

Public Art Opportunity

Request for Qualifications

131 East 3rd Street – “The Anchor”

Mixed use, Condos, market rental units and commercial ground floor units



Submission Deadline: May 24th @ 4 pm
Public Art Commission: \$23,500

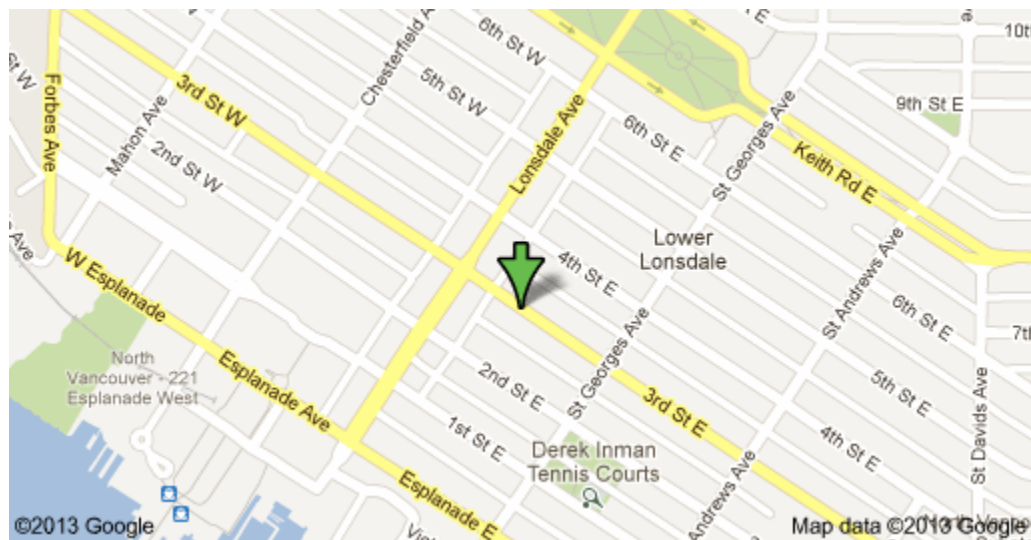
1 PUBLIC ART OPPORTUNITY

BT Investments Ltd. is now accepting expressions of interest from artists or artist teams to design and integrate site-specific public art at their new 131 East Third street development called “The Anchor” in North Vancouver. This opportunity is open to professional 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 team and the construction contractors.

2 PROJECT DESCRIPTION

131 East Third street is in the City of North Vancouver near the intersection of Lonsdale and E 3rd street. Located on the former site of “Yiks” Chinese restaurant, later a Sushi restaurant, together with its neighboring site to the East, Ashley's Furniture.



BUILDING FEATURES

The Anchor building is designed by Fred Adab Architects Inc. to be a high quality luxury building, with emphasis on supplying a variety of unit sizes starting from 389 square feet Studios to 3 bedroom units. A significant portion of Studios is intended to provide more affordable ownership options in the neighbourhood.

The building is a 7 storey concrete tower with 3 levels of underground parking. The first level of parking is fully exposed at the Lane (South) side and features the building's party room and gym with windows looking onto the Lane. The façade is characterized by extensive use of glazing and exposed concrete with Arriscraft “Renaissance” Stone cladding as the predominant exterior

finishing. Window frames and metal accents, including glass canopy frames over the commercial and lobby entries, will be finished in ‘weathered copper’.

The Landscape Architect (Senga Landscape Design) has designed lush deck landscaping on many of the units facing south in addition to green roof and planters on the accessible roof deck featuring beautiful views of the city, harbour and mountains. Streetscape will be accented with two rows of street trees and sidewalk treatment that will be similar to the streetscape upgrades currently under construction by Intracorp’s Versatile project at the South-East corner of East 3rd and Lonsdale. BT Investments will also extend the new streetscape to include the areas in front of its neighbouring buildings at 119 and 123 East 3rd, to extend all the way to the Versatile building. This will create a new and inviting sidewalk stroll for pedestrians and will aim to draw shoppers from Lonsdale to visit the future businesses at this location. (see page 8)

The streetscape along East 3rd will also feature an extended sidewalk/patio area due to the building setting back an additional 11’6” from the property line. This will provide future businesses with patio seating opportunities.

