

## REQUEST FOR QUALIFICATIONS

### Lower Hill Redevelopment – G1 and G4 Open Space Public Art

Project Address: 600 Washington Place, Pittsburgh, PA 15219

### QUALIFICATIONS PACKAGE – Public Artist

### REQUEST FOR QUALIFICATION AND SELECTION TIMELINE:

RFQ Issue Date:	6/22/22
RFQ Overview (via Zoom link below)	6/22/22 6:00 PM
	<a href="https://us02web.zoom.us/j/88548841175?pwd=U3lBQXdlRXlacTd0b2Jac2E4WlROQT09">https://us02web.zoom.us/j/88548841175?pwd=U3lBQXdlRXlacTd0b2Jac2E4WlROQT09</a>
Presentation of RFQ at Black Transformative Arts Meetup: The BlaqkHouse Collections	6/25/22, 12:00 – 4:00pm (Dr. Ellis at 3:00pm)
RFQ Overview (via Zoom link below)	7/7/2022 6:00 PM
	<a href="https://us02web.zoom.us/j/88548841175?pwd=U3lBQXdlRXlacTd0b2Jac2E4WlROQT09">https://us02web.zoom.us/j/88548841175?pwd=U3lBQXdlRXlacTd0b2Jac2E4WlROQT09</a>
Information Session at Frankie Mae Pace Park	7/9/22, 11:00-1:00 PM
RFQ Overview (via Zoom link below)	7/28/22 6:00 PM
	<a href="https://us02web.zoom.us/j/88548841175?pwd=U3lBQXdlRXlacTd0b2Jac2E4WlROQT09">https://us02web.zoom.us/j/88548841175?pwd=U3lBQXdlRXlacTd0b2Jac2E4WlROQT09</a>
Qualifications Due via Submittable	8/8/22 11:59 PM EDT
	<a href="http://bit.ly/LowerHillCFA">http://bit.ly/LowerHillCFA</a>
Artist Selection Panel review materials	August 2022
Finalists interviewed and chosen	August 2022
Proposal period	September 2022
Finalists exhibit proposals	October 2022
Project awarded	End of October 2022

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## 1. PROJECT BACKGROUND

The Lower Hill Redevelopment Project is the revitalization of the former Civic Arena, 28-acre site by a partnership formed by the Pittsburgh Penguins, FNB Bank, The Buccini/Pollin Group and Clay Cove Capital. It has the potential to transform the immediate Greater Historic Hill District, Downtown, Uptown, the entire City of Pittsburgh, Allegheny County and the Southwestern Pennsylvania region. It will not only reconnect these communities, but it will also act as a catalyst for economic development and shared prosperity throughout the Greater Hill District community, to create jobs, businesses and wealth building opportunities for its residents. In order to build on the success of the Pittsburgh Penguins organization in bringing jobs and economic investment to the community in connection with the development of PPG Paints Arena, the Community Collaboration and Implementation Plan (CCIP) was created in 2014 along with a Preliminary Land Development Plan (PLDP) that was completed and approved by the City Planning Commission in December 2014, to ensure that our goals are realized.

The CCIP, developed in close collaboration with community stakeholders, describes specific goals, strategies and processes for maximizing the inclusion of the Greater Hill District and its residents in certain aspects of the redevelopment project. This plan and the implementation of its goals, objectives, strategies and processes is intended to represent an unprecedented level of collaboration for the Southwestern Pennsylvania region among developers, public partners and community stakeholders for the benefit of a singular community, which has suffered disregard and disinvestment through the decades. **We hope that our collaboration will create a new standard for partnerships between such parties, nationwide.**

The approved PLDP provides a framework for a world-class, mixed-use development with retail, commercial and residential uses, planned in coordination with the implementation of required infrastructure. The PLDP also identifies a system of public open spaces that are to be created during the implementation of the development. **One key element of the open spaces and development is the implementation of a public arts program.**

As the developer of the commercial portion of this development, The Buccini/Pollin Group (BPG), through its affiliate, the Lower Hill Developer LLC, has agreed to implement these plans in phases tied to the commercial redevelopment. The first phase of the Lower Hill District is identified as the FNB Financial Center located at the corner of Washington Place and Bedford Avenue. The site is more specifically identified as parcel G1 and adjoining public open space parcel G4. The FNB Financial Center project was approved in Summer

2021 and construction commenced that Fall with a three-year construction schedule opening in 2024.

