The British Club Bangkok

Architectural Conceptual Design Competition

Stage 2
Architectural Design Brief
(02-06-2016)

Site: THE POOLSIDE REDEVELOPMENT

Closing Time: 5pm THURSDAY 21 JULY 2016

Address for Delivery: The British Club Bangkok
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1. **INTRODUCTION**

1.1 **Preface**

The British Club is undertaking an architectural design competition (the Competition) for the development of a conceptual design for the Poolside Redevelopment.

Following Stage 1 of the Competition (request for Expressions of Interest), four architectural practices (the Finalists) have been selected to prepare conceptual design proposals. The Competition conditions and design brief for this phase of the Competition (Stage 2) are set out in this document.

The Finalists are to provide suggested concepts for the Poolside Redevelopment that satisfy the design brief together with indicative costs of the proposed design. The submissions must also include an explanation of how this important social hub and activity focused family complex will interact with the overall Club environment.

2. **ARCHITECTURAL DESIGN COMPETITION**

The Competition process and guidelines are outlined as follows:

2.1 **Competition Administrator**

The Competition will be administered by the Poolside Redevelopment Subcommittee. As the Competition Administrator, the Sub-Committee has responsibility for the general administration of the Competition, receiving and handling submissions, presentation of designs to the Evaluation Panel, The General Committee, Members and liaison between all involved parties.

2.2 **Competition Administrator’s Representative**

All communication in relation to the Competition must be through the British Club’s appointed representative named below:

<table>
<thead>
<tr>
<th>Name</th>
<th>Ali Adam</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td>Chairman Poolside Redevelopment Subcommittee</td>
</tr>
<tr>
<td>Telephone</td>
<td>081 558 8363</td>
</tr>
<tr>
<td>Facsimile</td>
<td>02 108 1826</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ali@arcadia-engineering.com">ali@arcadia-engineering.com</a></td>
</tr>
</tbody>
</table>

2.3 **Stage 1 - Request for Expressions of Interest**

An Expression of Interest (EOI) document was released by the British Club to invite suitably qualified architects to register their interest in participating in the Competition. Respondents were requested to address specific criteria, which were subsequently evaluated by the Stage 1 Evaluation Panel as outlined in the EOI document.

Through the evaluation process, four respondents were short listed (the Finalists) to continue to Stage 2 of the Competition.
2.4 **Stage 2 - Conceptual Design**

The four Finalists are invited to develop a conceptual design for the Poolside Redevelopment in accordance with the Design Brief (Section 5) and with reference to the evaluation criteria outlined in the brief.

Finalists may submit formal technical questions, or request clarification, relating to the requirement of Stage 2. Responses to technical questions shall be formulated by the Competition Administrator. In response to submitted questions clarifications, the Administrator may provide addenda to the design brief at its discretion.

In response to the Design Brief, the Stage 2 submissions by all Finalists must contain the following:

- Design report in A4 format comprising maximum of 10 pages. The report may include tables, graphs drawings, photographs considered of use to illustrate the choices proposed
- Context plan or diagram
- Site Plan
- Floor plans
- Cross section drawings
- Elevations
- Exterior perspectives
- Interior perspectives
- Quantity Surveyor costings

The design report must address the proposed methodology required to deliver the redevelopment with a budget and schedule. The report should address the following:

- Design Concept Description
- How the Design meets the requirements of the detailed design brief
- Management approach to the final design delivery
- Budget Management

(a) **Stage 2 Evaluation**

(i) Stage 2 submissions shall be evaluated against the criteria outlined below by the Stage 2 Evaluation Panel in accordance with the Evaluation Plan (Appendix 3).

(ii) As part of the evaluation process, the Finalists shall be afforded the opportunity to respond to technical queries and clarify issues relating to their designs, if applicable.

(iii) The Finalist will be asked to present their concept designs to Members of the Stage 2 Evaluation Panel, Poolside Redevelopment Sub-committee and the General Committee on a Saturday or Sunday 23-24 July.

