REQUEST FOR ARTWORK QUALIFICATIONS/PROPOSALS
Casa Adelante - 2060 Folsom Affordable Housing Development, San Francisco
NORTH WALL
February 05, 2020

SUMMARY

Mission Economic Development Agency (MEDA) and Chinatown Community Development Center (Chinatown CDC) (“Sponsors”) are soliciting an artist, or multiple artists working collaboratively with the community to design and install permanent artwork at the north wall of Casa Adelante - 2060 Folsom, affordable housing development that is currently in construction in the Mission District in San Francisco. The Mission District has a rich and multilayered history that the selected artist(s) will have the opportunity to interpret in a way that is engaging to tenants and other neighborhood residents. We are soliciting an artist to design the permanent artwork with the provided thematic element guidelines and to work with the community of the design review. The installation must be completed by December of 2020. Entrants should strive for a total budget of no more than $140,000, including design, equipment & materials, installation, and insurance.

CASA ADELANTE- 2060 FOLSOM PROJECT DESCRIPTION

Casa Adelante -2060 Folsom (“2060 Folsom”) is an affordable housing development located in San Francisco’s Mission District, two blocks from the 16th Street BART station, and adjacent to the new In Chan Kajaal park. The building will have nine stories and provide 126 affordable apartments plus a manager’s apartment. Most of the apartments will be sized for families, while 29 apartments will be for transition-aged youth (18 – 24-year-olds who are exiting foster care or
homelessness, or who are at risk of homelessness). The ground floor includes spaces for several neighborhood-based nonprofit organizations, as well as a child development center and a corner cafe. Several of these spaces will open up to the park on the south side of the building.

This RFQ/P is for the art on the north wall, which is seven stories taller than the adjacent building. Please see attached elevation in Attachment A -2060 Folsom Elevation and Renderings. The area described in the attached elevation is the maximum area available for mural art. All four buildings must contain a mural, but it is not necessary that the artist fill the entire available space on each building.

The project started construction in January 2019 and is anticipated to complete in approximately December of 2020. The selected artist must coordinate with the general contractor, James E. Roberts-Obayashi Corporation – to determine windows of time suitable for accessing the north wall for installation.

**PROJECT SPONSORS AND TEAM**

MEDA is a nonprofit organization with 46 years of experience serving San Francisco’s low- and moderate-income, Latinx, and Spanish-speaking immigrant communities through services that build assets and create family economic success. MEDA launched its Community Real Estate Program in 2014 as an urgent response to the displacement of low-income and working-class families in the Mission District. MEDA has co-developed 439 units in Rental Assistance Demonstration properties and has acquired and preserved over 200 units of housing for low-income persons through the Small Sites Program. MEDA also has a pipeline of approximately 560 units of new construction.

Chinatown CDC is a nonprofit organization with a 43-year history of serving low income San Franciscans. Chinatown CDC has 34 properties in San Francisco neighborhoods, providing affordable housing to over 4,500 low-income families, adults, and seniors. Chinatown CDC manages most of the buildings it has directly developed and owns, and takes pride in providing appropriate supportive services to the ethnically, culturally, and linguistically diverse residents of our community. Chinatown CDC has received numerous awards for its activities, including the Fannie Mae Foundation’s Sustained Excellence Award awarded to ten community development corporations in the nation which are "the best examples of organizations who are building and sustaining communities through their work in housing".

Mithun, the lead project architect, is a firm with a long history of designing award-winning projects and extensive experience in affordable housing in San Francisco and Seattle. The firm’s work has been widely exhibited and published in leading architectural journals in the US and abroad. Our work is inspired and formed by— An alert sense for the needs and experience of the user; A culture of constant curiosity and discovery; A spirit of optimism and promise; An abiding responsibility to our clients, community and environment; The patterns of nature, the vision of an organization, the soul of a city.
Y.A. Studios, associate architect, is a San Francisco based architectural design studio committed to bringing an innovative and modern approach to design, primarily in the San Francisco Bay and Lake Tahoe areas. As a collective of architects and interior designers with wide-ranging experiences and backgrounds, we bring a unique perspective to the design of homes, offices and restaurants. Whether custom homes or large multi-family developments, our studio excels at providing well-crafted details and engaging experiences.

Y.A. studio was founded around the ideals of social responsibility within architecture; focusing on developing future skilled professionals, serving the under-served and under-housed within our communities, and elevating the social discourse of our built environment while minimizing its impact on the natural environment.

THE INSTALLATION

The artwork will be displayed on the north side of the building, and the selected artist will be responsible for the design with community input and installation. Applicants should specify the media they intend to use. Artwork must be applied directly to the wall.

