Redruth Brewery Quarter

Public Art Project

Cornwall

Expressions of Interest

Final 20.11.14

TEN 364

EUROPEAN UNION
Investing in Your Future
European Regional
Development Fund 2007-13

Regional Growth Fund

Sino Land Limited

CORNWALL
Development Company

CORMAC

CORNWALL
COUNCIL

1. Summary

Cornwall Council is inviting artists to apply if you have an interest to deliver this project. It is to design and deliver a high quality contemporary outdoor artwork on this new public realm site in the Redruth Brewery Quarter. This area is accessed off the B3300, Chapel Street, on the north western side of the town centre - postcode TR15 1AW.

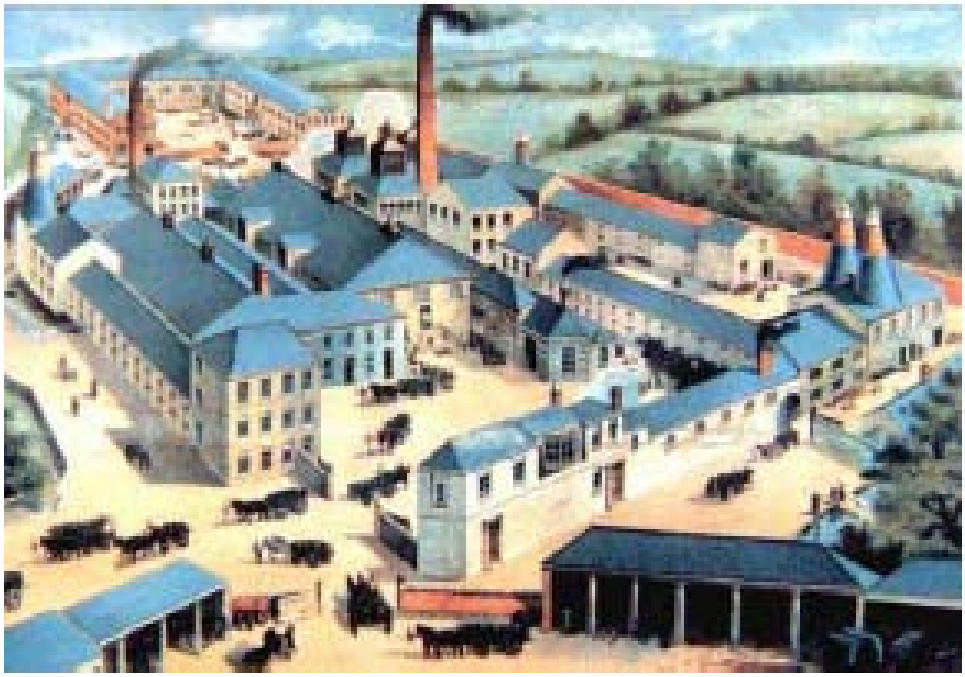
This is a European Regional Development Funded project that has to be fully completed by the end of May 2015. The artist's contract will be with Cornwall Council.

The public realm scheme, consisting of a large square, an open leat or watercourse, footpaths and soft landscaping, is fully designed and under construction on site. It will form the setting for a major town regeneration, to follow in following years, including a new Cornish Archive building – "Kresen Kernow", new housing, workspaces and other uses within the setting of this historic brewery site.

The procurement of an artist or designer will take place over two stages. This Stage 1 is an initial expression of interest from which a panel will select a shortlist to tender at Stage 2 with a concept design and quotation. 3-6 shortlisted artists will be invited to submit at this stage. No concept designs or specific ideas need to be submitted at this stage.

Image on cover shows the core brewery buildings that will be converted to the Cornwall Archives Centre. The area in the foreground will become a large public square.

Below: image of the brewery in the mid nineteenth century



2. Context

Redruth Brewery has a long association with the town and people of Redruth, having its roots in an older business that relocated onto this site in 1792. The Brewery has gone through a continuous sequence of expansion and remodelling right up until its final closure in 2004. The wider brewery site includes other buildings associated with a fuseworks, a drill hall, bonded warehouse and a historic leat. It is designated as a Conservation Area and part of the Cornish Mining World Heritage Site.

