



REQUEST FOR INFORMATION

Possible Adaptive Reuse of the Rogers Street Firehouse, 105 S. Rogers Street, Bloomington, Indiana

I. INTRODUCTION

This Request for Information ("RFI") is being issued by the City of Bloomington ("the City") through the Bloomington Entertainment and Arts District ("BEAD") to gather information from the private for-profit and/or not-for-profit sectors regarding possible adaptive reuse and operation of the Rogers Street Firehouse as a unique arts facility that enhances the overall arts environment; provides as an economic development catalyst for artists and/or arts organizations and adds to the overall vitality of the area. The City also seeks to understand the financial value of the building relative to its potential uses by the arts community.

National Economic Context

ArtsSpace's 2010 study **How Artist Space Matters: Impacts and Insights** provides ample evidence that art spaces do matter, for arts tenants, for surrounding neighborhoods and for the community at large. Artists experience career boosts and time and productivity gains through shared synergies with others in dedicated arts space. Such spaces also serve to attract, strengthen and help retain artist entrepreneurs. Data also suggests that artist spaces help increase property values in the surrounding neighborhood and spending by artists and visitors provides a boost to neighborhood businesses. The study also credits artist spaces with modest social benefits including spurring artists' civic involvement, providing the public with new places to gather and helping to increase safety. The general public and members of the larger arts communities benefit through increased access to arts offerings such spaces provide.

Local Economic Context

"Support art space planning and development in the District." - BEAD Strategic Plan, page 23.

During the BEAD strategic planning process, participants advocated for the inclusion of art space assessment, planning and development in the final plan. An adequate inventory of art space will ensure that the District continues to attract and satisfy the needs of the creative and cultural sector and will allow for additional and more varied opportunities for stakeholders and visitors to experience arts and culture. These additional opportunities increase the capacity of

the sector and have a multiplier effect as arts audiences patronize local restaurants and retail establishments as part of their cultural experiences.

Strategic planning participants also believed that efforts should be made to assess the needs and devise a variety of strategies for art space development, including the possible repurposing of current City-owned facilities for arts use.

A subsequent 2009 BEAD survey on art space quantified these needs and indicated an interest in affordable, flexible workspace suitable for both artists and arts organizations, preferably within the District.

The BEAD Strategic Plan also called for the "facilitated development of key District structures and character areas." Arts Row, the character area located at the intersection of West Kirkwood and Rogers Street, had been identified during the development of BEAD as an area with the potential for new art space and commercial investment. These uses aligned with the neighborhood-generated West Kirkwood Plan and were further supported through the completion of an enhanced streetscape for West Kirkwood. See Attachment A for a map.

Despite these efforts, pockets of the area as well as key structures continued to be underutilized, and City staff began to consider opportunities for bringing a project forward that could serve as a catalyst for additional private investment in the area; could be a destination attraction for community members and tourists; and could meet specific, articulated art space needs. The City-owned Rogers Street Firehouse was selected as a possible project site based on its location in Arts Row, its building size and configuration, and the degree of possibility that its current uses could be successfully relocated to a suitable location.

A series of constituent discussions with artists, arts organizations and the adjacent neighborhoods were held in 2012 and input was gathered on potential uses for the site that would meet needs in the arts community and advance the economic and revitalization goals set forth by the City. A summary of that input is contained in Attachment C: Summary of Constituent Input. It was determined that the next step in the process would be to gather more detailed information regarding capacity and feasibility within the arts community to repurpose the structure for arts use in response to constituent input.

Assumptions and Constraints

It is not the intention of the City or BEAD to operate the adapted facility, nor provide funds or staff for operation, maintenance or renovation of the building. Any future use must provide net revenue to the City (through an eventual lease, purchase or other arrangement made in a manner consistent with statutory procedures).

The City has not conducted a structural assessment or other building survey related to the reuse of the site. Reuse and renovation of the building will require conformity with all appropriate local, state and federal laws and requirements, including the Americans for Disabilities Act. It is highly recommended that, prior to submission of information in response

to this RFI, appropriate architectural and engineering professionals are consulted regarding any possible renovation or rehabilitation to the facility.

Any subsequent lease or purchase agreement would be negotiated and executed in accordance with all applicable local, state and federal laws.

The City does not intend to make the building available for immediate reuse, and a final time frame will be established by the City of Bloomington and contingent upon the City's relocation of the building's current uses, if such relocation is successful.