The finished surface provided by the sponsor will be a combination of stucco over concrete as well as traditional metal-framed stucco construction. There will be architectural reveals in both wall systems to accommodate seismic movement. Please note that the surface will not be completely smooth but textured. The wall will be turned over completely primed and painted a
low gloss light color selected by the architect. If there is any incompatibility with latex paint as a base surface please note in your proposal.

This building will be equipped with a davit arm system that can host a swing stage scaffold. During the RFP/Q period, there will be an opportunity for prospective artists to visit the site and ask logistical questions about installation (refer to TIMELINE section)

One of the Sponsors’ main priorities is that the artwork is durable and ages well. Please specify how resilient the piece and materials used will be. The artwork should be tamper-proof and pest-proof and its installation shall not compromise the waterproofing of the building. Installation should take no more than four months.

COMMUNITY REVIEW PROCESS

Residents and community members will be actively involved in reviewing the artwork. The selected artist will have experience facilitating community meetings and should expect to participate in several meetings over the course of the design process to present the design and solicit feedback. Following this community review process, the selected artist(s) will be required to obtain final approval of the design from the Sponsor.

STAKEHOLDER REVIEW PROCESS

2060 Folsom will be the home of four nonprofits that seek to synergize their programming to create a hub for birth to career support services for the Mission District community. Nonprofit Tenant A is a grassroots environmental justice organization aimed at empowering Latinx families and youth. Tenant Space B contains two nonprofits, both which empower youth with their performing and visual arts programming. Tenant C is a nonprofit family resource center based in the Mission District. Representatives of some or all of these organizations will be present during the stakeholder review.

THEMATIC ELEMENTS

2060 Folsom is situated in the heart of the Mission District, which has served as a hub for Latinx, artists, activists, and low-income families for decades. The Sponsors’ have a number of new construction buildings either under construction or in the pipeline for a 2020 start. Many of these buildings have opportunities for community public art. The Sponsors would like all of their buildings in the Mission District to incorporate a hummingbird in flight. The hummingbird in flight is a joyful representation of freedom from hardship and MEDA is incorporating it into all its buildings as a symbol of unity.

While we do not want to dictate to an artist the subject matter to address in the installation, this history provides one compelling source for the artwork’s content. The following thematic
elements should be taken as suggestions of content to be aware of, not as parameters for the project.

i) Tenant Demographic: 2060 Folsom will be home for families and Transition-Age Youth. We have specifically targeted these demographics due to the dearth of housing for them in San Francisco generally and in the Mission District specifically. Many of the 97 family households will have children, and the remaining 29 apartments will house young adults, some of whom will also have children of their own.

ii) Cultural History of the Area: The Mission District has been the hub of San Francisco’s Latinx community for generations. The area has always been politically active, with many social movements— in the name of political elections, farmers’ rights, and housing prices – taking place here. There is also a rich history of musicians, artists, and writers living here and drawing inspiration from the community.

iii) Ecological History of the Area: Much of the Mission District was once within the basin of Mission Creek, which still flows beneath the site. The development team is choosing mainly plants and trees that are native to California to landscape the outdoor space. This is for reasons of ecological sustainability, as well as to acknowledge the diverse flora and fauna of San Francisco and California.

ARTIST QUALIFICATIONS/PROPOSAL REQUIREMENTS

Organizations may submit proposals for as many artists as they like, so long as the organization is vetted and meets requirements.

1) Artist Information Form (Attachment C- Artist Information Form) We are open to artistic collaborations; if you are proposing to work with other artist(s), please include contact information, bio, and resume for all collaborators. If the artist intends to contract another company for the installation of the art, please describe that plan.

2) Bio or resume. The reviewers would like to get to understand your approach to this project and how your lived experience has influenced your artwork. In no more than half a page, please describe where you currently live, what community you identify with and what connection you have with the Mission District’s history and culture.

3) Sample of work portfolio showing, at most, (5) relevant projects, and provide information on budget and schedule for these projects.

4) Budget detailing expenses and labor costs. As this is an affordable housing project, funds are tight and proposals will be judged accordingly.
a. The budget must include everything – design, labor, materials, honorarium, platform and person certified for operation, transportation, insurance - and total no more than $140,000. See Attachment B – Insurance Requirements

b. Artist’s budget to specify amount of wall scope artist intends to use for installation based on exhibit provided by the architect. Much of the party wall is not visible from the street, therefore saturating the entire area available is not a requirement.

5) **Timeline** that is compatible with the one shown in this RFQ/P.

