

ELECTRIC WORKS

BROADWAY | DISTRICT

PARKING GARAGE MURAL PROJECT PROSPECTUS

About Electric Works

The Electric Works campus first became a center of industrial innovation in 1883. Early entrepreneurs were experimenting with electricity when the Fort Wayne Jenney Electric Light Company was founded by visionary Ranald T. McDonald and inventor James Jenney. Around the turn of the century, Thomas Edison's fledgling General Electric Co. acquired the business and got busy. At its peak in 1944, the height of WWII, GE employed about a third of Fort Wayne's workforce. For more than eight decades, the campus churned out electric motors, electrical transformers, and more electronic wonders.

In 2015, GE closed the campus to stay competitive in a rapidly changing marketplace. For more than five years, 39 acres, eighteen historic buildings, and more than 1.2 million square feet of space in the heart of Fort Wayne sat vacant, waiting for the chance to be reborn and to generate new experiences and new ideas. In 2017, RTM Ventures acquired the property and crafted a plan with the community for a mixed-use development that would become Electric Works.

Ancora, of RTM Ventures, is the master developer of Electric Works. With a strategic focus on urban redevelopment and a commitment to community revitalization, the principals of RTM Ventures have developed over \$1 billion of real estate in Indiana and across the United States. The principals each bring a unique and extensive track record in sophisticated capital structures, public/private partnerships, brownfield redevelopment, historic adaptive reuse, as well as the application of federal, state, and local tax credit and economic development incentive programs. The name RTM Ventures honors Ranald T. McDonald, the early entrepreneur who first launched the Fort Wayne Jenney Electric Light Co. in the late 1800s.

Today, Electric Works's adaptive re-use of the 700,000 square foot campus includes a range of office spaces, a high school, healthtech innovation center, food hall, health clinic, numerous public spaces hosting a range of events, and soon apartments and a childcare facility. Electric Works serves as the heart of innovation, collaboration, programming and cultural change for Northeast Indiana.

Project Overview: During the Request for Qualifications, RFQ Phase, PHASE I, an Electric Works Mural committee review panel will evaluate initial RFQ application responses according to the criteria outlined within the Prospectus. Up to 3 artists or groups of artists whose proposed qualifications demonstrate, in the review panel's sole opinion, the qualifications that best fulfill the purposes of this project will move to the finalist selection phase, PHASE II. In PHASE II artists will be hired to create proposal concepts based on the project theme. Those proposals will undergo a jury review. The selected artist in PHASE II will be contracted to implement their mural concept in Fort Wayne, IN in 2024. If a satisfactory design concept is not approved by the Electric Works Mural Committee and/or the Fort Wayne Public Art Commission, this project may not move forward.

Applicant Eligibility

- Applicant(s) must be willing to sign an indemnification agreement, a hold harmless waiver, and a photo release waiver;
- Applicant(s) must be prepared to provide proof of insurance;
- Applicant(s) must be 18 or older;
- Applicant(s) must be able to travel to Fort Wayne, IN to install the mural in 2024;
- Applicant(s) must be able to provide tax documentation and be eligible to work in the USA in 2024;
- Applicant(s) must be willing to participate in a dedication ceremony, interviews, an artist talk, and/or conduct demonstrations/presentations.
- Applicant(s) must be willing to participate in a local artist apprentice program.

Ancora is an equal opportunity employer.

Statement of Work: The scope of work for the selected artist or artist team may generally include, but not limited to, the following:

PHASE I RFQ Applicant:

- Submit RFQ to Electric Works Mural Committee before the deadline (see project timeline below).

PHASE II Finalists:

- Provide a fully rendered, in color, design proposal for the site by the deadline.
- Prepare and present, as necessary, the design concept, budget, timeline for installation, materials, and equipment needed.

PHASE III Finalist(s):

- Enter into a contract with Electric Works.
- Install the mural in 2024.
- Install the mural in accordance with the terms and conditions of the contract. The Artist or Team will work collaboratively with A H Public Spaces Consulting and Electric Works Mural Committee to ensure that the mural is installed correctly and in a timely manner.
- Artist(s) may be asked to work with local volunteers and/or local artists while implementing the mural.
- Artist(s) will attend a dedication ceremony at the mural site and participate in an artist lecture on the Electric Works Campus during the mural installation.

Project Timeline: *

MARCH 2024

MAY 31, 2024

MAY 2024

JUNE 2024

JUNE 2024

JULY 2024

-OCTOBER 2024

RFQ release

Phase I: Deadline for RFQ submissions

Phase I: Review RFQs and make finalist selections. Phase II Finalists selected and notified; *all applicants will be notified about the status of their application.*

Phase II: Deadline for finalist(s) design proposals

Jury review of finalist(s) design proposals; Finalist is selected; *all finalists will be notified about the status of their application.*

Phase III: Mural to be installed

**Dates may be changed due to inclement weather; Electric Works reserves the right to modify this schedule if necessary.*

Public Art Location: The project location is a parking garage. The scope of work may include the east and south elevations of the parking garage located on Van Buren Street in Fort Wayne, IN. Detailed site template and additional photos will be provided to Phase II Finalists. A general estimate of square footage and site photos are available to Phase I Applicants.

