

**DURHAM COUNTY  
NORTH CAROLINA**



**Request for Qualifications**

**Structural Public Art Screen Wall at the  
318 E. Main Street Parking Deck  
318 E. Main Street, Durham NC 27701  
RFQ No. 21-006**



**Issue Date: September 1, 2020  
Deadline for Submissions: September 29, 2020  
Project Budget: \$225,000**

**Proposal Schedule**  
**(Note: The dates below are subject to change)**

**Structural Public Art Screen Wall at the 318 E. Main Street Parking Deck**  
**RFQ No. 21-006**

<b>Advertisement Date</b>	<b>September 1, 2020</b>
<b>Last Date for Questions</b>	<b>September 20, 2020 by 3:00 P.M. (EST)</b>
<b>Proposal Due Date</b>	<b>September 29, 2020 by 5:00 P.M. (EST)</b>



September 1, 2020

**Request for Submission of Qualifications for the Structural Public Art Screen Wall  
at the 318 E. Main Street Parking Deck  
RFQ No. 21-006**

Dear Proposer:

You are invited to submit qualifications online via Call for Entry (located at <https://callforentry.com>) to be received not later than **5:00 P.M.(EST)** on September 29, 2020. Submittals received after the date and time specified cannot be accepted.

Application materials will be submitted online via Call for Entry and include:

1. Statement of Interest
2. Annotated samples of work relevant to this project
3. Project personnel resumés
4. References

**All questions and requests for clarifications relative to this RFQ should be submitted in writing via email to Hilda W. Williams [purchasinggroup@dconc.gov](mailto:purchasinggroup@dconc.gov) by 3:00 P.M. (EST), on September 20, 2020.**

**All responses to questions will be submitted online via Call for Entry (located at <https://callforentry.com>).**

Should you have any questions concerning this Request for Qualifications, please do not hesitate to send me an email.

Sincerely,

*Hilda W. Williams*

Hilda W. Williams  
Senior Procurement Specialist  
919-560-0054



## ANNOUNCEMENT

### **Request for Submission of Qualifications for the Structural Public Art Screen Wall at the 318 E. Main Street Parking Deck**

The County of Durham, North Carolina, invites qualified artists or artist teams to submit Qualifications for the design of a structural public art screen wall to enhance the exterior of the new 318 E. Main Street Parking Deck.

#### **Project Goals**

Create artwork that will artistically promote the new 318 E. Main Street Parking Deck as a vibrant, modern environment and vital component of the downtown culture and surrounding neighborhood.

#### **Project Description**

The County of Durham, North Carolina is seeking artists or artist teams (“Candidates”) to design permanent public artwork in the form of the east-facing parking deck screen wall. Candidates should have experience creating structural building components as public art elements, and will work closely with the Designers of Record and the Construction Manager At Risk (CMAR) to insure that the proposed art element properties are compatible with the overall structural design of the parking deck. The materials for the artwork screen (including miscellaneous structural frame) are assumed to be light weight with a maximum of 20 psf to be within the overall structural design allowance. Steel embed plates will be located at 8'-0" OC at each floor level for attachment points as needed by the artwork designer. Maximum loads used for design of the main structure and embed plate are service level shear=4 K, tension=4 K and moment=3 k-ft

Construction documents for the project are currently at 75 percent completion and we anticipate subcontractor construction bidding to occur in November 2020. A simple screen wall will be included as part of the bid package and replaced by the Public Art screen wall design, issued as a Change Order during construction, once its design is complete.

The screen design must comply with the requirements of the Durham Unified Development Ordinance and the existing Certificate of Appropriateness for the project. UDO parameters that affect this public art project are shown on the attached site plan and exterior elevation. The UDO can be viewed in its entirety at <https://durham.municipal.codes/>

The east-facing screen wall of the new parking deck has been identified as the location for this structural artwork. This installation will be highly visible to all pedestrians, passing traffic and visitors to downtown Durham who approach on Main Street from east of the Roxboro Road intersection. Durham County’s design award-winning new Main Library is sited behind this parking deck, and its design award-winning Durham County Human Services Building is located diagonally across Main Street from the site.