6) **Narrative**

   a. No more than half a page explaining your vision of the artwork, listing media and dimensions clearly.
   
   b. No more than half a page describing your community engagement experience and approach.

7) **References**. At least three references from past clients, preferably recent clients and from projects similar to this one. With these references, please include the costs and installation time for each project.

**SELECTION CRITERIA**

We are seeking a proposal that is within the budget, durable, and is of high aesthetic quality, from one or more artists having experience with engaging their community. MEDA and Chinatown CDC established our services focused on low-income immigrant communities. We are committed to serving low-income residents by promoting diversity, economic equity and social justice. Therefore, we would like to select vendors and partners, with a proven commitment to racial and economic equity & who represent the communities that we serve.

Highest preference will be given to proposals from individuals or groups of artists who 1) live or have been displaced from the Mission District, 2) identify as members of the people of color (POC) &/or immigrant communities we serve, 3) represent communities most harmed by local inequities: i.e. women, youth, LGBTQIA, indigenous peoples. Secondary preference will be given to proposals from individuals or groups of artists who live, work, and have art experience in the Mission District.

Next preference will be given to artists who live, work, or have experience in San Francisco. The finalists selected to participate in the Final Artist Selection Review Panel will be contacted. The review panel will consist of the Sponsors, Stakeholders, Community Leaders, and the project Design Team. Please consider Attachment D - Artist Selection Rubric, which will be used to evaluate proposals.
<table>
<thead>
<tr>
<th>Date</th>
<th>Item</th>
<th>Duration</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>05-Feb</td>
<td>RFQ/P Issuance</td>
<td>4 weeks</td>
<td></td>
</tr>
<tr>
<td>20-Feb</td>
<td>Site Walk</td>
<td>1 week</td>
<td>Artists wishing to apply may attend a site walk February 20th, 2020 at 12:00 pm.</td>
</tr>
<tr>
<td>4-March</td>
<td>Proposals Due</td>
<td>1 day</td>
<td></td>
</tr>
<tr>
<td>11-Mar</td>
<td>Artist Finalist Selection</td>
<td>1 day</td>
<td>Up to the top (3) Proposals selected to participate in the next round of review will be contacted.</td>
</tr>
<tr>
<td>23-Mar</td>
<td>Stakeholder Review</td>
<td>1 week</td>
<td>Selected Artists will schedule a (1) hour time slot for an interview with a panel of the Sponsor and Stakeholders.</td>
</tr>
<tr>
<td>01-Apr</td>
<td>Award Announcement</td>
<td>2 weeks</td>
<td>Contract agreement to be signed and artist to begin concept sketches</td>
</tr>
<tr>
<td>20-Apr</td>
<td>Kickoff Community Outreach 1</td>
<td>4 weeks</td>
<td>The Artist(s) will lead a (2) hour evening meeting with community leaders, stakeholders, and Sponsors to review and expand concept design. Artist to provide a brief bio and introduce concept with any appropriate images and rough sketches.</td>
</tr>
<tr>
<td>20-Apr through 24-May</td>
<td>Community Outreach 1 Debrief</td>
<td>4 weeks</td>
<td>Following the Kickoff Community Outreach 1, the Artist(s) and Sponsors will meet to debrief. The Sponsor(s) and Artist(s) will discuss priorities in design considerations and organize conflicting input from community members so that design direction is clear.</td>
</tr>
<tr>
<td>25-May</td>
<td>Sponsor Review Session</td>
<td>2 weeks</td>
<td>Artist(s) to meet with Sponsors and 2060 Folsom Architects to discuss design in consideration of building’s facade</td>
</tr>
<tr>
<td>08-June through 05-Jul</td>
<td>Community Outreach 2</td>
<td>4 weeks</td>
<td>The Artist(s) will lead a (2) hour Community and Stakeholder meeting to present a more refined design that has been developed in consideration of input from the first Community Outreach session.</td>
</tr>
<tr>
<td>05-Jul</td>
<td>Community Outreach 2 Debrief</td>
<td></td>
<td>The Sponsors will meet with the Artist(s) to provide a final round of new requests for revisions and provide a clear direction for incorporating community commentary.</td>
</tr>
<tr>
<td>06-Jul</td>
<td>Final Design Review</td>
<td>1 week</td>
<td>Artist(s) to present final design to Sponsors.</td>
</tr>
<tr>
<td>10-Jul</td>
<td>Final approval by the sponsors</td>
<td></td>
<td>The Sponsors will issue their final confirmation of approved design. If requests from previous rounds of review have not been incorporated, then a revision will be required. The final design will be made public.</td>
</tr>
<tr>
<td>13-Jul</td>
<td>Artist/Organization Mobilization</td>
<td>6 weeks</td>
<td>The Artist(s) will begin organization and material procurement. The Artist(s) will work closely with the Sponsors at this stage to develop a schedule that works with the construction timeline.</td>
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</tbody>
</table>
The artists will begin installing their artwork onsite. This date is flexible in relation to the construction schedule and length of time needed by the artist to install their art.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Duration</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>24-Aug</td>
<td>Installation to begin</td>
<td>4 months</td>
<td>The artists will begin installing their artwork onsite. This date is flexible in relation to the construction schedule and length of time needed by the artist to install their art.</td>
</tr>
<tr>
<td>21-Dec</td>
<td>Installation Complete</td>
<td></td>
<td></td>
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**TERMS AND CONDITIONS**

