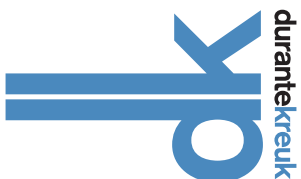


PUBLIC ART OPPORTUNITY

Request for Qualifications

Capstone - 135 West 2nd Street, North Vancouver, BC
Residential Development

SUBMISSION DEADLINE: JANUARY 31ST, 2011 @ 4PM
PUBLIC ART COMMISSION: \$100,000.00



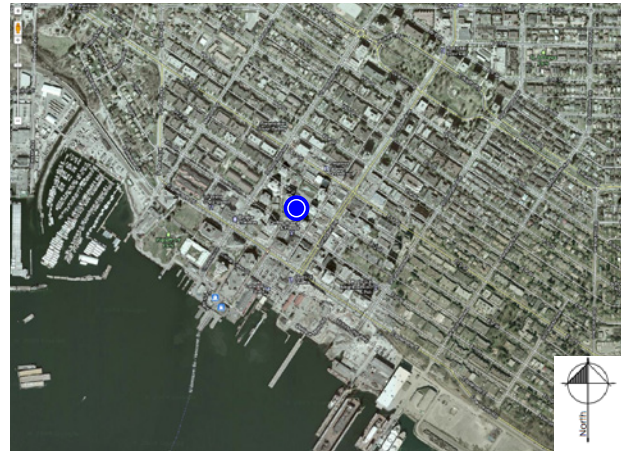
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
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1.0 Introduction

Fairborne West 2nd Homes Ltd., in partnership with the City of North Vancouver is now accepting expressions of interest from artists or artist teams to design and integrate site specific art at their 135 West 2nd Street Development in North Vancouver. This opportunity is open to artists who are able to meet the criteria, eligibility and performance criteria and can demonstrate the skills to manage all phases of the implementation from design to installation coordination with the design team and the construction contractors.

The City of North Vancouver’s mission statement for the Public Art Program is to “Celebrate and stimulate the cultural spirit of the community through the creation of public art.” The City recognizes the importance of collaboration amongst the public & private sector in developing the public art program and participation in the program at this time is voluntary. To assist and advise the development community, the city has put forth guidelines with regard to inclusion of public art in their development. In this case, Fairborne Homes have chosen to participate in the program under the terms of Option 1: Participate in the development of the Public Art Project Artwork which is on the development site or the public right of way.

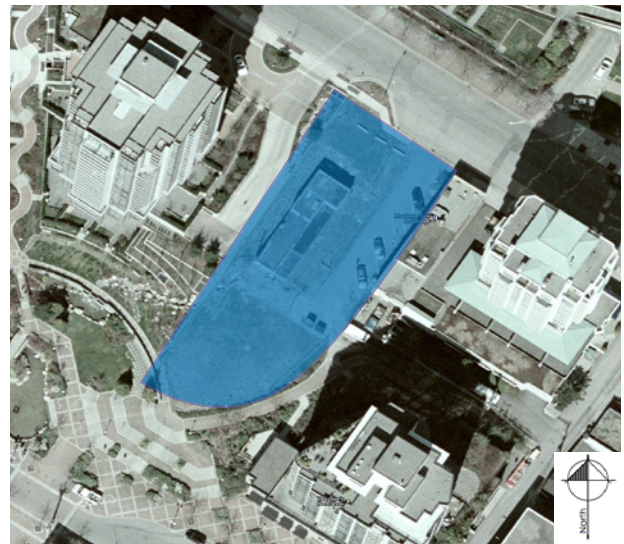
This document contains an analysis of the site, a description of the development, and a directive regarding potential locations for the art to be located as well as an outline of the public art process.



Location Plan - Overview



Site Context



Site Plan

1.1 Project Overview

The site is located in the Lower Lonsdale Town Centre, and is one of the remaining sites included in the “Lower Lonsdale Overall Design Guidelines and Architectural Controls”. The site, which has an area of 23,080 square feet, fronts on Second Street to the north, First Street and Jack Loucks Court to the south, is flanked by the “SKY” residential tower to the west, and a residential tower to the east. When SKY was developed, it was planned that the entrance to the parking for this development would share the parking access driveway, now existing along the east property line of SKY.

