

Oceanside Transit Center (OTC)

Pedestrian Tunnel Art Project

Request for Qualifications

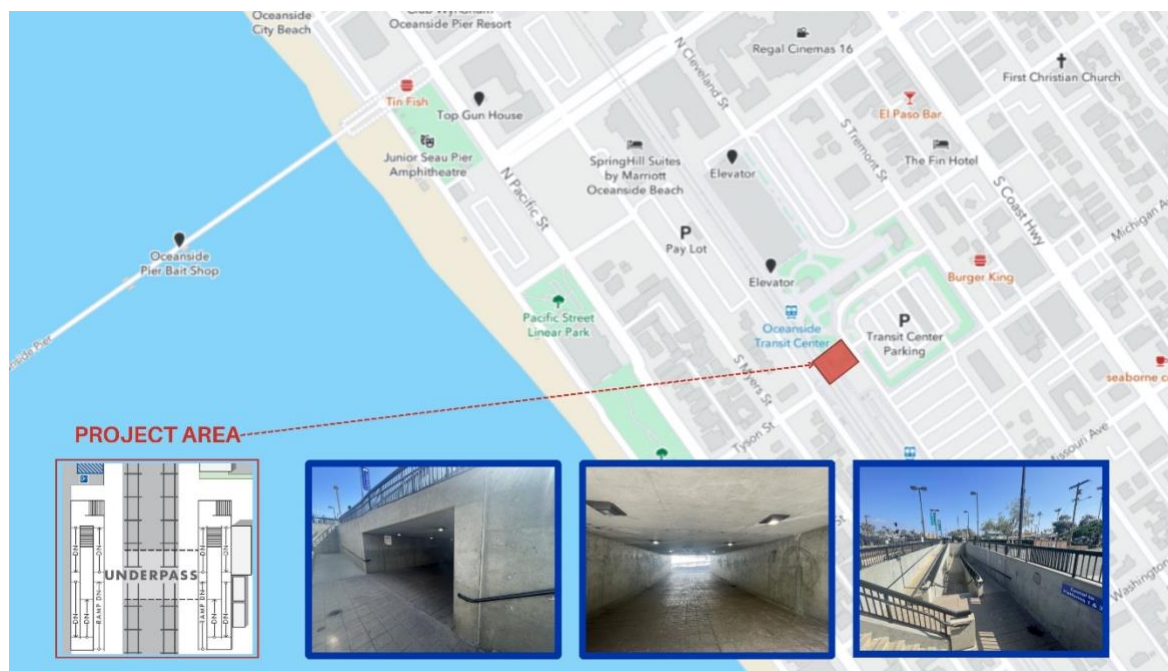
Project Description and Scope

MainStreet Oceanside (MSO), through its Design Committee, is accepting applications from qualified artists for the Oceanside Transit Center (OTC) Pedestrian Tunnel Art Project (Project). This Project is through the Art that Excites Program and involves the creation of a large-scale art project that reflects Oceanside's cultural and environmental character and enhances the customer experience through the tunnel. The tunnel is a critical transit access point and experiences significant foot traffic.

This Project is a partnership with North County Transit District (NCTD) and is partially funded by the State of California Clean California Local Grant Program.

Art Project Site and Size

The pedestrian tunnel is located at 235 S. Tremont, Oceanside, CA 92054. This site is ADA accessible with ramps and stairs and presents a highly visible canvas for the public artwork. The primary art location shall be within the walls of the pedestrian tunnel; however art is encouraged on the walls adjacent to the ramp/stairs leading into the tunnel.



Please review Attachment A for the complete technical overview of the site.

Budget

The total contract amount to be awarded to an artist or team for this Project is \$165,000 for the art project. The artist will enter into a Professional Services Agreement upon selection. That contract amount is inclusive of all costs associated with the Project, including but not limited to the artist's design fee, other consultants' fees such as structural engineering or testing, permit fees, taxes, insurance to cover the scope of the Project, small tools, materials, fabrication, transportation, and installation, including any building or site modification required, travel to and from the site, per diem expenses, project documentation, and a contingency to cover unexpected expenses and any other associated costs of any kind.

Eligibility

This RFQ is open to all artists and collaborative artists' teams. Local artists are encouraged to apply, but this is not mandatory. All artists must be able to provide proof of insurance at the time of application and be able to name MSO, NCTD, and any party affiliated as additionally insured with the insurance of the artist being primary. Please see the Submission Requirements and Selection Process for all other mandatory and selective criteria.

Project Requirements

The selected art project must adhere to the following guidelines:

1. Artwork must be unique, aesthetic, and context specific.
2. Artwork must incorporate input from community outreach sessions held in Fall 2024 (Attachment B).
3. Design should be representational of Oceanside.
4. Artwork should promote walkability and may include wayfinding elements
5. The design should not impede the sidewalk, American with Disabilities Act (ADA) pathways, or include political/commercial symbols.
6. The materials used should be durable and sustainable, requiring minimal maintenance.
7. Any lighting elements (optional) should not obstruct current visibility. There are no available electrical connections. Battery-powered or solar-powered options may be considered (with minimal maintenance).
8. Artwork should not interfere with existing lighting or safety cameras and must have a plan for long-term maintenance.
9. Artist(s) will be required to obtain a Right-of-Entry entry permit from NCTD.
10. Artist must enter into an Art Agreement with NCTD and MSO, which will include provisions concerning California State law related to ownership and treatment of

art, waiver of intellectual property rights, transfer the title to the artwork, maintenance, and repair responsibilities, and rights of reproduction for each party.

