



THE HANOVER COMPANY

279 Front Street, Suite 102 | Danville, CA 94526 | Tel: (925) 490-2990
www.hanoverco.com

February 28, 2017

Kristen Zaremba
Cultural Arts Manager
Cultural Arts & Marketing, Economic & Workforce Development Department
1 Frank H. Ogawa Plaza
9th Floor
Oakland, CA 94612

Re: Supplemental Information Packet / PAAC Submittal
Public Art for Private Development Checklist Items 1-13
Hanover Broadway, 325 27th Street (PLN 15-241 / B1601578)
Hanover Northgate, 2450 Valdez Street (PLN 15-336 / B1601760)

Dear Ms. Zaremba:

In preparation for the PAAC meeting on March 6, 2017, please find attached the Public Art for Private Development supplemental information as required by Cultural Arts Programs & the Economic and Workforce Development Department. I have attached the following documents for your review:

- Checklist Item #1 – Updated Construction Valuation
- Checklist Item #2 – Artwork Budget (including consultant fee)
- Checklist Item #3 – Value of Artwork to be placed on-site (excludes consultant fee)
- Checklist Item #4 – Artist resumes and examples of past work
- *Checklist Item # 5 – Artist Contract (available upon request, not for public circulation).*
- Checklist Item #6 – Visual proposal
- Checklist Item # 7 – Project site plan, site photos and project mock-up
- Checklist Item #8 - Artist's statement and description of proposed artwork
- Checklist Item #9 – Materials
- Checklist Item #10 – Maintenance Plan
- *Checklist Item # 11 – Programming Plan- (not applicable)*
- Checklist Item # 12 – Planning & Building documentation requirements
- Checklist Item # 13 – Community Outreach documentation

Please contact me with any questions or comments at syoudall@hanoverco.com or by phone at (925) 490-2990

Sincerely,

Scott Youdall
Development Partner
The Hanover Company

Checklist Item #1 – Updated Construction Valuation, Checklist Item #2 – Artwork Budget (including consultant fee), and Checklist Item #3 – Value of Artwork to be placed on-site (excludes consultant fee)

2450 Valdez (Hanover Northgate)

		Checklist Item 1	Checklist Item 2
Public Art Fee	Fee Percentage	Total Cost	Total Fee
Commerical	1.0%	\$ 11,800,610	\$ 118,006
Residential	0.5%	\$ 35,139,497	\$ 175,697
Public Art Fee		\$ 46,940,107.08	\$ 293,704
Public Art Consultant Fee			\$ (27,500)
Value of Public Art to be Placed On-Site			\$ 266,204 (Checklist Item 3)

325 27th Street (Hanover Broadway)

		Checklist Item 1	Checklist Item 2
Public Art Fee	Fee Percentage	Total Cost	Total Fee
Commerical	1.0%	\$ 10,193,436	\$ 101,934
Residential	0.5%	\$ 50,626,335	\$ 253,132
Public Art Fee		\$ 60,819,771	\$ 355,066
Public Art Consultant Fee			\$ (27,500)
Value of Public Art to be Placed On-Site			\$ 327,566 (Checklist Item 3)

A detailed budget can be reviewed on the following page.

Hanover Northgate - 2450 Valdez Street, Oakland
Public Art Budget (Tree)

Public Art Fee	Fee	Hard Cost	Total Fee
Commercial	1.00%	\$11,800,610	\$118,006
Residential	0.50%	\$35,139,497	\$175,697
Public Art Fee		\$46,940,107	\$293,704
Public Art Consultant Fee	9.36%		\$27,500
Value of Public Art to be Placed On-Site	90.64%		\$266,204
Artist Selection	% artwork value	Price	
RFQ - Design Concept Proposal	1.02%	\$3,000	
subtotal	1.02%	\$3,000	
Artist Overhead	% artwork value	Price	
Artist Fee	9.06%	\$26,600	
Studio rental fee	2.04%	\$6,000	
Studio utilities	0.34%	\$1,000	
Equipment	0.68%	\$2,000	
Consumables	1.36%	\$4,000	
Oakland business license	0.02%	\$46	
subtotal	13.50%	\$39,646	
Administrative	% artwork value	Price	
Artist Legal Expenses	0.85%	\$2,500	
Artist Artwork Insurance	0.85%	\$2,500	
Builders Risk/Property Insurance	0.85%	\$2,500	
Community Meeting	0.14%	\$400	
City Presentations (PAAC/DRC)	0.85%	\$2,500	
subtotal	3.54%	\$10,400	
Municipal Fees	% artwork value	Price	
PX/Encroachment/Bldg.	1.70%	\$5,000	
subtotal	1.70%	\$5,000	
Artwork Design Development	% artwork value	Price	
Structural Engineer	5.11%	\$15,000	
Civil Engineer	3.40%	\$10,000	
Electrical Engineer	1.70%	\$5,000	
Photometric study	1.70%	\$5,000	
Maintenance Plan Preparation	0.34%	\$1,000	
Plaque design	0.34%	\$1,000	
subtotal	12.60%	\$37,000	
Artwork Fabrication / Labor	% artwork value	Price	
Materials	13.62%	\$40,000	
Bench	3.40%	\$10,000	
Laser Cutting	6.81%	\$20,000	
Stainless Steel Specialist	3.40%	\$10,000	
Structural Fabrication Lead	1.70%	\$5,000	
Welding Lead/Manufacturing Engineer	3.40%	\$10,000	
Plaque fabrication	1.02%	\$3,000	
subtotal	33.37%	\$98,000	
Artwork Installation	% artwork value	Price	
Underground utility line verification	4.43%	\$13,000	
Foundation Install including electrical conduit	2.55%	\$7,500	
Waterproofing	1.70%	\$5,000	
Artwork transportation	1.70%	\$5,000	
Artwork installation	6.33%	\$18,585	
Artwork lighting connection	1.70%	\$5,000	
subtotal	18.41%	\$54,085	
Contingency	% artwork value	Price	
Installation Contingency	3.09%	\$9,073	
Artist Contingency	3.40%	\$10,000	
	6.49%	\$19,073	
Total Expenses:	100.00%	\$293,704	
Total Budget:	100.00%	\$293,704	
Balance Remaining:	0.00%	(\$0)	

**Hanover Broadway - 325 27th Street, Oakland
Public Art Budget (Poppies)**

Public Art Fee	Fee	Hard Cost	Total Fee
Commercial	1.00%	\$10,193,436	\$101,934
Residential	0.50%	\$50,626,335	\$253,132
Public Art Fee		\$60,819,771	\$355,066
Public Art Consultant Fee	7.75%		\$27,500
Value of Public Art to be Placed On-Site	92.25%		\$327,566
Artist Selection	% artwork value	Price	
RFQ - Design Concept Proposal	0.84%	\$3,000	
subtotal	0.84%	\$3,000	
Artist Overhead	% artwork value	Price	
Artist Fee	7.49%	\$26,600	
Studio rental fee	1.69%	\$6,000	
Studio utilities	0.28%	\$1,000	
Equipment	0.56%	\$2,000	
Consumables	1.13%	\$4,000	
Oakland business license	0.01%	\$46	
subtotal	11.17%	\$39,646	
Administrative	% artwork value	Price	
Artist Legal Expenses	0.70%	\$2,500	
Artist Artwork Insurance	0.70%	\$2,500	
Builders Risk/Property Insurance	0.70%	\$2,500	
Community Meeting	0.08%	\$300	
City Presentations (PAAC/DRC)	0.70%	\$2,500	
subtotal	2.90%	\$10,300	
Municipal Fees	% artwork value	Price	
PX/Encroachment/Bldg.	1.41%	\$5,000	
subtotal	1.41%	\$5,000	
Artwork Design Development	% artwork value	Price	
Structural Engineer	4.22%	\$15,000	
Civil Engineer	2.82%	\$10,000	
Electrical Engineer	1.41%	\$5,000	
Photometric study	1.41%	\$5,000	
Maintenance Plan Preparation	0.28%	\$1,000	
Plaque design	0.28%	\$1,000	
subtotal	10.42%	\$37,000	
Artwork Fabrication / Labor	% artwork value	Price	
Materials	16.90%	\$60,000	
Bench	2.82%	\$10,000	
Laser Cutting	4.22%	\$15,000	
Stainless Steel Specialist	3.66%	\$13,000	
Structural Fabrication Lead	3.66%	\$13,000	
Welding Lead/Manufacturing Engineer	3.66%	\$13,000	
Plaque fabrication	0.84%	\$3,000	
subtotal	35.77%	\$127,000	
Artwork Installation	% artwork value	Price	
Underground utility line verification	1.27%	\$4,500	
Foundation Install including electrical conduit	4.93%	\$17,500	
waterproofing	1.41%	\$5,000	
artwork transportation	1.41%	\$5,000	
artwork installation	12.21%	\$43,365	
artwork lighting connection	1.41%	\$5,000	
subtotal	22.63%	\$80,365	
Contingency	% artwork value	Price	
Installation Contingency	4.53%	\$16,073	
Artist Contingency	2.59%	\$9,182	
	7.11%	\$25,255	
Total Expenses:	100.00%	\$355,066	
Total Budget:	100.00%	\$355,066	
Balance Remaining:	0.00%	\$0	

Checklist Item #4 – Artist resumes and examples of past work

HYBYCOZO

An art installation and sculpture collective comprised of Serge Beaulieu and Yelena Filipchuk. The artists create large-scale installation artworks that draw on inspirations from mathematics, science and natural influences and celebrate the inherent beauty of universal geometric forms, symmetry and pattern. Much of their artwork acknowledges the diverse cultural influences found in pattern making and design.

