Art Plan

SANDNES NEW TOWN HALL



The city of Sandnes will build a New Town Hall in 2018

The building named "Common Ground" was designed by Code of Practice Architects and will be finished during 2018. The first stage of the Art Plan will monitor the integration of two art projects for the building, one outdoors and one within the building. Next stage of this Art Plan will implement a plan for selection and placement of other pieces of art, brought over from the old Town Hall.



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BACKGROUND AND COMMISSION

Construction of public buildings automatically releases funds for incorporating art in that building. In this case, the municipality of Sandnes is the principal for the art projects. A committee of politically appointed members are responsible for ensuring adherence to the political guidelines for art in public spaces, indoors and outside. This committee appoints an Art Board for every art project and the group is responsible for keeping the project in accordance with the guidelines.

The aim of the Art Board is to ensure that as many people as possible are given the opportunity to experience art of high quality in public spaces, inside public buildings and outside. The guidelines for art in public buildings and spaces shall contribute to an overall aesthetic design of public spaces in Sandnes. They should also provide artistic experiences for all citizens in the municipality when meeting public buildings and spaces.

Art in public spaces may be visual arts, crafts, electronic arts – either as permanent or temporary, freestanding or integrated in buildings or outdoor spaces. Art in buildings and outdoor spaces should adhere to overall city planning. Buildings and public spaces where many people work, pass by or visit should be given priority.

The purpose of art in public buildings and spaces is to:

- · contribute towards a lively city environment
- · give the public the opportunity experience art in their contact with public buildings and spaces
- · contribute towards increased well-being through the meeting with art
- · contribute towards increased appreciation of art
- · contribute towards active mediation of art
- · building a varied collection of art in the municipality

Criteria for the choice of art

Choosing art for public buildings and spaces, the following should have priority:

- · Artistic quality is the main aim
- · Original art will be preferred
- The work of art should be customized in accordance with the character and function of the location
- The interests of the public should be taken into account
- · There should be a suitable representation of the different forms of art in Sandnes

CURATORIAL SUMMARY

The city and the municipality are governed from the Town Hall, but government is dependent on collaboration and response with the inhabitants. A Town Hall is a place where decisions are made, plans developed and agreements reached. It is a place where the future of the city is planned and where budgets are agreed. Various voices must be heard and the interests of the inhabitants are at the forefront. This presupposes collaboration and dialogue and in the process, room for differences and the handling of disagreement must be performed in order to find a common goal, common ground. Based on this, the Art Board wishes to realize two art projects, one inside the New Town Hall and one outside it.

SUMMARY OF THE PROCESS FROM THE ART BOARD

The Art Board has worked well as a collegium in which the members have complemented each other. The group started its work on 19 April 2016 planning how to handle the integration of art projects. Seven meetings were held in the process of creating this Art Plan. It is designed as a tool for the Art Board's work on finding suitable art projects for Sandnes New Town Hall.

The Art Board has invited Chief Conservator and Ethnologist Målfrid Grimstvedt to give an historic view of the city, and Landscaping Architect Terje Børsheim to give an orientation on the plans for the outdoors of the New Town Hall.

MANDATES AND ORGANIZATION

Name of project/building: Sandnes New Town Hall Construction client: Sandnes Eiendomsselskap KF

Architect: Code of Practice Architects Construction cost frame : NOK 406,5 mill.

Construction start : March 2017 Completion: December 2018

Floor area ratio (FAR): 11.757 m2 (126,505 ft2)

Art Board

Construction manager: Jarle Angelsen, Sandnes Eiendomsselskap KF

Architect: Tom Mival, Code of Practice Architects

Client representative : Arild Skimmeland, HSR Sandnes municipality Client representative : Therese Hauger, Head of Culture Sandnes

Secretary to the political board: Janne Weisser, Advisor

Art Consultant : Hege Tapio

LOCATION, THE CITY OF SANDNES

Sandnes is situated in Nord-Jæren, which is one of the largest urban regions in Norway. There are 220,000 inhabitants, of which 75,000 live in Sandnes. The neighbouring Town to the north, Stavanger, is both larger and older, but Sandnes is the faster growing of the two municipalities. In the near future, Sandnes will merge with the municipality of Forsand and form New Sandnes. This will not have a major impact on the population numbers (+1238 inhabitants.), but a tripling of the land area.

