



REQUEST FOR QUALIFICATIONS

GREEN ARTS BARN

INTEGRATED DESIGN FOR SITE INTERPRETATION

Deadline for submission: November 16th, 2007 by 4:00pm



ARTSCAPE

UNLOCKING
CREATIVE
POTENTIAL



REQUEST FOR QUALIFICATIONS

INTRODUCTION

Every visit to the **Green Arts Barns** should be an eye-opening, mind-expanding experience. A dynamic and creative place, a home for experimentation and innovation, the **Green Arts Barns** is where new ideas will flourish and people from all walks of life will come together to make their community a better place to live, work and play.

The project intent is to utilize site specific artworks to unify the diverse story telling, exhibition and basic informational requirements of the complex with a creative design that avoids a fragmented institutional approach. This integrated design should create excitement and interest for the community and the users of the **Green Arts Barns**, as well as honour and commemorate the rich history of the Wychwood TTC Streetcar Repair Barns. It will celebrate the surrounding community while at the same time, inspire visitors and tenants to see a legacy that belongs to them and future generations. The incorporation of culture, community, environment and heritage in a unique way that reflects the multidimensional nature of the **Green Arts Barns** is essential.

Located at 76 Wychwood Avenue, south of St. Clair and west of Bathurst, Artscape's **Green Arts Barns** will transform Toronto's historic Wychwood TTC streetcar repair barns into a 60,000 square foot multi-tenant arts, environmental and community centre. The **Green Arts Barns** will employ green technology and be the first heritage building in Toronto to achieve LEED (Leadership in Energy and Environmental Design) certification.

For the past five years, Artscape has been working in partnership with the City of Toronto and the STOP Community Food Centre to create the **Green Arts Barns**. Construction began in March, 2007 and will be completed in the fall of 2008.

I. PROJECT INTENT

Artscape seeks a professional artist/designer/project manager/team with public art experience to create an integrated design for heritage and environmental interpretation and wayfinding for the **Green Arts Barns** complex that will incorporate the following:

- 1. HERITAGE INTERPRETATION** – exhibition of material that tells the story of the buildings that served as a central TTC streetcar repair facility for over 60 years, including the restoration and distribution of certain TTC heritage artifacts;
- 2. ENVIRONMENTAL INTERPRETATION** – exhibition of material that tells the story of the environmental leadership, LEED certification and green features of the **Green Arts Barns**;
- 3. COMMUNITY** – tells the story of the development of the **Green Arts Barns** as a project conceived and generated by local community interest and volunteer activity;
- 4. DONOR ACKNOWLEDGEMENT** – recognizes major public and private donors;
- 5. WAYFINDING SIGNAGE** – connects all of the above and, as well, serves the practical function of directing visitors, tenants and all users to the various tenant spaces and public amenities in the **Green Arts Barns**.



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II. PROJECT DESCRIPTION

ABOUT THE GREEN ARTS BARN

The **Green Arts Barns** is a unique meeting place and a resource serving the arts, the environment and the diverse communities that make up the St. Clair and Bathurst neighbourhood. The **Green Arts Barns** will:

- Provide below market space for the arts and the environment
- Animate the adjacent park with programs and services
- Provide facilities for community-based educational and recreational activities
- Preserve an important part of our built heritage
- Honour the legacy of public transit in Canada
- Be the first designated heritage site in Toronto to achieve LEED Canada certification

ABOUT THE WYCHWOOD BARN SITE

An excellent example of early 20th century industrial architecture, the Wychwood TTC streetcar repair barns were located on a 4.3 acre site between Wychwood Avenue and Christie Street, south of St. Clair Avenue West along Benson Avenue. The facility consisted of five attached brick buildings ranging from 198 to 326 feet long and 38 to 44 feet wide. Built between 1913 and 1921, the barns were the hub of the Toronto Civic Railway. From 1921 to 1978 it was one of seven



streetcar houses operated by the TTC. At their peak, the barns serviced ten routes and 167 streetcars. During the 1980s, the Wychwood TTC streetcar repair barns served as a testing and development facility for new streetcars and for the retrofitted Scarborough rapid transit trains. Since completion of the retrofit in the mid-1980s, the barns have been vacant. In January, 2004, Artscape was selected by the City of Toronto as the proponent for the redevelopment of the Wychwood TTC streetcar repair barns.