The property slopes some 19 feet from Second Street down to the corner property line at Jack Loucks Court.

1.2 Context

This project is the final development of this block, and will complete the residential redevelopment of the west side of the Lower Lonsdale area between Chesterfield and the lane. There are two buildings on the site, both of which are vacant. The existing industrial building on the site was built in 1952, and served as a manufacturing centre for Marine Electric Ltd. Marine Electric Ltd operated out of the building from 1952 to 2000, designing and manufacturing marine electrical products used in the local ship building and tug boat industries. It has been an inactive site for the last 6-7 years, and subject to fire and vandalism. The other building is an older single storey building which until recently was occupied by the Moustache Café.

The existing profile of the block is of a 13-storey

high-rise at Chesterfield, the 20-storey SKY tower with a 2-storey Townhouse component set 20 feet from the Second Street property line, to the west, and a 12-storey residential tower to the east, which includes a small commercial component in its base. On the north side of West Second Street is the 26-storey “Observatory” tower, with a landscaped parkade directly across from the site.

The original Design Guidelines included a provision for the extension of the existing public pedestrian walkway from Jack Loucks Court to Second Street, along the east side of the site.



West 1st Street, South end of Project Site



Existing Plaza up to Project Site from West 1st Street

2.0 Landscape Rationale

The residential development at 135 W. 2nd Street in North Vancouver provides the last piece needed to complete the neighbourhood surrounding Jack Loucks plaza. Built on a long-standing vacant lot, the new low-rise building will bring additional residents to the community, thereby contributing to the residential character of the neighbourhood while also supporting the social and economic base of lower Lonsdale. Sited up against Sky Tower to the west, this slender new building is faced on all sides by exterior patios and ground floor private patios that look directly out to the surrounding neighbourhood and contribute to a community friendly exterior facade.

The landscape design proposed for the West 2nd Street development is intended to meet several objectives. The first objective is to provide a dynamic and engaging street front to 2nd Street, by activating the front of the building with human focused activities. The main residential entry opens directly onto the street and is given visual prominence through architectural expression, a wide paved entry with special paving, bench seating and a formal planting arrangement to focus attention on the lobby. Likewise, on both the west and east sides, private patios wrap around the building and face onto the street, separated from the public by low decorative landscape walls. The combination of the private patios and the distinct lobby entry support the strong residential character along 2nd Street.

Of equal importance to the landscape design was how the building addressed its unique position overlooking Jack Loucks court. The response was to create large ground floor patios that face

directly onto the park and provide an active edge to the plaza while also allowing for a generous landscape buffer between the park and the private residences. The plant palette was selected based on what existed in the adjacent parcels, thus helping to blend the new development in with the existing and provide a continuous north edge to the park

Finally, the site design accommodates a public pathway that connects from the plaza to west 2nd Street, providing a mid block connection from West First Street to West Second Street. This pedestrian linkage, identified as part of the lower Lonsdale planning study, creates a permeable residential neighborhood and contributes to the pedestrian character of Lower Lonsdale.

3.0 Architectural Expression

Built on a long-standing vacant lot, the new low-rise building will bring additional residents to the community, thereby contributing to the residential character of the neighbourhood while also supporting the social and economic base of Lower Lonsdale. Sited up against “Sky” tower to the west, this slender new building is faced on all sides by exterior patios and ground floor private patios that look directly out to the surrounding neighbourhood and contribute to a community friendly exterior facade.

3.1 Sustainability

In order to meet the Sustainability goals for the Community, the Developer will be analyzing and reviewing a range of components in green building design, construction and ongoing operations. Strategies to be considered will have a goal of obtaining the equivalent of LEED Silver.