Close to 18 percent of the population has an immigrant background (2014). That is 4 percent higher than the country as a whole. The highest number of immigrants come from Poland. The numbers of immigrants and children of immigrant parents grew from 340 in 1970, to 3,320 in 2000 and 12,240 in 2013.

The earliest settlement in Sandnes was in the 17th century. People would live near the harbour and import timber and export agricultural produce. In 1860, it was granted the status of city with 750 inhabitants on 0.9 square kilometres on the west coast of Gandsfjorden. In 1965, the municipality obtained the area of the present day. The city of Sandnes was founded in order to challenge the trading monopoly of Stavanger: Commodities and capital was intended to be given free flow. Sandnes should become the centre trading with the agricultural region further inland, one of the most important in Norway and itself without access to shipping. The trades in Sandnes developed from fishing, salting of fish and shipping into crafts and industry. Sandnes became a diversified industrial town. It started out with local raw material: Clay became bricks and pots; wool became yarns, woven material and clothes; agriculture laid the foundation for dairies. butcheries and mills; fishing opened up for the canning industry. The region had no woods but needed furniture and houses, so timber was imported. Once they started importing raw material, it was natural to go on to iron for agricultural tools, castings, buckets and bicycles. From the 1950s, the brickworks were in competition with concrete and this became a major branch of industry in the region.



In the 1950s, Jonas Øglænd was the dominating company in Sandnes. By 1985, they manufactured 85 percent of bicycles sold in Norway and at the same time they were the largest producers of textiles in general and especially for occupational clothing. Many businesses seized trading or moved away from the region in the 80-90s, but the population grew steadily. Sandnes had 45,000 inhabitants in 1990 and passed 70,000 in 2013.

What happened to the industry? Many companies adapted to the growing oil and gas activity, and new manufacturing companies were started. Together with the work in oil companies, this makes up 20 percent of the total number of jobs. However, 70 percent of the jobs in Sandnes are in the service industries like trade, transport, counselling, finance, schools, hospitals and public services. Measured in terms of creation of wealth, oil and gas companies contribute the largest part. Nevertheless, Sandnes remains a city for trading and service due to the large number of working spaces here, but heavily based on oil economy.



ACTIVITY

The people using the New Town Hall are the Mayor, political parties, the city administration, the departments for Economy, Culture, City development, Technical, Living conditions, Children and Youths, Schools and visitors.

The New Town Hall should contribute to a positive experience in the cityscape for the public. It should be perceived as an open and inviting Town Hall with a low threshold for visitors.

The building should be user-friendly, to the employees as well as the public. All told, there will be 374 working stations and people working here should have easy access to each other. The public should find their way around the public parts easily. In the Ground Floor, there will be room for functions and interaction with the public in the evenings, with a café and meeting points for organizations.

The building is designed to meet high standards for climate and environment.

The Town Hall of Sandnes should be a central arena for democratic processes and innovation. It should serve as a vehicle for development of society and be a place that encourages debate. It is a good working environment for highly skilled employees and a lively elected council who together contribute towards realizing a "Sandnes in the centre of the future". The municipal values, "generous, courageous and healthy", characterizes life in the building. It is a professional and competent centre for services provided by the municipality. Meeting with the municipality is with a staff that is forthcoming, helpful and oriented towards finding solutions.

Zones for meetings between the public and the staff should be easily accessible. Combining visiting zones and interaction zones establishes venues for public gatherings.



CONSTRUCTION PROJECT AND ARCHITECTURE

Description of the location: The plot is part of the harbour which is under transformation into a new and modern part of the city, with private housing as well as offices for different trades and services.

This part of the city has traditionally been used for harbour activities, industry, trading timber and other construction materials, warehousing and other trading. The area is now rezoned as part of a modern city centre. Altogether, 153,000 m2 will be opened up to new urban development, of which 56,000 m2 will be the building.

