

## Palisades

Equipment Budget-not to exceed 350k

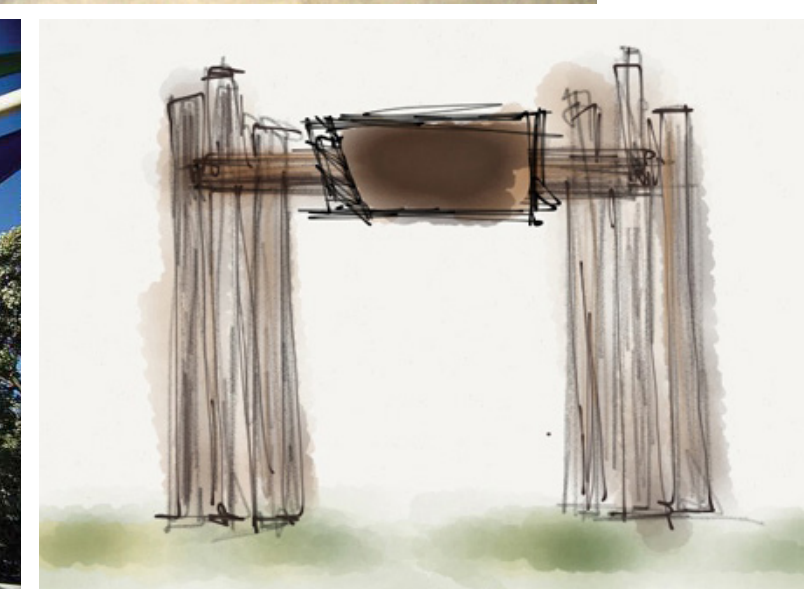
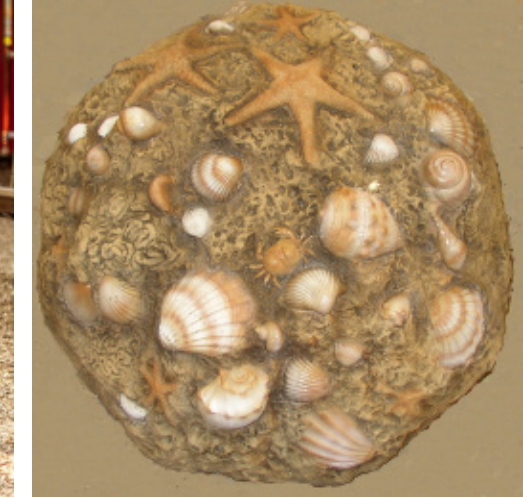
Fort Theme with a historical focus along the Potomac. Site will feature an accessible ramped pathway leading to a 5-12 structure from an elevated entrance with themed signage. An elevated berm will create a lookout for a palisade themed fort as well as themed climbing opportunities. Equipment will be themed using a combination of epoxy, concrete and DGI to create realistic wood textures throughout the site. A PebbleFlex® Potomac river will flow from the accessible entrance down as a waterfall. The river will meander through the site to introduce a variety of independent natural themed play features, including rope and balance features, river rapids with canoe, prehistoric fossil sand dig, and an embankment roller slide waterfall feature. The river will terminate at an AquaFlex® splash pad. HealthBeat® equipment will allow for older users to work out within the site.

### Reference specification files:

2012 color and Industry best  
2012 Concrete Solutions Brochure  
2012\_ConcreteSpecs  
2012\_PlaysystemSpecs  
16703000 - Roller slide  
18384300 omni spin  
18463000 - Roller table ADA and sensory

### Note:

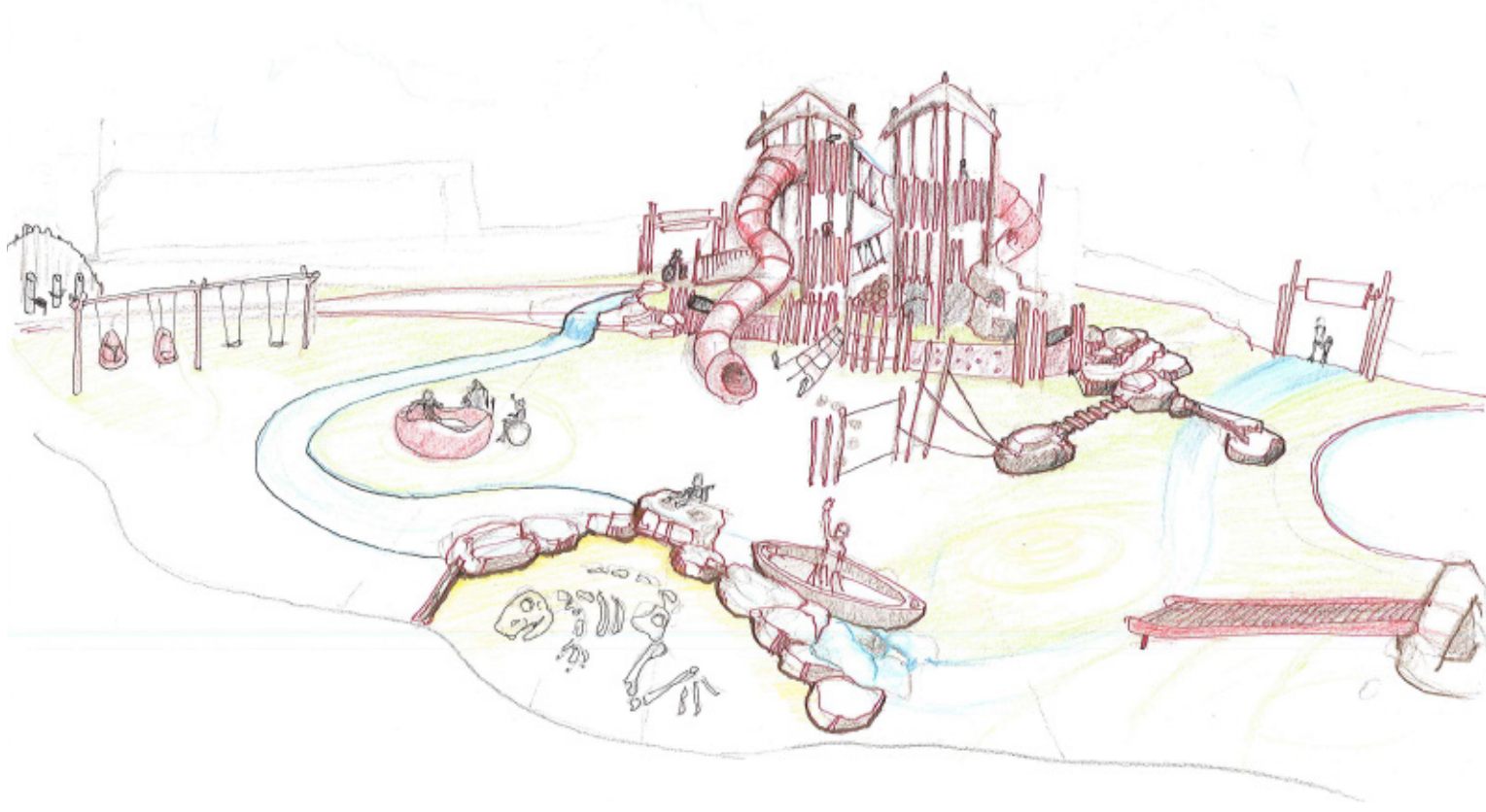
Projects shown are conceptual and should be considered reference only.



