



## CITY OF LAWRENCE REQUEST FOR QUALIFICATIONS (RFQ)

**RFQ Description:** Artistic and engineering design services for the 9th Street Corridor - Massachusetts to Delaware reconstruction and revitalization in conjunction with an ArtPlace creative placemaking grant

City Project No. PW1502  
City RFQ No: 1402

**Department:** City Manager's Office and Public Works  
Lawrence Arts Center

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**Copy Requirements:** Submit five (5) copies of qualifications plus one electronic copy of PDF format

**Due Date & Time:** October 1, 2014 at 5:00 p.m. CST

**Submit to Address:** Diane Stoddard, Assistant City Manager  
City of Lawrence  
6 East 6<sup>th</sup> Street  
P.O. Box 708  
Lawrence, KS 66044

## **Project Description**

The Lawrence Arts Center has received a prestigious ArtPlace grant award for the application of creative placemaking in the reconstruction of east 9<sup>th</sup> Street in Lawrence, Kansas. This 9<sup>th</sup> Street Corridor area has been identified as an important connection between historic Downtown Lawrence, the East Lawrence Neighborhood, and the redeveloping Industrial Historic District (commonly called the Warehouse Arts District). The corridor is located in the City's recently designated Cultural District, an area with a high concentration of artistic, cultural, historic and natural amenities. The corridor includes three designated historic districts- the Downtown Historic District, the North Rhode Island Street Historic Residential District, and the East Lawrence Industrial Historic District.

A creative team, experienced in urban design, complete streets, civil engineering and creative placemaking, will work with the City of Lawrence, the neighborhood boards (ELNA and DLI), and other community stakeholders to create a design to reconstruct and revitalize seven blocks of east 9th Street, from Delaware Street to Massachusetts Street. The project will create a multi-modal connection utilizing accessible complete streets concepts, upgraded amenities, and a new model of urban infrastructure that will enable local artists to engage our community in ways inspired by the revolutionary and counter-culture spirit of Lawrence and our favorite iconoclasts John Brown, Langston Hughes, and William S. Burroughs.

## **Estimated Project Length and Scope**

The corridor is approximately 2000 ft. (see attached map). The budget for the entire project includes the redesign and reconstruction as needed of the street in the corridor to meet complete street standards. Art components will be integrated into the infrastructure throughout the project. The ArtPlace grant is for a total of \$500,000 with \$300,000 available for the artistic components and \$50,000 available toward design. A contract for a scope of services will be negotiated with the successful project design team.

## **Services Requested**

A creative team will design the streetscape and a sustainable plan for permanent and ephemeral art and cultural events that will transform this segment of 9th Street into an engaging passage from the Industrial Historic District to Downtown within the East Lawrence Neighborhood. 9th Street will become a platform for local artists and other community innovators to exhibit, connect, perform, and work. The creative team will collaborate with, and provide technical support for, local artists to create permanent and temporary installations designed to encourage engagement between people and place.

The selected firm will create a public meeting schedule to actively engage neighbors, property owners and other stakeholders in the design process. The selected firm will provide engineering design services and prepare construction plans for geometric improvements for 9th Street. This project will highlight multi-modal transportation with an emphasis on pedestrian and bike activity and community integration.

The selected firm will provide Engineering Design Services for both the preliminary and final design phases, and the bidding phase as outlined below.

### Preliminary and Final Design Phases:

- Work extensively with multiple community stakeholders and the City of Lawrence to design the project to integrate artistic elements into the infrastructure, provide public spaces for ongoing artistic performances, activities and events, and provide for vehicular, pedestrian and bicycle traffic. Create a public meeting schedule and work with the City to widely publicize input meetings.
- The successful firm will develop a public information plan that includes neighborhood input and collaboration in the design.
- Topographic Surveying
- Plan and profile
- Intersection geometrics/design.
- Storm drainage design, erosion control plan, as necessary
- Preparation of legal descriptions for right-of-way and/or easements as necessary
- Utility location plans and utility coordination meeting
- Preparation of cost estimates at both preliminary and final phases
- Multi-modal /complete street features – bike facility/sidewalk etc.
- Street /pedestrian lighting plan
- Right-of-way descriptions and tract maps
- All applicable permit application and submittals
- Pavement design
- Construction sequencing and traffic control
- Work through appropriate city planning processes, including the Historic Resources Commission and the Lawrence Cultural Arts Commission, amongst other stakeholders.
- Issue calls for art related to the project and curate the public art for the project to be included in the final design
- Coordinate with existing development occurring along the corridor
- Attend public meetings and make presentations, as necessary

The successful proposal will be able to demonstrate both the art and engineering capabilities of the group, as well as the ability to build consensus, analyze alternatives and make recommendations, communicate with different interest groups and lead extensive public involvement processes which engage stakeholders and enable consensus.

