

PUBLIC ART MANAGEMENT

PUBLIC ART PLAN

RBC WATERPARK PLACE
(88 QUEENS QUAY W)
DEVELOPMENT PROJECT



PREPARED FOR: OXFORD PROPERTIES GROUP INC.

PREPARED BY: KAREN MILLS, BEN MILLS
PUBLIC ART MANAGEMENT

DATE: MAY 16, 2012 FOR TPAC REVIEW

Introduction

Oxford Properties is developing RBC WaterPark Place (WPP), a 1.2M sf, 30-storey office building at 88 Queen's Quay West. The tower will be phase three of an existing two-tower commercial development complex, WaterPark Place, located immediately to the east at 10 and 20 Bay St. The introduction of office uses along the waterfront will add welcome diversity of use to an area which is currently predominantly residential in character.

The site is directly south of the railway corridor and forms a major addition to Toronto's new, south financial core. The volume of projects built, under construction or planned for this area is shifting the critical mass of the financial core towards the waterfront. Recently completed projects include Maple Leaf Square, the TELUS building at 25 York and the PWC tower at 18 York. The Ice Condominiums are now under construction at Bremner Blvd and York St and projects have been announced for 10 York St. and 90 Harbour St.

The building will be RBC's new national headquarters for its Canadian banking business. RBC WaterPark Place will be a model of sustainable design, and is targeting as a minimum a LEED Gold rating.

The project includes an above grade pedestrian bridge connection to the PATH system from the site to the Air Canada Centre, which will cross Lakeshore Boulevard underneath the Gardiner Expressway.

It is anticipated that the development will be completed by 2014.

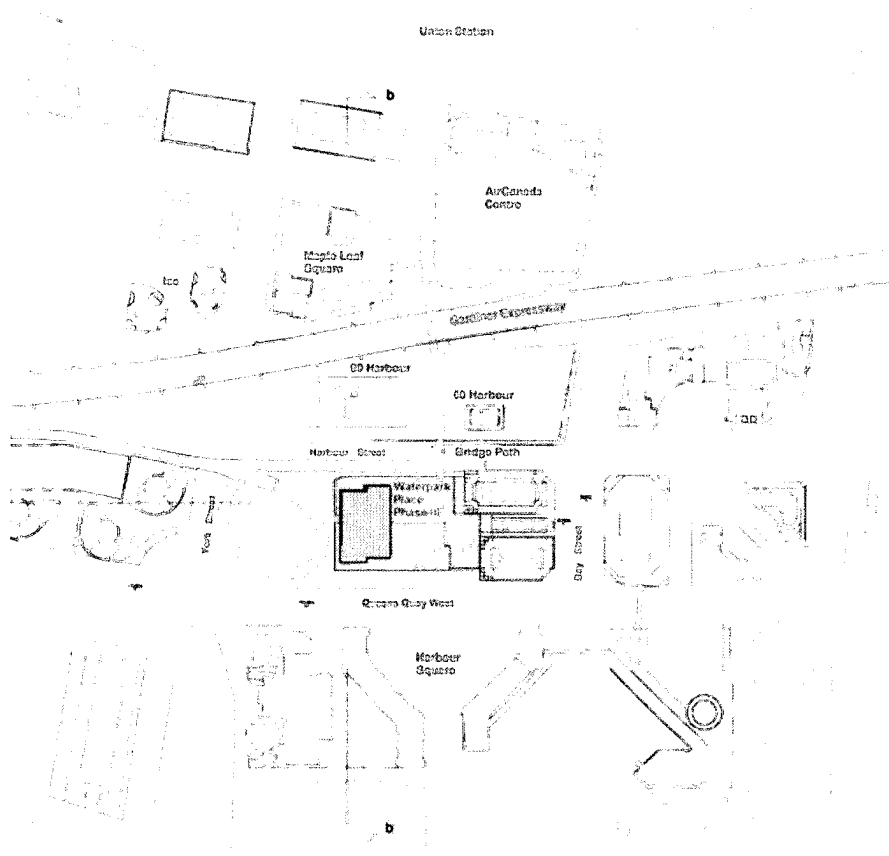
Project Team

Client:	Oxford Properties Group Inc.
Architect:	WZMH Architects
Landscape Architect:	du Toit Allsopp Hillier
Public Art Consultant:	Karen Mills + Ben Mills, Public Art Management

Public Art Objectives:

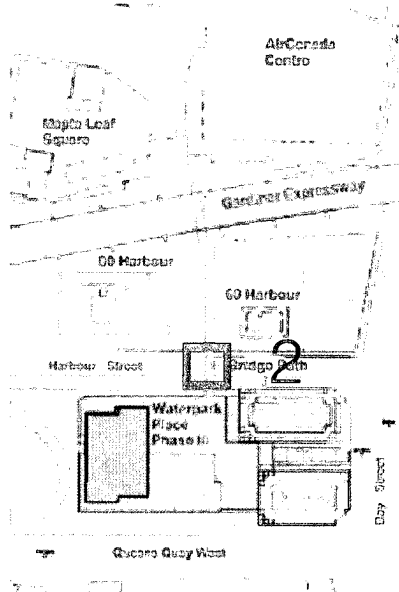
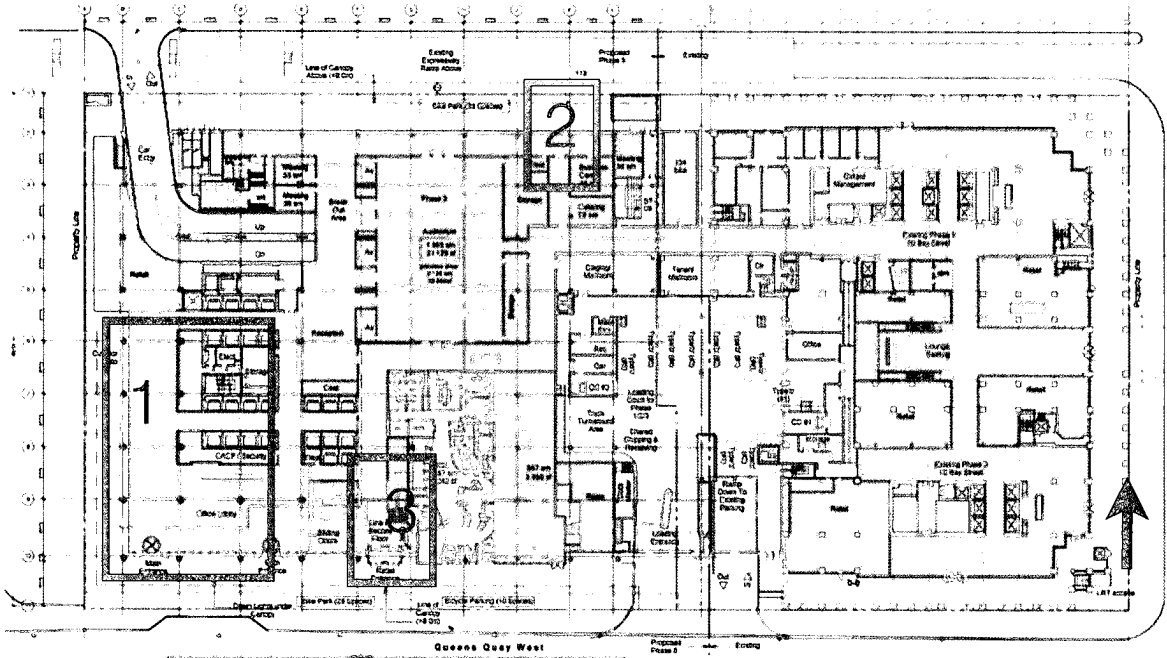
- To create a variety of high quality, appropriately scaled public artworks for a landmark Toronto development
- Through a professional juried process, identifies public art for the site that is of high quality
- Will be appropriate for the site in scale, materials, execution and creativity
- Be engaging for the public
- Will to the best degree possible stand the test of time: as a unique work of art
- Can be designed and constructed within budget
- Will require low/manageable maintenance requirements over the long term
- Employ systems and consume low energy to be respectful of the goals of the Owner to create an environmentally sustainable development

Site In Context



Public Art Locations

Please note that Public Art Location #2 begins on 2nd floor



Art Location Descriptions

1. Entrance Lobby @ Queens Quay

- Open during regular business hours
- This area features prominently in the development
- Allows for a large indoor and/or outdoor work of art
- Would engage the users of the building as well as general public
- Potential for singular work which may “flow” outside
- **Estimated Art Budget Allocation: 32% of the gross budget***

