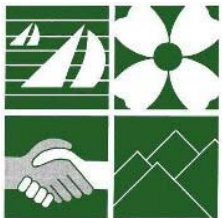


Catalysts for Building Community Recreation

Ella Faulkner
Community Planner
DC Department of Parks and Recreation

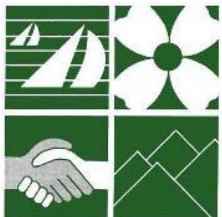
Sanath Kalidas
Project Manager
Brailsford & Dunlavey



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Agenda

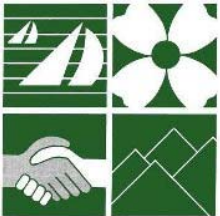
- Demand for Community Recreation
- Capital Improvement Plan
- Community Outreach
- Implementation Partnership
- Project Delivery Method
- Public Approvals
- Case Studies
- Conclusions and Lesson Learned



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Demand for Community Recreation

- Department of Parks and Recreation (DPR)
 - Move, Grow, Be Green
 - Recreation programs:
 - Sports leagues and youth development
 - Therapeutic recreation and aquatics
 - Outdoor adventure
 - Senior citizen activities
- Manage and maintain 358 parks that include:
 - 69 recreation facilities
 - 40 aquatic centers
 - 171 play courts
 - 78 playgrounds

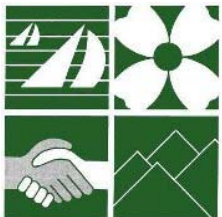


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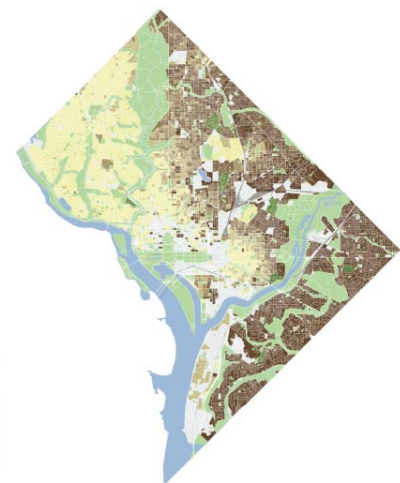


Demand for Community Recreation

- **Master Plan Development**
 - Programming based on gap-analysis/level of service by Ward
 - Coordinating facilities plan with programming
 - Demographic Analysis within ¼ mile buffer of site (Sustainable DC)
 - Public engagement and participation

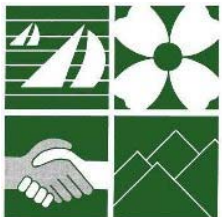


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Demand for Community Recreation

- **Master Plan Development**
 - Evaluation of programs provided by other agencies
 - National Capital Planning Commission
 - National Park Service
 - DC Public Schools and Office of Planning
 - Benchmarking with other cities
 - DPR staff feedback



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Community Outreach

- Managing expectations of community groups
- Coordination with public agencies
- Partnerships with Friends Groups and volunteers

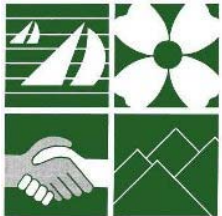


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Capital Improvements Plan

- **Capital Program Objectives**
 - Develop accessible, safe and nurturing environments
 - Provide outdoor green and recreational spaces
 - Enhance customer experience by upgrading and maintaining existing facilities
 - Align the capital budget to provide funding from planning through implementation of project
- **Capital Budget Development**
 - Receive target allotment from the budget office
 - Present budget requests to Mayor's Office
 - Review and finalize budget
 - Submit budget to Council for approval



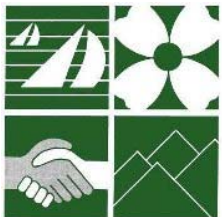
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Capital Improvements Plan

- **Capital budget**
 - FY2013 to FY2018 (in Millions)