In submitting a response to this RFP, applicants acknowledge that:

1) Applicant has read and understands all the terms and conditions set forth in this RFQ/P, including attachments to the RFQ/P.

2) The selected applicant will be required to enter into Sponsors’ form of contract. The selected applicant will be provided with an opportunity to comment on the form of contract prior to entering into contract.

3) The selected applicant shall maintain insurance in accordance with the requirements found in Attachment B-Insurance Requirements.

4) The selected applicant shall be expected to make site visits prior to installing artwork.

5) The Sponsors reserve the right to postpone or withdraw this request at any time and for any reason; postpone the project for convenience; reject any and all submittals; and/or negotiate with any or none of the applicants. Sponsors reserve the right to waive any defects as to form or content of the RFP or any other step in the selection process.

6) Project Sponsor, MOHCD and CMD desire a high level of participation by Small Business Enterprises (SBE) in all contracting efforts. We strongly encourage SBEs to submit qualifications to serve as the Contractor individually, as part of a Joint Venture, or as subcontractors. To promote SBE participation, the Project Sponsor and CMD will establish SBE participation goals at a later date. The Contractor will be required to meet the SBE participation program requirements.

*For information regarding SBE certification or requirements, please contact the San Francisco Contract Monitoring Division (CMD) at (415) 581-2320 or cmd.info@sfgov.org.*

**SUBMISSION DEADLINE:**
Proposals must be received by **WEDNESDAY MARCH 4, BY 4:00 PM**
Please submit proposals via email in PDF and in hard copy (2 copies) to:
Kayla Di Marco
Mission Economic Development Agency
Project Assistant
2301 Mission St., Suite 301
San Francisco CA 94110
415-282-3334 ext. 200
QUESTIONS/CLARIFICATIONS
Potential respondents should address any questions regarding this RFQ/P to Kayla Di Marco, Project Assistant, MEDA at ext. 200 or 2060Folsom@medasf.org

ATTACHMENTS:
A – 2060 Folsom Elevation and Renderings
B–Insurance Requirements
C- Artist Information Form
D-Artist Selection Scoring Rubric
Downtown Views

Highway Overpass
(4 blocks away)

North Elevation
(1 block away)
NORTH ELEVATION

area a: 30'x 60'
area b: 30'x 60'
area c: 27'x 60'
area d: 35'x 50'

Artwork Credit: Jet Martinez
2060 Folsom Public Facing Art Insurance Requirements

a. **Required Insurance.** Artist shall maintain all required insurance continuously from the time originally specified, throughout the term of this Agreement until Final Acceptance of the Work.

   (1) **Workers Compensation,** in statutory amounts with Employers’ Liability Limits not less than $1,000,000 each accident, injury or illness. Artist shall obtain such insurance prior to certification of this Agreement. To the extent Artist warrants, in writing, that Artist is not an employer and has no employees as defined by the California Labor Code Sections 3351-3351.1, Artist need not provide to the City proof of Workers Compensation insurance.

   (2) **Professional Liability Insurance** for all design professionals (such as architects, landscape architects or engineers), applicable to contractor’s profession, who provide Artist with signed stamped drawing or calculations. Such insurance shall have limits not less than $2,000,000 each claim with respect to negligent acts, errors and omissions. Artist or Artist’s subcontractors shall obtain such insurance when Artist subcontracts for any work from such a design professional, and prior to the submittal of Construction Documents. Any design professional required to obtain professional liability insurance shall maintain such insurance, and proof thereof, for the term of this Agreement.

   (3) **Commercial General Liability Insurance,** with limits no less than $1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations. Artist shall obtain such insurance prior to commencing the fabrication of the artwork and shall maintain through the transportation and installation of the Work at the Site.