Specifications: The total area of the mural is to be a minimum of 15,000 square feet; There is a paintable area of 40,000 square feet. Please see site photos below to better understand the site and the view from the campus and the road. *Detailed site template, exact specifications, and additional photos will be provided to Phase II finalists. Phase II finalists will be juried based on their observance of various viewer perspectives, project size and use of space.*

Mural Theme: There is no specific theme for this project, but there are some parameters that applicants should keep in mind. Electric Works serves as a heart of innovation, culture, and energy for Northeast Indiana. Electric Works' adaptive re-use of the 700,000 square foot campus includes a range of office spaces, healthtech innovation center, food hall, health clinic, numerous public spaces hosting a range of events, and soon apartments and a childcare facility. The campus is nestled in between two thriving downtown neighborhoods, and the mural site is visible from Broadway, a road that sees over 15,000 vehicles a day. There are already a number of murals on campus, and this project is meant to further saturate the campus with artwork. Competitive applicants should display a capacity for large scale work and a portfolio that reflects consistent style and skill. The mural should engender a sense of pride among locals and discovery among visitors. It will need to be family friendly and secular. Violent imagery, salacious material, expletives and hate speech will not be considered.

Site Photos:

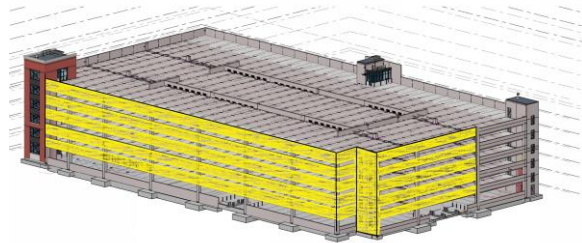


Illustration of parking garage; Potential paintable area indicated in yellow.



View of garage from the sidewalk along Broadway.



View of garage from the south patio at Union Street Market



South Elevation of the garage



View of garage from the intersection of Broadway and Lavina Street

Mural Budget: There is no fee for RFQ applicants to submit their qualifications in Phase I.

A review committee will select the Phase II finalist(s) from the RFQ applicants. Phase II finalist(s) will enter into a contract with Electric Works, provide a signed Form W-9, and issue Electric Works an invoice for a design fee of **\$750.00**. Phase II finalist(s) will be asked to include a project budget.

Phase III finalist, the selected muralist(s), will sign a mural contract and waivers. It may be the artist's responsibility to work with Electric Works to present the proposal concept before any specific governing bodies before installation may proceed. The selected artist(s) will have a budget **not-to-exceed \$75,000.00** to install their mural. The budget is to cover all costs associated with the mural, inclusive of, but not limited to, artist fee, materials, transportation, travel to and from the site, per diem expenses, insurance, project documentation, associated project equipment rentals and purchases and the contingency to cover unexpected expenses and any other costs related to the mural not covered in the preceding list. The muralist will be given 25% of the budgeted amount upon signing their contract and providing any necessary documentation. The artist will be awarded the final sum of payment at the satisfactory completion of the project.

Funding for this project is allotted by The Public Art Giveback Program, a funding instrument for the City of Fort Wayne's Public Art Program based upon contributions from certain city-supported eligible redevelopment projects, as described in § 33.188 of the city code.

Work Samples Submission Guidelines: Qualifications must be submitted electronically via the **JotForm link**. Applications that do not include the below mandatory information will be rejected without further consideration. Applications must be received on or before the due date and time specified in this solicitation.

RFQ JotForm Application must include the following:

- a. **Applicant Contact Information:** Please provide your name, mailing address, email address, phone number and city of residence
- b. **Professional Resume (2 Page Limit):** An outline of the primary artist's background and experience with examples of work done by the primary artist(s); and a list of other individuals who will assist in the completion of the project, detailing their training, and relevant work experience.
- c. **Five Previous Work Images:** five relevant work samples, including title, dimensions, medium, and completion date.
- d. **Two Professional References:** Please share the name and contact information for two professional references.
- e. **One Professional Letter of Reference**
- f. **A Brief Statement:** State in 200 words or less why you are interested in participating in this project.

Evaluation: All responses received by the deadline will be evaluated by representatives of the Electric Works Mural Committee review panel. Electric Works reserves the right, based on the scores of the qualifications, to create a short-listing of artists who have received the highest scores to interview or conduct demonstrations/presentations. Those chosen by the review panel will be invited to move forward as Phase II finalists.

Evaluation Factors for Request for Qualifications: The review panel will consider the following factors and weigh on which qualifications will be judged during this process: expressed understanding of project objectives in written statement, artistic quality of previous work, scale of previous work, and style of previous work. Artistic quality shall be demonstrated by the artist(s) work samples and experience in the production of public art.

Evaluation Factors for Phase II Finalists: Artists whose proposed qualifications demonstrate they best fulfill the purposes of this RFQ, will be invited to enter into a contract with Electric Works and receive a stipend to develop a proposal for the project. The Electric Works Mural Committee’s review panel will consider the following factors and weighting on which artist(s) proposals will be judged: mural design, use of space, and written narrative. The goal is to provide a creative installation that will make best use of the available canvas and the various perspectives by which the site is most visible and provide a concept that best considers the mural theme. The selected finalist’s design will be shown to the Fort Wayne Public Art Commission for final approval.

Deadline: Qualifications must be received by **JOTFORM APPLICATION** no later than **12:00 p.m. (EST), MAY 31, 2024**. Incomplete or late submissions will not be considered.

JotForm Link: <https://form.jotform.com/240394753495163>