

1515 Barrow St. North Vancouver

Light Industrial, Commercial



Submission deadline: Oct. 19, 2012 @ 4pm

Public Art Commission: Approximately \$28,500

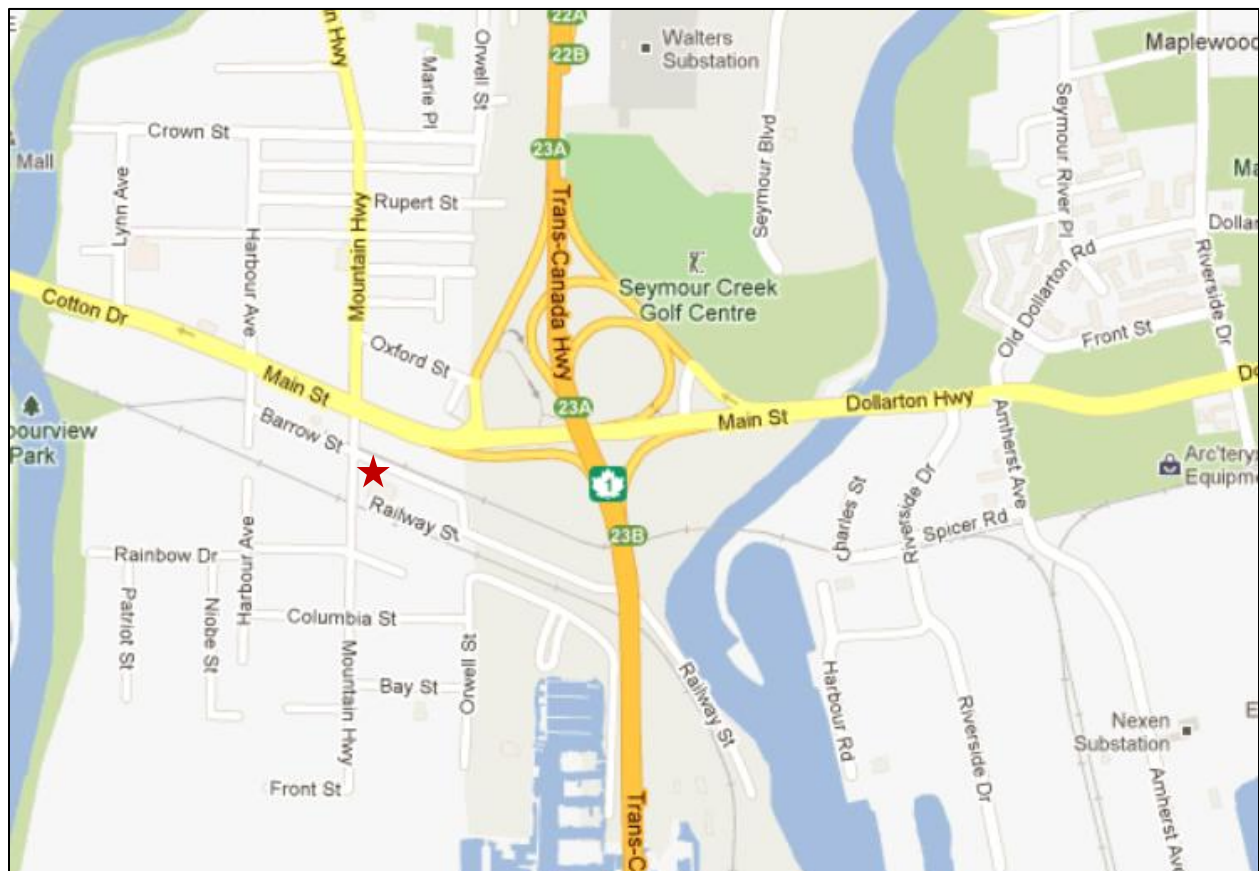
1. PUBLIC ART OPPORTUNITY

PC Urban Properties Corp. is inviting artists or artist teams to design and integrate site specific public art at their 1515 Barrow St. development in North Vancouver. The opportunity is open to artists, artist teams and design professionals who:

- Are able to meet the creative, eligibility and performance criteria;
- Can demonstrate the skills to manage all phases of the implementation from design to installation coordination with the design and construction team.