# Palisades 2-5 Area



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# Palisades 5-12 Area



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Palisades

Swings with Accessible Bay

slr  
landscape  
structures

SPARKS  
@play

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**Attachment A5**

**Takoma**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Department of General Services**



**MODERNIZATION OF THE PLAYGROUND AT  
TAKOMA PARK**

## **1. INTRODUCTION**

The Department of General Services (“Office” or “DGS”) will issue a design-build contract for the proposed scope of work.

Over the last few weeks, DGS and DPR vetted design options with the community for the site. The rendered site plan shown in the attached exhibit synthesizes the ideas and desires expressed by the community, and it is this design that DGS seeks to develop into a newly renovated playground.

## **2. LOCATION**

Takoma Park is located on Van Buren St NW between 3<sup>rd</sup> and 4<sup>th</sup> Streets, NW, Washington, DC. The Play Areas are adjacent to the recreation center. See attached exhibit.

## **3. SCOPE OF WORK**

The Department of General Services (“Office” or “DGS”) plans to deliver this project through a design-build delivery method. A narrative for the scope of work is listed in the sections below. If deviations or conflicts arise from what is referenced in the program requirements/scope of work and field conditions, the Design-Builder shall submit a request for clarification.

Please find enclosed a concept design drawing (exhibit attached) for the playground. The DB contractor should include an allowance of \$250,000.00 for play equipment only, (exhibit attached), and include pricing for safety surfacing as shown on the attached plan or required by playground safety standards.

DGS requires the Design-Builder to hire a Landscape Architect to further develop the concept design drawing for DGS’s approval. In addition, DGS requires the Design-Builder to retain services of a certified Arborist for the project. During the Construction Phase, the Design-Builder will implement the approved drawings, providing all labor, materials, supervision and other services as may be necessary to accomplish this task. Site will require a phase 1 archaeological study and coordination with District's Historic Preservation office. Provide a geotech and site survey report for the project site. All amenities and access to all amenities must meet or exceed all ADA accessibility standards, specifically the entrances to the playground areas.

## **4. PROGRAM OF REQUIREMENTS FOR CURRENT AND INTENDED USE**

### **A. Current use**

The existing playground includes outdated play equipment that is posing a safety hazard to children using the facility.

## **B. Intended use**

The proposal is to dismantle and remove the existing play equipment, fencing, underground foundations for play equipment, safety surfaces and install new play equipment, safety surface, spray park, skate park, fencing, benches, storage building, water fountain, pergola structure, landscaping, stairway and ADA compliant concrete ramp. The scope of work includes:

## **C. Site work**

- 1. Erosion and Sediment Control:** Furnish and install sediment and erosion control measures inclusive of but not limited to; silt fencing, construction entrances around the existing playground.
- 2. Tree protection:** Install construction fencing to protect all existing trees during construction.
- 3. Concrete Ramp and Stairway, Seating Walls:** Provide paved ADA compliant ramp in tot lot area. Install stairway from upper park area and install permeable pavers to the plaza per the rendered site plan issued by the landscape architect.
- 4. Storage Building:** Provide a storage build for Imagination Play equipment and pump house for spray park. Spray park should be modeled after Joe Cole at Wheatley ES.

## **D. Landscape Features**

- 1. Erosion and Sediment Control/Storm Water Management:** Design and install erosion and sediment control measures on the small hill between the upper park area and the playground area.
- 2. Plaza Area:** Design plaza area with pergola structure and space for Imagination Play equipment using permeable pavers per the rendered site plan issued by the landscape architect.
- 3. Splash park:** Design and install water spouts and poured in place (PIP) surface in the spray park with associated piping, tie-ins with water source, underground drains and pumps. Grade and connect spray park with existing storm inlet such that the overflow drains to the inlet. Design and install storage building with adequate space for pump house for spray park.

## **E. Play Equipment and Safety Surface:**

- 1.** Dismantle and remove existing play equipment, foundations, soft surface and benches.



2. **Skate Spot:** Install new skate spot located between the batting area and the walking path and the basketball court to the end of the batting cage area (per concept design). Skate spot equipment shall be comprised of 9,000 psi pre-cast concrete with 15 yr warranty. Contractor shall be responsible for determining slab thickness. The slab should be strong enough to provide an adequate foundation for the skate spot equipment.
3. **Sliding Board:** Install a slide in the tot lot from the upper area to the lower area per the rendered site plan issued by the landscape architect.
4. **Playground Equipment:** Provide two separate playground equipment areas. Provide a playground equipment area for two to five year old children including tot lot playground equipment, soft surface fall protection and a sliding board from the upper area to the lower area per the landscape architect concept rendition. Provide a playground equipment area for six to twelve year old children. Including playground equipment, soft surface fall protection and swings.
5. **Soft Surface:** Provide soft surface fall protection according to current playground safety standards in both play areas.
6. **Ramp:** Install a 1:12 percent ADA compliant 4,000 PSI concrete ramp from lower area to the upper area per the rendered site plan issued by the landscape architect.