Fiscal Year	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Budget	\$29.3 M	\$17.1 M	\$3.1 M	\$10.3 M	\$20.4 M	\$0.9 M	\$81.1 M

- **FY2013 Projects**
 - Citywide playground replacement project
 - Modernization of recreation centers
 - Park renovations

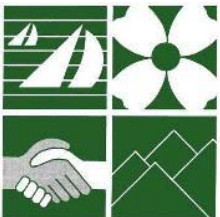
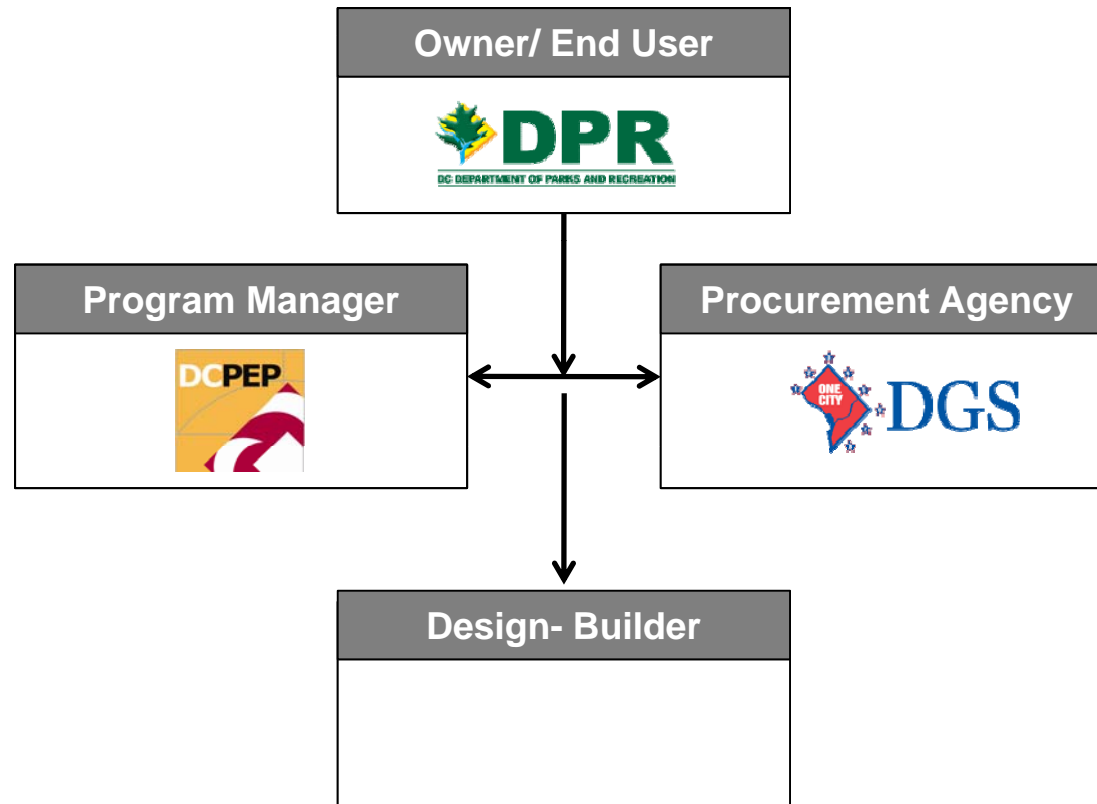


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Implementation Partnership

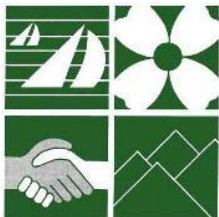
Organizational Structure During Implementation