## **Budget**

The total budget for the Public Art portion of the Screen Wall is \$225,000. This allocation is inclusive of all costs associated with the screen wall design including the Artist's commission, public art elements of the wall, insurance, taxes, travel, identification plaque, maintenance instructions document, and written and professional photographic documentation of the completed project.

## **Definition**

Durham County defines Public Art 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.

Commissioned artwork should be respectful of the values and mission of Durham County and its Public Art Program. The work should be culturally responsive and make visible strides to engage with and connect to the public by activating and enhancing the facility's grounds. Interested Candidates seek to create an inviting civic statement that welcomes visitors, County employees, residents, and passersby.

## **Project Background**

The 318 E. Main Street Parking Deck represents a significant capital project costing approximately \$22,000,000. Designed by Little, the new 262,300 square foot state-of-the-art parking deck will replace existing surface parking lot and include a street level retail. Affordable housing units will be constructed along the other three sides of the parking deck.

## **Durham's History:**

A booming County in North Carolina's thriving Research Triangle, Durham began in 1864 as a small rail depot village. Tobacco drove the early economic development of Durham; the distinctive voice of the Piedmont Blues music grew to entertain workers, and the largest black-owned insurance company in the country opened its headquarters on Parrish Street in 1906. Drawing on this rich and diverse history, Durham has reimaged and repurposed its earlier tobacco and textile warehouses and prominent landmarks to create a vibrant downtown. Southern Living Magazine wrote: "With a reverence for life's everyday pleasures (we're talking coffee, beer, pizza, and pie here), a passionate mix of chefs, farmers, brewers, bakers, and baristas have quietly transformed Durham into one of the hottest food destinations in the South.

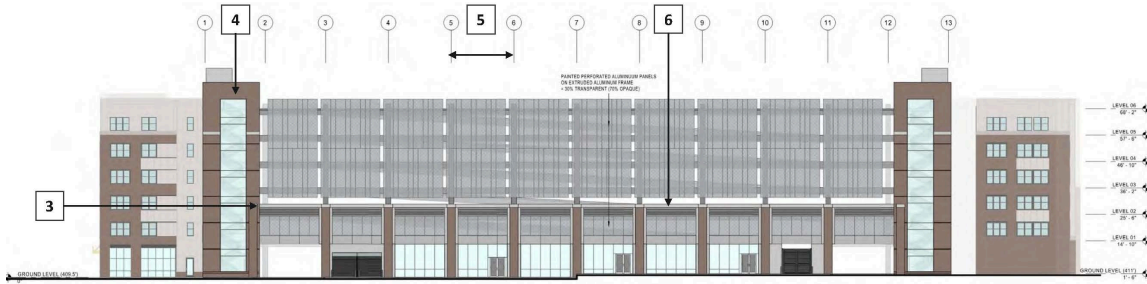
Part of what makes Bull City compelling is the confluence of old and new: Its foodie future is gradually wiping out its tobacco past, yet remnants of the town's first industry provide a backdrop for its current scene. Both the [American Tobacco Historic District](#) and [Brightleaf Square](#), two mixed-use developments brimming with restaurants, bars, and live music venues, are housed in former tobacco warehouses that date back to the 1800s and 1900s." Four local Chef's recently became James Beard Foundation Award semi-finalists, and two national award-winning micro-breweries and craft distilleries have located downtown. Since 2000, the County has experienced exponential growth with a total of \$1.3 billion in investments.

The East Main Street area has long been under-served, and this project is the beginning of a concerted effort to create a distinct neighborhood just east of the downtown core, and to connect Main Street from East to West through downtown. This area is being planned to incorporate mixed uses, incomes and modes of transportation, of which this parking garage is the first step.

