

403 N Huron St
PO Box 39
Cheboygan, MI 49721
231-627-9931
www.cheboygan.org

Development of the Bodman Building

Request for Proposals

I. Introduction

The City of Cheboygan is seeking qualified developers to submit proposals for the development of the Bodman Building, a key property located in downtown Cheboygan. The purpose of this RFP is to solicit innovative and economically feasible development plans that align with the City's vision for the community.

II. Project Background

The Bodman Building, situated at 229 Court Street, Cheboygan, MI 49721, is a 1,780-square-foot structure. Originally serving as a courthouse, it was converted into office spaces for a large law firm in the 1980s and remains in good condition. The City of Cheboygan aims to repurpose this property for modern use that will benefit the community and stimulate economic activity in the area. This property is located on the National Registry of Historic Places.

III. Scope of Work

The City envisions the development project to include but not be limited to:

- Preservation of the building and surrounding grounds.
- Reuse of the building that may be mixed-use development (residential, commercial, or a combination).
- Compliance with all local, state, and federal regulations.
- Sustainable and energy-efficient design practices.
- Integration with surrounding community.

IV. Proposal Requirements

Interested developers must submit a comprehensive proposal that includes the following elements:

1. **Executive Summary**

- Overview of the proposed development.
- Key features and benefits of the proposal.
- 2. **Developer Information**
 - Name, address, and contact information.
 - Description of the developer's team, including qualifications and relevant experience.
 - Portfolio of similar projects completed. Please include photos and locations of these projects.
- 3. **Development Plan**
 - Conceptual drawings and design plans.
 - Proposed uses of the building and site.
 - Project timeline from commencement to completion.
- 4. **Financial Plan**
 - Detailed budget, including sources of funding.
 - Financial feasibility analysis.
 - Proposed purchase price or lease terms for the property.
- 5. **Community Impact**
 - Expected economic benefits to the community.
 - Job creation and local workforce involvement.
 - Community engagement and stakeholder involvement strategies.
- 6. **Regulatory Compliance**
 - Plan for obtaining necessary permits and approvals.

V. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Vision and creativity of the development plan.
- Experience and qualifications of the development team.
- Financial viability and sustainability of the project.
- Community impact and alignment with the City's goals.
- Feasibility and timeline of the proposed plan.

VI. Submission Instructions

All proposals must be submitted by 02/15/2025.

City of Cheboygan Attn: Daniel Sabolsky 403 N Huron Street Cheboygan, MI 49721
dsabolsky@cheboygan.org (231) 627-9931

Proposals should be submitted both electronically to amartin@cheboygan.org and one hard copy to the City at the address above. Late submissions will not be considered.

VII. Additional Information

- A pre-submission conference and site visit can be requested by contacting Alex at amartin@cheboygan.org.
- Questions regarding the RFP must be submitted in writing by 01/30/2025.
- Responses to questions will be provided within one week.

VIII. Rights Reserved

The City of Cheboygan reserves the right to reject any and all proposals, to waive any informality or irregularity in any proposal received, and to accept any proposal deemed in the best interest of the City.

IX. Attachments

- Attachment A: Bodman Building Property Details
 - Attachment B: Photo Album
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Appendices

- **Attachment A: Bodman Building Property Details**
 - Detailed description, floor plans, and photographs of the property.
- **Attachment B: Photo Album**

THE BUILDING

The building, hereafter referred to as the "Building" or "The Old Cheboygan Courthouse", is located at **229 Court Street**, at the southeast corner of South Huron and Court Streets in the City of Cheboygan and is owned by the City of Cheboygan.

The Old Cheboygan Courthouse was constructed in 1869 by J. F. Watson and functioned as the Cheboygan County Courthouse until 1899 when a new courthouse was built across Court Street. That courthouse was demolished in the early 1970s and replaced by the present Cheboygan County Courthouse.

Since 1900, the Building has served various purposes: as firehouse, DAV hall, several churches, a community center, Boys' Club, Scouting meeting place, boxing center, Red Cross facility, City of Cheboygan storage, and from 1984 to October 2023, as a law office.

In 1983, the Building was leased to James Conboy, who completely renovated it. The renovation involved moving the Building offsite onto the adjoining parking lot to allow contractors to excavate a basement, replace rotted sill plates with new timbers, and replace the then-crumbling stone foundation with a cement block foundation. The original stone foundation was attached to the new foundation to preserve the appearance of the old foundation. The ground floor, second floor, and basement of the Building all contain office space.

Detailed information for each floor is as follows:

Basement (aka Garden Level):

- 4 Offices
- Conference Room
- Large Secretarial Room
- Bathroom
- Furnace, Water Heater, and Exit Room
- Large storage area with shelves

1st Floor:

- Waiting Area
- 4 Offices
- Conference Room
- Secretarial Area
- Kitchen
- Two Bathrooms, one with a shower

2nd Floor:

- 7 Offices
- Furnace room
- Two Secretarial Areas

The first and second floors are heated with separate gas forced-air furnaces and cooled with AC. The basement area has electric heat with thermostats in each office.

The building is listed on the National Historic Registry, which imposes restrictions on alterations to the Building.

The Building's parking lot is located adjacent to the rear of the Building.

Included Photos:

Photo A: The Old Courthouse, believed to have been taken in the late 1900s.

Photo B: The Building during its relocation.

Photos C and D: The Building exterior after its restoration and as its current appearance.

