

# ON POINT



DESIGN COMPETITION  
**NEPEAN POINT**

STAGE 01 - REQUEST FOR QUALIFICATIONS - AL1682 // 19.01.2017





ON **POINT**

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Design Competition for  
Nepean Point

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*Nepean Point - Detail of existing fence*



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# SUMMARY

The National Capital Commission (NCC) is pleased to launch the first phase of a two-stage international design competition for Nepean Point, a promontory at the symbolic heart of Canada’s Capital, Ottawa. In the midst of numerous important public and private cultural institutions, the Nepean Point competition site, including two entranceways, is 2.5 hectares.

The NCC is inviting landscape architects, bridge designers, architects, urban designers, and other related design professionals to form design teams to respond to this Request for Qualifications (RFQ) for the redevelopment of the target site.

In concrete terms, the NCC would like to create a lively, 21st century green space that is an inspiring source of pride for all Canadians and a new opportunity for visitors to enrich their experience of the Capital and its landscapes. This will also present an opportunity to enhance the connection between the site and its surroundings, including Major’s Hill Park, the National Gallery of Canada, the Royal Canadian Mint, and the Global Centre for Pluralism, through improved pedestrian circulation.

The final proposals submitted will include the design of a pedestrian bridge linking Nepean Point and Major’s Hill Park, a gathering space for events and programming in Nepean Point, and various other amenities.

## COMPETITION PROCESS

All interested design teams are invited to participate, but teams must be led by a landscape architect eligible to be licensed in Ontario, Canada. A two-stage process will be used to select the successful team. In the first stage, up to four eligible teams will be selected to participate in the second stage. The information required from each team, as well as the evaluation criteria for the proposals, is presented in this document. There will be no remuneration for the first stage of the competition.

The second stage will entail the preparation of a design proposal. Each team selected must submit a proposal that describes the overall concept of the entire site included within the competition limits and a more detailed design for Nepean Point.

A document outlining the site’s characteristics, program, design guidelines, and evaluation criteria will be provided to the finalist teams in the second stage. The NCC will provide an honorarium in the amount of Can\$50,000 (including all applicable taxes) plus up to Can\$4,000 (including all applicable taxes) for travel expenses for up to two team members to compensate each team for the preparation of high-quality proposals and a development plan for the design of Nepean Point.





*Bird's eye view of Nepean Point and its surroundings*



01



*Decorative iron bridge connecting Nepean Point and Major's Hill Park, c. 1940s*





# CANADA'S CAPITAL

01

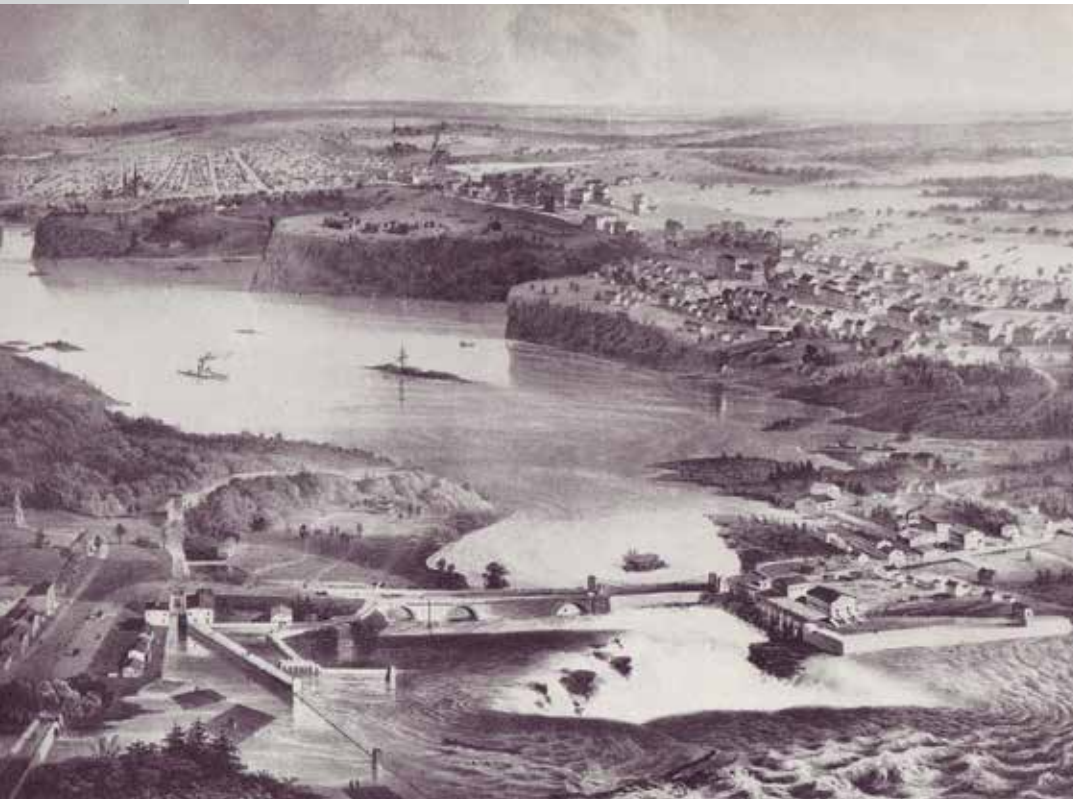
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## 19<sup>TH</sup> CENTURY

Before the explorations of Samuel de Champlain in the 17<sup>th</sup> century, and for some time after, Canada's Capital Region was more of a region where indigenous and European people passed through or conducted trade, rather than a location of permanent settlement. At the turn of the 19<sup>th</sup> century, Philemon Wright - an American from Massachusetts - recognized it as a place with potential to develop a flourishing forest industry. With the construction of the Rideau Canal, completed in 1832 under the supervision of Lieutenant Colonel John By, came the first permanent settlement called Bytown, and military barracks were built on the escarpment.



*City of Ottawa - Canada West, 1860*

Bytown was renamed Ottawa in 1855, and its destiny changed in 1857, when Queen Victoria declared the city would become the capital of what was then the Province of Canada. The great natural beauty of the region, as well as its location on the border between Upper Canada and Lower Canada were among the many reasons that guided the Queen's choice. In 1867, at the dawn of Canada's Confederation, the Parliament Buildings, designed as buildings set within a park on the hill, were among the few stone buildings in the little city of scarcely 18,000 inhabitants. At the end of the 19<sup>th</sup> century, certain major elements of the Capital were developed and built, in particular, Major's Hill Park - the first public park.

## 20<sup>TH</sup> CENTURY

The odyssey of planning the Capital began some 30 years after Confederation, at the turn of the 20<sup>th</sup> century, under the government of Sir Wilfrid Laurier, who established the Ottawa Improvement Commission (OIC), the predecessor to today's National Capital Commission (NCC). In 1899, the OIC began the planning process that would gradually transform the riverfront lumber town into one of the most attractive capitals in the world.

Frederick G. Todd (1903), Edward H. Bennett (1915) and Jacques Gréber (1937–1939) are among the urban planners who left their mark to improve the city. In particular, they can be credited with the construction of the grand boulevard linking Rideau Hall and the Parliament Buildings (Sussex Drive), the conservation of large natural greenspaces and parks surrounding the Capital (the Greenbelt and Gatineau Park) and Confederation Square (National War Memorial).

In 1958, Parliament adopted the National Capital Act which created the NCC, as well as the National Capital Region, increasing the total area from 2,330 km<sup>2</sup> to 4,660 km<sup>2</sup> on both sides of the Ottawa River. The National Capital Commission's mandate focuses on three main activities: development, conservation and improvement of the Capital.



## 21<sup>ST</sup> CENTURY

Currently, the NCC is both heir to and guardian of this legacy composed of significant and memorable landscapes and places. To fulfill its mandate, the NCC has developed a planning framework and instruments that support its decisions related to the use of federal sites and to ensure quality of design.

The Plan for Canada's Capital is the main planning document. It defines the vision for the future of the Capital, and establishes the values and principles that support decisions about design and stewardship. The Master Plan complements and puts into effect the Plan for Canada's Capital, and prescribes guidelines and planning policies that apply to geographic sectors and specific themes. The four main sectors of the Capital are covered by the following plans: Canada's Capital Core Area Sector Plan (2005), Gatineau Park Master Plan (2005), Greenbelt Master Plan (2013), and Capital Urban Lands Plan (2015).

The 2017-2067 Plan for Canada's Capital is currently being prepared. The draft document renews the major ideas from the 1999 Plan of making the Capital a significant, scenic and dynamic place by cultivating its natural and cultural features that are linked to its remarkable landscapes.

Nepean Point is a place of strategic importance in the Capital due to its location and its panoramic views. The policy statements of the Plan for Canada's Capital and the Capital Core Area Sector Plan apply to this site.



