GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

Addendum No. 1

To

REQUEST FOR PROPOSALS

Solicitation Number: DCAM-23-AE-RFP-0001

ARCHITECTURAL/ENGINEERING SERVICES FOR RANDALL RECREATION CENTER

Issued: April 18, 2023

This Addendum No. 1 is published and is effective as of the date shown above. Except as modified hereby, the RFP remains unmodified.

Item No. 1: **Section B – Scope of Work ("SOW"):**
RFP Section B (Scope of Work, Pages 7 – 24) is hereby deleted in its entirety and replaced with Section B (Revised Scope of Work) as (**Exhibit A).**

Item No. 2: **Attachment A5 to SOW– Randall Park Pool ADA Master Plan** is hereby incorporated as **(Exhibit B).**

Item No. 3: **Attachment A6 to SOW– Randall Rec Center Historic Register in the District of Columbia** is hereby incorporated as **(Exhibit C).**

Item No. 4: **Last Day for Questions (Section F.4) of the RFP:**
Questions submission due date is hereby extended to April 25, 2023, by 12:00 P.M.

By:

Obi Ranjbar

Obaidullah Ranjbar
DGS Contracting Officer

Date: 4/18/2023

-End of Addendum No. 1–

Exhibit A
Section B – Revised Scope of Work

SECTION B
SCOPE OF WORK

B.1 Scope of Work

In general, the selected A/E will be required to provide architectural and engineering services necessary to modernize the Randall Recreation Center and site improvements. The selected A/E will be required to provide all the design services necessary to implement the Project and to produce the required deliverables. The design shall incorporate the following facilities and site amenities:

B.1.1 Randall Recreation Center: The selected A/E will be required to modernize the existing Randall Recreation Center into an all-inclusive facility catering to people of all ages and abilities. The Building has potential for expansion/addition and building amenities shall include but are not limited to:

a. ADA Accessible Facility as defined by the Americans with Disabilities Act for all facilities and amenities;
b. Universal Design whenever feasible
c. New Large Multipurpose/Recreation Room;
d. New Small to Medium Recreation Rooms;
e. New Staff Offices;
f. New Lunchroom;
g. New Bathrooms;
h. New Storage Rooms;
i. New Mechanical and Electrical Rooms;
j. New Indoor Fitness Room (Decided by Feasibility Study);
k. New Kitchenette / Kitchen (Decided by Feasibility Study);
l. Enlarge 25-Meter Pool to 50-Meter Pool (Decided by Feasibility Study);
m. New Bathhouse for Pool;
n. Renovate Plaza; and
o. Refresh the Existing Playground. (Decided by Feasibility Study)
p. Spray Park (Decided by Feasibility Study)
q. Design Site Improvements to DOEE Flood Plain Requirements

B.1.2 Historical Feature: The Randall Recreation Center is registered as a historic landmark; as such, changes to the Randall Rec Center will need to be reviewed by both the Commission of Fine Arts ("CFA") and the Historic Preservation Office of DC ("HPO").

B.1.3 Pool: If the feasibility study finds this scope of work acceptable the Randall Recreation Center shall include a modernization of enlarging the existing 25-meter pool to a 50-meter pool and new pool deck surrounding the pool. The new pool and pool deck shall be sized to accommodate swim meets and an expanded building program. This scope of work will be evaluated during the feasibility phase of the Project. Offeror(s) will include the design fees for the renovation of the pool in its proposal and will provide a deduct-

alternate to remove the design fees if the renovation of the pool is not accepted in the feasibility study. If the 25-meter pool is not increased to 50-meter then 25-meter pool shell and pool refurbished.

B.1.4 Playground: If the feasibility study finds this scope of work necessary, the exterior playground area for children will be renovated. This will include a stable and fully ADA accessible surface at both age-appropriate playgrounds.

B.1.5 Play Fields: Existing fields are not to be altered, aside from a possible relocation or repair of the fence between the pool area and the athletic field on the north side of the site. This assumption is based on the idea that the size and orientation of the possible new pool.

B.1.6 Basketball, Tennis and Hockey Courts: These existing courts will remain existing. A new coat of paint may be included in the scope of work.

B.1.7 Plaza and Site Furnishings: The Randall Recreation Center shall include renovations of the existing Plaza with ADA accessible picnic tables, benches, trash cans, bike racks, drinking fountains, and possible outdoor fitness equipment for all-ages. Include design for flooding and resilience.

B.1.8 Parking Lot: The Randal Recreation Center shall include a resized parking lot with the appropriate amount of parking spaces required by the zoning code.

B.1.9 Site Security: For the community stakeholders, safety and security is a top priority. Site security shall include, but is not limited to, security cameras, lighting, and fencing.

B.1.10 Utilities: Utility installation, including electric and storm-water management, as required by the District Department of Energy & Environment.

B.1.11 Indoor Fitness Center: Provide an indoor fitness center with various apparatuses that will fit in the designed location. Power and additional cooling is required for the room. Offeror(s) to include design cost in their proposal and an alternate deduct if scope of work is removed from the project.

B.1.12 Kitchenette: Provide a Kitchenette for cooking instruction to include a refrigerator/freezer, oven, cooktop, microwave, and sink with garbage disposal. Offeror to include design cost in their proposal and an alternate deduct if scope of work is removed from the

B.1.13 Public Art: The Randall Rec Center will include Public Art in potential partnership with the Rubell Museum next door.

B.1.14 Site Improvements: Create possible floodable spaces and incorporate resilient design tied to DOEE's SW Flood Study.

B.2 Feasibility Study and Design Phase (Title I Services)

B.2.1 Charrette Sessions and Survey.

The Contractor shall facilitate up to one (1) meeting with DGS, DPR, and other project stakeholders (for example, facilities representatives and community groups) to better understand the requirements of the Project. These meetings shall include charrette sessions that will allow for creative solutions to the needs of the District and community, as well as avoiding unworkable programming or design. At the end of the charrette sessions and informational meetings, the A/E shall produce a report summarizing the meetings and its recommendations for the final Project based on those meetings. This shall be known as the Stakeholder Analysis.

The A/E shall facilitate up to two (2) community meetings. At this meeting the A/E shall explain the project, the reasons for the study and solicit feedback from attendees on what program elements they would like to see in the Site and New Center. The meeting shall be run by the A/E to encourage maximum participation by the attendees and allow DGS and DPR to understand the community's priorities.

Note that the meetings, sessions and charrettes mentioned in this section shall be separate from regular progress meetings with DGS.

B.2.2 Zoning Analysis

The A/E shall review the current zoning regulations in place in and around the Center, and how these regulations create risks and opportunities for the new Center. The A/E shall perform an analysis on what zoning exceptions, if any, must be sought in order for the Project to be successful. Further, the analysis must take in to account the impacts of any zoning modifications on the amount of required parking at the site.

B.2.3 Historical Analysis

The A/E shall analyze the historical status of the existing building, and how this status creates risks and opportunities for the new Center.

B.2.4 Geotechnical Survey

The A/E shall undertake a geotechnical study using all industry best practices. The A/E shall obtain soil borings of sufficient quantity to identify any conditions that may impact the design for any footings, foundations, utilities, sidewalks, below-grade facilities (including pools), parking lots, etc. The geotechnical survey will be published in full as an addendum to the Feasibility Study Report, and the Feasibility Study Report shall include notes on how the conditions identified in the report will impact the design of the new Center. The A/E shall be responsible for obtaining all permits required to undertake the Geotechnical Survey.

B.2.5 Environmental Site Assessment

The A/E shall undertake a Phase I environmental site assessment. This shall include a comprehensive description of the existing environmental conditions at the site. Such an assessment must describe: (i) the natural geological, hydrological, and biological resources of the area including any endangered species; (ii) describe the man-made resources including site land use, transportation patterns, zoning, population density and demographics; and (iii) describe the human resources including the social factors, aesthetic features, historical, archeological, and architectural aspects of the environment.

Further as part of the assessment, the A/E must:

1. Identify and describe both primary and secondary environmental impacts, beneficial and adverse, anticipated from the proposed project on all natural, man-made, human, and economic resources during all aspects of the site preparation, construction and operation.

2. Discuss the remedial, protective, and mitigation measures to be taken as part of the project in response to adverse environmental impacts. Mitigating measures refer to those methods used to ensure that the Project is brought into compliance with all governing regulations including, but not limited to air, water quality, noise control, solid waste, radiation, and land use regulations.

3. Describe in detail those impacts which cannot be reduced to acceptable levels, their implications, and the reasons why the action is being proposed notwithstanding their effect. Where abatement measures can reduce adverse impacts to acceptable levels, discuss the effectiveness, costs of the abatement measures, and the basis for considering the adequacy of the determination.

4. The analysis of alternatives should be sufficiently detailed and rigorous to permit independent and comparative evaluation of the benefits, costs, and environmental risks of the proposed project and each reasonable alternative.

B.2.6 Site Survey

The A/E shall conduct all necessary surveys including, but not limited to, topographical, utilities, high water lines, floodplain delineation, wetlands delineation and any, and all, features necessary for DGS to implement a successful project and as may be required by federal and local agencies for the receipt of building permits. The A/E must identify the base flood elevation at the site to determine how it will impact the design for any footings, foundations, underground utilities, trenches and drainage.

The A/E shall conduct a boundary survey. The A/E must determine the existence of and extent of any easements or encroachments. A/E shall produce a scaled drawing that depicts the boundaries of the site. Datum used must be prominently noted on the drawing.

The A/E shall conduct a utility survey to identify any and all above-ground or below ground utilities that are inside of or adjacent to the property (this shall include any utilities in the public

right of way that borders the property). The A/E shall produce a scaled drawing that depicts all utilities found on the survey. The Feasibility Study Report shall include notes on what utilities, if any, may need to be relocated or upgraded for the Project.

B.2.7 Programming Documents and Space Plans

The A/E shall create programming documents that break-down the size and quantity of each room in the Center and add the figures to estimate the size of the future Center and potentially the pool. It shall be assumed that multiple revisions to the programming documents will be required.

The A/E shall create space plans showing its recommendations for the layout of the Center. It should be assumed that multiple revisions to the space plans will be required.

B.2.8 Comprehensive Plans

The A/E shall analyze how the suggested program for the Center aligns with the District's Comprehensive Plan any relevant small area plans, the DOEE SW Flood Study, and any long-term DPR master plans.

B.2.9 Cost Estimate and Design/Construction Schedule

A/E shall create a detailed cost estimate for the approved Programming Documents and Space plans described in **Section B.2.7** above. The A/E shall specifically analyze the cost impact, if any, of Net Zero certification for the new Center. The cost estimates shall take into account the following: (i) results of surveys and studies and their impact on the design and construction means and methods; (ii) escalation to the expected mid-point in construction; (iii) past similar projects completed by DGS; and (iv) other historical cost information. The cost estimates shall be in CSI format or another format approved by DGS.

A/E shall produce a project schedule showing both design and construction activities. The schedule shall be submitted in P6 format.

B.2.10 Feasibility Study Report

A/E, at the end of the study, shall create a Feasibility Study Report. The Feasibility Study Report shall incorporate the findings from all the activities described above and shall include, at minimum, the following elements:

a) Description of the Project and site;
b) Site photographs;
c) Summary of stakeholder meetings and charrettes, including all reports;
d) Results from community survey;
e) Zoning Analysis;

f) Historical Analysis;
g) Geotechnical Report;
h) District comprehensive plan;
i) Environmental Site Assessment;
j) Site Survey, Boundary Survey and Utility Survey;
k) List of agencies, federal and local, with jurisdiction over the project including a list of all permits and approval required for the Project to commence, continue, and be completed;
l) Project risk log;
m) Drawings and plans, as mentioned in Section B.2.7;
n) Meeting minutes; and
o) Memorandums.

A/E shall submit a draft report to DGS and DPR within the schedule referenced in **Section B.2.12**. DGS and DPR shall be given up to fourteen (14) calendar days to review the draft report. After receiving comments, the A/E shall make all requested revisions to the draft report to create a final report within seven (7) days of receiving comments from DGS.

B.2.11 Meeting Minutes and Correspondence

A/E shall be responsible for keeping minutes for all types of meetings and preserving all principal correspondence/memoranda for inclusion in the report. A/E shall be responsible for adding all information to DGS' ProjectTeam platform.

B.2.12 Schedule

A/E shall deliver the draft Feasibility Study Report within eight (8) weeks of receipt of a Notice to Proceed.

B.3 Design Phase

B.3.1 Program Verification & Concept Design Phase

B.3.1.1 Services & Deliverables. During this phase, the A/E shall be required to develop a complete program and concept design. The concept design shall contain such detail as is typically required for a concept design under standard industry practice. In general, the A/E shall be required to undertake the following tasks and submit any required deliverables to the Department:

1. Meet with the Client Project Team (DPR and DGS) to kick-off the Project. The purpose of the meeting will be to review the Project scope, schedule, goals, and objectives, and expectations for the Project. The selected team will also collect and present any data available for the Project and study area including, but not limited to previously completed studies, current survey data, aerial photography, GIS data, etc. This kickoff meeting shall also include the DGS Turnover Manager and a representative from the DGS Facilities and Maintenance team as outlined in the

2016 DGS Projects Turnover Protocol (**Attachment A3**). Complete a Meeting Summary from this meeting and distribute to meeting attendees for review.

2. Conduct workshops with DGS and DPR staff, as well as other stakeholders, to further clarify the goals, objectives, performance targets, service standards, responsibilities, and key agency actions necessary throughout the Department in order to fully realize the vision for the Center. Must also provide a report of findings.

3. Conduct workshops with DGS and DPR staff, as well as other stakeholders to confirm program and verify facility requirements on a space-by-space basis.

4. Attend and participate in community meeting(s) to update the community regarding the Project and collect community input.

5. Coordinate with the HPO and other agencies, commissions, groups, etc. as required to assess and determine historic and/or archeological significance and requirements.

6. Attend meetings and hearings, if necessary. This includes an entitlement search to identify any development restrictions if applicable, zoning research and coordination (if applicable) with all other landowners/agencies.

7. Conduct a study of the storm water management changes/needs and coordinate with DDOT UFD.

8. Conduct life safety/building code analysis to verify compliance of design with all current applicable codes recently adopted by the District.

9. Conduct LEED Workshops with design team and DGS representatives to identify sustainable design strategies to be included in the design, to the greatest extent possible to achieve LEED Silver and Net-Zero Certification.

10. Request and receive hydrant flow test.

11. Perform mechanical systems evaluation and recommend selection.

12. Confer with audio-visual and acoustic consultants to establish design requirements for the Project.

13. Confer with the Department's IT representatives/consultants to verify technological requirements for the Project.

14. Conduct an ADA assessment to determine ways to increase ADA accessibility to the Center and include Universal Design.

15. Confer with the District of Columbia Protective Services Division ("PSD") to establish security and safety requirements.

16. Conduct a photometric analysis to maximize visibility, safety, and efficiency.

17. Review reports provided by DGS managed industrial hygienist and provide any additional surveys and environmental assessments as required.

18. Draft Final Conceptual Plans

    a. Based on input obtained through the process outlined in the Project scope of work, as well as information provided in the Program of Requirements, Stakeholder Interview, and Public Workshop, the selected A/E will work to determine the Concept Design.

    b. Use the accepted Feasibility Plan to develop the conceptual design and cost estimate for the Center. Provide alternatives to addressing the identified recreational, social, and cultural needs. The selected A/E will make any appropriate modifications based on DGS comments prior to presenting the concept to the public.

19. The selected A/E will conduct one (1) Community Workshop to present the plan alternatives to the neighborhood.

20. Participate in Value Engineering workshops, as required, with DGS representatives.

21. Draft Final Conceptual Plan. The selected A/E will develop a draft final conceptual plan and cost estimate informed by the comments obtained throughout the program verification and concept design process. Submit the draft final conceptual site plan/response and cost estimate to DGS for review before presenting it to the public. The selected A/E will make any appropriate modifications prior to presenting the concepts to the public.

22. During this phase, the A/E will be required to prepare and submit to the Department the below-listed deliverables. All such deliverables shall be subject to review and approval by the Department, and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders.

    a. Concept Plan;
        i. Project Space Program.
        ii. Prepare conceptual floor plans and site plans. These shall include a comprehensive master plan for the site.
        iii. Narratives for all major disciplines including civil, architectural, structural, mechanical, electrical, plumbing, and low voltage.

iv. Prepare cost estimates. Cost estimates should include value engineering section for alternatives should the cost of construction need to be reduced.
v. Final Concept Plan.

b. Project Schedule;
c. Topographic Survey;
d. Geotechnical Survey;
e. Hazardous Materials Survey;
f. Phase 1 Environmental Assessment;
g. Environmental Impact Screening Form ("EISF");
h. Hydrant Flow Test;
i. Historical Resources Analysis;
j. Survey of Existing Conditions;
k. Entitlement and Zoning Analysis;
l. Record of accepted LEED Strategies;
m. Record of accepted Value Engineering Strategies; and
n. Summary of required agency review and timetables, including but not limited to OP, CFA, National Capital Planning Commission ("NCPC"), and HPO to include a preliminary archeological study.

All required deliverables shall be subject to review and approval by the Department, and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other Project stakeholders.