## 2. CALL FOR ARTISTS

The Lower Hill Redevelopment site seeks to commission artworks for the first phase of the Lower Hill Redevelopment site in Pittsburgh, Pennsylvania, as part of its Open Space Arts Program. The artwork(s) will be sited in a prominent location or locations throughout the open space on planned parcels G1 and G4 in conjunction with construction of the FNB Financial Center and inspired by the production of the Frankie Mae Pace Park.

This artwork(s) should:

- Enhance the unique history and site characteristics of the Lower Historic Hill
- Create excitement and interest for the community
- Honor and commemorate the rich history of the Historic Hill District Community and the City of Pittsburgh.
- Celebrate the impact Wylie Avenue and the impact this Lower Hill Site will have on the community, while encouraging the public to sweep up both Wylie and Centre Avenue corridors.
- Inspire young people to honor and repair the past, with a forward-looking focus.
- Inspire young people to see a legacy that belongs to them and to future generations.

The artists' willingness to learn in-depth about the Historic Hill District community, the connections to surrounding communities and the City of Pittsburgh, and to have continuous dialogue with the design team from which to apply the concepts, is integral toward developing the artwork(s).

The artwork(s) must be durable, low maintenance, and appropriate to the location. The artist should take into consideration the high amount of pedestrian traffic within the open spaces, lighting (both natural and electric), and temperature control when designing the artwork.

Works in a variety of media and forms will be considered. Examples of media include, but are not limited to: textiles, paint, wood, metal, and photography. A wide variety of forms for the artwork will also be considered, including functional elements such as seating or display cases; artwork integrated into the existing landscape architecture of the open spaces; murals; freestanding sculpture; and photography, among others.

### 3. A HISTORY OF THE HISTORIC HILL DISTRICT AND PROJECT CONTEXT

It's time to tell a new story about Pittsburgh and of this land, The Greater Historic Hill District and the Lower Hill District, in particular. In 1829, a small set of Black families settled upon the Hill. At the time, it was known as Prospect Hill, Little Hayti and Arthursburg. An attractive settlement with a good view, they had found a sweet spot. These sets of families were free and many of them were abolitionists. Colored Conventions were held all across the United States during the period of enslavement as activists and organizers sorted out how to end slavery, decide where they wanted to live and make this country a more perfect union. They hosted Martin Delany, who arrived in 1831 to become a medical doctor by serving as Dr. Lewis Woodson's apprentice; and was supported by this free community and served as the basis for him studying and becoming a doctor, an abolitionist, an entrepreneur, a freedom fighter and a US military soldier. Some years later, other families began to settle in the area, as they also found it desirable. Soon, an interracial coalition was formed and the Pittsburgh Anti-Slavery Society was founded. In Pittsburgh, the Anti-Slavery Society welcomed William Lloyd Garrison and Frederick Douglass and Pittsburgh's African American Community hosted its own "Colored Convention" in 1843 at Bethel AME Church in Oakland. The 1850 Fugitive Slave Act is the reason why so many Black people departed Pittsburgh, en-masse, but free Blacks stayed, and they left a community, here, in the Historic Hill District.

During the late 19th century, immigrants began flowing into what we now know to be the Lower Hill. Upon exiting the train station, they came—the Irish, the Italian, the Jewish, the Russian, the German, the African Americans migrating from the Southern United States. They all came and settled upon a new life in Pittsburgh, Pennsylvania—and in the Lower Hill. The Irene Kaufman Settlement House (now known as the Hill House) became a necessary focal point for newcomers. It's important to note that the African Americans coming up from the South were meeting the older Black community that had been here. Soon, the Lower Hill's seams were bursting, the area grew crowded, well-worn and there was urban decay; but still hopeful people were making the best of the area.