Havneparken (the Harbour Park) will be built with a block structure consisting of 16 blocks. A major part of the grounds in the southern end will be dedicated to business purposes, whereas housing will be built further north. 55,000 m2 is designated public transport, green areas and a new harbour promenade.

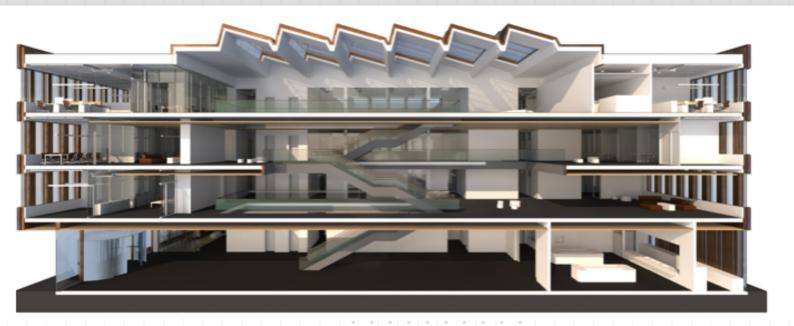
Sandnes New Town Hall will be one of the first buildings in the new transformation area, Havneparken, which in itself is a project within Cities of the Future, a national Norwegian project. The building should be a landmark and a role model for other building projects in the area, architecturally as well as regarding eco-friendliness.



DESCRIPTION OF THE BUILDING

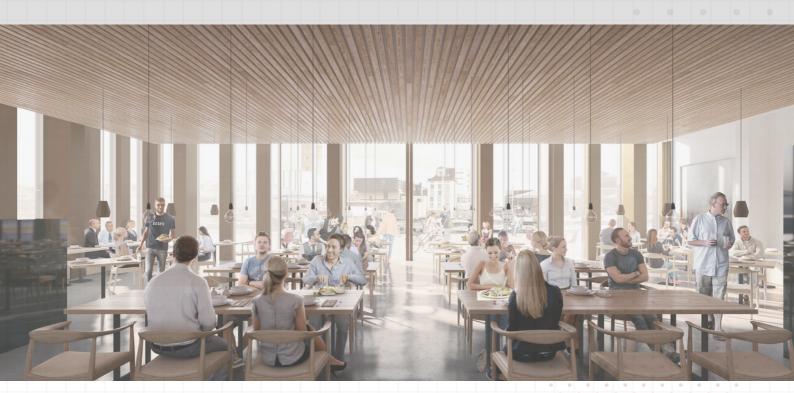
Code of Practice Architects won the architects' competition with their project "Common Ground". The New Town Hall is one of several pilots in "Cities of the Future". That means that the Town Hall has the aim to reach the standards for passive houses and a low emission of greenhouse gasses, corresponding to 50 percent of a similarly sized TEK 10 building. The new building should be clearly recognisable as a public building. It should be a modern service- and administration building, with a low threshold for the public. The façade will be clad with ceramic tiles with a glossy surface in various colours, reflecting the city's history with ceramics industry. The character of the building should be monumental and sober at the same time.

The municipal administration used to be scattered over many localities but much of it will be gathered for the first time in the New Town Hall. The new building will contain all the key functions for the management of the municipality, including political arenas, Service Office and working stations for the 374 employees. The footprint is 4,269 m2 and over four floors, this will become 11,757 m2 available floor area. The location and the importance of the building suggests that this will become a landmark, to the inhabitants as well as for the coming transformation of the area, Havneparken. Aesthetics and architecture will therefore be in focus, as well as energy. Planning has been started, taking into consideration materials, optimized use of the area, environment, passive house, access by collective transport et cetera. Floors in all buildings in the area will have to be at least 2.10 meters above mean sea level, taking future climate changes into account. Therefore, streets will be elevated.



