



Tuesday, March 26, 2019



DPR
DC DEPARTMENT OF PARKS AND RECREATION



Rules of the Road:

Welcome! Thank you for your participation.

- Please hold all questions until the end of the presentation.
- Sign-in before you leave.

AGENDA:

1. Introduction
2. Project Overview
3. Project Timeline, Process and Meeting Schedule
4. Process/Timeline Related Questions and Answers
5. Review Comparable Recreation Center Projects
6. Community Feedback/ Discussion
7. Next Steps



Project Overview:



Project Budget: \$18 Million (\$1.8 M in FY19, \$16.2 M in FY20)

Project Scope:

1. Build a new Congress Heights Recreation Center
 - a) Amenities include indoor basketball gym, fitness center, teaching kitchen, restrooms, locker rooms, changing rooms, storage space, tech lounge, and activity rooms.
2. Improve visibility and access to the Recreation center.
 - a) Explore opportunities to reorient the site.
3. Modernize the playing fields, softball diamond, and multi-functional playing court.
4. Install two playgrounds for both younger (ages 2 to 5) and older (ages 5 to 12) children.
5. Explore the feasibility of implementing a spray park at Congress Heights. Currently, there is only one Spray Park in Ward 8.
6. Install an ADA entrance off Savannah Street SE or Alabama Avenue to improve park circulation. In addition, install a circuit-walking trail around the playing fields with benches, trees, and exercise stations along the path.
7. Install an ADA nature trail/bridge through the undeveloped space that is east of Savannah Street, SE.
8. Install a new community garden that is partially ADA compliant.
9. Provide additional parking spaces.
10. Install benches, fencing, signage, trashcans, bike racks, and drinking fountains.

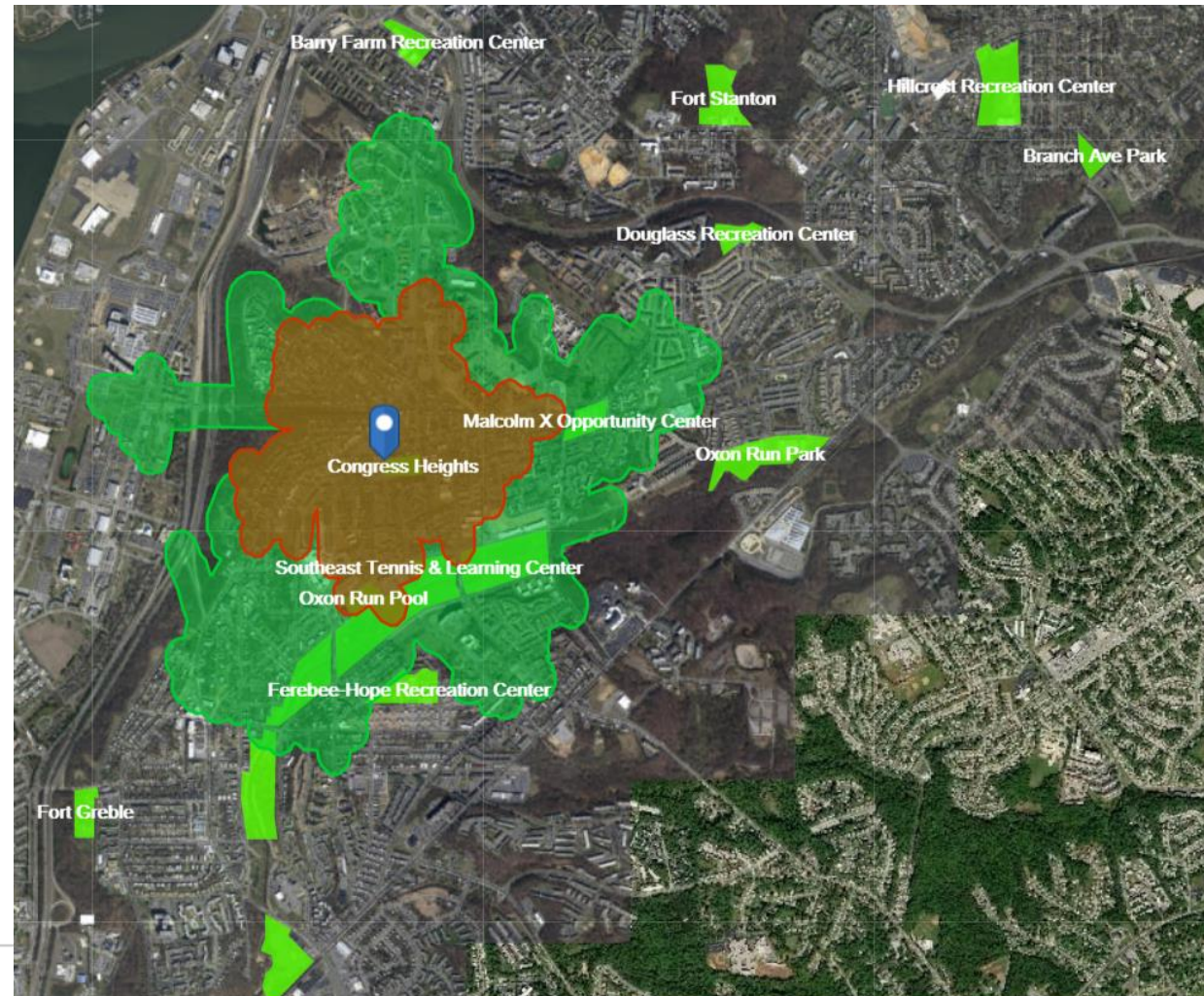
Site Map:



Image from Connect Explorer



Nearby DPR Sites





PROJECT PROCESS:

Department of General Services (DGS) and Department of Parks and Recreation (DPR) process for community engagement on DPR Projects:

DGS is the implementing agency for construction of all District Government facility. As the implementing agency DGS is responsible for providing support to DPR at meetings, developing the scope of work (SOW) for securing contractors and managing construction.

DPR will be responsible for working with DGS and the community in identifying program needs to develop a SOW for a new project and facilitating all community engagement and/or meetings related to their project. DPR will be responsible for responding to residents concerns in person, via mail and/or email.

The following outline comprises the required community engagement for DPR projects. The purpose of each meeting and examples of the activities for each is provided as well. This list is meant to be a guide for DGS and DPR project managers for community engagement (community meetings).

GENERAL PROJECT MEETING SCHEDULE:



Community Meeting 1:

Typically, this meeting is held as soon as the A/E is onboard and the design phase of the project is beginning. The purpose of this meeting is to introduce the “project team” to the community and for DPR to work with community on their program requirements for the project.

Meeting 2:

This meeting is held once the project team or A/E has had time to digest the information from Meeting 1 and discuss the information with DPR to assist with development of the program as it relates to the new space. The purpose of this meeting is to refine the community wants/needs with them.

Meeting 3:

When will residents see a design? At this time, previous meeting #2 would have some concepts design meeting 3 is held at about the 50% Design Development phase while changes to the design are not overly burdensome or cost-prohibitive. This meeting provides the community a look at the progress of the design and a representation of what they’re getting. The community should be asked to provide feedback on the progress at this point. DGS and DPR will discuss the feedback received and incorporate into the design if necessary.

Meeting 4:

The final community meeting for design is held at or very near to the 100% Construction Documents phase of design. This purpose of this meeting is to show the final design to the community and discuss the schedule for construction. This meeting also provides a perfect opportunity for the team to notify the community of the interim changes that the project will necessitate such as where specific programs will be temporarily relocated to during construction. Community related issues such, as parking changes, noise, project work hours, etc. should also be discussed at this meeting.

