



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good. www.homesforgood.org



REQUEST FOR PROPOSALS

Artwork for Market District Commons Lobby and
Community Room in Downtown Eugene

Issue Date: October 12th, 2020

Due Date: November 15th, 2020

RFP Contact: Jordyn Shaw
Communications Administrative Specialist
(541) 682-2593
jshaw@homesforgood.org
Homes for Good
100 West 13th Avenue
Eugene Oregon, 97401

Document Availability: Electronic copy of the RFP and all associated documents will be available on the Homes for Good web site (www.homesforgood.org) beginning October 12th, 2020

THE RESPONSIBILITY FOR SUBMITTING A RESPONSE TO THIS RFP TO HOMES FOR GOOD ADDRESS NOTED ABOVE ON OR BEFORE THE STATED TIME AND DATE WILL BE SOLELY AND STRICTLY THE RESPONSIBILITY OF THE OFFEROR.

Overview

Homes for Good is Lane County's housing agency and our primary work is to help low-income residents with the logistics of affordable housing. The shortage of affordable housing in Lane County is undisputable and our residents and those on waiting lists feel the urgency more intensely than anyone. Homes for Good aims to add 524 new housing units to the Lane County housing market by 2023.

Market District Commons is a mixed-use project located in the vibrant Market District that will serve Lane County's Veterans and Workforce with 50 units of 1-bedroom and 2-bedroom apartments. Born from a community vision, Market District Commons will provide supportive housing in a location ideal for both the residents and the surrounding community. The partnership between Homes for Good, Lane County and Obie Companies, representing a strong collaboration between public and private developers, allows for the creation of a vibrant urban village in an area of downtown Eugene targeted for redevelopment. The subject site in Eugene's "Market District" between downtown and the Willamette River will provide residents with sustainable downtown living and unique access to goods and services, public transportation, work opportunities, and the best recreational opportunities Eugene has to offer. Market District Commons will include an attractive commercial space and sustainable apartments built to the latest green standards. The project is optimally located to serve veterans struggling to find good affordable housing and a downtown workforce, including employees of downtown's burgeoning retail and restaurant core. Construction for Market District Commons is set to be completed in October 2020, with occupants starting to move in mid to late October 2020.

Homes for Good intends to select artists (individuals or groups of artists) to create artwork for the community spaces of the ground floor lobby at the residential entrance, and/or for the community room on the 5th floor. Artists (individuals or groups of artists) may submit proposals for both spaces, or for a single space. There are multiple prospective walls in the lobby, that artists may select to submit proposals for, and they may select a single wall or multiple walls. Homes for Good may select a single artist for all spaces or different artists depending on the decision of the selection committee. The selection committee will consider each space individually.



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good.

www.homesforgood.org



Accepted Media

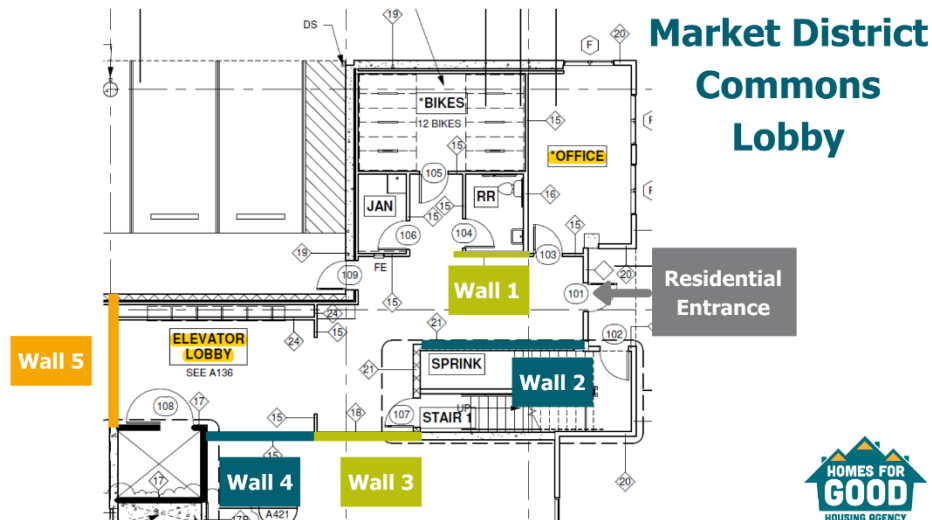
Homes for Good is not limiting the media that the artist(s) create with, with the exception that the installation must be non-ephemeral (permanent). Submissions such as performance art, untreated organic materials, etc. will not be accepted. Submissions for work that is deemed too fragile or unsafe for display will also not be accepted.