For more information about Durham, please visit: <http://downtowndurham.com>

# East Wall Elevation –EXHIBIT A

## 300 EAST MAIN STREET REDEVELOPMENT LOCAL REVIEW CRITERIA



### NON-CONTRIBUTING STRUCTURES

- 3. RESPECT HEIGHT OF EXISTING ADJACENT PROPERTIES
- 4. COMPATIBLE MATERIALS OR MODERN EQUIVALENTS WITH EXISTING PROPERTIES
- 5. COMPATIBLE RHYTHM AND ORDER OF ELEVATIONS TO EXISTING PROPERTIES
- 6. COMPATIBLE DETAIL ELEMENTS TO THE EXISTING PROPERTIES

Elevation drawing by Little

# Site Plan – EXHIBIT B



## 300 EAST MAIN STREET UDO REQUIREMENTS

### MAJOR REQUIREMENTS

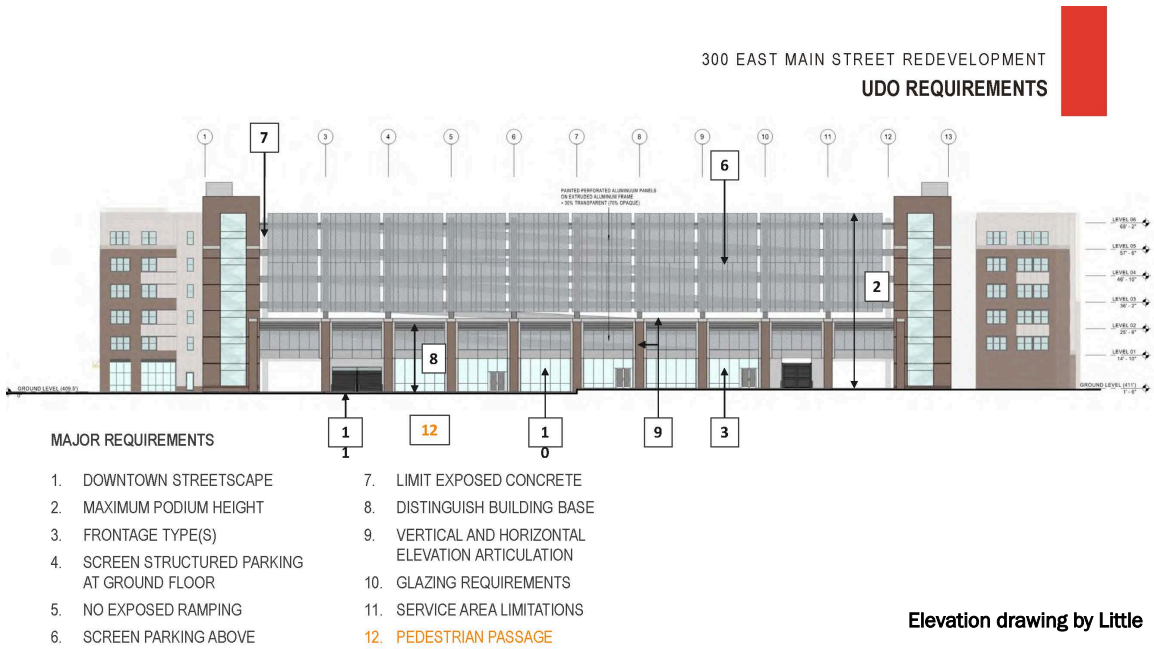
- 1. DOWNTOWN STREETSCAPE
- 2. MAXIMUM PODIUM HEIGHT
- 3. FRONTAGE TYPE(S)
- 4. SCREEN STRUCTURED PARKING AT GROUND FLOOR
- 5. NO EXPOSED RAMPING
- 6. SCREEN PARKING ABOVE
- 7. LIMIT EXPOSED CONCRETE
- 8. DISTINGUISH BUILDING BASE
- 9. VERTICAL AND HORIZONTAL ELEVATION ARTICULATION
- 10. GLAZING REQUIREMENTS
- 11. SERVICE AREA LIMITATIONS
- 12. PEDESTRIAN PASSAGE