Photo E: Square footage of each floor.

Photos F, G, and H: Showcases some of the offices and hallways.

Photo I: A survey of the Building's lot.

PHOTO A: The Old Courthouse, believed to have been taken in the late 1900s.



PHOTO B: The Building during its relocation.



PHOTO C: The Building exterior after its restoration and as its current appearance.



PHOTO D: The Building exterior after its restoration and as its current appearance.



PHOTO E: Square footage of each floor.

First Floor:

$$50' \times 35'6 = 1,780$$

$$10' \times 32.10 = 330$$

Second Floor:

$$50' \times 35'6 = 1,780$$

Less:

$$8'6 \times 9'4 = \underline{-80} \text{ (stairway)}$$

Garden Level:

$$50' \times 35'6 = 1,780$$

$$\text{Total: } 5,590$$

PHOTO E: Showcases one of the hallways.



PHOTO F: Showcases one of the hallways.



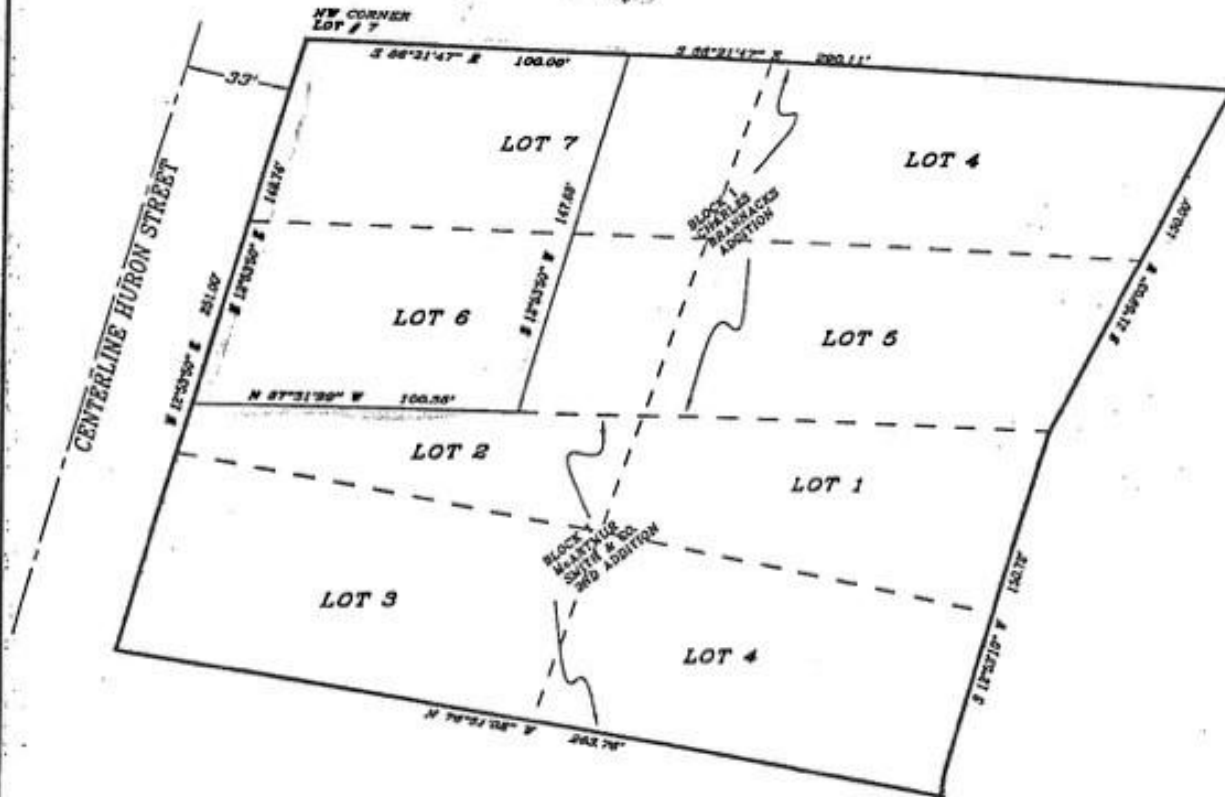
PHOTO G: Showcases one of the offices.



PHOTO H: A survey of the Building's lot.

DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER LOT 7, BLOCK 1, CHARLES BRANNACKS ADDITION; THENCE S 88 21' 47" E 100.00' ALONG THE NORTH LINE OF LOT 7; THENCE S 12 53' 50" W 147.68' TO THE SOUTH LINE OF BLOCK 1, CHARLES BRANNACKS ADDITION; THENCE N 87 31' 29" W 100.35' TO THE EASTERLY RIGHT-OF-WAY LINE OF HURON STREET; THENCE N 12 53' 50" E 149.74' TO THE POINT OF BEGINNING. CONTAINING .34 ACRES OF LAND. ALL BEING A PART OF LOTS 6 AND 7, BLOCK 1 OF CHARLES BRANNACKS ADDITION TO THE VILLAGE (NOW CITY) OF CHEBOYGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGE 17, CHEBOYGAN COUNTY RECORDS.



BY:	FOR:
PORTER'S SURVEY, P.C. 21329 M-68 HWY. P.O. BOX 159 CANAWAY, MICHIGAN 49765 PH. (517) 733-8813	MIKE STACK
CHECKED BY: NJQ	
FILE # MBE-STACK	DRAWN BY: B.C.P.