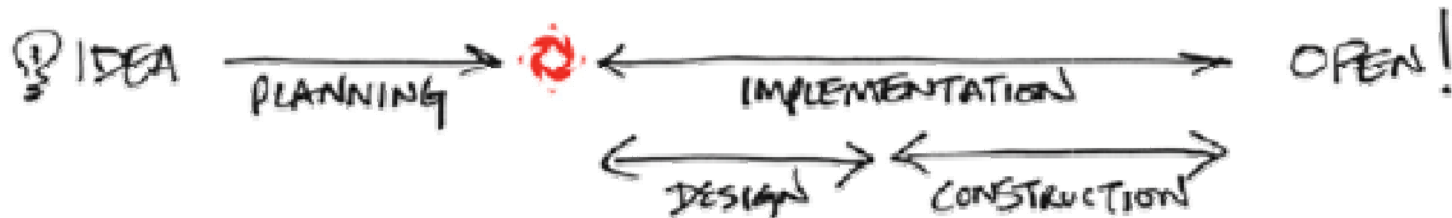
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Implementation Partnership

- **Department of General Services (DGS)**
 - Manage capital improvement program for the District
 - Provide cost-effective, centralized facility management services
- **Program Manager**
 - Provide planning and implementation services for all capital improvement projects by DGS and DPR

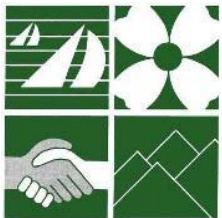
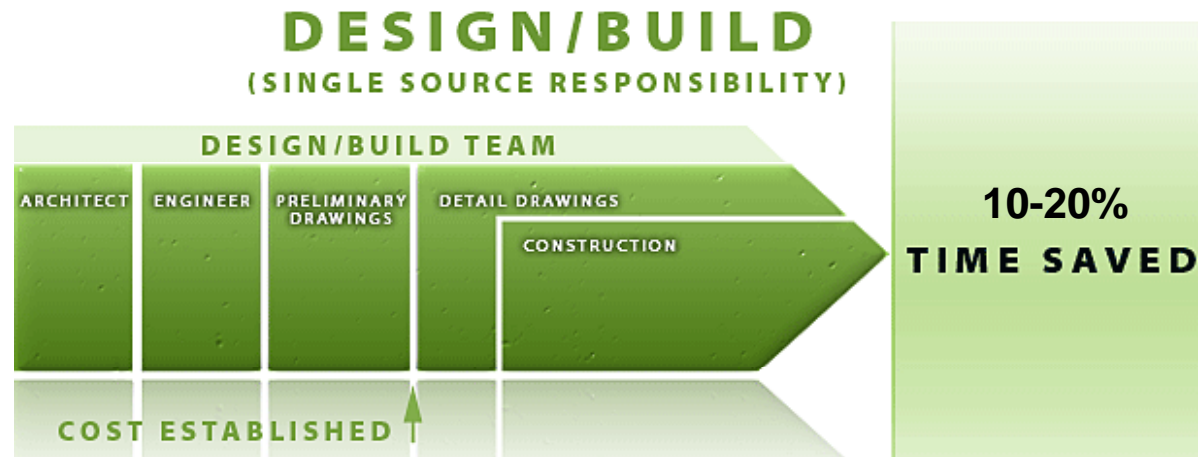


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Project Delivery Method

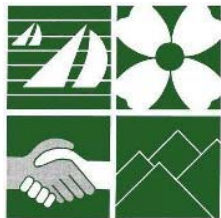
- **Modified Design Build**
 - Design-builder is responsible for construction documents, public approvals and construction administration
 - AE as a sub-consultant to the design-builder
- **Advantages of Delivery Method**
 - Fast-track delivery of design and procurement
 - Streamlined approval process
 - Transfer of risk from the owner to design-builder



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Public Approvals

- Engage public agencies to understand requirements and timeline for public approvals
- Manage the permit application, review and approval process through public agencies
- Secure building permits and certificates of occupancy



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DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

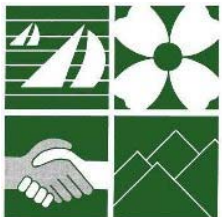


CFA.gov



Case Study: Watkins Field & Playground

- **Program**
 - Combination softball and football field with synthetic turf
 - Athletic field lighting and site amenities
 - Playground, Hockey rink and Basketball courts
- **Budget/ Schedule**
 - \$2.5 Million
 - Construction schedule of eight months