(b) **Selection of Winning Design**

The outcome of the Stage 2 evaluation process shall be considered by the Poolside Redevelopment Sub-committee. The Sub-committee shall recommend a winning design for General Committee consideration and
endorsement taking into consideration any supplementary information provided (in response to technical queries and clarifications) and presentation of the designs.

2.5 Stage 2 - Evaluation Criteria

In accordance with the Stage 2 Evaluation Plan, the Stage 2 Evaluation Panel shall evaluate the submissions against the following criteria:

(a) Design Solution

The winning design delivers a development that excites and inspires the Club membership. It brings vitality and an enhanced sense of place to the area(s) in which it will be sited. Above all, it achieves design excellence in both form and function.

(b) Integrated Design

The winning design demonstrates how the new venue(s) will integrate, interact with and enhance the existing facilities.

(c) Functionality

The winning design demonstrates a clear understanding of how the facility functions, the relationship of its component parts, flow patterns, and explains how primary buildings and spaces are addressed.

(d) Cost

The cost estimate provided includes an elemental breakdown and overall cost per square metre confirmed by an Independent Quantity Surveyor. In addition, the economic sustainability principles incorporated in the design minimise ongoing operational costs.

(e) Phasing/staging of the project

A thorough project phasing plan that identifies the opportunities for savings and minimises disruption. To balance the capital needs with revenue generation and to coordinate the commencement and completion of the project phases with the available funds.

2.6 Architectural Design Competition Winner

Following selection of the winning design by the Selection Panel all Finalists shall receive written notification of the Competition results.

Each Finalist shall receive an honorarium of THB 30,000 upon completion of the Stage 2 evaluation process.

Notwithstanding the selection of a winning design by the British Club through this competition process, the Club is under no obligation to use the winning design in any future development.
The Concept Designs for Poolside Redevelopment shall remain the property of the British Club and shall be used in part or in full as it sees fit, whether the concept is the winning design or not.

If the Club decides to proceed with the development of the Poolside Redevelopment based on the winning design, the Club will enter negotiations with the Competition winner for the commissioning of the architectural, civil & structural and MEP services required for the completion of the Poolside Redevelopment.

The Finalists will be asked to submit an indicative fee proposal and this would be subject to contract negotiation between the winning designer and the British Club post competition. A fee proposal will reflect the complexity of the project and scope of services to be provided, applicable project phases and construction costs. If contract terms can not be agreed with the winning architect in a reasonable timescale, then The British Club reserves the right to enter into negotiations with the Finalist placed second by the Evaluation Panel.

By signing the Competition Submission Form (Section 6), Finalists acknowledge the above as a condition of their participation in the Competition.

2.7 *Key Competition Dates*

The timetable indicated in Appendix 3 is indicative only and the Club reserves the right to change the timetable at its absolute discretion.

3. **CLUB MEMBER PARTICIPATION**

Members will have the opportunity to provide feedback indicating their preferred concepts and commenting on design features. A summary of feedback will be produced and taken into account in the architect-design selection process.

4. **SUBMISSION OF CONCEPTUAL DESIGNS**

4.1 *Submission Details*

(a) Submissions may only be lodged by hand.

(b) Finalists must lodge submissions, identified as "Poolside Redevelopment - Architectural Conceptual Design Competition", at the following address:

The British Club Bangkok
189 Suriwongse Road, Bangkok 10500

(c) Finalists must submit:

(i) Technical Envelope

   o At least 5 (five) hard copies of the submission (with all plans and diagrams A3 and A1 size)
o An electronic copy of the submission (by either USB thumb drive or CD/DVD disc).

o Colour presentation in power point format

4.2 Closing Time

The closing date and time for receipt of submissions is before **5.00PM, on THURSDAY, 21 JULY 2016**

4.3 Late Submission

The Club, at its absolute discretion, reserves the right to refuse to consider or evaluate a submission lodged after the closing time.