11. Artist must agree to provide insurance and indemnification for the Project.

Note: NCTD retains full ownership and possession of the Project and associated art installation(s), reserving the right to remove and/or replace the artwork for any reason deemed necessary by NCTD.

Submission Requirements

Interested artists must submit the following:

1. A current resume for each artist. Teams must submit a resume for each team member. All resumes must include three (3) references from a similar type of public art project.
2. Five (5) to ten (10) samples of previous, relevant work. Samples will become the property of NCTD. Do not send originals.
3. A preliminary written statement, not to exceed one 8.5" x 11" typewritten page, which addresses the applicant's preliminary concept for the Project.
4. A sketch, drawing, or any other preliminary visual showing the artist's concept of the Project.
5. Proof of Insurance to include prior to commencement of work:
 - a. **CGL - \$1M/\$2M (with no CGL exclusions for activities within 50 feet of a railroad)**
 - b. The following entities shall be *endorsed as additional insureds: North County Transit District, Amtrak, Metrolink, BNSF, Jacobs Project Management, MainStreet Oceanside, and their respective directors, officers, employees, contractors, and agents.
 - c. **Auto - \$1M**
 - d. **Worker's Comp - Statutory**
 - e. **Employer's Liability - \$1M**
 - f. Certificate Holder is:
Attn: Real Estate Department
North County Transit District
810 Mission Ave
Oceanside, CA 92054
 - g. ***Please provide the actual endorsement form either specifically naming the entities, or an endorsement that says additional insureds covered "when required by written contract."**
 - h. ***Please provide the underlying schedule for any Umbrella policies used to meet insurance minimums.**

6. An itemized budget estimate which includes all details discussed in the Budget section. The budget cannot be exceeded.
7. The proposed timetable for the Project implementation: June 1 – June 30, 2025.

Incomplete submissions will not be considered. The Design committee will not consider submissions that do not comply with the Project description and scope. All materials submitted will become the property of NCTD.

Selection/Approval Process

A selection panel will be convened by the Design Committee Ad-hoc overseeing the Project and will include 12-15 voting members, including but not limited to, a community representative, staff members from NCTD, one Arts Commissioner, and a City staff liaison to the Arts Commission, local residents and small business owners. The contract with the selected artist shall be subject to review and approval by NCTD.

All mandatory submission requirements must be met to become a finalist.

A selection panel will be convened by MSO's Design Committee to evaluate submissions based on the following criteria:

- **Design Concept:** Creativity and alignment with project goals.
- **Artist Portfolio:** Experience in large-scale public art projects.
- **Community Engagement:** Ability to incorporate community feedback into the design.
- **Durability:** Capability to create durable, outdoor art that requires minimal maintenance.
- **Communication and Timeliness:** The artist's ability to manage time, budget, and effectively communicate with stakeholders.

Three to five (3-5) finalists will be chosen to submit more detailed proposals to the selection panel.

Finalists will receive a \$1,000 stipend from MSO as compensation for creating the final art design. MSO and NCTD will have the right to leverage the artist's design for future marketing of the Art that Excites Program, with proper credit given to the artist.

The Selection Panel will make an objective and professional review to determine a recommendation.

The final selection determination for a contract will be made by the Oceanside community through a competitive online and in-person voting process.

Submission of proposal and materials constitutes agreement to all the rules and guidelines of this competition. MSO and NCTD reserves the right, as its best interests may appear, to reject any or all applications or proposals, to reject any finalist, to waive informalities in applications or proposals, or to terminate the selection process for any project without prior notice.

Application Deadline

All proposals must be received by MSO by 1 PM on Friday, December 6, 2024. Applications received after the application deadline will be returned unopened.

Please submit via email at Bobbie@MainStreetOceanside.com or deliver applications to:

MainStreet Oceanside
Attn: Design Ad Hoc Committee
Re: NCTD OTC Pedestrian Tunnel
701 Mission Avenue
Oceanside, CA 92054

Estimated Timeline (Subject to change)

- **October 16, 2024:** RFQ Issued
- **December 06, 2024:** Submissions Due
- **January 17, 2025:** Top 5 Finalists Notified
- **Mid-February 2025:** Final Proposals Due
- **March 15, 2025:** Top 3 Finalists Selected
- **March 15 – April 15, 2025:** Public Voting
- **Mid-April 2025:** Selected Artist Notified
- **June 01 – June 30, 2025:** Project Implementation (installation window; extensions will be considered upon request)

Questions

For assistance with the process, please contact Bobbie Mills at (760) 754-4512 or email Bobbie@MainStreetOceanside.com

Attachment A - Oceanside Transit Center Pedestrian Art Project: Technical Overview

Overview

This document provides technical guidance for artists interested in submitting proposals for the OTC pedestrian Tunnel art installation. The following sections outline media considerations, feasibility of lighting, dimensional limitations, ensuring that the proposals align with the physical and environmental constraints of the tunnel. All art project proposals must adhere to California Building Codes (CBC), American Disability Act (ADA) and National Fire Protection Association fire and life safety regulations (NFPA).

