



CITY OF BONDURANT, IOWA
REQUEST FOR QUALIFICATIONS
Grain Silo Mural Public Art (Design & Installation)

PROJECT TIMELINE

Sept. 22, 2025	Oct. 17, 2025 by 4:30 p.m.	Nov. 2025	Jan. 30, 2026 by 4:30 p.m.	Feb. 19, 2026	March-April 2026	May 2026-October 2026
• STEP 1 - Release Request for Qualifications.	• STEP 2 - Responses to the Request for Qualifications due.	• STEP 3 - Semi-finalists notified and Request for Proposals document distributed.	• STEP 4 - Request for Proposals due.	• STEP 5 - Semi-Finalist presentations at Parks & Recreation Board meeting.	• STEP 6 - Request for Proposals Review & Selection.	• STEP 7 - Mural installation and completion.

All dates/times in this RFQ are stated in Central Time (CT).

PROJECT INTRODUCTION

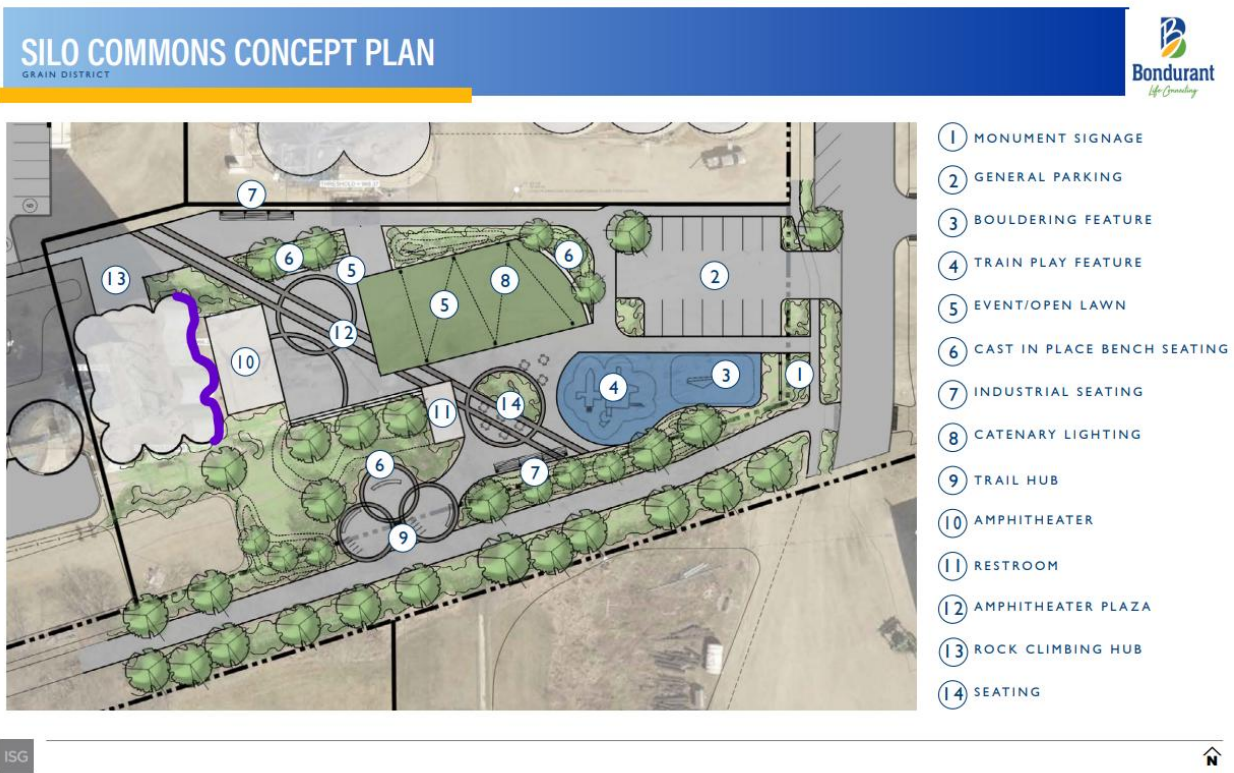
The City of Bondurant invites qualified artists or artist/installer teams with experience in large-scale public art to respond to this Request for Qualifications (RFQ) for a signature silo mural design and installation project at [Silo Commons](#). This RFQ is the first step in a two-stage process. Based on submitted qualifications, the City will shortlist up to five (5) respondents to submit an invited Request for Proposals (RFP) with concept designs, budgets, schedules, and implementation details. The purpose of this RFQ is for the City to learn about your experience, capabilities, and portfolio pieces; no detailed concept is requested at this stage.