*Major's Hill Park, c.1940s*





# THE PROJECT

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HISTORICAL BACKGROUND

Urban Context: 1826-1874

Initially, Nepean Point was part of a set of lands acquired on behalf of the Crown for military defense purposes by the Governor General of Canada, Sir George Ramsay, Lord Dalhousie. In 1826, a parcel in present-day Major's Hill Park, adjacent to Nepean Point, was inhabited by Lieutenant-Colonel By, the British military engineer responsible for the construction of the Rideau Canal and founder of Bytown (later Ottawa). At that time, By's residence - with its large gardens - was seen as the most beautiful observation point in North America with a spectacular view of the Ottawa River, the vast forest that lined its shores, and Sleigh Bay (later Entrance Bay). When Colonel By returned to England in 1832, his successor Major Bolton, took possession of the property until 1849.



View of Rideau Canal toward Nepean Point, c. 1861



Historic plan of Bytown, 1853

From the time that Queen Victoria chose Ottawa as Canada's capital in 1857, civic authorities worked to preserve the beauty of the future capital's picturesque landscape. In 1860, the first stones of the Parliament Buildings were laid. The Department of Public Works held these Crown lands in reserve, including Nepean Point and Major's Hill Park, for the residence of the governor general. During this time, the lands were also used by local inhabitants to enjoy the magnificent views, to watch the construction of the Parliament Buildings and to attend military band concerts. The site was used for the first Dominion Day celebrations on July 1, 1867. Gradually, citizens pressed the federal government to create a public park on these Crown lands. In 1874, the government leased the land to the City, and Dominion Park (later Major's Hill Park) became the first park in Ottawa. Nepean Point remained undeveloped and was primarily used at this time as a magazine with cannons from the War of 1812 and Crimean War.





Gardenesque landscape of Major's Hill Park, c.1914



Nepean Point and Government Printing Bureau building, 1885-1898

*“My opinion is that we should have the whole of that space vacant, extending Major Hill Park to the bank of the river which would add much to the beauty of Ottawa.”*

*Sir Wilfrid Laurier, Prime Minister of Canada (1896-1911)  
Parliament of Canada Debates (Hansard), June 5, 1905*

#### *Development of Nepean Point and Major's Hill (Dominion) Park: 1874 to 1920s*

Officially named to commemorate Sir Evan Nepean (1751-1822), head of the British Colonial Office, Nepean Point remained a largely forested promontory and battery in 1876. Concurrently, the first plan for Dominion Park, was designed in a gardenesque style by a city engineer. The park provided scenic views, curving pathways for pedestrians and carriages, a man-made pond, fountains and a glass pavilion used to propagate flowers for the elaborate garden borders. The sprawling lawns and gardens provided an oasis for walking, participating sports or other outdoor activities, especially watching concerts. Numerous trees were also planted at this time.

While the City decided not to renew the rental lease for the park in 1885 due to high maintenance costs, it was transferred back to the federal government, who changed its name to Major's Hill. Assuming responsibility for both Nepean Point and Major's Hill Park, the federal government sought to move forward with development of the promontory overlooking the river. During this time, the Government Printing Bureau on St. Patrick Street consumed a sizable portion of the Nepean Point parcel when it was built in 1890.





Unveiling of the Samuel de Champlain monument at Nepean Point, 1915



Bird's eye view of footbridge linking Nepean Point and Major's Hill Park, c. 1920s



Decorative iron footbridge linking Nepean Point with Major's Hill Park, c. 1940s





*Champlain monument and cannons - Nepean Point, c.1940s*



*Fountain - Nepean Point, c.1920s*



*View of Parliament Buildings from Nepean Point, c.1950s*

The federal government sold the south portion of Major's Hill Park to the Grand Trunk Railway company in 1908 to permit construction of the Château Laurier Hotel. In exchange, the government received the sum of \$100,000 earmarked for the improvement of Nepean Point. Under the Ottawa Improvement Commission, the plan for this site was implemented between 1909 and 1911 with the erection of a summer pavilion, an iron pipe fence, an observation platform, and a fountain along with tree

plantings and turf. In 1913, a footbridge was constructed to link Nepean Point with Major's Hill Park above the busy St. Patrick Street, which divides the two sites.

In 1915, a monument commemorating Samuel de Champlain, by Canadian sculptor Hamilton MacCarthy, was erected on Nepean Point, to mark the 300<sup>th</sup> anniversary of the explorer's second voyage on the Ottawa River.



*Modernism and Decline: 1930s to present*

Between the 1930s and 1950s, Nepean Point remained linked to Major's Hill Park by footbridge, although the general decline of the City Beautiful Movement had an impact on the entire Capital. During the Great Depression, very few parks received sufficient public funding, because they were considered as frivolous expenses. The planting of trees and elaborate garden borders ceased, and parks suffered a lack of maintenance. The cannons in Nepean Point were removed and melted down to aid in efforts of the Second World War, while pathways were seeded over and the pond in Major's Hill Park was filled in.

The Government Printing Bureau building was demolished in 1957, and the park footbridge was removed in 1959.

The situation began to improve in 1967, when Nepean Point experienced a major redevelopment with the Astrolabe Theatre, which was built to commemorate the 100th anniversary of Canada's Confederation. This outdoor amphitheatre would initially serve as a viewing point for a centenary sound and light show projected onto the exterior of the Parliament Buildings, and subsequently used for similar shows and concerts. At this point, the statue of Champlain was raised to its current elevation.

The construction of the National Gallery of Canada in 1987 isolated



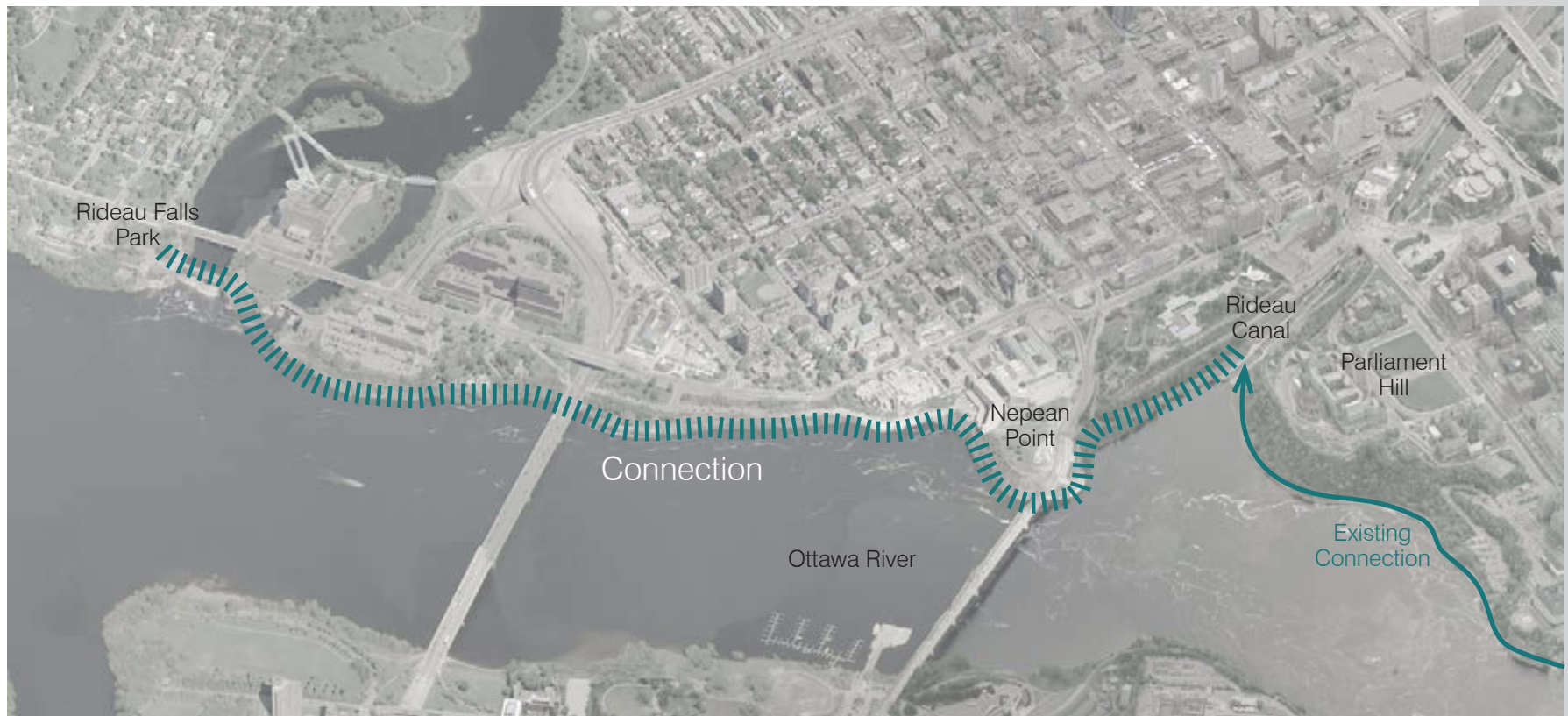
*Nepean Point - Current conditions*

Nepean Point from its urban context and reduced access to the site, both visually and functionally. After the 1990s, the site became used less frequently for events and more as an urban park. In 2004, a study on the condition and life cycle management of the Astrolabe Theatre concluded that its facilities were in a state of advanced deterioration and required major rehabilitation. Today, shows are no longer held at the amphitheatre as it is not considered safe for public use.