The building consists of two separate parts, one public and another for the administration. The public part lies in the south end of the building and extends to all floors, connected by elevators and a main staircase. On the Ground Floor, one will find the Service Centre, the Education Centre, the Lunch room/Café, bicycle parking and technical equipment. The Service Centre will be the first point of contact for the public and there is easy access to the rest of the building. Going up the main staircase to what in Norway is called the Second Floor (- Ground Floor being First Floor -), there are meeting rooms for the City Council and various political boards. There will be access to an external terrace with a view to the inner harbour, as well as to the atrium in the centre of the building where trees and plants fill the room. Taking the stairs further on to the Third Floor, there are offices for political parties, larger meeting rooms and access to the balcony overlooking City Council Hall. This floor will be amply decorated with works of art. Proceeding further up the main staircase to the Fourth Floor, there will be daylight coming in through skylights and extending through the stairwell down to the Second Floor. On Fourth Floor, there will be space available for exhibiting art, land-use plans, project sketches et cetera. Visitors will come here only by appointment.

The administration areas are only accessible with the use of ID-cards. Employees must accompany visitors. The administration stretches over floors two to four. It contains office groups, meeting rooms, working rooms and silent rooms. The employees will have access to tea kitchens, the atrium areas for social meetings. In the evenings, a café will be open to the public in the Lunch Room on the Ground Floor. Visitors will have a special access point to the café from the south-eastern side of the building. This space will also be available to the Education Centre and various representative events.



DESCRIPTION OF THE AREA SURROUNDING THE BUILDING

Plans for the area have been drawn up by Aros arkitekter AS on assignment from Sandnes Eiendom KF, the municipal buildings department. The main idea for the surrounding areas to the New Town Hall is creating informal meeting places and pleasant common ground with good qualities in design and choice of material. This should be meeting places for everyone, young and older and it should be easily accessible and a good place to stop for a chat or just enjoy the harbour and the city. It is important that plans for the exterior reflect and enhance the ideas in the winning bid for the building itself.

The New Town Hall will be one of the most important buildings in the city, localized centrally in the inner harbour with proximity to the sea and Sandnes Performing Arts Centre. Architectural relations to the rest of the city and especially to the Arts Centre must be treated with care. The Town Hall will have its main entrance in Elvegate and the building is rotated somewhat so that the entrance is facing the Arts Centre and the City Centre, including Ruten, the main square in the city centre.

The floor of the Town Hall Square will be granite tiles of differing widths, mirroring the floor in front of the Arts Centre. The orientation of the tiles will be perpendicular to Elvegate and thus underscore the "rotation" of the Town Hall and the fact that it is not parallel to Elvegate. Along Elvegate, there will be a zone for cars letting off passengers and the granite tiles will continue out there in order to preserve the unity of the floor. To the east, in Karen Thorsens gate, concrete tiles are chosen and these will, in colour and form, mirror existing flooring on that side of the building.

As a meeting point and a focus point near the entrance to the Town Hall, a preliminary suggestion is to have an element with water surface. Flagpoles is proposed placed in connection with the feature, but this is yet to be finalized. The proposal and the final the placement of flagpoles has been put on hold until the art projects has been clarified.

Trees are important in cities and trees will be planted north to south, along Elvegate and the waterfront. This will create green axes and it will not hinder the sight lines to the New Town Hall. Because of the annual Blink Festival, the number of trees along Elvegate is somewhat reduced. Instead, a small group of trees will be placed in the Town Hall Square in order to soften the hard surfaces and create another meeting place.

There will also be wind-breaking planters with rims at seating height and vegetation such as bushes and perennials. Benches will be placed on the south side and will be shielded against wind from the north and at the same time be facing the sun.

To the east, in Karen Thorsens gate, large planters will add green vegetation to the street. Together with planters along the southern side, this will serve to frame the entrance to the café. There will be parking for the handicapped as well as for cyclist along this street.