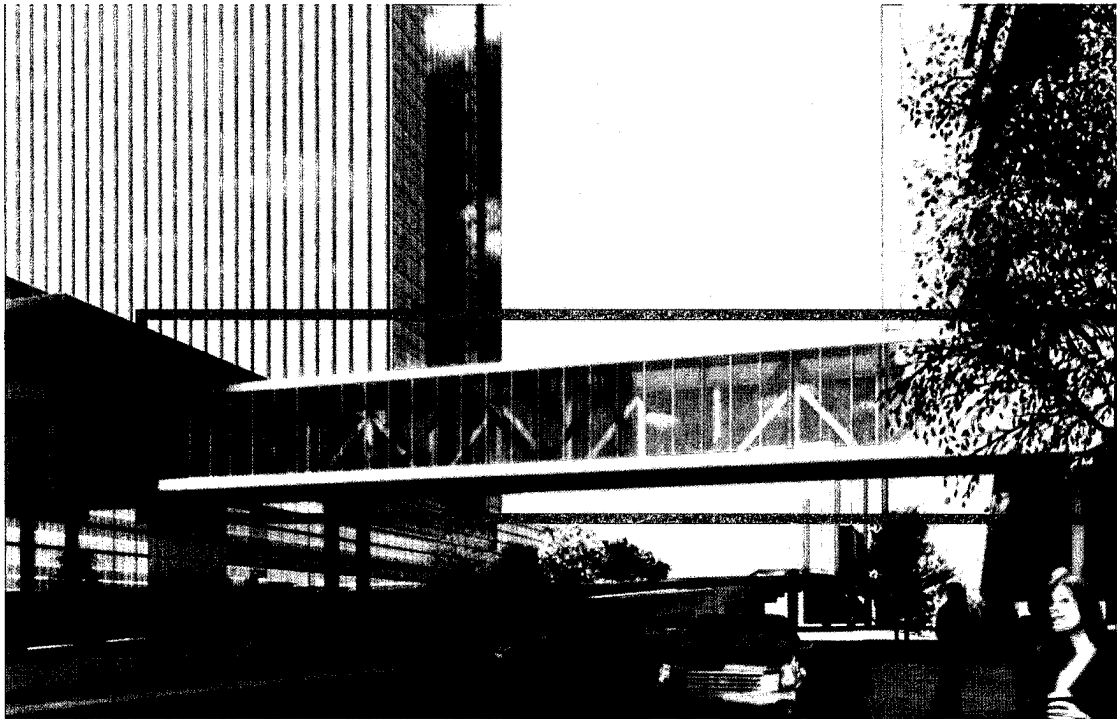


Interior View of Publicly Accessible Main Lobby



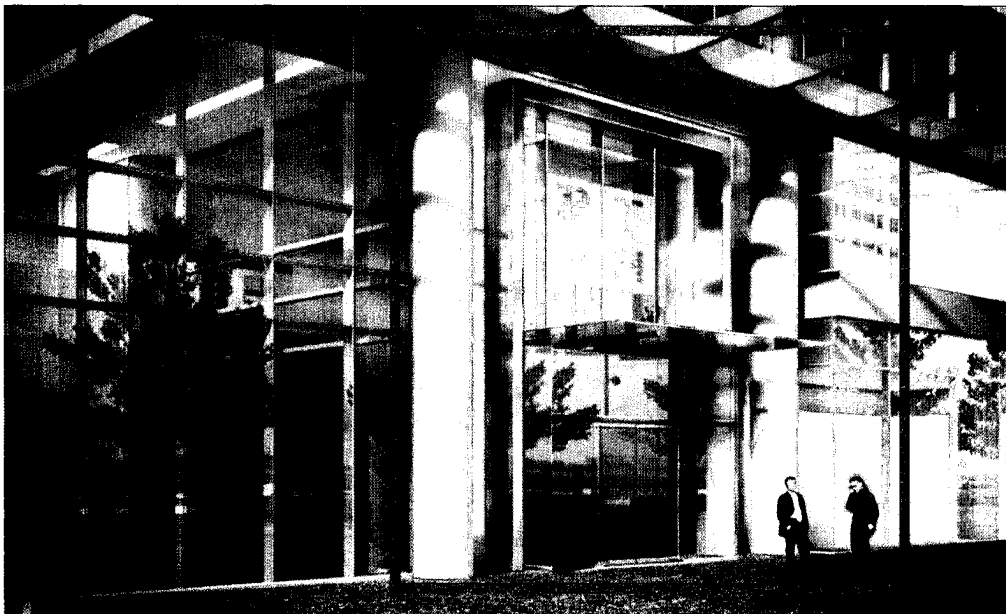
2. Pedestrian Bridge

- Glazed bridge connecting Water Park Place to the Air Canada Centre
- Focus on portion of bridge over public right of way at Harbour St
- Opportunity to incorporate artistic vision into a dynamic space
- Must not be distracting to motorists
- Treatment could possibly be through facade, glazing, or subtle lighting treatment
- **Estimated Art Budget Allocation: up to 20% of the gross budget***



3. PATH Entrance @ Queens Quay

- Will be first connection of PATH to Queens Quay Blvd
- Entrance is to the east of the Main Lobby (Location #1)
- Highly visible entranceway with a great deal of foot traffic
- Open during TTC hours of operation
- Potential to have interior work which reads as well inside as it does outside
- Also possibility to have artwork on exterior
- Dynamic and lively art which draws pedestrians to the PATH system
- **Estimated Art Budget Allocation: up to 15% of the gross budget***



All areas are publicly accessible, both visually and physically.