After World War II, there were many discussions by the federal government to renew American cities and engage in what we now know to be "urban renewal and urban redevelopment." Pittsburgh was the first to be chosen and created the Urban Redevelopment Authority in order to create the program and receive the federal funds. Unfortunately, the plans that were made only partially came into fruition.

The Crosstown Expressway and the Civic Arena were built, but only one apartment building was created from the many that were to be constructed. Black people were hired to demolish but not hired to build the innovative arena.

Eminent domain could have been handled much better. Many of the people, of all ethnicities, who lived in the Lower Hill found the process to be dissatisfactory. Race and class played a role in the ability to relocate and gain access to information and proper processes. Still, Pittsburgh's local city government could have done much better. African Americans were the last ones left and 8,000 persons were displaced.

Frankie Pace of the Citizen's Committee for Hill District Renewal helped organize a boycott with other Hill and National organizations, including Martin Luther King, Jr's last campaign—the Poor People's Campaign— and made it known with a billboard which read: Attention URA: No More Redevelopment Beyond This Point. We Demand Housing for the Lower Hill. The city did build low-income housing. In fact, the Hill District was overrepresented with public housing, but not much more. After this point, the city did not develop much at all above Crawford Street and with the Crosstown Parkway further blocking off the neighborhood, engaged in a sort of benign neglect of the area until Crawford Square was planned in 1990 and was completed in 1999.

The Historic Hill District has persisted throughout the “war on drugs” but also suffered tremendously, losing its robust population over time and is now a community of just **8,000** people. Half of the neighborhood is vacant and the other half, except for Crawford Square and Bedford Hills, has been depleted or older housing stock is in need of revitalization. The Hill District has been affected by disinvestment in the community and has had a hard time attracting capital investment.

With this history and a robust plan for far greater investment, inclusion, togetherness and a vision for the future in mind, the historic street patterns have been restored, open spaces are ready to be filled with creativity and the Lower Hill Redevelopment project is moving towards realization with a core principle of leveraging development and private investment throughout the Greater Historic Hill District, as well as with a driven purpose to make a substantive impact upon Uptown, Downtown, the entire City of Pittsburgh, Allegheny County and Southwestern Pennsylvania. The Lower Hill Redevelopment will be a new, nationwide attraction and with the Historic Hill District, another reason for newcomers to visit, live, work and play on the site!

How do we honor and repair the past, while also helping the public envision a newer, brighter future? What will the neighborhood be like in 10-20 years? We need artists like you to show us.

#### 4. PROJECT TEAM

Commercial Developer –	The Buccini/Pollin Group
Open Space Owner -	Lower Hill District Conservancy
Architect of Record for Parcel G1 + G4 -	Gensler
Landscape Architect –	UpStudios LLC
Civil Engineer –	Michael Baker International
Construction Manager -	PJ Dick
Project Manager –	Dunham reGroup

#### 5. OWNER'S SCHEDULE MILESTONES

G1 Tower Construction Commencement	September 2021
G1 and G4 Open Space Construction	Late 2023
G1 Tower and Open Spaces Completed	Late 2023 / Early 2024

#### 6. SCOPE OF WORK

Public artworks shall be designed and fabricated with durable materials suitable for exterior use and minimal maintenance. Artists are encouraged to work with local fabricators if the work is beyond their capacity or experience. A network of local fabricators supported by Bridgeway Capital under the umbrella “Monmade” can serve as a resource for fabrication. Fabrication and installation will be coordinated with the construction work underway.

The artwork shall be located throughout the G-1 and G-4 open spaces. The landscape design is intentionally created to include communal space with walkways, seating areas and overlooks, for individuals and groups, with small and medium sized events. There is an event lawn for a variety of activities, and regular seating for lunch breaks, street festivals and more. Please refer to Exhibits A, and B for specific locations and artwork opportunities and the website: <http://LowerHillRedevelopment.com>

#### 7. SUBMISSION OF QUALIFICATIONS AND SELECTION PROCESS

##### a. Eligibility

The project is open to all artists, age 18 and over, regardless of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability; the selection committee will prioritize submissions from artists from the Historic Hill

District and its Diaspora artists, the selection committee will seek Pittsburgh artists whenever possible.