2. PROJECT DESCRIPTION

1515 Barrow Street is located on the corner of Barrow Street and Mountain Highway, west of the Ironworkers Memorial Bridge. The site is currently that of the Lynnwood Inn, a hotel, pub and liquor store. The Lynnwood Inn is surrounded by a mix of industrial, hotel and commercial enterprises, and the proposed development will be one of the first light industrial buildings to revitalize the area under the Employment Zone Light Industrial (EZ-LI) zoning designation.



Building Features

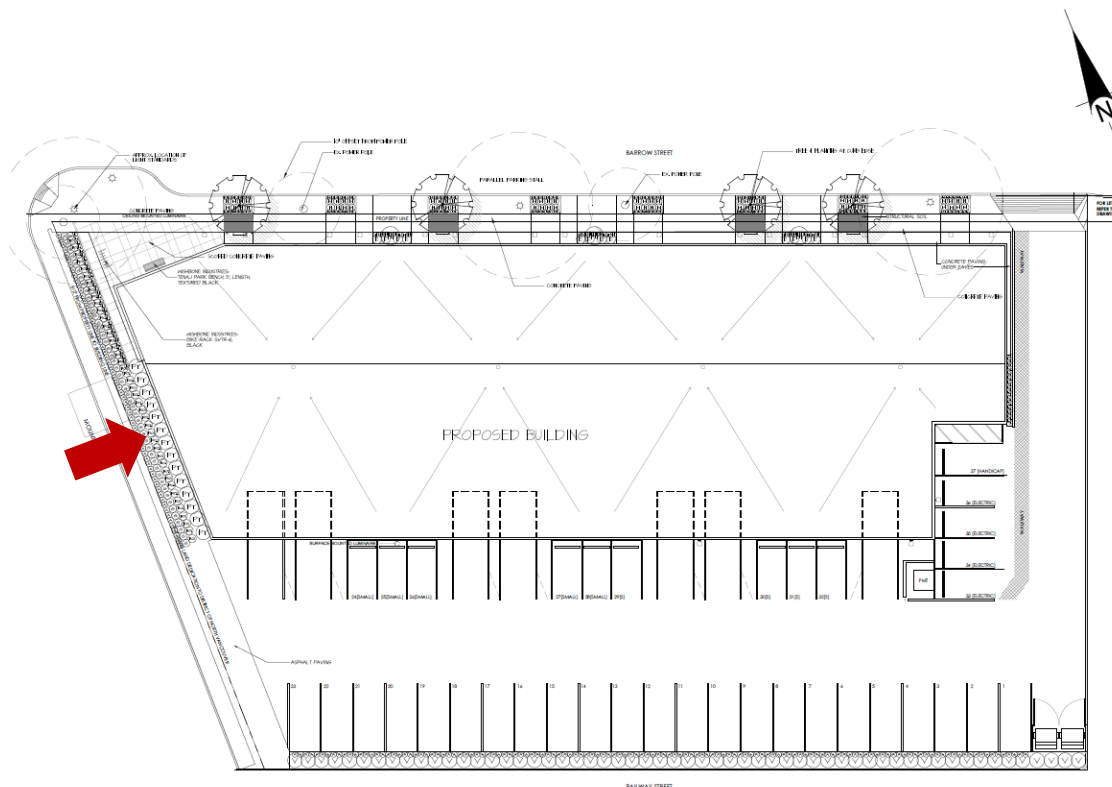
The building will be a “new look” modern designed industrial building and will provide up to 8 units offering industrial storage space, retail show space and office accommodation on a mezzanine level. In total the building will provide 27,000 SF.

The building façade elements include corrugated copper, clean aluminum window detailing, and a color scheme of yellow and dark grey painted concrete. Glazing is extensive along the North wall facing Barrow St.

Public Art Incorporation

The project design team envisions public art being incorporated onto the west wall of the building facing Mountain Highway (red arrow below). There is an opportunity to attach panels, preferably metal, to the wall as space is limited for free-standing public art structures. These panels should incorporate images that capture the history of the Lynnwood Inn and should be in keeping with the industrial nature of the building and area.