B.3.2 Schematic Design Phase

Upon the Department's approval of the Concept Design, the A/E will be directed to proceed with the Schematic Design Phase. During this phase, based on the approved concept design, the A/E shall be required to develop a schematic design that meets the program requirements set forth herein and the Department's schedule and budget requirements for the Project. (*i.e.* designed to budget of **$16 Million** hard construction costs). The schematic design shall contain such detail as is typically required for schematic design under standard industry practice.

B.3.2.1 Services & Deliverables. In general, the A/E shall be required to undertake the following tasks and submit to the Department:

1. Utilize findings and final concept plans, perform site visits as necessary, attend and/or facilitate meetings with stakeholders and District staff to review program of requirements, required utilities, drainage, zoning and traffic needs where/when necessary to develop Schematic Design Documents. This includes coordination with the DGS Turnover Manager and a representative from the DGS Facilities and Maintenance team in compliance with the 2016 DGS Projects Turnover Protocol.

2. Obtain and review applicable District standards and guidelines for design (Design Criteria Manual, Unified Development Code, DPR Standards), where

applicable, and provide a complete design that meets all applicable District codes. Coordinate security requirements with DC Protective Services Police Department ("PSPD"). Coordinate IT and Telecom requirements with DC Office of the Chief Technology Officer ("OCTO") and DC Net.

3. Coordinate with Commission of Fine Arts ("CFA") and the National Capital Planning Commission ("NCPC") for review and approval as necessary.

4. Coordinate with HPO and other agencies, commissions, groups, etc. as required to assess and determine historic and/or archeological significance and requirements. Attend meetings and hearings, if required.

5. Coordinate a Preliminary Design Review Meeting ("PDRM") with the Department of Buildings ("DOB"), Department of Energy and Environment ("DOEE"), Department of Transportation ("DDOT"), and DC Water.

6. Coordinate meetings with applicable utility companies, including but not limited to Potomac Electric Power Company ("PEPCO"), Washington Gas, and Verizon.

7. Attend one (1) Community Meeting to provide a presentation and receive feedback of the Schematic Design Documents. Highlight changes since the concept design, identifying what has been incorporated based on feedback received and in cases where incorporation was not feasible, explaining why.

8. Act as scribe for all design related meetings. Distribute meeting minutes to all attendees.

9. Progress LEED certification work as required.

10. Perform comprehensive Value Engineering effort ("VE") utilizing 30% Plan Review submission. Provide report of findings to DGS. Conduct a meeting with DGS and other stakeholders as necessary to present and discuss VE options.

11. Upload all design documentation and deliverables as required utilizing the online DGS Project Management Information System (ProjectTeam) and guidelines.

12. Baseline Schedule bi-weekly update in the format requested by the Department.

13. During this phase, the A/E will be required to prepare and submit to the Department the following deliverables. All such deliverables shall be subject to review and approval by the Department and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders.

a. Schematic Design Documents – Two (2) hard copy sets and one (1) electronic copy (30% Complete Level).

   i. Site plans, paving layouts, traffic circulation.
   ii. Digital floor plans, building circulation, ADA requirements, etc.
   iii. Design narrative.
   iv. Plan-to-program comparison.
   v. Exterior elevations, rendering, and color palette.
   vi. Critical building sections and details.
   vii. Relevant right-of-way information such as easements, building set-backs, etc.
   viii. Location of utilities and sizes.
   ix. Stormwater management.
   x. Preliminary MEP systems.
   xi. LEED information as appropriate, including preliminary LEED Scorecard.
   xii. Copies of all surveys and reports
   xiii. Preliminary Specifications

b. Presentation and three (3) presentation boards for community meetings. Presentation boards shall be in full color and include at least one (1) 3-D rendering.

c. Updated schedule and cost estimates. Submit an early estimate for the modernization with a magnitude of error of Not to Exceed +/- 10% of the Project hard cost budget.

d. Value Engineering Report. If Value Engineering is necessary (in particular for the HVAC System selection) it should be executed at this stage of the design submission with all the stakeholders.

e. Meeting minutes of Preliminary Design Review Meetings.

f. Memo response to all District comments on Schematic Documents.

All required deliverables shall be subject to review and approval by the Department and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders.

B.3.3 Design Development Phase

Upon Department approval of the Schematic Design, the A/E will be directed to proceed with the Design Development Phase. During this phase, the A/E will be required to progress the approved schematic design into a full set of design development documents ("Design Development Documents"). The Design Development Documents shall represent the logical development of the

approved Schematic Design along with any oral or written feedback provided by the Department and shall be advanced in a manner consistent with the Department's budget for the Project.

B.3.3.1 Services & Deliverables: In general, the A/E shall be required to undertake the following tasks and submit to the Department:

1. Coordinate with the CMAR Contractor selected for this Project, and at a minimum shall meet with the CMAR Contractor twice a month to discuss the status of the design and key issues.

2. Perform site visits as necessary and attend/facilitate meetings with District staff as necessary to develop and progress Design Development Documents. This includes coordination and review with the DGS Turnover Manager and a representative from the DGS Facilities and Maintenance team in compliance with the 2016 DGS Projects Turnover Protocol **(Attachment A3).**

3. Develop Design Development Documents including outline specifications for materials, systems and equipment, detailed dimensional plans, wall sections, elevations, and schedules. Must also incorporate VE options chosen by DGS.

4. Prepare detailed and coordinated drawings and specifications for bidding purposes as needed by the CMAR Contractor.

5. Complete code compliance analysis and drawings.

6. Meet and coordinate with regulatory, reviewing, and stakeholder agencies, as necessary. This includes the following actions:

    a. Present the design to CFA, NCPC, DC Office of Planning, and other regulatory agencies, as required.

    b. Achieve CFA approval and NCPC preliminary approval.

7. Progress LEED Certification work, as required.

    a. Register the Project with U.S. Green Building Council ("USGBC") to obtain LEED certification and pay all registration fees.

8. Manage and coordinate the furniture, fixtures, and equipment ("FF&E") requirements for the Department and DPR. Review the FF&E procurement schedule to be developed by the CMAR Contractor. All FF&E shall be subject to review and approval by the Department and DPR.

9. Attend one (1) Community Meeting to provide a presentation and receive feedback of the Design Development documents. Highlight changes since the Schematic Design, identifying what has been incorporated based on feedback

received and in cases where incorporation was not feasible, explaining why.

10. Prepare a presentation and provide a minimum of three (3) presentation boards for each community meeting to present/display onsite. Presentation boards shall be in full color and include at least one (1) 3-D rendering.

11. Coordinate with utility companies and develop final utility plans, as required.

12. Act as scribe for all design related meetings. Distribute meeting minutes to all attendees.

13. Upload all design documentation and deliverables as required utilizing the online DGS Project Management Information System (ProjectTeam) and guidelines.

14. Baseline Schedule with bi-weekly updates in the format required by the Department.

15. During this phase, the A/E will be required to prepare and submit to the Department the following deliverables. All such deliverables shall be subject to review and approval by the Department and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders.

    a. Design Development Documents – Two (2) hard-copy sets and one (1) electronic copy. (60% Complete Level).
        i. Site plans, paving layouts, traffic circulation, lighting, signage, and utilities.
        ii. Floor plans, structural, civil, architectural, MEP, fire protection, and landscaping.
        iii. Exterior elevations, rendering, and color palette.
        iv. Building sections and details.
        v. Interior elevations, casework, and millwork elevations, as required.
        vi. Playground equipment. (Contingent on the Feasibility Study)
        vii. Stormwater management.
        viii. Confirm space-by-space equipment layouts with representatives from DGS.
        ix. Food service and other equipment, as required.
        x. LEED information, as appropriate.
        xi. Specifications for materials, systems, and equipment.
        xii. Updated Schedule.
        xiii. Draft Specifications.

    b. Submit the A/E's cost estimate for the hard cost of the Project with a Maximum +/- 5% of the Project hard cost budget.

c. Submit the Value Engineering Report or log, if necessary.

d. Respond in writing to all District and Regulatory Agency comments on plans.

e. A reconciliation report that addresses issues raised by the Contractor as a result of the 60% progress printing.

f. CFA Submission Materials.

All required deliverables shall be subject to review and approval by the Department and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders.

B.3.4 Permit Set Phase

The A/E shall be required to develop a Permit Set. The Permit Set shall represent the further progression of the approved DDs together with any value engineering strategies approved by the Department. The Permit Set shall be construction documents progressed to approximately 90% completion of those required in a traditional Design/Bid/Build delivery method; however, the Permit Set shall nevertheless be code and permit ready, with all major systems sufficiently designed, detailed, specified, coordinated, and developed.

B.3.4.1 Services & Deliverables: In general, the A/E shall be required to undertake the following tasks and submit to the Department:

1. Progress design and Design Development Documents and prepare construction documents.

2. Prepare detailed and coordinated drawings and specifications for bidding purposes.

3. Prepare application, submit documents for building permit according to DOB requirements, and file with other regulatory and reviewing agencies including DC Water, DDOT, and DOEE. The permit application process will include progress printing of a "Permit Set".

4. Correct plans to reflect issues noted by regulatory agencies and permit reviewers, as required. Resubmit for additional review and approval, as required.

5. An Environmental Impact Screening Form ("EISF") will be required and shall be the responsibility of the selected Offeror.

6. Complete Platting and record Plat.

7. Obtain all required signatures on plans.

8. Complete final coordination with utilities and service providers, as necessary.

9. Prepare and submit early-release excavation, foundation, concrete, and steel packages, if necessary.

10. Progress LEED Certification work, as required.

11. Attend follow up meetings and coordinate with regulatory agencies, Fire Marshall, DGS Facilities personnel, and other stakeholders, as necessary.

12. Attend and participate in community meeting(s) to update the community regarding the Project.

13. Prepare a presentation, provide a minimum of three (3) presentation boards for each community meeting, and present/display onsite. Presentation boards shall be in full color and include at least one (1) 3-D rendering.

14. Act as scribe for all design related meetings. Distribute meeting minutes to all attendees.

15. Upload all design documentation and deliverables as required utilizing the online DGS Project Management Information System (ProjectTeam) and guidelines.

16. During this phase, the A/E will be required to prepare and submit to the Department the following deliverables. All such deliverables shall be subject to review and approval by the Department and the A/E's pricing should assume that revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders.

    a. Construction / Permit Documents

        i. Submit two (2) hard-copy sets and one (1) electronic copy of the complete sets of Permit Documents (90% Complete Level).

        ii. Specifications.

        iii. Cost Estimate.

        iv. Updated Schedule.

B.3.4.2 The A/E shall incorporate into the Permit Set the design requirements of governmental and regulatory authorities having jurisdiction over the Project. In addition, the A/E shall be required to: (a) define, clarify, or complete the concepts and information contained in the Permit Set; (b) correct design errors or omissions, ambiguities, and inconsistencies in the Permit Set (whether found prior to or during the course of construction); and (c) correct any failure of the A/E to follow written instructions of the Department during any phase of design services or the construction

of the Project provided they are compatible with industry standards. The design shall also incorporate any value engineering strategies approved by the Department.

B.3.4.3 Following the Department's review and approval of the Permit Set, the CMAR Contractor shall solicit bids from trade subcontractors based on these documents. The A/E shall be required to respond to RFIs and provide ASIs during such bidding process without additional cost to the Department or the CMAR Contractor. Based upon the trade pricing received by the CMAR Contractor, the A/E may also be required to engage in additional value engineering efforts to return the Project to budget. The Permit Set Phase shall not be considered complete unless and until a GMP or Lump Sum Price for the Project is agreed upon.

B.3.5 Issued for Construction Documents

B.3.5.1 Services & Deliverables: The A/E shall be required to develop an Issued for Construction Set of construction documents ("IFC Set"). The IFC Set shall represent the further progression of the approved Permit Set together with any value engineering strategies approved by the Department. The IFC Set should be progressed to One Hundred Percent (100%) completion of those required in a traditional Design/Bid/Build delivery method. The A/E shall provide two (2) hard-copy sets and one (1) electronic PDF copy of the IFC Set to DGS (100% Construction Documents).

B.4 Bidding and Construction Administration Services (Title II Services)

B.4.1.1 Bidding. Unless otherwise agreed to by the Department in advance, the A/E shall issue the approved Permit Set of construction documents for bidding (*i.e.* the 90% design submission).

The A/E shall also provide support to the CMAR Contractor and the Department as may be necessary to support the bidding of trade subcontracts. These services will include, but are not necessarily limited to:

1. Assist with distribution of documents, as needed.
2. Prepare and issue bidding addenda.
3. Respond to bidding questions and issue clarification, as needed.
4. Consider and evaluate request for substitutions.

B.4.1.2 Construction Administration. The A/E shall provide support to the CMAR Contractor and the Department as may be necessary to support the construction phase of the Project (the "Construction Phase"). These services will include, but are not necessarily limited to:

1. Attend Construction Kick-Off meeting with the Project Manager, representatives from DGS and DPR, and the general contractor (GC). Prepare meeting minutes and distribute to attendees.

2. Attend biweekly progress meetings and provide meeting minutes. A/E site visits are included in base fee.
3. Review and process shop drawing submissions, submittals, RFI's, etc.
4. ASI's or other clarification documents.
5. Prepare meeting notes and records of decisions/changes made.
6. Conduct punchlist inspections.
7. Review closeout documents for completeness. Close-out documentation shall comply with the 2016 DGS Project Turnover Protocol included as **Attachment A3**.
8. Provide As-Built Drawings based on the Contractor's red line drawings and/or coordinated set developed during the subcontractor coordination process. As-Built Drawings should be transmitted to DGS in hard copy, PDF, and CAD formats. Close-Out documentations shall comply with the 2016 DGS Project Turnover Protocol included as **Attachment A3.**

B.5 Key Personnel

In its proposal, each Offeror will be required to identify its key personnel. Key personnel shall include, at a minimum, the following individuals: (i) the Design Principal; (ii) the Project A/E; (iii) the Project Designer; (iv) the lead MEP engineers; (v) the lead structural engineer, (vi) the lead Civil engineers, (vii) the lead Landscape architect and (viii) the pool consultant. **The A/E will not be permitted to reassign any of the key personnel unless the Department approves the proposed reassignment and the proposed replacement.** The key personnel specified in the contract are considered to be essential to the work being performed. Prior to diverting any of the specified key personnel for any reason, the A/E shall notify the Contracting Officer ("CO") at least thirty (30) calendar days in advance and shall submit justification, including proposed substitutions, in sufficient detail to permit evaluation of the impact upon the contract. The A/E shall obtain written approval of the CO for any proposed substitution of key personnel.

B.6 Licensing, Accreditation and Registration

The A/E and all of its subcontractors and sub-consultants (regardless of tier) shall comply with all applicable District of Columbia, state, and federal licensing, accreditation, and registration requirements and standards necessary for the performance of the contract. Without limiting the generality of the foregoing, all drawings shall be signed and sealed by a professional architect or engineer licensed in the District of Columbia.

B.7 Conformance with Laws

It shall be the responsibility of the A/E to perform under the Contract in conformance with the Department's Procurement Regulations and all statutes, laws, codes, ordinances, regulations, rules, requirements, orders, and policies of governmental bodies.

B.8 Service Contract Act

The A/E agrees that the work performed under the proposed Contract shall be subject to the Service Contract Act Wage Determination in effect on the date the contract is executed, **Attachment B.** Service Contract Wage Schedules are available at www.wdol.gov.

B.9 First Source Employment Agreement and Employment Plan

The A/E shall ensure that at least fifty-one percent (51%) of each firm and every subconsultant's and subcontractor's employees hired after the effective date of the Contract, or after such subconsultant or subcontractor enters into a contract with the A/E, to work on the Project shall be residents of the District of Columbia. This percentage shall be applied in the aggregate, and not trade by trade. In addition, the A/E shall use commercially reasonable best efforts to comply with the workforce percentage goals established by the recently adopted amendments to the First Source Employment Agreement Act of 1984 (D.C. Code §§ 2-219.01 *et seq.)* and any implementing regulations.

B.10 Living Wage Act

In addition to the requirements set forth in the First Source Employment Agreement, the A/E shall comply with all applicable provisions of the Living Wage Act of 2023, **Attachment J**, as amended (codified as D.C. Official Code §§ 2-220.01 *et seq*.) and its implementing regulations.

B.11 Equal Employment Opportunity ("EEO")

The A/E shall comply with applicable laws, regulations, and special requirements of the Contract Documents regarding equal employment opportunity and affirmative action programs. In accordance with the District of Columbia Administrative Issuance System, Mayor's Order 85-85 dated June 10, 1985, the forms for completion of the Equal Employment Opportunity Information Report are incorporated herein as **Attachment H**. A contract award cannot be made to any contractor that has not satisfied the equal employment requirements.

B.12 Standard Contract Provisions

The Department of General Services Standard Contract Provisions for Architectural and Engineering Contract **Attachment G** are applicable to this procurement.