Serge Beaulieu

Born in 1981 in Revelstoke, BC Canada

Resides in Oakland, CA, USA

www.hybycozo.com

serge@cozo.co

Professional Summary

Serge Beaulieu is an artist and industrial designer. His practice has evolved into a body of work that explores polyhedron geometry, natural science, light and shadow to create large-scale public works. With over 15-artworks in permanent and semi-permanent public installations, his use of cutting edge technology to produce finely crafted and precise artworks has flourished in civic settings in cities throughout the world. As the art collective HYBYCOZO he has exhibited throughout the US and currently as part of Illuminate SF and most recently Art Basel Miami, and Sharjah Islamic Arts Festival, UAE.

Education

Carleton University, Ottawa, ON, BID (industrial Design) With Honors 2004

Studies in studio art and industrial design where he combined his love of sculpture with tangible problem solving. At Carleton he was exposed to industrial processes and production including 3D printing, CAD design and other techniques not offered by a traditional art education.

Prior Professional Work: 2005-2014 Industrial Design

Prior to becoming a full-time public artist he spent 12 plus years working at leading industrial design studios. In San Francisco at NewDeal Design followed by 4-years at Yves Behar's fuseproject. He takes pride in applying his industrial design skill-set and thinking to his public artworks. Clients included Google, Puma, Samsung, Herman Miller, PAX and others.

Yelena Filipchuk

Born 1987 in Lviv, Ukraine

Resides in Oakland, CA USA

www.hybycozo.com

yelena@cozo.co

Professional Summary

Yelena Filipchuk has a background in studio art, science and technology communications and is passionate about using art to convey scientific inquiry and advancement. She left her creative technology career at YouTube and extended herself as an artist and designer. Her artwork uses scientific pattern-making, LED lighting, advanced manufacturing techniques and her installations thrives in civic locations and outdoor settings. As part of the art collective, HYBYCOZO, she has exhibited throughout the US and currently as part of Illuminate SF and most recently Art Basel Miami, and Sharjah Islamic Arts Festival, UAE.

Education

University of California Berkeley BS: Environmental Science; BA Economic Development 2010. Educated as an environmental scientist she studied natural patterns and biomimicry. She looks for the scientific, historical, and cultural bases for aesthetically beautiful forms. Her goal is to communicate the written and unwritten story behind scientific ideas and social phenomena.

Summary of Professional Work: 2010-2014 Google/YouTube

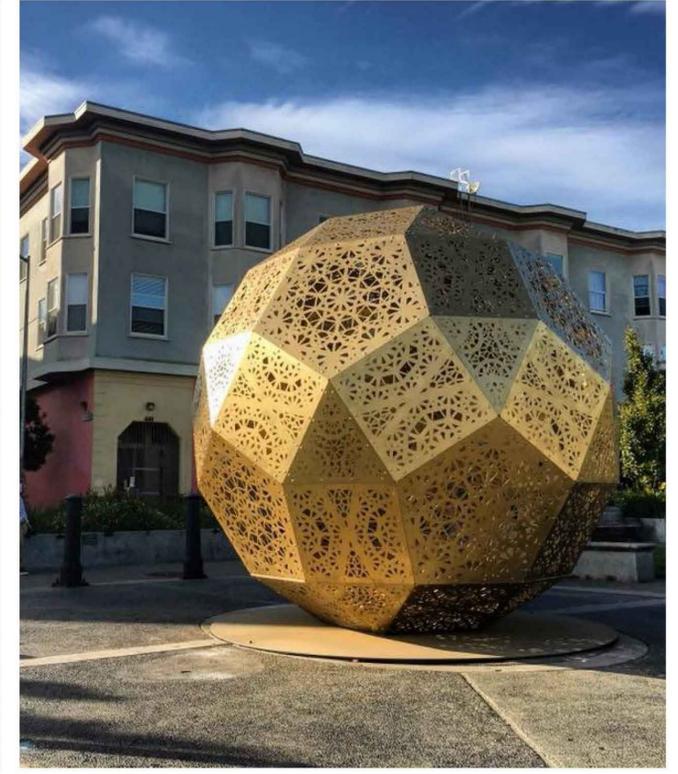
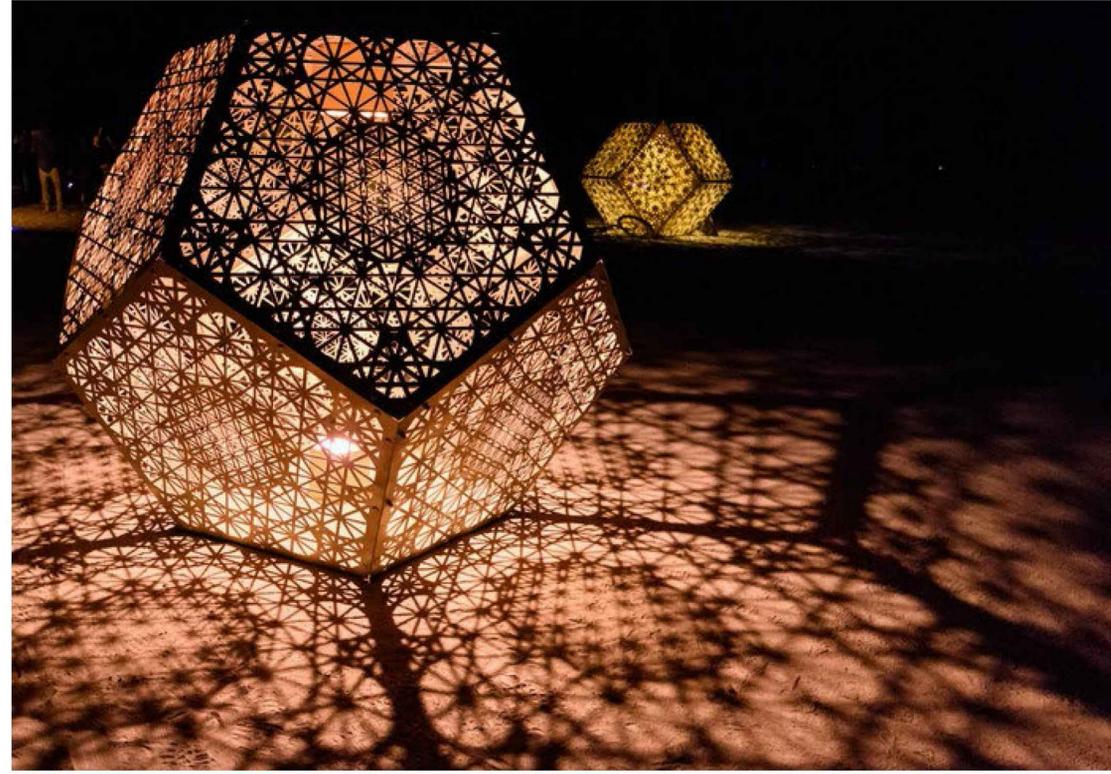
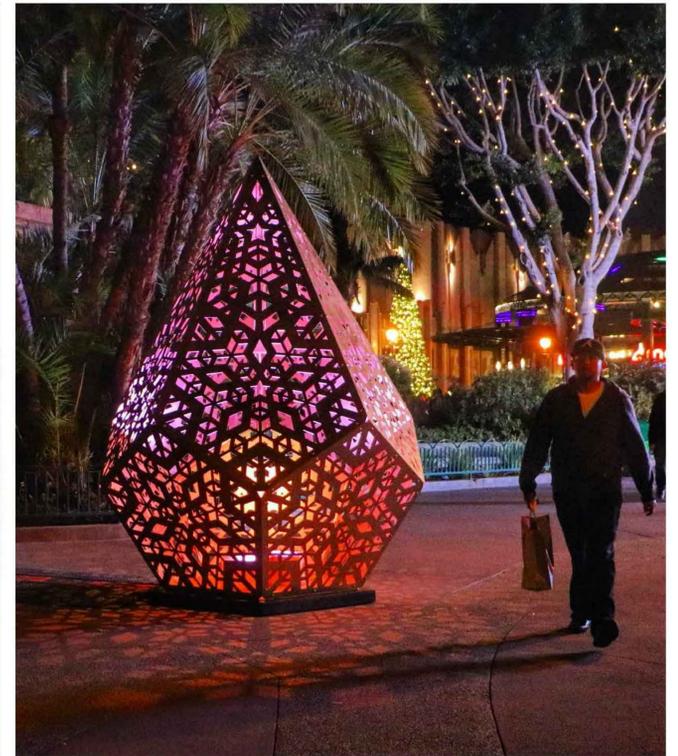
Used her analytical communication skills while working at Google, and at YouTube in creative platforms and marketing. She helped musicians, filmmakers, and companies get paid for artistic web content.

Before that she was the co-founder of BicyCAL Bike Shop at UC Berkeley, A Green Initiative Fund Grant Recipient and worked at non-profit and environmental organizations in Oakland at the Environmental Working Group Oakland, CA 2006-2010. California EPA Office of the Environmental - Health Hazard Assessment 2006-2008.