## F. Site Amenities

1. **Fencing and gates:** Provide and install ornamental wrought iron fence and posts with lockable gates around the site and around the tot lot area.
2. **Benches:** Install new benches and other site amenities per DPR standards.
3. **Trash Receptacles:** Install trash receptacles and blue recycle receptacles in the playground per DPR standards.
4. **Park signage:** Install two (2) bulletin boards in the playground and one set of park hours and safety signs on the playground fence per DPR signage standards.
5. **Security lighting:** Provide site safety lighting throughout the park area.
6. Install freeze proof drinking fountains in the playground per DPR standards.
7. **Park furniture:** Install game tables, grills, picnic tables, trash receptacles, seating for performance space and seating under the pavilion per the following DPR standards.

- i. Install Ultrasite model 942SM-P6 in-ground mounted benches; black; OR equal;
- ii. Install Ultrasite model 347-BRN6 rectangular tables; OR equal
- iii. Install combo table/bench; Dumor model 62-861/92 series; OR equal;
- iv. Install SD-35 Victor Stanley Ironsites Series 36 gallon side-opening litter receptacles,
- v. Install black with black plastic liner; DS-24 Convex lid with self close door latch and rat plate; OR equal.

**8. Automatic locking gates:** Provide automatic locking gates programed to lock and unlock at specific times. Items should be included as in the project as an add alternate.

## **G. Description Of Work**

The Design-Builder shall provide all necessary services, labor, equipment and materials as required to achieve the work as described in this document.

### **1. Collection, Assessment and Verification of Existing Conditions**

Design-Builder shall be responsible for the collection, assessment, and verification of existing conditions.

### **2. Archeological Documentation**

Design-Builder shall conduct a Phase I archeological survey of the site in accordance with District of Columbia State Historic Preservation Officer's (DC SHPO) standards and guidelines for archaeological survey current at the time of the investigation the standards of DC Historic Preservation Office, and present all findings in a report to DGS within thirty (30) days of NTP. Design-Builder must contract DC SHPO for guidelines.

### **3. Geotechnical Study**

Design-Builder shall conduct a geotechnical study to determine soil and subsurface engineering properties and suitability for the proposed design and to make appropriate recommendations to DGS. Design-Builder shall present all findings in a report to DGS within thirty (30) days of NTP.

### **4. Site Surveys**

Design-Builder shall conduct a complete survey(s) of the site as required to successfully construct the dog park. At a minimum, the survey(s) shall include boundary, topographical, and utility data.

### **5. Meetings**

Design-Builder, the Project Manager, DPR and community shall meet as necessary to review Design-Builder's work.

### **6. Permitting**

Design-Builder shall obtain all permits necessary to construct the playground, including trade permits.

#### **7. Submittals**

Design-Builder shall submit to the Project Manager for review and approval all shop drawings, material data and samples provided by Design-Builder, vendors and/or manufacturers. The Project Manager shall review and approve or reject submittals within five (5) business days of receipt.

#### **8. Construction Schedule**

Design-Builder shall submit to the Project Manager for review and approval a construction schedule within 15 business days of NTP.

#### **9. Construction**

Design-Builder shall provide all labor, equipment and materials as required to construct the park, including:

- a. Layout and staking;
- b. Erosion and sediment control;
- c. Site clearing (*e.g.*, demolition, clearing and grubbing as necessary, topsoil stripping and stockpiling as necessary);
- d. Earthwork (*e.g.*, cut, fill, trenching, rough grading, finish grading);
- e. Utility installation, including electric, water, and storm-water management required by the District Department of the Environment;
- f. Paving and surfacing;
- g. Furnishings installations (*e.g.*, benches, fences and gates, litter receptacles).

#### **10. Walk-Through Inspection**

At the end of construction, Design-Builder shall perform a walk-through inspection in the presence of the Project Manager and prepare a report stating any deficiencies found during the walk through, and ensure that all the deficiencies are corrected by the Design-Builder prior to demobilization.

#### **11. As-Built Drawings & Warranty Information**

Design-Builder shall prepare an “as-built” plan of the site including all the modifications performed during construction, within 30 days of completion. Design-Builder shall also submit warranty information on all design requirements within 30 days of completion.

### **H. Execution**

#### **1. Coordination**

Coordination of the work is the responsibility of Design-Builder.

#### **2. Site Cleanliness**

During the contract and/or as directed by the Project Manager, as the installation is completed, Design-Builder shall ensure that the site is clear of all extraneous materials, rubbish, or debris.

### **3. Site Security**

Design-Builder shall secure the project work area by a minimum 6.0' chain link fence. Design-Builder shall ensure site is locked during non-work hours.