Originality and Artist Credit

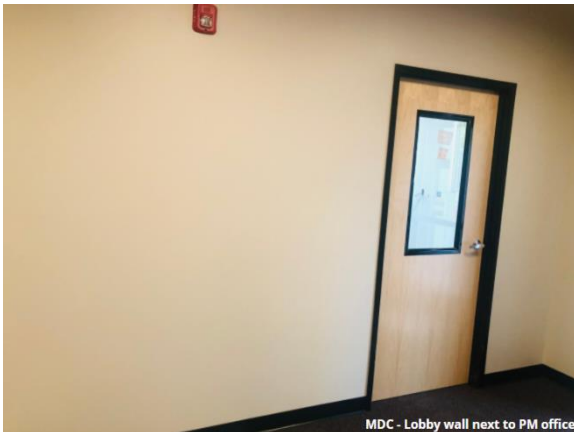
Artwork must be the artist's original creation. A direct copy of another person's artwork or photograph is not acceptable. Artwork entered into previous contests or created for prior purposes is allowed to be submitted as long as the artist still retains ownership rights of the pieces. Artwork is allowed to be signed by the artist(s).

Available Spaces

Lobby



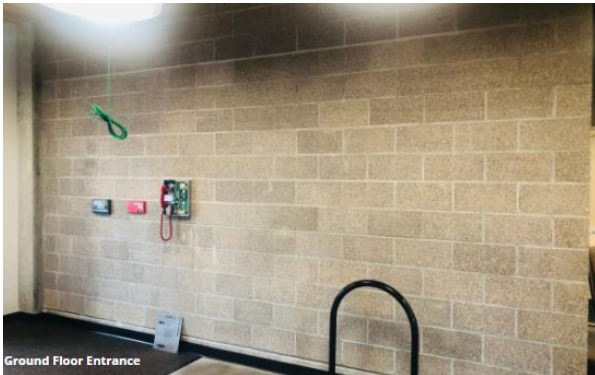
Wall #1:



MDC - Lobby wall next to PM office

Wall #1 is next to the property management office. It is directly to the right of the residential entrance. The wall is made of drywall and painted white. There is no natural light in the lobby.

Wall #2:



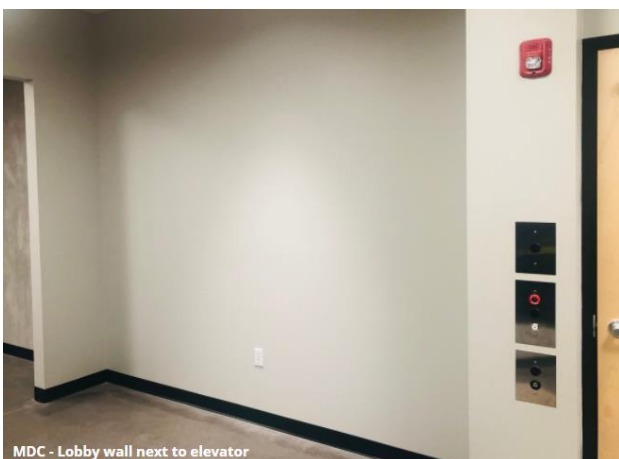
Wall #2 is next to across from the property management office. It is directly to the left of the residential entrance. The wall is brick with a phone and some other objects that will be on the wall, artwork must work around these objects. There is no natural light in the lobby.

Wall #3:



Wall #3 is located next to the staircase. The wall is made from concrete. There is no natural light in the lobby.

Wall #4:



Wall #4 is located next to the elevator. The wall is made from standard drywall and is painted white. There is no natural light in the lobby.

Wall #5:



Wall #5 is located between the elevator and the mailboxes. The wall is made from concrete. There is no natural light in the lobby.

Community Room



The Community Room is filled with natural light and windows. There are spaces for artwork on the walls between the windows (leftmost photo), above the cabinetry (middle photo) and in the storage alcove (rightmost photo). An artist can select to propose artwork for all three areas, two areas, or a single area within the room which should be noted in the proposal. The walls are a standard drywall painted a light gray.