3.2 Environmental Considerations

- Community completeness. Development of a vacant under utilized urban infill site.
- Construction will be subject to an erosion and sediment control plan.
- Geotechnical engineer retained to plan, design, and monitor excavation and load bearing requirements of the project.
- Secure bicycle parking to encourage cycling.
- Part of Lower Lonsdale neighbourhood path system which encourages walking.
- Project is located adjacent to transit routes and within easy walking distance to the Seabus and bus terminal.
- Recycling facilities are provided on site.
- Site and building lighting is designed to reduce light pollution to neighbours.

3.3 Water Efficiency

- Landscape design utilizes a high efficiency irrigation system and plants that are drought tolerant in order to reduce the use of potable water.
- Dual flush toilets and low flow faucets will be installed.
- Hot water recirculation lines to reduce wasted water by faster hot water delivery.
- Provision of a green roof, exterior garden planting areas and permeable surfaces to mitigate storm water peak flows.
- Shade trees and planting to reduce the heat island effect.
- Native drought resistant planting to reduce need for irrigation.

3.4 Energy and Atmosphere

- The building will be connected to the Lonsdale Energy Corporations district energy system.

- The LEC connection, together with other strategies being considered, will reduce energy consumption to the residents.
- Building will be designed to ASHRAE 90.1 2007.
- High efficiency lighting and Energy Star appliances.

3.5 Materials and Resources

- Construction and demolition debris will be controlled through a construction waste management plan limiting landfill use.
- High quality, durable and environmentally friendly materials to be incorporated in construction.

3.6 Social Sustainability

- Composed of 71 homes, the proposed community is heavily weighted towards smaller, compact suites. All suites were engineered to feature open layouts to allow for the greatest amount of flexibility in using the space.
- This community is also ideally situated within walking distance of all the amenities offered at the foot of Lonsdale and in the Lower Lonsdale area, and with easy access to both bus routes and the Sea Bus terminal at Lonsdale Quay, reducing or even eliminating reliance on car transportation with all of its associated costs in gas, insurance and vehicle maintenance. In addition, ample out-of-suite bike storage has been provided to encourage bike commuting. Suites are also designed to be energy efficient, helping to reduce on-going costs for the strata and residents.
- While all units are designed to Level One Adaptable Design Guidelines, 20% of

the total units are designed to Level Two Design Guidelines. The Level Two units are: Unit Types 'A' and 'J' on Level 1, Unit Types 'A', 'A1', and 'J' on Levels 2 to 5 for a total of 14 units.

3.7 CPTED

- All residential units face spaces between buildings and the street areas to the north and south.
- Parking access is via remote controlled security gates.
- Parking area lobbies will incorporate glazing for visibility.
- Glazing to all public areas enabling eyes on the street.
- Landscaping to be kept low around buildings to reduce opportunity for concealment.



ARCHITECTURAL RENDERING

West Elevation Rendering



ARCHITECTURAL RENDERING

East Elevation Rendering

4.0 Conceptual Approach for Public Art

This is a high profile site for Central Lonsdale and the site that completes the community. The site was once the home to Marine Electric, in which its owner, Mr. Bishop, was well known in the marine industry for notable inventions. For this reason, the artwork is encouraged to be symbolic of the progression and innovation of this area although does not need to make direct historical reference. The following list of ideas and issues provides a genesis for the approach



North Elevation Rendering



South Elevation Rendering

of the Art Work.

- The fee could be used to create one single piece of art or could be split between several pieces that relate to each other and tell a story.
- Encourage and complement the pedestrian environment.
- Artwork should be visual, tactile, playful and should generate interest and activity.
- There is opportunity for social commentary in the art work, reflecting the neighbourhood's history, present issues and changing nature.
- Artwork should be an appropriate scale and size with relation to its location. Medium and small scale works are best suited to more subtle spaces such as the streetscape where the Art Work is planned.
- The textural qualities of the materials used and how they look at different times of the day and night and in different weather conditions should be considered.
- Artwork should be located in area(s) offering the public a free and unobstructed experience of the work(s), providing the greatest opportunities for interaction.
- Artwork should be easily accessible to the public and truly appear as public.