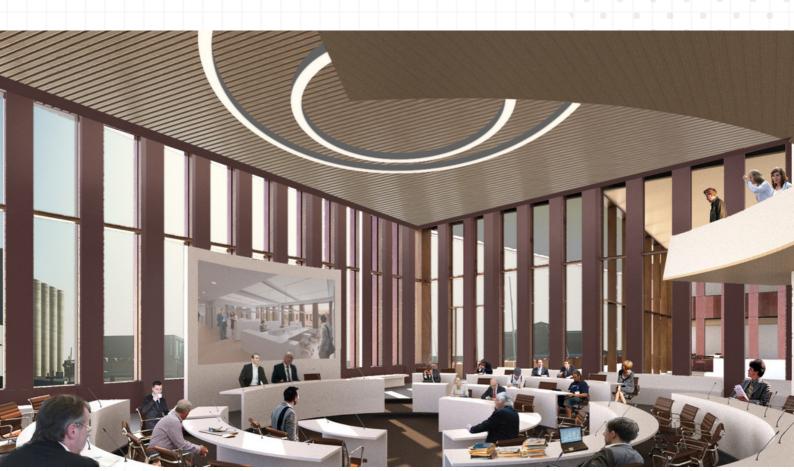
There will be submerged waste containers at the north end as well as access for deliveries. The flooring here will be concrete tiles.

The globular streetlamps along the Elvegate façade will cast some light on it. The streetlamps in Rådhusgate and Karen Thorsens gate will be of the kind that primarily sends light downwards at the street. Upward pointing lights will be placed in the Town Hall Square to illuminate the trees. Furthermore, there will be lighting on the building at all entrances.

CURATORICAL BACKDROP

The city and the municipality are governed from the Town Hall, but government is dependent on collaboration and response with the inhabitants. A Town Hall is a place where decisions are made, plans developed and agreements reached. It is a place where the future of the city is planned and where budgets are agreed. Various voices must be heard and the interests of the inhabitants are at the forefront. This presupposes collaboration and dialogue and in the process, room for differences and the handling of disagreement must be performed in order to find a common goal, common ground.

Sandnes New Town Hall will include two art projects, one indoors and one for the outside. Competitions for both projects will run parallel, and artists who wish to participate may offer their propositions for either one of the projects or for both of them. Candidates who offer art plans for both projects should state the correlation between the two projects, whether it be one of contrast, of dialogue or other.



METHOD AND PROCESS FOR SELECTING ART PROJECTS

The Art Board will use this method for finding art projects:

The art projects will be made public with an open invitation for prequalification. Candidates will be invited to submit their reasons for wanting to be considered together with documentation of previous works, references and curriculum vitae.

The Art Board will choose a number of the candidates from the prequalification to participate in a closed competition. In addition, the Art Board may invite artists directly into the competition.

The jury evaluating the proposals will include an external member with artistic competence. This member will be named in the invitation the competition.

LOCATIONS FOR ART PROJECTS

The art project should identify locations that are suitable for art. Central locations with a high degree of public attendance should be prioritized.

The Art Board has worked to find the best possible place for art projects indoors based on identification of open public areas and use of the building. The public areas of the building are connected to the Service Office, the canteen, the Competence Centre, the City Hall, as well as an exhibition area on the upper floor open to visitors. They will also have access to the public terrace overlooking the inner harbour.

The Art Board has prioritized the area of the indoor project at the staircase, which runs through all four floors of the building. The designated area for the art project permits the use of an area that favours both surface and volume. It is desirable to give the art project room to be able to solve this in a good way.

The Art Board has therefore prioritized to focus on one large project. To utilize the volume provided by this area, it is desirable with an art project that uses the vertical space in the upper part of the staircase.

For the outdoor art project the following places should be prioritized; The entrance of the Town Hall and the area in the inner harbour along the promenade.