In Stage 2 of the competition, more detailed information on the existing infrastructure - including several studies undertaken in the past 10 years and the detailed program of future development - will be provided to finalist teams.

### *Long-Term Vision*

The long-term vision of the NCC for this area is to create multi-use recreational pathways connecting cultural institutions, the existing pathway networks and green spaces to create a continuous promenade along the shoreline of the Ottawa River, from the Rideau Canal to Rideau Falls Park. In this context, Nepean Point becomes a strategic site that would have a major role in the success of this vision and would create a strong focal point to attract visitors, promote an improved connection with the river, and make the sector more vibrant and dynamic.



*Long-term vision for Ottawa River shoreline*



## THE COMPETITION SITE

### *Boundaries of the Site*

The competition site occupies an area of about 2.5 hectares, bound on the north by the Ottawa River, on the east by the National Gallery of Canada and Mackenzie Avenue, and on the south by Entrance Bay and St. Patrick Street.

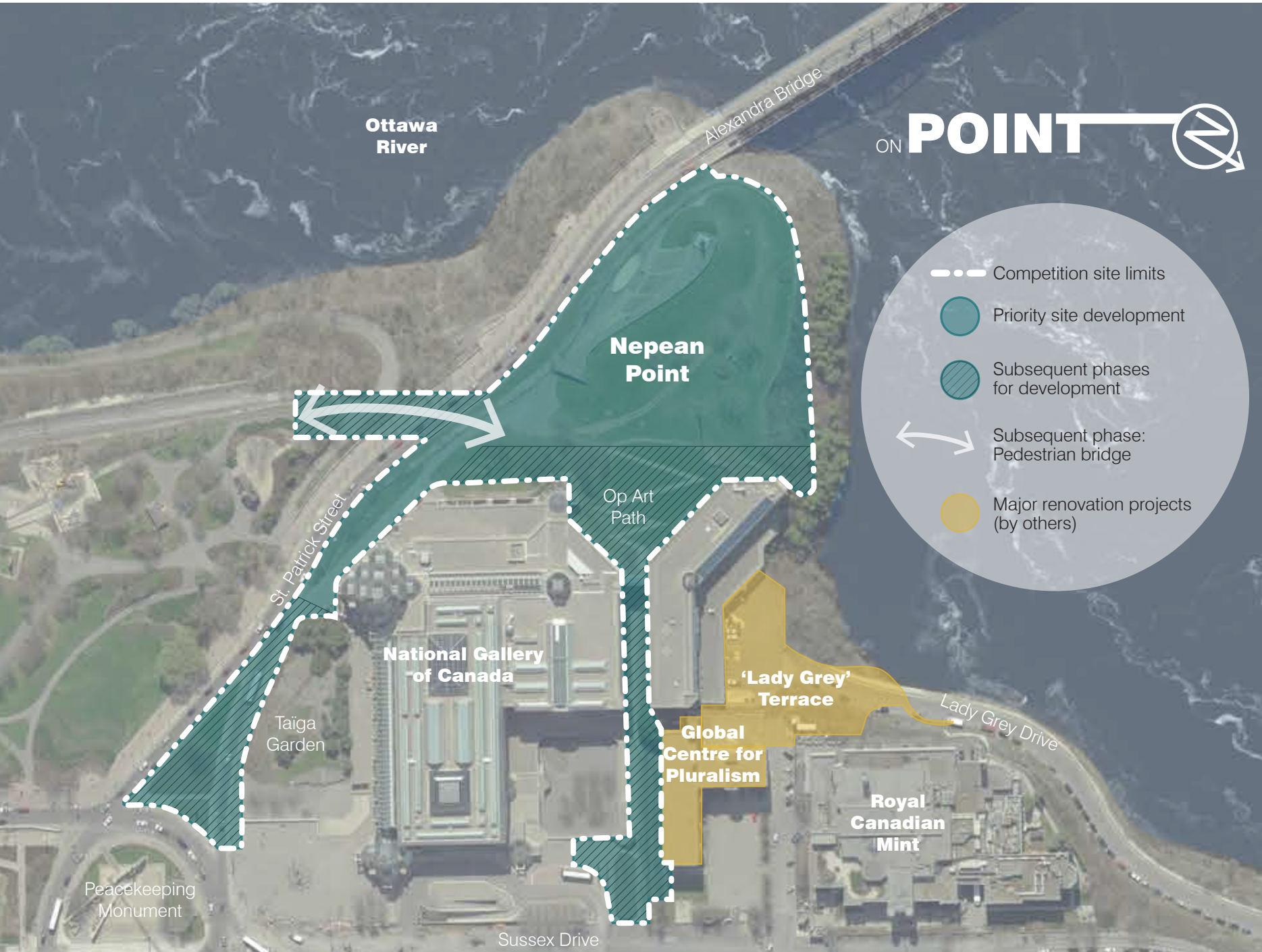
The site includes Nepean Point which juts out on the Ottawa River, the north sidewalk of St. Patrick Street and the triangular traffic island at the junction of St. Patrick Street and Mackenzie Avenue, the entrance from Sussex Drive, and the small portion of the north sector of Major's Hill Park for the pedestrian bridge connection across St. Patrick Street.

The project's construction is planned for 2019–2022. It must include, as a priority, NCC-owned land at Nepean Point (see plan on page 42). However, teams may propose additional work on adjacent land, provided that the work is included within the planned budgetary construction envelope of Can\$6.7M, excluding honoraria.






Work on the triangular traffic island at St. Patrick Street and Mackenzie Avenue as well as work on the entrance from Sussex Drive are part of the competition and may be constructed in subsequent phases. The pedestrian bridge to be built between Nepean Point and Major's Hill Park may be part of a subsequent phase.







ON **POINT** 

-  Competition site limits
-  Priority site development
-  Subsequent phases for development
-  Subsequent phase: Pedestrian bridge
-  Major renovation projects (by others)

*Competition limits*

### *Current Status*

The Nepean Point competition site limits comprise a total area of approximately 2.5 hectares, including 1.8 hectares owned by the National Capital Commission and 0.7 hectares owned by the National Gallery of Canada (NGC) (see plan on page 42).

Currently, the site includes a masonry wall dating from the early 20<sup>th</sup> century with an iron fence running along the top of it. This wall follows the contours of the western and northern parts of the site and echoes the masonry wall around Parliament Hill.



*Masonry Wall with Iron Fence*

A large lawn and a few trees can be found in the central section of the point. At the northeast end (on lands owned by the NGC), is the Op Art Path which was created in 1989 by landscape architect Cornelia Oberlander. Also on the site are five sculptures installed by the NGC since 2010: *'Majestic'* (Michel de Broin), *'One Hundred Foot Line'* (Roxy Paine), *'Water Planet'* and *'Black Nest'* (Bill Vazan), and *'Nature Will Reclaim You'* (Nicholas Galanin).



*Statue of Samuel de Champlain*



The statue of Samuel de Champlain, the 17<sup>th</sup> century French explorer who was the first European to travel the Ottawa River, is an important icon for Nepean Point, as well as for the Capital Core in general. Installed on top of a granite base, on a raised mound of land over eight metres high, the monument is visible from several key vantage points in the Capital.

A concrete-paved entrance, located southwest of the NGC is the main access to the site. The Astrolabe Theatre, with its concrete bleachers covered with wooden seats, was designed to accommodate seating for 700 people. Beneath the bleachers is a concrete building that includes rooms for artists, washrooms and storage space. These elements were the subject of a recent study that reported on the advanced state of deterioration of the entire block. Further details will be provided in the second stage of the competition.



NGC sculptures: 'One Hundred Foot Line' (Roxy Paine), 'Water Planet' and 'Black Nest' (Bill Vazan)



