



**REQUEST FOR PROPOSAL  
DOWNTOWN SUMMERLIN® 1700 PAVILION  
GARAGE STRUCTURE MURALS**

**Dec. 15, 2021**

**Contact/Information:**

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**WHAT:**

The Howard Hughes Corporation®, developer of the master-planned community of Summerlin® and the urban center of Downtown Summerlin® in Las Vegas, Nev. seeks proposals from qualified artists to provide design services for two exterior murals on the parking structure of 1700 Pavilion, a new ten-story Class-A office tower currently under development in Downtown Summerlin located at 1700 Pavilion Center Drive, adjacent Las Vegas Ballpark. Preference will be given to artists living and working in Southern Nevada although local residency is not a requirement.

The murals can be designed as two individual murals or as one continuous mural given that the panels wrap around the north and west facing sides of the 1700 Pavilion parking structure. The north side faces Las Vegas Ballpark; the west side faces the office building. It is important for submitting artists to understand the mural surface is broken into linear panels. Designs should therefore take into consideration the configuration of mural space.



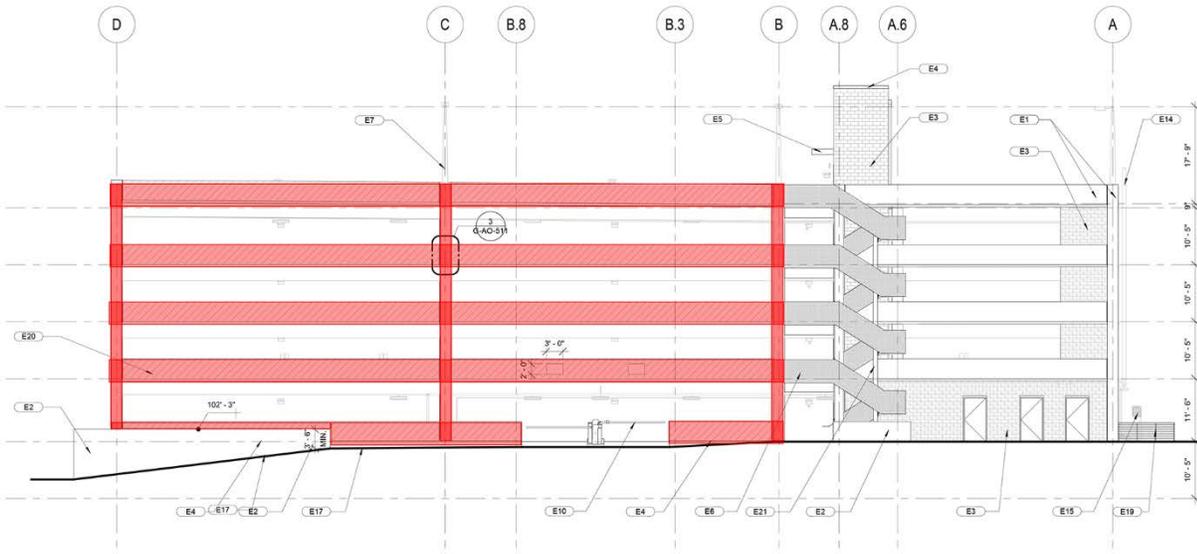
## OVERALL NORTH ELEVATION:

On the north facing side, the four panels measure 122'-5" by 4'-1" feet each with a fifth panel on the bottom level broken into two pieces where vehicular traffic will enter.

### OVERALL NORTH ELEVATION

SCALE: 3/32" = 1'-0"

THIS IS THE SIDE FACING THE BUILDING AND SHOULD BE THE MAIN FOCUS OF THE BULK OF THE MURAL. THE EXTENSION OF THE MURAL ON THE NORTH ELEVATION SHOULD BE UP TO THE ARTIST TO DETERMINE BEST EXECUTION FOR THEIR DESIGN.

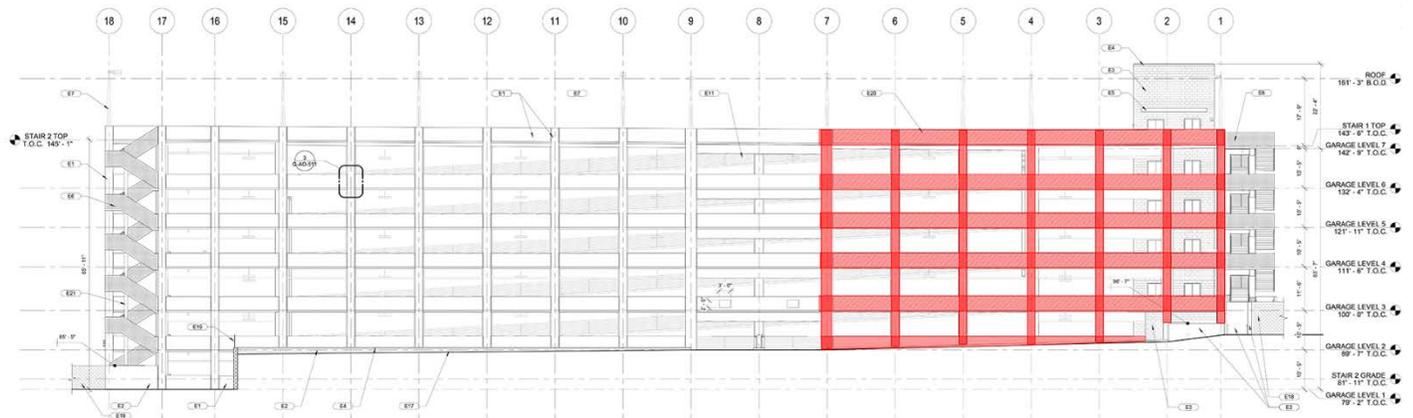


## WEST OVERALL ELEVATION:

On the west facing side, there are five panels, each measuring 106'-8" by 4'-1" feet each with a sixth panel tapering in width per the drawing below.