Media Considerations

The following media types are recommended or permitted based on the structural and environmental characteristics of the OTC pedestrian tunnel. Artwork may be painted directly onto concrete wall surface. Artwork is encouraged to be added to substrate panels for off-site assembly and future repairs or removal. All construction and application of materials to be reviewed and approved by Mainstreet Oceanside Art Committee:

- Paint and Mural Materials
 - Outdoor-grade paints (UV and weather-resistant)
 - Mural coatings to prevent graffiti. Sherwin-Williams, anti-graffiti coating: silocane or MSO approved equal.
- Ceramics and Tile
 - Adhered to lightweight substrate panels (ie. Acrylic Plexiglas)
- Mixed media
 - Feasibility determined based on weight, durability, and proposed installation methodology
- Other media suggestions per art review and approval

Limitations on Media Use

- Weather Resistance
 - All materials must withstand exposure to moisture and temperature fluctuations
 - Non-weatherproof materials (e.g. fabric, untreated wood) are discouraged unless fully protected.
 - Artwork in the entryway walls will be exposed to the sun, which may require the use of colorfast materials.
- Durability
 - Vandal-resistant materials are encouraged to minimize ongoing maintenance
- Weight Restrictions
 - Installations requiring significant structural reinforcement are not feasible

Lighting Feasibility

- Existing Tunnel Lighting
 - Existing light fixtures to remain are installed along the tunnel ceiling. Any proposed lighting or artwork must not obstruct these fixtures
- Supplementary Lighting
 - Artist may propose supplemental lighting, but it must be low-energy and weather-proof. There are no existing conduit availability for plug-in of light source. Battery-powered or solar-powered options may be considered (with minimal maintenance).
 - Proposed lighting should avoid glare that could impair pedestrian visibility.

Dimensional & Structural Considerations

The tunnel dimensions and structural features place certain limitations on the size and placement of artworks:

- Tunnel Length: 64'-4". Artwork surface approx. 63'-0"
- Tunnel Height: Varies. 7'-9" at entrance opening and 8'-3" at mid-point / center.
- Available Wall Surface Area: 6'-6" height x 63'-0" wide

This project also encourages artwork to be installed in the entryway to the tunnel. This includes the following dimensions:

- Sidewalls. Located at south-east and south-west ends of ramps: approx. work area is 11'-0" x 11'-0"
- Artists are encouraged to provide additional artwork at all ramp walls at both east and west sides of the tunnel to assist in connecting your theme and enhancing the blank walls. Artist's will have artistic freedom for showcasing the theme and leading viewers to the main focal points. Which are the pedestrian tunnel walls and the tall 11'-0" x 11'-0" southern end walls.
- Wayfinding and regulatory signage posted on the underpass and ramp walls are to remain posted, visible and legible for the duration that the artwork is installed.

Schematics

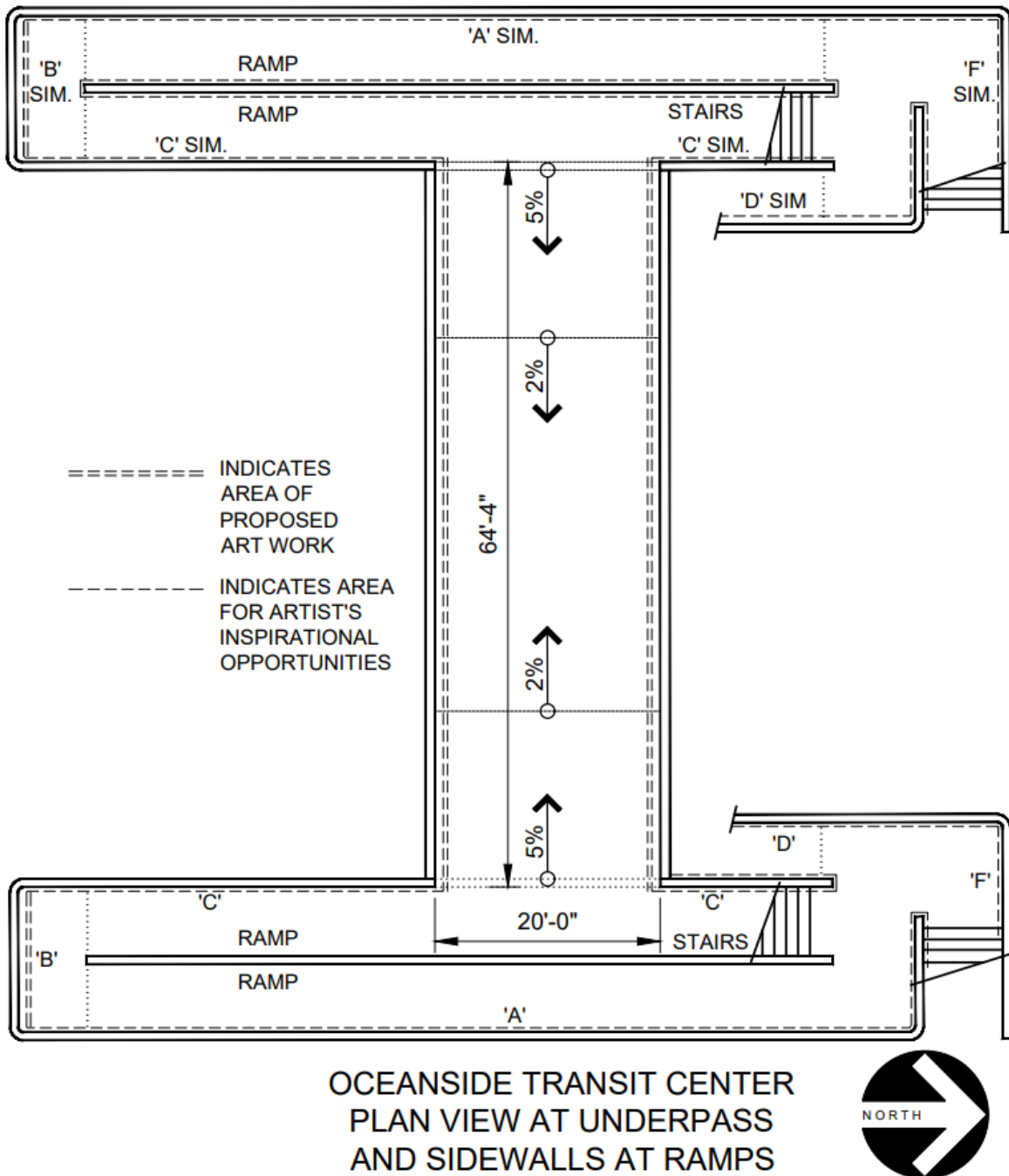
Basic schematics and images are provided to aid in design planning. Artists should use these schematics as reference points for spatial limitations and potential installation sites. The primary art location shall be within the pedestrian tunnel, however art is encouraged on the walls of the walkways/stairs/ramps. No artwork shall be placed on the ceiling of the tunnel.