In 2014 the then owner of the site, Sino Land, sold approximately half of the site to Cornwall Council to develop two major public funded projects, as well as retaining land for their own proposed development. These areas are indicated on the attached aerial plan, appendix 1, and are :

1. The Public Realm Scheme – client Cornwall Council. An open space project that incorporates a major flood alleviation scheme, opening up the historic leat [watercourse], public footpaths and cycleways, a public square, seating areas, new streets and soft landscaping. [The proposed artwork must be located within this area]. This project has a range of funders including the European Regional Development Fund, Regional Growth Fund, Environment Agency, Sino Land and is led by Cornwall Council. All funding is in place. This scheme will deliver a major new square giving access to the site and forming a setting for its main developments. This will be linked back into the town centre by a pedestrian and cycleway corridor alongside an opened leat. A Design and Access Statement is attached as appendix 2 to better describe this scheme.
2. Kresen Kernow. Client Cornwall Council. This is a proposal to build a new Archive Building for Cornwall to be funded by the Council and the Heritage Lottery Fund. The building will be sited alongside and have a front door onto the public square. This project is in the early design stage to support a Stage 2 HLF funding bid and is scheduled to be on site in spring 2016
3. Mixed Use development: Client Sino Land - private sector. The remaining part of the site is subject to an outline planning application, submitted and under consideration by Cornwall Council Planning. An illustrative masterplan has been produced but no detailed designs. The proposal includes apartments, town houses, office space, a pod hotel and micro-brewery. The first phases of this construction could be on site at the beginning of 2016.

The site has been vacant for a number of years, suffering from vandalism and a number of fires. By agreement a large number of later industrial buildings will be cleared from the site

to make way for new development. This new development will be carefully integrated with the key historic buildings that will be saved and restored on the site.

The contractor, Cormac, is currently on site undertaking the first stage of demolition and infrastructure works prior to completing the Public Realm Scheme by June next year. The design and programme of works for the Public Realm scheme is fixed and on a critical path for meeting delivery and funding deadlines. Plans are attached in appendix 2. This clearly does not allow freedom for artists to rethink or redesign major elements of this project, but there could be opportunities for integrating art into some of the components or designing freestanding elements. The adjacent developments will come forward in future years but will not be built until after the opening of this public realm scheme.

Below: Aerial photo taken a few months ago, many of the industrial sheds have now been demolished to make way for new development

3. Client and Stakeholders

The client for the project is **Cornwall Council** - specifically the Culture Team within Economic Development.

The project has important funding partners:

- **European Regional Development Fund**
- **Regional Growth Fund**
- **Environment Agency**
- **Sino Land**
- **Cornwall Council**

Cormac Contracting are the appointed contractors for the public realm scheme which is on site now. They will be involved to ensure the production and installation of the proposed public art can be achieved.

The project has an important partnership with **Redruth Town Council** who have championed the regeneration of this site for many years and potentially could take over maintenance of the open spaces and this public art.

The evaluation in this procurement process will also be assisted by **Cornwall Arts Centre Trust** who operates the Krowji creative arts cluster in Redruth, and **Falmouth School of Art**.

A programme of community engagement is being undertaken by the **Archives Team** of the Council and has developed a very good network of individuals and groups which may be useful in the development and consultation on this project.

Cornwall Development Company is acting as client's agent to manage this process

Below image of the new square that will form a setting for new archive building, apartments and some commercial buildings. Viewed from Chapel Street.

4. The commission

We are looking for an innovative, site responsive and engaging work on this site. It should be a contemporary work but clearly of its place. It should help to attract the local community and visitors to the regenerated area and contribute to creating a strong sense of place. It could have some resonance with the new archives project that is being developed next door or the previous history of the Brewery site. Any fixed assets must be located in an outdoor setting within the boundary of the public realm scheme and the commission will be for the full delivery of the work including design, production, installation and community engagement as appropriate to the proposal.

The artwork could take any form that can be placed or integrated into the public realm without compromising the functions and accessibility of the space. The attached Design and Access Statement illustrates the public realm scheme being delivered on the site which will be complete by the end of May 2015. It is important to note that surrounding development will not be completed until after this public realm project.