Bleacher seating - Astrolabe Theatre



Main entranceway to Nepean Point at St. Patrick Street



### Surrounding Context

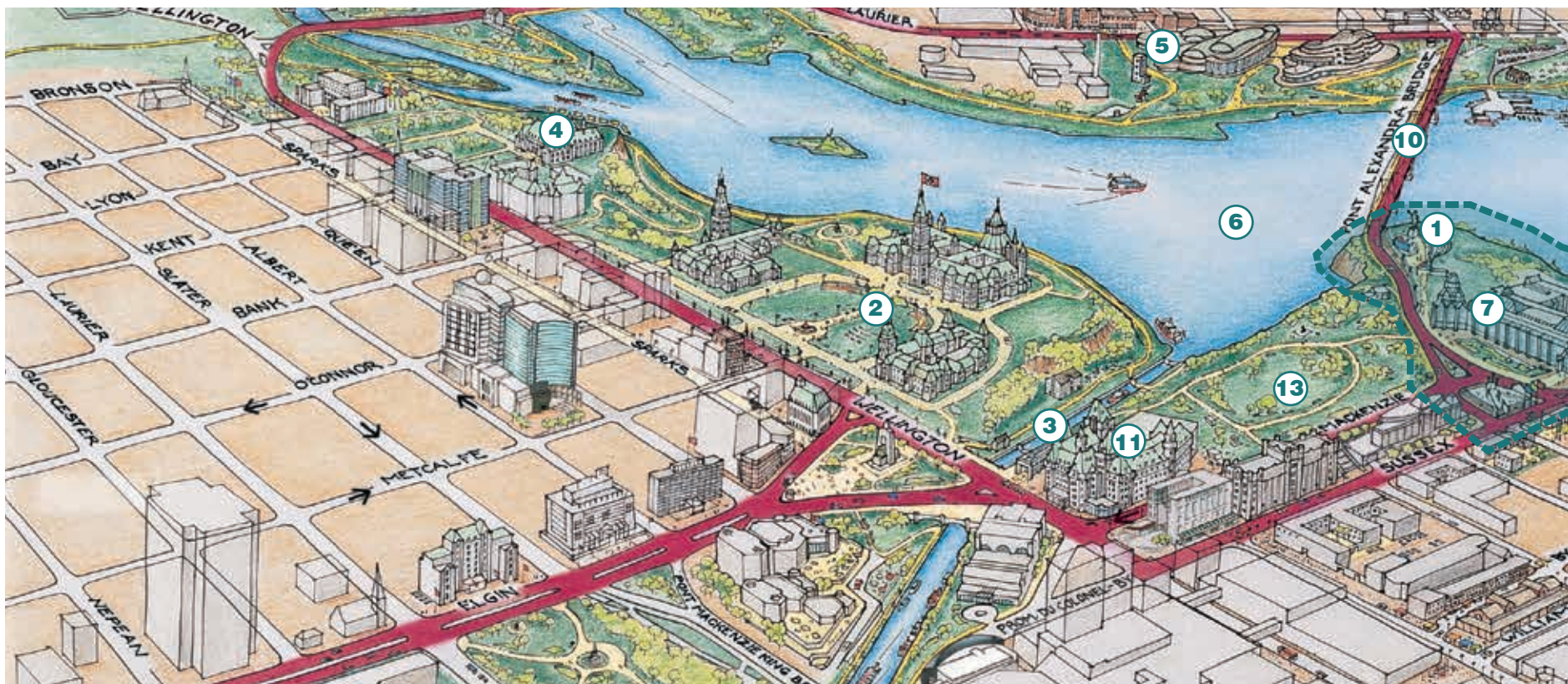
From the promontory at Nepean Point (1), a sweeping glance reveals a grand panorama that is a unique reflection of the region's history. Visitors can observe many Canadian symbols, such as Parliament Hill (2), the Rideau Canal (3) and the Supreme Court of Canada (4), and in the distance, the Gatineau Hills, with the Canadian Museum of History and downtown Gatineau (5) visible in the foreground.

The Ottawa River (6) is a strong iconic element of the Capital landscape, which also has had an enormous influence on the growth of tourism and the area's cultural and economic development. The many views

of this majestic river from the competition site are truly astonishing as well as inspiring.

Nearby, at the edge of the competition site, are partners and neighbours, namely: the National Gallery of Canada (7), the Global Centre for Pluralism (formerly the Canadian War Museum) (8) and the Royal Canadian Mint (9).

The Alexandra Bridge (10), which crosses the Ottawa River, linking Ottawa and Gatineau is also a major influence near the site. It was built in 1901 by the region's railway companies, and its architecture is characteristic of the industrial era. In the 1950s, the bridge was upgraded to carry



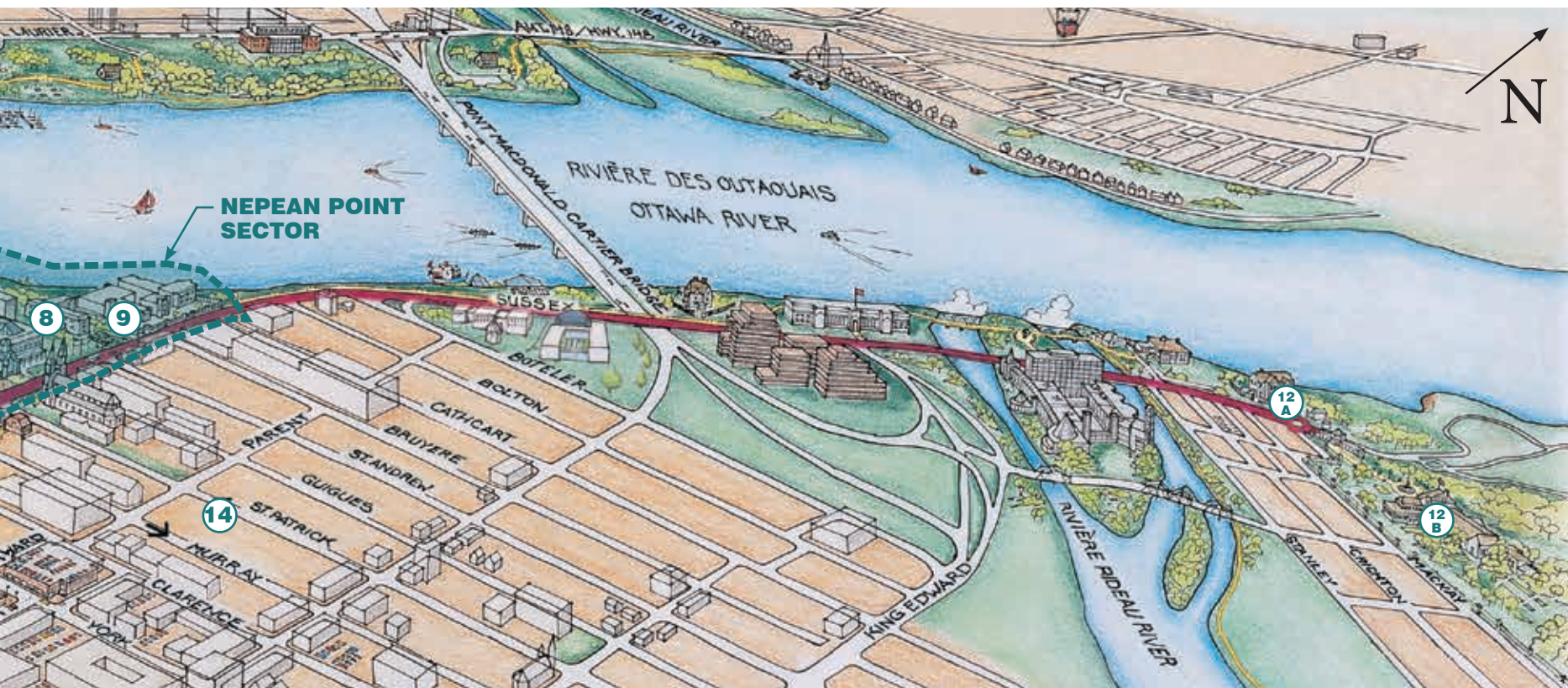


vehicular and pedestrian traffic, while the train tracks were removed in the mid-1960s. Currently, the bridge provides inter-provincial access to an average of 22,000 vehicles daily, as well as 40% of all pedestrian and cyclist traffic crossing the Ottawa River.

Confederation Boulevard (red line on map) is the Capital's ceremonial route, which links key attractions and national symbols, including Parliament Hill, the Rideau Canal, the Supreme Court of Canada, the Chateau Laurier Hotel (11) and the Official Residences: 24 Sussex (12A) and Rideau Hall (12B). The Boulevard also contributes to the Capital's visual identity by providing an elegant streetscaping treatment that is unified, distinct and aesthetically appealing. Major's Hill Park (13) and

Nepean Point are juxtaposed green spaces on Confederation Boulevard (at this point, St. Patrick Street and Mackenzie Avenue), which bisects the two sites to form a substantial physical barrier.

Lastly, the nearby ByWard Market (14), located east of Sussex Drive, attracts thousands of tourists and visitors each year to its farmer's market since its beginnings in 1846. The market has retained its character and authenticity as a lively place of exchange and interaction. Today, it remains a major hub of activity known for its restaurants, boutiques, galleries and night life.



Context Plan

## VISION

*The Nepean Point sector has become a cultural node, with nearby national institutions, as well as a variety of restaurants, art galleries and boutiques. Once completed, Nepean Point will become the heart of the sector and will offer a multi-sensory experience, allowing visitors to discover the Canadian soul, as well as Canadian symbols, values, poetry and way of life. Inspired by history, the site along with its surrounding architecture will be a scenic 21<sup>st</sup> century park, equipped with gathering space for events, a large promenade with lookouts and scenic views of the Capital Region, the statue of Samuel de Champlain and contemporary works of art.*

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*“Whether it be through art, exhibition or cultural meeting places [...], my ideal capital city would reflect a shared history between indigenous peoples and all Canadians, and would affirm the unique, sacred and influential role of indigenous peoples historically, in the present and into the future.”*

*Shawn A-In-Chut Atleo,  
Former National Chief, Assembly of First Nations*

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## OBJECTIVES

- a. To re-establish the national identity of Nepean Point and the surrounding area, and to enhance the site as a destination and gathering place;
- b. To maximize existing views and maintain the unique iconic nature of the Samuel de Champlain monument;
- c. To build the infrastructure to transform Nepean Point into a cultural focal point that can host artistic events;
- d. To encourage discovery of Nepean Point by improving access to the site including linkages to stakeholder institutions and surrounding context;
- e. To ensure adequate amenities are available for visitors to the site;
- f. To enhance the visitor experience by incorporating an interpretive program;
- g. To enhance public safety and ensure universal accessibility within the competition site limits.