Installation Considerations

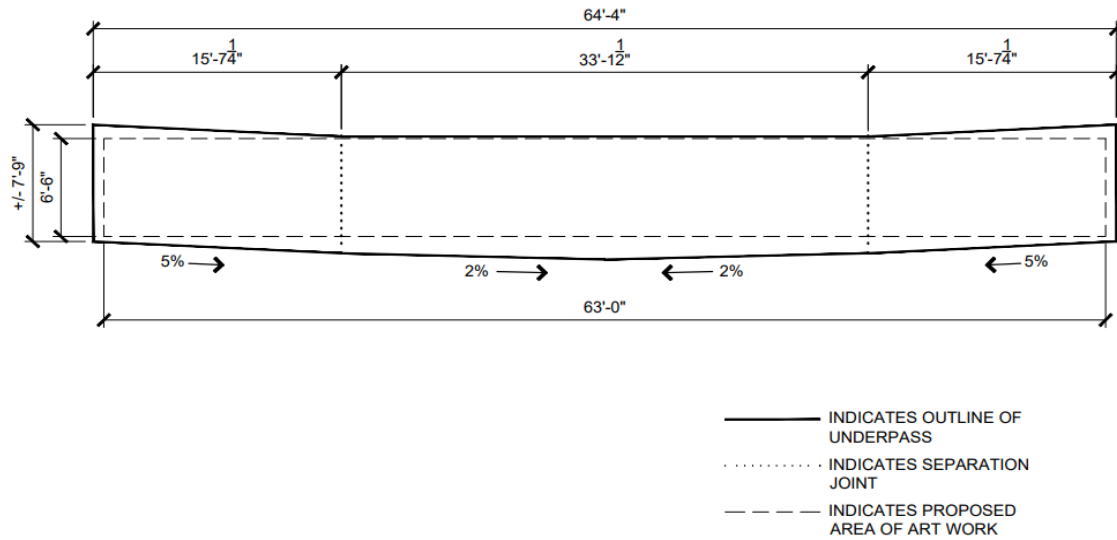
- All art installations must include details on how the artwork can be removed in the future. For example:
 - If the artwork is painted directly onto the concrete, will removal simply involve painting over it?
 - If the artwork includes mosaics or panels, will removing or altering it later cause damage to the pedestrian tunnel?
- Mounting and adhesive considerations

- Substrate panels to be adhered to concrete wall
- Art track system encouraged and to be supported using heavy duty construction adhesive, footings and set screws or bolts while maintaining the structural integrity of existing concrete walls
- Time and Access Limitations
 - Installation should be scheduled during off-peak transit hours
 - If possible, art to be assembled off-site to minimize time at transit center
- Tracking System
 - All cost and labor associated with art installation must be built into the artist budget. If a system was created to mount panels, installation plan must be submitted to NCTD for approval.
- In the event of vandalism, the artist and MSO will work together to maintain the artwork and remove the vandalism in a way that protects the art. The artwork should be installed in a way that streamlines this process.
- If the artwork is removed in the future, MSO will work with the artist to restore the pedestrian tunnel to its original condition, ensuring a smooth finish on the walls.
- Other suggestions per technical review and approval

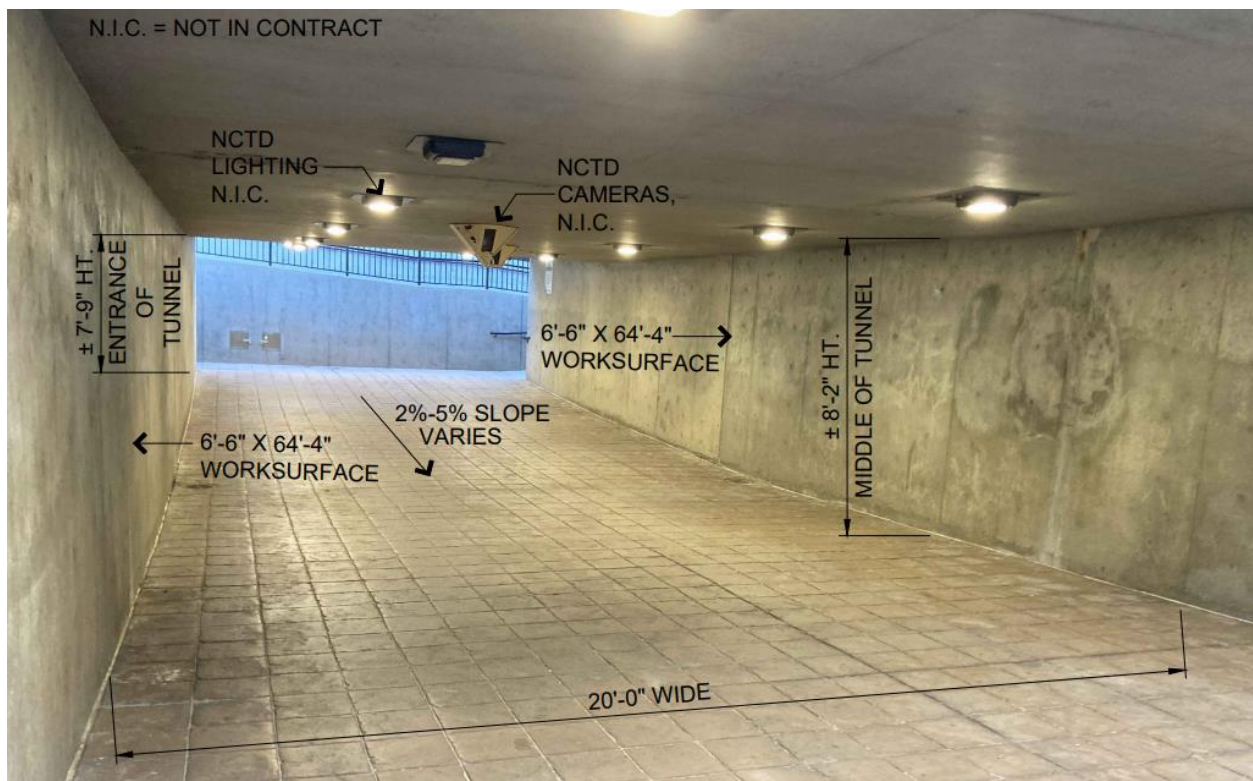
Plan view of pedestrian tunnel:



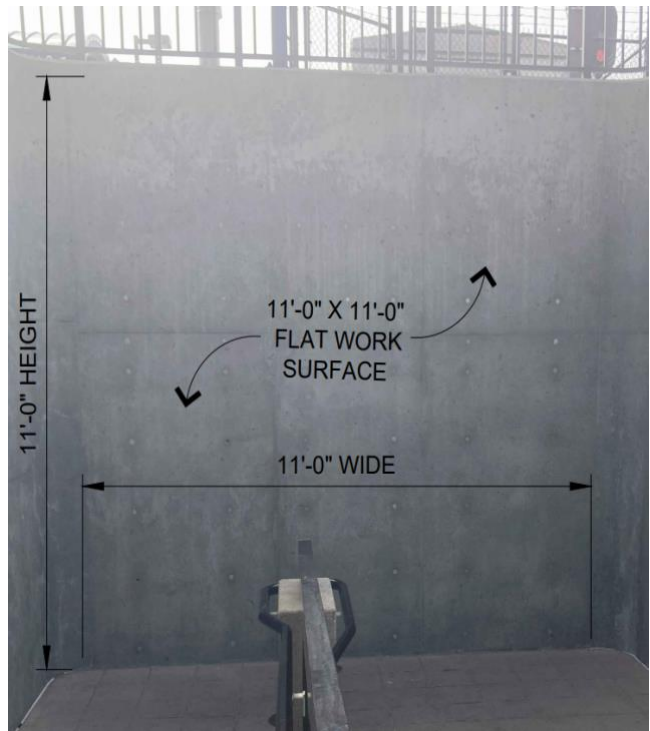
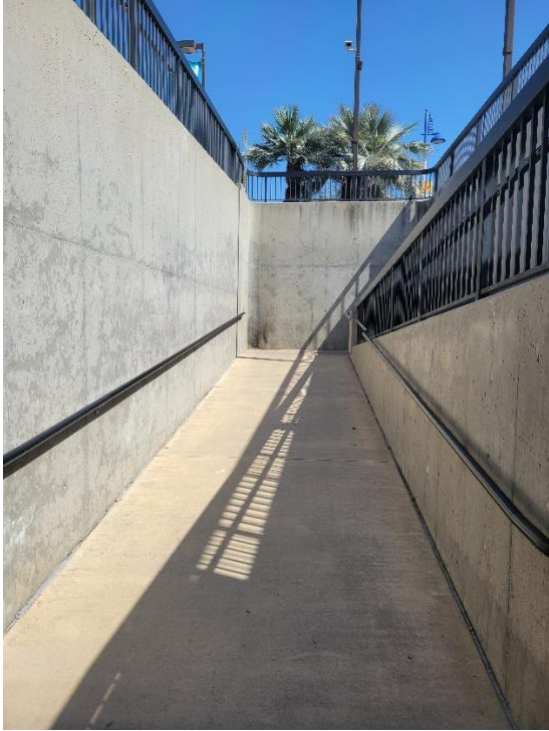
Longitudinal section view of pedestrian tunnel:

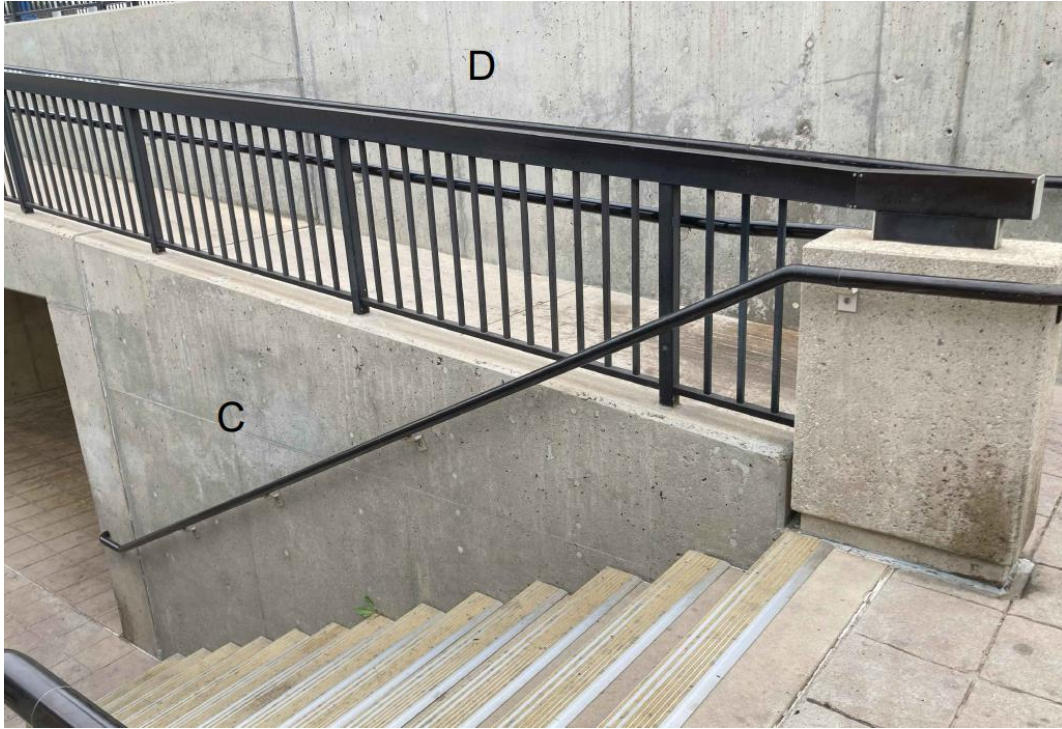


Cross section view of pedestrian tunnel:

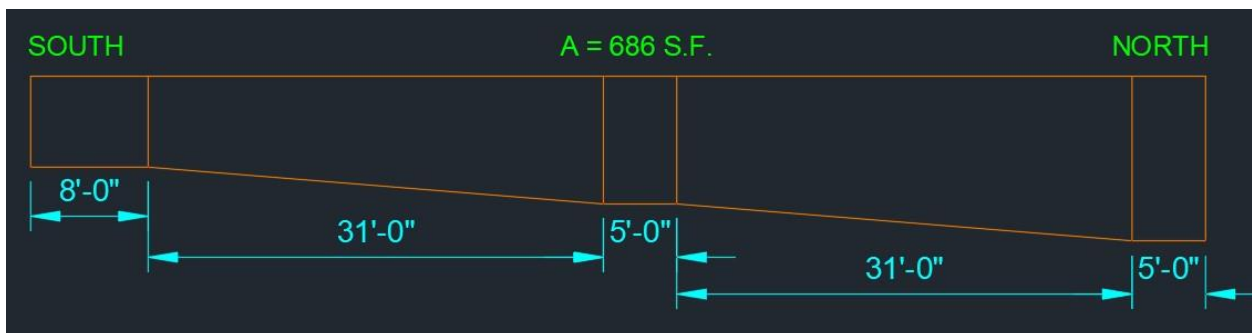


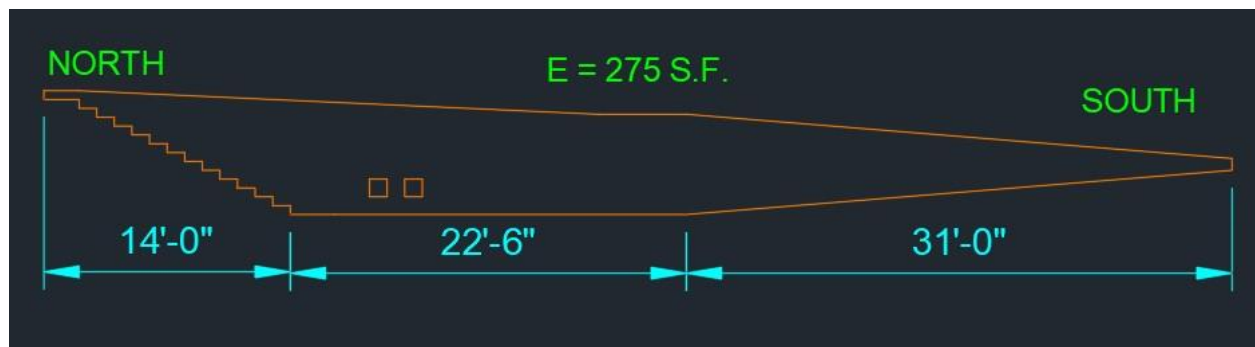
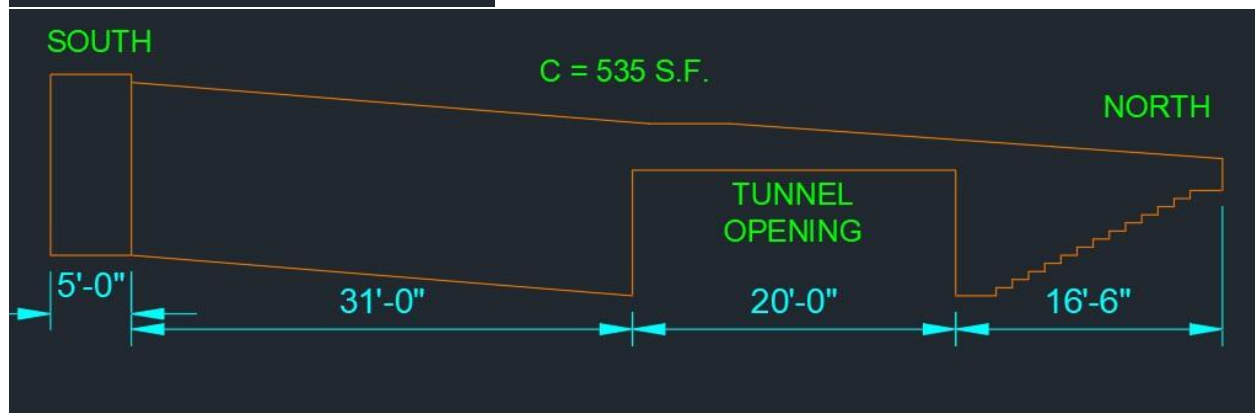
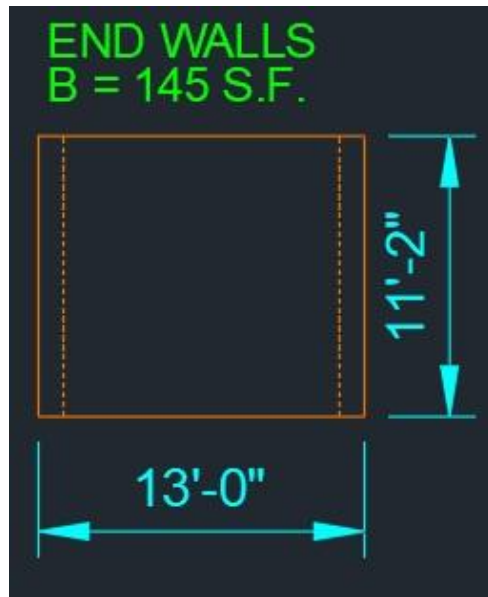
Sidewall view of pedestrian tunnel ramps (Artist encouraged to include artwork on both the west and east entry-way walls):