**These are preliminary estimates, and will be refined as we engage in discussions with the artists*

Mentorship Program:

Provision will be made for a mentorship program for an artist of talent (one mentorship) who has not yet created a permanent public commission. The public art consultant will identify possible candidates in conjunction with the Developer and commissioned Artist(s). The mentored candidate may be offered the opportunity to work on any of the three sites.

Budget:

The anticipated budget for the program: Approx. \$ 2.0 Million CAD

Administration Allowance, including

Competition administration through construction of art**: up to 10% of the budget

Construction Coordination, Site preparation,

Installation and Contingency***: up to 15% of the budget

Project documentation and promotion: up to 3% of the budget

Public Art Design, Supply and Fabrication: 67% of the budget

Maintenance endowment: up to 5% of the budget

Residual funds from any category may be directed to increasing the allocation for any site.

*** Including: preparation of Public Art Plan, presentation to TPAC, planning and administration of Open Call to Artists, assistance in short listing final candidates, preparation of Finalist Brief, management of jury sessions, assistance in preparation of artist agreement(s), post completion conferences with Oxford and stakeholders, in addition to other activities.*

**** Including: Architectural, electrical and structural engineering fees for review of designs and provision of stamped drawings, assistance in preparation and issuance of fabrication tenders for art if requested by artist(s), site preparation including provision of structural supports, electrical supply and other elements required to implement the artwork, and contingency.*

Selection Process:

A three stage competition is proposed.

Stage 1: Open Call for Credentials

An international Open Call for Credentials will be issued on Akimbo and art-public.com. Respondents will be reviewed by art consultant team and vetted prior to Stage 2.

Stage 2: Request for Expression of Interest

This will be prepared and circulated to the advancing long list of artists selected by Oxford Public Art Team from the vetted list of respondents to the Stage 1 Open Call for Credentials. Artists who respond to the invitation will be required to provide a written Expression of Interest identifying the preferred location(s), general approach as well as a design fee proposal. Oxford Public Art Team and art consultant will then review submissions and identify Finalists, up to six (6) artists.

Stage 3: Finalist Brief

This will be prepared and sent to short list of artists selected. They will then prepare detailed concepts for which they will be paid an honorarium. Submissions will then be reviewed by Owner team and Jury in order to determine a preferred concept.

The winning artist(s) will be individually contracted by the Owner to develop the public art and to work with the project consulting team (developer, project managers, consulting engineers and public art consultant)

Jury Composition:

The jury will comprised of three (3) members as follows:

- A representative of the Owner or it's nominated representative
- Independent art experts of whom one is an artist and one is a resident of the ward

The two independent jury members will be drawn from the following pool:

- April Hickox, artist who lives and works in the ward
- Barbara Astman, artist who works in the ward
- James Lahey, artist
- Robin Anthony, Independent curator, works in the ward
- Michael Macauley, former Chair of TPAC
- Joanne Tod, artist

The developer has the right to veto the jury recommendation as per the terms of the agreement with the City.

Schedule:

TPAC Presentation:	May 15, 2012
City Council Approval:	TBD
Competition Commences:	After approvals are in place
Detailed Design Complete:	TBD
Integration into Progress Drawings:	TBD
Completion:	2014

ATTACHMENT #1: CRITERIA FOR SELECTION

EVALUATION CRITERIA	SCORE (0 – 10)	WEIGHT	TOTAL
1. Understanding of the Public Art opportunities: ·Based on artist statement		1	
1. Integration with Architecture: ·Are there opportunities expressed in artist statement ·Successful past collaborations ·Appropriateness/scale/practicality ·Contribute to urban environment		4	
1. Potential Impact: ·Attract an audience- “must see” ·Scale/ visibility ·Enhance WaterPark Place		2	
1. Distinctive Identity: ·Potential to create a unique statement for WaterPark Place ·Should work on a variety of levels- not simply the obvious		3	
1. International Stature/ Recognition ·International/national profile ·Experience ·Professional assessment		2	
1. Artist availability ·Artist availability / other commitments ·Single or team endeavour		2	
1. References/ Recommendations by Past Clients or Curators		3	
TOTAL SCORE:			