II. THE BUILDING/SITE

At 105 S. Rogers Street (See Attachment A for Map) the Rogers Street Firehouse is just south of the intersection of Rogers Street and Kirkwood Avenue, an intersection of the "Arts Row" character area in BEAD. Built in 1955, the Firehouse is located in the [Bloomington West Side Historic District](#), a district which is listed on the [National Register of Historic Places](#). The structure itself is listed as "Non-contributing" by the City's 2001 Indiana Historic Sites and Structures Survey.

It is a two-story concrete block and limestone building, with a 33' x 45' building footprint and 3,264 SF +/- Gross Building Area (GBA). The building footprint occupies virtually the entire lot, which is 0.40 acres in area. Adjacent parcels include a single-family home to the south and a drive-through banking center to the north. The lot does not include parking.

The building is currently in use by the Bloomington Fire Department's Inspection Division and serves as a storage utility and repair facility for various types of City of Bloomington safety equipment. The continuance of this project beyond this RFI is contingent in part upon the successful relocation of the current uses of the building.

A tour can be arranged by appointment for those interested in responding to this RFI. See Attachment B for photographs of exteriors and interiors and Attachment C for a summary of constituent input on possible uses for the site, gathered through constituent discussions and email.

Attachments:

- Attachment A:** Map of BEAD showing location of Rogers Street Firehouse
- Attachment B:** Photographs of building exteriors and interiors
- Attachment C:** Summary of Constituent Input

III. INSTRUCTIONS

The City's primary intent with this RFI is to:

- gather further information about possible appropriate and feasible reuses of the Rogers Street Firehouse which incorporate art(s) or art(s)-related functions that address the articulated needs of the arts community as reflected in Attachment C: Summary of Constituent Input;
- gather more detailed information regarding capacity and feasibility within the arts community to repurpose the structure;
- understand the relative financial value of the building to the arts community.

Based on the outcome of this RFI process, the City will make a determination whether or not to continue the project.

Responses to this RFI should:

- address articulated needs of the arts community
- incorporate multiple functions/activities
- involve partnerships of like organizations/groups/individuals
- offer access to the general public
- have the potential to serve as a tourist destination
- contribute a demonstrated positive economic impact on the arts
- be complementary to its situational location between the downtown and Prospect Hill and Near West Side neighborhoods
- be appropriate for the site strengths and limitations
- maximize the available space/site
- demonstrate financial viability
- place a financial and programmatic value of the building to the arts community
- exhibit operational and management capacity
- establish sustainability of proposed operations

Activities/Functions which would be ineligible are those that:

- are not available to the general public
- do not have a discernible art(s) function
- are not revenue-neutral for or do not provide net revenue to the City

RFI Components

1. Building Use/Organization Plan

- a. Overview of proposed use(s) of the building
- b. Specific programs/services/functions/activities
- c. User groups/customers
- d. Needs-based rationale for proposed services

- e. Possible building renovation needs
- 2. Operations Plan:**
 - a. Organization/management structure
 - i. Legal status (non-profit/private/other)
 - ii. Board/staff
 - b. Management team
 - i. Existing and/or new organization(s)/group(s)
 - ii. Specific individuals involved in a possible development initiative for the building
- 3. Financial Plan**
 - a. Capital costs and potential sources of funds
 - b. Operational costs and sources of revenue
- 4. Timeline**
 - a. Amount of time necessary to prepare for possible occupation, including accumulation of necessary financial resources
 - b. Building rehabilitation or renovation schedule
 - c. Installation/institution of management structure schedule
 - d. Estimated launch date
- 5. Statement of Management Qualifications**
 - a. Summary, not more than one (1) page in length:
 - i. Identification of individual or group responding to this RFI (and project partners, if applicable) and their role(s) in the proposed project
 - ii. Qualifications and experience as it relates to the proposed project
 - b. If a team application:
 - i. Professional resumes for each team member (Limit ten (10) typed pages)
- 6. Authorized Signature**
 - a. RFI must be signed

Optional – Letter of Support

- o A letter of support not more than one (1) page in length may be submitted by an artist/arts organization with the potential to benefit from the proposed use.

IV. SUBMITTAL INSTRUCTIONS

Deadline

RFIs must be received by the Department of Economic & Sustainable Development no later than 5:00pm on Thursday, January 31, 2013 to receive consideration.

