



REQUEST FOR PROPOSAL RIVER LANDING PHASE II

DESIGN FOR THE INTERPRETIVE ELEMENTS *for* MARKET SQUARE (adjacent to the former City of Saskatoon electrical building 414 Ave B South)

1. Introduction and Background

The City of Saskatoon is seeking design services for the implementation and installation phase for the interpretive elements that are to occur at the Market Square at River Landing Phase II.

Located in the south downtown and Riversdale area and fronting the South Saskatchewan River, River Landing is designed to become the social, cultural, and commercial focus of the city. For construction purposes, River Landing has been divided into two phases.

Phase I comprises the former Gathercole site and area east of the Senator Sid Buckwold Bridge, west of 3rd Avenue, and south of 19th Street. This area is designed to reclaim the riverfront with the development of a new park, the construction of a hotel/spa and restaurant, the potential development of a destination complex including a live performance theatre, a visitor destination facility, and a “Century Plaza” landmark feature.

Phase II is the area including the riverbank bounded by the Senator Sid Buckwold Bridge to the east and Victoria Park to the west, and 19th Street to the north. The plan for this area includes a new riverfront park, residential and commercial developments, a new pocket park and the redevelopment of the old electrical building into a public market, business incubator, and village (market) square.

Adjacent to the indoor public market, a “community square” has been designed for summer outdoor markets and for special events in conjunction with the market. The location of this “square” is at the intersection of Avenue A and 19th Street and will form a gateway to the Riversdale neighbourhood.

The concept plan for the Market Square identifies potential location for art installations and interpretation. The site is on the location of the former Immigration Hall which was established in 1901 to provide lodging for incoming homesteaders. Historical research about the Immigration experience, ‘Boomtime’ Saskatoon and the origins of the Farmer’s Market have been completed and should provide the story lines and themes for the interpretive media.

The interpretive component for Market Square is funded through the Federal Government Cultural Capitals Grant and administered by the City of Saskatoon.

2. Objective

The City of Saskatoon requires the design services of an experienced agency to design the interpretive media, including but not limited to interpretive panels and art installations and sculptures that will be installed at the Market Square to respond to the thematic organization as outlined by the River Landing Interpretive Plan. The goal is to create a visual experience in which visitors (community residents, farmer's market vendors and consumers) can learn something about the cultural heritage of their city. The design should provide a cohesive approach to the identified "stories" or historical themes. The consultant team will be provided with historical research material that has been completed and is associated with the site.

Proposals must illustrate experience in:

- Commissions for public place-making;
- Collaborative skills to work with the City of Saskatoon Urban Design Manager, Heritage Coordinator, and the Arts and Grants Coordinator;
- Project Management skills to coordinate all aspects of the project from design through to installation;
- Proven experience with project delivery on time and on budget, within a compressed project schedule.

The applicant may be a team of professionals pooling expertise and resources: visual art/sculpture, landscape architecture and urban design. A Principal Member must be designated to act as the primary administration and communication contact.

The scope of work should consider:

- User-friendly communication elements for site visitors;
- Consider various potential uses for the site: Farmer's Market vendors, community meeting place, and potential site for outdoor special events;
- Media that enhance the appearance of River Landing Phase II and connects the cultural and commercial activities that will occur at the River Landing site;
- The social setting that the site offers i.e. a meeting place;
- That the interpretive elements should not be intrusive to the open space; views must be retained;
- High quality design suitable for outdoor public use – robust, weather and vandal resistant;
- Design should be compatible with the adjacent streetscape plans and specifications.

Project Budget

The project budget (to include project administration, design costs, art and interpretive materials including installation costs and artist honorariums, advertising call for artist submissions): To a maximum of **\$86,500.00**.

Design Concept

Through the use of various interpretive media, artwork and possibly artifacts, the design should provide the details for the interpretive elements appropriate to the site. The elements should create interest and provide cues to visitors about the historical significance of the site. The City of Saskatoon will provide any of the written text requirements used to correspond to the respective interpretive element.