The interior designers are renowned BBA Designs. Initial purchasers will be able to select between a modern contemporary design scheme or a classic transitional design scheme for their new residences. Both design schemes will feature both natural and engineered products.

See page 9 for Streetscape design analysis. Additional design details available upon request.



3 LOWER LONSDALE

This project is located in a vibrant area that has experienced some rapid growth over the last few years. The waterfront has undergone a transformation and continues to be developed making it arguably one of the nicest pedestrian areas in the Lower Mainland. The development will benefit from walking access to this area, together with the facilities offered by Lonsdale Quay, the ever increasing supply of good quality shops and restaurants and the easy access to the Seabus terminal and public transport.



Of particular importance to the team is the following:

- **Community** – ideally the art will act as a galvanising attraction that will invite the community to come together as a meeting point, or conversation piece. This area of East 3rd has been in disrepair for a number of years, and this development will provide a much needed rejuvenation.
- **Environment**- much work will be done to enhance the streetscape, with a double row of tree plantings along the front of the building which will nicely tie into those being planned for the new corner Versatile building and blends in with those further east of us. In addition plantings on the rear decks and an attractive roof garden will all play their part in making the building attractive.
- **Transportation** – East 3rd street is a busy commuter route that has been identified to carry the majority of east west traffic through the heart of Lower Lonsdale. The art therefore, will be seen by many on a regular basis.
- **Economic**- The commercial units on East 3rd have traditionally had difficulty maintaining critical mass as foot traffic on this street is poor. However, with the advent of this building and the new Versatile building the commercial units in our building and those of our neighbours should benefit from additional residential density being created. In addition, an art piece that is also a draw to the general public would help those businesses.

PROJECT THEME – FOR ARTISTIC INTERPRETATION

East 3rd street was once home to a tram system that was used to ferry workers from the shipyards to the south up to their homes further up Lonsdale.

The shipyards are facing a resurgence of interest now that Seaspan has secured a multiyear contract to build non-combat vessels for the federal government.

The building will appeal to a younger generation looking for smaller units, but emphasizing their love of the outdoors. Each resident will have a secure locker to store their bikes, skis, boards and other equipment to use outdoors. The near complete Spirit Trail running through the North Shore is now a featured local activity attraction. The North Shore is a special place to be and it is with this in mind that we guide the artists to capturing that spirit.

Many parents who have young adults at home, are reluctant to see them leave the North Shore. The affordability of our units creates an attractive alternative to get onto the housing ladder whilst benefiting from proximity and keeping families together.

Some units will go to empty nesters, downsizing and experiencing new found freedom. Much the same spirit as the younger generation perhaps?

The choice of building name, “The Anchor”, reflects several of the above themes. It has an obvious ship building connotation, and as well represents some symbolism for an opportunity for those downsizing, or those looking to stay where they were brought up, to “Anchor” themselves to the North Shore. The building should attract locals and the “Anchor” motif may give inspiration to artists expanding upon that theme.

4 THE PUBLIC ART PROJECT

The selection panel will be looking for artwork that:

- Compliments the flavor of the project’s architectural design;
- Provides a connection to one or more of the themes above; or if appropriate another theme that generates or evokes similar sentiments.
- Delivers ongoing engagement for repeat viewing, both vehicular and pedestrian.

5 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 this commission.

2. A current **resume**. (If applying as an artist team please supply a resume for all artists).
3. Up to **10 images** showing previous examples of the artist's work (digital or on slides).
 - Provide a **image list** indicating the artwork's title, date, medium, location and value.
4. Video or DVD may be submitted if it is no longer than five minutes in duration.
5. Two references from professionals involved with your previous projects.
6. Email/digital format preferred for submission documents. If original or hard-copy documents are submitted that are required to be returned, please include a self-addressed stamped envelope for the safe return of support materials.

6 ELIGIBILITY

This Public Art Call as been prepared to solicit responses from professional Artists or Artist Teams with proven 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.

7 PUBLIC ART BUDGET - \$23,500

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

Phase I – Short-Listing & Preliminary Concept Proposal

Up to three artists will be short-listed and invited to present a concept proposal directly to the selection panel for consideration. An honorarium of \$500 will be provided to each of the artists or artist team selected.

Phase II - Fabrication

The public art 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.

8 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, NV Public Art Advisory Committee, local citizen.

The Panel will initially short-list up to three artists. The short-listed artist or team invited 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 project.