HYBYCOZO - Selected Commissions and Exhibitions

- iLight Marina Bay, Singapore
- Canal Convergence 2017 Water+Art+Light, Scottsdale AZ
- Magic City, Miami FL
- Illuminate SF, San Francisco CA
- Canvas OutDoor Museum, West Palm Beach, FL
- City National Plaza, Los Angeles, CA
- Las Vegas Downtown Project, Las Vegas, NV
- Adelaide Fringe Festival, Adelaide AU
- Sharjah Islamic Arts Festival, Dubai UAE
- San Francisco City Hall Centennial Exhibition, San Francisco CA

SELECTION OF PREVIOUS HYBYCOZO WORKS

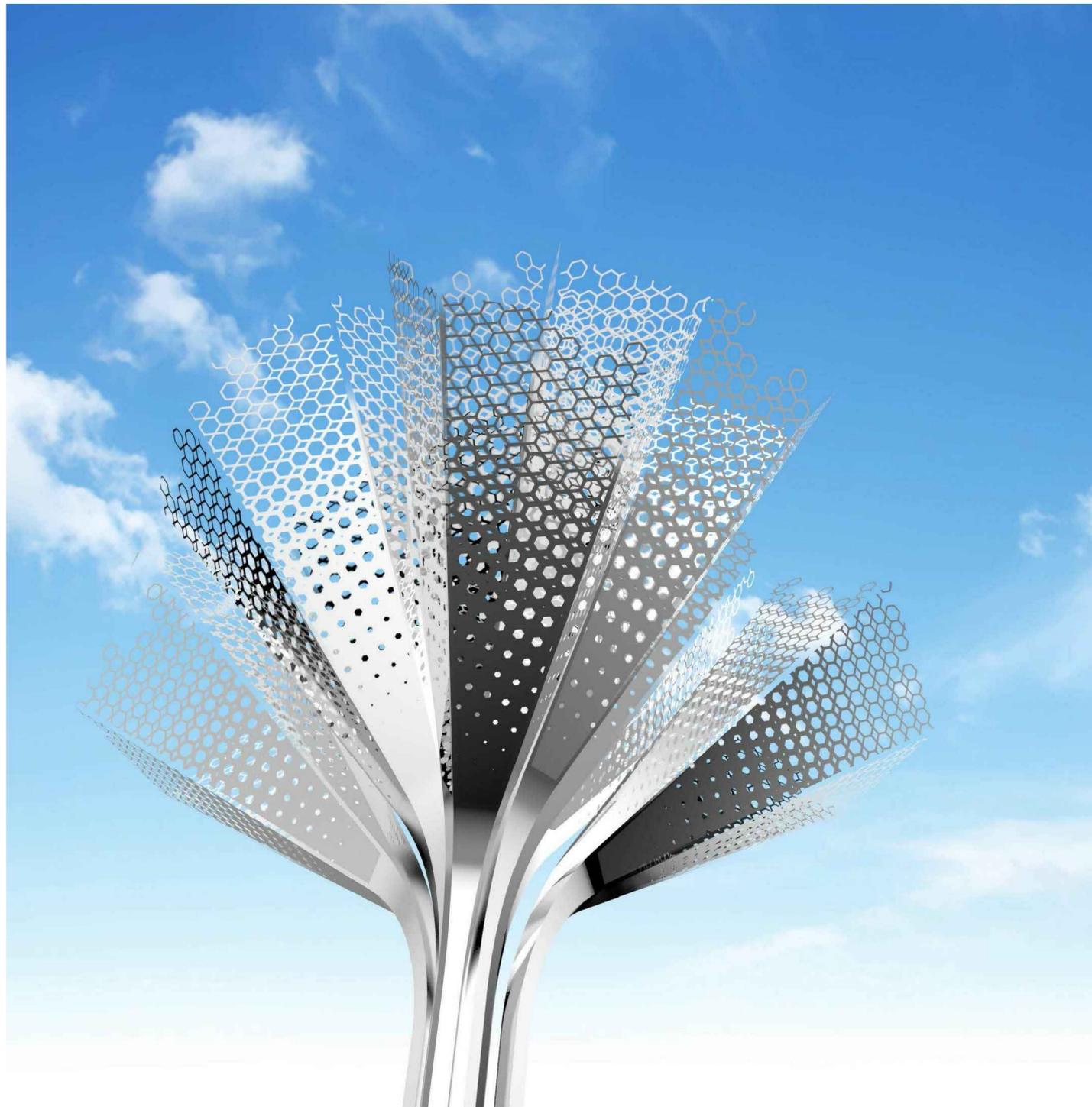


Our work consists of larger-than-life laser cut steel sculptures formed into imaginative illuminated installations.

27th ST AND BROADWAY
2450 VALDEZ ST
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

Checklist Item #6 – visual proposal



2450 VALDEZ

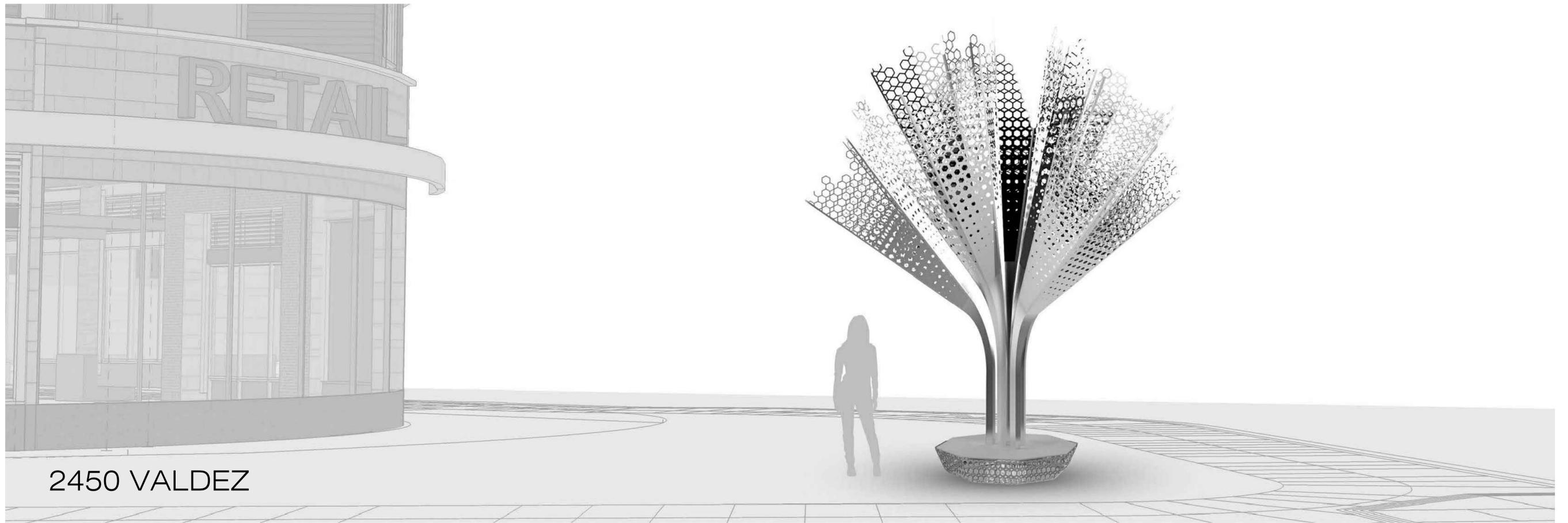


27th / BROADWAY

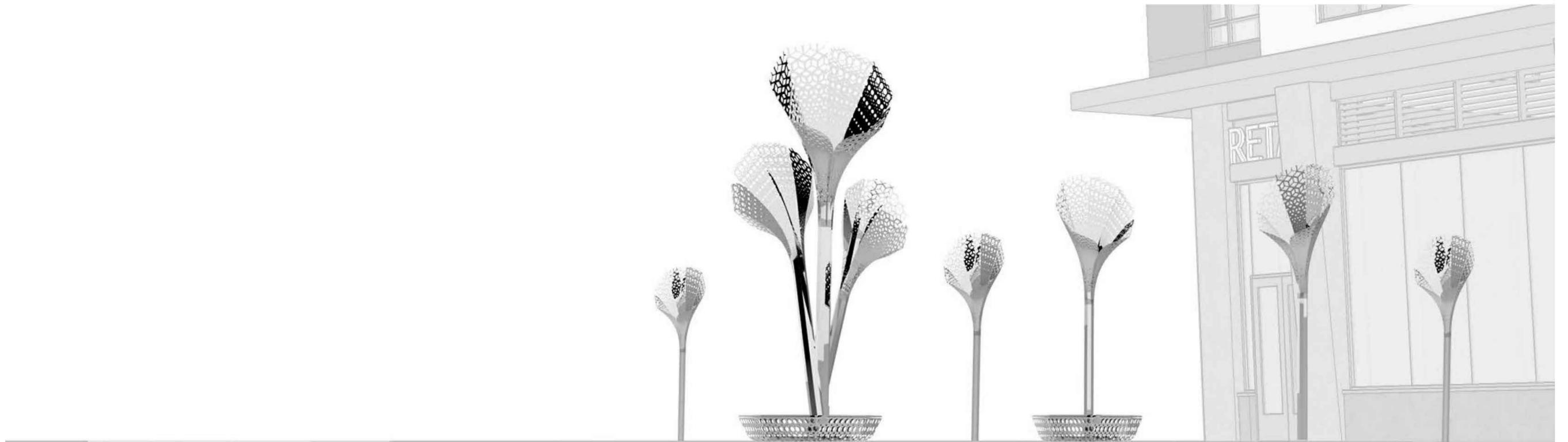
27th ST AND BROADWAY
2450 VALDEZ ST
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