Electronic Submissions

The City of Bloomington strongly encourages electronic submissions as a means to reduce paper consumption. To submit electronically, all required documentation should be submitted as a .zip file. No other forms of electronic submission will be accepted. For information on how

to compress files into a .zip file, please visit <http://office.microsoft.com/en-us/infopath-help/zip-or-unzip-a-file-HA001127690.aspx>.

Email electronic submissions to urbanartspace@bloomington.in.gov with "Firehouse RFI " in the subject line.

Hard Copy Submissions

The City and BEAD encourage electronic submissions as a means to reduce paper consumption; however, a hard copy of materials is acceptable. Do not send more than one (1) hard copy. Deliver one (1) hard copy of materials to:

Miah Michaelsen
Department of Economic and Sustainable Development, City of Bloomington
Attn: Firehouse RFI
401 N. Morton St., Suite 130
Bloomington, IN 47404

Additional Information

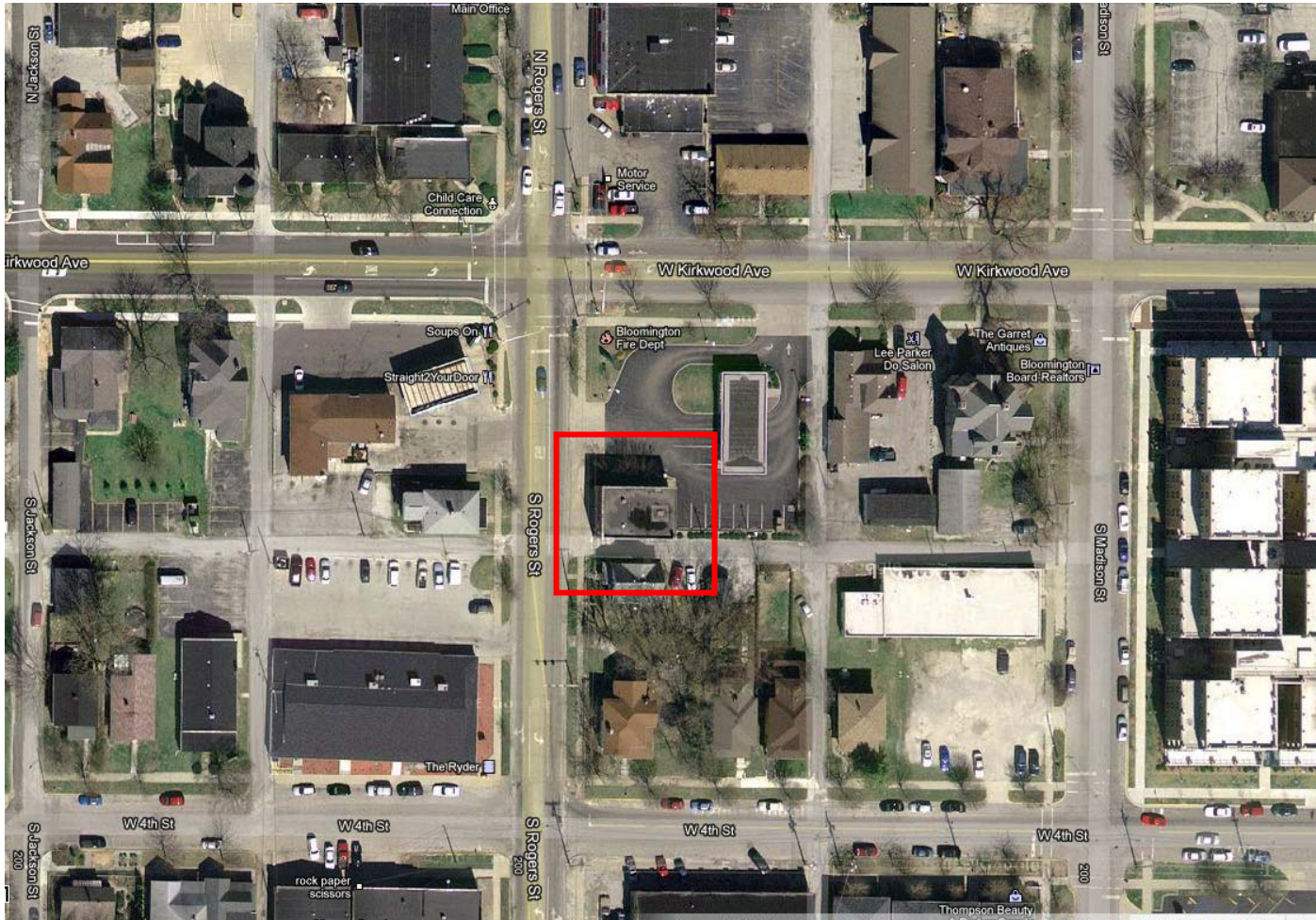
For additional information, please contact Miah Michaelsen, Assistant Economic Development Director for the Arts, at (812) 349-3534 or michaelm@bloomington.in.gov.

