

**Addendum 1-Request for proposals-Adaptive Reuse of Historic Building into Apartments  
1/28/2026**

1. Is the site visit next week (1/29 at 2:00 pm) mandatory or optional for prospective respondents?
  - Optional
2. What time are questions due on 2/10/26?
  - 5:00 pm EST
3. What time and where are qualifications due on 2/17/26?
  - 5:00 pm EST
4. Are you looking for someone to get this building on the National Register as part of this project - and be responsible for the Federal Historic Preservation Tax Credit application as well?
  - We will be working with another agency to get the building on the historic register.
5. What time is the walkthrough on January 29?
  - 2:00 pm EST
6. The email indicates a Request for Qualifications is attached, whereas the document attached is a Request for Proposal.
  - A request for proposal.
7. Is the January 29th walk through mandatory? Is it possible to do the walkthrough at a different time and day? If yes, please provide the contact information for arranging this.
  - The walk through is optional. You can arrange a different time by contacting the owner's realtor, Adam Karki, to arrange a day and time for a walkthrough. 906-360-5420
8. Will there be a meeting prior or following the walk through?
  - Yes.
9. It doesn't appear to be on the National Register, nor included in a historic district, is that the case?
  - The city reports the property is zoned in the City of Marquette's historic district.
10. Are you are planning to use historic preservation tax credits.
  - Yes
11. The cover states this is an RFQ (Request for Qualifications) however the content requests a fee (Request for Proposal). Can you clarify what type of submission is desired?
  - Request for qualifications
12. Is there a program established for the project, i.e. total number of units desired, matrix (studios, 1-bedrooms, 2-bedrooms, etc.), level of finish (market rate?), will there be an affordable component?
  - We are looking for an apartment mix. The space may need to determine the number of apartments.
  - Rents will need to follow tax credit guidelines.

13. Do you have desired amenities?
  - Air conditioning
14. Existing drawings and documentation is referenced – can the drawings be made available to those submitting bids?
  - Yes
15. The request indicates that a hard copy submission is required on 2/17/26 and was further clarified at 5:00 pm. Where is this to be dropped off and to whom?
  - The request for proposal needs to be dropped off at 316 Pine Street, Marquette, MI attention Sharon Maki.
16. Does the Housing Commission have a Construction Manager they are working with? If so, who?
  - The Executive Director, Sharon Maki, serves as the Construction Manager.
17. Is there a need to breakdown our fee by phase: Schematic Design, Design Development, construction documents, construction administration, Bidding, RFP states lump sum preferred
  - Provide an architectural/engineering fee for schematic and design development which includes architectural floor plans and interior elevations (bathrooms, kitchens, doors & windows). MEP drawings for new systems, equipment space requirements and locations. Provide a square footage estimate.
  - Do not need architectural and engineering fees for bidding, final construction documents and construction administration.