If you do not self-perform large-scale mural painting/installation, you must team with a qualified installer and include information about the installer as part of your RFQ response. Respondents must also demonstrate prior successful collaboration with their identified installer on projects of comparable scale.

Silo Commons is a transformative, year-round destination in Bondurant's nationally recognized [Grain District](#). The Grain is a 24-acre former farming cooperative site adjacent to the downtown core, being redeveloped as a mixed-use, pedestrian-friendly extension of downtown.

Elements of the Silo Commons project include:

- Outdoor amphitheater with event lawn seating for up to 850 guests.
- Vertical rock-climbing wall on the silo pack's north wall.
- Large-scale public art with day/night interactive features (the subject of this RFQ process – see portion of silo pack highlighted in purple below).
- Direct connection to the 26-mile Chichaqua Valley Trail and new arboretum trail spur being connected through the Grain District.
- Public parking and other amenities to serve the Silo Commons site and trail connection.



The selected artist/team will design a large-scale artwork for the east face of a 185-foot-tall historic silo cluster—serving as a vibrant, interactive backdrop to the new amphitheater and adjacent lawn—and will either self-perform the installation or oversee a qualified installer identified in the RFQ submission. The artwork must engage visitors by day (e.g., 3D activation, augmented reality, or other interactive elements) and by night through dynamic lighting; mural lighting will be installed by a separate qualified lighting installer, with the intent of synchronizing the lighting with live music events and provide interactive lighting features for everyday visitors.

PROJECT OBJECTIVES & VISION

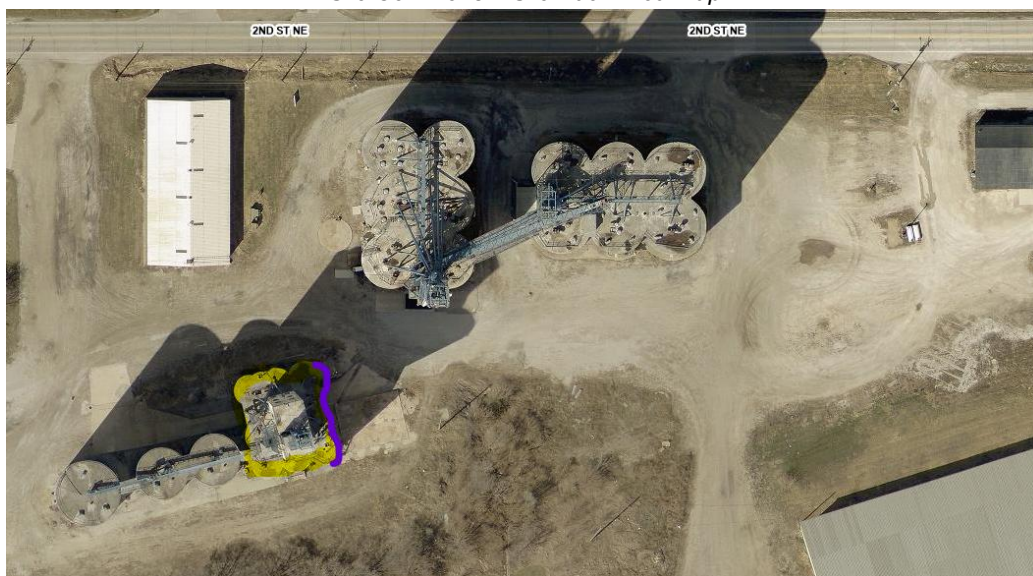
The City of Bondurant seeks a signature mural that:

- Contributes to establishing Silo Commons as a landmark destination in Central Iowa.
- Celebrates Bondurant's identity and sense of place.
- Creates a vibrant backdrop for amphitheater programming and daily community life.
- Engages visitors by day and night through interactive and experiential features.
- Contributes to the Grain District's identity as a creative, welcoming, and pedestrian-oriented extension of downtown.

SITE INFORMATION

The silo pack for this RFQ is located in the heart of Bondurant on [Parcel 8022-31-126-005](#) (Lot 4, Grain District Final Plat). Multiple silo packs exist on this parcel; the subject pack is the one circled in yellow in the image below. The public-art surface will be the east face, highlighted in purple in the image below. The silo pack itself is approximately 185 feet tall; however, the mural is anticipated to be installed on the lower section of the east face only (shown in the second image), which is approximately 115 feet in height. A new amphitheater is planned at ground level adjacent to the east face; it is currently in design, and a preliminary image is included below for context only.