Any proposals need to give consideration to durability and risk of vandalism so not to place any unnecessary burdens on organisations responsible for its maintenance during its life. This does not preclude consideration of short term artworks but it must be understood that the completion of this commission to include all payments must be concluded by the end of May next year and the surrounding development will only take place in subsequent years. This is a challenging and complex project to be working within. The commission will require close communication with the contractor to ensure installation and any necessary design modifications to the public realm scheme can be achieved without delaying the programme or increasing its costs. Any proposal that requires foundations, power or other installation requirements must include an allowance for the proper design, necessary approvals and installation costs of those requirements within its own budget.

This project is part funded by ERDF and has very strict deadlines on payment of funding. This is why there is a very strict deadline to complete all relevant works including installation, client sign off and submission of invoices by the end of May 2015. This will be a condition of the contract.

Owing to the very restricted timetable, it is a clear intention that the artwork can be installed within permitted development rights of local authorities within this public realm. This will allow certain smaller structures and installations to be developed without a separate planning consent which would delay the programme and deliverability. The shortlisted artists will need to be aware of this limitation in the development of their concept designs and their submission at this stage. Further advice on scope for permitted development can be made available at the next stage.

The procurement of an artist or designer will take place over two stages. This Stage 1 is an initial expression of interest from which a panel will select a shortlist to tender at Stage 2 with a concept design and quotation. 3-6 shortlisted artists will be invited to submit at this stage and a £500 honorarium will be provided following receipt of invoices at interview stage.

5. The budget

The budget for the project is £50,000.

For information:

At the next stage [Invitation to Quote] an honorarium of £500 per shortlisted artist [3-6 artists could be selected] will be payable to contribute to costs incurred in bidding for example covering site visits, concept design and costing, presentation and interview. The cost of these honoraria is in addition to the budget above.

While artists are not required to submit a quotation at this stage [just an Expressions of Interest is required now with supporting information] it is important to note that a quotation is a requirement of the next stage for shortlisted artists along with a concept design.

For future reference, all the costs for the delivery of the project must be covered within the artists quoted price, including the following:

- Artist's commission and design fee including
    - Costs incurred for presentation of detailed design at interim stage or further consultations or research.
    - All expenses including travel accommodation and presentation materials
    - Materials and fabrication costs for all works through development, final production and installation.
    - All installation costs including plant hire, labour
    - Transport, storage, security costs.
    - Professional fees and legal costs.
    - Public Liability [£5m] plus Professional Indemnity and Public Liability insurances if required
    - VAT

The artist is engaged on a self-employed basis and is responsible for their own tax and national insurance payments.

The whole project including submission of all invoices for completed and approved work **must** be completed before the end of **May 2015**. This will form part of the contract and is required for the Council to be able to draw down funding from the ERDF.

6. The Contract

A single contract will be set up between the artist and Cornwall Council. Any subcontractors required for fabrication or installation will be the sole responsibility of the artist to manage and finance. If you intend to use subcontractors or collaborators it is requested that is made clear in your submission.

Cornwall Council have appointed a project manager from a company called Provelio to oversee the management of all aspects of the public realm project including this public art element.

A sample contract will be issued in the next stage: "Invitation to Quote" which will be based on the Council's standard terms and conditions with specific conditions related to artist's commissions.

Disclaimer

The issue of this documentation does not commit Cornwall Development Company [CDC] or Cornwall Council [CC] to award any contract pursuant to the bid process or enter into a contractual relationship with any provider of the service.

7. Selection process and programme

20th November 2014	Invitation to stage 1 expressions of interest publicised
Monday 1st December 2014 12:00 noon	Deadline for clarification questions
Wednesday 10th December 2014 5:00pm	"Expressions of interest" submission deadline.
15th-19th December 2014	Evaluation of expressions of interest
19th December 2014	Invitation to submit quote and concept design, following shortlisting of selection panel. Unsuccessful applicants informed the following week.
Wednesday 7th January 2015	Optional accompanied site visit in the afternoon for shortlisted artists, and meeting some people from the community N.B. It is possible to walk around the outside or perimeter of the site, unaccompanied, at anytime.
Wednesday 21st January 2015	Deadline for clarification questions
Friday 30th January 2015	Deadline for stage 2 submissions – quotation and concept design.
Wednesday 5h February 2015	Required presentation of proposals to panel - in Redruth. Times to be arranged.
Monday 9th February 2015	Selected artist informed and commissioned. Any feedback will be given at this stage if modification is required.
Mon 16th February 2015	Non-successful artists informed
Monday 16th March 2015	Interim detailed design, cost and installation plan reviewed.
Friday 15th May 2015	Completion deadline for full installation and snagging
Friday 29th May 2015	Final date for submission of invoices [required for public funding]