5. DESIGN BRIEF

5.1 Redevelopment area:

The proposed development covers four areas at the poolside of the Club.

a) The East Wing; the original 1960s poolside building including the kitchen, fitness centre and changing rooms (all of which have been upgraded in the last 10 years) and 3 squash courts which are 35 to 50 years old.

b) The Silom Sala/kiddies pool/kiddies changing room; which date from the 1980s/early 1990s.

c) The South Area at Narai; the remainder of the club boundary where the staff quarters, kiddies playground and 'basket ball' court are located.

d) The North End area adjacent to the tennis courts where the pavilion café is located.

Poolside Redevelopment Areas
A site survey was conducted in 2011, which forms attachments to this document in Appendix 2 and is provided electronically to all Finalists.

5.2 Basic Redevelopment Guidelines

The Basic Guidelines are as follows:

a) Keeping the future in mind. Any proposed substantial redevelopment should (if feasible) account for possible or likely future redevelopment/upgrading needs. Any new structure must include provision for a second story in the current or future planning.

b) Respecting the character and history of the Club. The architectural presentation of the facilities is important for the positive experience of members and visitors. This should not be diminished, but rather enhanced by the proposed redevelopment.

c) Maximum re-use of existing building fabric. Where possible, retaining existing building fabric (mainly structural) should be preferred over demolition thus saving costs and minimizing waste, reusing as much as possible (including re-fashioning or adapting materials for new uses).

d) Phased development process. To minimize large scale interruption to club functions and member facility and comfort, it may be preferable to undertake redevelopment in a logical phased development process over three years. This may also be necessary for technical or financial reasons;

e) Trees, foliage and aesthetics. Where possible, all mature trees and shrubs should be retained. Maximum use of shade trees and attractive landscape design will be preferred to retain the resort/tropical nature of the open space at the Club, and to soften the aesthetics of any large or monotone wall/building structures.

f) Current redevelopment opportunity and focus. The Plan indicates the four main areas for the current redevelopment planning and design. As indicated in point (a) above, redevelopment proposals should also consider possible future needs, ten or even twenty years from now. However, the current focus will remain on the four areas indicated.

g) Communicating with members. Members shall be kept fully informed of the development planning through the various stages and encouraged to provide feedback/suggestions. A page will be set up on the BC Website to host information.

Further Design Guidelines are provided in Appendix 2.
5.3 Development Opportunities

During meetings, discussions and interviews with members and staff, a number of suggestions have been endorsed by members, which are appropriate for inclusion in this Brief.

a) The area often described as “shabby and miserable” at the “back area”, referring to the Silom end of the Club bordering the Narai Hotel, is prime for development and the possibility of two stories should be considered in future or current planning.

b) The possibility of a second floor over the Silom Sala and/or over the Suriwong Sala in future or the current planning for redevelopment.

c) The possibility of future demand for quality squash facilities increasing to the point that a third squash court would be considered for development.

d) The current staff house function could be relocated. The current building could be demolished or re-used/integrated into other facilities.

e) The opportunity to enhance the Silom entrance into the Club.

f) The rationalization of the current variable ground levels in the various areas as these do not facilitate convenient or, in some cases, safe access between areas.

g) The north end area adjacent to the tennis courts where the Pavilion Café is currently located could be an alternative location for some of the desired “back of house” facilities.

