

**Request for Offers to Purchase
UWO Center for Equity and Diversity**

I. Background Information

The University of Wisconsin Oshkosh (UWO) is offering for sale approximately 29,400 square feet of land improved with a former student activity center located at 717 West Irving Avenue, in Oshkosh, Wisconsin.

The three story, 28,700 GSF/27,360 NSF building was originally constructed in 1968 by the Catholic Diocese of Green Bay as a catholic student center. The building was sold in 2004 to the UW Oshkosh Foundation. UWO purchased the building from the Foundation two years later.

The building was significantly remodeled in 2003. New restrooms were constructed on the main and lower levels. The former underground garage space was converted to a combination mechanical area and storage space. The building was retrofitted with accessible ramps throughout and a wheelchair lift was installed at the main entry. Several large meeting rooms were subdivided into smaller offices and conference rooms. The most recent renovation occurred in 2018 when a second-floor student activity area was renovated and updated with offices and classrooms. Other improvements include a new chiller compressor replacement in 2017 and a boiler replacement in 2023. A new roof was installed around 1998. The Board of Regents of the University of Wisconsin System is the current property owner.

The building is fully sprinklered. The property is zoned Institutional Planned Development Overlay (I-PD) and does not lie within the institutional boundaries for the university as established by the City Zoning map. It is not a designated historic structure, nor is it located in a historic district.

A floor plan is attached. The mass of the building encompasses much of the building site. There are only 4? dedicated parking spaces on the site.

The building and site are being sold in "AS IS" condition.

II. Purpose of the Request

UWO desires to redevelop and focus their future investment toward the river. This building is located away from where campus will be reinvesting. UWO has investigated potential uses of this property and determined it does not meet the needs of the university. UWO requests interested parties to provide proposals for the purchase of the site to enable UWO to determine which option(s) may be the most suitable.

III. Site Visit

Interested parties should contact Julie Schmitz at schmitzj@uwosh.edu to schedule a tour to view the building and grounds. Available dates are **January 31 and February 6 during the hours of 7:30 am to 2:00 pm**. Due to expected interest in the property, parties must reserve a tour time in advance. UWO reserves the right to limit site visits in its sole discretion to serious inquiries/submitters only.

University parking is limited. Site visitors will need to make their own arrangements for parking by visiting the Parking Services website <https://www.uwosh.edu/parking/>.

UWO staff may offer limited responses to questions during the tour. Follow-up written questions can be sent to Ellen Rosner at ellen.rosner@wisconsin.edu. Written responses to those questions will be provided to all parties participating in site visits to the extent appropriate contact information is provided.

IV. Submitting a Response

Proposals will be accepted until **4 pm on March 10, 2025**.

In responding to this request, proposers must use the Proposer Submission Form

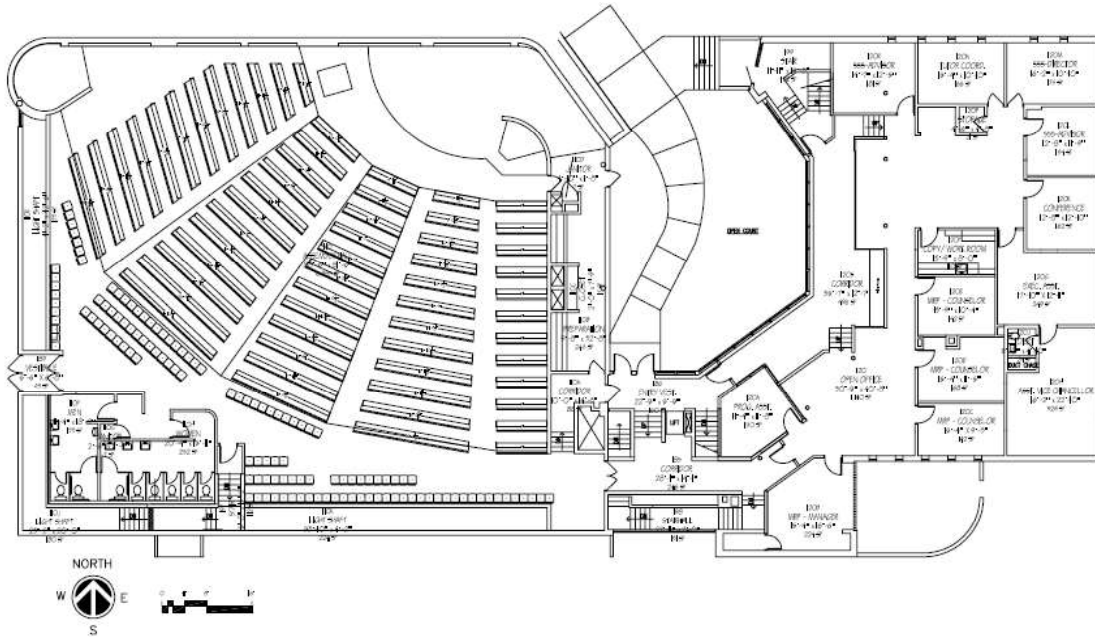
Proposals should be submitted to Ellen Rosner at ellen.rosner@wisconsin.edu.