### OVERALL WEST ELEVATION

SCALE: 3/32" = 1'-0"



It is important to note that winning/selected design(s) will be produced by a company specializing in the reproduction/installation of large-scale graphics. Winning design(s) will not be hand painted on the garage structure by the winning/selected artist(s).

### Photograph of 1700 Pavilion under construction:



### INSPIRATIONAL POINTS ABOUT SUMMERLIN, DOWNTOWN SUMMERLIN, 1700 PAVILION

#### Summerlin

- Now entering its 32<sup>nd</sup> year of development, the master-planned community (MPC) of Summerlin has long been regarded as one of the nation's premier MPCs because of its thoughtful design and exceptional location along the western rim of the Las Vegas valley near the foothills of Red Rock Canyon National Conservation Area that have become synonymous with the community.
- With more than 250 parks of all sizes, 150 miles of the award-winning Summerlin Trail system, and ten golf courses, the community encourages a healthy, active lifestyle and boasts the valley's top-ranked public, private and charter schools.
- Summerlin still remains one of the nation's best-selling MPCs based on new home sales. More than 115,000 people call the community home. Summerlin residents feel a strong sense of pride in their community.

#### Downtown Summerlin

- Downtown Summerlin is developing as the dynamic and vibrant urban core of the Summerlin community. It is not only a draw for Summerlin residents, but all Southern Nevadans thanks to its convenient location adjacent the 215 Beltway that provides easy access valley-wide.
- Its first phase, a 106-acre outdoor pedestrian retail center opened in 2014 and today, draws more than 20 million visitors annually. Home to 125 local, regional and national brands, 30 restaurants, entertainment centers and two major sports venues: City National Arena, practice facility of the NHL Vegas Golden Knights; and Las Vegas Ballpark, home of the Las Vegas Aviators, the city's professional baseball team of the Triple-A West League and affiliate of the Oakland Athletics.
- Downtown Summerlin is also home to three Class-A office buildings that are part of the global revolution to move workplaces closer to home. Many of the city's leading professional, legal and service firms are relocating to Downtown Summerlin, including Wynn Design & Development (WDD), the newest tenant of 1700 Pavilion, the third Class-A office building under active development in the area.
- Downtown Summerlin is also becoming popular as a place to live, offering urban-style living in three luxury apartment developments: Constellation, Tanager and Tanager Echo, now under development. The name, Tanager, is a tribute to the Curtiss Model 54 Tanager, an aircraft constructed in 1929 by Curtiss Aeroplane and Motor Company. The name is a continuation of the Aviation Row theme for Downtown Summerlin that began in 2015 with the naming of the area's first luxury apartment complex, Constellation®, paying homage to a plane built by Lockheed Corporation and influenced by Howard Hughes Jr.

## 1700 Pavilion

- The newest Class-A office tower under development at Downtown Summerlin is 1700 Pavilion. The design of this ten-story office building exemplifies Summerlin's commitment to a healthy, active lifestyle, offering bike storage to encourage cycle-to-work options. The Living Room—a shared common area within the first-floor lobby with reservable conference room and gathering spaces—provides direct access to Pavilion Center Drive and retail and dining options across the street. 1700 Pavilion will feature touchless entry from the garage to the tenant suites, along with enhanced air filtration throughout.
- The first announced tenant of 1700 Pavilion is Wynn Design & Development, the creative arm of Wynn Resorts responsible for envisioning the company's future. WDD will occupy the entire tenth floor and part of the ninth floor at 1700 Pavilion upon the building's completion in late 2022.

## Key Elements that Should Influence Design

- Downtown Summerlin is a family-friendly community, and we are looking for artwork that is inspired and authentic to Summerlin, Downtown Summerlin, Cycling (an outdoor lifestyle), Connection to Nature, Las Vegas, a continuation of the Howard Hughes aviation theme, and/or Red Rock National Conservation Area. Multiple office tenants will view this artwork from their office windows, and it will serve as a main focal point of this district within Downtown Summerlin.

## RFP TIMELINE/REQUIREMENTS/PAYMENTS

- Dec. 15, 2021: RFP announced
- Jan. 14, 2022: Initial responses due by 5 p.m. PST and should include:
  - Artist bio/resume to include contact information (email and phone)
  - Samples of previous murals including date and location of work
  - Description of proposed mural content for Downtown Summerlin (no more than 400 words); should include description of proposed design, colors, style/genre
  - One paragraph response stating why your design should be selected (no more than 200 words)
- Response should be submitted as a single PDF document to Melissa Warren, [melissa@twgpr.com](mailto:melissa@twgpr.com)
- By Jan. 31, 2022 – Finalists notified of their selection; number of finalists TBD (The Howard Hughes Corporation reserves the right to select any number of finalists); finalists to be paid \$500 each to create proposed design. Payments will be made by Feb. 16, 2022 via electronic check once proposed designs are received by The Howard Hughes Corporation.
- Feb. 11, 2022 by 5 p.m. PST– Finalists to submit proposed design as a PDF to Melissa Warren at [melissa@twgpr.com](mailto:melissa@twgpr.com)
- By Feb. 18, 2022 – selected artist(s) to be notified (selection to be kept confidential until press release publishes)
- Feb. 24, 2022 – press release announcing winner distributed to media, posted to Summerlin and Downtown Summerlin social media

Selected artist(s) will work with The Howard Hughes Corporation to develop final art to the specifications required for production. Selected artist(s) to receive \$3,500 each to produce art per the required specifications. Payment will be made upon delivery of final art that meets required specifications. Final art must be delivered by March 11, 2022 to receive full payment.