5.4 Indicative Functional Areas

The following table provides an approximate indication of the area the Club envisages at this time for these functions. This is somewhat flexible in area (square meter totals) however the actual functions are mostly agreed already as being necessary. Additional spaces could be identified with justification of that need.
<table>
<thead>
<tr>
<th></th>
<th>Function or Space</th>
<th>Existing Area</th>
<th>Proposed New Area</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW1</td>
<td>Gym / Fitness</td>
<td>75m²</td>
<td>100-125m²</td>
<td>First floor location preferred. Interconnected with Exercise Studio.</td>
</tr>
<tr>
<td>EW2</td>
<td>Exercise Studio</td>
<td>0m²</td>
<td>75-100m²</td>
<td>First floor location preferred, Interconnected with Gym / Fitness.</td>
</tr>
<tr>
<td>EW3</td>
<td>Ladies Change Room</td>
<td>75m²</td>
<td>75m²</td>
<td>Possible refurbishment.</td>
</tr>
<tr>
<td>EW4</td>
<td>Men's Change Room</td>
<td>55m²</td>
<td>55m²</td>
<td>Possible refurbishment.</td>
</tr>
<tr>
<td>EW5</td>
<td>Additional Toilets</td>
<td>6m²</td>
<td>60m²</td>
<td>Additional ground floor facilities for adults and children required possibly including alternative areas in South Narai or Silom Sala areas.</td>
</tr>
<tr>
<td>EW6</td>
<td>Massage Room</td>
<td>10m²</td>
<td>25-30m²</td>
<td>Larger with ground floor access.</td>
</tr>
<tr>
<td>EW7</td>
<td>Squash Courts</td>
<td>3x65m² -195 m²</td>
<td>2x65m² -130m²</td>
<td>Reduced from 3 to 2 courts.</td>
</tr>
<tr>
<td>EW8</td>
<td>Squash Court Viewing</td>
<td>45m²</td>
<td>35m²</td>
<td>Adequate exclusive ground floor and gallery viewing areas.</td>
</tr>
<tr>
<td>EW9</td>
<td>Squash Sports Social Area</td>
<td>0m²</td>
<td>90m²</td>
<td>Adjacent to squash courts, possibly first floor.</td>
</tr>
<tr>
<td>EW10</td>
<td>Games Room</td>
<td>0m²</td>
<td>90m²</td>
<td>For table tennis, pool, snooker etc. Could alternatively be located in the South Area at Narai area.</td>
</tr>
<tr>
<td>EW11</td>
<td>Kitchen (G/F)</td>
<td>55m²</td>
<td>55m²</td>
<td>Could be expanded by 10-20% (10-15m²), in current location.</td>
</tr>
<tr>
<td>EW12</td>
<td>A/C Family Young Children Eating Care area</td>
<td>0m²</td>
<td>100m²</td>
<td>Similar alternative space could be located in 'South Area':</td>
</tr>
<tr>
<td>EW13</td>
<td>Interactive lounge</td>
<td>0m²</td>
<td>75m²</td>
<td>Variable use for pre-teens, teens, adults.</td>
</tr>
<tr>
<td>EW14</td>
<td>Walkways, Balconies</td>
<td>Various</td>
<td>Not defined</td>
<td>Circulation space needs to be dictated by design scheme and re-using existing structures where possible.</td>
</tr>
</tbody>
</table>
## Sala Area at Narai

<table>
<thead>
<tr>
<th>Function or Space</th>
<th>Existing Area</th>
<th>Proposed New Area</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NA1</strong> Narai Boundary wall to</td>
<td>Around 350m²</td>
<td>To be determined</td>
<td>Major development potential, possible two stories. Currently unattractive surroundings, no view. Could be a key long term development element. Existing play-ground to be refurbished and maybe relocated and other new functions could be incorporated such as a climbing wall, improvements to the Club entrance. Realignment of entrance to Pool Sala area, additional gardens/landscaping etc. Special attention required to mitigate smell from Narai garbage.</td>
</tr>
<tr>
<td>south, behind existing squash</td>
<td>400m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>court #3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NA2</strong> Additional Toilets</td>
<td>0m²</td>
<td>To be determined</td>
<td>Possible alternative location for additional space listed under EW5.</td>
</tr>
<tr>
<td>Changing rooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NA3</strong> Staff House</td>
<td>60m²</td>
<td></td>
<td>Recently expanded. Location could change</td>
</tr>
</tbody>
</table>