B.13 Time is of the Essence and Substantial Completion Date

Time is of the essence with respect to the contract. The Project must be substantially complete by **August 22, 2025 ("Substantial Completion Date").**

SECTION C
ECONOMIC INCLUSION

C.1 Preference for Small, Local, and Disadvantaged Business Enterprises

General: Under the provisions of the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, D.C. Law 16-33 (codified at D.C. Code § 2-218.01 et seq.), preferences shall be given to Offerors that are certified by the District of Columbia Department of Small and Local Business Development ("DSLBD") as being a small business enterprise, having resident business ownership, having a longtime resident business, being a local business enterprise, being a disadvantaged business enterprise, being a local business enterprise with its principal office located in an enterprise zone, being a veteran-owned business enterprise, or being a local manufacturing business enterprise. (A copy of the certification acknowledgment letter must be submitted with the Offeror's Proposal.) In accordance with these laws, the following preferences shall be awarded in evaluating an Offeror's proposal:

- Three (3) preference points shall be awarded if the Offeror is certified as having a small business enterprise.
- Five (5) preference points shall be awarded if the Offeror is certified as having a resident business ownership.
- Five (5) points shall be awarded if the Offeror is certified as having a longtime resident business.
- Two (2) preference points shall be awarded if the Offeror is certified as a local business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as being a local business enterprise with its principal office located in an enterprise zone.
- Two (2) preference points shall be awarded if the Offeror is certified as a disadvantaged business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as a veteran-owned business enterprise.
- Two (2) preference points shall be awarded if the Offeror is certified as a local manufacturing business enterprise.

Offerors may qualify for more than one of these categories, so that the maximum number of points available under this section is 12 points.

C.1.1 Preferences for Certified Joint Ventures

A certified joint venture will receive preferences as determined by DSLBD in accordance with D.C. Official Code § 2-218.39a (h).

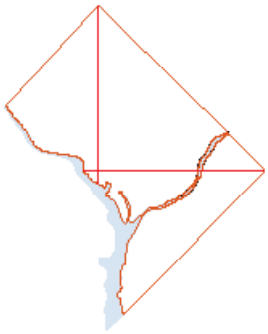
C.1.1.1 A copy of the certification acknowledgment letter must be submitted with the Offeror's Proposal.

Exhibit B
Attachment A5 – Randall Park Pool ADA Master Plan

SWANKE HAYDEN CONNELL ARCHITECTS

ADA Master Plan for the District of Columbia

"One City for Everyone,
Towards a National Model of Accessibility"



September 20, 2011

Randall Park Pool

Building #51B
101 Street, SW
Washington, DC 20024

DC Department of Real Estate Services
DC Office of Disability Rights

Contract # DCAM-2010-D-0006-D08

Vicinity Map

10 I Street, SW
Washington, DC 20024

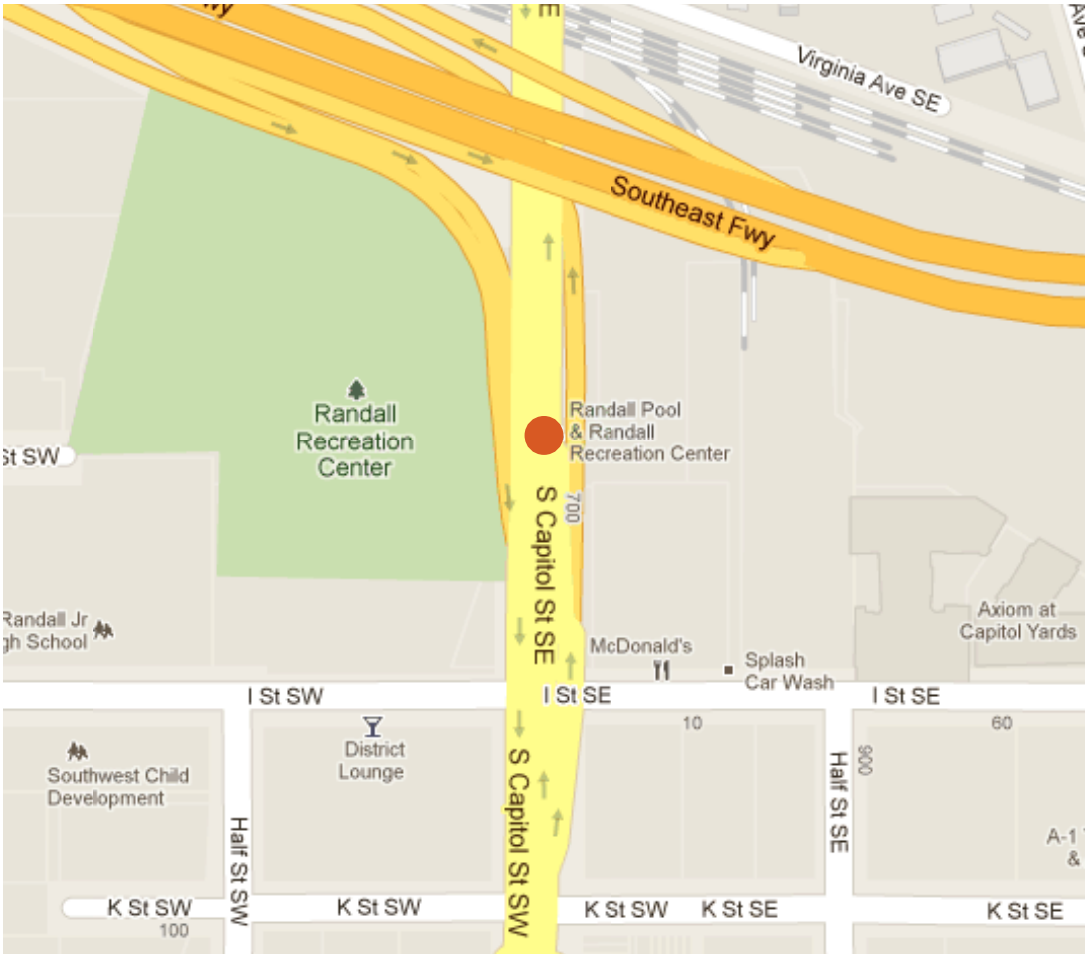


Table of Contents

NOTE: Numbering system refers to checklist items

Introduction

"One City for Everyone, Towards a National Model of Accessibility"

ADA Observations & Directions

PROCESS

The District of Columbia Department of Real Estate Services (DRES) initiated a study to evaluate 212 facilities under the control of the District of Columbia municipal agencies for ADA compliance using the new **2010 ADA Standards for Accessible Design: Title II for State & Local Facilities**. Based on the MASTER SCHEDULE SHCA prepared of these various facilities ranging in size, type (function), and responsible agency, DRES has scheduled access to each facility and all its spaces for SHCA's architectural assessment teams. **Where access could not be obtained, it is so marked on the accompanying KEY PLANS**.

The surveys are visual observations made only at the time of the survey. SHCA has not tested any systems (i.e. life safety, security, elevator recall, etc.) to observe proper operation. SHCA has trusted the accuracy of the drawing information DRES supplied, and, SHCA has not made any attempt to validate existing floor plan layouts. **Where there are observed discrepancies, it is so marked on the accompanying KEY PLANS**.

As identified in the ADA Standards, the breadth and scope of remedial activities that could be required of any facility may be triggered by a very broad set of circumstances. Since it is not possible to envision all the circumstances that could initiate a full or partial renovation, our analysis takes a broader view and attempts to identify discrepancies between each facility and ADA requirements with the underlying assumption that over time, all District properties will be brought into compliance during their life cycle.

Any information regarding the future plans for the facility that SHCA's assessment team ascertains at the time of survey (on-going and/or planned renovations or repairs) will also be noted in the EXECUTIVE SUMMARY to help prioritize future work for ADA compliance.

To the greatest extent possible, the information gathered within these reports will provide the same information requested in **Americans with Disabilities Act Accessibility Guidelines (ADAAG) Checklist for Buildings and Facilities**.

STANDARD REPORT CONTENTS

1. **VICINITY MAP**

   Provides the address of the facility, a general location within the District and a detailed street map showing street names and surrounding areas adjacent to the facility and its site.TABLE OF CONTENTS

2. **ADA (CCFCA) – INTRODUCTION**

4. **EXECUTIVE SUMMARY**

   Gives the assessment of the facility and its site based on when it was surveyed and provides:

   a. **Overview**

      i. Function, size (area & stories), orientation, points of public access and available public transporta tion, special building components;

      ii. When the facility was built and/or subsequently renovated/additions added, etc. and what, if any, is the planned future of the facility (renovated, demolished, sold, etc.)

iii. Name(s), Title(s) of DRES and other agency personnel interviewed;

iv. Any other notable features of the facility;

b. Deficiencies and Risk Assessment

Bullets for the major items and the changes necessary to bring those items into ADA compliance. This is also where we will highlight and discuss any special areas and their items to obtain compliance. We will include functional requirements precluding public access and/or the physically disabled.

c. Prioritization

Based on professional knowledge and perspective and the above information, SHCA will assign priorities using three criteria for comparison:

1) The overall condition or criticality of the repairs necessary (Condition/Criticality);
2) The concern for safety required in any given facility (Concern), and
3) The amount of public access required to any given facility (Traffic).

Condition/Criticality	Safety	Traffic
High	Immediate Concern	High Traffic
Moderate	Moderate Concern	Medium Traffic
Slight	Low Concern	Low Traffic

Levels of risk will be assigned on the basis of the above criteria and ordered as follows:

Priority Level

i. Priority 1 – Critical (Immediate);
ii. Priority 2 – Critical (Potential);
iii. Priority 3 – Necessary;

5. MASTER CHECKLIST

Using the new 2010: Title II Guidelines for State & Local Facilities, SHCA created this checklist for the purpose of annotating the various sections of the new code. The assessment teams used this checklist while surveying each facility. The Checklist is formatted as a spreadsheet providing the following:

a. Note

SHCA's numbering system shows the location of identified items not in compliance on the Key Plans and may reference them in the Summaries of Risk Assessment.

b. Ref (reference)

ADA Guidelines numbering system for designating general items and elements of those items. These are included for fast reference to the more complete description of requirements in the Guidelines.

c. Item

General Items of the Guidelines in Bold with other elements of each item identified. Please note that where items are designated as being compliant, the element fields are suppressed to save room, making it easier to read. Exceptions to this are comments made about compliant elements.

d. Requirement

An abbreviated statement of what is required for compliance taken from the Guidelines.

e. Complies, Repair, Renovate, and **Structurally Infeasible**

These identify the condition of each item/element and the remedial action required to obtain compliance;

- do nothing because it "complies" with ADA requirements;
- perform remedial "repair or replacement" work to damaged items/elements or, by substituting existing non-compliant with compliant items
- completely "renovate" the existing to obtain compliance,
- items that are "structurally infeasible" to correct demand a disproportionate cost and possibly qualify for hardship status.

f. Descriptions

These are the specific observations and directions given by the assessment teams and will be used to form what would be the range of costs to bring about compliance.

6. ANNOTATED PLAN DRAWINGS (KEY PLANS)

Diagrammatically denote on plans the areas and their items that are required to be brought into ADA compliance. These drawings will also show which areas have been modified from the plans DRES has provided and which rooms/areas were INACCESSIBLE at the time of survey.

7. SUPPORTING PHOTOGRAPHS

Photos with captions to illustrate some of the compliance issues will be provided and cross-referenced in the Checklist Comments.

8. SCOPE OF WORK (SOW)

The SOW sets out in broad terms for an A/E firm what would be the next step in the implementation process to correct ADA deficiencies once DRES has obtained approval to proceed. This SOW would be accompanied by ***DRES's Technical Requirements and Submittal Guide*** along with any special instructions and terms of contract prepared by DRES. This scope also requires that the final assessment before presenting solutions for remediation be presented in the format of the ***TECHNICAL REQUIREMENTS SURVEY FORMS*** found in ***the Americans with Disabilities Act Accessibility Guidelines (ADAAG) Checklist for Buildings and Facilities.***

9. COST PARAMETERS

Using budgetary information established by Cost Consultant, Forella Group SHCA has characterized each facility's remedial cost parameters. These cost data provide a LEVEL OF MAGNITUDE BUDGET for achieving ADA compliance. Where projects may be accomplished via non-capital expenditures, they are so noted. Capital expenditures include general conditions and A/E fees, and are based on costs as the date of this report (2nd quarter, 2011).

Executive Summary

Overview

Randall Park Pool is located between the abandoned Randall Jr. High School and the Randall Park Recreation Center, which is at the intersection of South Capitol Street SW and I ("Eye") Street SW. The site is served by bus stops along South Capitol Street SW to the east of the property and by the Waterfront- SEU and the Navy Yard Metrorail Stations. Assessed by SHCA on August 8, 2011, the site consists of a small one-story bathhouse, a large outdoor swimming pool, and a large paved area in front of the building.

The building is of construction Type IB and has an approximate floor area of 4,800 square feet on a two-parcel site of approximately 3.3 acres. The swimming pool was constructed in the 1930's. The building contains Staff Rooms, Mechanical Rooms, and Changing / Shower Rooms for males and females with attached Toilet Rooms and access to the pool area through the rear exit doors. The pool facility and its outdoor amenities are generally used by children of all ages and are open during the summer season only.

The building and its different functions were partially compliant at the time of the survey with deficiencies as described below and noted in the accompanying drawings.

Picture 1

Picture 2

Picture 3

Site and Building Access Deficiencies:

- Parking is provided in a lot in front of the bathhouse with no marked spaces or signed handicapped spaces. Generally, the asphalt surface is cracked and broken with uneven areas, which are not ADA compliant. In addition, no required van accessible space is provided (Picture 1, 2).

  Action: Resurface parking area to provide level accessible surface to meet ADA requirements. Provide required amount of accessible spaces with compliant signage.
- There are no directional markings or paint to mark car drop-off area provided.

  Action: Provide directional markings and loading zone.
- Surrounding sidewalks are in fair to poor condition with uneven areas that are not ADA compliant (Picture 3).

  Action: Repair concrete sidewalk surfaces to provide a level accessible walkway.

- Concrete surface walkways surrounding the bathhouse are uneven and do not provide accessible route for compliance (Picture 13, 14
- 15, 16).

  Action: Remove concrete surfaces and provide a level accessible surface.
- Curb cuts are provided at site entrance, but no required truncated domes are included (Picture 4).

  Action: Provide and install detectable warnings for ADA compliance.
- The outdoor swimming pool is located within a fenced area and is accessed through the pool bathhouse building. The pool has more than 300 linear feet of water wall but does not have the required accessible means of entry (Picture 5).

  Action: Provide two means of accessible entry into pool.
- Ramp is provided at building entrance, but the running slope is steeper than required for compliance. In addition, required handrails are not provided (Picture 17, 18).

  Action: Remove concrete surface and regrade to meet ADA requirements. Resurface as required. Provide and install ADA compliant handrails with extensions.
- Entrance doors require an opening force that may prevent an accessible entry.

  Action: Repair / replace door closer to comply with the DOJ accessibility regulations for persons with disabilities.
- The layout and configuration of the bathhouse entrance for both Men's and Women's changing rooms does not provide the required clearance for ADA compliance (Picture 6, 19).

  Action: Significant demolition and restructuring is required to provide clearances to meet ADA requirements.
- Only one type of drinking fountain is provided at the Bathhouse building within the pool area, but two are required for compliance. The spout location at the drinking fountains is too shallow for compliance (Picture 20).

  Action: Provide and install accessible drinking fountains for both standing and seated adults with required clearance to meet ADA requirements.
- Accessible site and exterior building signage is not provided.

  Action: Provide required signage for an accessible route and access into building to meet ADA requirements.

Picture 4

Picture 5

Picture 6

Building Interior Deficiencies:

- The vestibule size and configuration at both changing room entries does not provide the required clearance for ADA compliance (Picture 21).

  Action: Remove walls and doorways. Rebuild vestibule to provide required clearance.
- Spray nozzles are provided at the vestibule entry areas leading into the pool area and they impede into the accessible route (Picture 7).

  Action: Provide and install shallower spray nozzles to meet ADA requirements.
- Typically, interior door closers required excessive force to open and their delay times for closure were too quick for compliance.

  Action: Closers should either be adjusted per requirements or replaced as necessary.
- Hooks are provided in the Men's Changing Area, but they are not located within the accessible range for ADA compliance (Picture 22).

  Action: Remove / relocate hooks to be within allowable reach range.
- The primary user group for this facility is children of all ages. No plumbing fixtures for children's use are provided in either Men's or Women's Toilet Rooms.

  Action: Provide and install plumbing fixtures for children's use to meet the ADA requirements.
- Typical Locker Room mirror height is greater than required.

  Action: Remove and reinstall mirrors at corrected height.
- Accessible toilet stalls are provided in both Men's and Women's Toilet Rooms; however, they include sinks that interfere with the required clear space (Picture 8).

  Action: Remove sink and provide accessible toilet stall that meets ADA requirements.
- Urinals in Men's Locker Room exceed the required height for compliance (Picture 9).

  Action: Provide accessible urinal at corrected height.

Picture 7

Picture 8

Picture 9

- The required pipe protection (insulation) under the sinks in both Locker Rooms is missing (Picture 10)

  Action: Provide and install pipe padding to bring sinks into compliance.
- Existing sinks are above allowable height for compliance (Picture 11).

  Action: Remove and relocate sinks below maximum height to meet ADA requirements.
- Faucet controls in both Locker Rooms require hard grasping and turning of the wrist, which is not compliant (Picture 11).

  Action: Provide ADA compliant faucet controls.
- Toilet compartment configurations at sink locations prevent the required approach dimensions for ADA compliance (Picture 11).

  Action: Remove plumbing fixtures and accessories. Rebuild to provide required clearance.
- Shower units are provided on the perimeter walls of both the Male and Female Changing Rooms. Accessible showers with required accessories are not provided, which is not ADA compliant (Picture 12).

  Action: Provide accessible shower unit in each shower bay.
- Changing stalls are provided in Women's Changing Area, but no accessible stall is included (Picture 23).

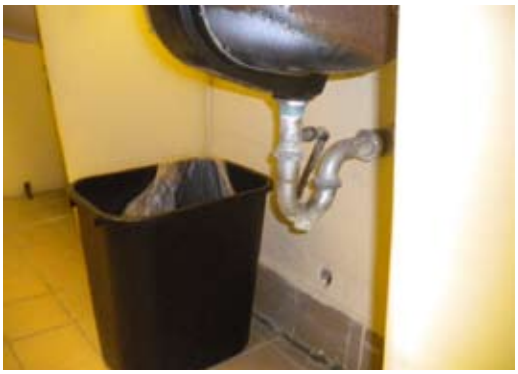
  Action: Provide accessible changing stall for ADA compliance.
- Accessible interior building signage not provided.

  Action: Provide required interior signage for accessible route inside building to meet ADA requirements.

Prioritization:

- The Criticality of this building's condition is Moderate;
- The Safety in this building and site is of Moderate concern;
- This building is a Medium Traffic facility;
- Based on these criteria, the level of risk is Priority 2 – Critical (Potential).

** For more detailed information, see Data Sheets and Supplemental Photographs.*



Picture 10

Picture 11

Picture 12

Supplemental Photographs

Picture 13

Picture 14

Picture 15

Picture 16

Picture 17

Picture 18

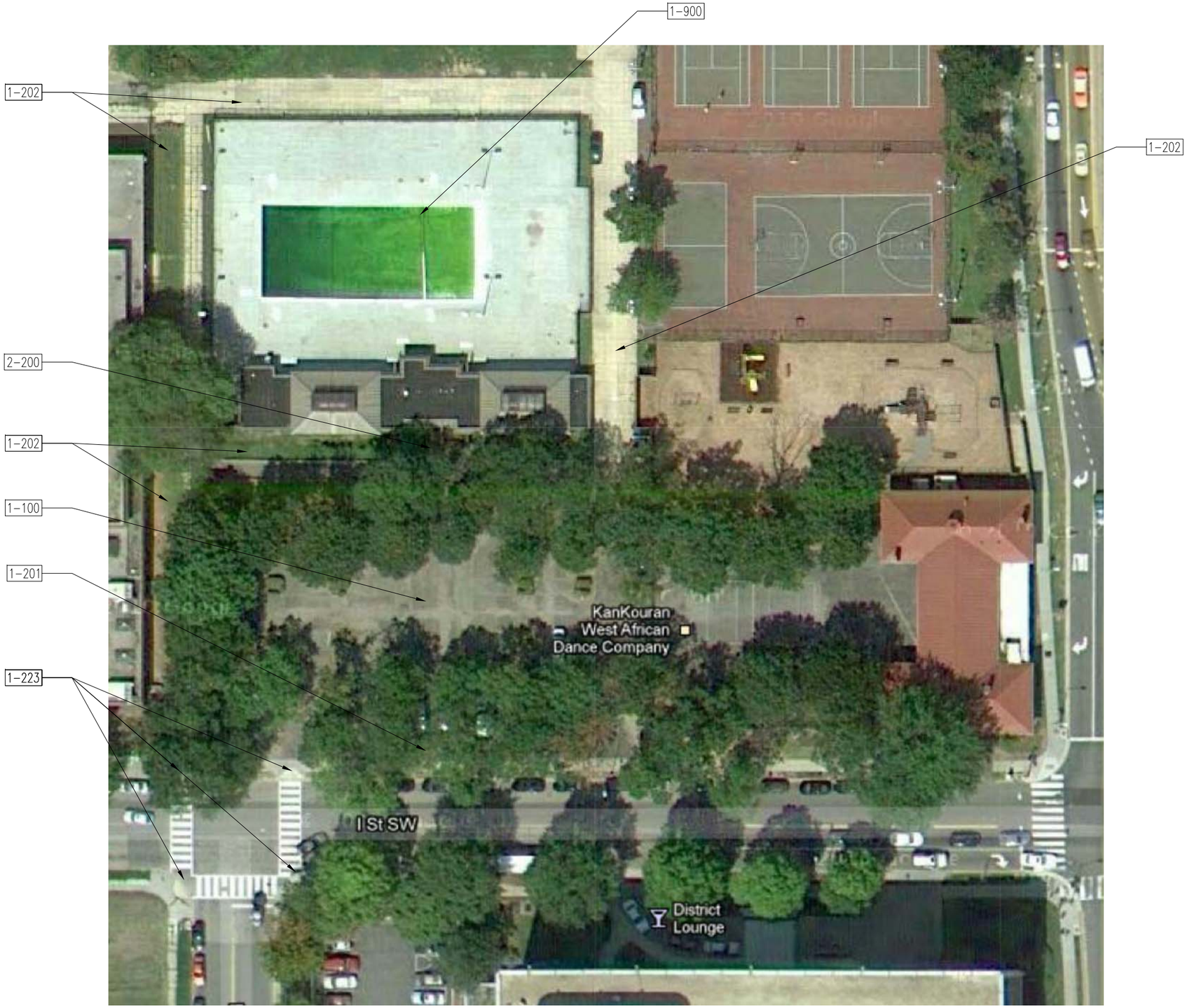
Picture 19

Picture 20

Picture 21

Picture 22

Picture 23



SITE PLAN

SCALE: NTS

SWANKE HAYDEN CONNELL ARCHITECTS

Swanke Hayden Connell Ltd
Swanke Hayden Connell & Partners, LLP
4445 Connecticut Ave, NW, Suite A400, Washington, D.C. 20008
Phone 202 244 2500, Fax 244 2501

Client

DC Department of Real Estate Services
2000 14th Street, NW, 8th Floor, Washington, D.C. 20009

Client's Representative

Maurice Dunn
2000 14th Street, NW, 8th Floor, Washington, D.C. 20009

GENERAL NOTES:

THE PLAN INCLUDED HEREWITH IS AS SURVEYED AND ISSUED BY FAITHFUL/GOULD IN THEIR 2009 SURVEY REPORT. ACTUAL CONDITIONS MAY DEVIATE FROM THE ORIGINAL PLANS.

1. WHERE NOTE 1 IS SHOWN ON PLAN, FLOOR PLAN IS AT VARIANCE WITH OBSERVED FIELD CONDITIONS AS OF SURVEY DATE.

2. X-XXX ANNOTATION OF BUILDING ELEMENTS AS DESCRIBED IN THE ADA ANALYSIS CHECKLIST

3. WHERE NOTE 3 IS SHOWN ON PLAN, ACCESS HAS NOT BEEN PROVIDED TO AREA AT TIME OF SURVEY

Job Title

DRES DC Department of Real Estate Services

2000 14th Street, NW
8th Floor
Washington, DC 20009

Drawing Title

Randall Park Pool

Site Plan

Issue Date

Scale

Not to Scale

Seal

Drawn By

Checked By

Project No.

Drawing No.

C - 1

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-000		Children population age range						Primary user group: Children of all age groups.
1-100	**208-502**	**Parking**						
1-101		**General**	Access route to entrance					
1-102			Surface quality					Parking lot surface is in poor condition with uneven areas and cracked asphalt, which is not ADA compliant (Picture 1, 2). Action: Resurface parking area to provide level accessible surface to meet ADA requirements.
1-103			Directional markings/Paint					Action: Provide required directional markings/paint.
1-106	208.2	**Spaces**						Parking provided by building; no marked/signed handicapped spaces observed.
1-118		**Number of accessible parking spaces**	width no less than 8'-0"					No accessible parking provided. Action: Provide required accessible parking with markings.
1-119			Space markings & wheel stops					Action: Provide and install bumpers where required.
1-120		Access aisle marked	min. width 5'-0"					Action: Provide access aisle.
1-121	502.2	**Number of accessible van spaces**	width no less than 11'-0"+5'-0", 1 min/1 per 6 accessible spaces					No van accessible space provided. Action: Provide required van accessible space with signage.
1-122	502.3.3	Access aisle marked	Or min. width 8'-0"+8'-0"					
1-123			Accessibility space markings					
1-124		Accessible spaces signage	"Reserved Accessible Parking"; paint/floor					
1-125			with "Van Accessible" sign					
1-126			On pole/wall @5'-0" AFF min					
1-127	503	**Passenger Loading Zone**						
1-128	503.3	Car pull up space	Min 8'-0" x 20'-0"					No directional markings or paint to mark car drop off area provided. Action: Provide directional markings and loading zone.
1-129		Car access aisle **marked**	Min 5'-0" x 20'-0"					
1-130		**Bus Stop and Loading Zone**						Bus stops are located on I & 3rd Streets SW.

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-200	**403**	**Walkways/Route**						
1-201	403.2 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					Surrounding sidewalks are in fair to poor condition with uneven areas which are not ADA compliant (Picture 3). Action: Repair concrete sidewalk surfaces to provide a level accessible walkway.
1-202		**General**	Surface quality (Jog, etc.)					Concrete surface walkways are uneven and do not provide accessible route for compliance (Picture 13, 14, 15, 16). Action: Remove concrete surfaces and provide a level accessible surface.
1-203			Painted Markings					Action: Provide required directional markings/paint.
1-204		**Dimensions**	Width = min 36" typ.					
1-207	406	**Curb Ramps (curb cuts)**	run. slope no more than 1:20 (5%)					
1-208		Curb ramps 36"W min	Flares no steeper than 1:10 (10%)					
1-209	405.2 / 406.3	Curb Ramp Steepness & Flare Steepness	Ramp Steepness no more than 1:12 (8.33%). Flared sides 1:10 max with exception for alterations where there is no landing @ top: ramp flares shall be provided w/ max slope 1:12 (8.33%).					
1-223	106	**Detectable Warnings**	Feature on walking surfaces or other elements to warn of hazards on a circulation path.					Curb cuts are provided at site entrance, but no required truncated domes are included (Picture 4). Action: Provide and install detectable warnings for ADA compliance.
1-224	705 / 705.1		Detectable warnings consist of a surface of truncated domes. Comply with Section 705.					
1-500		**Exterior Site Signage**						
1-501	Chapt 7	Signs/General						Exterior signage indicating accessible path to building entrance not provided. Action: Provide compliant signage to accessible path from street.
1-502	502.6	Sign Location	60 inches min AFF or ground surface, measured to the bottom of the sign.					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-503	502.6 / 703.7.2.1	Parking space identification signs	International Symbol of Accessibility					
1-504	502.6	van parking spaces	designation “van accessible.”					
1-800		**Site Amenities**						
1-900	**242 /1009**	**Outdoor Swimming Pools**	**Wading Pools and Spa**					
1-902	242.2	>300 ft. water wall	two accessible means of entry req'd. Second entry may be ramp, transfer wall, transfer platform, lift.					No accessible means of entry is provided into the pool (Picture 5). Action: Provide two means of accessble entry into pool for ADA compliance, see notes below for requirements.
1-903		**Lifts**						
1-904	1009.2.7 / 309.4	Unobstructed Operation	Capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms unobstructed when the lift is in use. Comply with 309.4.					
1-905	1009.1	Pool lifts approaches	clear space w/12" beyond; 48" by 36" area					
1-906	1009.2.4	Seat height	16"-19"AFF/deck area					
1-907	1009.2.5	Seat width	16" W min					
1-908	1009.2.6	Footrest	yes in pools					
1-909			none in spas					
1-910	1009.2.6	Armrests opposite water	foldable in resting position					
1-911	1009.2.7	Operations	unassisted					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-912	1009.2.8	Submerged depth	seat depth 18"max					
1-913	1009.2.9	Lifting capacity	300 pounds min					
1-914	**1009.3**	**Sloped Entries**	**aquatic wheelchair req'd, of non-corrosive material**					
1-915			submerged ramp access					
1-916			submerged depth 24"min-30"max					
1-917			landing at bottom 60" long					
1-918	1009.3.1		water side edge protection req'd on ramp edge, 4" high. Or 12" horiz. extension					
1-919		**Handrails**	width bet rails 33"min-38"max					
1-920		no extension req at bottom						
1-921	**1009.4**	**Transfer walls**						
1-922	1009.4.1	Clear deck space	centered on grab bar(s); 60" by 60" min					
1-923	1009.4.2	height	16"-19"					
1-924	1009.4.3	Wall depth and length	12"-16" deep/60" long					
1-925	1009.4.4	Surface finish	smooth w/round edges					
1-926	**1009.4.5**	**Grab bars**	height above wall surface; 4"-6"					
1-927		area	24" between 2 grab bars; 24" on either sides if 1 only					
1-928	1009.5	Transfer Systems						

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-929	1009.5.1	Transfer Platform	At head of each system, 19"deep by 24"wide min					
1-930	1009.5.2	Transfer space	centered on head platform, 60" by 60" min					
1-931	1009.5.3	Height of Platform	16-19"					
1-932	1009.5.4	Transfer steps	8"max height					
1-933			last one below surface; 18"min					
1-934	1009.5.5	Surface finish	smooth w/round edges					
1-935	1009.5.6	tread depth	width min 24"					
1-936	1009.5.7	grab bars	individual horizontal; 4"-6" above steps					
1-937			one sloped; 4"-6" above at nosing					
1-938	1009.6	Pool Stairs (follow 504)	riser height uniform					
1-939			if not uniform then; 4"min-7"max					
1-940		Handrails	width between rails; 20"min-24"max					
1-941			no extension bottom					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
2-100		**General Accessible Route**						
2-101		**General**	Accessibility from Site into Building					
2-103	403.2 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					
2-104		Running slope	less than 1:20					
2-200	405	**Ramps**						
2-201		Dimension	Width min 36"					
2-202	405.2	Slope	no more than 1:12 (8.33%)					Ramp is provided at building entrance but the running slope is steeper than required for compliance (Picture 17). Action: Remove concrete surface and re-grade to meet ADA requirements. Resurface as required.
2-203	405.7	landings 5'L min. if same dir.	5' x 5' clear if change of dir.					
2-204		Rise no more than 30"max	more than 30" = landing					
2-205	405.8	Handrail required if more 6"rise	Railings (top 34" to 38" H)					Required handrails are not provided (Picture 18). Action: Provided and install ADA compliant handrails with extensions.
2-206		Top and bottom landings	12" area extension beyond edges					
2-207	405.9	Edge Protection						
2-208	405.1	Curb or Barrier Curb Protection	Barrier located 4"AFF at Rail					
2-209	405.4 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
2-400	**309-404**	**Doors**						
2-401		**Entrance Door Type**						
2-402		Single door	Clear Opening Size 32"min					
2-405	404.2.5 / 302 / 303	Threshold	max ht 1/2" inclusive of 1/4" rise + 1/4"slope 1:2					
2-406	404.2.5 Exception	Existing or altered thresholds	max ht 3/4", w/slope 1:2 ea.side; not required to comply with 404.2.5.					
2-408	309 / 404.3.5	Controls	one hand/fist - easy handling					
		Door Hardware	usable w/one hand, no hard grasping					
2-409	404.2.8	**Closing Speed**						
2-410	404.2.8.1	Door Closers and Gate Closers	From open 90 degrees to closed at 12 degrees, 5 seconds minimum closing time					Entrance doors closed faster than required. Action: Repair / replace door closer to achieve required closing speed.
2-412	404.2.9	**Opening Force**						
	404.2.9	Opening Force, non-fire rated doors	No requirement for exterior doors					Entrance doors require an opening force that may prevent an accessible entry. Action: Repair / replace door closer to comply with the DOJ accessibility regulations for persons with disabilities.
2-415	302 / 404.2.4.1 / 404.2.4.2 / 404.2.4.3 / 404.2.4.4 / 404.2.6	**Maneuvering Clearances at doors**	Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level not permitted.					Layout and configuration of building entrance for Men's and Women's changing rooms is not ADA compliant (Picture 6, 19). Action: Significant demolition and restructuring is required to provide required clearances.

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
3-536	211 / 602	**Drinking Fountains**						
3-537	307	Water Fountain intrusion - Protrusion Objects	4"max impingement into accessible route					
3-538	602 / 307	Accessible Fountain (adult standing)	number of fountains					Action: Provide and install drinking fountain for standing adults.
3-539	602 / 307	Accessible Fountain (adult seated)	number of fountains					
3-540	602.2 / 305.5	Forward approach only for Adults, clear floor space	forward approach clear space 48" deep x 30" wide, centered on unit; Children side ap. permitted					
3-541	602.5	Spout location	Spout 15" min. from wall or vertical support					Spout location provided is too shallow for compliance (Picture 20). Action: Provide drinking fountain with required spout location.
3-542	602.5	Spout outlet location	Spout 5" max. from front edge					
3-543	602.5 / 306.2 / 306.3	Spout height accessible, seated adult	36"max AFF; 27" min. knee clearance; toe clearance per 306.2					
3-544	602.7	Spout height accessible, standing adult	38"min to 43"max AFF					Spout height for standing adults is not provided (Picture 20). Action: Provide drinking fountain for standing adults.
3-546		Flow of water	4" high min. above spout					
2-600	703	**Signs**	Visual + Tactile req.					Action: Provide required signage for an accessible route and access into building, see notes below for requirements.
2-601	Chapt 7	Signs/General						
2-602		Tactile Markings/Signs	Bottom of top line @60" AFF max					
2-603	703.3	Braille Markings/Signs	5/8" min below text on signs					
2-604		Auditive Signals						
2-605		Visual Signals						
2-606	703.3	Braille Markings/Signs	5/8" min below text on signs					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
2-607	703.2	Tactile Markings/Signs/Raised Characters	no abrasive edges; uppercase sans serif straight; Bottom of top line @60" AFF max					
2-608			raised 1/32"max from support; 5/8" min height/2"max					
2-609			bottom of characters; 48"AFF min bottom line					
2-610			60"AFF max 2nd line up					
2-611	703.3		Bottom of top line @60" AFF max					
2-612	703.3	Braille underneath	top line 3/8"min from bottom line					
2-613			bottom line 3/8"min from bottom line					
2-614			5/8" min below text on signs					
2-615	703.4.2	**Sign Location**	center line @ 9" from latch side of door, centered in a 18"x18" area on latch side of door					
2-616		Sign at entrance door on wall	Raised Letters + Braille, 60" AFF adjacent to latch					
2-617	703.5	Visual characters	upper or lower case					
2-618	703.5.1	Finish and contrast	non-glare finish, with contrast against background					
2-619			height 40"AFF min					
2-620	703.6	Pictograms	Field height 6"min; field free of characters					
2-621	703.7.2	Symbols	International symbol of Accessibility					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-001	Advisory 203.9	Employee Work Area	Areas used exclusively by employees for work are not required to be fully accessible. Employees are entitled to reasonable accommodation.					
3-100		**General Accessible Route**						
3-101		**General**						
3-102	105.2.4 Advisory	General: At least one accessible means of egress is required for every accessible space and at least two accessible means of egress are required where more than one means of egress is required.	The technical criteria for accessible means of egress allow the use of exit stairways and evacuation elevators when provided in conjunction with horizontal exits or areas of refuge.					
3-107	403.2 / 302	**Floor or Ground Surfaces**	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					
3-108		Running slope less than 1:20						
3-109		Cross slope less than 1:48						
3-300	404	**Doors**						
3-301		Exterior door						
3-302		single door	Clear Opening Size 32"min					
3-305			No intrusion Access Route					Spray nozzles impede into the accessible route at the pool area entrances (Picture 7). Action: Provide and install shallow spray nozzles to meet ADA requirements.

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-306			pull/latch side 18" clear/32" clear min opening					Vestibule size and configuration at both changing room entries does not provide required clearance for ADA compliance (Picture 21). Action: Remove walls and doorways. Rebuild vestibule to provide required clearance.
3-307		Door Hardware	usable w/one hand, no hard grasping					
3-308	404.2.5 / 302 / 303	Threshold	max ht 1/2" inclusive of 1/4" rise + 1/4"slope 1:2					
3-310	404.2.8	**Closing Speed**						
3-311	404.2.8.1	Door Closers and Gate Closers	From open 90 degrees to closed at 12 degrees, 5 seconds minimum closing time					Typically, doors with closers closed faster than required. Action: Repair / replace door closers to achieve required closing speed.
3-313		**Opening Force**						
3-314	404.2.9	Opening Force, non-fire rated doors	5 lb max					Typically, doors with closers have a greater opening force than required. Action: Repair / replace door closers to achieve required opening force.
3-316	302 / 404.2.4.1 / 404.2.4.2 / 404.2.4.3	**Maneuvering Clearances at doors**	Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level not permitted.					See section 3-306.
3-400		**Reach Ranges and Built-in Elements**						
3-401	308.2	Adult Forward Reach Ranges, Unobstructed	15" to 48" AFF.					
3-402	308.2.2	Adult Forward Reach Ranges, Obstructed	With reach depth 20" max.: 44" to 48" AFF. With reach depth 20" to 25" max.: 44" AFF max.					Hooks are provided in Men's changing area, but are not within accessible range for ADA compliance (Picture 22). Action: Remove/relocate hooks to be within allowable reach range.

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-403	308.1	Children's Reach Ranges	See 308.1 for Children's Reach Ranges.					
3-407	904.4 / 304	Service Counter	Parallel approach: 36" long min and 36" high max, Forward approach: 30" long min and 36" high max with knee and toe space per 304.					
3-410								
3-500		**Building Accessories**						
3-501		**Communication Devices**						
3-502	702	Fire Alarm Systems	Audible					
3-503			Visible					
3-505	703	**Signs**	Visual + Tactile req.					Action: Provide and install required accessible signage, see requirements below.
3-506		Front Entrance						
3-507		Rear Doors						
3-508		Restrooms						
3-509		Offices						
3-510	703.2	Tactile Markings/Signs/Raised Characters	no abrasive edges; uppercase sans serif straight					
3-511			raised 1/32"max from support; 5/8" min height/2"max					
3-512			bottom of characters; 48"AFF min bottom line					
3-513			60"AFF max 2nd line up					
3-514	703.3		Bottom of top line @60" AFF max					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-515	703.3	Braille underneath	top line 3/8"min from bottom line					
3-516			bottom line 3/8"min from bottom line					
3-517			5/8" min below text on signs					
3-518	703.4.2	**Sign Location**	center line @ 9" from latch side of door, centered in a 18"x18" area on latch side of door					
3-519		Sign at entrance door on wall	Raised Letters + Braille, 60" AFF adjacent to latch					
3-520	703.5	Visual characters	upper or lower case					
3-521	703.5.1	Finish and contrast	non-glare finish, with contrast against background					
3-522			height 40"AFF min					
3-523	703.6	Pictograms	Field height 6"min; field free of characters					
3-524	703.7.2	Symbols	International symbol of Accessibility					
3-600		**Toilet Rooms**						
3-601		Quantity of Restrooms	M: 1					
3-602			W: 1					
3-605		**Toilet Room Finishes**						
3-606		Walls	Behind lavs: Tiled, Painted GWB, other					Painted CMU
3-607			Behind Toilets: Tiled, Painted GWB, other					Painted CMU
3-608			Behind Urinals: Tiled, Painted GWB, other					Painted CMU
3-609			Other walls: Tiled, Painted GWB, other					Painted CMU
3-610		Floors	VCT, Ceramics, other					Ceramic Tile

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-612		**Maneuvering Spaces / Clearances**						
3-615	304.3.2	Within Toilet room	Turning circle or T-shape, 60"D or 60"x60"(sketch)					
3-618		**Signage**	Refer to Signage section					
3-619		**Door**	Refer to Door Section					
3-620		**Toilet Room Accessories**						
3-623		Mirrors not as above	Edge = of reflecting surface bottom edge 40" max AFF					Typical Toilet Room mirror height is greater than required. Action: Remove and re-install mirrors at corrected height.
3-625	308 / 604.8.3	Coat Hooks in toilet stalls	40" min to 48" max AFF					
3-626		Shelves	40" min to 48" max AFF					
3-627	308.2 / 308.2.2	toilet seat cover dispenser	within reach range specified in 308.					
3-628	**604**	**Water Closets and Toilet Compartments**						
3-629		At least one stall wheel chair access	60" wide stall with					
3-630			grab bars side and rear					Action: Provide and install required grab bars.
3-631		door diago. opposite to toilet	outswinging door 32" clear or 36" more for inswing					
3-632		door pull both sides + latch	34"AFF min 48"max, one hand/fist maneuver					
3-633		Approach min width	42"					
3-634	ANSI A117.1	WC Clearance fig.604.3	No fixture overlap 60"x56"; clear space next to toilet					Accessible toilet stalls are provided in both Toilet Rooms that include sinks within stall room (Picture 8). Action: Remove sink and provide accessible toilet stall that meets ADA requirements.
3-636		Floor mount 59"deep min						
3-637	604.8.1.4	9" toe clearance front wall	one side wall also					
3-638		Toilet Centerline	16" to 18" from sidewall					
3-639		Top of seat	17" to 19" AFF					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-640		Flush valve located on side	Or automatic provided					
3-641	604.5.2	Rear grab bar	36"L; top at 33-36" AFF; 6" from side wall max					Action: Provide and install required rear grab bar.
3-642	604.5.1	Side Grab bar	42"L; top at 33-36" AFF; 12" from back wall max					Action: Provide and install required side grab bar.
3-643	ANSI A117.1	Vertical Grab bar on side wall	18"L; bottom 39"-41" AFF; 39"-41" from back wall to C/L of grab bar					Action: Provide and install required vertical grab bar.
3-644		dispensers **outlet** not behind bars	C/L 7"-9" in front of toilet; 15"min/48"max AFF					
3-645			Continuous paper flow					
3-652	604.9	**Toilets for Children's use**						
3-653	604.9	ref. table for children ages 3 to 12						
3-654	**605**	**Urinals**						
3-655		Depth from wall	13 1/2" min					
3-656		Wall hung top of rim	17"AFF max					Urinal heights are above the allowable range for ADA compliance (Picture 9). Action: Provide accessible urinal in Men's Toilet area.
3-657		Flush controls	48"AFF max					
3-658	**606**	**Lavatories and Sinks**						
3-659		Drains and H/W pipes under lavs	Protected by slanted shield or insulating jacket					Pipe protection is not provided (Picture 10). Action: Provide required pipe protection to meet compliance.
3-661	306	Knee and Toe clearances 306.2/3	27"AFF min. under counter; 9"AFF min toe					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-662		Height of rim/counter top	34"AFF max (31" Children)					Action: Provide and install plumbing fixture for different age groups served by building.
3-663		Easy controls (one hand/fist)						Faucet controls at Toilet Rooms require hard grasping (Picture 11). Action: Provide ADA compliant faucet controls.
3-664	606.4 / 309 / 308.2.2	Faucet controls (front approach shall be provided)	48" AFF reach is 20" max depth // 44" AFF reach is 25" max depth					Toilet compartment configurations at sink locations prevent the required approach dimensions for ADA compliance (Picture 11). Action: Remove plumbing fixtures and accessories. Rebuild to provide required clearance.
3-665	606.2 exception 4 / 606.4 / 309 / 308	Childrens Faucet controls (parallel approach permitted for 5 yrs & younger)	36" AFF max at counter 31" AFF					
3-666		Built-ins no more than 4" out/walls	bottom edge 27"AFF min; bottom edge 80" AFF					
3-667		Each one type dispenser, etc.	adjacent or front approach; clear floor area C/L 30"x48"					
3-668	606.2 exception	sinks clear floor space, toilet rm lav for children 6-12 yrs	knee clear 24" min AFF for sink rim 31" AFF max.					
3-669	606.2 exception	sinks clear floor space, toilet rm lav for children 5 yrs & younger	parallel approach allowed					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-700	**607**	**Bathing / Locker Facilities**						
3-720	**608**	**Showers**						No accessible shower units provided which is not ADA compliant (Picture 12). Action: Provide accessible shower unit in each shower bay.
3-736	608.2.2	**Roll-in type shower**	60" x 30" min clear inside					
3-737			36"W clear entry					
3-738		Clearance	60"x 30"min area, from front of control wall					
3-739		Threshold if any	1/2" curb/recess					
3-740		Folding Seat optional						
3-741	608.3.2	Grab bars (no seat shower)	3 walls (1 bent or 3 bars), if 3, 6" max from angles					Action: Provide required grab bars at accessible shower unit.
3-742		Grab bars (shower with seat)	2 walls (1 bent or 2 bars), 27"min from seat wall					
3-743	608.5.2a	Controls (no seat shower)	any wall above grab bar/48"AFF max					Action: Provide accessible shower controls to meet ADA requirements.
3-744	608.5.2b	Controls (shower with seat)	back wall/48"AFF max 27"min from seat wall					
3-745	608.2.3	**Roll-in type shower alternate**	60" x 36" min clear inside					
3-746		No curb at entrance	36"W clear entry					
3-747	608.3.3	Grab bars	2 walls (1 bent or 2 bars); if 2, 6" max from angles					
3-748	608.5.3	Controls	back wall/side seat wall; above grab bar/48"AFF max					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-749	**609**	**Grab Bars**						
3-750		Cross section	Circular section, 1 1/4"min 2"max Diameter					
3-751	609.2.2		Non circular section Max dim 2"					
3-752			4"min/4.8"max Perimeter					
3-753	609.3	Spacing	Wall/grab bar: 1 1/2"; Objects above: 12"					
3-754			Controls: 1 1/2"; Objects below: 1 1/2"					
3-755	609.4	Position top of gripping surface	Adult 33"-36"AFF max; Children 18"-27"AFF max					
3-761	222 / 803	**Dressing, Fitting & Locker Rooms**	5% of each type, but no fewer than one, req'd to be accessible					Changing stalls are provided in Women's area, but no accessible stall is included (Picture 23). Action: Provide accessible changing stall for ADA compliance.
3-762	803.2 / 304	Turning space						
3-763	803.4 / 903	Bench						

Scope of Work

The District of Columbia Department of Real Estate Services (DRES) is issuing this Scope of Work (SOW) along with the proposal for professional Architect-Engineer Services in connection with remediating ADA deficiencies found in the following facility located at the following address. The content for this SOW was derived by Swanke Hayden Connell Architects (SHCA) conducting a site and facility survey and subsequently issuing their findings in the enclosed report entitled ADA Compliance Comprehensive Facility Condition Assessments (CCFCA).

The A-E will be required to provide all the necessary services including architecture, mechanical, structural, civil, and cost estimating required in developing the design and deliverables for Title I Services as stated in the enclosed DRES's Technical Requirements and Submittal Guide. The A-E will be responsible for confirming the accuracy of existing conditions shown on any drawing provided by DRES.

Where requested in the Executive Summary and/or the Spreadsheet of the CCFCA Report, the A-E will conduct further detailed investigations of the site and/or the facility to confirm:

1) The elements of deficiencies, i.e. ADA signage, door swings, hardware, etc.;
2) Their locations and quantities to be noted on Title I drawings and used to determine final remediation costs.
3) Surrounding construction for areas to be renovated or to be provided as new installations;
4) Their condition for timing of replacement.

The following check list reflects the elements of scope. For more precise description of Findings & Remedial Action see attached CHECKLIST.

The A-E will submit to DRES a series of drawings and/or datasheets that delineate the various portions needed to obtain complete ADA compliance. Collect all documentation into a Schematic design package for presentation to and approval by DRES. Along with the presentation package provide cost estimating to facility findings.

Site	Repair	Renovate	Building Exterior Access	Repair	Renovate	Building Interior	Repair	Renovate	Building Interior	Repair	Renovate	Building Interior	Repair	Renovate
Sidewalks	■		Access Route		■	Access Route	■		Toilet Rooms	■		Children Play Area		
Accessible	■		Ramps		■	Ramps			Locker/Shower	■		Shelter Sleeping		
Grounds walkways	■		Stairs			Interior Parking			Laundry Rooms			Police/Jail		
Ramps			Platform Lifts			Stairs			Kitchen			Med/Long Term Care Facilities		
Stairs			Doors	■		Vertical Transportation			Multi-function Rms			Indoor Swimming Pools		
Platform lifts			Signage		■	Doors	■		Conference Rms					
Accessories						Signage		■	Assembly Areas					
Playgrounds						Drinking Fountains			Sports Arena					
Sport Fields														
Swimming Pools	■													
Signage		■												
Site Out-buildings														

OPINION OF PROBABLE COST			**FORELLA GROUP, LLC**	Prepared By:	pf/ia/dd	FG Job #:	11177	Revisions
Project: ADA Upgrades, Various			9495 Silver King Court; Suite A	Approved By:	PF	File:	Phase: PD Study	
District of Columbia properties.			Fairfax, Virginia 22003-4713			Email:	r@forellagroup.com	
Client: Swanke Hayden Connell			Office: 703 560-2200; Fax: 703 277-3473			Report Date:	Reference Date Stamp	

A	B	C	D	E	F	G	H	J	K
Building #	Building Name	Code Field		Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals
NO. 51 B	RANDALL PARK POOL			**DATA BOX**					
				Site Area	3.30	Acres			
				Building Gross Square Feet	4,800.00	GSF			
			[ ]	Non-Capital Project					
			[X]	Capital Project					
		TIER 1		GENERAL ACCESSIBILITY					
				Complete horizontal path of travel upgrades:					
			[X]	Minor modifications	4,800.00	GSF	0.25	1,200.00	
			[ ]	Intermediate modifications		GSF	2.50	0.00	
			[ ]	Comprehensive renovations		GSF	5.00	0.00	
				Tier Subtotal					1,200.00
		TIER 2		TOILET ROOMS & PLUMBING					
				Add for:					
			[ ]	Minor modifications		Fixtures	3,000.00	0.00	
			[X]	Intermediate modifications	6.00	Fixtures	7,500.00	45,000.00	
			[ ]	Comprehensive renovations		Fixtures	12,000.00	0.00	
				Tier Subtotal					45,000.00
		TIER 3		VERTICAL ACCESS					
				Add for:					
			[ ]	Minor handrail modifications		Flight	2,500.00	0.00	
			[ ]	Comprehensive handrail replacement		Flight	7,500.00	0.00	
			[ ]	Comprehensive stair & handrail replacement		Flight	41,379.31	0.00	
			[ ]	Minor elevator related modifications		Stops	1,000.00	0.00	
			[ ]	Intermediate elevator related modifications		Stops	5,000.00	0.00	
			[ ]	New elevator and shaft		Stops	150,000.00	0.00	
			[ ]	New ramps: [ ] Basic; [ ] Complex		EA	10,000.00	0.00	
				Tier Subtotal					0.00
		TIER 4		SITE ACCESS					
				Add for:					
			[X]	Minor modifications	3.30	Acres	650.00	2,145.00	
			[ ]	Intermediate modifications		Acres	5,000.00	0.00	
			[ ]	Comprehensive renovations		Acres	30,000.00	0.00	
				Tier Subtotal					2,145.00
		TIER 5		SPECIAL COST PREMIUMS					
				Add for:					
			[ ]	Over 25 years of Age		LS	1,450.35	0.00	
			[ ]	25 to 40 years of Age		LS	2,900.70	0.00	
			[X]	Over 40 years of age	1.00	LS	3,384.15	3,384.15	
			[ ]	Other cost premiums:		LS		0.00	
				Tier Subtotal					3,384.15
				SUBTOTAL, DIRECT COSTS			Expressed as a Percent	51,729.15	51,729.15
				General Conditions			15.00%		7,759.37
				Subtotal					59,488.52
				Overhead & Profit			20.00%		11,897.70
				Subtotal					71,386.23
				Contingency			20.00%		14,277.25
				Subtotal					85,663.47
				Escalation to construction mid-point allowance			0.00%		0.00
				Subtotal					85,663.47
				AE Fees			20.00%		17,132.69
							Aggregate Cost per SF		
				TOTAL	4,800.00	GSF	21.42		**102,796.17**

Note: The algorithms above have been used to compute preliminary Opinions of Probable Cost for the scope identified at the subject facility. These costs provide an order of magnitude budget for achieving ADA compliance. All of the ADA related upgrades are organized into progressive “Tiers”. We have assumed construction operations will be confined to the property limits. All costs are expressed in current dollars.

Exhibit C
Attachment A6 - Randall Rec Center Historic Register in the District of Columbia

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: __District of Columbia Pound ___ ____
Other names/site number: _Randall Recreation Center Daycare Center_____
Name of related multiple property listing**:**

_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: _820 South Capitol Street SW and 9 I (Eye) Street SW_____
City or town: _Washington, DC_____ State: ___DC_____ County: _____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X__ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X__local

Applicable National Register Criteria:

_X__A ___B _X__C ___D

Signature of certifying official/Title: **Date**
_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
Signature of commenting official: **Date**
Title : **State or Federal agency/bureau or Tribal Government**

District of Columbia Pound | Washington, DC
Name of Property | County and State

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper | Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	☐
Public – Local	X
Public – State	☐
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	X
District	☐
Site	☐
Structure	☐
Object	☐

District of Columbia Pound | Washington, DC
Name of Property | County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
Government/Public Works

Current Functions
(Enter categories from instructions.)
RECREATION AND CULTURE/Sports Facility

7. Description

Architectural Classification
(Enter categories from instructions.)
_EARLY 20TH CENTURY/Colonial Revival_____
_____
_____
_____
_____
_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: __Brick_____

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The former District of Columbia Pound building at 9 I Street SW is a one-story, three-part brick building consisting of a central block and perpendicular end wings, covered with intersecting hipped roofs sheathed in standing seam metal and capped with cupolas. The building, now a day care center, is located at the northwest intersection of South Capitol Street and I Street SW and is part of a larger recreation center complex with a swimming pool, tennis courts and other sports courts to the north and west of the building. The District Pound was constructed in three parts and two principal stages. It was originally erected in 1912 as two separate buildings to accommodate the pound and an associated stable. The stable and a frame wagon shed that connected the two buildings accommodated the draft horses and vehicles of the District of Columbia's Health Department. Five years later, the pound and stable structures were joined by a brick hyphen on the west side opposite the frame wagon shed and creating a courtyard in the center of the complex. The frame wagon shed was demolished after 1959, and in 1967, the brick connector was enlarged towards the west, eliminating the central courtyard and becoming the central block that it is today. Although it appears as a single building today, differences in brickwork and filled-in openings due to the different phases of construction are apparent upon close inspection.

Narrative Description

The three-part District of Columbia Pound building is a freestanding building with a U-shaped footprint formed by the central block and two end pavilions (one on south and one on north end of central block). The south end pavilion was historically the stable and office, while the north pavilion apparently served as the actual pound; both pavilions were constructed in 1912 and connected by a one-story frame wagon shed on the west side. The central block, connecting the two end pavilions on the east side was built in 1917 as a garage to accommodate the city's motorized vehicles used in the collection of stray animals. It was expanded in 1967 to the west, and the frame wagon shed was removed. The one-story end pavilions have identical massing and are similarly designed with brick walls laid in five-course American bond. The pavilions are covered with hipped roofs featuring wide eaves with exposed rafters and are clad with standing seam metal. Octagonal cupolas with conical roofs sheathed with standing seam metal cap the center of both pavilion roofs. The southern end pavilion is located at the intersection of South Capitol and I Streets, while the northern end pavilion is sited approximately 20 feet north of it; the central wing connecting the two pavilions extends along South Capitol Street between them. The building is essentially oriented to the east and opens onto a paved parking area and the recreation complex.

The south end pavilion—the former stable and office—faces I Street, SW. The south elevation is seven bays wide with a large carriage door entrance (filled in) on-center with three windows to either side. This central carriage door features a segmental-arched brick opening with corner imposts and central keystones of stone. The opening has been filled in with brick with a single, metal replacement door is located on-center. An original transom below the segmental arch features seven, 4-light windows filling the transom bar. On the interior large hinges survive indicating that a pair of heavy doors would have historically filled in this opening.

To either side of the carriage door are three openings—three single windows to the left and a pedestrian door and two single windows to the right. The door, now a replacement, would have opened into the office on the building's east side, while the three windows to the left of the carriage door would have opened into the stable area. All of the windows are set within segmental brick arches with stone sills and are behind metal grilles.

A brick stringcourse rises above these windows and extends across all elevations of the building, giving the impression of a plain brick frieze above it. The wide eaves of the hipped roof extend out to shelter this brick elevation.

The west elevation of the building consists of the west elevations of all three parts of the building. The two end pavilions project beyond the wall of the central block, creating a narrow court area between them. The south end pavilion (stable and office) features a set of three small windows on the west wall that reveal the location of the horse stalls on the interior. The north end pavilion includes two longer, single windows with a pedestrian door between them. The central wing spanning the end pavilions is recessed from them and features five tall door openings with brick segmental arches. This west elevation is of the 1967 addition to the 1917

central pavilion and garage. The 1917 west exterior wall is embedded in the interior of the building.

The north and south walls of the projecting end pavilions that form the court have single window and door openings. On the north end, there are two single windows to the inside of a brick chimney stack which rises next to them. This stack at the southeast corner of the north pavilion, rises through the overhanging eaves, to above the roofline. On the south end pavilion, there were several openings, one of which has been filled in and partially cut off by the intersecting central block. Another basement level one has similarly been filled in. The two surviving openings—a door and window—are the center of the four openings. All of the openings have brick segmental arches above them.

The east elevation facing South Capitol Street includes the end walls of the north and south pavilions, and the long side wall of the 1917 central wing. Unlike on the west side where the end pavilions project beyond the plane of the central block, here all wall surfaces are flush. The north and south pavilions both have three equally spaced windows beneath their hipped roofs, though the center one on the south pavilion is bricked in. On the north end, a tall interior brick chimney rises above the roofline at a mid-point along the elevation.

The central connector is five bays wide with each bay being defined by brick pilasters and openings on-center. Four of the five are windows, while the southern-most bay has a single replacement door in it (opening is original, though). The 1917 section of the central block is covered with a flat roof, visible on this elevation, while the 1967 expanded area to the west features a hipped roof that rises behind the flat one.

The north elevation which is the north elevation of the north pavilion features a series of twelve openings in the brick wall surface, some of which are historic and others of which have been altered. The first two apertures are pedestrian doors with transoms—one of which has been bricked-in, both doors are replacement units. Four like-narrow windows span the center of the building, followed by mechanical equipment affixed to the wall. Beyond the mechanical equipment are two more windows. All of the windows appear to be original. This fenestration is set beneath a hipped roof at the top and center of which is a like-louvered ventilator—also oriental in style. Mechanical equipment and a play yard adjoin this façade.

The brick course, making a frieze beneath the eves of the roofline spans all sides of the north and south pavilions of the building. The hipped roof is clad in a painted red standing seam metal roof that may or may not be original.

Interior Description

According to historic descriptions, the District Pound was designed to accommodate twelve pens for dogs with each pen capable of holding twelve dogs each; four pens for "mad dogs;" and an asphyxiation plant. The stable building was designed with twelve horse stalls for the horses of the health department, a carriage room, and an office for the poundmaster. The demolished wagon shed accommodated the wagons of the Department. Although the interior of the building

no longer retains the pens, horse stalls, or fixtures or features associated with the building's use as a pound and stable, the interior exposes and retains the building's historic structure and certain features. The wood and metal truss work remains exposed in both the north and south end pavilions and the 1967 central connector. In the south pavilion, horse stall windows clearly identify the location of the horse stalls, though the stalls themselves are no longer extant. And, the large metal hinges on the south wall where the carriage door historically opened reveal the original location of the doors.

The west side wall of the original central connector piece is embedded in the enlarged central block. Large openings that historically accommodated the Pound's vehicles have been filled in with brick or concrete block, but are readily understood as former openings. There are no cages, equipment, and/or furnishings associated with the housing of animals.

INTEGRITY

The building retains its original massing, materials and details from its completion in 1917 and the building survives in its original location. The original vehicular openings (most notably the original carriage entrance on the south end of the building) have been filled in, and a few other openings filled or otherwise altered, but the original openings are still apparent and could be readily returned to their historic condition. Although the original interior fixtures such as animal pens and horse stalls have been removed, the building's large open spaces, brick walls and roof trusses remain exposed.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
HEALTH/MEDICINE
SOCIAL HISTORY

Period of Significance
1912-1966

Significant Dates
1912; 1917; 1966

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Snowden Ashford, Municipal Architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The District of Columbia Pound merits designation in the National Register of Historic Places under Criteria A and C at the local level of significance. It meets Criterion A for its association with the development of the municipal government to provide health-related city services, such as animal control, and Criterion C as an example of an early municipal pound and stable building in the District of Columbia.

The one-story, hip-roofed, brick building was constructed in three principal parts and in two principal stages. It was originally built as two separate buildings in 1912 as a pound and an associated stable and connecting wagon shed for the District of Columbia Health Department's draft horses and vehicles. The pound and stable buildings were joined five years later by a garage wing on the east which was later expanded towards the west.

The pound was constructed after decades of makeshift approaches to animal control in the District. In the 19th century, the corralling of runaway farm animals was a major focus of the enterprise, but the roundup of stray and untagged dogs always remained the pound's main concern. Stray animals were not merely a nuisance, but could present a threat of direct harm to health. Perhaps most feared were cases of rabies, or "hydrophobia," but animals could be vectors for other diseases and could be pose a traffic hazard or a threat to property, and a danger from bites, scratches and collision. Even as the District began to develop rapidly after the Civil War, civic progress was inconsistent, and animal control was one of those functions—and budget items—that were ignored.

The construction of this pound building, however, manifested a genuine and permanent commitment to a professionalized animal-control arm of the municipal government. It is evidenced by the amount appropriated for the project for the construction of the building. The initial $10,000, plus the later addition and improvements, came under scrutiny for seeming extravagant. But the key was that it was a durable, new structure, capacious compared to its predecessors, and with functionally differentiated spaces. In its own small way, it represented the maturing of the municipal institutions of the growing city, and the increased reach of local government into many aspects of urban life. Following the Senate Park Commission's plan for the District, improved facilities for public works reflected greater capacity and efficiency, demonstrated more thoughtful locational planning, and even expressed pride in how the city came to handle mundane tasks like the provisions of water and sewerage. The architecture of the pound could not be said to be a direct product of the aesthetically focused City Beautiful movement, but it is certainly a product of that movement's successor, the City Practical or City Efficient, which melded municipal reform impulses with an interest in best practices.

The new pound was said to be "one of the best equipped institutions of its kind in the country." In addition to pens for stray dogs and those for mad dogs, there was an office, and a stable for the Health Department's wagons and dozen horses. But the real innovations were "an up-to-date asphyxiating plant" and "an experiment room for the bacteriological branch" of the Health

Department, both indicative of a Progressive-era interest in applied science. The latter demonstrates a broader mission of fighting disease in the city, while the former illustrates the adoption of an ostensibly more compassionate approach (than, say, shooting) to putting sick and unwanted animals "to sleep." At this time, too, the pound took on a more prominent role as a pet-adoption agency.

The Period of Significance begins with the building's construction in 1912 and ends in 1966, the date when the building ceased use as a pound. After more than fifty years, the model pound of the Progressive Era was at last outmoded. From the redeveloping neighborhood around it came increased complaints of barking dogs, and it was closed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The District of Columbia Pound is significant in the Area of **Health/Medicine** for its strong identification and association of health and safety programs as related to "stray" and/or "vagrant" animals—often categorized simply as dogs, when actually inclusive of all animals. The construction of a modern, purpose-built building to house the District Pound was a symbolic expression of the formal development of health and safety programs in the city. Like other American cities, Washington, D.C. was "plagued" with "stray" and/or "vagrant" dogs, among other animals, that roamed the streets, and often carried with them decease, if not, at least, vermin. With nearly 100 dogs collected per day around 1900, the District Pound was under the authority of the Health Department of the District of Columbia Government and, therefore, enforced City Ordinances related to animals by collecting those untagged and holding/adopting them out, or disposing of them at the pound facility, as a measure to enforce and ensure public health and safety.

Prior to the erection of this building, the pound was a make-shift establishment in its physical built environment and this building was the first modern, purpose-built pound of its kind in the city. Its importance is underscored by the understanding of disease and illness as related to animal carriers, as well as the observation of animals as a manner or alternative of quarantine.

The District Pound is also significant in the Area of **Social History** for its relationship with the local community and its general treatment of animals, the development of "humane" standards as required by the establishment of animal rights and the national movement to adopt strayed animals as an alternative to animal disposal. During the period when this building served as a pound, a movement toward adoption over disposal of animals evolved. Pet adoption increased over the years, while the number of dogs collected per day decreased through the mid-twentieth century. The District Pound's manner of disposal also evolved over time—originally, death through a bullet between the eyes; later, death by gas, and, finally, death by injection—these modes became more humane.

Resource History and Historic Context:

Origins of the Pound Service[1]

Control of stray or nuisance animals in the District of Columbia began in the first decade of the District's existence and included both farm animals (horses, cows, hogs, goats, geese) which were generally treated as lost property likely to be reclaimed by their owners, and dogs which were more likely unwanted and needed to be destroyed by authorities. The District justices of the peace (for farm animals) and police (for dogs) held the responsibility of animal control. As the city's population and urban character increased, the swarms of roving animals (as they were often described) wore on the nerves of its inhabitants, leading to cries for relief from the local government. The pound master and his crew dealt with animals as nuisances—largely wandering the streets—while attention and prosecution of cruelty cases, such as beating or overloading draft horses, came under a somewhat parallel effort of the local Society for the Prevention of Cruelty to Animals (later the Washington Humane Association), working with the city police. (It should be noted that the issue of cruel behavior of people toward animals was of little consideration before the Civil War period and hardly entered into discussion of a pound.)

The idea of a pound service was preceded by several abortive attempts to establish a city-wide service targeting strays: in 1863, 1867, 1871 and 1872. All of these efforts were essentially contractor operations – a private pound master (bonded) built his own facility, hired his own men, and (following relevant decrees of the Board of Health) collected redemption fines and maintenance charges from owners, sold or destroyed unclaimed animals, and generally handled all operations, reporting regularly to the city. The pound master made his money by keeping the fines. Through a combination of inadequate financial arrangements[2] and ill-chosen pound masters, none of these pounds proved effective.

In 1872 the Board of Health, which had responsibility for controlling the stray animal nuisance, adopted an ordinance establishing a city-owned and city-funded operation. For a short time the Board planned to continue its dual system of pounds in Washington and Georgetown (the Georgetown pound seems to have never actually functioned), but began construction of a temporary pound – a collection of shacks – across the street from the Old Naval Observatory at 23rd and E Streets, NW. The pound master was for a short time a shadowy figure, Henry Young, but in March 1873 the Board hired a 25-year-old German-born businessman from Alexandria, Samuel Einstein, as pound master. Although Einstein, in his 38 years as pound master, would not live to see the present building on South Capitol Street, it was his operation and his vision that truly created it.

[1] This material is taken from a longer monograph by the same writer tentatively titled "Mangy Curs and Stoned Horses: Animal Control in the District of Columbia from the Beginnings to About 1930". A copy is deposited with the Historic Preservation Office. The sections of this nomination giving background on the pound and its operations are taken from that study and are specifically sourced in it. Material dealing with the pound building is sourced in this nomination.

[2] Since the pound men made more money by capturing more animals, they often yielded to the temptation to lift prey from private yards.

Samuel Einstein served as the District pound master from 1873 to his death in 1911, leaving the city better not only from his diligent and humane professional service but also his regular participation in local charities, particularly in the Jewish community. "He performed the duties of his office with conspicuous tact and fairness. I shall always recall his genial personality with pleasure and regret," eulogized a city official at his funeral.

Einstein's charge covered rounding up all animals from horses to dogs that were illegally prowling the city streets. (Cats became part of the responsibilities toward the end of his service.) In his early years as pound master the most public aspect of this was the collection of stray farm animals. He often met stern and sometimes violent opposition from hog and goat owners, necessitating police protection, and was once even shot by an aroused owner. As the city replaced the former rural land within its limits, the pound master's work fell more and more to the control of stray dogs. The dog tax (indicated by the well-known metal tag) existed in Washington and Georgetown from their very early years but had not much controlled the number of untaxed canines, both those roaming the streets and those held by citizens. The number of farm animals held in the pound steadily diminished during the late 19th century until the pound truly became the dog-pound of today.

Einstein performed his work with the help of a chief assistant and laborers hired by the Board of Health (changed to the Health Officer in 1878). For most of his tenure the pound had the use of one wagon, plus an assortment of nets to perform its work. Initially unwanted dogs were shot, but later asphyxiated with charcoal fumes; farm animals could always be sold. In spite of Einstein's regular complaints that he did not have enough men, and that the ones he had were not adequately paid, city officials pointed to the Washington pound operation as one of the best-run in the country.

The Old District Pound

Washington's first municipal pound (built and owned by the city) was under construction by May 1871 and in use by that October. It was always described as of temporary intent. The city expanded and improved the largely outdoor structure over the years. In 1879, the "rickety old shed" was replaced with new ones designed by Building Inspector Thomas Entwisle that included an office and a new water supply, all "suitably arranged for the comfort of the unfortunate animals…impounded there." In 1885, the "yellow pine palings" were replaced with iron ones, and a new concrete floor was laid).[3] The pound was sited directly over the intersection of 23rd and C Streets, and New York Avenue NW (where the Institute of Peace is now) "as it is remote from business places or dwelling houses."[4]

[3] *Evening Star*, 23 Sept 1879, p. 4; 21 Nov 1879, p. 4 (a very detailed description); 29 Jan 1885, p. 5. It also got some improvement with the issuance of the 1874 muzzling ordinance (*National Republican*, 18 June 1874, p. 4). Repairs and minor additions appear in the Commissioners' orders of the early 1900s.
[4] *Evening Star*, 21 Nov 1879, p. 4. Adolph Sachse's 1884 map of Washington seems to show the pound though not entirely as built over 23rd Street.

A reporter of *The Washington Times* described visiting the pound in 1903: "It stands – or perhaps it is better to say it leans – up against one of the murkiest hills in Foggy Bottom. It is only after a tour of houses full of holes, dogs, cats and oleaginous babies, and through a waste of dog fennel, wild strawberries. . . and pokeberries that you arrive at the most melancholy morgue. . . It is an enclosed structure of pine boards, like a stockade or stable."[5] "To the casual visitor the pound presents the appearance of having stood there for years, with little or no change, and this is the case, with the exception of a few repairs."[6]

Need for a New Facility

With the initiation of the Territorial Government in 1871, the District began to report to Congress annually on its operations and plans known as the Commissioners Reports. The Pound master Reports are found in the volume of the Health Officer. These reports were written by Einstein, and remind us not only of his perspicacity but also of his wry humor. The need for new facilities made a regular appearance in the Pound master Reports. The earliest report that complains about the pound buildings dates from 1878, giving a good summary of Einstein's thoughts:

> The pound as at present situated is totally unsuited for the purposes required. It is remote from any leading thoroughfare, beyond reach of water-supply or means of proper drainage, and by no way easy to access to the many person who are compelled to call daily for animals impounded. It should be placed at the most central point possible where it can be kept free from offense, and where the advantages of water-supply and sewerage may be obtained. The present inclosure is about 40 by 40 feet, and has always been too small.[7] At least one-half as much additional space in required. The yard should be properly paved with stone or concrete, and one entire side covered into a shed for the protection of animals, wagons, etc. during bad weather. A good, substantial stable for the accommodation of two or more horses, and an inclosure for storage of food for same [is also needed]. Two pens for confining the dogs impounded daily, to be supplied with water, and an office-room for use of poundmaster [whitewashed inside] and watchman…If a location could be decided upon where it would be free from complaint and become permanent, I would advise the construction of a good substantial brick building and inclosure. A pound will always be one of the necessities of the District, and as a permanent fixture it should be made

[5] *The Evening Star*. 26 July 1903, p. 5. Photographs of the old pound can be found in this article, and in *The Washington Times*, 7 Aug 1904, p. 4; and *The Evening Star*, 27 Aug 1911, p. 48.
[6] *Washington Times*, 7 Aug 1904, p. 4. The pens were expanded in the early 1890s through a private donation (WHS Annual Report, 1897). Illustrations of the old pound can be found in *Washington Times*, 13 Apr 1902, Ed/Drama p. 17; 26 July 1903, Magazine p. 5; 7 Aug 1904, p. 4; *The Evening Star*, 30 Aug 1890, p. 12; 16 July 1905, p. 45; 27 Aug 1911, p. 48.
[7] The original pound had capacity for 150 dogs, plus "stable for cows and horses, and also accommodations for goats, sheep, geese, etc. Every arrangement has been made to provide captives with food and water" (*National Republican*, 18 June 1874, p. 4). It was "a kolsomined [calcimined/whitewashed] structure of pine boards, like a stockade or a big stable" (*Washington Times*, 11 Aug 1897, p. 8).

substantial and not call for constant repair, as does the present tumble-down institution which bears that name."

He raised the question of his building again the next year, and again in 1883, 1895, and almost every year thereafter. In 1908 he wrote: "The pound is becoming more dilapidated each year, or at least would be so were not considerable sum of money spent . . . to prevent that result. The work done by the pound service during the many years that it has occupied its present wretched quarters certainly entitles it . . . to a better home."

The 1910 report reminded authorities of his "previous recommendations for a new pound and for construction therewith of a stable for the accommodation of all horses and vehicles in the service of the health department." The 1911 report reiterated the need: "It will be a relief to all concerned to have substantial quarters for the pound in place of the frame structure erected as a temporary pound 40 years ago, and now in a state of decay, and the operation of the pound and stable as a single establishment will make for efficiency and economy." The report pointed out that the city owned suitable land "adjacent to the James Creek Canal."

The city government presented a budget request to Congress for a new building in virtually every annual report from 1895 to 1912.[8] The 1903 testimony noted that the streets adjoining the pound had been re-graded leaving the facility below grade. Continual barking of the dogs kept staff and patients in the newly built adjacent Naval Medical School Hospital from sleeping.[9] Also the proposed new structure would accommodate the Health Department's horses, which were then kept in rented quarters or livery stables.

Congress included $10,000 for a new pound, sited on any appropriate city-owned property, in the 1912 budget.[10] Reservation 290 – the present South Capitol site – was transferred from federal to municipal ownership by the same bill for payment of $4,100 (half the assessed value).[11] As Commissioner Judson noted, "If you could see the location you would see that it is entirely suitable for a pound and not fit for any other purpose."[12]

Rep. Burleson had qualms about the expense of the proposed building which he took to the city's Health Officer, Dr. Woodward:

[8] "Revised Estimates for the Support of the Government of the District of Columbia . . . FY 1903" (7 Jan 1902, printed with the DC Appropriations Bill, 1903), p. 58, note 123; Hearings on the District of Columbia Appropriations Bill for 1907 (House), 7 Mar 1906, pp. 734-739; Hearings . . . 1910 (House), 23 Jan 1909, p. 203; Hearings . . . 1912 (Senate), 3 Feb 1911, pp. 81-82. Very likely there are others – the library's collection is by no means complete. The hearings cited here are only the ones found with substantive discussion of the buildings.

[9] *The Evening Star*, 7 Sept 1910, p. 18.

[10] The act was passed on 2 Mar 1911.

[11] Hearings . . . 1914 (House), 3 Jan 1913, pp. 190-194. The District disputed the charge, saying it had earlier received use of the land. The question almost derailed dedication of the building (Wash. Post, 22 Oct 1912, p. 14), and eventually the city had to pay (*Evening Star*, 14 Feb 1913, p. 5). These actions were confirmed with the District's 1914 budget, passed on 4 Mar 1913. The rest of this paragraph and the testimony come from the 1914 hearing.

[12] "The District dog pound is in an out-of-the-way place. . . The neighborhood there . . . is not much. There is a great junkyard across the street, and acres and acres of idle land all about – vacant lots with weeds full grown" (*The Washington Post*, 25 Sept 1921, p. 10).

> Burl: That is quite an elaborate pound, is it not, Doctor -- $10,000 ought to provide quite an elaborate one.
> Wood: I should not regard it as at all elaborate. It is plain.
> Burl: You think it is very plain. Do you know of any other city that has a $10,000 pound?
> Wood: I think I would have no trouble in locating cities that have pounds and stables that cost a good deal more than $10,000.

The property had been created in the early years of the century when James Creek was filled in. At a later date the site was combined into neighboring Square 644. This new portion of Square 644 was shown only as "Square 644/part" in city tax assessments but in fact given the lot number 809. In 1955 lot 809 was broken into 811 (the old creek bed) and 810 (the triangle between the creek and South Capitol) which includes the most of the pound and stable building.

The New District of Columbia Pound

In 1911, the Engineering Department Report notes that the proposed new District of Columbia Pound building was "in planning," awaiting selection of an appropriate site.[13] The following year, the Municipal Architect's office reported that it had completed the drawings and anticipated completion of the building by 10 September 1912, for a total cost of $9,544. The planning went through several drafts since the Commissioners order (10 May 1912) awarding the building contract required that all modifications in alternate proposals be included.[14] The Architect's Report of 1913 indicated $45 spent for installation of wire windows and door guards, installed in October 1912.[15] A further $1,000 was spent the following year to pave driveways and grounds and add a screen to dependent wooden sheds, and in 1916 heating apparatus, a flag pole, awnings and a fire hose.[16]

The new building was not closely followed in the press, but the reporting that was done fills in certain details: construction commenced on 18 May 1912, with the first shovelful of dirt having been removed by Health Officer William C. Woodward.[17] Pound master Emil Kuhn, long-serving property clerk Harry McLean, and "King of the Dog-Catchers" John Wells all watched. The plans were prepared by Municipal Architect Snowden Ashford, and the building was constructed by builder, H. J. Montgomery. Equipment from the old facility was moved to South Capitol Street on October 21, 1912 and the building was put into use the next day. According to the newspaper account, the new building was "one of the best equipped institutions of its kind in

[13] The selection committee was comprised of the Health Officer, Chief Clerk of the Engineering Department, and the Municipal Architect (Commissioners order, 28 Apr 1911, revising the order of 24 Mar 1911).
[14] The building was formally accepted by the Commissioners on 2 Oct 1912. A photo of it at the time of its dedication is in *The Evening Star*, 15 Sept 1912, p. 11.
[15] Opp. Cit., (1911) pp. 16, 199; (1912) pp. 19, 194; (1913) pp. 14, 203. See also Commissioners order, 7 Oct 1912. A telephone was added at the same time (Commissioners order, 8 Oct 1912).
[16] Hearings . . . 1914 (House), 3 Jan 1913, p. 190-194; see also *The Evening Star*, 15 Sept 1912, p. 11. The RFP was published in *The Washington Post*, 24 Apr 1912, p. 2. 1916 procurement: Commissioners order of 16 Apr 1915.
[17] *The Evening Star*, 18 May 1912, p. 5, but the same newspaper (8 Feb 1913, p. 2), in an obituary for John Wells, says that he turned the first shovel of dirt "at his special request."

the country." It held twelve pens for impounded dogs (with each pen holding twelve animals each) plus four separate pens for mad dogs, "an up-to-date asphyxiating plant," the Health Department stables (twelve stalls), an office and an interior court, and sheds for wagons. The new building also incorporated "an experiment room for the bacteriological branch of the department" – a function that was not otherwise mentioned either in the earlier discussions or later accounts.[18]

The Engineer's Report of 1918 included plans for a "garage for health department pound and stable." The plans were prepared by the Municipal Architect's office at a cost of $2,641, drawing on a Congressional appropriation of 1 Sept 1916.[19] Completion was planned for July 1917. This is the flat-roofed western part of the central wing joining the end pavilions holding the pound and stable. In 1928, the Commissioners approved $1,835 "to cover structural work and painting at the pound."[20]

Later History

The completion of the new facility capped a long evolution in city pound operations under Poundmaster Einstein. The evolution extended from what might be called the heroic period of the 1870s and 1880s when captures were dominated by farm animals to the 1890s and later as these diminished, and as dogs and cats became the main fixture of the pound.[21] Early in his tenure Einstein's crew regularly faced violent opposition from animal owners as they performed their work. (And this was an improvement over the days of the first pound master, T. Z. Hoover, whose pound was surrounded by a mob which threatened to burn it down if their animals weren't immediately freed.) Over the first two decades of Einstein's tenure, however, farm animals gradually disappeared from the District through both legal and social pressures. In 1874 the pound took in 415 farm animals (as opposed to 2,290 dogs), for example; in 1896 this number had dropped to 105, and in 1912 it was reduced to only 21 cases. Even the number of dogs taken was on the decline by 1912 from its average around 3,000 in the late nineteenth century to 2,634 that year.[22] By 1912 the pound had become a respected local institution as much for dropping off unwanted animals (cats were only taken this way) and shopping for lost or new pets.

The new pound offered what would now be called community outreach activities, including regular dog vaccination days, Dog Week events, and advertising lovable pups for redemption.[23]

The Randall Community Center attached to nearby Randall Junior High School had been established adjacent to the pound in 1936[24] and the city's park department eyed the pound for

[18] *The Washington Post*, 19 May, 1912, p. 8*; Evening Star*, 18 May 1912, p. 5; 21 Oct 1912, p. 9.
[19] Op. cit., pp. 13, 114. The text reads "1918" but that must be a misprint. See also Hearings . . . 1915 (House), 23 Jan 1914, pp. 179-180, in which the proposed garage will hold vehicles for all the Health Department.
[20] Commissioners order, 23 Mar 1928.
[21] See "Mangy Curs and Stoned Horses" for more on this subject.
[22] These figures taken from the annual Poundmaster Reports included in the Health Officer volume of the Commissioners Reports.
[23] For examples, see: (vaccination) *Washington Post*, 7 July 1948, p. B2; (Dog Week) 19 Sept 1939, p. 3; (puppies) 19 Dec 1949, p. B1.
[24] This information thanks to Tony Simon of the Commission on Fine Arts. The city at that time was given use of the land but the formal transfer of title from the Federal government occurred in 2008.

expansion space continually. The city's DDOT Archives of historic building plans contains a set of plans to build tennis courts over the pound site from both 1946 and 1951.[25] In 1950, the *Washington Post* reported that the "District Recreation Board Chairman Harry S. Wendeer said his agency has repeatedly requested removal of the pound because of the smell and noise, but has been turned down because of the cost."[26] Efforts to move the pound continued through the 1950s to Mt. Olivet Road NE ("The present facility . . . long has been a source of annoyance in the neighborhood")[27]; and to Burnham Barrier Island ("just below Benning Rd., NE", then used "as a dump fill").[28]

In 1965 the city contracted with the Weiss Construction Company to construct a new pound at its current New York Avenue NE address for $138,000. The blueprints for this project were prepared by W. A. MacLaurie and dated the same year.[29] The pound moved in July 1966 to the relief of the nearby Skyline Inn whose manager "had a huge file of barking complaints from . . . tenants." Since then the old pound building has been used by the Randall Recreation Center.[30]

In 1967, the central garage wing connecting the District Pound and Stable buildings was expanded to the west, filling in what had been an open central court area. The wood frame wagon shed was demolished

[25] DDOT/Reeves Center Basement Archives, Cabinet 11/drawer 13. See also *The Washington Post*, 18 May 1941, p. 13 for expansion plans of the Rec Center.
[26] *The Washington Post*, 30 Apr 1950, p. M15.
[27] *The Washington Post*, 2 September 1956, p. A15.
[28] *The Washington Post*, 3 July 1959, p. B1.
[29] *The Washington Post*, 24 Sept 1965, p. B3. See also DDOT/Reeves Center Archives, Cabinet 18/drawer 1; and drawings in Cabinet 21/drawers 7 and 11. This drawers also contain 1981 expansion plans.
[30] *The Washington Post*, 17 July 1966, p. L4. A 1966 proposed re-design of the rec center by Chlothiel Woodard Smith (or at least her company) of the recreation center, found in Cabinet 11/drawer 13, eliminated the pound building in favor of a swimming facility.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Newspapers

Evening Star
Washington Post
Washington Times

The following government documents are found at the Washingtoniana Division of the M.L. King Memorial Library:

- Commissioners Reports
- Board of Health/Health Officer annual reports (inc Poundmaster Reports)
- Metropolitan Police Department annual reports
- District tax assessments
- US Senate and House of Representatives, testimony regarding the budget of the District of Columbia
- Territorial Legislature: Journal

At the National Archives:

- Commissioners: Minutes and Orders

D. C. Dept. of Transportation/Dept. of General Services plans archives

Wetzel, Hayden M., "Mangy Curs and Stoned Horses: Animal Control in the District of Columbia from the Beginnings to About 1930". Unpublished MS, 2013.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency

District of Columbia Pound | Washington, DC
Name of Property | County and State

____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property Less than 1 acre (38,480 square feet)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 38.879581 Longitude:-77.009361
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary includes a rectangular parcel of land measuring approximately 185 x 208 feet and that takes in Lot 810 and Part of 812 in Square 644. The boundaries include the District Pound building itself as well as the parking lot west of it that is enclosed within a brick wall. The boundary extends slightly to the north and south of the building.

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundary squares off the triangular shaped Lot 810 within Square 644 which is straddled by the District Pound building and which is a remnant of a federal reservation that hugged the old James Creek Canal. The boundaries extend to the west, in Lot 812, to capture the walled enclosure and other landscape around the building, resulting in the approximately 185' x 208' rectangular boundary.

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11. Form Prepared By

name/title: Hayden Wetzel
organization: Southwest Neighborhood Assembly
street & number: 1206 Irving Street NE
city or town: Washington, D.C. state: _____ zip code: 20017
e-mail haydenwetzel@hotmail.com
telephone: 202 526-5986
date: 22 April 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: District Pound and Stable
City or Vicinity: Washington, D.C.
County: State:
Photographer: Timothy Dennée
Date Photographed: June 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

View looking east showing west elevation of the District Pound and Stable with the stable being the south end pavilion and the pound being the north end pavilion.
1of 15

View looking north showing south elevation of the south end pavilion (stable).
2 of 15

View looking north showing detail of carriage door on south elevation of south end pavilion.
3 of 15

View looking northwest showing east elevation along South Capitol Street.
4of 15

View looking southerly showing east elevation along South Capitol Street.
5 of 15

View looking south at north elevation of north end pavilion
6 of 15

View looking southwest showing detail of east elevation of north end pavilion
7 of 15

View looking northwest showing east elevation along South Capitol Street
8 of 15

View looking northeast from west side of building showing detail of north end pavilion and connecting central block
9 of 15

View looking southwest from west side of building showing detail of south end pavilion and connecting central block
10 of 15

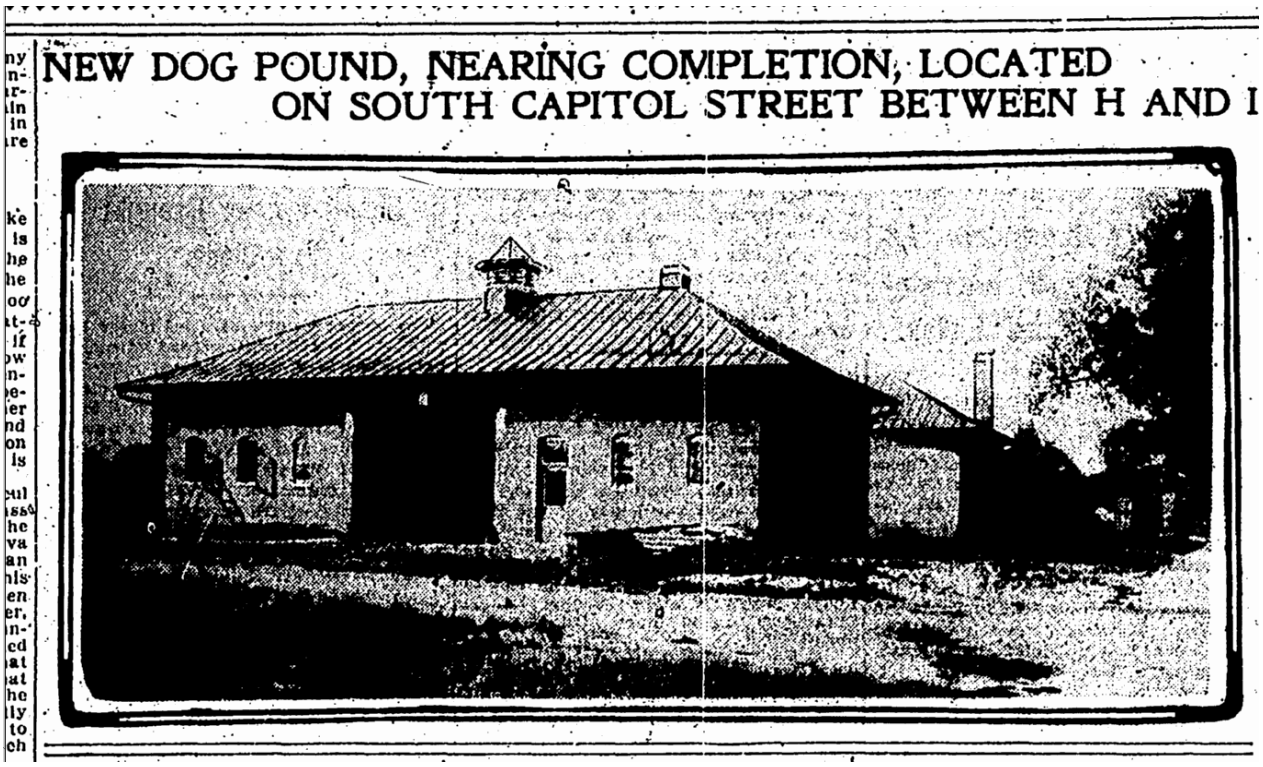
View looking south showing north elevation of central wing (1967)
11 of 15

View looking south showing north elevation of north end pavilion
12 of 15

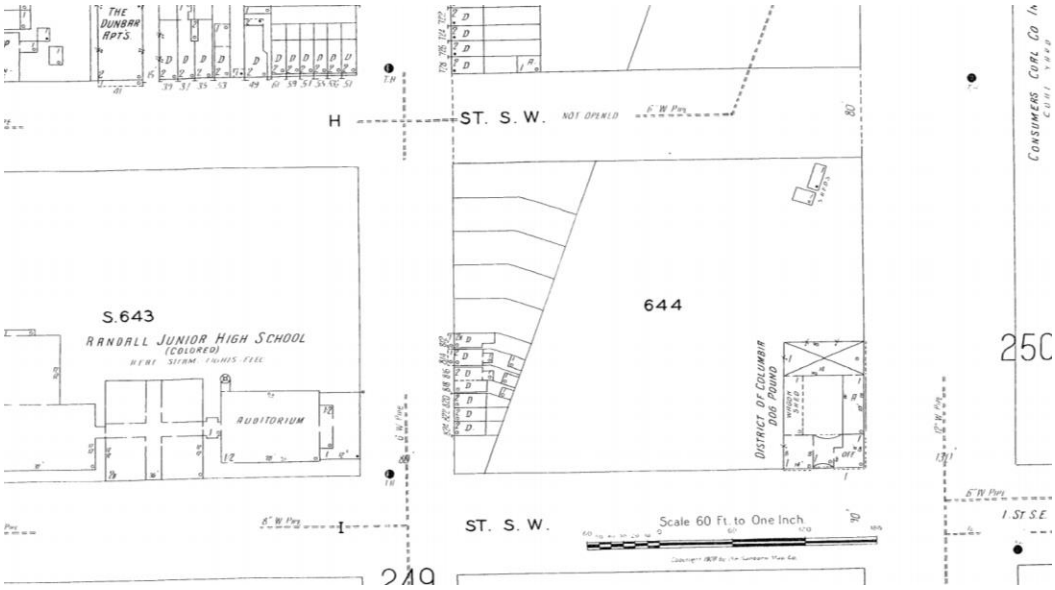
View of interior looking north in the central wing (1967 section) looking towards north end pavilion
13 of 15

View of interior in south end pavilion showing detail of carriage door opening (bricked in) and transom on south elevation
14 of 15

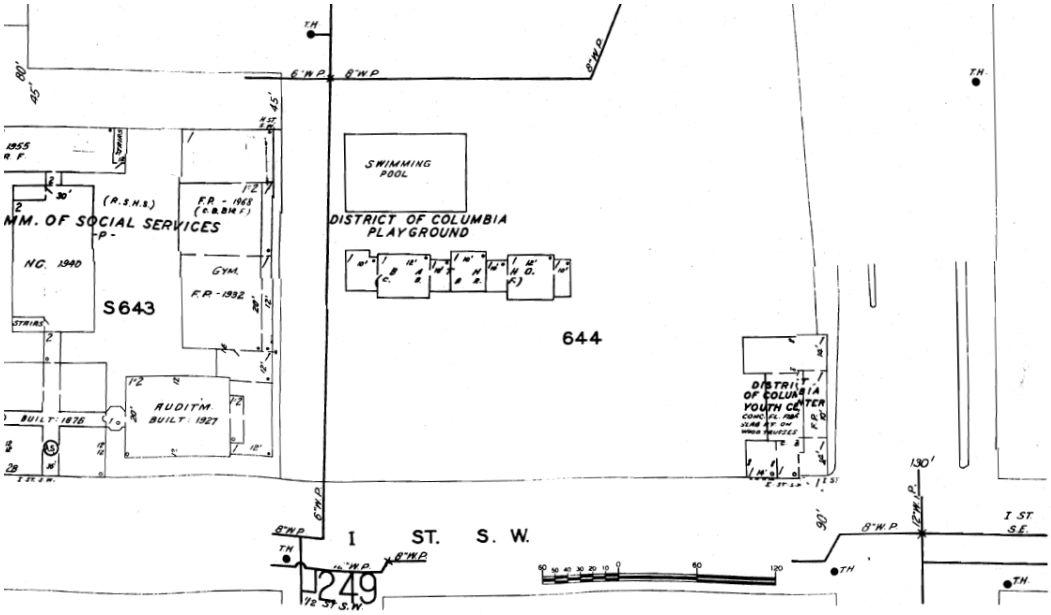
View of interior in south end pavilion showing horse stall windows on west wall of south end pavilion
15 of 15


NEW DOG POUND, NEARING COMPLETION, LOCATED ON SOUTH CAPITOL STREET BETWEEN H AND I

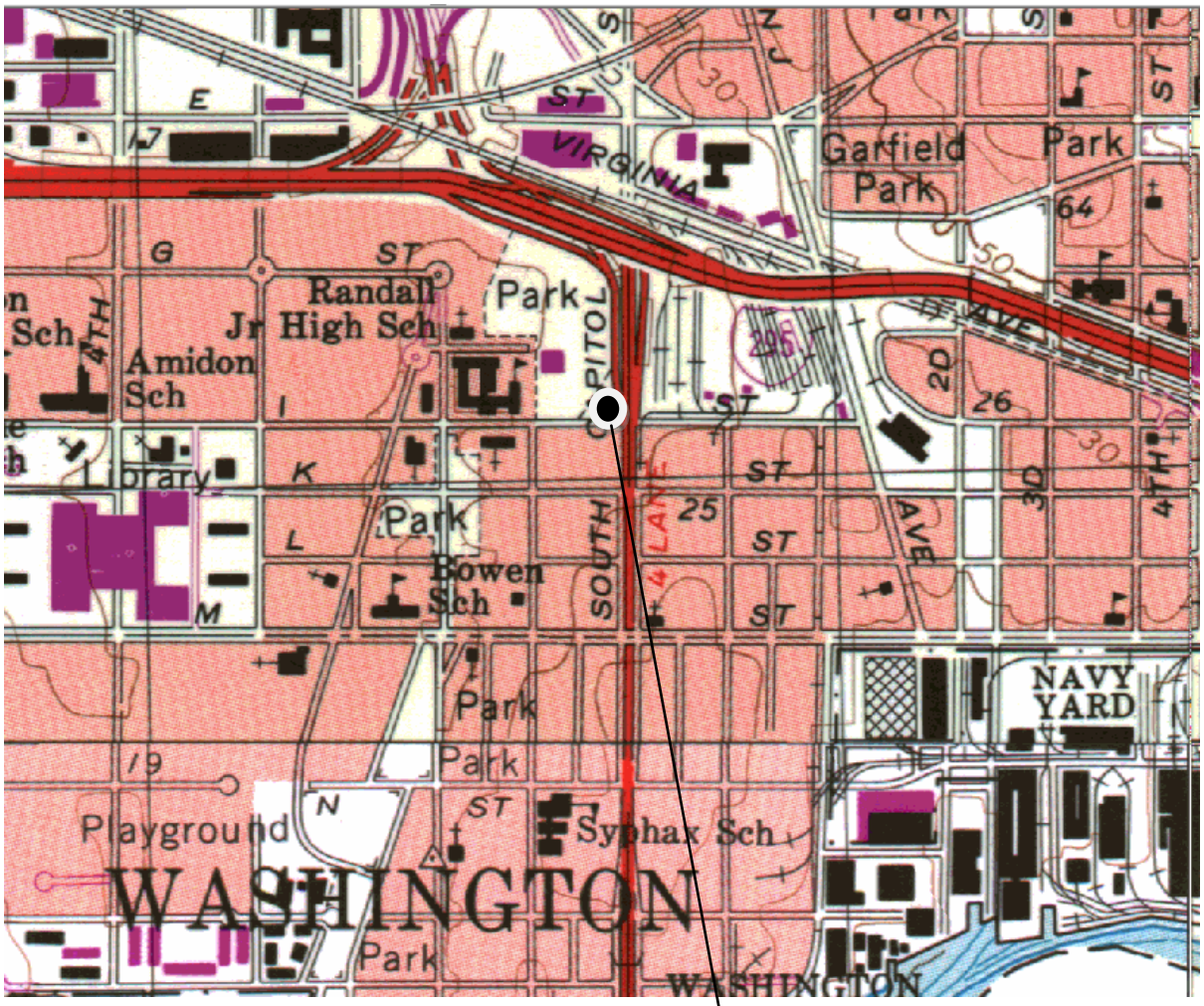
Photograph of the Distric of Columbia Pound as illustrated in the *Evening Star*, September 15, 1912.



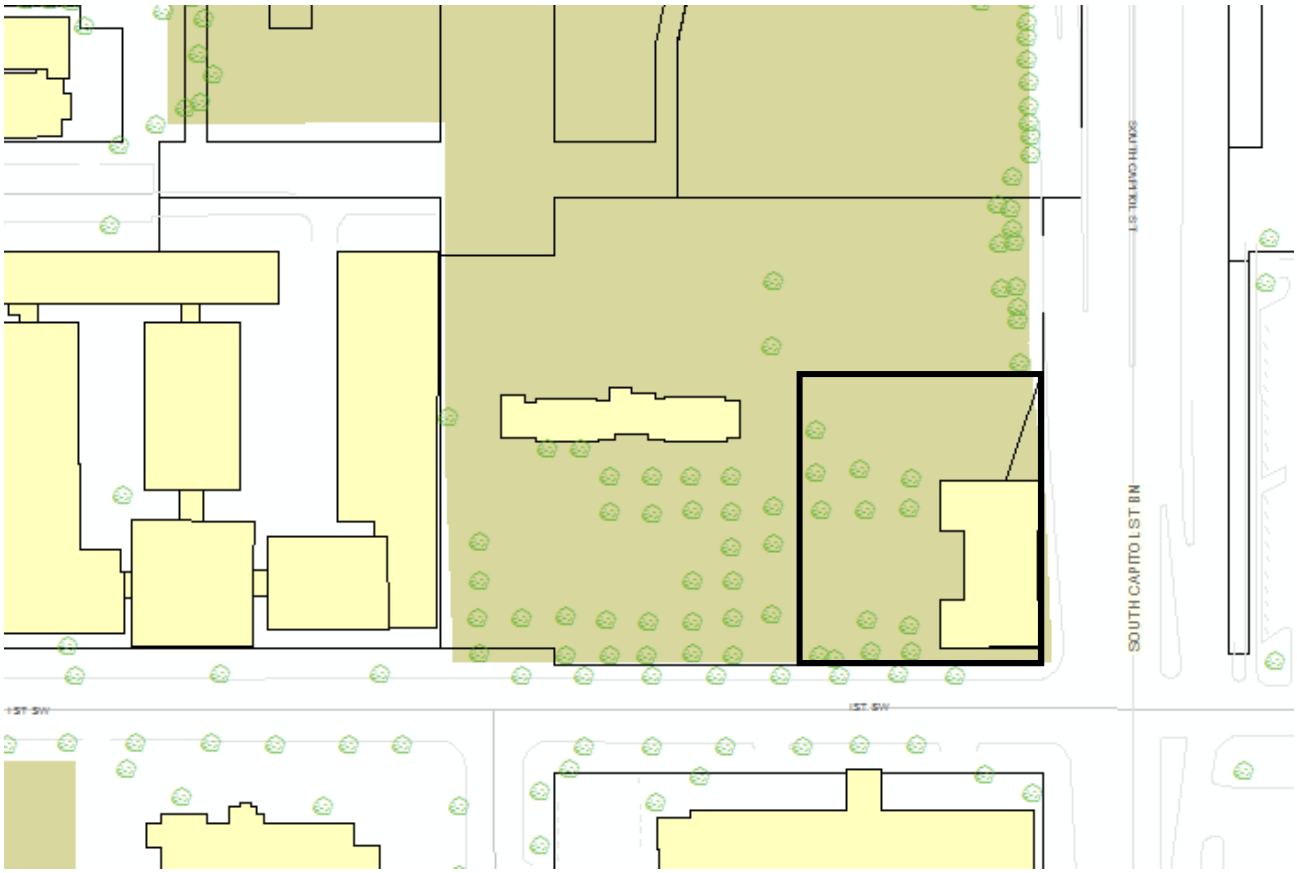
1927 Sanborn Map showing District of Columbia Pound
(From Sanborn Fire Insurance Company, 1927)



1998 Sanborn Map plan showing District of Columbia Pound (DC Youth Center)
(From Sanborn Fire Insurance Company, 1998)



District of Columbia Pound
9 I Street SW
Washington, D.C.
USGS Quad Map



Site Plan showing National Register Boundaries of District of Columbia Pound
(From DC Office of Planning, GIS Maps, 2012)

District of Columbia Pound
Key to Photographs