5.0 Public Art Plan

5.1 Location Directive

There are several opportunities for locating the public art in this development (see plan next page):

A. The entrance to the public path that connects to Jack Loucks Court. This path is intended to be a well-used connector path that is part of the Lower Lonsdale path system and would be highly accessible and visible from West 2nd Street.

B. As an enhancement to the architectural screening to be installed along the east side of the site. The screen currently proposed is 12' in height and is intended to buffer views of the adjacent site.

Regardless of which location is chosen, the artwork shall be coordinated so that it appears as a whole.

5.2 The Art Consultant

The Art Consultant is responsible for all aspects of managing the public art project from the initial stage of the project through to the transfer of responsibility of the art piece to the owner and submission of final documentation to the City of Vancouver. Responsibilities of the consultant include development of this plan, facilitation of the artist selection process, coordination of Public Artist with design team, and facilitation of art piece installation. The consulting team will work with the developer and City to secure all necessary approvals for the proposed artwork. In addition, the team will develop an artwork commission contract model for use by the developer, and will manage the contract

during the fabrication phase of the artwork.

6.0 The Selection Process

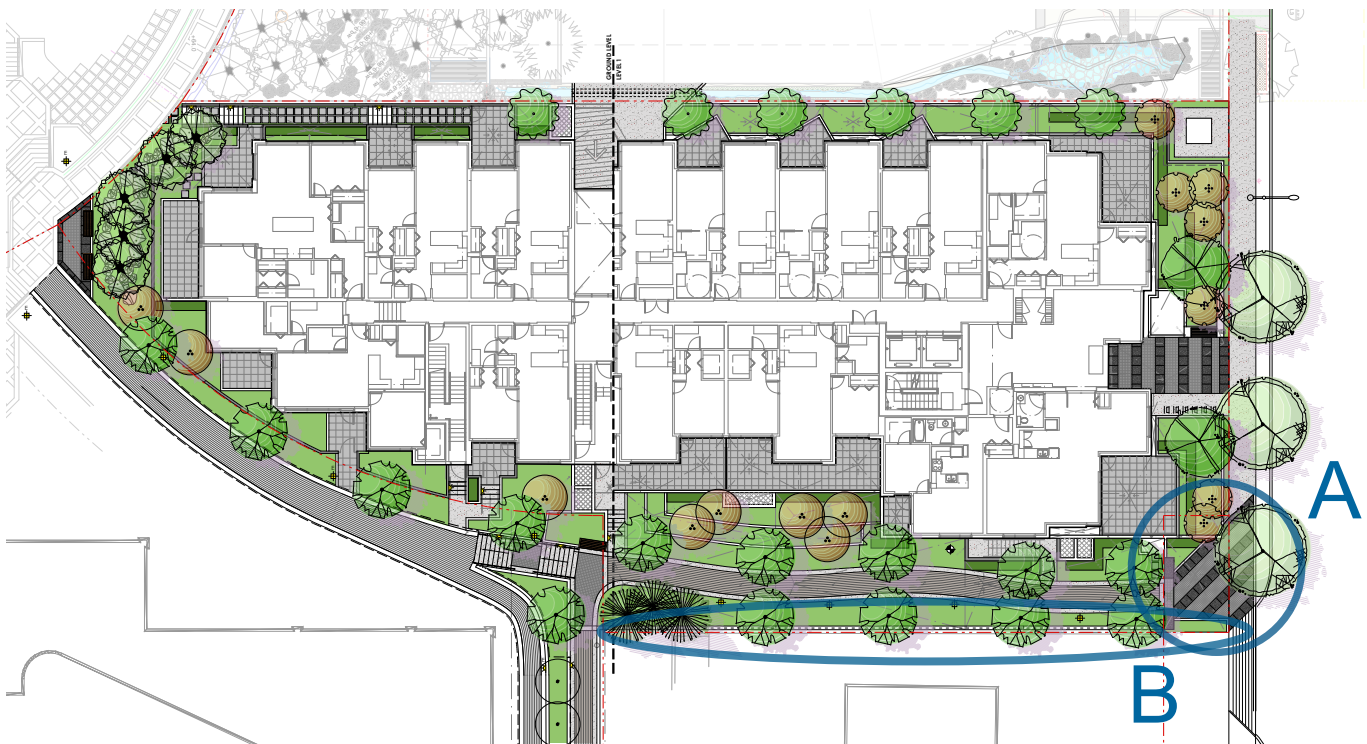
6.1 Eligibility

This Public Art Call is a Limited Open Call to artists that can show successful completion of at least one Public Art Project with a minimum value of \$30,000. Artists who have not completed a project over \$30,000 but wish to participate, are encouraged to team up with an artist who has done so. These artists are expected to work closely with members of the Project Design team and with other design and/or construction consultants as required, in order to meet all necessary technical scheduling and maintenance parameters.

6.2 Submission Requirements:

Artists interested in this project must prepare and submit the following:

- 1. A 1-2 page letter that emphasizes the artist's conceptual approach to the project
- A current resume (if applying as an artist team please supply a resume for all artists)
- Up to 10 images showing previous examples of the artists work (digital or on slides)
- A corresponding image list indicating the artists title, date, medium, location and value
- Video or DVD may be submitted if it is no longer than five minutes in duration
- Two references from professionals involved in your previous projects.



6.3 Selection Panel

An artist selection panel has been appointed by the Developer and the City to review the application material and select an artist or artists for this project. The Selection Panel will be comprised of the following members (names yet to be announced):