Silo Commons – Silo Pack Area Map



Silo Commons – Approximate Height of “Lower” Portion of Silo Pack



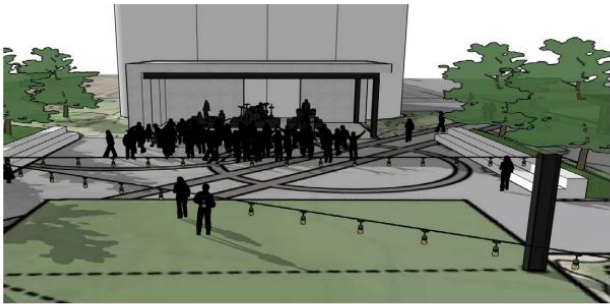
2024 Google Street View- East Face of Silo Commons Silo Pack



Silo Commons Concept Plan – Perspective Views

SILO COMMONS PERSPECTIVE VIEWS

GRAIN DISTRICT



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INSTALLATION SCOPE OF WORK

The commissioned artist or artist/installer team selected through the eventual Artist RFP process will:

- Design and install a large-scale mural for the east face of the silo pack.
- Collaborate with City officials, the project design team, and community stakeholders.
- Design and implement the artwork with interactive or engagement features that encourage daytime visitor interaction. These may include, for example, three-dimensional activations, augmented reality, or other creative strategies such as participatory components or site-specific storytelling approaches. Eventual RFP respondents will need to demonstrate an understanding of how their mural design can be effectively activated at night through a separate, coordinated lighting project intended to create an engaging nighttime experience.
- Clean and prepare the grain silo wall.
- Acquire all equipment, materials and supplies needed to install.
- Transfer selected design to wall.
- Apply paint and any required protective coatings to the wall, per the specifications provided in the eventual RFP response.

- Oversee fabrication and installation to meet safety, durability, and maintenance requirements.
- Provide a written maintenance and conservation plan that outlines recommended cleaning methods, expected lifespan, and touch-up/repair procedures to ensure the mural's long-term integrity.

BUDGET

The total Grain Silo Mural project budget is up to \$175,000 inclusive of all costs to complete the scope (including but not limited to: artist design and project management fees, travel, lodging, transportation, cleaning, preparation, painting and sealing, materials, equipment, labor, insurance, integration of interactive features such as augmented reality or other engagement strategies, contingency, and all other project costs). Interactive lighting is excluded and will be installed by others through a separate, coordinated project.

ELIGIBILITY REQUIREMENTS

This RFQ is open to professional artists and artist/installer teams who satisfy all of the following criteria:

- Demonstrate experience in large-scale public art design and implementation, including transferring to-scale designs to large surfaces (e.g., walls, silos).
- Demonstrate experience creating murals that incorporate interactive elements—whether physical, visual, or digital—that actively engage the public.
- Demonstrate the ability to manage complex projects from design through installation.
- Carry or obtain commercial general liability insurance of at least \$1,000,000 per occurrence and \$2,000,000 aggregate, naming the City of Bondurant as additional insured. The additional insured status must be accompanied by a non-waiver of governmental immunities provided to the city under Chapter 670 of Iowa code.
- Maintain workers' compensation coverage with Employers Liability limits no less than \$500,000/\$500,000/\$500,000 and include a waiver of subrogation clause in favor of the City.
- Hold or obtain a contractor's surety bond naming the City of Bondurant as the obligee, and be bondable in the State of Iowa.
- Confirm availability to meet the project schedule, including on-site mural painting in Bondurant between May 2026 and October 2026, and acknowledge that final contractual obligations will be defined in the Artist Contract if selected.
- If applying as a team, respondents must demonstrate prior successful collaboration on at least one project of comparable scale.

STATEMENT OF QUALIFICATIONS SUBMISSION

Responses to this Request for Qualifications must be submitted via email no later than 4:30 p.m. on Friday, October 17, 2025, to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Responses must be submitted using the attached Statement of Qualifications Form.