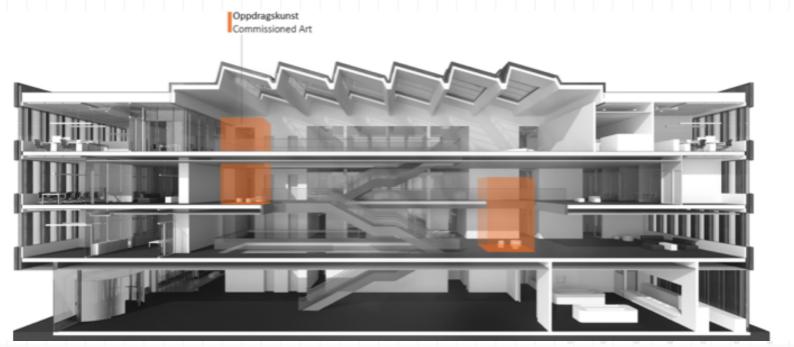
ART INDOORS

The art project inside the building should be focused in the two spaces coloured orange in the illustration on the next page. The Art Board has given priority to the main stairway as an indoor art location, as it transcends all four floors. The designated locations for the art project allow for the use of a large continuous area, in terms of surface as well as volume. The art project will be given some leeway in order to find a good solution for this.

Around the stairwell, many areas have double height to the ceiling allowing enhanced sight lines and a transparency and connection between the floors. This part of the building is intended to be accessible for public events, including evenings and weekends.

In the stairwell, two locations are pointed out for consideration for the art project, the landings of the second and the third floors, marked in orange. In order to utilize the volume of the location, it would be desirable if the art project utilizes the vertical room in the upper part of the stairwell. The artists may choose either location or both in their art projects.

The Art Board wishes to make room for an art project that, through its associations, points of reference and conceptual strategies can respond to its own role in the Town Hall. The art project may have a function as commentary to what goes on in Sandnes. It may touch upon consensus culture or comment on the historical lines of the city and the opinions of its inhabitants. The art project may contrast consensus versus provocation. The art may be an irritant, a humoristic perspective a reminder.





ART OUTSIDE

The first thing that meets the eye when visiting the New Town Hall, apart from the façade, will be the work of art commissioned in this project. The Art Board wishes that the outside art project should contribute towards setting a standard for the urban area, Havneparken.

Possible locations for the outside art project will be the area around the entrance and the area between the Town Hall and the harbour promenade with its social meeting points.

As a meeting point and a focus point near the entrance to the Town Hall, a preliminary suggestion is to have an element with water surface. Flagpoles is proposed placed in connection with the feature, but this is yet to be finalized. The proposal and the final the placement of flagpoles has been put on hold until the art projects has been clarified.

The art project outside will have to make room for free passage for emergency vehicles and in the area set aside for the annual Blink Festival.

The space outside the Town Hall should create a socially activating meeting place with pleasant common areas with places to sit and wander around. This should be common ground for all, young and old, a nice place to stop for a chat or to enjoy the city. Trees and planters will add a touch of greenery and create a frame around the area.

The Art Board wishes that the art project should cover a good part of the outdoor area and it should not include water features and light.

MANAGEMENT

AIMS FOR MANAGEMENT

Art placed in public domains are exposed over time for significant strains.

To ensure the long life of the works and good care, Sandnes municipality adheres to its own maintenance guidelines. Work on preventive management is part of the art projects that are in process.

Art placed in public spaces is subject to copyright protection under the Copyright Act. The artist has the right to claim that the art is handled with respect and consideration. It is basically not allowed to inflict changes to the artwork.

After acquisition, the works are insured and secured in accordance with the municipality's current insurance agreement. In case of damage, the artist shall be informed and consulted in connection with repair of damage or any restorationand conservation interventions.

Upon signed delivery of the art project the decisions involving eventual need of relocation for the art, change of building materials / surroundings around the art, demolition of buildings or the like where art is placed will be managed through this arrangement. In the case of changes mentioned above, the artist must be contacted within reasonable period of time before the change is to be carried out in accordance with section 49 of the Copyright Act.