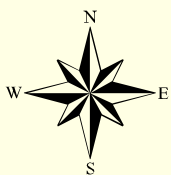
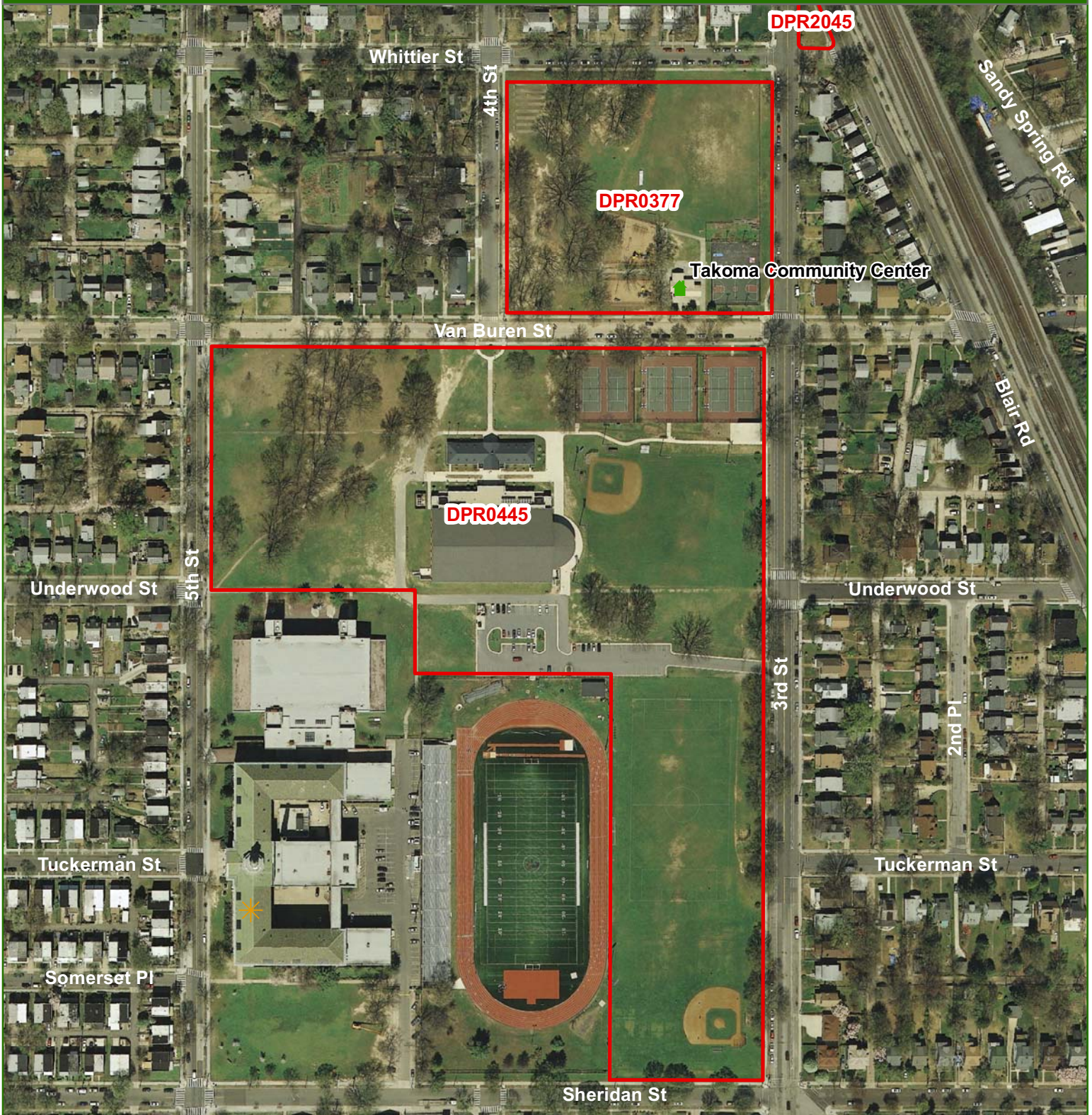
## **I. Protection Of Existing Elements**

Design-Builder shall protect all existing features, public utilities, and other existing structures during construction. Design-Builder shall protect existing trees and shrubs from damage during construction. Protection extends to the root systems of existing vegetation. Design-Builder shall not store materials or equipment, or drive machinery, within drip line of existing trees and shrubs.

# Aerial Map

## Takoma Community Center

300 Van Buren St., NW



0 105 210 420 Feet

- Recreation Centers
- Public Schools
- DC Parks

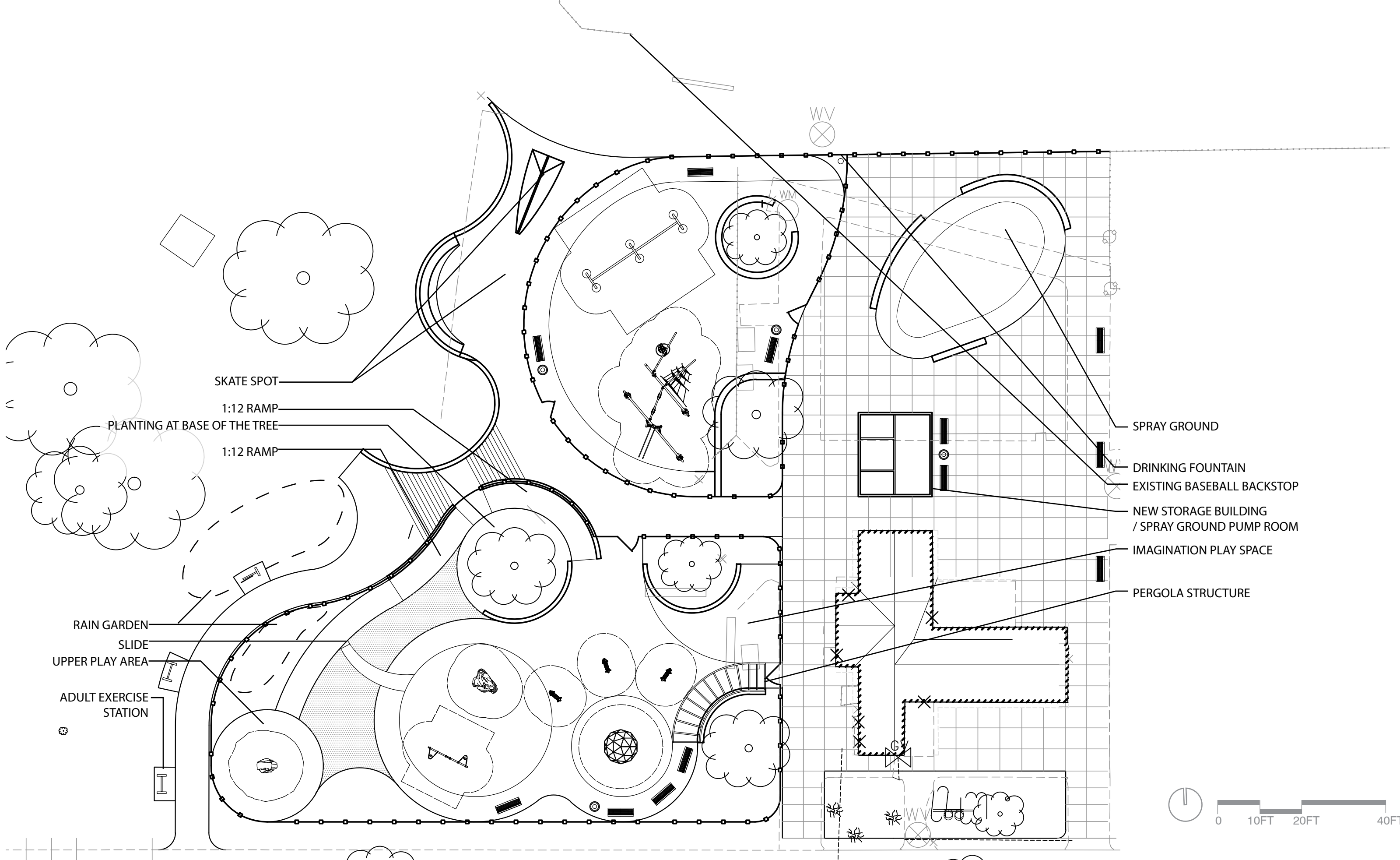
Map: ORTHO\_Takoma  
 Date: Jan 26, 2011  
 Data Source: OCTO GIS DPR  
 Photo Imagery: 2010 Orthophoto  
 Coordinate System: NAD 1983 StatePlane MD  
 Prepared by: DC Dept of Parks and Recreation

