

In partnership with private sector developers, commercial lenders, real estate investment firms and others, Rio Nuevo invests in projects that expand the tax base and bring people and new businesses to downtown Tucson. In the spirit of creating a vibrant, urban environment where residents and visitors can live, stay, work and play.

Rio Nuevo and a committed group of stakeholders seek a creative and innovative design firm to build a style guide and work plan deliverable for several sites within the El Presidio Historic District.

### **REQUEST FOR STATEMENT OF QUALIFICATIONS**

Rio Nuevo and the Activate El Presidio Working Group (the "Issuer") are seeking a creative and innovative design firm with:

- experience in the public realm
- knowledge of landscape design, urban planning, outdoor seating design, outdoor lighting resources, and way-finding design
- knowledge of municipal public right-of-way permitting
- an understanding of local history, culture and artistic influences
- an understanding of long-term maintenance issues for installations in the Tucson weather

### **Project Background**

In 2019, Rio Nuevo engaged Project for Public Spaces (PPS) to help develop a vision for the El Presidio district. They worked with hundreds of stakeholders to create a vision and an action plan to attract the public to this historically significant neighborhood, anchored by a number of cultural destinations including the Tucson Museum of Art and the Presidio Museum. In March of 2020, the community's plan to activate the El Presidio neighborhood was halted due to Covid. There is much renewed interest and engagement from businesses, museums, residents, the City of Tucson, the Tucson Industrial Development Authority, and other stakeholders to activate key sites in the district. A 17-member Working Group will create and implement the plan. The group is chaired by Amy Hartmann-Gordon, Executive Director, The Presidio Museum and vice-chaired by Larry Lucero, retired TEP executive, and project managed by Stephen Addison at the City of Tucson. Rio Nuevo will be represented by Fletcher McCusker, Mike Levin, and Jannie Cox, acting as advisors. Improvements will primarily follow PPS recommendations for a "Lighter/Quicker/Cheaper" approach to placemaking, utilizing paint, plantings, art, shade, outdoor furniture, lighting, small entertainment venues, and wayfinding.

### **Project Objectives**

- Create vibrant spaces to welcome all while strengthening the residential community and businesses in the El Presidio Historic District.
- Offer residents and guests inviting, safe, comfortable, and fun spaces.
- Convey the diversity, rich culture, and history of Tucson with exciting, fresh, and new features that include way-finding, seating and lighting.
- Utilize suggestions from PPS, see attachment, and the [City of Tucson Street Design Guide](#).

### **Project**

Working collaboratively with the Activate El Presidio working group, produce a style guide and work plan deliverable to implement placemaking enhancements to the El Presidio Neighborhood. This will include:

- Designs for implementation at the 10 selected sites

- Design elements to unify all sites and features
- Instructions on installation for each site
- A sourcing list for features at each site
- Permit Matrix to accompany site build outs, as needed
- Follow PPS recommendations of “Lighter/Quicker/Cheaper”

### **Mandatory Elements**

- Compliant with City of Tucson right-of-way regulations
- Sensitive to street safety and pedestrian circulation needs
- Color palette that references the dome of the Historic Pima County Courthouse

### **Audiences**

Anyone interested in exploring and connecting with the El Presidio Historic District neighborhood including residents, downtown workers, tourists, local visitors and visitors to the Pima County Historic Courthouse Southern Arizona Heritage and Visitor Center.

### **Community Engagement**

The designer must be able to work closely with the Activate El Presidio working group, and the surrounding community.

### **Open Meetings and Site Visits**

All interested parties are invited to attend scheduled site visits with one or more representatives from the working parties. The site visit will tour the El Presidio neighborhood, visit each proposed site, and find out more about the project objectives. Site visits will start at 196 N Court Ave, Tucson, AZ 85701. Interested designers should contact Stephen Addison by phone at 520-627-0098 or email at [stephen.addison@tucsonaz.gov](mailto:stephen.addison@tucsonaz.gov) to schedule a site visit. Site visits are outdoors, on-foot and run approximately 1 hour in duration.

Available scheduled site visits:

August 29 at 9am.

August 31 at 9am.

September 1 at 9am.

### **Selection Procedure**

Submissions will be judged on a number of factors including:

- Knowledge and ability for landscape design and outdoor design
- Knowledge and ability to create lively, inviting spaces in an urban environment
- Understanding of local culture, history, and norms
- Designer’s experience and quality of previous work
- Diversity within design firm
- Long term durability of proposed materials
- Environmental sustainability
- Ability to meet project timescale
- Designer fee

### **Timeline and Budget**

Round one of the selection process: Letters of Qualification and Supporting Material may be submitted starting August 18 until September 2nd, 2022. Round one finalists will be selected by September 9th.

Finalist selection process: Designers invited to submit a project proposal may submit starting September 9th until October 21st, 2022. In-person interviews will be scheduled with finalists on October 31st, 2022. The selected designer will be appointed by November 4th, 2022.

The budget for the project is approximately \$450,000 including contracted service time, all deliverables (i.e. style guide, work plan), all installations, construction and installation costs, permits, community engagement, and contingency. Approximately 10% should be reserved for the style guide and work plan.

### **Letters of Interest and Supporting Material**

Letter of Interest:

- Briefly describe your firm's qualifications to complete the project
- Maximum 1 page may be submitted
- Supporting material may include 4 pages on recent work
- To be delivered by email to [stephen.addison@tucsonaz.gov](mailto:stephen.addison@tucsonaz.gov) before 4pm on September 2, 2022. Phone: 520-627-0098

Project Proposal:

- A cover letter stating the names of the designer(s) who will carry out the project
- Curriculum Vitae including examples of previous work and to include 2 references of completed work
- Designer Statement
- Design Scheme, including materials to be used
- Detailed Project Fee proposal
- Maximum 8 pages may be submitted
- To be delivered on or before 4 PM on October 21, 2022, to 1703 E. Broadway, Tucson, AZ 85719. Phone: 520-623-7336

### **Generally Applicable Terms**

- In the event that the Issuer is unable to select a firm based solely on the SOQs submitted, oral interviews may be scheduled and conducted at the Issuer's sole discretion.
- The Issuer reserves the right to amend, alter or cancel any or all aspect of this solicitation as the Issuer, in its sole and unfettered discretion, deems appropriate.
- All submittals in response to this solicitation shall be prepared at the sole and exclusive cost of the submitter and shall become the property of the Issuer upon submittal as provided herein.