Artist teams are eligible to apply, including teams of artists from multiple disciplines.

**b. Submission Requirements**

- i. Letter of Interest. The letter should be no more than one page in length and should explain the artist’s interest in the project.
- ii. Current resume. If submitting as a team, a current resume should be submitted for each team member.
- iii. Five to Fifteen slides of the artist’s work. **Please use Submittable for applications.**

<http://bit.ly/LowerHillCFA>

- iv. Annotated slide list. The slide list must include the artist’s name and a brief description of each slide stating its title, date, medium, size, location, and if a commissioned project, the commission budget.
- v. References. A list of at least three professional references that have an intimate knowledge of their work and working methods. The list must include complete email addresses and telephone numbers.
- vi. Preferred Opportunity. Artist should identify which, if any, of the opportunities identified in Exhibit A and B they are considering as appropriate for their work. A specific Propsoal will be developed as part of round 2 after Selection
- vii. Optional. The artist may include up to three selections of support materials such as reviews, news articles, and other related information Via **Submittable**.

**c. Selection Process**

An artist selection panel (Urban Open Space Artist Selection Panel, or UOSASP) consisting of the Lower Hill Development Team, which consists of at least two Historic Hill District community members, a representative of the Lower Hill District Conservancy, one member of LaQuatra Bonci landscape architects, a member of Gensler’s design team and one project manager. These professionals will review all artist submissions and select artists to be interviewed and finalist(s) will be selected to participate in a second round Proposal process. The finalists will be invited for a site visit and to have a dialogue with the community. The finalists will then be asked to develop a conceptual Proposal for artwork at the site and to make a presentation of their Proposal, including concept, materials, size, weight, hanging requirements, details of maintenance guidelines, and



budget. The finalists' Proposals will be exhibited on the Lower Hill Redevelopment website for approximately four weeks. The finalists will be compensated \$1,000 for their participation in this second stage of the selection process. The UOSASP will meet again to award the project to selected artist(s) by the end of October 2022.

- d. The Owner reserves the right to change the project timeline.
- e. Each proposal will be reviewed and follow up interviews may be scheduled.
- f. The Owner does not obligate itself based on the content of this RFQ and the right to change the contracting format, sequence, and scope of work.
- g. Although the UOSASP does not endorse any restrictions on any artistic content, in making decisions the UOSASP will consider the fact that the general public as visitors and users of the public open spaces will see and frequently interact with this artwork(s).
- h. Owner reserves all rights to a) reject all proposals for any reason; b) supplement, amend, modify or cancel this request for qualification and the proposals without notice or substitution of another such request; and c) conduct investigations or request clarifications and/or supplemental information relating to the qualifications of any or all respondents.
- i. Owner is under no obligation to award a contract to any artist submitting a Proposal.
- j. Owner will consider all properly prepared proposals and reserves the right to invite any or all responding individual for personal presentations and interviews.
- k. Artists submitting responses shall be responsible for the time and expense required to assemble and respond to this request and will not be reimbursed by Owner.
- l. If an artist's proposal is ultimately selected for this project, the ideas, concepts and imagery associated with the proposal will be shared with project partners, potential funders, and other pertinent interest groups for the purposes of funding, developing, and implementing your project. However, all copyright, intellectual property rights, and other rights to the artist's work will remain with you throughout this process. Under no circumstances will the artist's work be used for any other purpose,

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including but not limited to having another artist, contractor, or subcontractor execute the concept in part or in whole.

Thank you in advance for your interest in the Lower Hill Redevelopment and Open Space Public Art project. We look forward to receiving your response to this RFQ. If you have any questions concerning this RFQ please do not hesitate to utilize the Lower Hill Opportunities email [lowerhillopportunities@gmail.com](mailto:lowerhillopportunities@gmail.com) and your question will be responded to.

We look forward to your submission and appreciate your interest.

