

Request for Expression of Interest

Call to Artists

Mount Seymour Seniors Residence

Mount Seymour Parkway

North Vancouver, BC

Owner: Pacific Arbour Retirement Communities Inc.



Prepared by Ballard Fine Art Ltd
September 2010

Request for Expression of Interest Mount Seymour Seniors Residence

Introduction:

Pacific Arbour Retirement Communities Inc. (“Pacific Arbour”) is seeking an artist or artist team to create a public artwork for its Mount Seymour Seniors Residence located on Mount Seymour Parkway in The District of North Vancouver, B.C.

This request for Expression of Interest is an open Call to professional Canadian and American artists living in the Pacific West Coast. Artists resident outside of the area will be permitted to compete by invitation.

This Call requires a statement of qualifications, images of previous artwork and a written project proposal. Artists considered will have experience with public art projects of a similar scale and scope.

Development Overview:

The Mount Seymour Seniors Residence is an exciting project being developed by Pacific Arbour. The site is located at the 3200 Block Mount Seymour Parkway in North Vancouver, across from the Parkgate Village Center. This is the first project in the Eastern District to address the needs of seniors who are active and competent but not without age related mobility challenges that limit their ability to live healthy, fulfilling lives.

Adjacent to the site’s eastern boundary is the 11 storey Roche Point Tower condominium project with Salish Estates townhouses to the south and Brookside Estates townhouses to the west. Taylor Creek greenway touches the site’s western edge.

Access and egress to the site will be from a curb letdown off Mt Seymour Parkway near the site’s northeastern corner. Egress will also be possible via a laneway at the southern corner of the site exiting on Roche Point Drive.



The project is planned to have a two storey podium with amenity and residential space below 9 storeys of residential space. The building has been designed to retain many of the large trees on the site. Some of the trees designated for preservation are taller than the 110 foot building height and will thus partially screen it from its neighbours, diminishing the buildings apparent mass. The building height is similar to its neighbour to the east, Roche Point Tower.



The curvilinear nature of the building form reflects the surrounding landscape and natural context. This form also relates well to the curves and orientation of the Roche Point Tower. A “fold” has been introduced along the curved north facing side of the building, which punctuates the main building entrance facing the parkway.

Landscaping will be divided into a front and backyard concept with the former being more public and the latter secured for resident use. Native plant species will be introduced to the site and the riparian setback at the western end of the site will be restored to a more natural state. The front yard to the north will focus on the ecology, native plant enhancement and rainwater management through the use of rain gardens. A loop trail will encourage residents to meander through the front garden.



The Artwork:

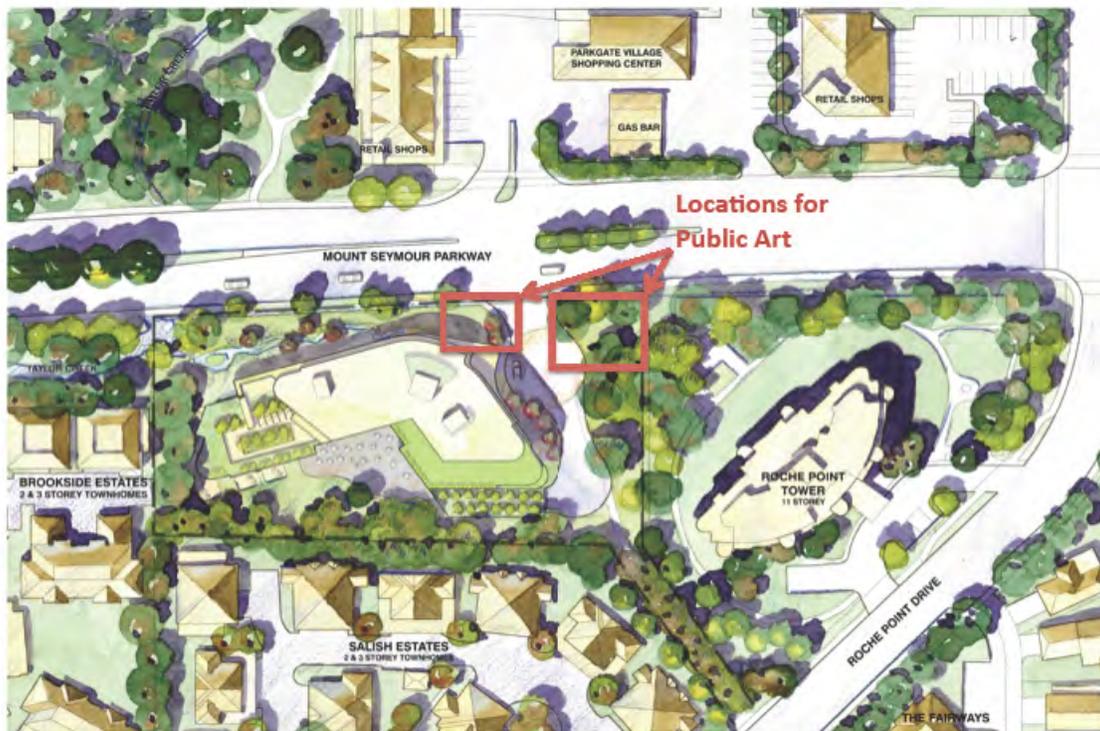
The public artwork chosen for the Mount Seymour Seniors Residence will engage and provide a sense of discovery. The artist will aspire to the highest level of creativity and excellence in art making, creating a landmark work for the District of North Vancouver.