### Bidding Phase:

- Answer Contractor Questions
- Issue Addenda
- Pre-bid Conference
- Engineer's Estimate
- Review Bid and Recommend Award

### Timeline: (subject to modification)

- October 1, 2014: Submittal of Qualifications Due
- Early/Mid November 2014: City Commission authorize negotiation of scope of services with successful firm
- Late November 2014: Finalize contract with successful firm

- May 2015: Concept Plan/Design Concept Approved by the City Commission after extensive public input and process
- September/October 2015: Final Plans completed
- 2016: Construction

**Required Qualifications:**

The creative team should exhibit experience leading teams comprised of artists, landscape architects, and engineers within the context of public art commissions, walkable communities, and/or civic projects in the public realm.

The creative team should have experience successfully completing projects that integrate complete street values and concepts, innovative and leading-edge pedestrian and bicycle strategies, and deliver quality public infrastructure.

The creative team should exhibit a depth of experience working with arts and culture nonprofit organizations.

The creative team should exhibit experience in streetscaping projects that dynamically engage the community at a grass-roots level, including a design process that pro-actively engages community stakeholders such as the East Lawrence Neighborhood Association, local property owners, etc.

The creative team should exhibit a depth of experience working with complex stakeholder groups to achieve public art installations, preferably recognized at a national or international level and preferably completed within the context of urban cultural districts.

The creative team should exhibit a depth of experience working with City engineers to complete successful public art projects that are fully integrated into city infrastructure.

The creative team should exhibit experience in curating and administering public art selection processes.

The creative team should exhibit experience in creating outdoor art infrastructure capable of hosting multi-media installations, including performance and digital projection.

The creative team should exhibit experience with projects that place artists as a primary collaborators in urban planning and urban design projects.

**Submittal Components**

Should your firm be interested in being considered for this project, please submit your firm’s qualifications addressing the following items:

- Unique qualifications / capabilities demonstrating the ability to meet the required qualifications.
- Project Understanding / Approach
- Project team/personnel including:
  - Identification of person who will be responsible and in charge of the work.
  - Previous work experience of the project team with similar projects
  - Current and projected workload and availability of project team members.

- Demonstrated track record of producing projects on time and within budget.
- Office locations (accessibility)
- Experience in:
  - public art related experience or projects as outlined in the required qualifications
  - placemaking and walkable and bikeable public spaces
  - developing and working within an interactive project process
  - developing consensus
  - working with the general public and elected officials
- Proposed sub-consultants.
- Quality control program.
- References related to projects that demonstrate the ability to meet the required qualifications.
- Other pertinent information.

**Selection**

Qualifications received will be reviewed and evaluated on the items described above. The most responsive/qualified firm will be selected. A final scope of services and fee will be negotiated with the selected firm.

A copy of the City of Lawrence standard Engineering Services Agreement is available for review upon request.

From those firms submitting qualification statements, the Selection Committee will select a list of the most qualified firms for interview. Following the interview, the Committee will make a recommendation to the City Commission to begin negotiations for design services. Those firms not selected will be notified by letter.

**Attachments**

- Project Location Map
- ArtPlace Grant Summary

The contractor agrees that the contractor shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the present contract because of race, religion, color, sex, disability, national origin or ancestry. The contractor shall in all solicitations or advertisements for employees include the phrase, "equal opportunity employer." The contractor agrees that if the contractor fails to comply with the manner in which the contractor reports to the Kansas Human Rights Commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, the contractor shall be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the City. If the contractor is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the Commission which has become final, the contractor shall be deemed to have breached the present contract and it may be canceled, terminated or suspended, in whole or in part, by the City.

# Attachment 1: Project Location Map

## Project Limits



 9th Street Project Limits

Attachment 2: ArtPlace Grant Summary- *This section contains excerpts from the ArtPlace Grant application and the ideas presented are subject to the design process to be undertaken by the design team.*

**One sentence description of the project:**

*The ArtPlace grant project* led by the Lawrence Arts Center, the City of Lawrence, and a Creative Team, will revitalize six blocks of 9th Street from the “Warehouse Arts Area”/the Industrial Historic District through the neighborhood along the corridor to Downtown Lawrence, creating multi-modal paths, upgraded amenities, and a new model of urban infrastructure that will enable local artists to engage our community in ways inspired by the revolutionary and counter-culture spirit of Lawrence and our favorite iconoclasts John Brown, Langston Hughes, and William S. Burroughs.