*“I hope that, in 50 years, the people who live in Ottawa and the surrounding area, as well as those who visit, will find a region that is among the cleanest in the world, a model in terms of the environment and an important cultural window - a reflection of its citizens.”*

Véronic DiCaire,  
Singer, Impersonator



Major's Hill Park and National Gallery of Canada



'One Hundred Foot Line' (Roxy Paine),  
Nepean Point



Above: Major's Hill Park  
Below: 'Maman' (Louise Bourgeois), National Gallery of Canada



*“The most important role of Canada's Capital is to reflect to Canada and to the world who we are as a people - our values, our history, our achievements and our aspirations.”*

Thomas d'Aquino,  
Chairman and Chief Executive, Intercounsel Ltd,  
Former Chief Executive and President, Canadian Council of Chief Executives



*View of Parliament Hill and 'Majestic' sculpture from Nepean Point*





# THE DESIGN COMPETITION

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## PROCESS

### *Stage 1: Request for Qualifications*

Parties interested in participating in the competition must form a team with a lead who is a landscape architect eligible to obtain licensure with the Ontario Association of Landscape Architects. Stage 1 of the design competition aims to establish a short list of up to four (4) multidisciplinary teams that will be invited to participate in the second stage of the process, the Request for Proposals (RFP). The jury will base its decision on the evaluation of submissions against the criteria presented in this section (refer to page 36). In order to ensure an equitable and comprehensive evaluation, each submission must adequately meet all the established criteria, and must be complete in all respects. The finalists will be contacted directly and the official list of selected teams will be announced on the NCC's website.

### *Stage 2: Request for Proposals*

The teams selected as finalists in Stage 1 will be invited to participate in the second stage of the competition and provided with the project guidelines document. Stage 2 will require the preparation of a design concept and proposal for the entire site, including the pedestrian bridge.

The finalists invited to participate in Stage 2 must provide illustrations, descriptive text, cost estimates and a complete list of the members of their final team according to the requirements defined in the guidelines document. An electronic model of the entire site, prepared by the NCC, will be provided to all finalist teams. This model must be used by teams to present their project.

The mandatory site visit will take place in May 2017 (the exact date will be confirmed at the end of the first stage). This site visit will allow the finalists to gain a better understanding of the context, as well as to view a presentation on the project by NCC staff. Finalists will also have the opportunity to ask questions about the project, the process and the site.

The proposal submissions will be presented to the jury, technical committee and the NCC's Advisory Committee on Planning, Design and Realty (ACPDR) on October 5, 2017. The final jury deliberation will take place in November 2017 after which the jury will select a proposal to recommend to the NCC Board of Directors.

The general public will be invited to comment on the designs at a public exhibit on the evening of October 5, 2017 during which the finalists' designs and models will be on display. The members of the finalist teams are required to attend this event. The concepts will also be posted on the NCC's web site to allow the public to provide their comments.

Finalist teams receive an honorarium of Can\$50,000 (including all applicable taxes), plus Can\$4,000 (including all applicable taxes) for travel expenses for up to 2 team members, to prepare and present their proposals.



# STAGE

Request for Qualifications

01

Launch of Stage 1

Teams assemble and prepare submissions

Submission of required documents

Submittals checked for compliance

Jury evaluates submissions and selects up to 4 finalist teams

Finalist teams publicly announced

# STAGE

Request for Proposal

02

Launch of Stage 2

Finalist teams site visit and presentation of Urban Design Guidelines by NCC

Assembly of core team with other professionals and preparation of design proposals

Submission of design proposals

Submittals checked for compliance

Technical Committee review of design proposals

Design proposals presented to Jury members, Technical Committee and ACPDR

Public exhibition of design proposals

Jury evaluates design proposals and selects a winning team

Winning design proposal approval by the NCC Board of Directors

Winning team publicly announced

# STAGE

Project Implementation

03

Development of detailed design with NCC project team

Presentation of detailed design to ACPDR

Presentation of detailed design to NCC Board of Directors to obtain design approval

Preparation of plans and specifications

Tendering period

Groundbreaking ceremony

Construction

Opening Launch

PROPOSED SCHEDULE AND KEY DATES

**Stage 1: Request for Qualifications**

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Deadline for questions	15:00 EST on March 7, 2017
Deadline for submissions	15:00 EDT on March 31, 2017
Jury evaluation	April 21, 2017
Notification of finalist teams	May 1, 2017

**Stage 2: Request for Proposals**

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Site visit with finalists, presentation of guidelines, Q&A meeting	May 25, 2017
Deadline for questions	15:00 EDT on September 6, 2017
Deadline for submission of written materials	15:00 EDT on September 20, 2017
Deadline for submission of presentation materials	12:00 EDT on October 4, 2017
Presentation of design proposals to jury and ACPDR	October 5, 2017
Public exhibit of design proposals	October 5, 2017
Jury evaluation	November 2017
Winning team notified	December 2017

**Stage 3: Detailed Plans**

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Development of detailed design	2018
Call for tenders	2019
Groundbreaking ceremony	2019
Construction	2019 - 2022

The NCC reserves the right to change deadlines and other key dates at any time. Reasonable advance notice will be given if such changes are to be made.



## CONSTRUCTION BUDGET AND FEES

Construction is planned for 2019-2022. The budget allocated for this first phase of construction is Can\$6.7M (including all applicable taxes), including costs related to the development of Nepean Point and a contingency of 15%. As previously mentioned, teams are permitted to propose additional work outside of Nepean Point, provided that the total cost of all work is included within the budgetary envelope.

The budget of Can\$6.7M (including all applicable taxes) includes (but is not limited to):

- green demolition costs;
- construction costs;
- landscaping costs;
- technical equipment and interpretive elements;
- contractor overhead and insurance costs;
- a construction contingency of approximately 15 percent;
- all applicable taxes.

The winning team will be awarded a contract in the estimated amount of Can\$1M (including all applicable taxes) that will include the following components: analysis and incorporation of the jury's recommendations, the completion of the concept design and design development, progress cost estimates, the completion of construction plans and specifications, as well as a final cost estimate according to generally accepted rates for this type of project. The participation of other required specialized professionals as well as potential design modifications required to respect the budgetary envelope, as needed, are also included in the contract. Consultants fees are excluded from the budgetary envelope of Can\$6.7M (including all applicable taxes).

It must also be noted that the contract will require the preparation of construction drawings stamped by all professionals responsible in their specific fields of expertise (landscape architecture, structural engineering, electrical engineering, mechanical engineering, architecture, etc.) who are licensed members of a professional body or association governing their practice according to the law in Canada.

## RULES AND REQUIREMENTS

### *Eligibility*

The NCC is seeking a talented design team whose expertise covers, but is not limited to, the disciplines of landscape architecture, architecture, urban design, bridge design and other disciplines related to the creation of a park with a gathering space for events and programming, a pedestrian bridge, site illumination and other elements that could enrich the visitor experience of the site.

A team is eligible to participate in this competition if it meets the following mandatory criteria:

- The team's lead is eligible to obtain licensure with the Ontario Association of Landscape Architects;
- The team's lead landscape architect must have professional liability insurance (minimum Can\$2M);
- The team members are design professionals: landscape architects, architects, urban designers, engineers, bridge designers, lighting designers, and/or industrial designers with proven talent and creativity;
- The core multidisciplinary team must comprise four (4) members, including the following:
  - At least one landscape architect with at least ten (10) years of professional experience and who will act as the team lead for the overall project. This team member will also be responsible for construction supervision for the first phase of the project;
  - At least one architect/urban designer with a minimum of five (5) years of experience;
  - At least one designer specializing in the construction of pedestrian bridges with a minimum of five (5) years of experience;
  - The fourth member can be from the discipline of the team's choice.

Each multidisciplinary team may submit only one proposal. Only the lead landscape architect will be restricted to membership on one single team. This restriction does not apply to the architect, bridge designer, and fourth team member, who may participate on more than one team.

### *Submission Documents*

The submission must be presented as a single document with a maximum of forty-two (42) pages including the teams' professional resumés. Each team must submit 7 identical paper copies and one identical electronic copy in PDF format. The filename of the electronic document must be the last name of the team lead, followed by the lead's first initial (for example, tremblayj.pdf). The paper copies must be printed on 8.5 in. x 11 in. paper and must fully meet the requirements of this Request for Qualifications. Any proposal that does not meet the requirements may be deemed non-compliant, at the sole discretion of the NCC.