Information on this map is for illustration only. The user acknowledges and agrees that the use of this information is at the sole risk of the user. No endorsement, liability, or responsibility for information or opinions expressed are assumed or accepted by any agency of the District of Columbia Government.





**SITE ILLUSTRATIVE PLAN**



SKATE SPOT

1:12 RAMP

PLANTING AT BASE OF THE TREE

1:12 RAMP

SPRAY GROUND

DRINKING FOUNTAIN

EXISTING BASEBALL BACKSTOP

NEW STORAGE BUILDING / SPRAY GROUND PUMP ROOM

IMAGINATION PLAY SPACE

PERGOLA STRUCTURE

RAIN GARDEN

SLIDE

UPPER PLAY AREA

ADULT EXERCISE STATION



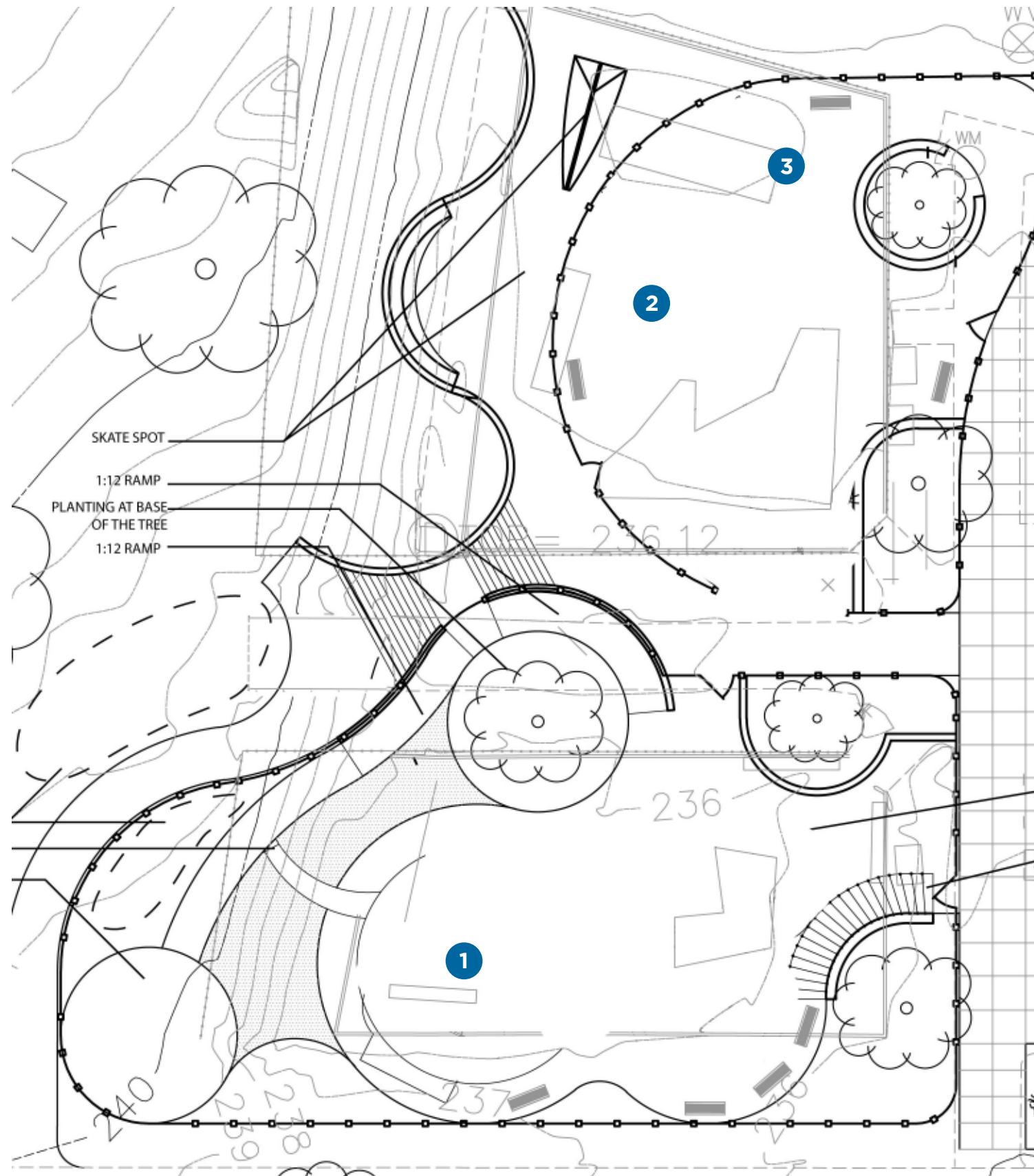


**SITE GRADING PLAN**





REFERENCE IMAGES



## Takoma

Equipment Budget-not to exceed 250k

Natural Themed play space with hillside play. The hillsides will feature PebbleFlex® surfacing to add elevation and challenge to a number of components. All elements will utilize color and/or texture to mimic the natural beauty of the surrounding site and rain gardens. Themed signage will include interpretive imagery with a site-specific scavenger hunt including custom native GFRC critters throughout the site as well as flora identification. Separate 2-5 areas and 5-12 areas with separate area designated for skate equipment.

