

Request for Offers to Purchase UWM Purin Hall

I. Background Information

The University of Wisconsin–Milwaukee (UWM) is offering for sale approximately 9,600 square feet of land improved with a former student residence hall located at 2600 East Kenwood Boulevard, in Milwaukee, Wisconsin.

The three story, 21,504 GSF /13,175 NSF building was constructed in 1955 as an apartment building. UWM acquired the building in 1963. The most recent renovation occurred in 1996 when bathroom fixtures and finishes, and kitchen cabinets were replaced. The building now contains 17 apartments each with a bathroom, kitchen, and two rooms (either two bedrooms or a single bedroom and a living room). There is a communal laundry room in the lower level. In addition, there is a below-grade 11-stall parking garage. The Board of Regents of the University of Wisconsin System is the current property owner.

The exterior building foundation walls are uninsulated face brick and concrete block. The building does not have fire sprinklers. The property is zoned RM5- residential. It is not a designated historic structure, nor is it located in a historic district.

A site plan and floor plan are attached.

The building is being sold in “AS IS” condition.

II. Purpose of the Request

UWM is exploring future uses of this property and is considering a sale of the property. UWM requests interested parties to provide proposals for the purchase of the site to enable UWM to determine which option(s) may be in UWM’s best interest.

The property has significant deferred maintenance and future investment by the university, or the state is unlikely.

III. Site Visit

Time slots for a tour of the property will be available as follows to allow interested parties to view the building and grounds:

June 21, 2024

12:30 pm – 2:30 pm; with a guided tour starting at 12:30 PM at the main entrance off East Kenwood Blvd.

June 26, 2024

8 am –10 am; with a guided tour starting at 10 AM at the main entrance off East Kenwood Blvd.

Due to expected interest in the property, parties must reserve a tour time in advance. UWM reserves the right to limit site visits in its sole discretion to serious inquiries/submitters only.

Interested parties should contact **Todd Luebstorf** at luebstor@uwm.edu to schedule a tour at one of the times identified above. University parking is limited. Site visitors will need to make their own arrangements for parking by visiting the Transportation Services website <https://uwm.edu/transportation/parking/> for parking specific information.

UWM staff may offer limited responses to questions during the tour. Follow-up written questions can be emailed 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 July 12th, 2024.**

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

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

JAMES A. EIDE
MILTON H. SCHMIDT
CLARENCE H. PIEPENBURG

BADGER SURVEYING CO.

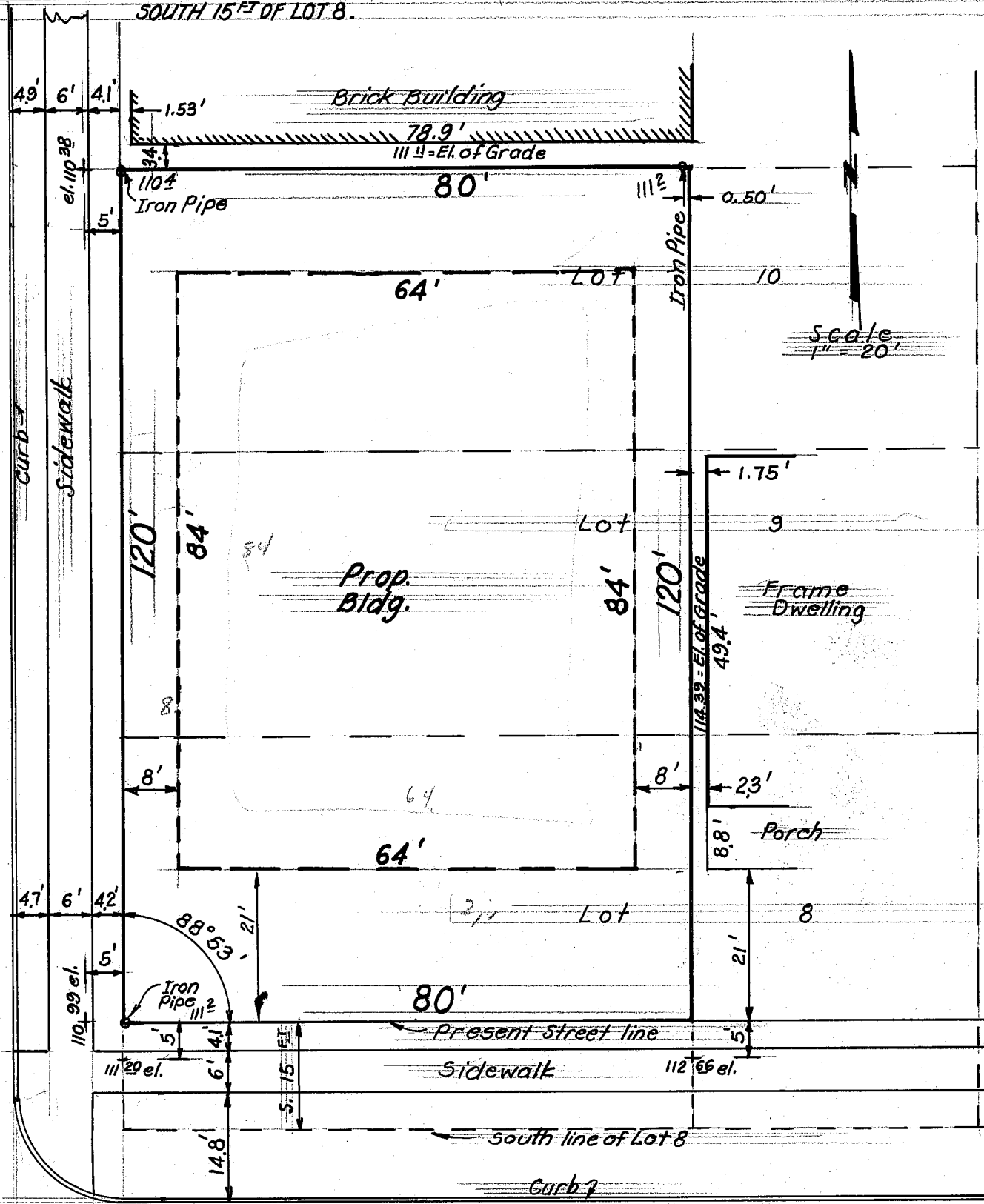
PHONE CONCORD 4-3782
823 W. ATKINSON AVE.
MILWAUKEE 6, WIS.