- Representative of the Development Team
- Project Designer (Landscape Architect and/or Architect)
- CNV public art steering program committee member
- Professional Artist
- Member of the Community

The selection panel will review submissions and shortlist up to three artists.

6.4 Shortlisting:

Shortlisted artist or artist teams will be invited to prepare a preliminary concept proposal to include the following information:

- Complete drawings or create a maquette that sufficiently conveys the scope of the artist's proposal
- Draft a preliminary budget showing artist fees, materials and fabrication. List of consultants required to complete the fabrication and installation of the piece. (It is possible to use project consultants however all fees associated with the work are to be noted in the Statement of Approach)
- Draft preliminary maintenance considerations
- Draft completion schedule.

Shortlisted artists will receive a \$1,500.00 honourarium.

Artists will be invited to present their proposals directly to the selection panel who will ultimately make the final selection. Artists will be selected on the basis of the following criteria:

- Appropriateness of the concept and design to the site
- Imagination and artistic merit
- Feasibility in implementation
- Interview and presentation of the detailed proposal/maquette
- Artist(s)'s ability to work co-operatively with project Architect, Landscape Architect, Developer and Contractor

***If no submission warrants consideration, the Selection Panel reserves the right not to award the commission.**

6.5 Commissioning the Work

Once an artist is commissioned and he or she agrees to undertake the project it will be critical that a budget is included in all future proceedings. The monies available are outlined above.

6.6 Fabrication

Each project budget must cover all costs related to the public art including, but not limited to artists fees, studio overhead, consultant fees, artwork fabrication, site preparation, transportation, installation, HST and contingency. The artist will be responsible for obtaining a **General Public Liability insurance policy in the amount of two million dollars.** Premium for this coverage will be assumed as the cost of doing business and part of studio overhead. Should coverage not be available the developer may be able to make arrangements to provide coverage.

6.7 Timeline

Posting Circulated	December 19, 2011
Submission Materials Due @ 4pm.....	January 31, 2012
Submission Review & Short-listing.....	February 15, 2012
Short-listed Artist Interviews.....	March 16, 2012
Contract Duration.....	Mar. 2012 - Summer 2013
Anticipated Date for Installation.....	Summer 2013

6.8 Submit Application Packages by email to brandon@dkl.bc.ca with the subject line “Capstone Public Art Application”.

Please direct any questions to:

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e: brandon@dkl.bc.ca