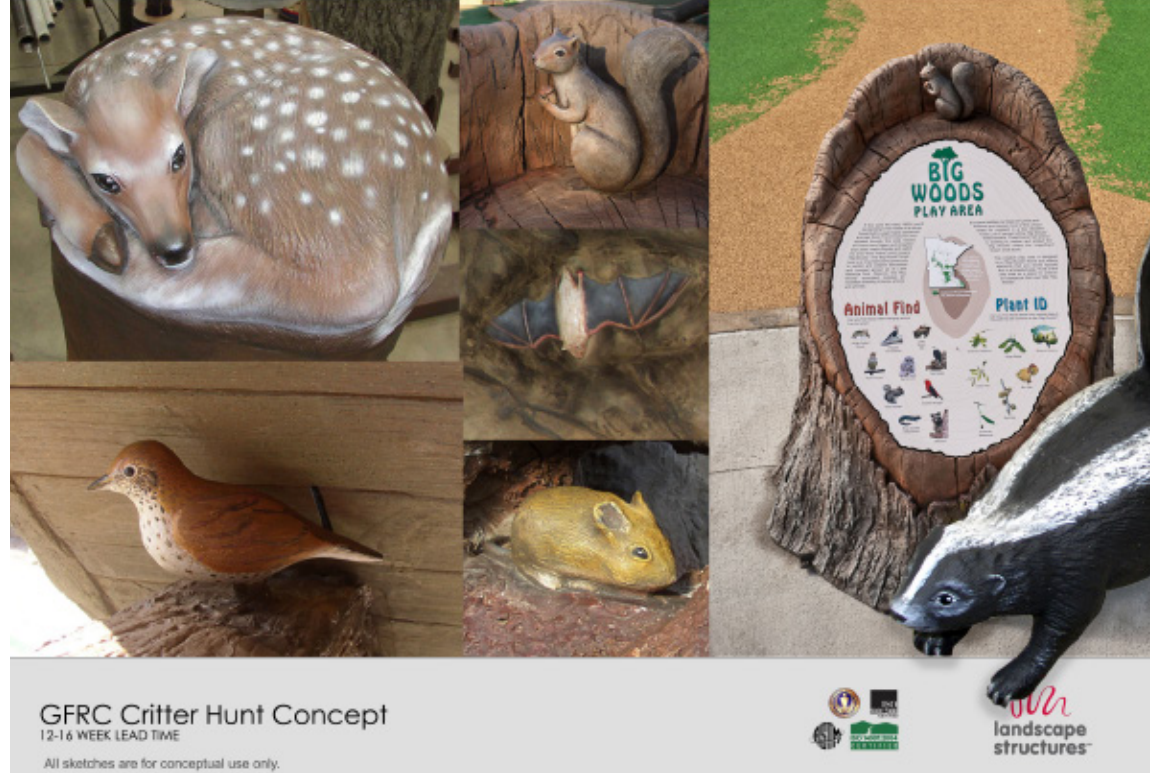
### Reference specification files:

2012 color and Industry best  
 2012 Concrete Solutions Brochure  
 2012\_ConcreteSpecs  
 2012\_PlaysystemSpecs

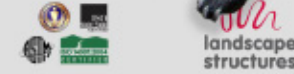
### Note:

Projects shown are conceptual and should be considered reference only.

- 1** 5-12 Area
- 2** 2-5 Area
- 3** Swings with Accessible Bay



GFRC Critter Hunt Concept  
12-16 WEEK LEAD TIME  
All sketches are for conceptual use only.