Sincerely,

Dr. Kimberly C. Ellis  
Director, Community Arts and Culture  
Buccini/Pollin Group

## EXHIBIT A – SCOPE OF WORK

### OPPORTUNITY – 1

Opportunity:	Sculpture Garden
Location(s):	FNB Plaza
Dimensions (Area):	9,600 SF
Material:	N/A
Application/Use:	Temporary Art Installation
Budget:	TBD
Timeline:	First installation Spring 2024
Site/ Surface information:	The <i>Sculpture Garden</i> which is being constructed as part of the open space project is intended to support a rotating art exhibit at the entrance of the FNB Financial Center and adjacent to the event lawn. The Sculpture Garden is intended to be suitable for free-standing outdoor artworks.



OPPORTUNITY – 2

Opportunity:	Overlook Stage
Location(s):	Overlook
Dimensions/Area:	TBD
Material:	TBD
Application/Use:	Constructed object and Surface Treatments
Budget:	\$150,000
Timeline:	Completed by Spring 2024
Site/ Surface information:	The <i>Overlook Stage</i> (or sitting plinth) is intended as a focal point for live performances as well as informal gatherings. The Overlook Stage structure may include both vertical and horizontal surface treatments.



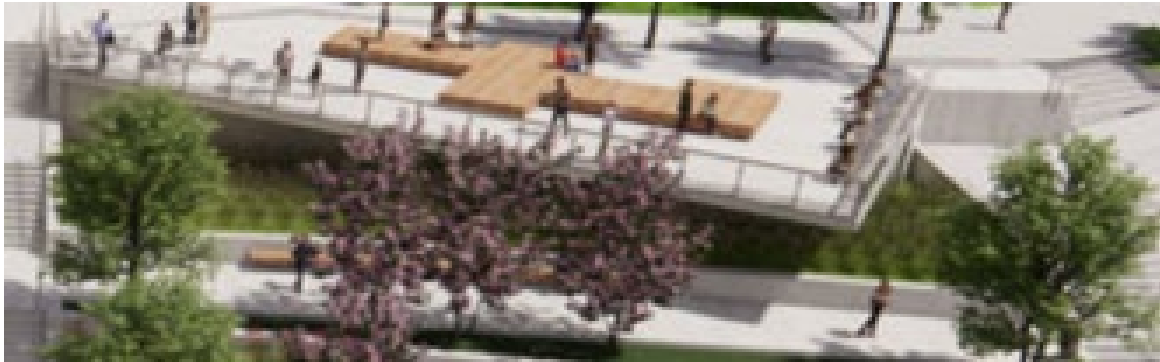
## OPPORTUNITY – 3

Opportunity:	Sculpture Walk
Location(s):	Terraces
Dimensions (Area):	TBD
Material:	TBD
Application/Use:	Art Installation and/or Sculpture
Budget:	6 locations at \$15,000 per location = \$90,000
Timeline:	Completed by Spring 2024
Site/ Surface information:	The <i>Sculpture Walk</i> is intended as a small- to medium-scale installation from one or more artists across a common theme/ story/ or narrative. The Sculpture Walk is intended to be experienced at varying elevations and folded into the landscape.