Meeting 5:

Once the General Contractor of the design/build team is on board a meeting is held with the community to introduce the Design Build Team, discuss project schedule and the impact construction may have on resident’s quality of life (parking, noise, project work hours, etc.).

Community Updates:

DGS will provide monthly updates via email and have the information posted on the DGS webpage. Any required community meetings will be held and facilitated by DPR.

PROJECT TIMELINE:

Project Initiation and Planning (Spring 2019 - Fall 2019) – DPR and DGS

Funds are allocated in DPR's budget (Oct 1, 2018 for FY19 \$1,800,000)

DGS and DPR assign Project and Construction Managers

Scope of Work is crafted considering community-led input from Pre-Project Planning Phase



Procurement Phase (Fall 2019 – Fall 2020) – DGS

Request for Proposals is issued and Evaluation panel reviews submissions

Design Phase (Fall 2019 - Fall 2020) – DPR, DGS, and A/E

Broken down into 4 phases of design: Concept Design, Schematic Design, Design Development, and Construction Documents (Final Design Drawings and Project Specifications)

Review and comment periods for each phase

Community meetings and meetings with DC regulatory agencies take place during this phase

Preconstruction and Permitting Phase (Fall - Winter 2020) – DGS, Regulatory Agencies, A/E

A/E submits final Construction Documents for permitting

DGS procures construction bids and awards a contract

Building permit issued

Construction Phase (Spring 2021 – Early-Winter 2022) – DGS, A/E, GC (Depends on type of Project)

GC constructs project based on drawings and specifications delivered

Quality assurance inspections performed by DC regulatory agencies

Final inspections and creation of final punch list

Close Out and Turnover (Spring 2022) – DGS, A/E, GC

Various park elements will become useable as they are completed

Final punch-list work is completed

Staff and maintenance assignments and training complete

As-build drawings, warranties, and operations and maintenance manuals are provided to owner

Project complete and reopens to public

Question and Comments



Any process/timeline related questions?

Edgewood Recreation Center (Ward 5)

Opening: Summer 2019

Budget: \$17,000,000

Square Feet: 19,000

Spaces:

- Full Size Gym
- Lounge and Lobby
- Kitchen
- Classrooms / Multi-purpose
- Fitness Gym
- Rooftop Urban Farm
- Water Feature & Playground
- Fitness Trail and Field
- Tennis and Basketball



Marvin Gaye Recreation Center (Ward 7)

Opened: May 2018

Budget: \$8,000,000

Square Feet: 7,700

Spaces:

- Community Room
- Kitchen
- Computer Lounge
- Offices
- Fitness Gym
- Senior Center
- Music Room
- Bathrooms



Palisades Recreation Center (Ward 3)

Opened: July 2018

Budget: \$9,500,000

Square Feet: 13,000

Spaces:

- New half-gym
- Fitness Room
- Senior Lounge
- Staff Office
- Classroom/Kitchen
- Community Room
- Bathrooms



Kenilworth Recreation Center (Ward 7)

Opened: Summer 2017

Budget: \$18,000,000

Square Feet: 35,000

Spaces:

- Full gymnasium
- Fitness Room
- Boxing Room
- Teen Room
- Kitchen
- Computer Lounge
- Senior Room
- Pool & Poolhouse



Community Feedback



Questions:

- What do you like about Congress Heights currently?
- How do you use the space?
- What would you like to be able to do in the park/ at the rec?
- What programs would you like to see offered?
- What amenities would you like in the park/at the rec?
- What are your concerns about the site?
- How would you like to access the site?



Next Steps:

- DPR/DGS will update the ANC: 8C regarding this community meeting
- This presentation will be posted on the DGS website: <https://dgs.dc.gov/page/dgs-park-and-recreation-center-projects>
- Request For Proposals (RFP) for the Architecture/Engineering design Procurement to be written and released
- Next community meeting will be held when the Design/Build Contractor is on board, likely fall of 2019.

Contact Information

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