The design should consider the themes and information contained within the following City of Saskatoon documents:

- Documents located on the City of Saskatoon website: www.riverlanding.ca
- River Landing Interpretive Plan
- Riversdale Square and Streetscape Plan (Attachment “A”)
Link is on: “Farmer’s Market, Business Centre and Village Square”
- River Landing Marketing Strategy

Note:

The detailed historical research document is available from Barb Sprigings, Heritage Coordinator, City of Saskatoon. Email: barb.sprigings@saskatoon.ca

Scope of Work

The work requires designing the components and determining specifications (materials, sizes, colour samples) for the interpretive sites as identified on the Landscape Plan for Market Square. This includes the following:

- Interpretative media for the site of the former Immigration Hall (Landscape Plan shows cobblestone will outline the original foundation of Immigration Hall);
- Interpretive media for the Barr Colonist story;
- Enhance interpretive opportunities with the integration of photographs and personal stories from archival material if appropriate (and artifacts if available);
- Art installations and sculptures that utilize the themes outlined in the River Landing Interpretive Plan (April, 2005) together with the specific themes identified in the site specific research;
- Design and production of 3 dimensional materials;
- Manage art and artifact preparation.
- The two interpretive sites that have concrete footings are identified on the “Market Square & Streetscape” overall plan. Other potential interpretive sites may be considered for one exterior or interior of the electrical building and the periphery of the “square”.

- The interpretive design plan needs to include on the placement of information acknowledging the rehabilitation (and re-use) of the electrical building into the indoor market and business incubator centre.

Services

1. Initial Concept Plan and Conceptual Budget:

Following project initiation meetings, the consultant will develop an overall concept plan for this work for consideration by the City of Saskatoon and for the purposes of confirming the budget. The consultant team should include a cost estimator who will provide an order of magnitude estimate for the conceptual plan.

2. Input and public consultation:

There may be some opportunity for the consultant to obtain comment on the concept plan from a meeting of stakeholders (i.e. Municipal Heritage Advisory Committee)

3. Working Drawings, Specifications and Costing:

Following approvals for the project, the consultant will prepare detailed construction drawings and specifications for public tendering and construction purposes. (At 95% completion the consultant will undertake a further cost estimate to ensure that the design and budget are in agreement.

4. Tendering and Construction Management:

The consultant will organize the public tendering of the approved drawings and specifications, taking responsibility for the tendering process and reporting to the City with a recommendation on the selected contractor. Upon receiving the approval of the bidder, the consultant will prepare the contracts and then manage the contracts on behalf of the City through to conclusion.

Services to include:

- Administration of bidding process including bid evaluation and recommendation for award of contract
- Administration of the construction process to monitor conformance to the contract documents and certify payments; and,
- Overall budget review

Timeframe

All design and implementation is to be completed and installed by June 15th, 2007. Installations may require phasing.

Deliverables

- Development and presentation of a concept plan and interpretive approach for review and approval by City of Saskatoon
- Identification of interpretive material specifications
- Design, fabricate and install the interpretive media (historical text may be provided by City of Saskatoon) in cooperation with the City of Saskatoon design and construction consultants as required, in order to meet all necessary technical and maintenance parameters
- An electronic copy of the presentation in PDF format provided to City of Saskatoon

Coordination and Consultation

Work will be coordinated by City of Saskatoon staff that includes Jeanna South, Urban Design Manager, Frances Westlund, Arts and Grants Consultant and Barb Sprigings, Heritage Coordinator.

The consultant will develop an overall design concept with 3 to 5 conceptual options for consideration by the City of Saskatoon. Some stakeholder review will be required.

If required some changes may be made to the plan that reflect the input from the stakeholders.

The consultant will be required to provide cost estimates for the interpretive media (including installation) identified in the design plan.

Following project approval from the City of Saskatoon, the consultant will then prepare detailed drawings and specifications suitable for tendering and construction.

The consultant will manage construction and installation.

Proposal Submission

The consultant shall provide a proposal that includes the following:

- Relevant experience
- Samples of previous work
- Personnel who will undertake the work and their experience
- Methodology
- Statement describing the consultant's understanding of the project
- Schedule that outlines the project phases and completion dates
- Workplan (tasks and time allocation)
- Hourly rates of key personnel, fees and project expenses included
- References

Submissions and Inquiries

Proposal submission due date is **4:00 pm on November 21st, 2006.**

6 copies of proposals should be directed to:

**Market Square Interpretive Plan
c/o Barb Sprigings
222 3rd Avenue North,
Saskatoon, SK S7K 0J5**

Inquiries may be directed to Barb Sprigings, Heritage Coordinator, City of Saskatoon.
Email barb.sprigings@saskatoon.ca or phone 306-975-2993