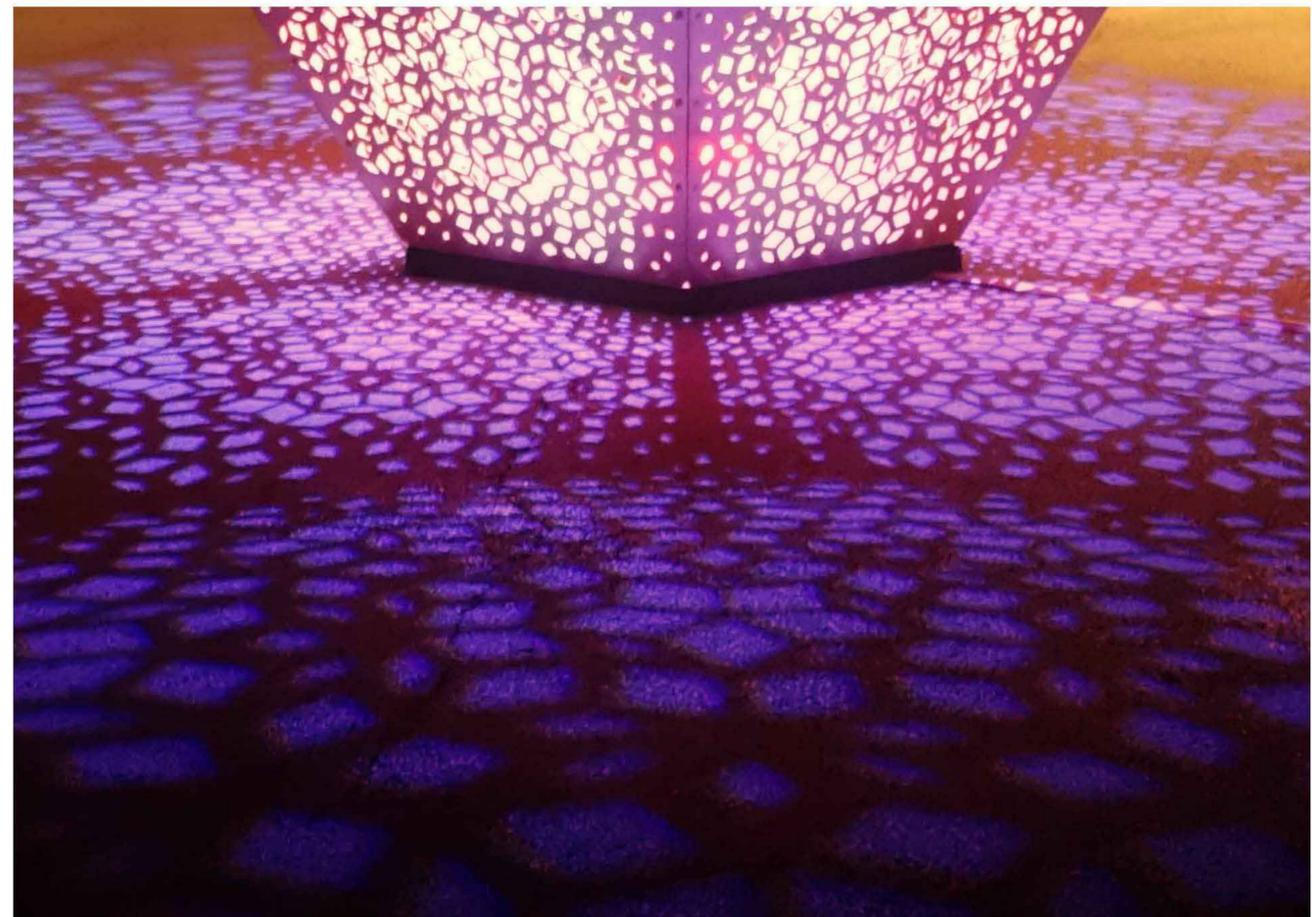
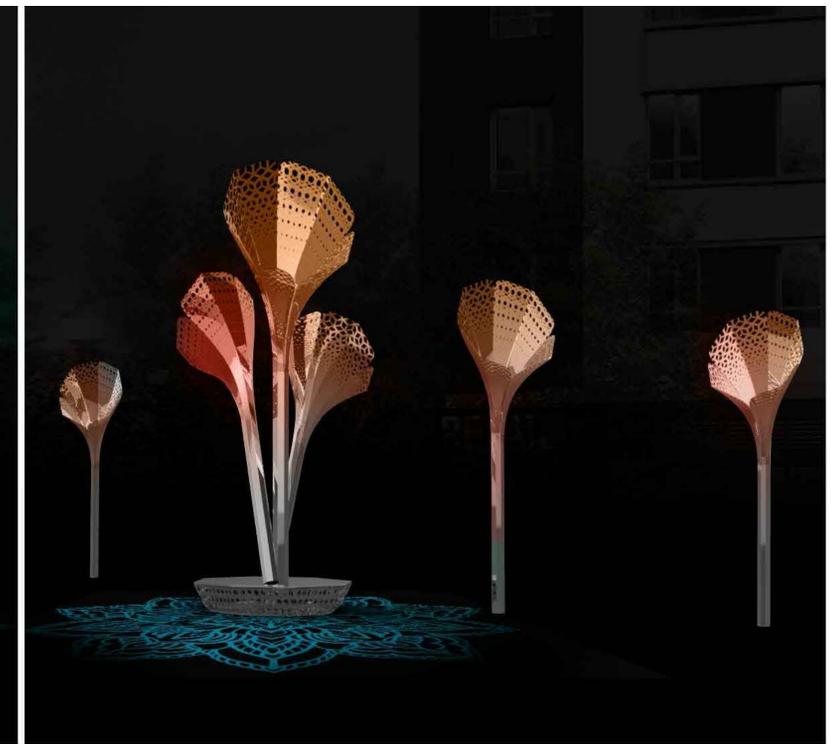
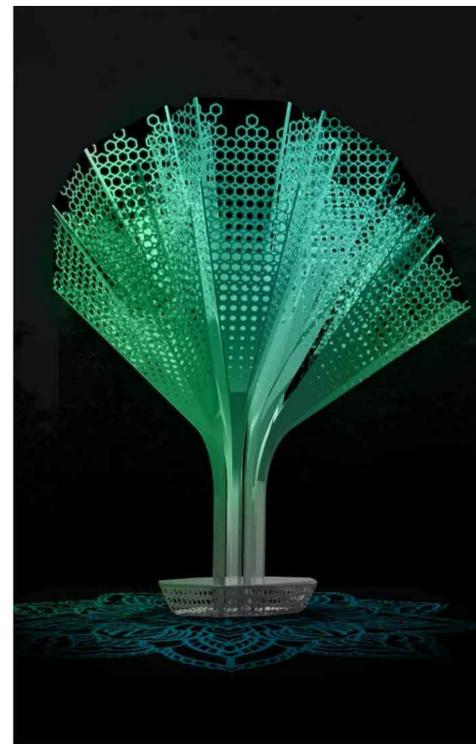
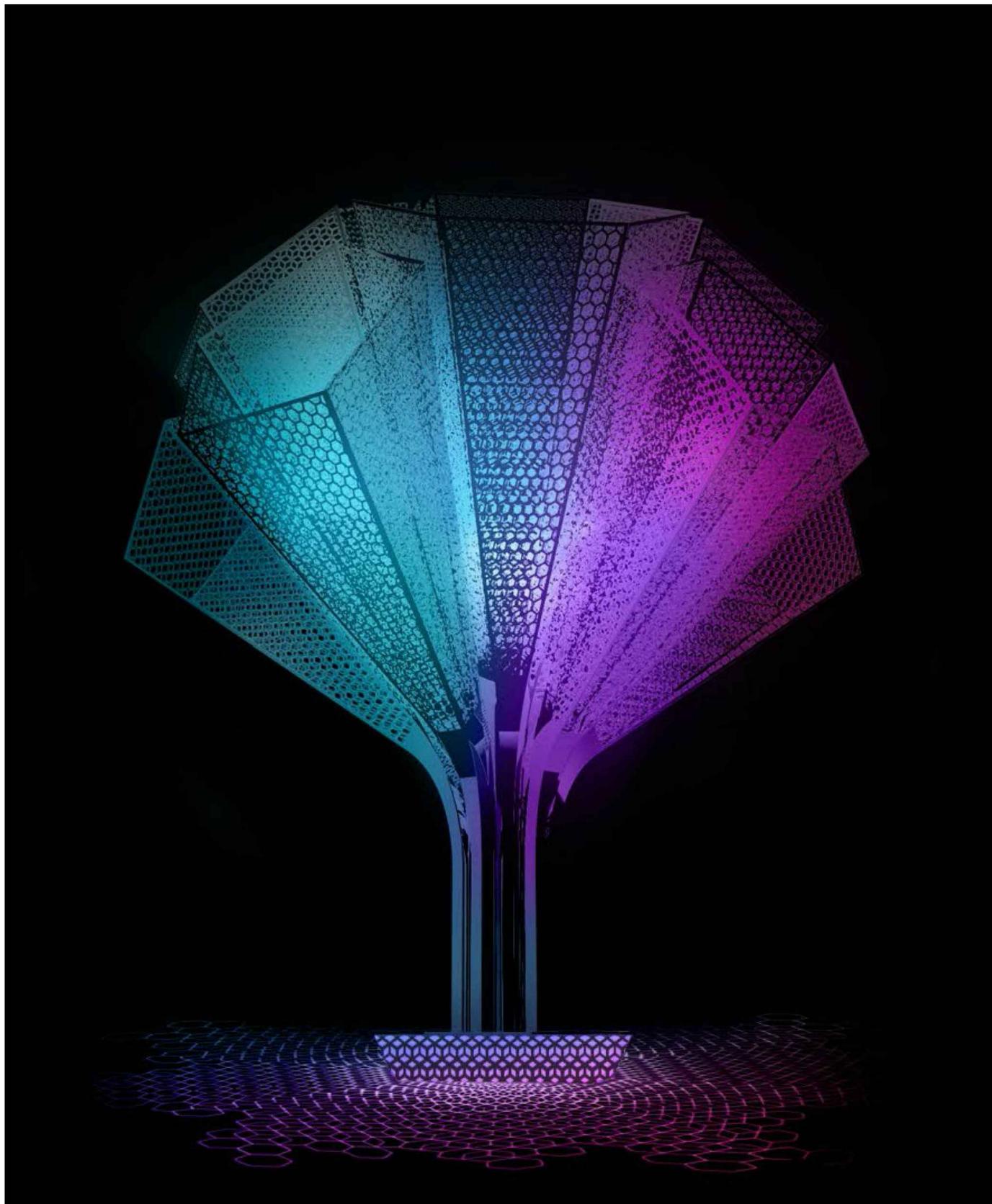
ART IMAGERY