EVALUATION CRITERIA

Submissions will first be reviewed on a pass/fail basis for eligibility (insurance, bonding/bondability, workers' comp, and timeline acknowledgement). Only compliant submissions will be scored using the criteria below. Submissions will be evaluated by the City of Bondurant's Parks & Recreation Board using the following:

- **Artistic Excellence** – Quality, creativity, and originality of past work.
- **Relevant Experience & Past Performance** – Evidence of successfully completing large-scale/public projects of comparable scope and complexity. For teams or applicants working with an installer partner, evaluators will specifically review evidence of prior successful collaboration on comparable projects, with clearly defined roles for each member/partner.
- **Innovation & Creativity** - Demonstrated experience creating work that incorporates interactive or engaging features to enhance the visitor experience.
- **Project Approach & Methodology** – Clarity and suitability of the proposed approach to project management, coordination, and delivery, informed by relevant prior experience.
- **Key Personnel & Team Qualifications** – Depth of experience and demonstrated expertise.
- **Community Connection** – Demonstrated experience creating work that reflects a community's identity.
- **Capacity to Deliver** – Demonstrated technical capacity to successfully manage and complete large-scale public art projects on schedule and within budget.
- **Maintenance & Longevity** – Demonstrated understanding of materials, methods, and design strategies that support durability and provide a clear plan for long-term maintenance.
- **References** – Strength and relevance of references.
- **Statement of Interest** – Alignment with the project's objectives and vision.

Interviews, if conducted at the Parks & Recreation Board's discretion, may supplement the evaluation of written RFQ responses.

QUESTIONS

Submit all questions regarding this RFQ in writing to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Answers will be posted on the City's website under [Bids and/or Proposals for City Projects](#) page. Only questions received 48+ hours before the deadline will be answered.

PROJECT TIMELINE

STEP 1 (September 22, 2025) – Request for Qualifications released.

STEP 2 (October 17, 2025 by 4:30 p.m.) – Responses to the Request for Qualifications due. All responses shall be submitted by 4:30 p.m. on October 17, 2025 to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Late submissions will not be considered.

STEP 3 (November 2025) – Semi-finalists notified and Request for Proposals document distributed.

The Parks & Recreation Board will evaluate complete Requests for Qualifications using the listed Evaluation Criteria and recommend up to five (5) semi-finalists to the City Council. Upon Council approval, up to five (5) semi-finalists will be invited to submit a detailed Request for Proposal response. Invited semifinalists who submit a complete Request for Proposal related to design and installation of the silo mural art will receive a \$1,500 stipend.

STEP 4 (January 30, 2026, by 4:30 p.m.) – Requests for Proposals due. All Request for Proposals responses shall be submitted by 4:30 p.m. on January 30, 2026 to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Late submissions will not be considered.

STEP 5 (February 19, 2026) – Semi-Finalist presentations to Parks & Recreation Board. Each semi-finalist invited to submit an RFP must deliver a brief presentation to the City of Bondurant Parks & Recreation Board (attendance may be in person or virtual). The Board will not issue a formal recommendation at this meeting; it is an information-gathering session to inform the Board's recommendation in March 2026.

STEP 6 (March-April 2026) – Request for Proposals Review & Selection. The City of Bondurant's Parks & Recreation Board will review all proposals, based on the Evaluation Criterion that will be noted in the eventual Request for Proposals and will vote on a recommendation for City Council consideration. Following a recommendation made by the Parks & Recreation Board, City Council will consider a resolution selecting the top-scoring Request for Proposal. The selected response will be notified, and the City will begin coordinating with the artist/artist team in preparing an executing an artist contract.

STEP 7 (May 2026-October 2026) – Mural Installation & Completion. The mural must be installed and completed between May 2026 and October 2026.

LIMITATIONS

The City of Bondurant reserves the right to reject any or all responses, re-issue this RFQ, cancel the project due to financial, technical, or other limitations not yet known, or revise the Scope of Work, Budget, or Schedule prior to issuance of the Request for Proposals.

Neither this RFQ nor selection as a semi-finalist constitutes a binding agreement to purchase goods or services. Respondents are responsible for all costs incurred in the preparation and submission of qualifications; no reimbursement will be made by the City.

The City reserves the right to waive minor informalities or irregularities in submissions. All materials submitted in response to this RFQ become the property of the City of Bondurant and may be subject to public disclosure under Iowa law. Any contract resulting from this process is contingent upon approval by the Bondurant City Council and execution of a formal agreement.



ATTACHMENT A
Statement of Qualifications (SOQ) Form
Grain Silo Mural Public Art (Design & Installation)
City of Bondurant, Iowa

Instructions:

- Submit response to Maggie Murray, Planning & Community Development Director, via email at planning@cityofbondurant.com by the deadline stated in the RFQ.
- Do not submit a detailed concept; this RFQ evaluates qualifications only.

