



CULTURAL & PUBLIC ART PROGRAM

General Services

CITY OF DURHAM

REQUEST FOR QUALIFICATIONS

Public Art for Downtown Affordable Housing

Willard Street Apartments

481 Willard Street, Durham, NC 27701

DHIC, Inc. and Self-Help (the “Owner”), in collaboration with the City of Durham and Downtown Durham, Inc., seek artists or artist teams (referred to as “Candidates”) with experience in creating public art that fosters a unique sense of place to design, fabricate, and install permanent, public artwork on the façade of Willard Street Apartments, a new, affordable housing community.



Rendering of Willard Street Apartments from the corner of Willard Street and Jackson Street

If you are interested in being a part of this project and contributing to the beautification of a downtown affordable housing community, please submit requested information to WillardStreetApts@gmail.com with “Public Art” in the subject line. We encourage artists who have already registered with the City of Durham’s [Pre-Qualified Artists Registry](#) to submit their applications for the Willard Street Public Art RFQ to WillardStreetApts@gmail.com. If you have any questions regarding this Request for Qualifications (RFQ), please direct them to Michael Rodgers at WillardStreetApts@gmail.com.

ABOUT WILLARD STREET APARTMENTS

Willard Street Apartments is a new, affordable housing community under construction immediately adjacent to the Durham Station Transportation Center in downtown Durham. The Willard Street development includes a total of 82 affordable apartment homes, with a mix of one- and two-bedrooms; 5,000 square feet of commercial space reserved for a health clinic; two levels of structured parking; and a landscaped outdoor plaza.

In 2016, the City of Durham released an RFQ to develop a City-owned site for mixed-use that would offer affordable rental apartments, commercial space, and on-site parking facilities. DHIC and Self-Help formed a joint venture and submitted a plan to develop Willard Street Apartments. In 2017, Durham City Council selected DHIC and Self-Help to undertake the proposed plan. In 2018, the North Carolina Housing Finance Agency awarded Low Income Housing Tax Credit funding to the project, allowing the development process to begin. In July 2019, construction began and is estimated to be completed in December 2020.

ABOUT THE PROJECT

I. DEFINITION OF PUBLIC ART

Permanent art is defined by the City's ["Resolution Establishing a Public Art Policy"](#) as:

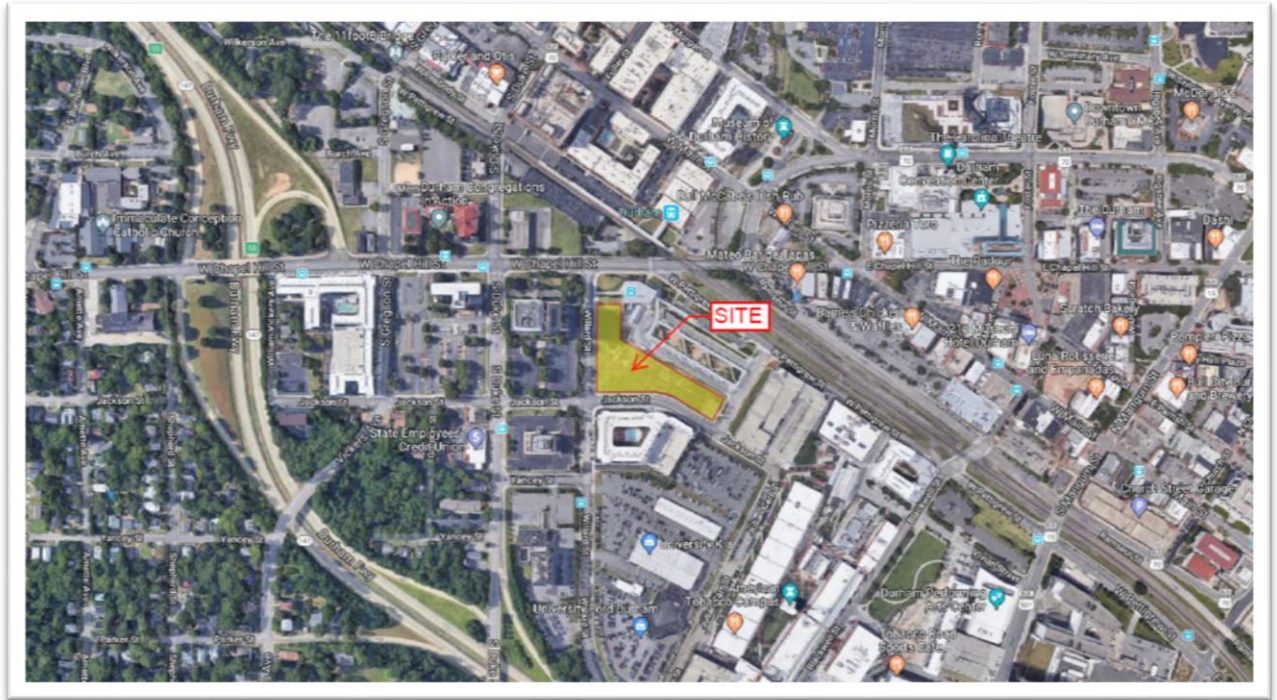
Original visual art including, but not limited to, sculptures, murals, photographic renderings, mosaics, lighting and electronic art installations installed on a permanent basis in spaces which are visible from public streets and pedestrian walkways, free of any admission fee, through a public process providing opportunity for community input.