2450 VALDEZ



27th / BROADWAY



LEDs ILLUMINATE THE SCULPTURES IN COLOR AND BENCHES CAST PATTERNS OF LIGHT ONTO THE GROUND

27th ST AND BROADWAY
2450 VALDEZ ST
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

ART IMAGERY

Checklist Item # 7 – project site plan, site photos and project mock-up

PROJECT TEAM

OWNER



THE HANOVER COMPANY
279 Front Street, Suite 102
Danville, CA 94526

Contact:
Scott Youdall
P: (925) 490-2990
W: www.hanoverco.com
E: syoudall@hanoverco.com

ARTIST

HYBYCOZO

Contact:
Yelena Filipchuk
Serge Beaulieu
E: hybycozo@gmail.com

LANDSCAPE



VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
81 14th Street
San Francisco, CA 94103

Contact:
Shari Van Dorn
P: (415) 864-1921 x 102
W: www.valainc.com
E: shari@valainc.com

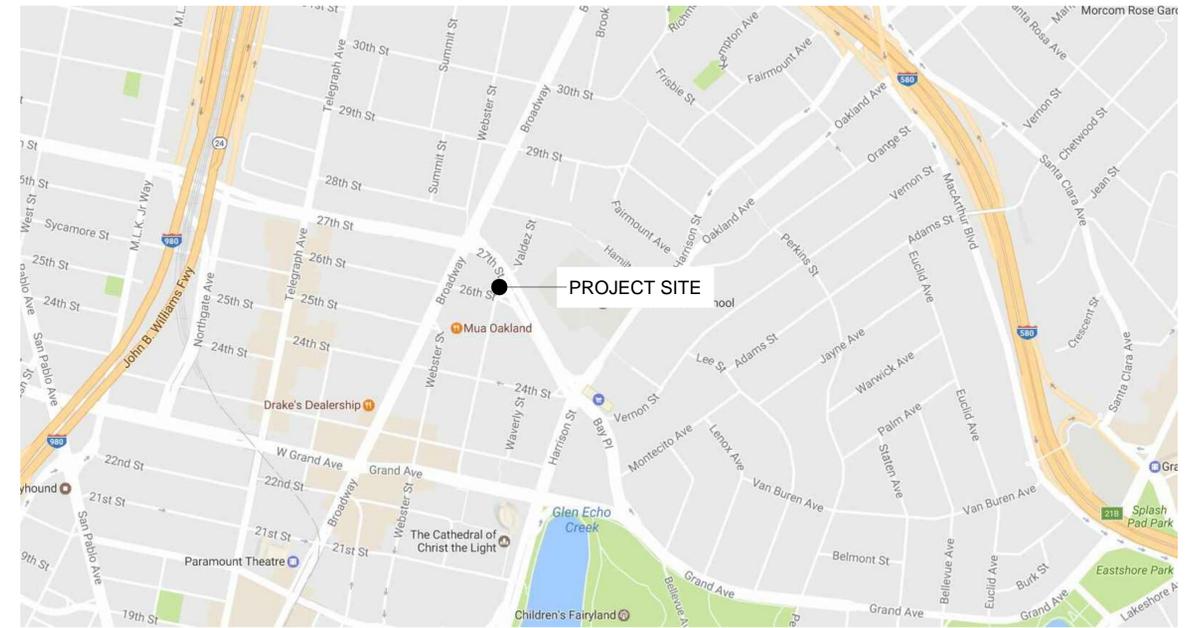
GWH LANDSCAPE ARCHITECTS
An affiliate of the Hanover Company
5847 San Felipe, Suite 3600
Houston, TX 77057