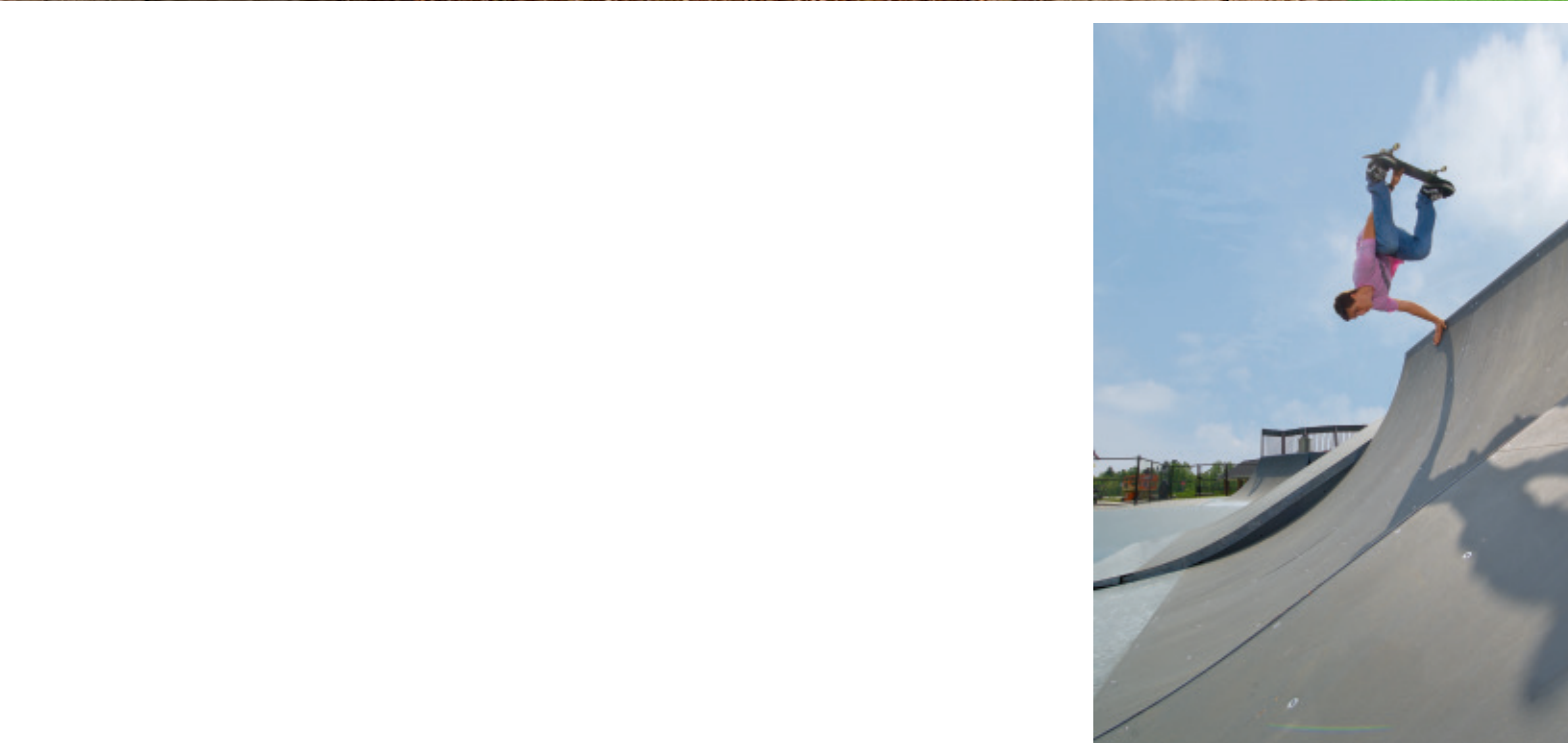
landscape structures

Takoma 2-5 Area

landscape structures

SPARKS @play

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Takoma 5-12 Area

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**Attachment A6**

**Randall**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Department of General Services**



**MODERNIZATION OF THE PLAYGROUND AT  
RANDALL**

## **1. INTRODUCTION**

The Department of General Services (“Office” or “DGS”) will issue a design-build contract for the proposed scope of work.

Over the last few weeks, DGS and DPR vetted design options with the community for the site. The rendered site plan shown in the attached exhibit synthesizes the ideas and desires expressed by the community, and it is this design that DGS seeks to develop into a newly renovated playground.

## **2. LOCATION**

Randall Playground is located on South Capitol Street, SE and I Street, SW, Washington, DC. The baseball field, tennis courts and basketball courts are adjacent to the recreation center and playground area. See attached exhibit.

## **3. SCOPE OF WORK**

The Department of General Services (“Office” or “DGS”) plans to deliver this project through a design-build delivery method. A narrative for the scope of work is listed in the sections below. If deviations or conflicts arise from what is referenced in the program requirements/scope of work and field conditions, the Design-Builder shall submit a request for clarification.

Please find enclosed a concept design drawing (exhibit attached) for the playground. The DB contractor should include an allowance of \$200,000.00 for play equipment only, (exhibit attached), and include pricing for safety surfacing as shown on the attached plan or required by playground safety standards.

DGS requires the Design-Builder to hire a Landscape Architect to further develop the concept design drawing for DGS’s approval. In addition, DGS requires the Design-Builder to retain services of a certified Arborist for the project. During the Construction Phase, the Design-Builder will implement the approved drawings, providing all labor, materials, supervision and other services as may be necessary to accomplish this task.

Site will require a phase 1 archaeological study and coordination with District's Historic Preservation office. Provide a geotech and site survey report for the project site. All amenities and access to all amenities must meet or exceed all ADA accessibility standards, specifically the entrances to the playground areas.

## **4. PROGRAM OF REQUIREMENTS FOR CURRENT AND INTENDED USE**

### **A. Current use**

The existing playground includes outdated play equipment that are posing a safety hazard to children using the facility, the athletic fields include a 60’ and 90’ baseball diamond, two (2) basketball courts, and three (3) tennis courts. The pool, recreation center, and baseball fields are not in the scope.



## B. Intended use

Please note that the proposal is to dismantle and remove the existing play equipment, fencing, concrete pathways, curbs, underground foundations for play equipment, safety surfaces and install new play equipment, fencing, re-grading/drainage, landscaping and concrete sidewalk; fitness path and re-surface asphalt for the courts. The scope of work includes:

## C. Site work

1. **Erosion and Sediment Control:** Furnish and install sediment and erosion control measures inclusive of but not limited to; silt fencing, construction entrances around the existing playground.
2. **Tree protection:** Install construction fencing to protect all existing trees during construction.
3. **Fitness Path:** Provide crushed stone walkway around baseball fields per the concept site plan.
4. **Asphalt re-surfacing, color coating and striping of courts:** Provide asphalt re-surfacing, color coating and striping for four half-size basketball courts, one full-size basketball court and three tennis courts as shown in the concept site plan. Paint asphalt surface for games such as 4 squares, compass rose, etc.
5. Demolition of brick/CMU walls adjacent to the playground areas and parking lot.

## D. Landscape Features

1. **Splash park:** Design and install water spouts and poured in place (PIP) patterned rubber surface in the center with associated piping, tie-ins with water source, underground drains and pumps. Grade and connect spray park with existing storm inlet such that the overflow drains to the inlet. Spray park should be modeled after Joe Cole at Wheatley ES.
2. **Rain garden:** Install new rain garden as shown in concept site plan.
3. **Plantings:** Provide and install trees and ground cover as indicated on concept site plan (dark green color indicates existing plantings, while pink and light green colors indicates new plantings).

## E. Play Equipment and Safety Surface:

1. Dismantle and remove existing play equipment, foundations and benches.

2. Install play equipment for 2-5 year old and 5-12 year old and safety surfacing as shown in the concept plan.
3. **Adult Fitness Area and equipment:** Install climbing wall up to a height of 12' per the concept site plan.
4. Install a swing set with two buckets and 6 slings as depicted in the concept site plan.
5. **Provide a PIP patterned safety surface** per the concept plan under spray park and adult fitness areas. Safety surface/PIP safety surface should be contiguous between the play equipment and swing area.
6. **Skate Spot:** Install skate spot per the rendered site plan issued by the Landscape Architect.

## F. Site Amenities

1. **Fencing and gates:** Remove existing fencing and install 42" high, vinyl-coated chain-link fence and posts with lockable gates along (2-5 yr.) playground area, and provide 8' high, fencing along basketball court, tennis court and South Capitol Street, SE side of the site, and 6' high fencing along the perimeter at I Street, SW and alley adjacent to the school.
2. Install new benches and other site amenities per DPR standards.
3. Install trash receptacles in the playground per DPR standards.
4. **Park signage:** Install two (2) bulletin boards in the playground and one set of park hours and safety signs on the playground fence per DPR signage standards. Signs and bulletin boards to be installed in locations determined by DGS.
5. **Security lighting:** Provide site LED safety lighting throughout the park area.
6. Install freeze proof drinking fountains in the playground per DPR standards.
7. **Park furniture:** Install game tables, grills, picnic tables, trash receptacles, seating for performance space and seating under the pavilion per the following DPR standards.
  - i. Install Ultrasite model 942SM-P6 in-ground mounted benches; black; OR equal;
  - ii. Install Ultrasite model 347-BRN6 rectangular tables; OR equal
  - iii. Install combo table/bench; Dumor model 62-861/92 series; OR equal;
  - iv. Install SD-35 Victor Stanley Ironsites Series 36 gallon side-opening litter receptacles,

- v. Install black with black plastic liner; DS-24 Convex lid with self close door latch and rat plate; OR equal.
- 8. Automatic locking gates:** Provide automatic locking gates programed to lock and unlock at specific times. Items should be included as in the project as an add alternate.

## **G. Description Of Work**

The Design-Builder shall provide all necessary services, labor, equipment and materials as required to achieve the work as described in this document.

### **1. Collection, Assessment and Verification of Existing Conditions**

Design-Builder shall be responsible for the collection, assessment, and verification of existing conditions.

### **2. Archeological Documentation**

Design-Builder shall conduct a Phase I archeological survey of the site in accordance with District of Columbia State Historic Preservation Officer's (DC SHPO) standards and guidelines for archaeological survey current at the time of the investigation the standards of DC Historic Preservation Office, and present all findings in a report to DGS within thirty (30) days of NTP. Design-Builder must contract DC SHPO for guidelines.

### **3. Geotechnical Study**

Design-Builder shall conduct a geotechnical study to determine soil and subsurface engineering properties and suitability for the proposed design and to make appropriate recommendations to DGS. Design-Builder shall present all findings in a report to DGS within thirty (30) days of NTP.

### **4. Site Surveys**

Design-Builder shall conduct a complete survey(s) of the site as required to successfully construct the dog park. At a minimum, the survey(s) shall include boundary, topographical, and utility data.

### **5. Meetings**

Design-Builder, the Project Manager, DPR and community shall meet as necessary to review Design-Builder's work.

### **6. Permitting**

Design-Builder shall obtain all permits necessary to construct the playground, including trade permits.

### **7. Submittals**

Design-Builder shall submit to the Project Manager for review and approval all shop drawings, material data and samples provided by Design-Builder, vendors

and/or manufacturers. The Project Manager shall review and approve or reject submittals within five (5) business days of receipt.

#### **8. Construction Schedule**

Design-Builder shall submit to the Project Manager for review and approval a construction schedule within 15 business days of NTP.

#### **9. Construction**

Design-Builder shall provide all labor, equipment and materials as required to construct the park, including:

- a. Layout and staking;
- b. Erosion and sediment control;
- c. Site clearing (e.g., demolition, clearing and grubbing as necessary, topsoil stripping and stockpiling as necessary);
- d. Earthwork (e.g., cut, fill, trenching, rough grading, finish grading);
- e. Utility installation, including electric, water, and storm-water management required by the District Department of the Environment;
- f. Paving and surfacing;
- g. Furnishings installations (e.g., benches, fences and gates, litter receptacles).

#### **10. Walk-Through Inspection**

At the end of construction, Design-Builder shall perform a walk-through inspection in the presence of the Project Manager and prepare a report stating any deficiencies found during the walk through, and ensure that all the deficiencies are corrected by the Design-Builder prior to demobilization.

#### **11. As-Built Drawings & Warranty Information**

Design-Builder shall prepare an "as-built" plan of the site including all the modifications performed during construction, within 30 days of completion. Design-Builder shall also submit warranty information on all design requirements within 30 days of completion.

### **H. Execution**

#### **1. Coordination**

Coordination of the work is the responsibility of Design-Builder.

#### **2. Site Cleanliness**

During the contract and/or as directed by the Project Manager, as the installation is completed, Design-Builder shall ensure that the site is clear of all extraneous materials, rubbish, or debris.

#### **3. Site Security**

Design-Builder shall secure the project work area by a minimum 6.0' chain link fence. Design-Builder shall ensure site is locked during non-work hours.

## **I. Protection Of Existing Elements**

Design-Builder shall protect all existing features, public utilities, and other existing structures during construction. Design-Builder shall protect existing trees and shrubs from damage during construction. Protection extends to the root systems of existing vegetation. Design-Builder shall not store materials or equipment, or drive machinery, within drip line of existing trees and shrubs.

# Aerial Map

## Randall Recreation Center

South Capitol St. and I St., SW



0 50 100 200 Feet

Recreation Centers

Public Schools

DC Parks

Map: ORTHO\_Randall Recreation Center  
 Date: Jan 26, 2011  
 Data Source: OCTO GIS DPR  
 Photo Imagery: 2010 Orthophoto  
 Coordinate System: NAD 1983 StatePlane MD  
 Prepared by: DC Dept of Parks and Recreation

Information on this map is for illustration only. The user acknowledges and agrees that the use of this information is at the sole risk of the user. No endorsement, liability, or responsibility for information or opinions expressed are assumed or accepted by any agency of the District of Columbia Government.