8. What we are looking for

You are asked to submit some material in a certain format for this Expression of Interest [set out in section 9 – CV, statement and 3 project examples]. The evaluation of these submissions will be undertaken with reference to the following criteria which in the case of this commission give equal weight to creativity and deliverability.

The criteria for creativity will be demonstration of the artists ability to produce public art work that:

1. **Can make a strong contribution to a sense of place.**
2. **Is contemporary and innovative**
3. **Is inspiring and engaging**

The criteria for deliverability will be demonstration of the artist's ability to produce public art works that:

4. **Are durable and easily maintained for their designed lifetime Can be delivered to programme and budget within the context of a complex regeneration project.**
5. **Can be delivered and installed efficiently within a complex regeneration project, co-ordinating with existing site contractors and your subcontractors.**

To demonstrate the above, the submission must follow the specific requirements set out in the following section.

Below: view along the proposed new leat and footpath towards the retained brewery buildings that will house the Archives

9. What you need to provide

There is **no** requirement to produce a concept design at this stage. The evaluation and selection will be based on your C.V. statement and the 3 examples of previous works selected, so the way you select and describe these will be important. Our assessment for this particular project will be equally weighted between deliverability and creativity

Requirements:

1. Completed application form [attached as appendix 1]
2. C.V. for the artist or collaboration and a statement of your approach. **Maximum 2 sides A4 in pdf and or paper copy.** Setting out any information about yourself, your work and how you might approach this type of project that may be relevant to address the criteria.
3. Project examples. **Maximum of 3 to be submitted with maximum of 1 side of A4 for each - in pdf and or paper copy.** This is to give examples of the type of work that you have completed that you decide help to demonstrate your ability to meet the criteria for this commission.

Please note: if you supply more information than the maximum page allowance then only the first pages up to the limit will be considered. The reason for this is to make the process manageable for the evaluation team and to ensure each artist has the same opportunity to represent themselves.

10. Clarifications and Submission

Any requests for clarifications about the project or procurement process must be submitted by email to p4tenders@cornwalldevelopmentcompany.co.uk by 12:00 noon on Monday 1st December 2014.

Responses will be posted in one document on the Tenders in Cornwall website on Wednesday 3rd December 2014.

If you are not registered on this website we can send clarification answers by email directly to you if you send us a request to p4tenders@cornwalldevelopmentcompany.co.uk.

This Expression of Interest application must be received by registered post, courier or email on or before 5:00 pm on Wednesday 10th December 2014.

Please Mark the envelope with **'TEN 364 - Redruth Brewery Quarter Public Art Project'**.

It is the artist's responsibility to ensure that the Expression of interest bid is delivered to the company. For this reason we prefer posting with proof of delivery. If sent by email we recommend ensuring a read receipt is generated. It is possible that some electronic mail could be blocked by spam filters.

Postal address:

Gail Brazier-Sirett
Cornwall Development Company
Tyncroft House
Station Road
Pool
Cornwall
TR15 3QG

Or by email to p4tenders@cornwalldevelopmentcompany.co.uk

N.B. For future information: more detailed drawings of the current public realm project and photographs will be provided at the next stage "invitation to quote".

At this point 3-6 shortlisted artists will be asked to provide further details including:

1. **A concept design, with some consideration of design process, siting, installation and construction**
2. **An inclusive quotation**
3. **A deliverable programme**
4. **Two previous client references**

11. The context plan.

The location of the project is within the Public realm site coloured green.

12. The public realm scheme design

Further details will be provided at stage 2 for shortlisted artists but the Design and Access statement is included as Appendix 2