CIVIL

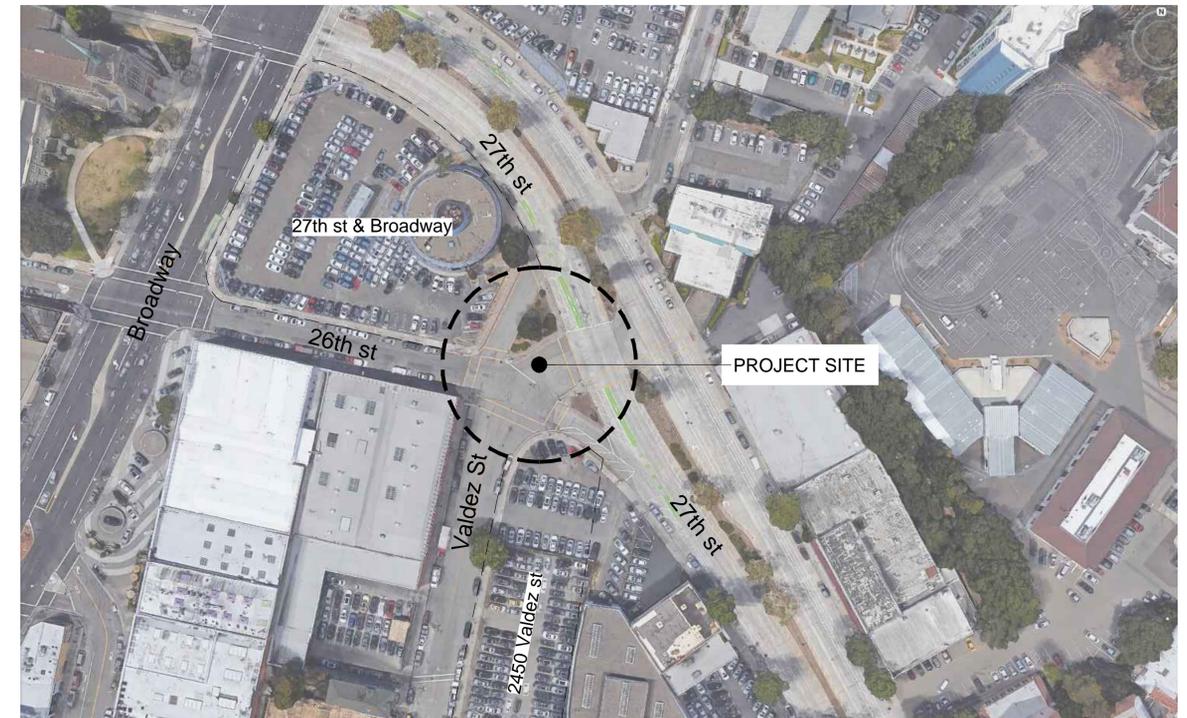


BKF ENGINEERS
150 California Street, Suite 650
San Francisco, CA 94111

Contact:
Mike O'Connel
P: (415) 930-7957
W: www.bkf.com
E: moconnell@bkf.com



VICINITY MAP



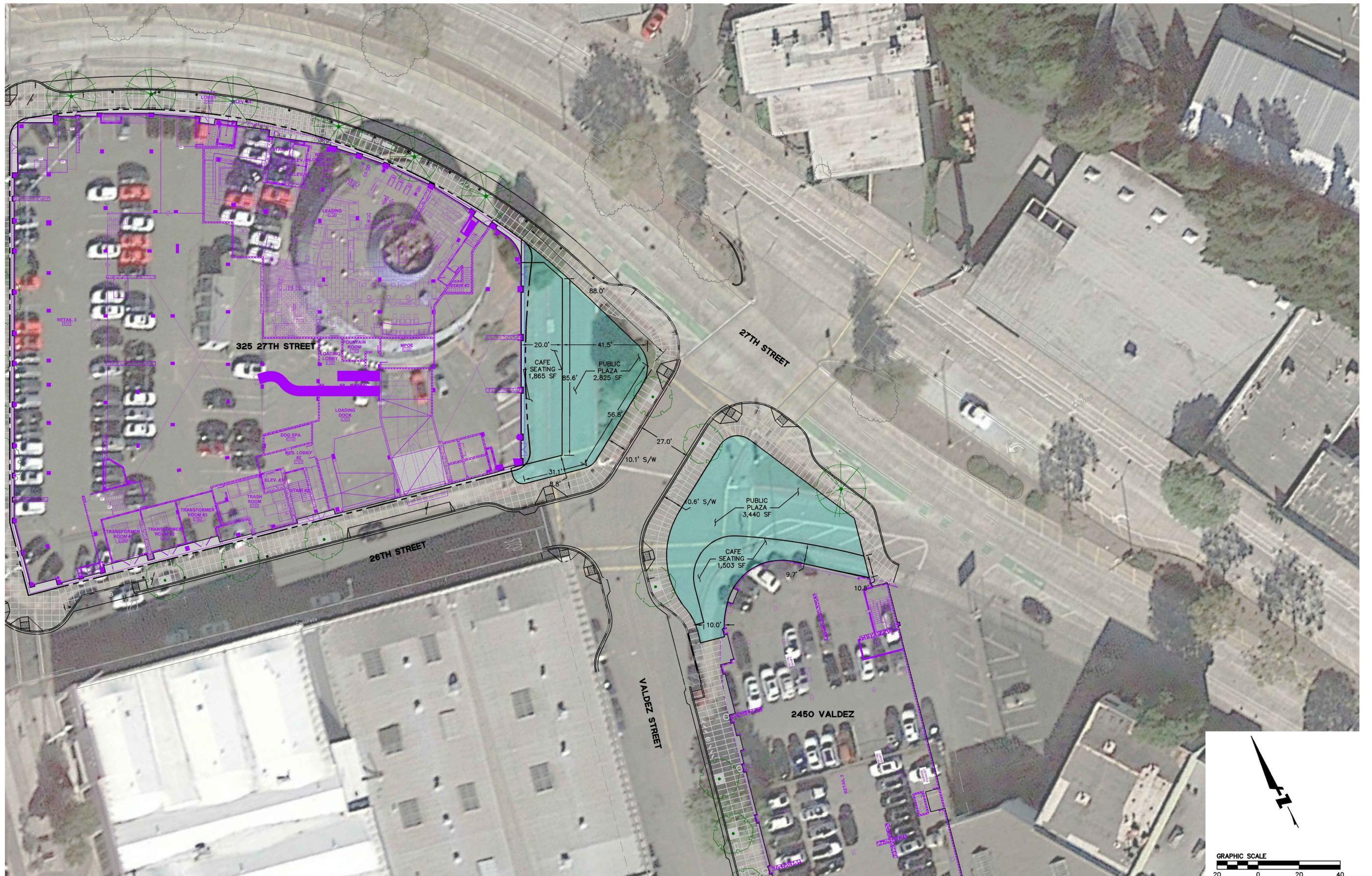
SITE MAP

Project Site Photograph



**2450 Valdez
Plaza Location
(Hanover Northgate)**

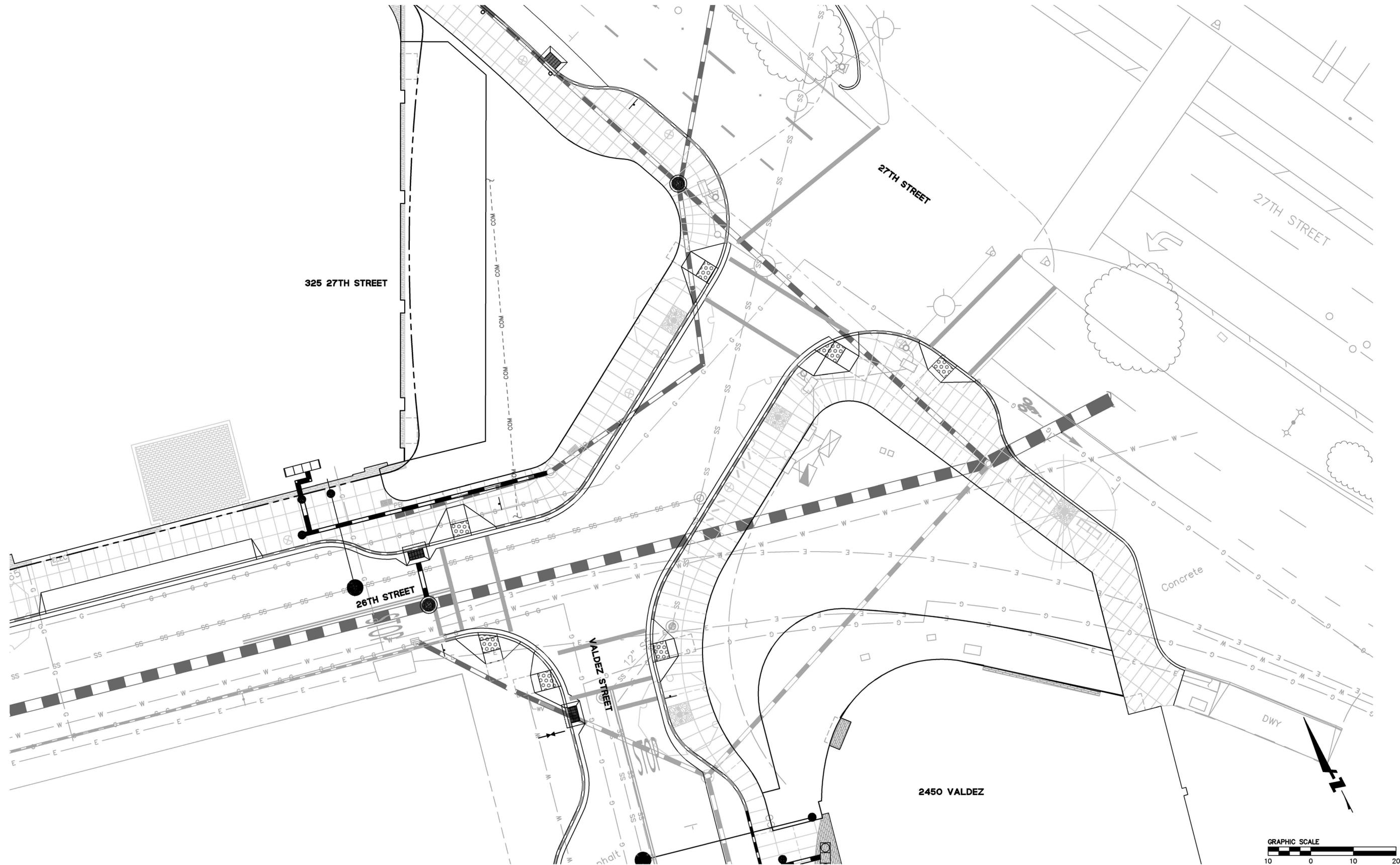
**325 27th Street
Plaza Location
(Hanover Broadway)**



27th ST AND BROADWAY
 2450 VALDEZ ST
 OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

AERIAL OVERLAY



27th ST AND BROADWAY
 2450 VALDEZ ST
 OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

EXISTING UTILITIES



27th ST AND BROADWAY
 2450 VALDEZ ST
 OAKLAND, CA

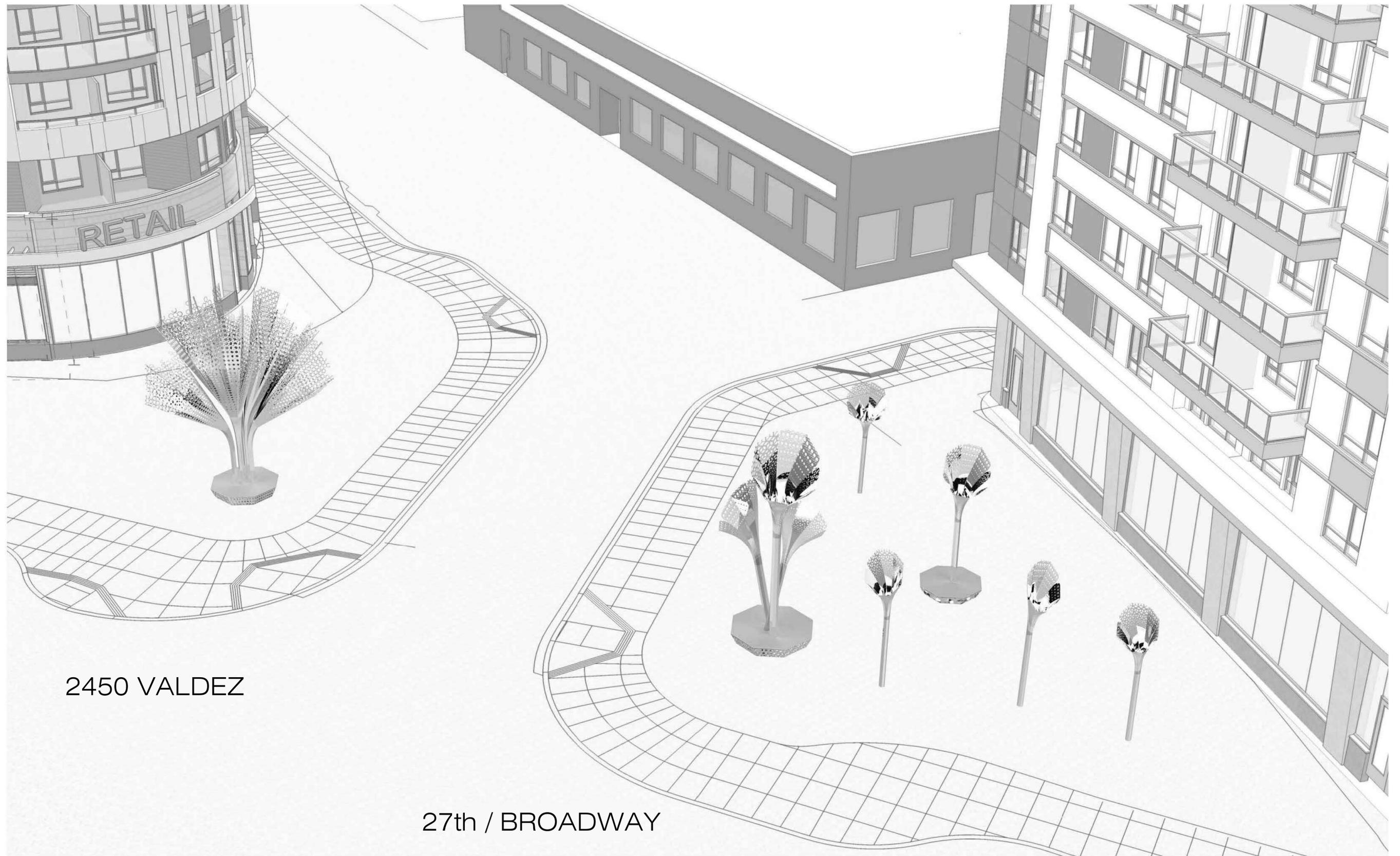
27th / VALDEZ PUBLIC PLAZAS

SITE PLAN

1/8" = 1'-0"