## Salas-Pools Area

<table>
<thead>
<tr>
<th>Function or Space</th>
<th>Existing Area</th>
<th>Proposed New Area</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SA1</strong> Kids Pool area</td>
<td>Around 300m²</td>
<td>Flexible</td>
<td>Can be altered, reuse existing pool, refurbishment needed.</td>
</tr>
<tr>
<td><strong>SA2</strong> Kids Changing Rooms and</td>
<td>35m²</td>
<td>To be determined</td>
<td>Possible alternative location for additional space listed under EW5.</td>
</tr>
<tr>
<td>Toilets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SA3</strong> Silom Sala</td>
<td>220m²</td>
<td>To be determined</td>
<td>Options to suit overall site use range from demolition, refurbishment, reduction in size, use of flat roof or second story.</td>
</tr>
<tr>
<td><strong>SA4</strong> A Multifunctional Sports</td>
<td>0m²</td>
<td>To be determined</td>
<td>A multifunctional sports bar which can become a coffee bar in the morning, a juice bar/healthy food outlet at lunchtime and a social hang out space in the evening would be a great addition. This could be located in any development area.</td>
</tr>
<tr>
<td>Bar</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
5.5 **Summary of Key Functional Needs**

a) Upgraded squash courts to provide 2 International Standard glass backed courts with 2 level viewing and associated player social facilities.

b) Expanded gym/fitness facilities inter connected with new exercise studio for dance, yoga, ‘Pilates, kick boxing etc.

c) Additional ground level toilet:changing facilities.

d) Games room for table tennis, pool, snooker etc.

e) A.C eating care facilities for families:young children.

f) A.C lounge facilities for pre-teens, teens, adults.

g) Upgraded children’s pool facilities, playground and amenities around the kids pool.

h) Remodelled Silom Sala.

i) Upgraded massage area:rooms.

j) Adequate storage spaces.

5.6 **Economic**

The concept design for the Poolside Redevelopment should:

(a) Maximise efficiency in building design and utilization of current and emerging technology to minimize the level of capital investment required to deliver the stated objectives in terms of design and performance of the building.

(b) Minimise costs associated with future upgrade:retrofit of technologies associated with the building.

(c) Utilise ‘whole of life’ costing for the life of the building factoring a broad range of costs and benefits.

(d) Minimise on-going operational costs through the incorporation of best practice economic sustainability design principles, which encompass sustainability topics such as energy conservation, water efficiency and renewable energy.
5.7 **Schedule of Areas**

Finalists shall include with their submissions an area analysis and schedule of accommodation.

5.8 **Cost Estimates**

Finalists must provide with their submission:

(a) An Independent Quantity Surveyor's indicative estimate of costs, inclusive of professional fees.

(b) Concept Designs within a construction budget of not more than THB **26.5m** and should be phased over a period of not more than three years.

(c) Commentary on the financial benefits to ongoing operational costs through the incorporation of best practice economic sustainability design principles.
6. **SUBMISSION FORM**

6.1 **Competition Finalist.**

The Competition finalist is as follows:

<table>
<thead>
<tr>
<th>FINALIST CORPORATE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>FULL COMPANY NAME</td>
</tr>
<tr>
<td>ADDRESS FOR NOTICES</td>
</tr>
<tr>
<td>EMAIL ADDRESS FOR NOTICES</td>
</tr>
<tr>
<td>TELEPHONE NUMBER</td>
</tr>
<tr>
<td>Name and position of the individual nominated as the Finalist’s contact</td>
</tr>
</tbody>
</table>

6.2 **Undertaking**

The Finalist agrees to be bound by the conditions of the Competition contained within this brief.

6.3 **Attachments**

*Response instruction:* Finalist to attach its submission in response to this brief including, but not limited to the components outlined in Section 2.4.

6.4 **Execution**

This submission is dated the ______________ day of ___________________________ 2016.