   (4) **Automobile Liability Insurance:** If Artist is an individual, Personal Automobile Liability Insurance with limits not less than $100,000/$300,000 each occurrence. If Artist is a corporation or other legal entity, Commercial Automobile Liability Insurance with limits not less than $1,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable, unless a lesser amount is approved by project sponsors. Artist shall obtain such insurance prior to certification of this Agreement.

   (5) **Fine Arts Insurance or other insurance against** loss in an amount equal to the total payment specified under Section 4 (Budget) of the contract. Artist shall obtain such insurance prior to commencing fabrication of the Artwork.

   (6) **Transportation and/or Installation Coverage,** as necessary and appropriate

b. **Additional Insured**
   - Mission Economic Development Agency
   - Chinatown Community Development Center
   - 2060 Folsom Housing, L.P.
   - U.S. Bancorp Community Development Corporation
   - U.S. Bank National Association
   - City and County of San Francisco Mayor’s Office of Housing and Community Development
ARTIST INFORMATION FORM

Lead Artist

Mailing Address

City

Phone # __________________ Fax # __________________

Email

Ethnic Identity

Project Coordinator

Mailing Address

City __________________ State __________ Zip __________

Phone # __________________ Fax # __________________

Email

Ethnic Identity

Sponsoring Organization

Mailing Address

City __________________

Phone # __________________ Fax # __________________

Email

Please submit this form as a cover page along with the submittal documents listed on page 5 of this Request for Qualifications Packet
## Selection Criteria and Maximum Points per Category

<table>
<thead>
<tr>
<th>Criteria</th>
<th>100 % of Maximum Points</th>
<th>70% of Maximum Points</th>
<th>40% of Maximum Points</th>
<th>0% of Maximum Points</th>
<th>Maximum Points</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Portfolio/Art Pieces</strong></td>
<td>Greatly appreciate and love the style of the art pieces in the portfolio</td>
<td>Appreciate and like the style of the art pieces in the portfolio</td>
<td>Content with the style of the art pieces in the portfolio</td>
<td>Dislike the style of the art pieces in the portfolio</td>
<td>25</td>
</tr>
<tr>
<td><strong>Community Engagement Experience</strong></td>
<td>Led and worked on multiple art projects which required community engagement and has a well-defined approach to working with the community.</td>
<td>Led and worked on at least one art project which required community engagement</td>
<td>Worked on and assisted on a project with community engagement</td>
<td>Never worked on a project with a community engagement process</td>
<td>15</td>
</tr>
<tr>
<td><strong>Time and Budget</strong></td>
<td>Previous projects were consistently on time and on budget. Proposal for 2060 Folsom project can be executed in the budget and timeframe outlined by RFP/Q</td>
<td>Shows history of working within the budget without requesting more funds. Proposal for 2060 Folsom project is within budget.</td>
<td>Mixed results to work within the budget and given time frame.</td>
<td>Inability to work within the timeline and budget</td>
<td>25</td>
</tr>
<tr>
<td><strong>Art Concept</strong></td>
<td>Have a robust narrative of proposed artwork that is complementary to the services of Casa Adelante and touches many aspects of the vision of the Mission District or its history and culture</td>
<td>Have a robust narrative for artwork that thoughtfully incorporates a theme or element representative of the Mission District</td>
<td>Have an idea for artwork that incorporates a theme consistent with the Mission District’s history and culture</td>
<td>Have not planned for, have no concept yet, or concept does not relate effectively to the Mission District</td>
<td>20</td>
</tr>
<tr>
<td><strong>Artist Relevance</strong></td>
<td>Lead Artist or majority of a group of Artists identify as and have produced artwork that represents POC and/or represents other communities most harmed by local inequities. Lead Artist or majority live or have been displaced from the Mission district and are familiar with the neighborhood’s history and culture.</td>
<td>Lead Artist or majority of a group of Artists identify as and have produced artwork that represents POC and/or represents other communities most harmed by local inequities. Lead Artist or majority live or have been displaced from the San Francisco Bay Area and are familiar with the Mission District’s history and culture.</td>
<td>Lead Artist or majority of a group of Artists identify as and have produced artwork that represents POC and/or represents other communities most harmed by local inequities. Lead Artist or majority have a lived experience in a community similar to the Mission District, and are familiar with the Mission District’s history and culture.</td>
<td>Lead Artist or majority of a group of Artists have not produced artwork that represents POC and/or represents other communities most harmed by local inequities. Lead Artist or majority are not familiar with the Mission District’s history and culture.</td>
<td>15</td>
</tr>
</tbody>
</table>

**Total Points** 100