



The Redevelopment Authority of the City of Milwaukee (RACM) in cooperation with the City of Milwaukee is seeking proposals from quality design firms interested in providing single-family house plans for the "Milwaukee House Catalog" for use on City-owned lots. To help our buyers, the City desires to purchase house designs that our buyers can take to a builder of their choice. Buyers will benefit by receiving high-quality designs that meet City standards and that will be quickly approved for permitting. The City will benefit by encouraging new homes that are in keeping with Milwaukee's traditional neighborhoods.

Three parties will be selected to receive a \$10,000 contract to produce two house designs and specifications. Depending upon funding, additional designs may be purchased. RACM will also make a \$500 residual payment every time a plan is used for one of our lot sales. Architects, builders, developers and students are encouraged to apply. Designers will waive their copyrights under the Federal Copyright Act and will be required to provide professional liability insurance.

#### PROGRAM GOALS

The Milwaukee House Catalog will provide buyers with plans for homes that are:

- Compatible. Designs must fit the urban context of many Milwaukee neighborhoods – especially areas with small lots. See the Traditional Design Standards on our website at [www.mkedcd.org/RFP](http://www.mkedcd.org/RFP) for guidance. The City will also consider innovative designs that may be appropriate for select lots.
- Quality. Plans must incorporate simple, but key details such as cornices, corner boards, etc. to ensure attractive and compatible designs.
- Affordable. The base model should cost \$150,000 to \$250,000, but with opportunities to upgrade design and amenities.
- Sustainable. Energy efficient and sustainable elements should be incorporated as much as possible.
- Adaptable. Plans should show variations for handicapped accessibility.

#### DESIGN SERVICES

Once selected, parties will be expected to produce two designs that:

- ◆ Target small lots – generally 25 to 40 feet wide – a market that is not well served by many homebuilders.
- ◆ Are adequately sized – at least one 2-1/2 story, three bedroom design must be submitted. A smaller house with two-bedrooms or a 1-1/2 bungalow or Cape Cod-style home may be the second design.
- ◆ Use stock size building products for windows and doors to avoid custom orders.
- ◆ Conform to our Traditional Design Standards or be an innovative design that would be compatible with Milwaukee neighborhoods.
- ◆ Comply with the zoning code for minimum width and height for a specified lot size.

#### CONTRACT BASICS

Selected designers will be awarded a \$10,000 contract to produce two designs to RACM's satisfaction within 60 days. The designer must submit:

- ◆ Elevations for all sides and construction plans that:
  - Specify the lot size or range of lot size for the house – such as 25, 30, or 40 feet wide or 30 to 35 or 40 to 45 feet wide. One design must be suitable for a small lot – either a 25-foot corner lot or a 30-foot interior lot with an alley. The maximum allowable lot width is 50 feet.
  - Show construction variations such as porch or stoop options, extra rooms, dormers, etc.
  - Identify required detailing – cornices, frieze boards, corner boards, window enframements, water tables and raking boards at gables.
  - Include a sample floor plan or floor plan variations.
  - Suggest appropriate building materials.

- ◆ Construction cost estimate from a licensed contractor or homebuilder to ensure feasibility of construction in the Milwaukee market.

Payment will be made in two \$5,000 installments upon approval of each design and specifications. The selected designers may be asked to submit additional designs depending on availability of funds.

A residual payment of \$500 will be made each time a design is used by one of our buyers over a three-year period. This payment will be made at closing when the lot is sold. The more your design is used, the more your compensation increases.

A sample contract is posted on our website at [www.mkedcd.org/RFP](http://www.mkedcd.org/RFP).

#### **PROPOSAL PROCESS**

Submit the following information on or before **3:00 pm on April 27, 2007**

- ◆ Resume/Firm Profile
- ◆ Narrative on the type of designs you intend to produce
- ◆ Statement of your affiliations with home builders to document construction cost ranges
- ◆ Residential work samples (if available)

Submissions must be received and time stamped at the 2nd Floor Bid Desk at 809 North Broadway before the deadline. Write "City House Catalog" on the envelope. Proposals submitted after the deadline or to other locations will be returned or destroyed.

#### **REVIEW & SELECTION**

The following criteria will be used to review the submissions:

- ◆ Qualifications of firm or individual
- ◆ Appeal of work samples or proposed designs to diverse population of potential users
- ◆ Amount of flexibility and adaptability of proposed plans
- ◆ Relationships with established home builders or plan to establish such relationships

#### **CHANGES & CLARIFICATIONS**

All changes and clarifications will be posted on our website at [www.mkedcd.org/RFP](http://www.mkedcd.org/RFP).

#### **SPECIAL NOTE**

City and RACM employees are permitted to submit proposals. However, all work must be done outside of regular business hours. Employees must submit a Conflict of Interest Statement signed by the employee's supervisor and department head along with the qualifications statement.

#### **QUESTIONS**

Please direct all questions to Elaine "Bunkie" Miller, Real Estate Manager, at 414-286-5732 or [emille@milwaukee.gov](mailto:emille@milwaukee.gov).