Maintenance and Durability: The selected artwork must be able to sustain, over time, natural weather conditions and require minimal maintenance. The selected artwork must be vandal and graffiti resistant. The selected artist shall also provide an anticipated maintenance schedule.

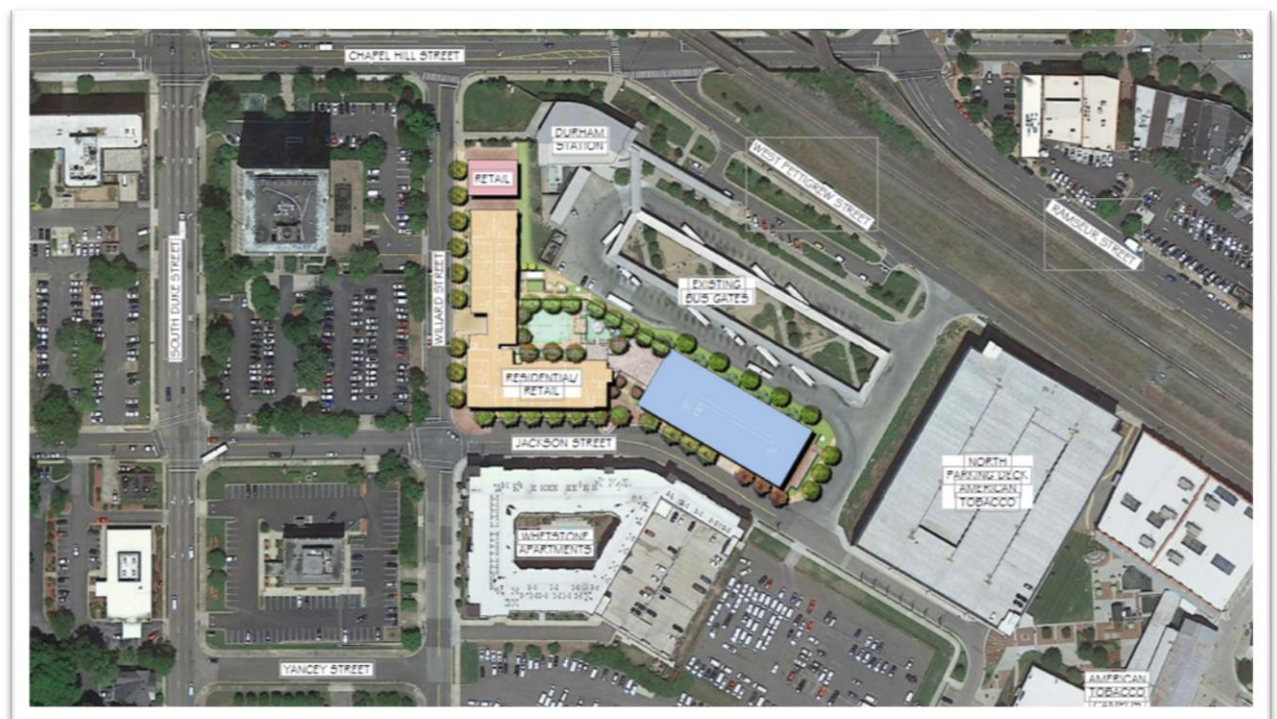
Safety and Security: The selected artwork will be evaluated on the overall safety and security of the finished work. Three dimensional objects will need to be vetted against standard safety codes and guidelines.