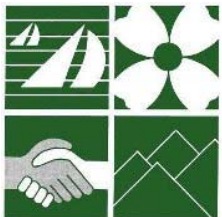


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Case Study: Watkins Field & Playground

- **Challenges**
 - Community outreach and buy-in
 - Surveying and relocation of site utilities
 - Coordination with the school during construction
- **Benefits**
 - Programs offered to Watkins ES and multiple sports leagues for youth development
 - Neighborhood asset that promotes property value and quality of life

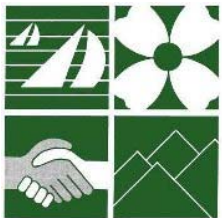
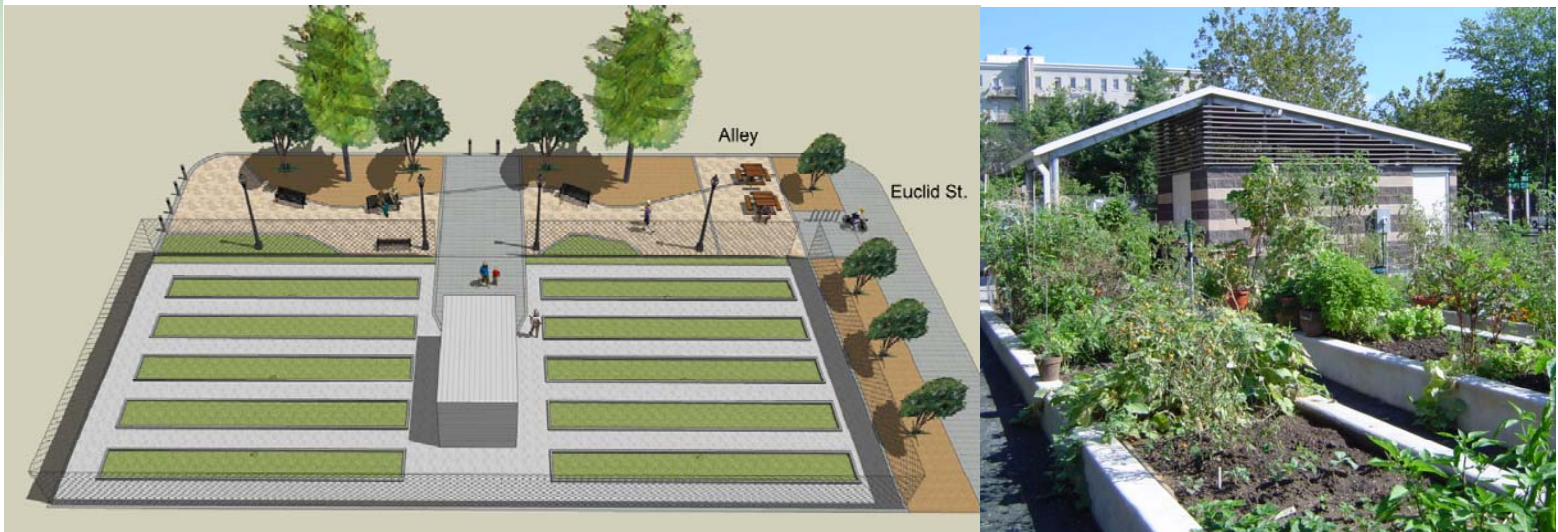


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Case Study: Justice Park

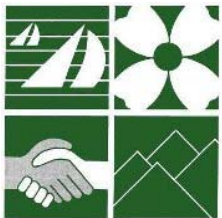
- **Program**
 - Community garden with planting beds and storage shed
 - Plaza with site amenities
- **Budget/ Schedule**
 - \$750,000
 - Construction schedule of six months