ABOUT THE PARK

City of Toronto Parks, Forestry and Recreation will develop the park area that surrounds the barns on three sides. Park features include a children's play area, an open sports field with a natural ice rink in winter, a fenced in off-leash dog area, a beach volleyball court and picnic tables. In addition, approximately 150 trees, 1,500 shrubs and 900 perennials and grasses will be planted. There will be circulation paths in the park aligned with the surrounding streets, such as Helena between Wychwood and Christie on the east-west axis and Slade on the north-south axis, as well as meandering paths, some of which follow the former streetcar tracks. The layout and uses of the project are intended to complement each other and create as few barriers as possible, both physical and conceptual, between tenants and the community, between the park and the buildings and between indoor and outdoor environments.

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III. VISION

The **Green Arts Barns** is a dynamic and creative place, a home for experimentation and innovation where new ideas will flourish and people from all walks of life will come together to make their community a better place to live, work and play.



←← THE STUDIO BARN

The Studio Barn will provide an alternative to traditional housing and create a sense of community where artists can live, work and interconnect with their neighbourhood. It will establish 26 RGI Live/Work studios and up to 15 Work Only studios for professional artists. A Community Gallery space will feature the work of artists living and working in the Barns and artists from the local community.

THE COVERED STREET BARN →→

The Covered Street Barn will provide affordable community-use space. This will include year-round access for performances, exhibitions, festivals and a wide range of community events.



←← THE STOP'S GREEN BARN

The Green Barn will be a place where people of all ages and backgrounds can grow, eat, celebrate and learn about healthy, sustainable food. Operated and managed by The STOP Community Food Centre, The Green Barn will house a year-round greenhouse, sheltered garden, outdoor bake oven and compost demonstration site.

THE COMMUNITY BARN →→

The Community Barn will provide programming, rehearsal, office and meeting space to not-for-profit community arts and environmental organizations where access to affordable, long-term and appropriate space is often a key issue. The Community Barn will enhance the capacity of not-for-profit arts and environmental organizations including: B Current, Cahoots Theatre Projects, Citizens' Environment Watch, Images Festival, LEAF – Local Enhancement and Appreciation of Forests, Latin American-Canadian Arts Projects, The Storytellers School of Toronto, Toronto School of Art, Theatre Direct Canada, Theatre Gargantua, Association for Native Development in the Performing and Visual Arts and Women's Healthy Environments Network.



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ENVIRONMENTAL SUSTAINABILITY

The **Green Arts Barns** will be a model of environmental sustainability. It has been submitted for LEED (Leadership in Energy & Environmental Design) Canada certification and will try to achieve maximum credits in the various categories that make up LEED: sustainable sites, water conservation, energy conservation, materials and resources and indoor environmental quality. Some of the **Green Arts Barns'** LEED features include a geo-thermal heating, ventilation and air conditioning system with ground source heat pumps, a storm water harvesting and reuse system, energy efficient lighting and appliances and water conserving plumbing fixtures. Through the use of green energy and energy efficient resources, the **Green Arts Barns** will provide significant and positive contributions toward improving the environment in the community and help to improve air quality, champion clean water initiatives and be an environmental quality improvement project.

IV. SITE INTERPRETATION PROJECT BUDGET

A budget of \$100,000 has been allocated for this project, which will comprise all project costs including, but not limited to, honourariums, project management fees, consultant fees, design fees, artist fees, materials, fabrication, installation, subcontracts, permits, maintenance plans, meetings and contingencies.

V. ELIGIBILITY

This RFQ is open to individuals or multi-disciplinary teams of artists and designers from Canada. Candidates must have a minimum of 5 years' professional experience and be able to demonstrate a range of past commissions of similar scope. Students are ineligible.

VI. PHASE 1: SUBMISSION OF CREDENTIALS

Interested artist/designer/project manager candidates or teams must submit the following **by 4pm on November 16, 2007** – by email to **bruce@torontoartscape.on.ca** or by regular post or hand delivered to **Artscape, 171 East Liberty Street, Suite 224, Toronto, Ontario M6K 3P6** (*if by post or hand, please note: we require 6 (six) copies of each CD/DVD with all information*):

1. **A Letter of Interest**, *no more than one page in length* that explains your particular interest in the project and experience working in a collaborative setting.
2. A **current resume or resumes** highlighting experience with similar commissions.
3. Twenty or fewer **digital images of work/projects with text descriptions** highlighting dates, project context and overall commission contract cost (*please note: total submitted materials should be 2MB or less in size*).
4. **References:** please list at least one commissioning agency, one artist and one design professional (architect, landscape architect, engineer, etc.) who have an intimate knowledge of your work and working methods. Include complete address, email address and telephone numbers.