V. REVIEW PROCESS

The City and BEAD will review all properly submitted responses through a Review Panel assisted by technical consultants as appropriate. If necessary, the Review Panel may request additional information (in writing and/or through presentations or interviews) or written clarification.

This Request for Information was initially issued in June 2012, and is being re-opened to determine whether there is more interest in the building than was initially expressed. Entities that responded to the initial RFI may revise and resubmit their initial proposal or may ask that it be considered in the form originally submitted. The City and BEAD reserve the right to enter into an agreement regarding use of the building with one or more of the responders to this RFI or to the initial RFI, or to negotiate with one or more responders to reach an agreement that the City and BEAD determine best meets the City's and BEAD's needs as articulated in this RFI, or to reject all submittals.

ATTACHMENTS BEGIN NEXT PAGE












Attachment A
Map of BEAD and
location of
Rogers Street Firehouse
105 S. Rogers Street










Legend

BEAD CHARACTER DISTRICTS


-  Youth Area
-  City Commons
-  Festival Streets
-  Show
-  Market
-  Kirkwood Ave
-  Restaurant Row
-  Arts Row
-  Center Corner
-  Arbor

LANDMARKS

-  Landmarks
-  One-way Streets
-  B-Line Trail
-  Public Parking Garages:
 -  4th & Walnut St
 -  7th & Walnut St
 -  7th & Morton St
-  Public Surface Lot

www.visitbead.com

04/30/10

 = Firehouse location

Attachment B

Photos of building interiors and exteriors



Rogers Street Firehouse, 105 S. Rogers Street



Exterior



West Room, Upper level



Utilities and Bathroom



Stairwell & upper landing





East room, Upper Level



Garage

Attachment C – Summary of Constituent Input

Rogers Street Firehouse Adaptive Reuse: Constituent Ideas

Org/Group/Individual	Function	Operation/ Management	Funding
<p>Erin T., Rhino's All Ages Club</p> <p>Jeanne L.,</p> <p>Richard L., Carlson-Palmer Productions</p>	<p>Artists' Studios/Gallery:</p> <ol style="list-style-type: none"> 1. To solidify Bloomington as an arts destination, provide space for young emerging artists who are making exciting, ambitious, experimental fine art (Art Hospital, Sweet Hickory and Paper Crane Gallery earlier attempts). Ideally connect with IU art community - bring in some student and faculty work - could also function independently. Provide an option to talented artists who feel they must move to a larger 'arts city' in order to survive. 2. Idea from Australia...a public building that offered artists' studios, rented for a low cost. The trade-off was that it was open to the public, so people could see the artists at work and the artists would put their latest pieces up front for people to see. The leases could be limited so that the artists rotated out every couple of years. 3. Could rent the upstairs to artists or art businesses for enough money to hire a part time manager for the building. The downstairs could be available at a low cost rent for small scale art events, like workshops, gallery shows, concerts, theater events... 4. Neighborhood/Arts Center: Community meeting space: Street level of the firehouse could be converted to open floor plan for a community meeting space. Prospect Hill Neighborhood Association would find a dedicated space to be extremely helpful for our monthly meetings (6:30 PM on the first Monday of each month). A few folding tables and several (folding) chairs would be adequate for us in that regard. I think the space could also be great for other groups in the area (PH, NWS, McDoel, other neighborhoods?) who may also need a dedicated space for community meetings. <ul style="list-style-type: none"> o Possibility of incorporating a small pantry/kitchenette (dependent on cost, existing plumbing, etc. PHNA usually has a summer or early autumn picnic, but having an indoor place for a winter get-together could be really beneficial. o We are sharing more information with other neighborhoods (and vice versa) about guest speakers on topics like sustainability, 		<p>(General)</p> <p>Rental space</p> <p>Retail space</p> <p>Event sponsors</p> <p>Grants</p>

