



Published Date: December 17, 2019

Request for Proposals No.: LRC-2019-01

Submissions: Submissions shall be received no later than **4:00pm MST on January 3, 2020.**

Project: “Langdon Recreation Centre – Architectural & Design Services, Business Case Document”

This Request for Proposals (“RFP”) is jointly issued by the Langdon Recreation Centre (“LRC”) and the Langdon Community Association (“LCA”). This process will not create a legally binding agreement.

The facility design and build may be a joint initiative between the LRC, LCA, Rocky View County (“RVC”) and Rocky View Schools (“RVS”). As such, collaboration with any, or all, of these groups may be required.

Introduction

This RFP is an invitation to submit non-binding proposals for the provision of the following services in relation to the future indoor recreation facility to be located on the Langdon Community Campus.

- 1) Preliminary architectural and design services**
- 2) Preparation of a “Case for Support” document**
- 3) Business Plan preparation / updating**

Background

The Langdon Community Campus is a multi-use site located in Langdon, Alberta. The site will be home to the Langdon High School, quad ball diamonds, and an indoor recreation complex (subject of this RFP).

Many studies and surveys have been completed over the past 12 years to identify the recreation amenity needs of Langdon and surrounding areas. These studies are listed below, and available upon request.

- North Bow Community Facility Board Feasibility Study (2006)
- Rocky View County Community Recreation Survey (2010)
- Rocky View County Household Recreation Survey (2018)



Deliverables

The purpose of this RFP is to obtain a qualified Consulting firm capable of delivering the following high-level deliverables and/or services:

- A **“Review and Recommendation”** for amenities and services that should be included in the indoor recreation facility, based on prior studies and surveys, and current demographic trends in Langdon. This review will include consultation with the LRC and LCA, consider community needs and economic sustainability, and factor in the work done to date by the “Langdon Community Collaborative”.
- A **“Conceptual Design”** developed in collaboration with the LRC project team. The successful proponent will work with the project team and key stakeholders to develop conceptual designs that comply with all applicable design standards, best practices, as well as project needs and requirements.
- A **“Business Case”** that considers the costs and benefits of the conceptual design. The Business Case will include the following elements, as a minimum:
 - A discussion of the amenities and services included in the conceptual design.
 - Budgetary capital cost estimate for the conceptual design.
 - Preliminary schedule for design and construction of the conceptual design.
 - Analysis of potential efficiencies and synergies by designing, building and/or operating the recreation facility in conjunction with the Langdon High School (currently in design phase).
 - Facility usage and financial projections.
 - Life-cycle replacement costs (50-year).
- A **“Case for Support”** document which will provide a high-level and quick overview of the project for potential stakeholder, donors, volunteers, as well as the community-at-large.
- A timeline for completion of the “Deliverables” detailed above.

All questions and queries must be directed to the email addresses below with the Subject Line *“QUERY re: RFP No. LRC-2019-01”* prior to the bid deadline. Any clarifications on scope will be responded to via email and shared with all bidders.

All proposals must be received by the submission deadline outlined above, electronically (pdf format) via email to the following two email addresses:

President, Langdon Recreation Centre: LangdonRecreation@gmail.com

Chair, Langdon Community Association: Chrissy.Craig@goodlucktown.ca