Attachment B - Oceanside Transit Center Pedestrian Art Project: Pre-RFQ Outreach Summary

Overview

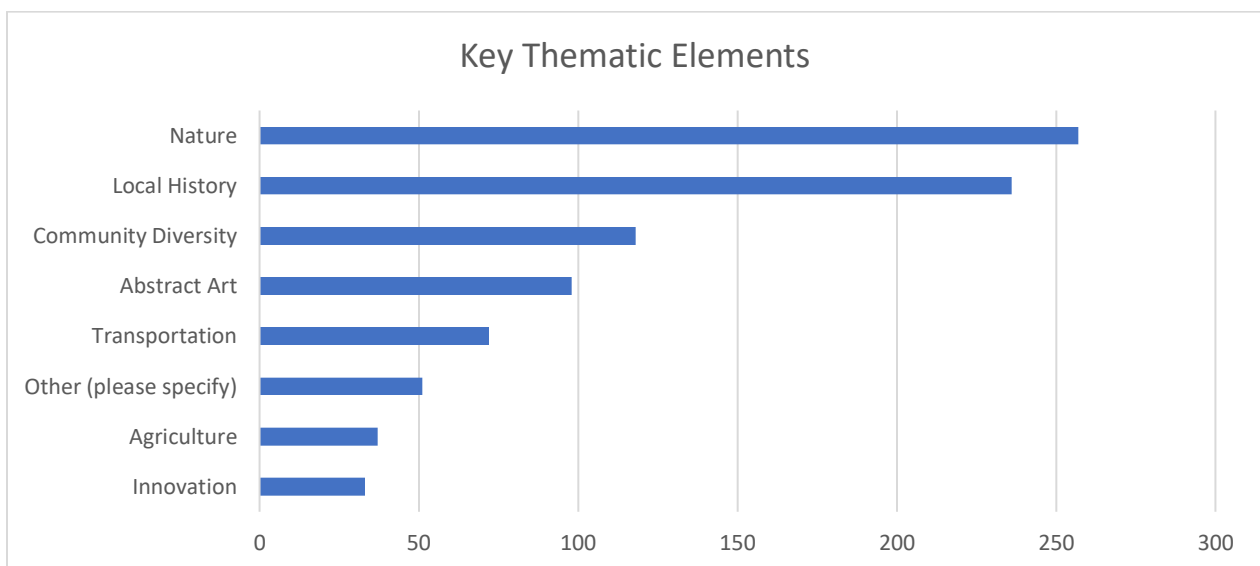
This summary provides an analysis of community feedback gathered during the pre-artist RFQ outreach. The following themes and emotions are drawn from nearly 400 survey responses, offering insight into the preferences of Oceanside residents, transit riders, and visitors. These elements are intended to guide artists in developing proposals that reflect the community's desires for the pedestrian tunnel art installation.

Key Thematic Elements

Respondents were asked to select themes or subjects they would like represented in the art. The most popular choices included:

What themes/subjects/styles would you like to see represented in the art? (Pick up to 3)

Answer Choices	Responses	
Nature	65.73%	257
Local History	60.36%	236
Community Diversity	30.18%	118
Transportation	18.41%	72
Abstract Art	25.06%	98
Agriculture	9.46%	37
Innovation	8.44%	33
Other (please specify)	13.04%	51
Answered		391