**2. Please describe the location(s) of focus for your work. Why did you choose this location, place, or area for your work? What is the historic or current climate, challenge, opportunity, or issue (social, physical, and/or economic) that your work is addressing?**

-Location: Lawrence, Kansas’s 9<sup>th</sup> Street in the Lawrence Cultural District, a corridor lined with small businesses, homes, and artists’ studios in an underinvested neighborhood. St. Luke A.M.E., Langston Hughes’s church; various historic sites; New York School, a neighborhood elementary school; and Turnhalle, a 19<sup>th</sup> century German immigrant center now considered for artists’ studios also line these blocks. Over 300 artists work in studios along the corridor and are ready to integrate their work into community spaces.

- Neighbors have requested improved sidewalks, street lighting, and support for an artistic streetscape for decades, and alliances are finally in place to make this happen with ArtPlace support. Private interests and municipal and federal governments have invested in the Warehouse Arts Area to the East and Lawrence’s downtown to the West, while the six blocks in between lack lighting, sitting places, walkable and bike-able paths, and art.

- Processes of seeking and receiving NEA Our Town funding and ArtPlace finalist status (2013) caused Lawrence politicians, artists, neighborhood representatives, and businesses to address longstanding differences. Lawrence’s 2013 Cultural District Task Force was a diverse group that tackled questions about gentrification, preservation, development, and what creative placemaking means here. Now, the City Commission has approved the Task Force recommendations reflected in this proposal, and all stakeholders are ready to engage in next steps.

-This project will be a model for neighborhood change and preservation, showing how a city can embed artists with an Urban Designer and city engineers at the outset of infrastructure development.

**3. Please describe the work you want to do for which you are seeking ArtPlace America support.** If we receive ArtPlace funding, the City will fund 9th Street renovation, making it an environmentally responsible Complete Street with lighting. ArtPlace will fund consultation, design, artists’ fees, and materials that will make this street a distinctive place with permanent artistic elements and technological capacity for more ephemeral expressions of place through visual and performing art:

-ArtPlace will fund a professional Urban Planner to lead Creative Team including Director of Public Works, the Arts Center, and lead artists. The Team will design the

streetscape and a sustainable plan for permanent and ephemeral art and cultural events that will transform this segment of 9th Street into an engaging street from the Warehouse Arts Area to Downtown. Artists will be at the forefront of planning.

-ArtPlace will also fund artist fees and permanent art for the design, with emphasis placed on the integration of artists, materials and crafts-based processes indigenous to the Cultural District.

ArtPlace and the City will fund electrical capacity (e.g., 40 amps/50 feet) and technological infrastructure to allow artists to continuously transform the 9th Street Corridor through video projections, multi-media performances, and installations that engage pedestrians; a dynamic and sustainable platform for Creative Placemaking.

-With this infrastructure, the project will be much more than a redesigned streetscape: it will become a platform for local artists and other community innovators to exhibit, connect, perform, and work. The Creative Team will collaborate with, and provide technical support for, local artists to create permanent and temporary installations funded in part by ArtPlace and designed to encourage engagement between people and place. ArtPlace funding will leverage and expand current Cultural District programming—including Final Fridays events, New York School and St. Luke A.M.E. events, and the NEA-sponsored annual Free State Festival, an Our Town project.

-ArtPlace will fund measures designed by Gallup senior scientist Shane Lopez to demonstrate the value of ArtPlace investment.

-The Project will result in measurements and a replicable model of city planning: artists working with the City and local stakeholders to design and execute urban infrastructure that is environmentally and socially responsive to community needs.

**4. Please describe the larger portfolio of strategies--work being done to accomplish or further place-based change--within your community. Name the major partners in the development and execution of those strategies.** Our Project aligns with Lawrence's arts-centered strategies to enhance livability and accelerate economic development and capitalizes on current momentum across three key areas.

1.) Municipal Cultural Planning:

-City leadership in cultural planning

- The City of Lawrence designated a 0.78 square mile Cultural District in 2012.

- Mayor's Task Force developed "Recommendations for the Lawrence Cultural District," now the City's official portfolio of strategies for creative placemaking.