OPPORTUNITY – 4

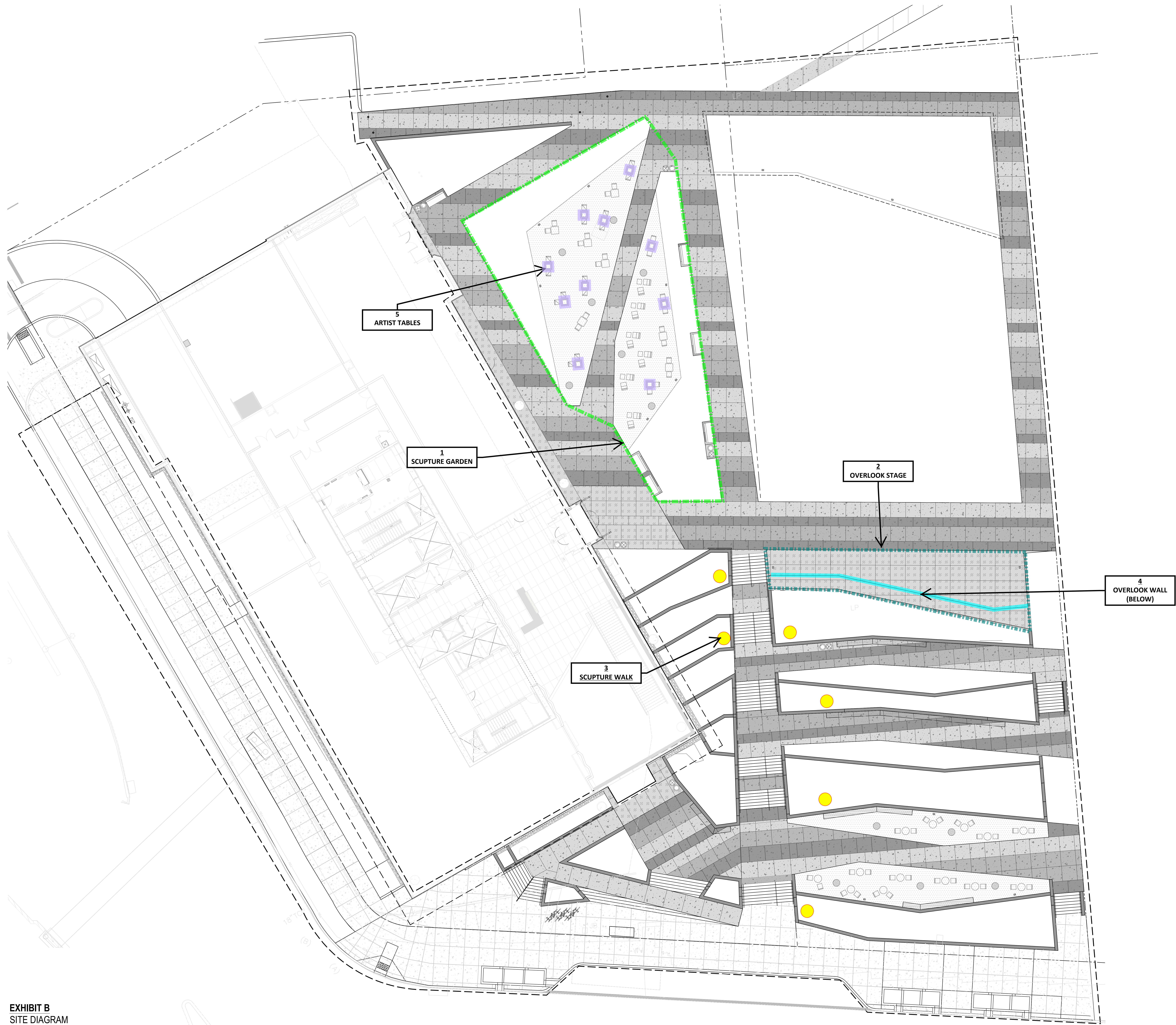
Opportunity:	Overlook Wall
Location(s):	Overlook
Dimensions (Area):	125' – 0" x 12' – 0" (1,500 SF)
Material:	Concrete
Application/Use:	Mosaic, Mural
Budget:	\$75,000
Timeline:	Completed by Spring 2024
Site/ Surface information:	The <i>Overlook Wall</i> is a vertical concrete surface with underside visibility at close range from the G4 terraces and at a distance from Washington Place.



## OPPORTUNITY – 5

Opportunity:	Artist Tables
Location(s):	Multiple sites @ FNB Plaza
Dimensions (Area):	N/A
Material:	Metal
Application/Use:	Etching; 3D Printing; Digital art
Budget:	10 tables at \$2,000 = \$20,000
Timeline:	Completed by Spring 2024
Site/ Surface information:	The <i>Artist Table(s)</i> is intended as a human-scale artistic element etched in metal tables serving the FNB plaza and Logan Street plaza. Several tables will be etched with chess/checker boards to invite game play and leisure activity. The tables will be purchased by Developer and made available to artist.

EXHIBIT B- PUBLIC ART OPPORTUNITY LOCATIONS





# Call for Artists Plans and Illustrations

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# Call for Artists Plans and Illustrations



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