II. SITE DESCRIPTION

Willard Street Apartments will be a four-story structure, built on top of a two-story parking deck. The project will also include approximately 5,000 square feet of street level commercial space, facing Jackson Street.



Picture 1: Map of downtown Durham showing the Willard Street Apartments property

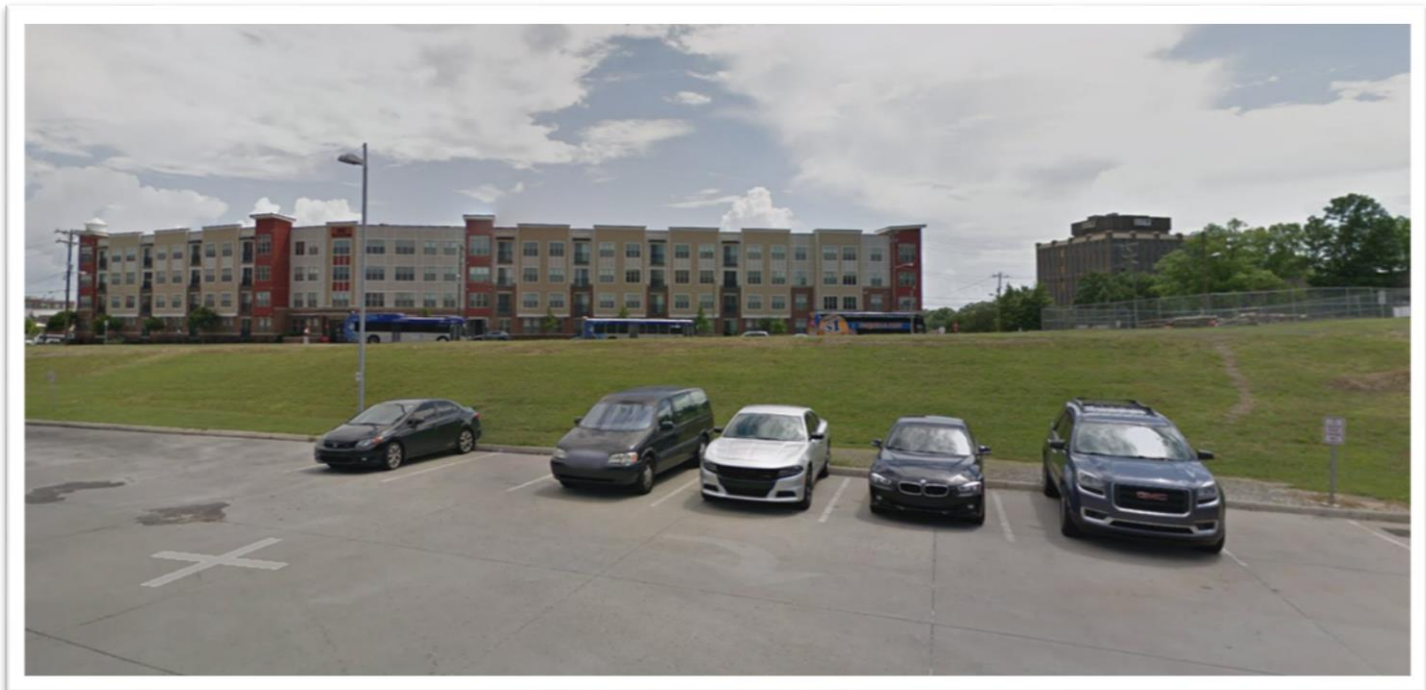


Picture 2: Site plan of Willard Street Apartments (yellow) in context; note that the blue and red buildings are future phases