PLAZA OVERVIEW



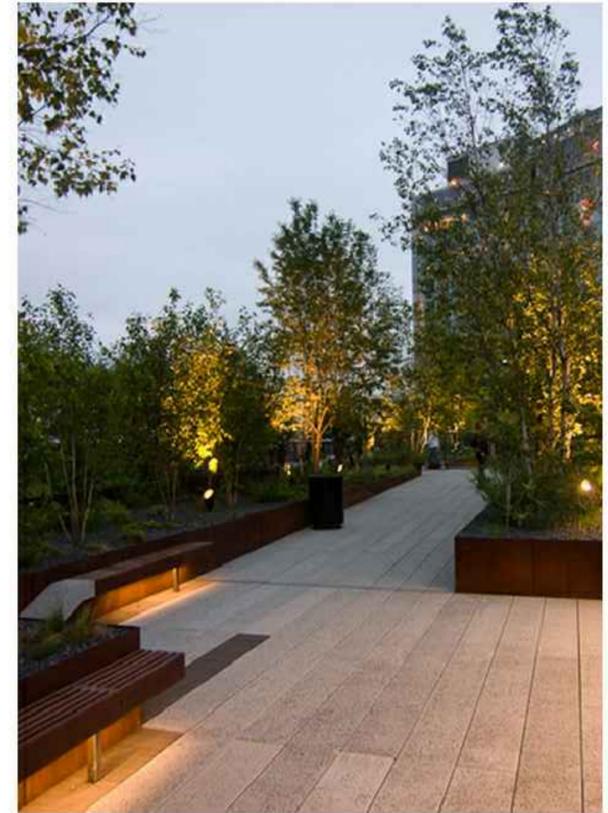
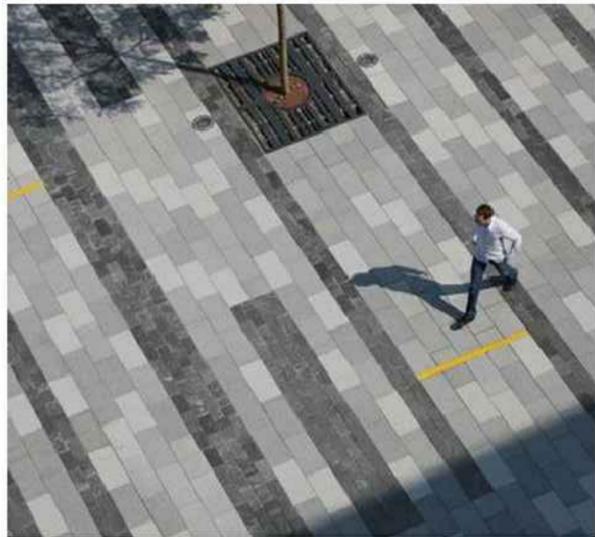
2450 VALDEZ

27th / BROADWAY

27th ST AND BROADWAY
2450 VALDEZ ST
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

ART IMAGERY



27th ST AND BROADWAY
2450 VALDEZ ST
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

DESIGN IMAGERY

Checklist Item #8 - Artist's Statement and Description of Proposed Artwork

By: Serge Beaulieu & Yelena Filipchuk - HYBYCOZO

The Oak and the California Poppy

“Deep in their roots, all plants keep the light.” - Theodore Roethke

Introduction:

Our public art proposal for the Broadway/Valdez Specific Plan is a set of contemporary representations of California's most iconic natural forms: the state flower, The Golden California Poppy and the Oak Tree, from which Oakland gets its name. The goal is to communicate a message of place and belonging, diversity, and create a community gathering point within a new public plaza in Oakland. The project seeks to represent the growth of Oakland as rooted and strong as the Oak tree, and as joyous, vivid, and brilliant as the California Poppy.

The main objectives of our design are as follows: (1) to create a set of sculptures and landscape elements made of durable materials suitable for a permanent outdoor installation, (2) represent the California State Flower and the Tree of Oakland as important symbols of Oakland's identity and (3) create an urban landmark and destination that draws upon the interactive and aesthetic elements of the sculptures.

The Narrative:

Oakland, California is a place of unparalleled natural beauty, gaining its name from the evergreen Oak forests that once made up a large part of its landscape. In 2014, Oakland was named the most diverse city in the United States, and it continues to play a central role in shaping culture across the U.S. It is also the newest up and coming hub of Silicon Valley poised to help bring technological innovation to the forefront of American life. These 3 factors make a public plaza in Oakland deserving of a truly iconic set of sculptures that are inviting to the community and represent its unique local features.

We imagine a public plaza and park like setting in which the figurative sculptures of the California state flower and the emblem of the Oak tree complement each other and come together to serve as both a focal element and welcoming destination for the community. Within the space, there could be multiple seating arrangements, interactive and photo worthy aesthetic elements, and at night, an activation of light and shadow that accentuate the forms and fortify a welcoming and safe public space.

Our goal is to create a beautiful, durable, interesting and permanent landmark in Oakland that resonates with the local community. By using advanced fabrication and prototyping techniques like laser cutting, 3D printing, and generative methodologies to design and fabricate the sculpture, we will ensure that these sculptures bring a new element of contemporary and noteworthy art to Oakland.

Fabrication Team and Project Partners:

Yelena Filipchuk - Artist

Yelena Filipchuk has a background in studio art, science and technology communications and is passionate about using art to convey scientific inquiry and advancement. She left her creative technology career at YouTube and extended herself as an artist and designer. Her artwork uses scientific pattern-making, LED lighting, advanced manufacturing techniques and her installations thrive in civic locations and outdoor settings. As part of the art collective, HYBYCOZO, she has exhibited throughout the US and currently as part of Illuminate SF and most recently Art Basel Miami, and Sharjah Islamic Arts Festival, UAE.

www.hybycozo.com

Serge Beaulieu - Artist

Serge Beaulieu is an artist and industrial designer. His practice has evolved into a body of work that explores polyhedron geometry, natural science, light and shadow to create large-scale public works. With over 15-works in permanent and semi-permanent public installations, his use of cutting edge technology to produce finely crafted and precise artworks has flourished in civic settings in cities throughout the world. As the art collective HYBYCOZO he has exhibited throughout the US and currently as part of Illuminate SF and most recently Art Basel Miami, and Sharjah Islamic Arts Festival, UAE.

www.hybycozo.com

Justin Grant - Stainless Steel Specialist

Justin is an expert stainless steel fabricator and has worked on several high-end stainless steel sculptures for Anish Kapoor and Frank Gehry with Performance Structures. Justin has worked with us since 2014 to take our projects from concept to reality. He has consulted with us fabrication techniques, strategizing on final design processes, and works to ensure the project is a success from the ground up. He is an expert in high accuracy 3D CAD Design, sculptural fabrication, and bridging the gap between technical layout and manufacturing.

Alex Nolan - Structural Fabrication Lead

Alex is an artist and an engineer. His expertise is in design build/fabrication for public installation. He has installed public sculptures in the city of Berkeley as well on several wineries in Napa and festivals like Coachella. His sculptures are known for their innovative use of technology and high fidelity construction.

Holmes Structures - Erik Kneer - Structural Engineer

Erik is a licensed structural engineer and is an associate principal at Holmes Structures. He focuses on innovative structural engineering solutions with an emphasis on Historic Preservation, Sustainable Design, Prefabrication, and Integrated Practice.

Seaport Stainless - Metal and Laser Cutting Shop

Ryan Doving at Seaport Stainless has been like a member of our team for the past 3 years. He helps us source steel and order materials and has been working with our CAD drawings and designs. He can attest to the quality of work we do and is committed to helping us grow in this capacity.

Helene Fried Associates – Public Art Consultant

Helene Fried principal of Helene Fried Associates is well qualified to advise on the public art planning and acquisition of public art. She is a national expert on public art with recent and on-going experience specifically in Oakland. Helene is the public art consultant advising AC Transit on the artistic enhancement for the East Bay BRT and the approved plan for the unique artistic treatment for each of the 35-stations of the 9.5 mile corridor from the City of Oakland Uptown neighborhood through San Leandro. She conducted the RFQ resulting in more than 100 artists submitting, many of who were from Oakland. Fried also advised the Port of Oakland and serves as the Public Art consultant manager for the Port of Oakland and OAK International Airport. As an active volunteer Fried serves on the Pro Arts Board, a 42-year nonprofit organization serving the artists and arts organization of Oakland and the East Bay.

Hanover R.S. Construction LLC - General Contractor

Hanover's Construction Division is involved in all Hanover's projects. The construction team is fully integrated into the project planning, design and decision making process at every phase during the development/construction process. Our exclusive focus on multifamily and mixed use projects provides a level of expertise and consistency unrivaled in the industry. Hanover's Construction Division will contract directly with subcontractors and oversee the installation of the artwork.