Current landscaping elements on that side include simple shade tolerant shrubs. In addition, the artist should take into consideration the vehicular audience that passes the site on a daily basis. Mountain Highway is often used by large scale trucks while a functioning railroad exists to the South of the Site.



Future Progress

The Project is located in the Lower Lynn community of the District of North Vancouver. This community is undergoing significant changes and the District is striving to improve the look and feel of industrial area. Therefore, while the building will be industrial, the offsite work is pedestrian-oriented and future plans for the area incorporate a mixture of appealing lighter industrial and commercial uses. There is also a possibility that the Spirit bicycle trail may be extended to pass through Barrow Street.

3. PROJECT THEME –FOR ARTISTIC INTERPRETATION

The design team and community members expressed a keen interest in incorporating the North Shore and the Lynnwood Inn's past into the Public Art Display. Before the District of North Vancouver was established in 1890, the North Shore was populated by the Coast Salish people. It then became part of Moodyville, Burrard Inlet's oldest settlement, predating Vancouver. Moodyville was a pioneer logging town and the first west coast town north of San Francisco to have electric lighting.

The Lynnwood Inn was established in 1934 and has served tourists, tradespeople, fishermen and truckers and has been thought of as North Vancouver's very first bar. Because of the site's ties to North Vancouver's rich history, the project design team has agreed that it would be fitting for the anticipated public artwork to relate thematically to North Vancouver and the Lynnwood Inn's pasts.

4. SUBMISSION REQUIREMENTS

Artists are invited to submit the following by October 19th at 4pm:

- A 1-2 page brief emphasizing the basic conceptual approach to this commission. This brief will be the basis of the concept proposal presentation to the selection committee.
- A current resume (if more than one person, please supply a resume for all artists) including contact information.
- Up to 20 images of previous examples of work. Please indicate the artwork's title, date, medium and location.
- Two listed references from professionals involved in past projects.

Eligibility

Artists must prove experience working on site-specific public art commissions. The successful Artist will be required 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.

5. PUBLIC ART BUDGET: APPROXIMATELY \$28,500

The artwork budget must be inclusive of all costs including but not limited to artist fees, studio overhead, consultant fees, fabrication, site prep, transportation, installation, insurance, GST and contingency.

Phase 1

Interested artists are invited through an open call.

Phase 2

Three artists will then be selected to present a concept plan to the selection committee. Artists will be given more information before the presentation to help them frame their concepts. This may include a site visit and/or phone call. Artists will be given \$500 for their time and effort in preparing a concept.

Phase 2

Upon selection of the Artist, the Artist must submit a detailed Public Art budget and timeline. In addition, the Artist will be responsible for obtaining a General Liability insurance policy in the amount of 2 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. SELECTION PROCESS

A Public Art Selection Panel has been appointed by the Developer to review the application material and select an artist or artist team for this project. The Public Art Selection Panel will be comprised of individuals representing the following areas: Developer, Architect and a member from the NV Public Art Advisory Committee.

The Panel will ask invited artists or teams to meet with the selection panel to review the project parameters and discuss options for artwork creation, timeline, artist's availability, durability of materials suggested and scope of the project.

Artists will be selected on strength of previous artwork, creativity of approach to the site, proven ability to complete and the ability to work in a collaborative setting. If no final presentation and submission warrants consideration, the Selection Panel reserves the right to not award the commission.

Timeline (subject to change)

- Posting Circulated: End of September
- Submission Materials due at 4pm: October 19th, 2012
- Selection Process Interviews: Tentatively October 30th, 2012
- Selection of Artist: November 13th, 2012

- Contract Duration: November 2012 to September 30, 2013
- Anticipated date for installation of selected work: September 1, 2013

7. SUBMIT APPLICATION PACKAGES BY MAIL TO BY OCTOBER 19TH, 2012 @ 4PM TO:

Attention: Ekaterina Dovjenko
PC Urban Properties Corp.
Suite 1465, Two Bentall Centre
555 Burrard Street, Box 229
Vancouver, BC V7X 1M9
Phone: 604-408-5670
Fax: 604-682-6389

Packages will not be returned.