



LOCAL ARTIST REQUEST FOR PROPOSALS

Artwork & Reproduction Package

12th & Main, Downtown Vancouver

- Project:** 12th & Main – New Residential Building, Downtown Vancouver, WA
- Issued By:** Pahlisch Commercial / Christina Ingham, Interior Designer
- Issue Date:** June 22, 2026
- Proposal Due:** August 19, 2026, by 12:00 PM
- Install Date:** October 19, 2026 (Anticipated)
- Total Budget:** \$50,000

Project Overview

Pahlisch Commercial invites local and regional artists to submit proposals for original and reproduced artwork at 12th & Main, downtown Vancouver's newest multifamily community. This is a paid opportunity with a total anticipated budget of approximately \$50,000. Multiple artists may be selected, and awards may be divided across locations and artwork categories.

Project Goals

Selected artwork should:

- Appeal to a broad demographic of residents
- Feature a biophilic element that ties into the building's design theme
- Create a welcoming and elevated experience for residents and visitors
- Integrate seamlessly with the architecture and interior palette
- Showcase local artists and art students from the Vancouver/Portland region
- Foster a calm, sensory-rich environment and meet commercial durability standards

DESIRED AESTHETIC

Biophilia. Think plants, landscapes, natural forms, organic patterns & materials. Modern, local, timeless, and natural in character.

Building Spaces

Artwork will be placed throughout the ground-floor lobby café and the seventh-floor amenity lounge. Renderings of both spaces are shown below for reference.



Level 1 Lobby & Coffee Café



Level 7 Amenity Lounge

Artwork Locations, Sizes & Budget

The table below outlines all identified artwork opportunities across the building's public areas and parking garage:

Location	Wall Dim. (W × H)	Approx. Art Size (W × H)	Budget
L1 Lobby Entry Vestibule	13'-5" × 12'	Qty 2: 4'×4-5' or Qty 3: 3'×4'	\$1k-\$10k
L1 Lobby Wall / Coffee Seating	12'-8" × 12'	Various / Multiple Configurations	\$1k-\$6k
L1 Lobby Corridor	18' × 10'-3"	Various / Multiple Configurations	\$1k-\$3k
L1 Elevator Lobby West	16'-6" × 10'-3"	Qty 2: 4' × 5'	\$2k-\$5k
L7 Amenity (wall A)	10'-2" × 9'	5-6' × 3'	\$1k-\$5k
L7 Amenity (wall B)	7'-6" × 9'	3'×4', 4'×5', or series	\$1k-\$5k
P2 Parking Garage Elev. Vestibule	20'-10"×8' / 19'-4"×8' / 21'-8"×8'	Mural/Vinyl Wrap (see floor plan)	\$5k-\$8k
P1 Parking Garage Elev. Vestibule	20'-10"×8' / 19'-4"×8' / 21'-8"×8'	Mural/Vinyl Wrap (see floor plan)	\$5k-\$8k

Scope of Service

Artists may propose under any of the following service options:

Option A – Original Artwork: Concept development, final production, framing or mounting, packaging and delivery.

Option B – Artwork Purchase + Reproduction: Licensing rights, high-resolution digital files, production coordination, color review and approvals.

Option C – Turnkey Package: Artwork, printing, framing, delivery, and installation coordination.

Submission Requirements

Please include all of the following in your proposal PDF:

Artist Info: Artist or studio name, contact information, and website or portfolio link.

Portfolio: 3–15 representative examples of your work, including any relevant hospitality, multifamily, or commercial installations.

Artwork Proposal: For each proposed piece — title, medium, dimensions, availability, original vs. reproduction, recommended location, mounting information, and frame material (if applicable).

Pricing: Separate line items for original purchase, licensing fee, reproduction costs, framing, delivery, and installation. Include volume pricing if reproductions repeat across multiple locations.

Schedule: Lead time, production duration, and installation readiness date.

Technical Requirements

All artwork must meet commercial durability standards, use UV-resistant finishes where applicable, include concealed mounting systems, be suitable for interior conditioned environments, and comply with applicable fire and building code requirements.

Ownership & Rights

Please identify ownership of the original artwork, licensing terms, reproduction limitations, and exclusivity options. The Owner reserves the right to select individual works from multiple artists, adjust quantities, request revisions, or decline all submissions.

Project Schedule

Artwork installation is anticipated mid-October 2026, following substantial completion of interiors and prior to resident occupancy. Building access will only be granted after final painting, flooring, and major punch activities are complete.

How to Submit

Submit a single PDF proposal no later than 12:00 PM (Noon) on Wednesday, August 19, 2026 to:

Christina Ingham · Pahlisch Commercial, Interior Designer

christinai@pahlischcommercial.com

Subject line: "Downtown Vancouver Multifamily Art RFP – [Your Artist Name]"

*Thank you for your interest in contributing to this project.
We value the creativity and perspective of our local artist community
and look forward to reviewing your submission.*