1. Theme

The architecture, landscape design and surrounding natural environment invite artistic expression. The chosen artist will be given as much creative licence as possible to develop a theme that reflects the neighbourhood context, history and folklore while respecting the site limitations and use. The artist will conduct their own research of the community in developing a proposal for an art piece that will have significance to the community and do so with a theme that has layers of meaning that will give the piece longevity. The rationale for the piece will be derived from its context both in place and time.

2. Location

The location of the artwork is either the front of the residences or the north eastern corner of the project site, facing Mount Seymour Parkway, as indicated in the site plan below. The artist may choose the site that best provides full creative expression to the art work. These 2 locations offer optimum public benefit and impact to residents and visitors as well as, pedestrians and motorists passing by.



3. Specifications:

The artwork must be made of durable materials and comply with public safety standards, be vandal, theft and graffiti resistant and be easily maintainable over the long term.

Project Budget:

An art budget of \$200,000 has been designated for this project. This budget will include artist fees, travel, design, artwork fabrication and installation.

The artist will be responsible for a General Public Liability insurance policy. Premium for this coverage will be assumed as the cost of doing business and a part of the studio overhead.

Artist Selection Process:

A selection panel will be established by the District of North Vancouver and Pacific Arbour to select the artist and art piece. This panel will consist of seven members as follows: from Pacific Arbour. (2), the Vancouver Art Community (2), the District of North Vancouver (2) and the North Vancouver Public Art Committee (1).

The selection panel will shortlist up to 3 artists from the Letters of Interest submitted. Selected artists will be required to sign an Agreement and be provided with a Honorarium of \$2,000 to prepare and develop a detailed Concept proposal including budgets. This honorarium will be paid upon receipt and presentation of the final concept proposal.

1. Shortlist Selection Criteria

- i) High quality, innovation and creativity of proposed artwork
- ii) Artistic quality of artwork presented in the documentation of past work
- iii) Experience working on projects of similar scale and diversity of scope
- iv) Realistic approach to budgeting and planning
- v) Availability

An artist or artist team will be chosen in early February 2011 from the short list after careful and thoughtful review of the Concept Proposals presented. The final artist selected will enter a Contract Agreement with Pacific Arbour Three Residences Ltd. (a subsidiary of Pacific Arbour Retirement Communities Inc.) to complete the proposed artwork on time and budget.

2. Final Selection Criteria

- i) Quality, creativity and clarity of vision of the Concept Proposal
- ii) Demonstrated understanding of public space and the impact on the proposed site
- iii) Demonstrated feasibility in terms of budget, timeline, implementation, safety, maintenance and site
- iv) Experience and ability to collaborate and work with the project team

Pacific Arbour reserves the right not to award the commission at the time of review.

The Project Schedule:

September 29, 2010	Call to Artists is posted
November 5, 2010	Submission deadline. All submitted materials must be Received by 2:00pm
November 22, 2010	All submitted proposals will be reviewed by the Selection Panel. Up to 3 artists will be short listed
January 25 th , 2011	Concept Proposal Presentation by selected Artists
February, 2011	Final Artist Selection and Artist Contract

Submission Requirements:

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

- i) A Letter of Interest (no more than two pages) summarizing the idea you are interested in developing
- ii) A Current resume
- iii) Up to 10 digital images of past work. Each image must be labelled with the artist's name and numbered to correspond to the annotated images list with the artists' name and contact information, title of artwork, medium, date of artwork, dimensions, budget and corresponding image number. Also. Include a brief description (30 word max) of the artwork.

Submit only quality j-pegs with 300 dpi (do not use GIF's, TIFFs or other formats) PC compatible
- iv) Two professional references of people you have worked with on past commission projects and are familiar with your art and practice. Include complete addresses and telephone numbers.

Note: Please include and self addressed envelope with postage if you would like your materials returned.

Project Contact and Submission:

All questions should be directed to:

Jan Ballard
604-922-6843 office
604-612-5534 cell
janballard@shaw.ca

All submission proposals must be delivered on or before November 5, 2010 at 2:00pm to:

Pacific Arbour Retirement Communities
Suite 450, 1550 Alberni St.
Vancouver, BC
V6G 1A5

Attention: Jan Ballard
Re: Mount Seymour Seniors Residence