



REQUEST FOR PROPOSALS
Historic and Military Artworks Commission
For Phased Affordable Housing Project

Date: February 17, 2025

(Updated February 25, 2025, to clarify timeline of production and extend the deadline by one week.)

Project Identification

Project Name: Eagles Landing

Project Address:

North Parcel: 002-104-05 (0.48 acres)

South Parcel: 002-101-77 (2.46 acres)

Owner

Northern Nevada Community Housing (NNCH)

2757 Beck St. Reno, Nevada 89509

(775) 337-9155

NNCH Contact: Katty Hoover, Northern Nevada Community Housing at 2757 Beck St, Reno, Nevada, 89509, kattyhoover@gmail.com.

Delivery Deadline for Submittals

Monday, March 10th, 9:00am PT

ARTICLE 1 SITE DESCRIPTION

Project Name:	Eagles Landing
Gross Building Area:	BUILDING 2: 32,505 GROSS SF
	BUILDING 3: 35,345 GROSS SF
	BUILDING 4: 30,875 GROSS SF

This is a development at 96 units across three buildings (Buildings 2, 3, and 4) at Eagles Landing, in Carson City, Nevada. These units feature affordable, new construction, multi-family housing and will serve households at 30-60% of area median income.

The site will be equipped with recreation areas, play equipment and picnic/barbeque areas and all units will have private balconies or patios. All common areas, entrances, exits, walkways and parking areas will feature 24-hour video surveillance monitoring.

Residents will have access to a Community Building that houses a resident gathering area, warming kitchen, computer center and on-site management offices. The site will provide ample on-site parking with 24-hour security camera coverage and ample exterior lighting. Plans include a solar panel array that will offset at least 20% of the total property electric consumption.

ARTICLE 2 PROJECT DESCRIPTION

Concept

NNCH calls for proposals for a commission of site-specific, interpretive works to be permanently installed in the affordable housing project Eagles Landing. Thoughtful engagement with impacted communities should be a key component of the proposal.

Custom artworks should honor collective identity, shared experiences and social change. Themes should include:

- Veteran appreciation
- Cultural history of Carson City, Nevada, and the Northern Sierras, including for indigenous people
- Depiction of regional geographical features

Scope

Ownership is open to all media with an emphasis on wall murals and informative, outdoor placards. Artists are responsible for conceptual development and fabrication. Floor plans are available upon request. Areas to be addressed include:

- Community Building interior
- Common areas of all three floors of the three residential buildings
- Exterior landscape

Artworks will be installed between 2025 and 2026 in three phases, as each building receives a certificate of occupancy. A finalized schedule will be determined following award.

Budget

\$235,000

ARTICLE 3 REQUEST FOR PROPOSALS REQUIREMENTS

Please include the following in your proposal:

- **Narrative Statement.** A statement that addresses overall concept and design.
- **Proposal Renderings.** A prototype, sketch, or example of similar work.
 - Final designs will be provided following award and must be approved by NNCH.
- **Timeline.** A timeline of fabrication, progress meetings, and installation.
- **Budget Details.** An outline of design and fabrication fees, including for delivery and installation.

Delivery Deadline for Submittals

Monday, March 17th, 9:00am PT

Proposals can be delivered to Katty Hoover, Northern Nevada Community Housing at 2757 Beck St, Reno, Nevada, 89509, OR kattyhoover@gmail.com.

ARTICLE 4 PROPOSALS EVALUATIONS

- **Qualifications and Experience**

NNCH will review artist’s qualifications and experience. Emphasis will be given to experience associated with the scope of work of this RFP.

- **Past Performance**

NNCH will review the past performance of the artist based on references and direct experience, if applicable.

- **Proposal Quality**

The proposal will be evaluated on communicative power of its design, the efficiencies of costs and fees as well as on the proposal’s ability to address the requirements of the RFP.

- **SMWBE Preference**

NNCH is required to give preference to qualified minority business, women’s business enterprises and labor surplus area firms.

ARTICLE 5 SELECTION SCHEDULE

All times stated are Pacific Time (PT). These dates represent a tentative schedule of events. NNCH reserves the right to make amendments to this solicitation only with adequate notification to applicants.

Task	Date/Time
Deadline for submission of Proposal	3/17/25 by 9:00am PT
Notification of Award	Approximately 3/18/25
Contract Start Date	Approximately 3/19/25

ARTICLE 6 FEDERAL GRANT REQUIREMENTS

Offerors must be aware that the Project will be supported with a State of Nevada’s Housing Division subaward, as pass-through, to NNCH, of federal funds from the U.S. Department of the Treasury’s State and Local Fiscal Recovery Fund program (“SLFRF”), and HUD’s HOME program funds respectively. The Department of the Treasury’s SLFRF Final Rule and Compliance Reporting Guidance detail multiple requirements and compliance responsibilities, as well as provide additional information on eligible and

restricted uses of Fiscal Recovery Funds and reporting requirements. Moreover, construction of less than twelve (12) units of housing in this Project will include federal financial assistance through HUD's HOME program, whose terms and conditions must be complied with as well to the extent applicable hereto.

Availability of Funds Limitation. The owner has received federal grant funds from the U.S. Department of the Treasury's State and Local Fiscal Recovery Fund program ("SLFRF") and HUD's HOME program funds respectively (termed for purposes herein the "Prime Awards") to carry out the underlying project. The continuation of the project and payments thereunder shall be subject to the availability of funds to NNCH under the Prime Awards. NNCH shall promptly notify Insurance provider, in writing, of any (i) termination of the Prime Awards or (ii) modification of funding available under the Prime Awards that might negatively impact NNCH's Agreement with Insurance provider and NNCH shall compensate Insurance provider for services performed prior to termination or funding modification.