Artists will be selected on the basis of the following criteria:

- ♦ strength of previous artwork, creativity of approach to the site, proven ability to complete such projects and ability to work in a collaborative setting.

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

TIMELINE

Posting Circulated..... **April 12, 2013**
Submissions Materials Due @ 4 pm..... **DEADLINE.....May 24th, 2013**
Selection Process Review & Short-listing week of **June 3, 2013**
Short-listed Artists Interviewsweek of **June 17, 2013**
Contract Durationestimated **Nov 2013 – Nov 2014**
Anticipated date for Installation of selected artwork**Summer - Fall 2014**

9 SUBMIT APPLICATION PACKAGES TO:

Attention: Kamran Tafreshi, Project Coordinator

Email: kamran@kamcon.ca (preferred method)

Address: 126 – 998 Harbourside Drive, North Vancouver, BC, V7P 3T2

Tel: 604-306-3535

Fax: 604-924-8081

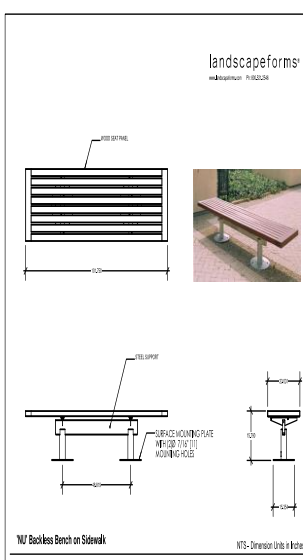
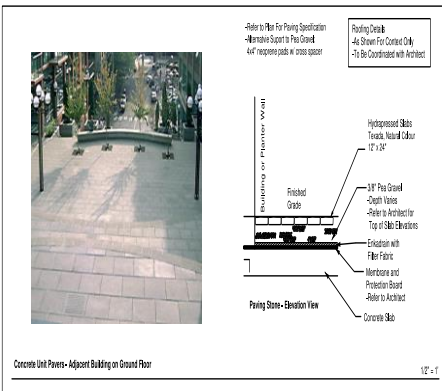
Complete Submissions Due: May 24th 2013 @ 4 pm



(Phone) 1-804-596-7407
13101-78A
Surrey, B.C. V3W 8B6
Dobney Foundry
Tree Grate
Model: SP-48

BOTANICAL NAME	COMMON NAME	SYMBOL	QUANTITY	SIZE
Tree				
For ornamental Pacific Fir (mature)	Pacific Fir Tree (mature)	AC	3	4m cal
For ornamental Japanese Maple	Japanese Maple	AS	5	4m cal
Shrub				
Cornus alba 'Bailhala'	White Dogwood	C	51	#5 post
Cornus japonica 'Majesty'	White Dogwood	m	116	#5 post
Cornus japonica 'Majesty'	White Dogwood	TA	40	1.2m (4'0")

BOTANICAL NAME	COMMON NAME	SYMBOL	QUANTITY	SIZE
For ornamental Japanese Maple	Japanese Maple	ST	13	4m cal



NOTES

1. Works and Materials to be installed in accordance with the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association Standards. Contractor to be familiar with the Standard.

2. Landscape Contractor to Confirm and Verify Field Conditions Prior to Installation.

3. Plant and Material Substitutions to be Approved by Landscape Architect Prior to Installation. In the event of a discrepancy between the Plant Schedule on the Plant List and the Plant Schedule on the Plant Schedule, the Plant Schedule on the Plant Schedule shall prevail.

4. Materials and Methods to be Approved by Landscape Architect Prior to Installation.

5. Materials and Methods to be Approved by Landscape Architect Prior to Installation.

6. Materials and Methods to be Approved by Landscape Architect Prior to Installation.

7. Materials and Methods to be Approved by Landscape Architect Prior to Installation.

8. Materials and Methods to be Approved by Landscape Architect Prior to Installation.

9. Materials and Methods to be Approved by Landscape Architect Prior to Installation.

10. Materials and Methods to be Approved by Landscape Architect Prior to Installation.



Mixed Use Development
127-133 East 3rd Street,
North Vancouver

DESCRIPTION

GROUND FLOOR PLANTING

DATE: DEC 11
DRAWN BY: SL
CHECKED BY:
SCALE: 1/8" = 1'

L2.1

