

Plan 485*
REQUEST FOR PROPOSALS
NEXT50 Design Concepts
Beechwood Park Homes Association
Phase 1: Context and Concept
Phase 2: Development Concept
Phase 3: Final Submission
Electronic Proposals Only
Closes: December 7th, 2020

2. Project Description

The Beechwood Park Homes Association (BPHA) has celebrated its 50th anniversary and is anticipating the next 50 years of growth and change. The BPHA Recreation Centre (293 Shakespeare Drive, Waterloo) is a key physical and social asset for the Beechwood Community. Constructed by the land developer in 1968 and sold to BPHA for one dollar, the Centre has provided a central space for community events, summer recreation (e.g. tennis and swimming), passive recreation (any informal leisure activity that does not require a structure or facility) and social gathering. In the future, the BPHA anticipates that it will be able to expand its membership to encompass an additional 250 households if the Association can provide the services and amenities sought by prospective members.

Moreover, BPHA anticipates that demographic changes among the existing Association membership will affect recreation service demand. In other words, as the community becomes a more diverse mix of young adults, families with young children and older adults, the amenities and services provided by the Recreation Centre need to adapt to reflect a broader range of expectations and abilities.

To this end, the BPHA is seeking visions for the Centre's future 50 years of service to the Beechwood community (i.e. NEXT50). NEXT50 concepts will update the Centre's facilities and expand the range of services and programs offered to the community reflecting the following design principles:

- **Sustainability**: concepts ought to consider waste and energy management solutions that will mitigate the Recreation Centre's environmental footprint.
- **Accessibility**: concepts need to address the accessibility of site features and amenities, in part to be compliant with AODA standards but, more importantly, to reflect the changing needs and abilities of the community's residents.

- **Cost Effectiveness**: detailed cost estimates are not required. However, design concepts should provide creative but pragmatic visions for the Recreation Centre. In addition to enhancing current assets, proposals could consider how concepts would be phased over time or provide scenarios that reflect 'liberal/high' and 'conservative/low' cost solutions.

Applicants will prepare the following deliverables for review by the BPHA:

- 1 rendered site plan illustrating proposed active and passive recreational uses, structures and site vegetation. **At a minimum, the site plan needs to accommodate a swimming pool, tennis court, washroom/change room/shower, equipment storage and waste management facilities.**
- 3D renderings of any changes to existing building assets and/or new structures.
- 1 report documenting concept goals and objectives, site description, design precedence, site plan and renderings. Discussion of the site plan and renderings within the report needs to explain clearly how the concept reflects the client's wishes, considers relevant site constraints, design principles (i.e. Sustainability, Accessibility and Cost-Effectiveness) as well as any design principles reflected in selected precedence examples.

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