This RFQ does not require the preparation of a proposal in the first phase.

N.B. Phase 1 materials will not be returned.

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VII. PHASE 2: SELECTION AND COMMISSIONING PROCESS

A Selection Committee will be convened by Artscape to review application materials and select a short list of proponents for the project. Candidates will be short-listed on the basis of the following:

- artistic and design quality as represented by visual documentation of past work;
- capacity to take on a project of this size and complexity;
- ability to work within a stipulated budget;
- creativity of approach;
- and good communication skills and a desire and ability to work and meet with other consultants, project managers, sub-contractors and members of the local community.

Short-listed candidates will be invited to attend an orientation and information session. This will provide an opportunity to visit the site and discuss the project with Artscape and its consultants and construction manager. Further consultation with architects during the proposal stage will be available on a limited basis.

VIII. PHASE 3: COMMISSIONING PROCESS

Following the orientation meeting, the candidates will enter into a contract agreement with Artscape to develop a preliminary proposal for the project. The proposal may include drawings, maquettes, renderings, etc. which will sufficiently convey the scope of their proposal. The proposal must be accompanied by a list of potential subcontractors, a work schedule, a preliminary budget and a projected maintenance schedule and lifetime for all project elements.

Short-listed candidates will receive an honourarium of \$3,000 to complete the proposal stage.

IX. PHASE 4: FINAL SELECTION

A proponent will be selected and enter into a design, fabrication and installation contract with Artscape. (In an effort to ensure that the process is open to individuals or firms with a wide variety of background and experience, there may be flexibility in the way that contractual responsibility for various elements of the project is assigned.)

X. PROJECT SCHEDULE

October 27, 2007	The Request for Qualifications (RFQ) is released.
November 16, 2007	Deadline for submissions, 4:00pm.
November 26, 2007	The Selection Committee will meet and short-list 3-5 candidates.
November 29, 2007	The shortlisted candidates will attend a tour of the site and orientation meeting.
December 5, 2007	Contracts signed for the concept proposal phase.
January 23 & 24, 2008	Candidates will present their concept proposals to the Selection Committee.
January 31, 2008	The selected proponent will be announced.
July 15, 2008	The work will be completed and installed; final deadlines will be determined by the construction schedule.

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All qualifications must be delivered to Artscape at the address below by 4:00 p.m. on November 16, 2007.

GREEN ARTS BARNs RFQ

Artscape
171 East Liberty Street, Suite 224
Toronto, Ontario M6K 3P6

Or by email to: bruce@torontoartscape.on.ca

All questions regarding this RFQ should be directed to:

Bruce Rosensweet, Director of Properties
bruce@torontoartscape.on.ca
416-392-1038, ext. 39

ABOUT ARTSCAPE

Artscape is committed to building a world that engages art, culture and creativity as catalysts for community transformation, sustainability, prosperity and livability. It is a not-for-profit enterprise dedicated to culture-led regeneration with a focus on: a) anchoring creative communities within sustainable and affordable spaces, b) building authentic and dynamic places by connecting creative and cultural resources, and c) creating tools, expanding thinking and inspiring action. Artscape's work unlocks the creative potential of people and places to build vibrant, resilient and inclusive communities.



Artscape has played a catalytic role in the regeneration of some of Toronto's most important creative communities including: The Distillery Historic District, Queen Street West, Liberty Village and Toronto Island.

Additional information about Artscape can be found at www.torontoartscape.on.ca

Artscape reserves the right to select none of the proposals submitted through this process.

GREEN ARTS BARNs DEVELOPMENT PARTNERS

Developer and Operator: Artscape

Co-developer and Operator of the Green Barn:
The STOP Community Food Centre

Lead Consultant and Architect:
du Toit Architects Ltd.

Construction Manager: The Dalton Company Ltd.

Structural Consultant:
Blackwell Bowick Partnership Ltd.

**Mechanical, Electrical & Sustainability
Consultant:** Stantec Consulting Ltd.

Landscape Architect: The Planning Partnership

Heritage Architect: E.R.A. Architects Inc.