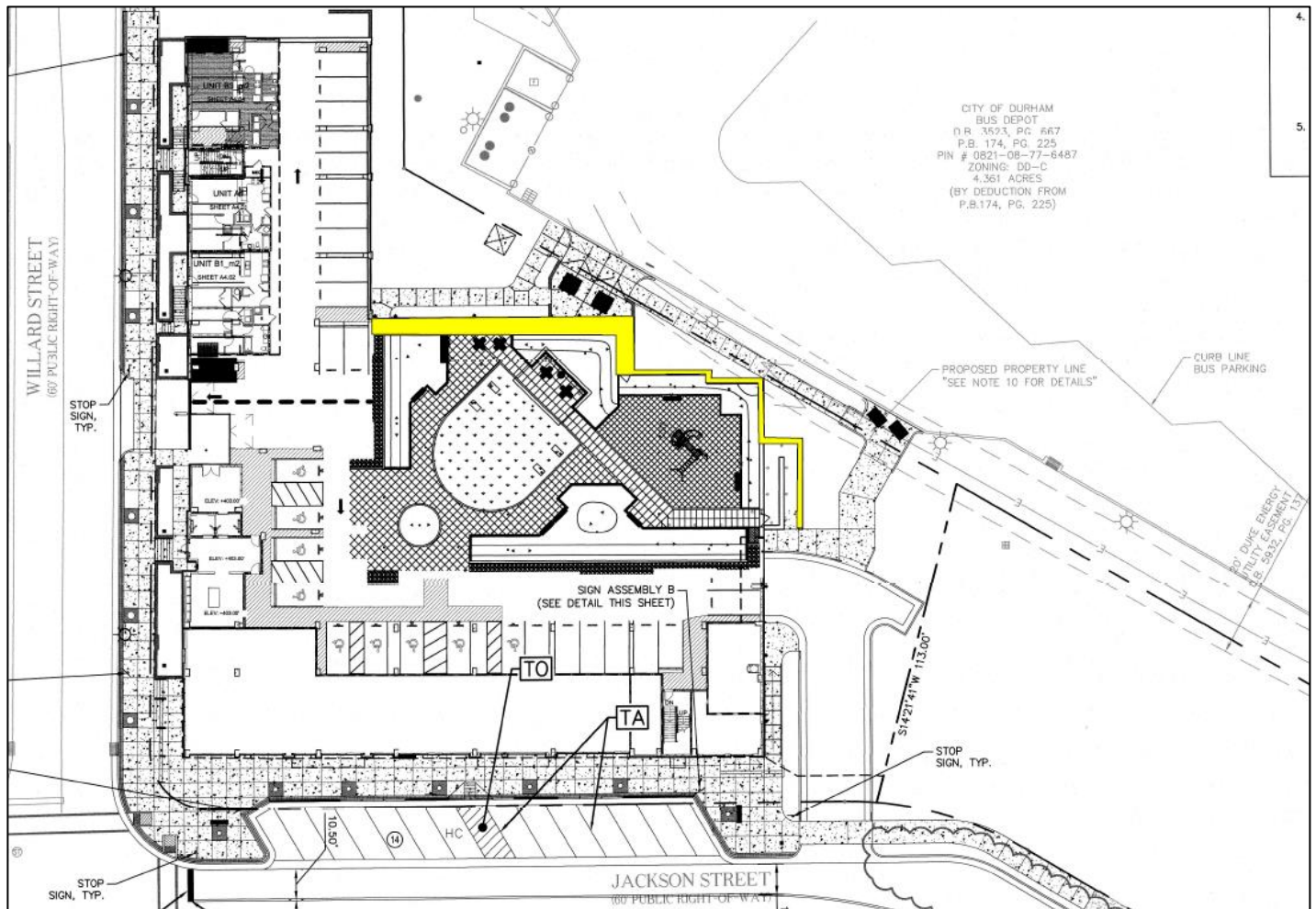
The proposed site for the public art is the wall of the two-story parking structure that faces the Durham Transportation Station. The public art will be installed on several stucco panels on this wall. The main areas of installation are indicated by the clouded yellow areas on Picture 3. The installation location will be prominently visible from Durham Station and the surrounding area (Picture 4). The site plan in Picture 5 (next page) is highlighted in yellow to emphasize the panel locations that are available for public art installation.



