



CITY OF MILWAUKEE

REQUEST FOR INFORMATION (RFI)

6/7/2021

This is NOT a Request for Proposal

Public-Private Manufacturing Partnership to support
Equitable Housing, Economic Development, and Climate Action

The City of Milwaukee intends to issue a Request For Proposal (RFP) in September, 2021, to establish a public-private partnership to build a factory in [Century City Business Park](#) or its environs. The City's vision is to create equity through creation of high quality, green jobs, affordable zero energy homes, economic development, and neighborhood revitalization. This is not a project, but a long-term partnership aimed at social and climate transformation, creating an example for other cities nationwide. This Request for Qualifications is an outgrowth of the [Business Case](#) developed for this project for the Bloomberg Philanthropies Global Mayors Challenge and the City-County Task Force on Climate and Economic Equity. A video presentation of this project at the Department of Energy's Advanced Building Construction Collaborative is available [here](#).

This facility will create living-wage jobs by manufacturing structural elements or modules for highly energy-efficient homes, such as prefabricated walls and foundations that meet the U.S. Department of Energy's Zero Energy Ready Home (ZERH) and/or Passive House US (PHIUS) standards. Factories of this kind are in business primarily on the East and West Coasts, with little presence in the Midwest. Milwaukee aims to fill this gap and become a center of expertise and capability for ZERH/Passive Housing construction.

The purpose of this RFI is to solicit interest and information from manufacturers and innovation teams that may want to establish a factory in Milwaukee through this partnership. The City of Milwaukee invites all firms with experience in building and operating such a factory to respond to this RFI as well as those with experience in related design, engineering, and construction services.

The envisioned public-private partnership would potentially combine funding resources through the City of Milwaukee, American Rescue Plan and philanthropic grants with private capital to realize the vision of establishing the factory and producing hundreds of new housing units annually for the City and the region.

This RFI seeks to identify 1) identify potential interest among experienced off-site construction firms to build and operate an off-site housing factor in Milwaukee's Century City business park and 2) inform the contents of a formal Request for Proposals.

Any firm or team interested in this project can express their interest or ask questions using this simple [form](#).

CONTACT

Contract Officer: Erick Shambarger (Director of Sustainability)

Phone: 414-708-9187; Email: Eshamb@milwaukee.gov

Email Mail RFI Response to eshamb@milwaukee.gov

RESPONSES DUE: 5pm CST on June 28th, 2021

1. DISCLAIMER

This RFI is not a bid solicitation; a contract will not be awarded as a result of the RFI or its contents. All communications, feedback, and recommendations related to this notice, the RFI, and its contents will be used solely for information and planning purposes. Do not submit trade secret, proprietary, or confidential information in the RFI response unless you feel that doing so is absolutely necessary. Please be advised that all information submitted to the City of Milwaukee is subject to disclosure under the Wisconsin's Open Records law unless a specific exclusion applies. The City of Milwaukee is not requesting a proposal, detailed plans, marketing materials, budgetary information, or proprietary information in response to this RFI and the inclusion of proprietary information should not be necessary to respond to this RFI. Responses to the RFI will not be returned. Responses to this notice are not offers and cannot be accepted by the City of Milwaukee to form a binding contract. Respondents are solely responsible for all expenses associated with responding to this RFI. Responding to this RFI is not required to submit a proposal in response to the forthcoming RFP.

2. PURPOSE

The City of Milwaukee seeks input and feedback from manufacturing firms, consultants and service providers with direct experience in building and/or operating a factory that manufactures prefabricated housing elements, such as prefabricated walls, modular units, and foundations that meet the U.S. Department of Energy's Zero Energy Ready Home (ZERH) and/or Passive Housing (PH) standards.

This RFI seeks to identify 1) identify potential interest among experienced off-site construction firms to build and operate an off-site housing factor in Milwaukee's Century City business park and 2) inform the contents of a formal Request for Proposals.

City of Milwaukee staff or its project agent, Shilpa Sankaran of the Alpha Group, will review submittals to this RFI and schedule interviews with qualified respondents 1) Learn more about the team or manufacturer, their approach, ability to expand, philosophy and alignment with the social mission of the public-private partnership; 2) Solicit additional information to inform the RFP.

3. SUBMITTAL REQUIREMENTS

Firms may submit their responses by mail or e-mail. For all responses, respondents should format replies to this RFI as a Microsoft Word or PDF document, including responses to questions below.

Please provide the following information in your responses, following this outline.

Background

Please provide information on the following about your team's current operations:

1. Key Company Contact: Name, email, phone
2. Why you are interested in this partnership
3. Company culture, mission, philosophy as it relates to sustainability, equity, and economic development
4. Products and services, methods of construction
5. Geographies currently served
6. Factory size, # employees
7. Annual production volume and/or annual revenue

8. Energy standards for products
9. Delivery partners
10. Relevant plans for future strategies
11. Other relevant information, innovations, philosophies

Qualifications

1. Leadership team bios and qualifications
2. Bios of possible local team leadership, if applicable
3. Relevant project examples, including any of which apply:
 - a. Affordable housing
 - b. Energy efficient, ZERH, PHIUS, zero energy
 - c. Multifamily
 - d. Single family urban infill

Firm Qualifications

1. Description of ability to operate and finance a new off-site fabrication facility
2. Description of any local pipeline, including projects that have secured financing, land, entitlements, if applicable

4. RFI TIMELINE

Questions on this project should be submitted by 5pm June 11th on this [form](#)

Answers to Questions: will be shared by 5pm on June 16th

RFI Responses Due: 5pm CST June 28th, 2021

City of Milwaukee Response Review Complete: July 2nd 2021

Phone Interviews (with qualifying firms): July 7-15th

RFP Invitations Distributed: September, 2021