DISSEMINATION

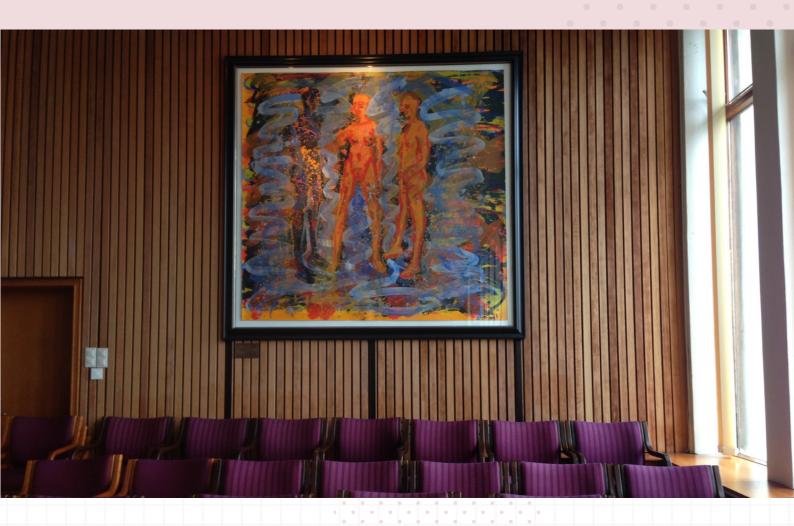
The artwork's process and idea can be made visible, and especially the relationship between the art plan's overall idea and the realization of the art projects when transfer of the art projects are made to the recipient. Possible methods may be guided tours and smaller seminars in connection with the transfer of projects.

The art projects will be disseminated on the website of Sandnes municipality. Text about the artwork will be communicated in Norwegian. The art project will, where appropriate, be disseminated via video documentation.



USE OF WORKS OF ART OWNED BY THE CITY

The city of Sandnes owns a collection of art works that have been purchased over many years or have been donated to the city. Many of these are found in the old Town Hall, and the Art Board will consider which of these shall be transferred to Sandnes New Town Hall. This will take place in phase 2 of the Art Plan, after the winning art projects are decided. The Art Board may include other works from the collection and will determine where artworks shall be placed.



BUDGET

Currency NOK (Norske Kroner)

* Artist`s fee should cover entire production including materials.

Administration	Budget
Consultant`s fee	100 000,00
Travelling expenses	4 000,00
Reserve	6 000,00
Sum administration	110 000,00

Art related expenses	Budget
Prequalification and competition	
Advertising	15 000,00
Return of sketches	5 000,00
Fee invited competitors	120 000,00
Travelling expenses	18 000,00
Sum prequalification and competition	158 000,00
Art project indoors	
Transport, freight, insurance, mounting	80 000,00
Travelling expenses artist	6 000,00
Artist`s fee *	500 000,00
Fee to BKH	25 000,00
Sum art project indoors	611 000,00
Artproject outside	
Transport, freight, insurance, mounting	80 000,00
Travelling expenses artist	6 000,00
Artist`s fee*	500 000,00
Fee to BKH	25 000,00
Sum artproject outside	611 000,00
Mediation, signposting, photo documentation	20 000,00
Reserve	190 000,00
Sum art related expenses	1 380 000,00

Sum total	1 700 000,00
Suili total	1 700 000,00

MILESTONES

The progress plan for the art will adhere to the overall plan for building the Town Hall.

Milestones for construction:

Project planning: February 2016 - December 2016 Procurement: October 2016 - December 2016 Evaluation: December 2016 - February 2017 Construction work: March 2017 - December 2018

Waterproof roof and ready for inspection: February/March 2018

Testing of technical equipment and furnishings: November - 20 December 2018

Milestones for Art Plan and art project :

Meetings and work in the Art Board: June 2016 - December 2016 Work on Art Plan and sketch for invitation: January 2017 - April 2017 Art Plan with programme for the competition finished: May 2017 Political approval of the Art Plan: May 2017

Advertising the prequalification round: June 2017

Deadline for interested artists to send in CV etc.: 1 August 2017

List of artists selected for the competition announced: 30 August 2017 Deadline for sending inn proposals for art projects: 1 November 2017 Name of the winners of the competition announced: 1 December 2017

Contracts with winning artists signed: December 2017
Revision of Art Plan, phase 2: January 2018 - April 2018
Revised Art Plan set in motion: April 2018 - September 2018
Art projects finished and mounted: 30 September 2018
Approval/acceptance of art projects: October 2018