Authorised signatory of the Finalist:

__________________________  
Signature

__________________________  
Print Name
APPENDICES
APPENDIX 1

Vision

THE VISION

The British Club intends to redevelop the poolside to create a relevant social hub, activity focused family centric complex for today’s millennial audience.

The Club’s objective is to provide a new, integrated environment for the family and sports enthusiast that will complement the traditional bar and dining venue in the Club House. This forms a key component of the Club efforts from 2010 onwards to reinvent itself as the premier family, sports centric, social club in Bangkok.

THE TARGET AUDIENCE

As in any business it is encumbered on the Club to be customer focused in all its endeavors. The primary intended patrons of these new facilities are:

- Families
- Mothers with young children
- Health and fitness enthusiasts
- Squash players
- Sports enthusiasts

Moreover this audience has been conditioned by modern trends in the retail and larger environment to expect:

- Technology to simply work and fully support the mobile phone generation (Wi-Fi/ recharge, etc.)
- Venues to be social - patrons socialize while consuming (hence the rise of communal dining tables, of families eating together etc) including the digital social wall replacing the traditional notice board.
- To collaborate and cooperate (with each other and when possible, with brands)
- Value- today's modern family are a highly values-driven generation, who disapprove of waste and unnecessary luxury use of materials. Practical and functional works best for this modern generation.

THE BUSINESS PARAMETERS

- Current F&B revenue from the Poolside are on par with the Club House and therefore has the potential to become a prime revenue earner.
- The current facilities are now outdated, having become less appealing to members due to the growth and quality of alternatives: residential clubs, hotel facilities and other clubs.
- The Club’s Development budget for construction costs is not more than 26.5m Baht
- Limited land available and its asset value must therefore be maximized
APPENDIX 2
Design Guidelines

BRAND IDENTITY
We require SMART design, focused on the needs of our customers’ desire to have ‘an exceptional social and activity lifestyle destination within the British Club spectacular setting’ and create signature environment.

- The design must create an atmosphere that is conductive to helping members relax, enjoy the occasion and celebrate the setting.
- The décor needs to be understated so not to get in the way of what needs to be a casual, social hub for our target audience. The design and choice of materials must be in keeping with the value proposition to our target members.
- Lighting design is an essential component, which needs to be holistically integrated into both the design concept and its implementation.
- A specialist sound consultant will be separately appointed to work with the design team to complete the total atmospheric experience and give Operations the ability to up sell the venue for special occasions e.g. New Year party, corporate events etc.
- Great care and rational must be given to spatial planning. The location of all the elements from circulation spaces, to seating areas to the service points all contributes to the operations of a space. This is particular so for the F&B operation but is critical for all areas of this integrated design. Parents with young families cannot be disenfranchised compared to other patrons etc.
- The total concept must match the social interaction the Club wishes to create, including the potential to facilitate the ‘Food Truck F&B’ offering.

OUTLET FURNITURE
- The majority of seating will be for families, with the ability to group tables together.
- Current seating numbers need to be enhanced AC environment for a section or alternative outlet needs to be provided.
- Signature tables, ‘hero seating’ ‘that place for the all-important selfie’, family areas, social eating tables are all key elements.

TECHNOLOGY
- Wifi connectivity is extremely important.
- USB charging points need to be made available at every F&B outlet and social space.
- An Interactive wall to allow patrons to share experiences with other members as well as for the Club to disseminate information about community attractions & events via social media.
OTHER ELEMENTS

- Sun shade and protective mats are a must in the children play area.
- Universal access to be provided to all areas.
- Security shall be a prime consideration, from shatterproof glass, blast film and other measures as recommended by a security consultant.
- Wherever possible flexibility in design and multi-use of space shall be highly valued to ensure the facility is user friendly today as well as for tomorrow.
- Use of solar power cells and other renewal energy solutions to manage energy costs should be studied and incorporated into the design as appropriate.
- All structures should be designed for 2-storeys and impact on the design must be considered as part of the phasing design. Knocking down as structure and re-building within 7 years is a waste of the Club Resources.
APPENDIX 3

Stage 2 Evaluation Plan

1. **Receipt of detailed architectural designs**

As documented in the Stage 2 Design Brief, Proposals must be delivered by hand before the stated closing date and time.