Compensation

Each individual space or wall within a space has an individual stipend attached. Artists will receive stipends for each wall/space they are selected for. Please note that Homes for Good will be awarding a max of \$10,000 in stipends, and not all walls will be selected. Stipends are meant to compensate artists both for their time, supplies, and cost of installing the artwork. This includes frames or pedestals if required for the piece(s). The exception would be equipment rental such as a lift or a ladder for the installation of artwork. Requests for additional equipment and approximate cost should be noted in the proposal.



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good.

www.homesforgood.org



Stipends are estimated to be:

Lobby Wall #1 — \$1,000
Lobby Wall #2 — \$3,000
Lobby Wall #3 — \$3,000
Lobby Wall #4 — \$3,000
Lobby Wall #5 — \$3,000
Community Room — \$2,000

Compensation will be issued in the form of a check made out to an individual, group (split between members) or business. Homes for Good will issue a 10-99 and the income is taxable. Compensation can also be requested in the form of a donation to a nonprofit (501c3 organization).

Preference Points

Homes for Good has established preference points within the scoring criteria to help provide opportunities to communities of color, low income people, and members of our community.

Preference points are individually declared and are awarded based on the individual categorical criteria. Applicants may receive preference points for all categories, some categories, or no categories for a total of (25) preference points available.

Black, Indigenous, People of Color (BIPOC) Preference

In 2019 Homes for Good started significant agency wide work surrounding Diversity, Equity & Inclusion (DEI) work. Homes for Good has focused their DEI work on racial justice. Homes for Good, understanding the connection between systematic racism and oppression and housing/housing policy. Homes for Good, in turn is working to create opportunities for BIPOC community members through different agency projects.

Although there is a preference for BIPOC artists/groups of artists, the content of the work is not required to focus on racial justice, but racial justice content is welcome for submission.

The Homes for Good selection committee for this RFP will award (10) preference points to artists (or groups of artists) who identify as Black, Indigenous, or People of Color (BIPOC).

Resident/Program Participant Preference

Homes for Good is committed to providing opportunities for our residents and program participants to gain self-sufficiency and participates in HUD's Section 3 program.

In order for Homes for Good Housing Agency to meet the requirements of Section 3 documentation, each contractor is requested to certify whether or not they are a Section 3 business concern. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

This preference is NOT limited to residents of Lane County and can be gained if the artist or group of artists participate in these programs in a different county.

The Homes for Good selection committee for this RFP will award (10) preference points to artists (or groups of artists) who are current residents of Public or Affordable Housing or the Section 8 Program—including



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

Housing Choice vouchers, VASH vouchers, mainstream vouchers, etc. OR have an income below 80% AMI (see chart below).

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$73,950

The Homes for Good selection committee for this RFP will award (5) preference points to artists (or groups of artists) who are past residents of Public or Affordable Housing or the Section 8 Program—including Housing Choice vouchers, VASH vouchers, mainstream vouchers, etc.

Lane County Resident Preference

Homes for Good serves Lane County, Oregon and is committed to serving our community, and want to foster opportunities for residents within their own community. A "resident" is defined as someone who has a permanent residence within the county limits.

The Homes for Good selection committee for this RFP will award (5) preference points to artists (or groups of artists) who are current residents of Lane County.

Selection Criteria

Proposals will be evaluated based on the following criteria:

- Preference Points **(25 points)**
- Quality of proposed work **(15 points)**
- Use of Space/Composition **(10 points)**
- Creativity and Originality **(10 points)**
- Overall Impression **(15 points)**
- Capacity to complete installation/proposed timeline **(10 points)**

Total points available: **100 points**

Proposal Content

Agency reserves the right to reject all proposals or to request clarification of proposals during analysis, selection, and award proceedings.

All proposals should include

- 1) Coversheet (Attachment I to this RFP)
- 2) Artist Statement including:
 - a personal statement—could include a brief description of the artist's background, experience and previous artistic accomplishments.
 - description of proposed installation—could include information on theme or concept.
 - proposed schedule of installation after selection/ statement of capacity to complete installation.
- 3) Sketch(s), rendering(s), or photo(s) of proposed installation for the space
- 4) Portfolio or examples of past work
 - A minimum of (5) examples of prior work to show quality. Could include-- a link to online artist portfolio or photos/scans of completed artwork.



Submission and Selection Process

- A. A copy of the entire proposal must be received by Agency no later than **11:59 p.m. November 15, 2020**. Late proposals will not be accepted. Please minimize file size to allow for a single electronic submission.