Jury members will evaluate the following required submission contents:

### **01. Respondent's Letter of Interest (maximum two pages):**

Explain why this opportunity is of interest to your team and how your team can meet this challenge. Identify the members of your team who have worked together before, describe the role that each member will play and indicate who will be the team lead. The team lead landscape architect must demonstrate his or her ability to coordinate a multidisciplinary team in an integrated design context. The respondent must also possess the management tools that will enable him or her to meet tight deadlines within an integrated design process.



## 02. Professional Resumés:

Include a two-page (maximum) professional resumé for each of the four team members. If you feel that this is not sufficient, you may include a web address that jury members can use to view the team members' other accomplishments.

Also include the name and contact information for a minimum of two references per team member. The references should be individuals who have worked with team members on the projects submitted in the following section.

## 03. Previous Work:

Describe eight (8) projects, that is, two (2) for each of the core team members, according to the following guidelines:

Two (2) park projects completed during the past 10 years (4 pages each):

- Name of the respondent landscape architect for the project;
- Project title, location, client name and year of completion;
- Total park area;
- Original budget and final project budget;
- Include three to five images (maximum) in PDF format illustrating the project after construction;
- Include a short text describing the project;
- Describe the challenges overcome to complete the project;
- Briefly describe the factors that made this a successful project.

Two (2) architecture or urban design projects completed during the past 10 years (4 pages each):

- Name of the architect/urban designer;
- Project title, location, client name and year of completion;

- Type and size of project;
- Original budget and final project budget;
- Include three to five images (in PDF format) illustrating the project after construction;
- Include a short text describing the project;
- Describe the challenges you overcame to complete the project;
- Briefly describe the factors that made this a successful project.

Two (2) pedestrian bridge projects completed during the past 10 years (4 pages each):

- Name of the bridge designer and his or her profession;
- Project title, location, client name and year of completion;
- Bridge length and type;
- Original budget and final project budget;
- Include three to five images (in PDF format) illustrating the project after construction;
- Include a short text describing the project;
- Describe the challenges you overcame to complete the project;
- Briefly describe the factors that made this a successful project.

Two (2) projects completed by the fourth team member in his or her discipline and completed during the past 10 years (4 pages each):

- Name of the team member and area of specialization;
- Project title, location, client name and year of completion;
- Type and size of project;
- Original budget and final project budget;
- Include three to five images (in PDF format) illustrating the project after construction;
- Include a short text describing the project;
- Include a short text describing the challenges that you overcame;
- Briefly describe the factors that made this a successful project.

## EVALUATION OF SUBMISSIONS

Each proposal will be evaluated on the basis of its content by an internationally renowned jury. Further details on evaluation criteria will be provided in an addendum to this document.

## ADDITIONAL TEAM MEMBERS (STAGE 2)

After the jury has selected the finalists in the first stage, the NCC will ask each team to complement the core members with resource persons specializing in other disciplines, whose skills will be essential to the project. Teams will be invited to enhance their teams with horticulturists, a cost estimator, civil engineers, structural engineers, electrical engineers, mechanical engineers, transportation engineers, industrial designers, lighting designers, irrigation specialists, green demolition specialists, etc.

Further details on this topic will be provided in the documents issued to the finalist teams selected to participate in Stage 2.



## GUIDE FOR SUBMISSION

It is the team lead's responsibility to ensure that the NCC receives a complete submission and that the submission is legible, clear, concise and understandable. Failure to do so will be to the proponent's disadvantage. Teams may send their submission, in English or in French, to the NCC at the following address:

National Capital Commission Public Tenders Office

RE:

**DESIGN COMPETITION FOR NEPEAN POINT**

Response to Request for Qualifications  
NCC Tender File No. AL1682  
40 Elgin Street, 2<sup>nd</sup> Floor Service Centre  
Ottawa ON K1P 1C7

Submissions must be received by 15:00 EDT (Ottawa, Ontario local time) on March 31, 2017. Any submission received after this time will be returned, unopened, to the proponent. Electronic or faxed proposals will not be accepted.

## QUESTIONS

Any questions about this project or this Request for Qualifications must be submitted by email to Allan Lapensée, Senior Contract Officer, [allan.lapensee@ncc-ccn.ca](mailto:allan.lapensee@ncc-ccn.ca) or to 613-239-5678, ext. 5051, by 15:00 EDT on March 7, 2017. If a question requires that a clarification or change be made to the competition documents, the response or revision will be made available to all proponents in the form of addenda. Addenda will be posted on the Government of Canada's "Buy and Sell" website at the following address: <https://buyandsell.gc.ca/>

An inventory of all questions and answers communicated to the competitors will be given to the members of the jury. Information provided verbally by any person within the NCC shall not be binding upon the NCC. The NCC cannot guarantee a reply to inquiries received after 15:00 EDT on March 7, 2017. The only information related to this project that will be contractually binding is the information issued by the NCC in the form of an addendum.



View of St. Patrick Street from National Gallery of Canada entrance plaza





# STAKE- HOLDERS AND PARTNERS

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## JURY

An internationally renowned jury, composed of recognized design and planning professionals, as well as representatives from the partner organizations involved in the project, has been assembled for this competition. The jury will provide advice to the NCC on the selection of finalist teams for Stage 2, as well as for the winning proposal. One of the jury members will be selected to serve as chairperson.

The jury comprises the following five members:

- Monica Bittencourt
- George Dark
- Marc Mayer
- John McNee
- Alfred Waugh

For a brief biography of the jury members, please see Appendix 1.

If a jury member is unable to participate, a substitute with similar qualifications to the jury member being replaced will be assigned by the NCC. In this case, the NCC reserves the right to advise or not advise competitors.

In Stage 1, the jury's role will be to evaluate the submissions according to an evaluation grid established by the NCC and to identify the finalist teams who will be invited to participate in Stage 2. In the second stage, the jury will evaluate the design proposals and base its selection on the following:

1. Criteria established and approved by the NCC,
2. Detailed analysis made by the technical committee,
3. Detailed analysis made by the ACPDR,
4. Public input.

The jury will recommend the winning team to the NCC Board of Directors for approval.

The jury will produce a report for Stage 1 and Stage 2, signed by each member. These reports will present the deciding factors that led to the jury's selection, and describe their deliberations and discussions regarding the proposal submissions.



## THE ADVISORY COMMITTEE ON PLANNING, DESIGN AND REALTY (ACPDR)

The NCC's Advisory Committee on Planning, Design and Realty advises on the following:

- long-range plans and policies for the use of public lands and properties in Canada's Capital Region;
- design proposals affecting these federal lands;
- real property matters.

For more information about the ACPDR, please visit the NCC's website; <http://www.ncc-ccn.gc.ca/about-ncc/corporate-advisory-special-committees>.

## TECHNICAL COMMITTEE

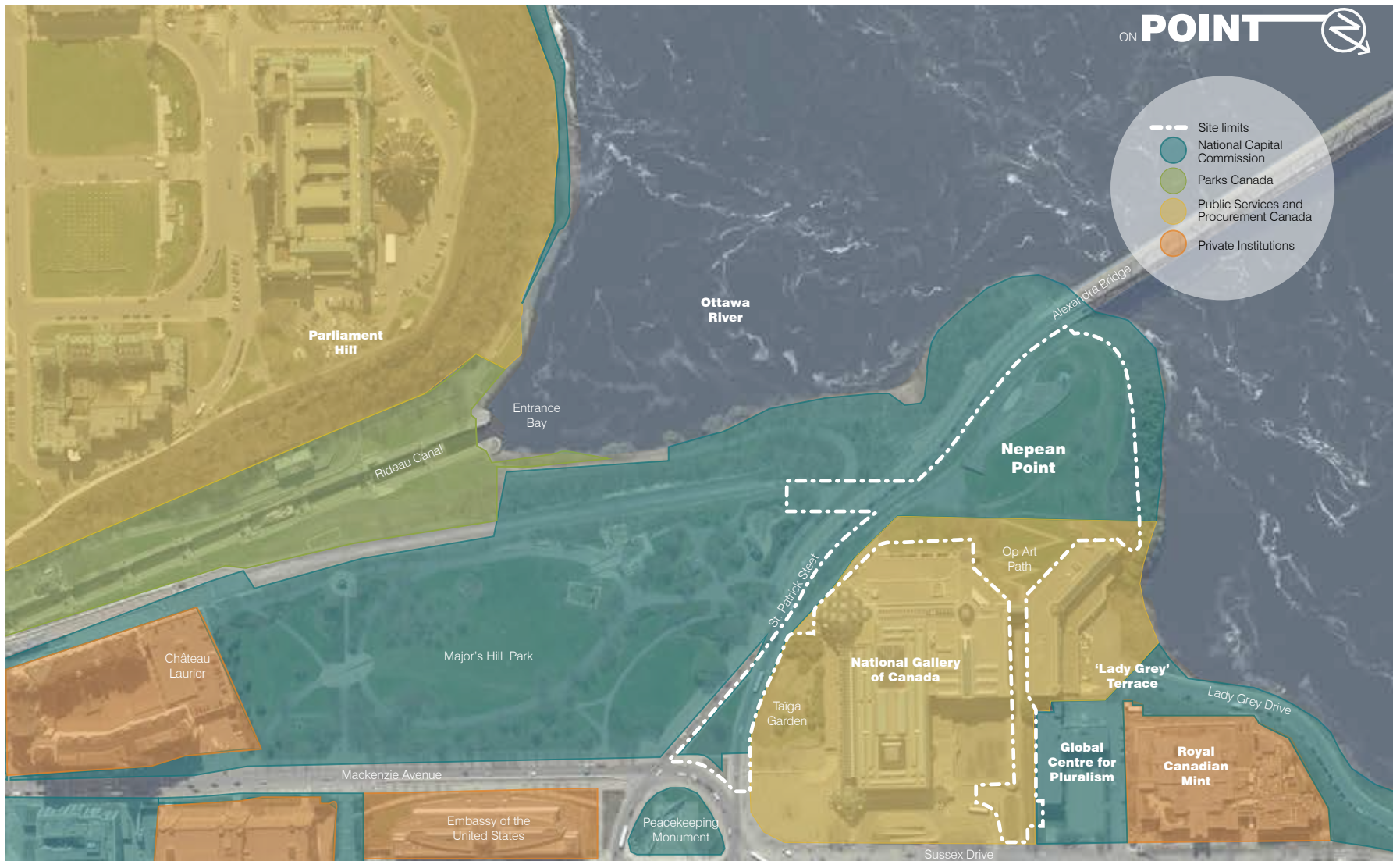
A technical committee will participate in Stage 2 of the competition process; its role will be to verify proposal compliance with the program requirements, as well as technical feasibility. The committee will produce a report on the critical elements of the submissions. The committee's role requires that the members of the committee remain neutral and that their advice not reflect a preference for any particular submission.