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Case Study: Justice Park

- **Challenges**
 - Modification of planting beds and site drainage
 - Utility connections in public space
- **Benefits**
 - Pocket park in a high density zone
 - Membership/leasing of planting beds and storage space to community members
 - ADA access for planting beds

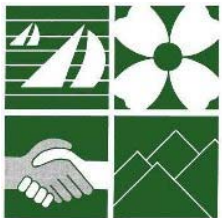


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Case Study: Guy Mason Community Center

- **Program**
 - Renovation of a historic community center
 - Addition of an elevator/ stair tower for ADA requirements
 - Replacement of windows, plumbing and HVAC system
- **Budget/ Schedule**
 - \$4.7 Million
 - Construction schedule of 8 months



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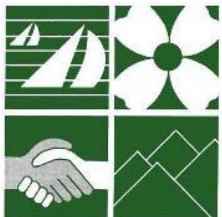
Case Study: Guy Mason Community Center

■ Challenges

- Renovation of a historic building- MEP, finishes, IT/AV
- Procurement of elevator to meet ARRA standards
- Coordination between builder and sub-contractors

■ Benefits

- \$4.1 Million spend on modernization
- ADA access for bathrooms and elevator
- IT/AV facilities and sustainable design features

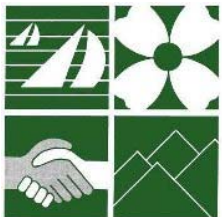


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Case Study: Bald Eagle Recreation Center

- **Program**
 - Renovation of an existing recreation center
 - Construction of a new boxing annex
- **Budget/ Schedule**
 - \$7.3 Million
 - Construction schedule of 22 months

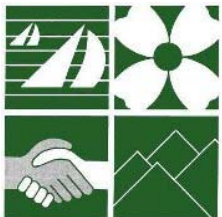


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Case Study: Bald Eagle Recreation Center

- **Challenges**
 - Public approvals for renovation and new construction
 - Evolving scope and kitchen modifications
 - Unforeseen field conditions
- **Benefits**
 - \$3.2 Million spent in establishing the first boxing facility in the District
 - Teaching kitchen and IT/AV facilities



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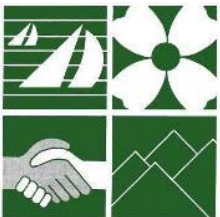


Case Study: Rosedale Recreation Center

- **Program**
 - Renovation of existing recreation center
 - Outdoor facilities- recreation pool and turf field
- **Budget/ Schedule**
 - \$17.8 Million
 - Construction schedule of 24 months



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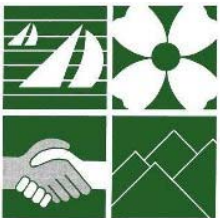
Case Study: Rosedale Recreation Center

■ Challenges

- Site boundary and public space issues
- Evolving scope during the design-build process

■ Benefits

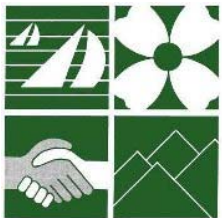
- First inclusive playground in the District
- Programs offered to multiple sports leagues for youth development
- Co-located with a DCPL library



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Case Study: Barry Farm Recreation Center