Checklist Item #9 – materials

Fabrication process:

After the final sign-off on the design, construction documents, and structural engineering elements, the HYBYCOZO team will get to work. Fabricating the Oak and the Poppies will include the following steps: Laser cutting stainless steel sheets with patterns inspired by the natural elements from the Oak and the Poppy. We will take these panels and bend/fold them into desired profile. These panels will then be welded together using jigs and support structures to retain their precise geometry. All welds, edges, and corners will be cleaned up, buffed, finished to remove any imperfection. All metal will receive a consistent brushed finish. The finish of the steel will be in-between mirror polish and brushed, giving it a natural and bright texture. Around the tree and the cluster of poppies, we will fabricate stainless steel benches with concrete tops and design a footing to attach to the base. They will be erected and installed on site, at which point the electrical elements and lighting will be connected and turned on.

Stainless Steel Material Data

(From AZoM - the leading online publication for the Materials Science - <http://www.azom.com/article.aspx?ArticleID=863>)

Stainless steel is a popular choice for public art, sculptures and outdoor features as it can be welded, machined, bent, and finished for a high quality and tarnish resistant result. The beauty of stainless steel is that it does not rust and strongly resists attack by the natural environment, graffiti, and does not tarnish. The 316L grade stainless steel is often recommended for high end permanent installation as it is the hardiest quality, especially for coastal locations. The low carbon version of 316L steel is immune from pitting and crevice corrosion in outdoor environments. It has excellent forming and welding characteristics. It is readily bent or roll formed into a variety of parts for applications in the industrial, architectural, artistic fields.

A sample of the gauge and finish is available upon request and will be present at the PAAC meeting.

Checklist Item #10 – Maintenance Plan

Preliminary Maintenance Report
January 23, 2017

I. Introduction

The Hanover Co. requested that public art consultant Helene Fried and conservator Katharine Untch, Conservation Strategies confer with artists Yelena Filipchuck and Serge Beaulieu HYBYCOZO to make preliminary recommendations to ensure the well-being and necessary maintenance of the public art elements. This draft report outlines those steps and will be finalized and described in greater detail as the plans for the public artworks are further refined.

II. Overview

HYBYCOZO the Artist Team has proposed original public art concepts for each of the two public plazas to be located at 27th Street and Valdez, in Oakland, CA.

This preliminary draft maintenance plan is based on submitted conceptual designs (file name 17-0109_484 & 490 - ART PLAZA_DRC.pdf) and telephone conference calls in January 2017, with the artists Yelena Filipchuk and Serge Beaulieu, Helene Fried, and Katharine Untch.

III. Recommendations regarding the care of the public art elements

Maintenance will be dependent on original materials used, site location and aesthetic significance to be retained as per artists' wishes.

1. Anticipated original materials
 - A. Laser cut stainless steel sheet
 - B. Sources TBD – to be submitted for review
 - 1) Recommend 316 or 325 grades of stainless steel for Bay Area marine environments
 - 2) Finish to be “brushed”
 - a. Materials and methods to be submitted for review to include manufacturers, suppliers, TDS, SDS for grits, polishing compounds, buffing wheels, cloths, any and all used.
 - b. Actual used to be submitted prior.
 - C. Welds
 - 1) TBD – to be submitted for review
 - D. Fasteners
 - 1) TBD – to be submitted for review
 - E. Coatings
 - 1) Recommend no coatings
 - a. graffiti, bird droppings, foreign materials are fairly easy to remove from stainless steel without “shadows” or residues
 - b. coatings can be more costly to maintain than periodic graffiti removal on stainless steel substrates
 - F. Site preparation
 - 1) Foundations or footings TBD – to be submitted for review
 - 2) Recommend designs for drainage away from artwork
 - G. Electrical
 - 1) LED or similar lighting TBD – to be submitted for review
 - a. Recommend artists describe and/or video record aesthetics for integrated artistic lighting while making provisions for matching aesthetics in the future should lighting materials and technologies change over time.

- a. Rinse immediately or at least within 8 -hours (end of day) with water (many drinks contain acids that can etch metals)
- 5) Foreign object such as rocks, balls, etc. thrown into upper portions
 - a. Remove via access with ladder or lift as needed
 - b. Follow all OSHA safety requirements
 - c. Follow environmental regulations regarding bird nests
- 6) Scratches
 - a. Removal to be done by original fabricators, conservator or similarly qualified individuals.
 - b. Remove surface scratches by polishing with materials and methods as submitted for actual materials and methods used
 - c. Areas to be re-polished may be larger (up to 3 feet) than scratches in order to match surface finish for overall section of metal
- 7) Lighting
 - a. Replace defective or burnt out light bulbs with same in kind
 - b. Contact artists for pre-approval of any other changes to lighting

IV. Implementation of recommendations

As both plazas form the 'front year' of the Hanover residential projects, it is imperative to the developer that the public art is well-cared for and available for enjoyment of the public, residents and visitors. Hanover has agreed therefore to assume responsibility for the Maintenance of the public artworks created by HYBOCOZO and the visual focus of the public space.

Checklist Item # 12 – Planning & Building documentation requirements

Project Background

Last October, Hanover started construction on two new seven-story, mixed-use apartment communities and expects to complete our construction in the fall of 2018. 2450 Valdez Street consists of 225 dwelling units and approximately 23,000 square feet of ground floor retail. 27th and Broadway consists of 254 units and approximately 37,000 square feet of ground floor retail. The Broadway Valdez District Specific Plan (BVDSP), in which these projects are located, envisioned two plazas to be created at the north end of Valdez Street, at its intersection with 27th Street, by reclaiming the public right-of-way and closing the two right-turn slip lanes.

Early in the design process, Hanover decided to build out these plazas as identified in the BVDSP in order to improve the immediate neighborhood and to enhance the experience for retail tenants, pedestrians, and shoppers. Hanover also opted to commission and install public art in these plazas to comply with Oakland's new Public Art Ordinance.

In order to satisfy the City of Oakland's Public Arts Ordinance for its two apartment communities, Hanover procured the services of Helene Fried, a public art consultant, to identify a list of artists to commission for the design, execution, fabrication and delivery of original public art for the Project. Between April and July 2016, Hanover and Ms. Fried narrowed down a list of more than thirty artists to five finalists, (four of whom were local to Oakland.) An RFQ was then issued to those five artists requesting a preliminary design concept proposal for artwork to be placed in each of the plazas. Each artist finalist was paid an honorarium for their proposal. After conducting in-person interviews and extensive discussion, Hanover selected Yelena Filipchuk and Serge Beaulieu (dba HYBYCOZO), an Oakland artist team who work from American Steel Studios in West Oakland.

Design Objectives

Hanover views the public plazas and artwork as an immediate amenity to future retail and residential tenants at 27th and Broadway and 2450 Valdez, as well as a community gathering space for the broader neighborhood. Hanover designed the plazas with the following objectives:

- Provide public artwork within the plazas, instead of paying the Public Art in-lieu fee, to help beautify the neighborhood and support the Oakland artist community.
- Design the plazas with the public art as the focal point, with landscaping and lighting to be complimentary to the selected artwork.
- Select an artist design that will result in an iconic entrance to the northern 'gateway' of the Valdez Triangle.
- Engage the retail spaces adjacent to the plazas to activate the space day and night.
- Design an aesthetically pleasing public space with appropriate placement of the artwork while avoiding significant utility conflicts, particularly on the 2450 Valdez plaza.
- Incorporate design feedback from the Department.

Planning & Building Approvals:

The artwork to be placed in the future public plazas will be approved simultaneously with the plaza design. The following review and approvals will be required:

- Design Review Committee – 1/25/17. As part of the Conditions of Approval for both the 2450 Valdez and 27th and Broadway projects, the City requested that The Hanover Company present the preliminary plans for the plazas to the Design Review Committee prior to issuance of the PX (offsite improvements) permit for each project.
- Public Art Advisory Committee – 3/6/17
- Public Works Department PX Permit for plaza construction

- Public Works Department Minor Encroachment Permit for installation of artwork on public property.
- Associated agreements as requested by the City of Oakland for placement of a sculpture on public property, if any, may be required in addition to a Minor Encroachment Permit subject to the City Attorney's discretion. Associated agreements may include a Sub-Agreement to the encroachment permit or Right-of-Entry Agreement.

Checklist Item # 13 – Community Outreach documentation

A community meeting was hosted by The Hanover Company at the First Presbyterian Church of Oakland on December 13, 2016. The invitation was mailed to properties within a 300' radius on November 23, 2016. The list was provided by Planning Staff.

The meeting had approximately six people in attendance. The community members that attended the meeting were supportive of the artist design and provided constructive feedback. Some of the feedback included the need to show how the artwork is complimented by landscaping. Other comments included suggestions as to the shape of the tree branches lighting.

Meeting Agenda Outline:

1. Introductions
2. Project Overview
3. Ordinance Requirements
4. Artwork Location
5. Artist selection process
6. Artwork Timeline
7. Artwork proposal
8. Q&A

Letter mailed to 300' radius:

	
November 23, 2016	
Dear Neighbor,	
The Hanover Company would like to invite you to an informational community meeting to meet the artists from American Steel Studios, HYBYCOZO, and learn about their proposed public art installations. The installations will be placed in two public plazas as part of the Hanover Northgate (2450 Valdez Street) and Hanover Broadway (325 27 th Street) mixed-use apartment developments currently under construction.	
Meeting Location:	First Presbyterian Church of Oakland Session Room 2619 Broadway, Oakland, CA 94612
Date:	Tuesday, December 13, 2016
Time:	6:00 p.m. to 7:00 p.m.
We welcome your participation and look forward to meeting you on Tuesday, December 13 th . If you have any questions before the meeting, please contact me at 925.303.4649 or by email at kburger@hanoverco.com .	
Sincerely,	
	
Kristin Burger Acquisitions Associate The Hanover Company	
Attachments:	
1. Map showing construction sites and community meeting location	