Site Plan by Little



# Exterior Elevation: East Wall, Public Art Screen Wall Location - EXHIBIT C



# Conceptual Elevation, East Wall - EXHIBIT D



## Eligibility

- Candidates must be professional artists or designers as stated in your resume
- Candidates must be age 18 or older and are eligible regardless of race, color, religion, national origin, gender, gender identification, military status, sexual orientation, marital status, or physical ability.
- Candidates must be eligible to work in the United States

## Other Project Considerations

Maintenance and Durability: The selected artwork must be able to sustain, over time, natural weather conditions and require minimum maintenance.

Safety and Security: The selected artwork will be evaluated on the overall safety and security of the finished work.

## Submission Requirements

Application materials must be received on September 29, 2020 by 5:00 P.M., EST, via the submission portal on <https://callforentry.com>. Items required shall include the following:

1. Statement of Interest: Including Statement of Thematic Concept and Planned Medium: Narrative  
  
Outlining interest and qualifications for this project, including experience in community engagement around public art. This should include a brief statement on your concept of for the artwork, including any particular theme or themes that it might include. If appropriate, include which medium (s) you plan to use in the artwork and description.
2. Work Samples: visual representations of past artwork that demonstrate qualifications for this project, including experience in community engagement around public art. In order to be considered for this project, candidates must upload a total of 10 images that represent no more than 5 previously completed projects. Slides, prints, or any physical submissions of artwork will not be accepted. Each sample should have an accompanying summary of the title, location, cost, materials/media, and timeline associated with that piece.
3. Project Personnel Resume: resumes for each artist/artist team member. If submitting as a team, compile all resumes into a single document.
4. References: each artist/artist team should provide three (3) current professional references or recommendation letters with contact information for each reference.

## Tentative Project Timeline

Issue date: September 1, 2020

Submittal deadline: September 29, 2020

Finalist selection: October 6, 2020

Finalist interviews: October 13-14, 2020

Artist selection: October 15, 2020

Contract proposal from Artist: November 17, 2020

Contract Issued: December 15, 2020

Outreach Survey (online:) January 1, 2021 – February 1, 2021

Concept design and development approval: July 19, 2021

Board of County Commissioners presentation: August 2, 2021 WS /August 9, 2021 RS

AHJ Design Approval: September 2021

Project Construction Begins: March 2021

Shop Drawing Approvals: March 2022

Fabrication and installation: April-May 2022

Project Completion: July 2022



## **Selection Process and Evaluation Criteria**

Staff will preview application for completeness and may reject incomplete applications or non-responsive submissions.

An Artist Selection Panel (which may include staff from Engineering Project Management, General Services, visual art/design professionals, and other community members) will review and evaluate Candidates' applications based on criteria that may include but is not limited to the following:

- Quality and strength of past work as demonstrated in submitted application materials
- Experience, success, and/or interest in community engagement in the process of creating public artwork
- Statement of thematic concept and planned medium(s)
- Experience designing structural building elements and working with Architects and Contractors
- Proven track record of using the materials and methods appropriate for this project
- Demonstrated ability to manage projects with similar budgets on time and on budget

## **Artist Selection Panel**

As part of North Carolina's "Safer At Home" pandemic response, the Artist Selection Panel will interview Artist candidates through online virtual meetings.

After the interviews, the Selection Panel will recommend a Finalist who will be invited to contract with the County for the commission of this work.

## **Scope of Services**

The services which will be required from Finalists during the selection process but are not necessarily limited to:

- visiting the site (virtual if not local)
- meeting with potential stakeholders
- interviewing with the Artist Selection Panel

The County of Durham will commission the Finalist with the best qualifications (referred to as "Awardee") to design the Structural Public Art Screen Wall at the 318 East Main Street Parking Deck. We anticipate the contract to start between December 15, 2020 and December 21, 2020 and terminate upon completion of the project scheduled for July 2022.

