

## **Request for Proposal - Concept Design for the Redevelopment of the 5th Street Fire Site, Calumet, Michigan**

The Village of Calumet, working with the Houghton County Land Bank Authority (HCLBA), Keweenaw Economic Development Alliance (KEDA) and the Fire Site Task Force is requesting proposals for preparing a redevelopment concept design for the approximately .5 acre site created by the tragic May 2021 fire that resulted in the total loss of three historic buildings in the 100 block of 5th Street. The site was cleared of debris by the USEPA working with the Michigan EGLE and has recently been acquired by the HCLBA for purposes of land banking until an appropriate developer can be identified and engaged.

The purpose of this concept design is to outline how the redevelopment of the site might look as historic infill in order to better inform a prospective developer and the general public. The concept is not intended to establish a final plan for the site - which will be up to a developer.

The site is located within the Calumet Civic and Historic District, a National Historic Landmark District and within the boundary of the Calumet Unit of Keweenaw National Historical Park. It is envisioned that the concepts should maximize the square footage allowed by zero lot line zoning and four story maximum height on the site with at least 30 units of residential housing and five commercial spaces in order to visualize what a financially viable development could look like.

The site is envisioned to be redeveloped into similar uses currently found in the downtown which would include retail and commercial space on the ground floor (especially fronting 5th Street) with residential and potential office/commercial space on the upper floors. The site's location across the street from the historic Agassiz Park will provide an additional design opportunity for the site. The redevelopment of the site with additional density will provide much needed commercial and retail space, but help address the high demand for housing in the area due to growth in the manufacturing and technology companies in and around Calumet, Aspirus Keweenaw Hospital, CLK Schools as well as the overall growth of the area.

### **Scope of Work**

- A. Conduct at least one site visit allocating sufficient time to:
  1. Visually inspect the physical location and topography of the site
  2. Gather photographic and other information necessary to understand the site.
- B. Review all site information available and provided by the Fire Site Task Force including plat maps, downtown commercial [zoning](#), [Historic District Commission Design Guidelines](#), EPA site information, photos of the foundation area prior to backfill, etc.
- C. Prepare up to three concept floor plans, site plan, and 3D renderings for review by the Fire Site Task Force prior to finalization.

**Interested firms should submit one copy of a proposal that includes the following:**

- A. Not-to-exceed cost to prepare the concept plans
- B. Detailed Scope of Services. Scope of services must include all tasks the Consultant views as necessary to meet the desired scope of services, even if not listed in this RFP.
- C. Detailed breakdown of anticipated time needed to deliver each task described in the Detailed Scope of Services by personnel and showing associated hourly rate and additional expenses.
- D. Proposed timeline to complete the project
- E. Description of consultant's understanding of tasks and services requested.
- F. Description and qualifications of the project team including identification of individuals responsible for project tasks.
- G. Any other information the Consultant considers important and which might help better understand the firm, their approach or level of service.
- H. Copy of sample contract.

Proposals are due at the following address by 4:30 p.m., May 1, 2023:

ATTN: Fire Site Concept Design  
Village of Calumet  
340 6<sup>th</sup> Street  
Calumet, MI 49913

Or by email to [manager@villageofcalumet.com](mailto:manager@villageofcalumet.com)

If you have any questions regarding the RFP, please contact Jeff Ratcliffe with KEDA at 906-482-6817 or [jeff@kedabiz.com](mailto:jeff@kedabiz.com).

Sincerely,

Megan Haselden  
Manager