The technical committee is composed of members of NCC staff whose expertise includes, but is not limited to: landscape architecture, awareness of historical and environmental context, structural and geotechnical engineering, traffic, cost analysis, and the contribution to the local and national setting.

More specifically, the role of the technical committee is to analyze the following:

- The submission's alignment with the evaluation criteria;
- Feasibility of the submission;
- Potential to remain within the budget;
- Use of best practices in planning, and health and safety.

The examination of submissions by the technical committee in no way absolves the finalists from the responsibility, which rests entirely with the team, for their submission's alignment with the program, project feasibility, being on budget and compliance with applicable regulations.



Competition limits and project stakeholders

## STAKEHOLDERS

The stakeholders are the parties who hold property located near or adjacent to Nepean Point. The stakeholders are national institutions, are key features in the Capital, and are committed to the successful completion of a project to renew Nepean Point and its surroundings, as well as to enhance the shorelines of the Ottawa River.

The National Gallery of Canada and the Global Centre for Pluralism, led by the Aga Khan Foundation, will work in partnership with the NCC in the implementation of this project.

## PUBLIC INPUT

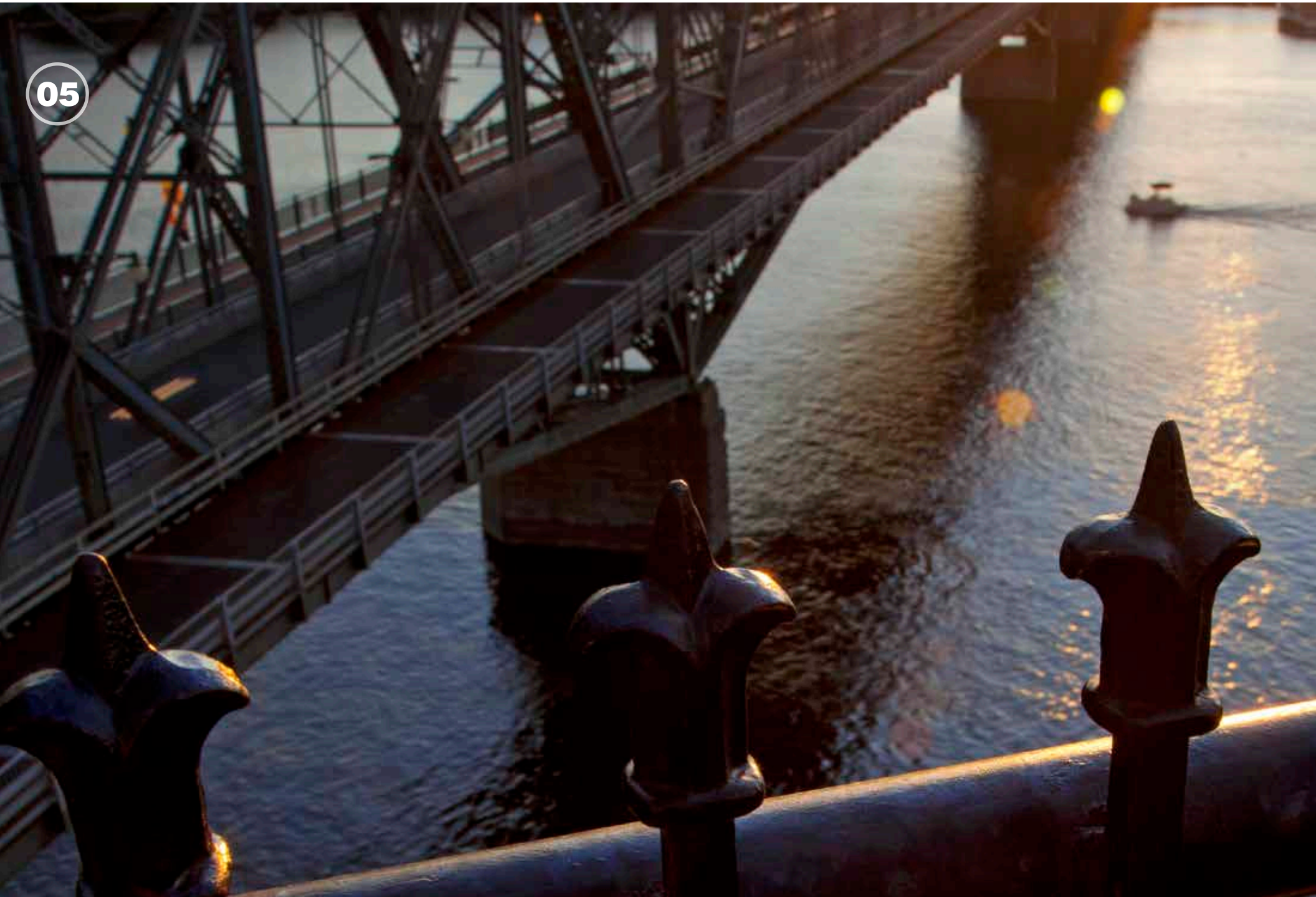
A public consultation in the form of a small-group workshop took place on June 19, 2014, at NCC headquarters in Ottawa. The objective was to establish, with partners and the public, a vision for Nepean Point. Thirty participants from various interest groups participated. Among them were representatives from the Ottawa Rowing Club, Heritage Ottawa, the Lowertown Community Association, Canadian Heritage, the National Gallery of Canada, and others.

The program and design guidelines that will be given to the finalists in Stage 2 will take the main recommendations from this consultation into consideration. Also, please note that future public consultations may take place at different stages in the development of the final design for Nepean Point.



Public consultation, June 2014





*View of Alexandra Bridge from Nepean Point*



# ADDITIONAL INFORMATION

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## COMPENSATION

The NCC shall not be obligated to reimburse or compensate any proponent, its sub-contractor or manufacturers in Request for Qualifications way for any costs incurred in connection with the preparation of a response to this RFQ (Stage 1).

In the Request for Proposal stage (Stage 2), the NCC will provide a financial contribution of Can\$50,000 (including all applicable taxes), to the finalists to prepare and present their design proposals. The terms and conditions will be defined during Stage 2 of the competition. The finalist teams will also be reimbursed up to Can\$4,000 (including all applicable taxes), to cover travel expenses (including meals and accommodations) for up to two team members for two separate trips to Ottawa. Receipts and a summary of expenses will be required. The Stage 2 guidelines will provide a list of allowable expenses.

## CANCELLATION

The NCC reserves the right not to accept any of the proposals submitted, to cancel this Request for Qualifications process, or to reissue the RFQ in its original or revised form. The NCC also reserves the right not to proceed with any call for proposals, as a result of this Request for Qualifications process.

## CHANGES TO SUBMISSION

A submission that is in compliance with this Request for Qualifications, although not permitted to be initially submitted by facsimile, may be revised by letter or facsimile (at 613-239-5012), provided that the revision is received at the office designated for the receipt of RFQ responses, on or before the date and time set for the receipt of RFQ responses. The revision must be on the competitor's letterhead or bear a signature that identifies

the competitor, and must clearly identify the change(s) to be applied to the original RFQ response.

## LIABILITY FOR ERRORS

While the NCC has made considerable efforts to ensure an accurate representation of information in this Request for Qualifications, the information contained in this RFQ is supplied solely as a guideline for competitors. The information is not guaranteed or warranted to be accurate by the NCC, nor is it necessarily comprehensive or exhaustive. Nothing in this RFQ is intended to relieve competitors from forming their own opinions and conclusions in respect of the matters addressed in this document.