A. Applicant Information

Lead Applicant (Artist or Firm/Team Name):

Primary Contact (Name/Title):

Mailing Address:

Phone:

Email:

Website/Portfolio URL(s):

Type (check one): ☐ Individual Artist ☐ Artist Team ☐ Firm

B. Team Composition

List all key personnel and roles. Attach resumes/CVs for each listed personnel. If applying as a team, attach a summary of prior collaborations, including at least one project where the listed team members worked together on a similar scale.

Name	Firm	Role

C. Installation Approach

All respondents must indicate their installation approach by checking one option below:

- ☐ **I/We will both design and self-perform installation.** Ensure installation qualifications are clearly reflected in Sections D and E.
- ☐ **I/We will design but will use an installer partner.** Provide the following information and include evidence of at least one prior successful collaboration in your attachments.
- Installer Business Name:
 - Contact Name/Title:
 - Phone/Email:
 - Installer's qualifications (attached)
 - Three relevant installations by the installer (client/site/year/scale)
 - Documentation of at least one prior successful collaboration of similar scope/scale between you as the designer and the listed installer.
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D. Relevant Experience & Past Performance

Provide 3–5 representative projects comparable in scale/scope. For each, include:

- Title / Location / Year
 - Client / Commissioning Entity
 - Scale & Substrate (e.g., silo, concrete, etc.; approximate dimensions)
 - Scope (design only; design + installation; design + installation + integration of interactive or engaging features)
 - Budget & Schedule Summary
 - Role
 - Photos/Links
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E. Interactive Feature Integration

Summarize your experience with interactive or engagement features, which may include:

- Augmented reality, three-dimensional activations, participatory components, site-specific storytelling, or other approaches. Identify which elements you directly deliver vs. coordinate with specialists.
- Include 1–3 brief examples with links/images.
- Note any prior experience coordinating mural design with lighting projects. (Lighting for this silo project will be delivered through a separate but coordinated project).

- Describe your general approach to deciding how and when to integrate interactive or engagement features into large-scale public art projects.
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F. Community Insight

Describe your approach to understanding and reflecting a community's identity. Provide examples of past projects where you successfully engaged a community in shaping or inspiring the work.

G. Project Approach & Coordination (Qualifications Stage Only)

Provide a description of your approach to a project of this scale and context. Address:

- Coordination & Communication: with City staff, project design teams, community stakeholders, and installer partners (if applicable).
 - Project Management: methods for managing schedules, budgets, and resources to ensure timely, cost-effective delivery.
 - Safety & Access: approach to equipment use, site access, and worker/public safety on large-scale installations.
 - Surface Preparation & Coatings: approach to cleaning, preparing, and sealing concrete or other surfaces.
 - Transfer Methods: techniques for transferring large-scale designs to the installation surface.
 - Equipment & Safety: description of the equipment required and safety protocols followed during installation.
 - Durability & Maintenance: how you incorporate durability and long-term maintenance considerations into your approach, including quality control, maintenance documentation, and recommended conservation practices.
- (No site-specific concept or design is requested at the RFQ stage.)*
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H. References

Provide 3 professional references for comparable projects, including name, title, organization, email, and phone.

I. Eligibility & Compliance Attestations (Pass/Fail)

Check each item and include requested documentation in the Appendix.

☐ **Insurance:** We carry or will obtain Commercial General Liability Insurance meeting the requirements listed in the RFQ.

☐ **Workers' Compensation:** We carry or will obtain workers' compensation coverage meeting the requirements listed in the RFQ.

- ☐ **Surety Bond:** We hold or will obtain a contractor's surety bond naming the City of Bondurant as obligee.
- ☐ **Bondable in Iowa:** We attest that we are or will be bondable in the State of Iowa.
- ☐ **Schedule & Contract Acknowledgment:** We confirm availability to meet the project schedule, including on-site mural painting in Bondurant between May 2026 and October 2026, and acknowledge that final contractual obligations will be defined in the Artist Contract if selected.

I. Statement of Interest

Provide a statement explaining:

- Why you/your team are a strong fit for this project.
- How your practice aligns with the project's vision and context.
- How you see your work connecting specifically to Bondurant and the Silo Commons site.

K. Signature

By signing below, the undersigned certifies that the information provided is true and correct.

Authorized Signatory (Name/Title): _____

Signature: _____ **Date:** _____

Include attachments as needed to support your response