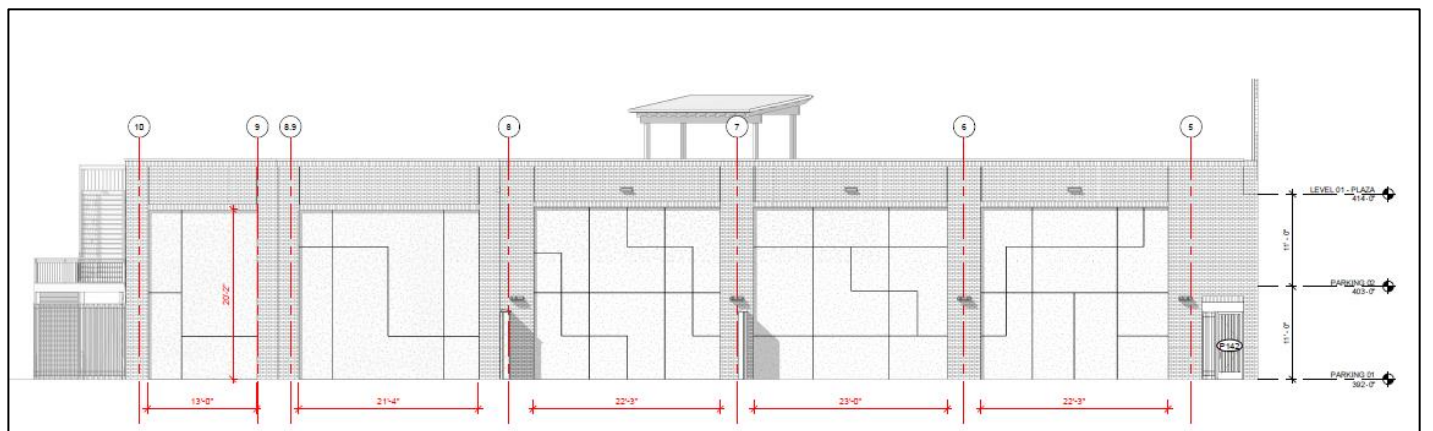
Picture 3: Installation areas for public art



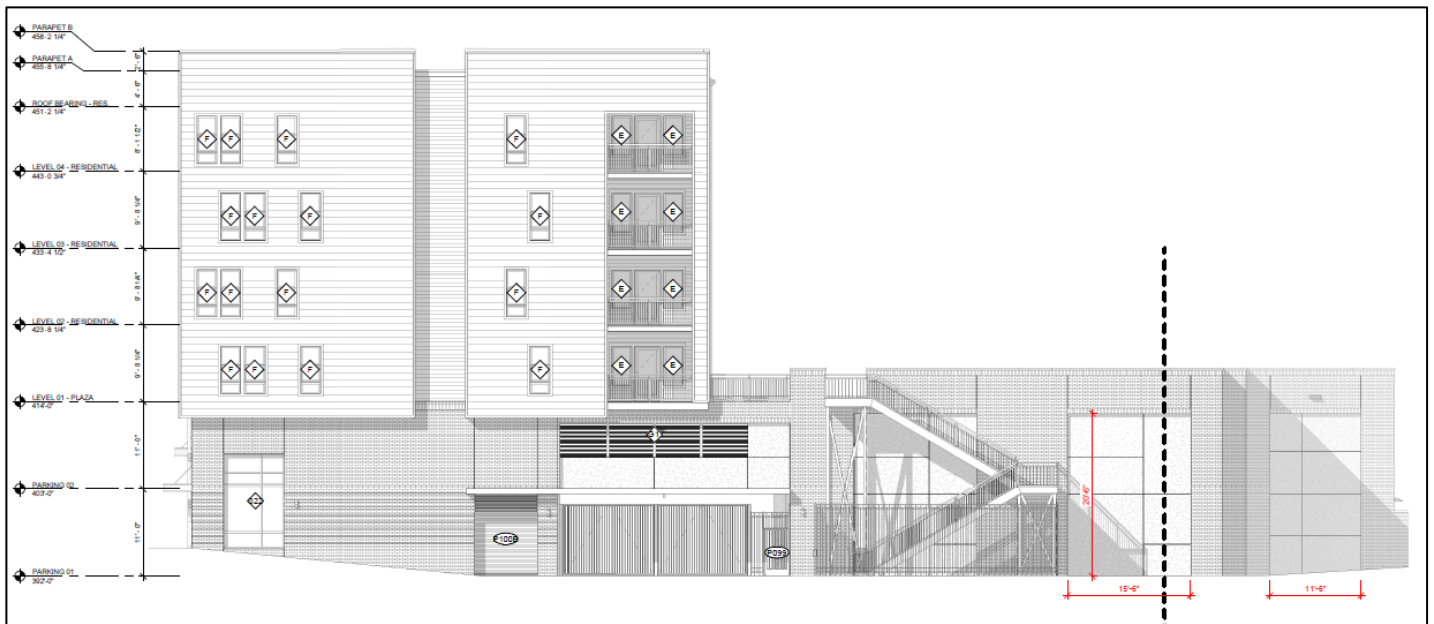
Picture 4: View of vacant land now being developed, as seen from Durham Station (Whetstone Apartments in background)