PLAT OF SURVEY

PROPERTY AT 2600 E Kenwood Blvd FRANK L. KOENIG & LOLA R. KOENIG - (OWNER)

LEGAL DESCRIPTION THE WEST 80 FT OF LOTS 8, 9, AND 10, BLOCK 5, KENWOOD PARK, BEING A SUBD. OF A PART OF THE 5 1/2 OF FRACTIONAL SE 1/4 OF SEC. 10, T. 7 N., R. 22 E., CITY OF MILWAUKEE, WIS., EXCEPT THE SOUTH 15 FT OF LOT 8.

N. DOWNER AVE.
(80 FT.)



E. KENWOOD (100 FT.) BLVD.

NOTE: Elevations refer to City Datum.
+ Denotes Cross on Walk.

Prepared for _____
State of Wisconsin,)
County of Milwaukee) ss.

I hereby certify that on the 8th day of January 1954, I have surveyed the property described above according to the official records and that the above plat is a correct representation of the boundary lines and measurements of all buildings and other structures thereon.

Plat No. 54-019

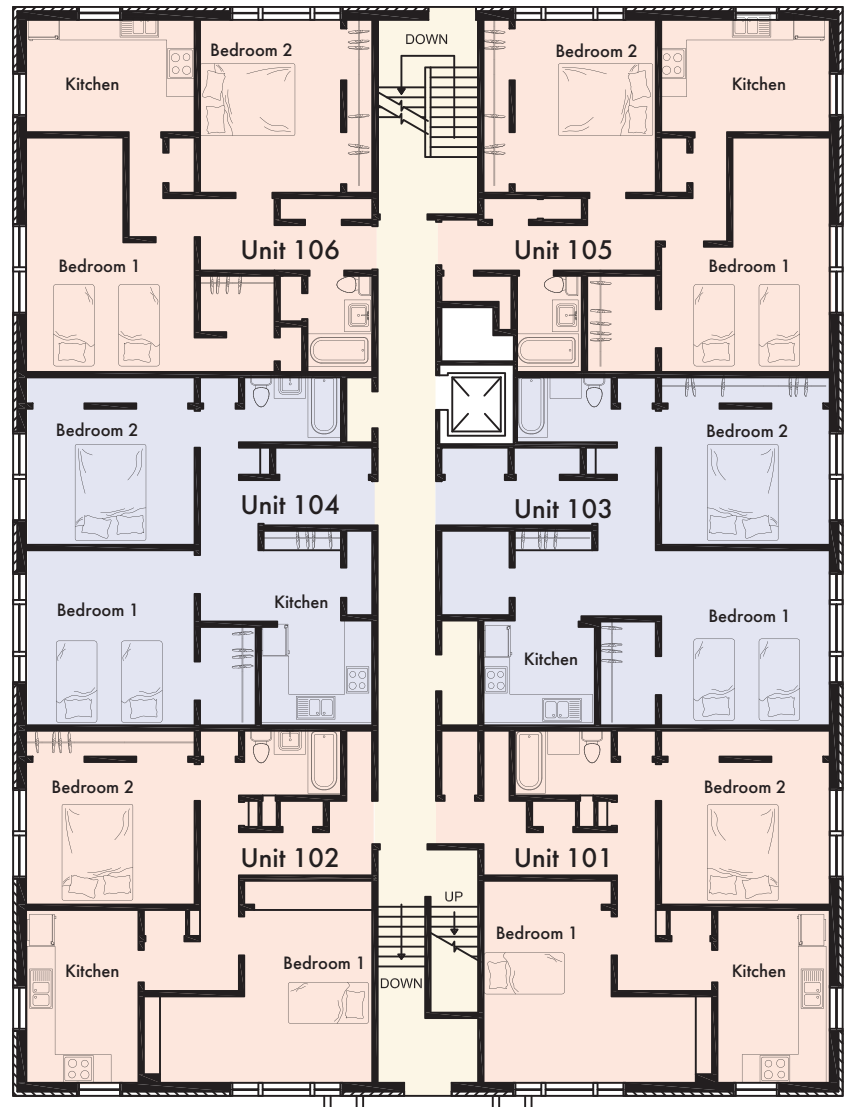
Signed James A. Eide
Surveyor

7-22-10-4-0125

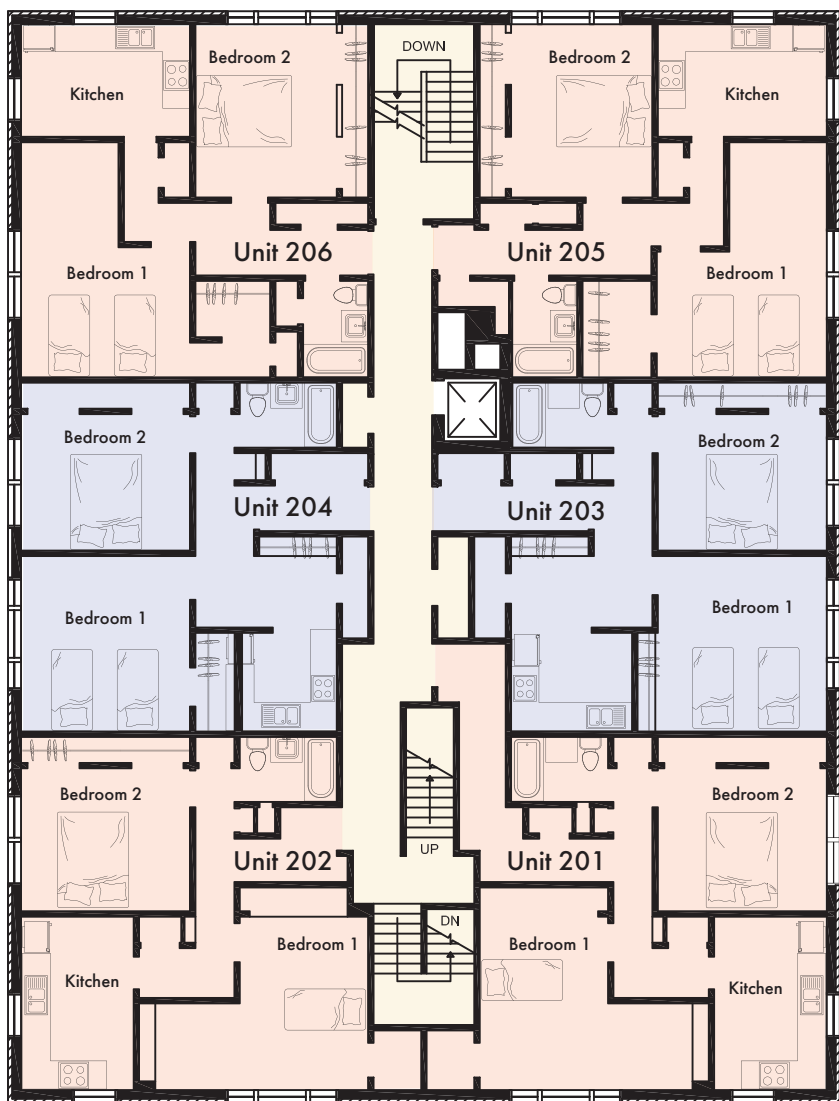
Purin Hall Floor Plans



Basement



Level 1



Level 2



Level 3

PROPOSER SUBMISSION FORM

**UWM Residence Life
PURIN**

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

Full Address (street and city)

Telephone Number (Office/Mobile)

Email Address

Contact Name

Signature

Agent/Firm Name

Full Address (street and city)

Telephone Number (Office/Mobile)

Email Address

Contact Name

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	