- The City Commission has appropriated funds for a Director of Art and Culture who will develop a cultural plan for Lawrence and coordinate local artists and cultural organizations. This Director will work with the Lawrence Arts Center and other stakeholders on the design process and implementation of this grant.

- Capital investment in the Cultural District from 2012-2014 confirms city commitment to Creative Placemaking and includes a new \$18,000,000 public library and \$3,000,000 investment in the Warehouse Arts Area. Three city lots, located just off of 9<sup>th</sup> Street and appraised at \$1,000,000, have been committed by the city to become an Arts Commons curated by the Lawrence Arts Center.

2.) Healthy Community:



- The Community Foundation's initiative Live Well Lawrence and the City's Multi-Modal Transportation Plan support *the 9<sup>th</sup> Street Corridor's* emphasis on pedestrian and bike activity and community integration.

- The City and County have supported walking and biking path development around Lawrence. *The 9<sup>th</sup> Street Corridor* will establish a model for future planning involving art and artists in the creation of this system.

### 3.) Neighborhoods as Distinctive Places:

- After decades of threatened closures, neighborhood schools needing renovation were saved in 2012 by voters who see them as central to making the area distinctive. The New York School, the most economically disadvantaged of these schools, lies just off 9th Street.

- East Lawrence and Downtown, two neighborhoods comprising the Cultural District, unanimously support *the 9<sup>th</sup> Street Corridor* and will be engaged with artists in making work that illuminates the context of the place.

- Cross sector support has grown for walking apps, markers, and other ways to highlight the distinctive counter-cultural history of the District, especially along 9<sup>th</sup> Street.

## **5. How will your proposed work affect the social, physical, and/or economic character of the location and interact with the larger portfolio of strategies?**

**Physical:** The City of Lawrence is committed to making *the 9<sup>th</sup> Street Corridor* an environmentally sustainable Complete Street, with new sidewalks, streetlights, and bike paths integrated into the design developed by the Urban Designer and the Creative Team. The physical components of this new urban infrastructure will draw inspiration from a place-specific palette. Indigenous materials, such as clay harvested from the nearby Kansas River, and local artisan processes will artfully comprise the hardscape of the corridor.

**Social:** In addition to innovative streetscaping, the 9th Street Corridor will create a dynamic social infrastructure that celebrates the transformative role an active street can play within an eclectic urban context. As a platform designed to be continuously refreshed with new content by the people who live and work here, as well as visitors, the 9th Street Corridor will bring artists from their studios to the streets to create an ever-evolving space in which individuals and communities can engage with each other and this historically rich place.

**Economic:** *The 9<sup>th</sup> Street Corridor* will encourage new investment along 9<sup>th</sup> street, preservation of existing investments, small businesses, and original art. Specifically, the 9<sup>th</sup> Street Corridor will connect major “bookend” development investments, each emblematic of the diverse character of the Cultural District. In addition, by creating a streetscape that sparks the imagination and compels pedestrian interaction, *the 9<sup>th</sup> Street Corridor* will lead to new collaborations and innovative ideas with the potential to enrich the local and the national economy.

**6. How will you know if you have had this effect?** Gallup Senior Scientist Shane Lopez will lead the project evaluation.

-Surveys of pedestrian activity on 9<sup>th</sup> Street will be taken before construction on the new streetscape begins and after it is complete. It is estimated that there will be an average 20% increase in pedestrian activity in the area during daylight hours and a 30% increase in pedestrian activity in the area during evening hours once the streetscape has been completed.

-Analysis of yearly Gallup-Healthways Well-being data for the Lawrence community

will track changes in local vitality and community pride and demonstrate how creative placemaking can transform how people feel in and about their community.  
-An animated map, demonstrating the shift in businesses, preservation of existing businesses and assets, cultural events, and social activities that takes place following the construction of the new streetscape, will be made available on the Lawrence Arts Center's website and updated quarterly for five years following the completion of the project.

**7. Why is now the right time for your particular set of activities?** -Community support is coalescing around arts and economic development now.

- Community Foundation, Chamber of Commerce, City, and neighborhood groups see art as central to what makes Lawrence distinctive.

-Artists, residents and developers want the street as a platform for art and innovation.

-The City designated a Cultural District and for the first time will include artists at the outset of a major project.

-Public and private investment in the Warehouse Arts Area, six blocks east of Downtown, motivated cross-sector support for connecting these two nodes of activity.

-NEA Our Town support established the Free State Festival along 9th Street in 2014.