- Proposals received by the due date/time shall be recorded by the Poolside Redevelopment Sub-committee and one other British Club officer.
- Content of proposals will be checked to ensure all requested information is provided.
- If applicable, respondents shall be given the opportunity to provide missing information.
- Proposals shall be stored in accordance with the Club’s record keeping protocols within a limited access, confidential container.

2. **Stage 2 – Detailed Architectural Design Evaluation**

Proposals shall be evaluated against the evaluation criteria outlined in the Stage 2 Design Brief using a rating scale of one to five (1 – 5). A decision to weight the criteria shall be made in consultation with the Evaluation Panel.

The Stage 2 Evaluation Panel will consist of:

- The Poolside Redevelopment Sub-committee members
- Individuals with relevant architectural expertise
- Individuals with expertise in the engineering and project and construction management of similar facilities

3. **Clarification and Questions:**

The Stage 2 Evaluation Panel may issue clarification questions to all Finalists or selected Finalists and take into account any responses submitted by respondents.

As part of the evaluation process Finalists may be invited to provide further information in clarification including at the formal presentation to members of the Stage 2 Evaluation Panel, Poolside Redevelopment Sub-committee and the General Committee.

4. **Selection**

Giving due consideration to the information received from the Finalists in response to the clarifications and questions (if applicable) and the evaluation scores, the recommended winning design shall be determined by a simple majority.

Following the Stage 2 evaluation, a report will to be presented to the General Committee outlining the designs received from the short listed Finalists, the evaluation process and the recommended winning design.
In accordance with the Poolside Sub-committee Terms of Reference, the final selection of the winning design shall be made by the General Committee, taking into consideration the Sub-committee’s recommendation.

5. Competition Dates – Stage 2

The timetable indicated below is indicative only and the Club reserves the right to change the timetable at its absolute discretion.

<table>
<thead>
<tr>
<th>STAGE</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Stage 2 – Conceptual Design</td>
<td></td>
</tr>
<tr>
<td>Request and Architects Prepare Stage 2 Submissions</td>
<td>23 June – 21 July 2016</td>
</tr>
<tr>
<td>Architect Presentation of Concept Designs to members of the Stage 2</td>
<td>23 / 24 July 2016</td>
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<tr>
<td>Evaluation Panel, Poolside Redevelopment Sub-committee and the</td>
<td></td>
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<tr>
<td>General Committee</td>
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<tr>
<td>Sub-committee Presentation of Concept Designs to Members Forum</td>
<td>6/7 August 2016</td>
</tr>
<tr>
<td>Communication of Winning Concept Design</td>
<td>18 August – 01 September 2016</td>
</tr>
<tr>
<td>Call EGM and Preparation of Presentation for Recommended Winning</td>
<td>18 August – 15 September 2016</td>
</tr>
<tr>
<td>Design by Members at an EGM</td>
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<tr>
<td>Decision on Winning Design by Members at an EGM</td>
<td>15 September – 15 September 2016</td>
</tr>
<tr>
<td>Award to Architect</td>
<td>16 September – 16 September 2016</td>
</tr>
</tbody>
</table>
APPENDIX 4

Survey Drawings

1. Utility Plan marked up with the Poolside Redevelopment Zones
2. Utility Plan
3. Topographic Plan
4. Poolside Building and Salas - Ground Floor
5. Poolside Building and Salas - Side View and Section 1
6. Poolside Building and Salas - Side view and Section 2
7. Poolside Building and Salas - Side view and Section 3
8. Poolside Building and Salas - Upper Floor
9. Staff House