<p>Karen A., IU Fine Arts</p>	<p>Upstairs could be used for studio space for local artists and artisans who utilize either shared spaces or dedicated spaces so that art is not only displayed, but created, in the community. Could be a fantastic space to provide studios for those who would not otherwise have a dedicated area to work on their craft.</p> <p>Studio space above could “furnish” the meeting space below with art or objects on display for purchase. If enough groups make use of the community meeting space, then a wide array of people would be in contact with local artwork, have the opportunity to purchase it, and help nourish the cycle of arts in the community.</p> <p>5. University Community-Based Gallery for faculty present work</p>	<p>IU, others</p>	
<p>Jared M., musician</p> <p>John D., Magnetic South Recordings, IU Media Preservation Initiative, Founder of Art Hospital</p> <p>Alexander C., Volunteer at VITAL in the Public Library</p> <p>Eric A., Youth Radio Program Director, Rhino’s</p>	<p>Music Studio:</p> <ol style="list-style-type: none"> 1. Space for musicians to rehearse, perform and host events (other than bars or private home) 2. Concert space w/a grand piano 3. Professional facility suitable for multi-media work and performance space for musicians and other artists. Affordable access to space for work and events by artists who are seeking a venue for projects using their own personal resources and an opportunity to network and connect with key audiences. 4. The City should recruit a collective of individuals are involved in different music scenes to book free weekly performances in the space. Reach out to the many international/immigrant communities in Bloomington to promote cultural diversity and to build community ties. 5. Rhino for Adults: Micro-cinema, music venue and gallery plus community media/arts production. Space for equipment and resources for media and arts production with volunteers that would help mentor and skill-share. 		<p>Admission charges</p> <p>User fees</p>
<p>Scott K., musician</p>	<p>Intermedia (graphic arts & media) Studio</p> <ul style="list-style-type: none"> • 6 plus computers • Teaching <ul style="list-style-type: none"> ○ Graphic arts ○ Music production ○ CD release parties • Community focus point for people of all ages • Could partner with organizations in similar or compatible type operations 		<p>Tuition</p> <p>Partnerships with software vendors</p> <p>Software licenses</p>

Chad C., WFHB Radio	Community Access Media Center <ul style="list-style-type: none"> • Radio services • A (free) media arts lab open to all members of the community, particularly arts organizations • A (free) rehearsal/recording studio for local bands, mixed media artists, and non-profits 	WFHB, Bloomington Community Radio, Inc.	
Discardia	Usable Products from waste stream		Retail space Income producing workspace
Lee W., Lotus Education and Arts Foundation	Administrative, storage, office/work: 5 employees, board meetings, private workshops for visual arts construction, music workshops open to public. Temp. Storage and staging for annual Lotus World Music and Arts Festival.	Lotus Education & Arts Foundation	
Jeanne L., Berkeley Potters Guild, Constituent Session	Pottery Studio: Potters pay fee, manager mixes glazes, fires kilns and keeps place clean and tidy. Could teach classes...more focused on skill building for serious potters. Include retail outlet. Example: http://www.berkeleypotters.com/home01.html Ceramics Studio: <ul style="list-style-type: none"> • Equipment • Workshops • Retail sales for artists work • Studio space for other arts – teach class, run facility 	Berkeley Potters Guild?	Potters pay studio fee
Nicolle Danielle J.	Fab Lab: Discussions have been ongoing	Partnership between IU/IVY Tech	Discussion ongoing Possible grants identified
Mat A-M.	Bloominglabs: Robot building for children. Could use building in exchange for developing and teaching classes to the public – for a fee to help cover costs.	Bloominglabs	
Mat A-M.	Rhino for Adults: Monday – screenprinting; Tuesdays – writing; Wednesdays – painting,		

	etc. Employee in charge...sets up room for day's theme. Not necessarily classroom, more peer-support – learn from each other.		
Forrest W., Bloomington Chamber Project	Multiple Disciplines Studio: Gallery, performance space and studio's (see NYC's The Kitchen or Performance Space 122) Venue with large garage doors lends itself to cross-disciplinary use – easy to reorganize the space for different performers/artists' needs.		
Constituent Session	Administrative Hub for the Arts: <ul style="list-style-type: none"> • Bulletin Board/Info Center • Advocate for Arts • Meeting/social space • Organize arts events • Gallery 		
Constituent Session	Writers Studio: <ul style="list-style-type: none"> • Workshops • Meeting space • Performances/readings 		
Constituent Session	Open Public Studio Project: <ul style="list-style-type: none"> • Self-exploration • Underserved sectors <ul style="list-style-type: none"> ○ Disabled ○ Students • Open hours • Art Therapy • Retail 		