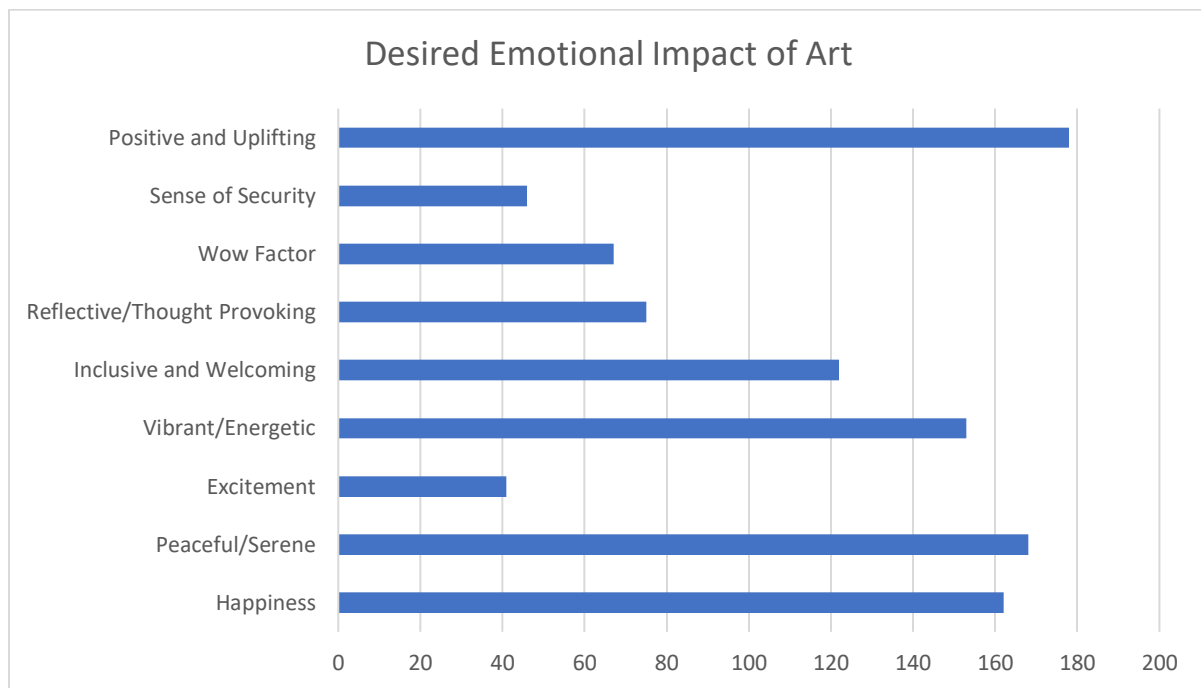


Common themes that were suggested beyond the selectable themes included:

1. Sea Life / Ocean scene / Underwater
2. Beach / Waves / Surf / Pier
3. Local Artist / Collaborative
4. Well lighted / Patrolled and Safe / Anti-Graffiti / Clean
5. Environmental / Pollution / Ecology

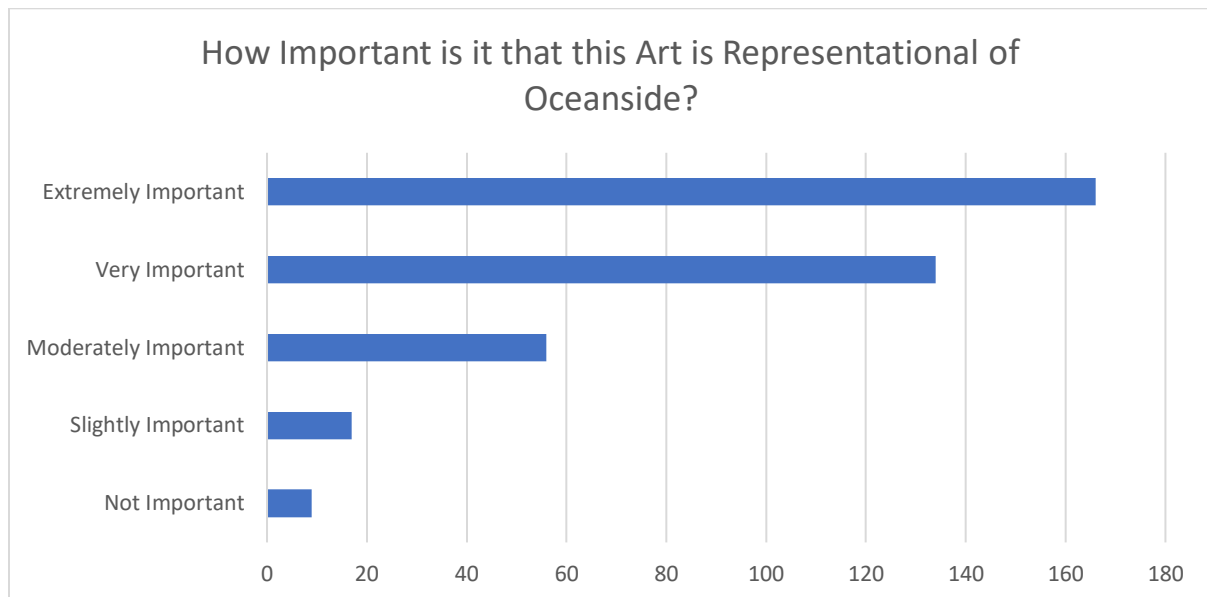
Desired Emotional Impact

Participants were also asked to indicate the emotions they would like the art to evoke. Popular selections included:



Representation of Oceanside

Respondents rated the importance of the art being representational of Oceanside. The majority expressed a high level of importance



Additional Suggestions

An open-ended question invited further ideas and suggestions. Common themes included:

1. Local Artist / Collaborative
2. Lighting / Anti-Graffiti / Clean / Sealed Artwork /
3. Environmental / Pollution / Ecology / Biodiversity
4. Oceanside's diversity / Culture / Military / Historic
5. Pier / Ocean scenes / Surfing / Aquatic animals / Blue skies / Water
6. Transportation / Trains / Rail History
7. Instagrammable / Photo ops / Pause and smile / Built-in wayfinding

Demographic Breakdown

The survey gathered responses from various groups:

