



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES**

**STATEMENT OF WORK FOR  
RANDALL / LANGDON PARK POOLS**

**1. DESCRIPTION OF PROJECT**

The District of Columbia Department of Parks and Recreation (“DPR”) seeks the design-build services of a Contractor to design and construct renovations the existing pool at Randall Pool located at 25 I Street, SW.

**2. SCOPE OF WORK**

Contractor shall provide all design-build services to design and construct the following scope of work at both pool locations, except where noted otherwise.

- 1) Replace concrete decks
- 2) Survey if pools drain into the storm water system, and if so, drains need to be rerouted to drain into the sanitary system
- 3) Remove light poles on the deck and include exterior nighttime lighting outside the footprint of the deck
- 4) Reshape size of pool to include zero entry
- 5) Remove aluminum inserts and replace with concrete / plaster – use Diamond Brite, or approved equivalent
- 6) Provide and install non-slip tile at each beach-front entry
- 7) Include small splash pad structure in shallow end of zero-entry for each pool
- 8) Provide and install new stainless steel gutters, underwater lighting, lap lanes, lap lane anchors, lap lane reel, lap lane flag poles, diving blocks
  - Lap lane flag poles to include four (4) 4’6” deck stanchions, four (4) threaded stanchion anchors, and four (4) threaded closure caps, or approved equivalent
- 9) Provide and install new pool covers
- 10) Provide and install 2 new shade structures at each site – Funbrellas, or approved equivalent
  - There are existing Funbrellas currently stored at Oxon Run Pool that can be used.
- 11) Provide and install a new CO2 feeder system for pH control
- 12) Provide and install new acid drums and / or bulk liquid chlorine storage container(s)
- 13) Permanent eye wash stations are required
- 14) Provide and install industrial grade shelving required for back-of-house areas
- 15) Provide and install new pumps, water heater, and all associated piping, valves, etc.
- 16) Existing filter tanks are to be reconditioned and reused
  - Tanks at both sites need to have the capability of being backwashed individually using an open/close valve system
- 17) Provide and install two (2) new permanent 6 foot Paragon lifeguard chairs, or approved equivalent
- 18) Replace all deck drain piping, drains, drain covers, etc. with new
- 19) Replace all gutter piping
- 20) Provide and install new pool signage as required by code.
- 21) Provide and install new tile depth markers flush with the new deck tile.
- 22) Provide and install four (4) new ladders into the pool.

- 23) Provide and install a new permanent ADA chair lift - use Spectrum ADA lifts, <http://www.spectrumproducts.com/product/aspen-ada-compliant-pool-lift/>, or approved equivalent
- 24) All construction administration (CA) services are required during construction of project.
- 25) The budget for this project is \$1,050,000 which includes all design and construction services.
- 26) Please provide an estimate to go along with the design, as the project needs to stay within budget.

### **3. DESIGN SCHEDULE**

Contractor shall submit to the Project Manager for review and approval a design schedule within five (5) business days of Notice to Proceed.

- 1) Schematic Design Drawings – to be submitted 20 days after NTP is received.
- 2) Design Development Drawings – to be submitted 30 days after Schematic Designs Drawings have been submitted.
- 3) 100% CD Drawings – to be submitted 30 days after Design Development Drawings have been submitted.

### **4. PUNCLIST INSPECTION**

At the achievement of Substantial Completion, the Contractor shall have their Architect perform a punchlist inspection of the Project. The Architect shall prepare a written report stating any deficiencies found during the walk through. After all of the punchlist items are complete, the Architect will be required to visit the site and verify all items have been completed.

### **5. MEETINGS**

The AE, Contractor, Project Manager and the DPR representative shall meet as necessary to review the AE and Contractor's work. Upon the commencement of construction, the Contractor will meet with DPR and DGS Project Manager on-site once per week for project update walk-throughs. The Contractor shall provide the Project Manager meeting minutes of each meeting held. The Contractor is required to attend all meetings as required by CFA

### **6. COORDINATION**

Coordination of the work is the responsibility of the Contractor. The Contractor is required to coordinate with all agencies at least two business days prior to taking any action requiring coordination or approval.

### **7. SITE CLEANLINESS**

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

### **8. SITE SECURITY**

Contractor shall secure the project work area by a minimum 6'-0" chain link fence. Contractor shall ensure site is locked during non-work hours and absences from the site during working hours.

### **9. PROTECTION OF EXISTING ELEMENTS**

Contractor shall protect all existing features, public utilities and other existing structures during construction. Contractor shall protect existing trees and shrubs from damage during construction. Protection shall extend to the root systems of existing vegetation. Contractor shall

not store materials or equipment, or drive machinery, within drip line of existing trees and shrubs. No vehicles are allowed on the site at any time.

#### **10. DAMAGE BY CONTRACTOR**

Contractor is responsible for the replacement, repair or patch of any exiting surfaces or materials damaged during construction by own or subcontractors crews.

#### **11. PERMITS**

Contractor is responsible to provide all permits as required to complete the scope of work.

#### **12. SUBMITTALS**

Contractor shall submit to the Project Manager for review and approval all shop drawings, material data and samples provided by Contractor, vendors and/or manufacturers. The Contractor shall submit a submittal log to the Project Manager within five (5) business days of finalizing the material / equipment / etc. selections, or the design. The Project Manager shall review and approve or reject submittals within five (5) business days of receipt from the Contractor.

#### **13. CONSTRUCTION SCHEDULE**

Contractor shall submit to the Project Manager for review and approval a construction schedule within five (5) business days of Notice to Proceed.

#### **14. CONSTRUCTION**

Contractor shall provide all labor, equipment and materials as required to install the park site improvements, including but not limited to:

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

#### **15. WALK-THROUGH INSPECTION**

At the achievement of Substantial Completion, the Project Manager shall perform a walk-through inspection in the presence of the Contractor. The Contractor shall prepare a written report stating any deficiencies found during the walk through, identify the responsible parties, and ensure that all the deficiencies are corrected by the Contractor prior to demobilization. The Contractor shall not demobilize from the site until receiving written notice, in writing, from the Project Manager the deficiencies have been corrected to the Project Manager's satisfaction.

#### **16. AS-BUILT DRAWINGS, OPERATION & MAINTENANCE & WARRANTY INFORMATION**

The Contractor shall prepare one (1) full size, two (2) half size and four (4) electronic copies of "As-Built" plans of the site, including all the modifications performed during construction, and submit to the Project Manager within thirty (30) days after reaching Substantial Completion. The Contractor shall also submit O&M's and Warranty information on all installed products,

materials and workmanship within thirty (30) days after reaching Substantial Completion. The Contractor shall submit four (4) hard copies and four (4) electronic copies of each: Operation & Maintenance Manuals and Warranty Information to the Project Manager.

#### **17. PERIOD OF PERFORMANCE**

The renovations to both pools have to be complete no later than May 5, 2017.

## **EXHIBIT A**

Attached is a site plan showing the location of the existing Randall Pool / Pool House