The services which will be required from the Awardee(s) during the contract include but are not necessarily limited to:

- Leading an engagement process to raise awareness within the community and gather input on the resulting installation
- Collaborating with the County, Designer of Record, and CMAR on the design concept
- Submitting final design concept, proposed budget, and project timeline
- Participation in the Shop Drawing Approval process
- Devising a maintenance plan to ensure the proper conservation of the installation

## **Non-Contact Provision**

Candidates and Finalists are prohibited from contacting any County official or employee during course of the application period, interview process, or other processes of this solicitation, except to submit questions via the designated project managers listed at the beginning of this RFQ. Any such contact shall be grounds for disqualification of any Candidate who may have initiated such contact.

## Rights and Disclaimers

The County reserves the right to reject any and all proposals. The County reserves the right (i) to negotiate changes of any nature with any Finalist or Awardee with respect to discrepancies between the designs selected for the contract and the art that will be commissioned by the County, and (ii) to enter into an agreement for some or all of the work with one or more Candidates who do not submit proposals. Although Candidates should make their best faith effort to comply with the requirements outlined in this call for artists, the County may, in its discretion, waive non-compliance. The evaluation criteria are intended to be used to make a recommendation to the entity or person within the County authorized to award the contract. That entity or person is not bound to use these criteria or to award on the basis of the recommendation. The County reserves the right to change the criteria and to otherwise vary from this procedure as it determines to be in the County's interest. Unless the artist indicates otherwise all materials submitted to qualify for this Opportunity will be discarded after the conclusion of this solicitation. Under the terms of the contract, the Awardee(s) will agree to allow the County to incorporate the design and installation it has commissioned into the County's permanent art collection.

Proposers are required to make a good faith effort to include Minority and Women Business Enterprises (M/WBEs) as part of their management team. Describe the program (plan) that your company has developed to encourage participation by M/WBEs to meet or exceed the goals set by the County of Durham's M/WBE Program Ordinance. Include a copy of that plan in your response. Provide documentation of M/WBE participation that you have achieved over the past two years on both public and private construction projects. Outline specific efforts that your Company takes to notify M/WBE firms of opportunities for participation. Indicate the M/WBE participation goal that you expect to achieve on this project.

Durham County hereby establishes the following goals for the expenditure of funds with MWBE firms. Questions concerning M/WBE should be directed to **Rick Greene, Assistant Procurement Manager, at (919) 560-0059.**

Categories	Construction	Architect/ Engineer	Services	Goods	MWBE Availability % (Median Availability)
Black American	14.6	9.8	10.9	2.8	<b>10.4%</b>
Asian American	1.3	3.0	1.1	.43	<b>1.3%</b>
Hispanic American	4.2	1.8	1.1	.43	<b>1.5%</b>
American Indian	.65	.75	1.0	.5	<b>.70%</b>
White Female	13.8	11.0	9.5	7.1	<b>10.3%</b>
<b>Overall MWBE Participation Goal =</b>					<b>25.0%</b>

### Public Art Coordinator

Linda C. Salguero, Project Manager/Public Art Coordinator, Durham County Engineering  
919-560-7365  
[public-art@dconc.gov](mailto:public-art@dconc.gov)

### Project Manager

Peri Manns, Durham County Deputy Director of Engineering and Environmental Services  
919-560-7996  
[pmanns@dconc.gov](mailto:pmanns@dconc.gov)

This RFQ does not obligate the County of Durham to pay any costs incurred in the preparation and submission of a response. Furthermore, the RFQ does not obligate the County of Durham to accept or contract for any expressed or implied services. The County of Durham reserves the right to reject any and all submittals. The County of Durham is committed to a program of equal employment opportunity regardless of race, color, creed, sex, age, nationality or disability.