V. Additional Terms

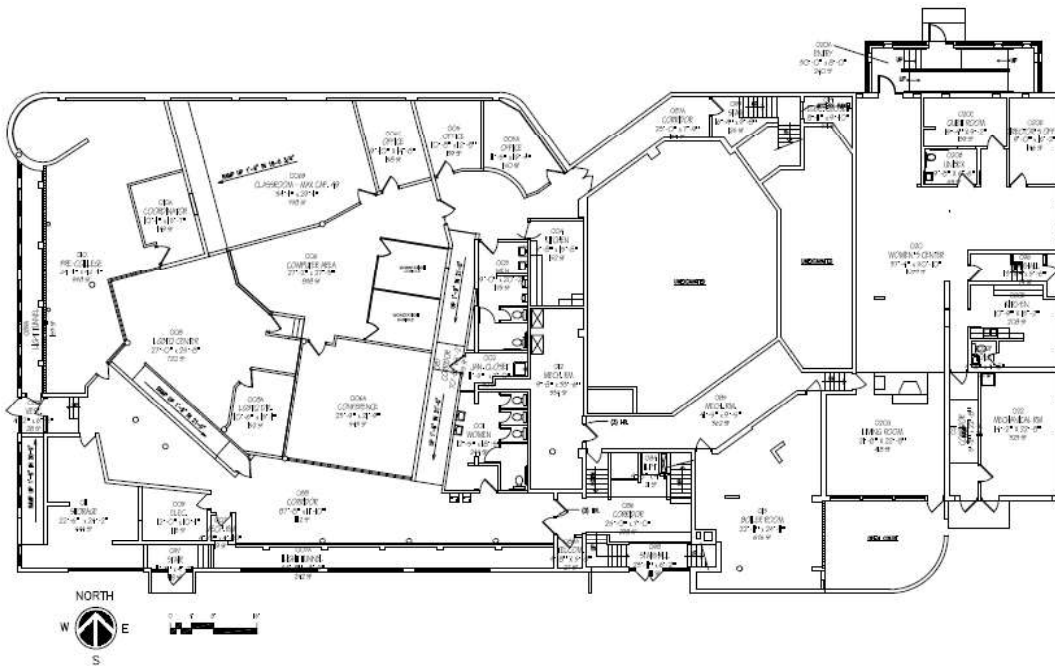
UWO reserves the right to negotiate the final sale price. UWO also reserves the right not to offer the property for sale (or rescind this request if there is no submission that meets all of UWO's needs/criteria). Final sale is contingent upon successful negotiation of sale documentation and compliance with any applicable state statutes. UWO is not liable for any costs incurred by entities in replying to this request.

Reference to or use of the State of Wisconsin, any of its departments, agencies (UWO) or other subunits, or any state official or employee for commercial promotion is prohibited. News releases pertaining to this request shall not be made without prior approval of the University.

Improvements Plan



MAIN LEVEL FLOOR PLAN



LOWER-LEVEL FLOOR PLAN

PROPOSER SUBMISSION FORM

**UWO Residence Life
Campus Center for Equity and Diversity**

1. Purchase Price _____
2. Proposed Financing Are you planning on financing the transaction? Will you employ any tax-exempt or other tax credits to finance the acquisition?

3. Please list any additional proposed terms or conditions:

4. Please attach your or team's qualifications and/or a description of your or team's experience with the type of use being proposed.

SUBMITTED BY:

Respondent's Contact Information

Respondent's Agent Contact Information (if different)

Company Name

Agent/Firm Name

Full Address (street and city)

Full Address (street and city)

Telephone Number (Office/Mobile)

Telephone Number (Office/Mobile)

Email Address

Email Address

Contact Name

Contact Name

Signature

Signature

DESIGNATION OF CONFIDENTIAL AND PROPRIETARY INFO FORM

Request For Proposal – UW-Milwaukee Alumni House

The attached material submitted in response to this Request includes proprietary and confidential information which qualifies as a trade secret, as provided in §19.36(5), Wis. Stats., or is otherwise material that can be kept confidential under the Wisconsin Open Records Law. As such, we ask that certain pages, as indicated below, of this proposal response be treated as confidential material and not be released without our written approval.

Exception: Prices within proposals are always open record ‘after’ the contract or agreement is awarded and fully executed.

Other information cannot be kept confidential unless it is a trade secret. Trade secret is defined in §134.90(1)(c), Wis. Stats. as follows: "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

We request that the following pages not be released:

Item	Page(s)	Section	Topic
1			
2			
3			
4			
5			
6			

IN THE EVENT THE DESIGNATION OF CONFIDENTIALITY OF THIS INFORMATION IS CHALLENGED, THE UNDERSIGNED HEREBY AGREES TO PROVIDE LEGAL COUNSEL OR OTHER NECESSARY ASSISTANCE TO DEFEND THE DESIGNATION OF CONFIDENTIALITY.

Failure to include this form in the proposal response may mean that all information provided as part of the proposal response will be open to examination and copying. The state considers other markings of confidential in the proposal document to be insufficient. The undersigned agrees to hold the state harmless for any damages arising out of the release of any materials unless they are specifically identified above.

Company Name	
Authorized Representative (Signature)	
Authorized Representative (Type or Print Name)	
Date	