Picture 5: Locations for public art installation



Picture 6: North parking elevation



Picture 7: East parking elevation

III. COMMUNITY ENGAGEMENT

The Owners, with the support of the City of Durham and Downtown Durham, Inc., will plan and facilitate community engagement activities to encourage public input and participation in the public art project. The selected Candidate (artist or artist team) will be expected to participate in and help facilitate community engagement activities before finalizing their design.

IV. ELIGIBILITY

This RFQ is open to all residents of North Carolina, but preference will be given to residents of Durham. Candidates must be professional artists, designers, or fabricators or partnered with professional artists, designers, or fabricators, eligible to work in the United States, and age 18 and older. The Owner encourages people from diverse backgrounds to apply. Candidates are eligible regardless of race, color, ethnicity, religion, national origin, gender, gender identification, military status, sexual orientation, marital status, or physical ability.

V. SUBMISSION REQUIREMENTS

Submissions must be received by **January 31, 2020 at 11:59 PM EST** and shall include the following:

- A. Statement of interest: narrative outlining your qualifications and interest in this project.
- B. Work samples: visual representations of past artwork that demonstrate your qualifications for this project. In order to be considered for this project, the applicant must submit a maximum of ten (10) images that represent no more than five (5) previously completed projects. Each sample should have an accompanying summary of the title, location, cost, materials/media, and timeline associated with that piece.

- C. References: each artist should provide three (3) current professional references or recommendation letters with contact information for each reference.

VI. SELECTION PROCESS

- A. The Review Committee will include staff from DHIC and Self-Help, as Owners, and may at the Owner's discretion include representatives from the City of Durham's General Services Department, Downtown Durham, Inc., and others.
- B. The Review Committee will review submissions for completeness and may reject incomplete or non-responsive submissions.
- C. The Review Committee will evaluate applications based on criteria that may include, but is not limited to the following:
 - i. Aesthetic excellence of past projects.
 - ii. Experience, success, and/or interest in community engagement in the process of creating public artwork.
 - iii. Proven track record of using the materials and methods appropriate for this project.
 - iv. Demonstrated ability to manage projects with similar budgets on time and on budget.
- D. The Review Committee will invite up to three (3) Finalists to interview with the committee.
- E. Finalists may be required to visit site location and interview in-person with Review Committee.
- F. After the interviews, the Review Committee will recommend an artist or artists to the Owner, who will make the final determination as to which Candidate to select.
- G. The Owner and selected Candidate will enter into a written contract detailing mutual responsibilities and the full scope of work, including a project budget.

VII. SCOPE OF WORK

The services and obligations that will be required from the Awardee during the contract period include, but are not necessarily limited to:

- Participating in an engagement process to solicit community input in one or more sessions, prior to submission of design concept(s).
- Collaborating with the Owner on the final design.
- Overseeing the fabrication and installation of the public art piece.
- Submission of a reasonable maintenance plan to ensure proper conservation of the piece.
- Completing project within agreed upon timeframe.

VIII. PROPOSED TIMELINE

- December 18, 2019 – Release of Willard Street Public Art RFQ
- January 31, 2020 - 11:59 p.m. – Submission deadline
- February 1 – February 24, 2020 – Review Committee to meet to evaluate submissions
- February 28, 2020 – Owner to make decision

- March 2, 2020 – Owner to notify artist(s) of decision
- March 20, 2020 – Owner and artist to enter into contract
- September 30, 2020 – Begin to install project (approximate date pending construction)

IX. BUDGET

The total budget for this project is not to exceed \$30,000. This amount includes all fees and expenses associated with this project, including artist(s) fees, materials, equipment, labor, permits, engineering documents, insurance, taxes, travel, installation, shipping, maintenance instructions document, and written and professional photographic documentation of the completed project.