Email proposals to:

Jordyn Shaw, Communications Administrative Specialist

jshaw@homesforgood.org

Only emailed proposals will be accepted. A confirmation receipt will be emailed within one business day.

- B. Artists may submit multiple proposals to be considered for individual or multiple spaces. If artists are coordinating the spaces as part of a larger installation or theme, they should be submitted together, if they are submitting based on different themes or installations, each should be separated. If an artist submits an RFP for multiple spaces, the Selection Committee may award artists space based on part of their proposal. Artist can refuse to take on the contract based on only being selected for part of their proposal.
- C. Homes for Good employees are allowed to submit RFPs as long as they are not on the selection committee. Names of artists will be removed on proposals before they are given to the selection committee to evaluate to limit bias.
- D. All Electronic submittals should be labeled to match the requirements of the "Proposal Content" section. All materials shall be in 8.5" x 11" format. A single PDF is preferred, although multiple files will be accepted.
- E. Agency may at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; postpone or cancel, at any time, this RFP process; or waive any irregularities in this RFP or in the proposals received as a result of this RFP. Also, the determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether or not an award shall ever be made, shall be at the sole and absolute discretion of Agency. Agency may at any time request clarifications and supplemental information from any respondent after receipt of proposals. Additionally, Agency may enter into a contract for all or a portion of the planned developments, at the discretion of Agency.
- F. No Pre-Proposal conference will be held. A video walkthrough of the space can be requested. Requests for additional information or clarification should be directed towards Jordyn Shaw at jshaw@homesforgood.org or (541) 682-2593. Do not contact any other Agency Board Member or staff member, or the property owner or current tenants, to discuss this project in any way during the RFP selection process.
- G. All documents submitted to Homes for Good shall become public records, subject to disclosure, unless otherwise protected pursuant to the Oregon Public Records Law. Because only emailed submissions will be accepted for this RFP, there will be no physical artwork accepted nor returned. For artwork that is not selected, artists will retain rights to their designs. Selected artists will be asked to sign a contract granting Homes for Good the rights to your work.
- H. The artist(s) will be selected based on several factors, including, but not limited to those outlined above in the "Selection Criteria" Section. Agency will carry out the following process to rate proposals and negotiate an agreement for professional services:
- Written proposals submitted in accordance with this RFP will be evaluated by a committee of Agency staff and/or project consultants.
 - Names of artists will be removed from proposals and be assigned numbers that the selection committee will use to identify submissions.
 - The committee will rate the proposals according to the selection criteria outlined and select top artists. Interviews may be held, if necessary, to make a final selection and recommendation.
 - Based on the ratings of the written proposals and interviews, the committee will recommend to the Agency Real Estate Development Team a ranked list that meets the qualifications described in this RFP.
 - The Agency will negotiate a contract, including a final stipend amount, with the top ranked artist(s). If an agreement cannot be reached with the top ranked artist(s), Agency will then negotiate with the second ranked artist(s).



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

I. Projected Schedule

Task	*Date
RFP Issue Date	October 12th, 2020
Proposals Due	November 15th, 2020
Committee Evaluation	Week of November 16 th , 2020
Interviews (If Necessary)	November 23 rd and 24 th , 2020
Final Selection of Artists	November 30 th , 2020

*All above dates are subject to change at Agency's discretion.

- J. Within 10 business days of Homes for Good making the selection, Homes for Good will notify the selected artist(s) in writing via email. Homes for Good will also notify in writing all artists that submitted proposals that were not selected and advise such artists of the name of the selected artist(s). Homes for Good will post the notice of selection on its electronic web site and/or social media platforms.



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good.

www.homesforgood.org



Attachment I: Coversheet

Artist Info

Artists Name(s): _____

Phone Number: _____ Email: _____

Address: _____

Space Applying For (Select All that Apply)

Lobby Wall #1

Lobby Wall #2

Lobby Wall #3

Lobby Wall #4

Lobby Wall #5

Community Room

Requirement of Equipment Rental

☐ Yes; Explanation: _____

☐ No

Preference Points Self Identification

Please check the following boxes for which (if any) preference point you identify as. Definitions are included in the "Preference Points" section of the RFP.

Black, Indigenous, or Person of Color (BIPOC)

Lane County Resident

Current Program Participant/Resident OR Income Below 80% AMI

Past Program Participant/Resident

Section 3 Business