## PROPRIETARY INFORMATION

This Request for Qualifications and all supporting documentation has been prepared by the NCC and remains the sole property of the NCC, Ottawa, Canada. The information is provided to the competitor solely for its use in connection with the preparation of a response to this RFQ, and shall be considered to be the proprietary and confidential information of the NCC. These documents are not to be reproduced, copied, loaned or otherwise disclosed directly or indirectly, to any third party, except those of the competitor's employees having a need to know for the preparation of the RFQ response. The competitor further agrees not to use them for any purpose other than that for which they are specifically furnished.

## CONFIDENTIALITY

Proposals will be held in strict confidence. There will not be a public opening of the proposals submitted for this project. Notwithstanding



the foregoing, proponents are advised that as a Crown Corporation, the Commission is subject to the provisions of the Access to Information Act (ATI Act). Information submitted by third parties will only be exempted from disclosure if the records or part of them qualify for an exemption under the ATI Act.

Candidates and finalists are not permitted to make any public announcements, comments or media releases pertaining to the details of their submissions either at the RFQ or the RFP stage. Contravention of this provision is grounds for disqualification, at the sole discretion of the NCC.

#### PROHIBITED COMMUNICATIONS

Team members are not permitted to make contact with any NCC staff during the two-stage solicitation process, other than through the designated email address for posing questions.

#### DOCUMENT SUBMISSIONS

All copies of documents submitted in response to this Request for Qualifications shall become the property of the NCC and will not be returned.

#### CONFLICT OF INTEREST

All candidates and finalists who are deemed to be in conflict of interest or could be considered to be in conflict of interest by reason of their relationship with the contracting agency, its staff or administrators, or with a member of the jury, through direct family links or dependant or active professional associations during the course of the competition, cannot participate in the competition. Also excluded are the associates and paid

employees of these individuals. The NCC will require the winning team members to sign confidentiality and conflict of interest forms.

#### JOINT VENTURE SUBMISSIONS

The NCC will accept proposals from joint venture entities. Note that all proposals, schedules, forms etc. that are submitted to the NCC by a joint venture, as part of their response to the RFQ, must be signed by an authorized representative of each of the firms comprising the joint venture. Each proposal submitted by a joint venture must include a covering letter advising the NCC of the constituent firms' intention to operate as a joint venture if they are awarded a Contract for the work. The letter shall identify each of the firms comprising the joint venture and must be signed by a duly authorized representative of each of the constituent firms. The covering letter submitted with each proposal must include a statement acknowledging that each party to the joint venture understands and agrees that they are jointly and severally liable for all obligations under the RFQ as well as any Contract awarded as a result of the RFQ. Please note that if the selected proponent is a joint venture, the signed joint venture agreement must be provided prior to the issuance of the Contract. In any joint venture, there shall be only one individual identified as Contract representative. This individual shall be responsible for any and all reporting and communication requirements. Any joint venture whereby firms separate contracting activities amongst themselves and operate independently shall not be accepted in this RFQ and shall be considered as non-responsive and receive no further consideration. To ensure equal opportunities for all proponents, and to eliminate risk of conflict of interest, all proponents are advised that the National Capital Commission will not accept more than one submission per firm, whether the firm applies as a single entity, part of a joint venture submission, or as a sub-consulting member of the team.

## SECURITY REQUIREMENTS

The successful Bidder/Contractor, including subcontractors, in the subsequent tenders, will be required to complete and submit security screening application forms for all personnel carrying out work at the place of work. The required security level for screening will be Reliability.

The NCC reserves the right to refuse access to personnel not passing a Reliability Security Check.

# APPENDIX 1

## JURY BIOGRAPHIES

*Monica Bittencourt, Landscape Architect and Urban Planner*

Monica Bittencourt is a landscape architect and urban planner. A certified member of the Association des architectes paysagistes du Québec (AAPQ) and the Canadian Society of Landscape Architects (CSLA), she holds a Bachelor's degree in Architecture and Urban Planning, a Certificate in Landscape Architecture and a Master's Degree in Urban Studies.

Concerned about the quality of urban space, Bittencourt has 21 years of professional experience in landscape architecture. She has been a Research Assistant at the Canada Research Chair in Urban Heritage at the Université du Québec à Montréal (UQAM), a Member of the Planning and Conservation Commission of the City of Québec and of the Board of Directors of Mission Design, a professor in Urban planning at the Graduate School of Regional Planning and Development of Université Laval, Member of the Jury for public art projects, and Member of the Regional Committee for the Revision of the Canadian Landscape Standard.

Since 2007, Mrs. Bittencourt has been a person in charge for the implementation of urban design projects of parks and public spaces at the Commission de la capitale nationale du Québec. In 2015, she became a member of the AAPQ Board of Directors.

*George Dark, Landscape Architect and Urban Designer*

George Dark is a Landscape Architect and Urban Design consultant. He is a member of the Ontario Association of Landscape Architects (OALA), a Fellow of the Canadian Society of Landscape Architects and a member of the College of Fellows of the American Society of Landscape Architects. He was given the Pinnacle Award for Landscape Architecture by the OALA in 2010.

George has been a private practitioner for 40 years, has received numerous national and international awards for project work and is currently Managing Partner of Urban Strategies Inc, based in Toronto. George has extensive experience in community design, large scale re-urbanization, campus master planning and design management. His community involvement includes: Chairman Emeritus of the Evergreen Foundation of Canada and Evergreen Brickworks, Director of the Centre for Social Innovation in Toronto, Past Chair of the Toronto Parks Foundation, Chair of the Willowbank Advisory Council, Niagara on the Lake, and a member of the Honor Roll of the Toronto Region Conservation Authority.

George was an original member of the Ottawa Design Review Panel and the Chair of the Lansdowne Park Design Competition and the Lansdowne Design Review Panel in Ottawa.



*Marc Mayer, National Gallery of Canada*

On January 19th, 2009, Marc Mayer began his tenure as Director and Chief Executive Officer of the National Gallery of Canada. Marc has held a number of executive positions in prominent art museums and galleries in Canada and the United States. He was Director of the Musée d'art contemporain de Montréal from 2004-2008; Deputy Director for Art at the Brooklyn Museum, in Brooklyn, New York from 2001 to 2004; Director of The Power Plant Contemporary Art Gallery at the Harbourfront Centre in Toronto from 1998 to 2001; and Curator at the Albright-Knox Art Gallery, in Buffalo, New York from 1994 to 1998.

Before embarking on his museum career, Marc was Head of Visual Arts at the Canadian Cultural Centre in Paris, France. Also, while in Paris, he was the local correspondent for the former Rizzoli's The Journal of Art. He has published widely on the subject of art and arts policy.

Marc Mayer has organized over 30 exhibitions, including solo shows on the work of Jean-Michel Basquiat, Judy Chicago, Stan Douglas, Shirley Wiitasalo, Kim Adams, Candida Hofer, and Thomas Nozkowski. Most recently, he co-organized the retrospective exhibition Jack Bush with Dr. Sarah Stanners.

Born in Sudbury, Ontario, Marc holds a degree in art history from McGill University. He is an active member of several national and international professional organizations.

*John McNee, Global Centre for Pluralism*

John McNee joined the Global Centre for Pluralism as its first Secretary General on September 6, 2011. A career diplomat, he served as Canada's Permanent Representative to the United Nations in New York from 2006-2011.

During his career, he also served as Canadian Ambassador to Belgium, Luxembourg, Syria and Lebanon and Canada's representative to the Council of Europe. In addition, he was posted to Tel Aviv, London and Madrid.

John McNee joined the Department of External Affairs in 1978 and worked in various capacities in the Department including as Assistant Deputy Minister for Africa and the Middle East. He also served in the Foreign and Defence Policy Secretariat of the Privy Council Office.

He holds a Bachelor of Arts (Hons.), (Glendon College, York University, 1973) and a Master of Arts in History (Cambridge University, 1975). He was Canada Scholar at Cambridge 1973-1975. In 2016, he was awarded the Meritorious Service Medal (M.S.M.) by the Governor General. Mr. McNee and his wife Susan have two children.

*Alfred Waugh, Architect*

Alfred Waugh was the first Aboriginal person to graduate with honours from UBC School of Architecture in 1993 and became LEED certified and a registered architect. He specializes in culturally and environmentally sensitive projects and has extensive experience with First Nations, cultural societies, and educational institutions.

Prior to his architecture degree, Alfred acquired a Bachelor of Arts majoring in Urban and Regional Analysis at the University of Lethbridge in 1989. He is influenced by native culture, the northern climate and frontier architecture and his connection to, and respect for, nature is inherent in his work.

His firm, Formline Architecture, is dedicated to developing solutions that reflect the culture, community and geographic regions specific to each project. The designs are a direct response to site context, topography, climate and regional materials. And as part of a sustainable design philosophy, Alfred aims to maximize comfort, longevity, functionality, and energy efficiency.



ON **POINT**