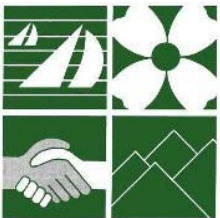
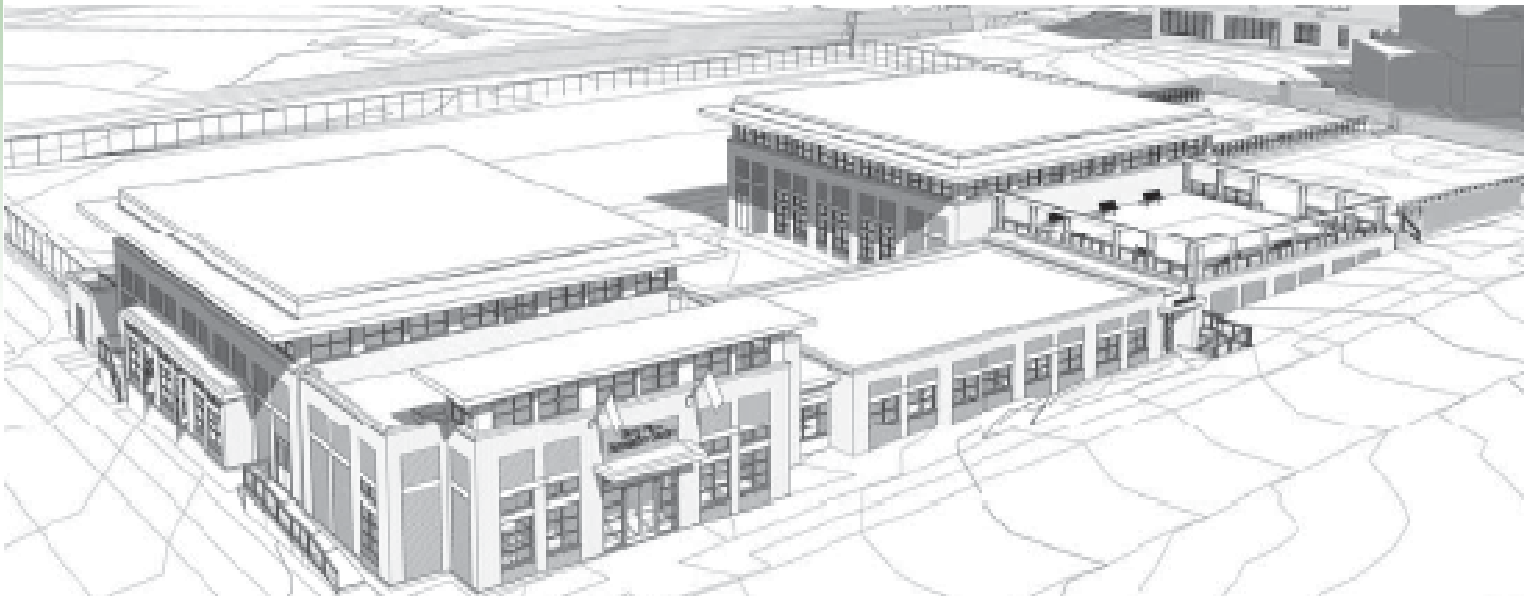
- **Program**
 - Construction of a new recreation center
 - Outdoor facilities
- **Budget/ Schedule**
 - \$23 Million
 - Construction schedule of 18 months



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Case Study: Barry Farm Recreation Center

- **Challenges**
 - Community outreach and buy-in
 - Establish site boundaries and public approvals
- **Benefits**
 - Flagship project for New Communities in Ward 8
 - First recreation center with a natatorium in the District



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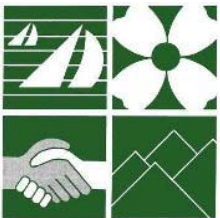
Conclusions

- \$200 Million of capital improvements over the 4 years
- Increase in the number of community recreation offerings
- All inclusive recreation programs



“The new turf field, hockey rink and basketball courts serve multiple sports leagues. Watkins Park is an asset to the neighborhood”

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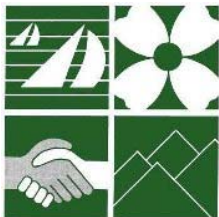


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Conclusions

- New (7) and renovated (5) facilities completed in 3 years
- New (4) recreation centers under implementation
- Perception of patrons and community members

“Guy Mason is a beautiful, historic building and the work DPR and the Friends Group have done with the community center is impressive”



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Lessons Learned

- Managing community expectations
- Coordination between district agencies for public approvals



Department of Consumer and Regulatory Affairs
 Permit Operations Division
 1100 4th Street SW
 Washington DC 20004
 Tel. (202) 442-4859 Fax (202) 442-4862
 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-8557

B
BUILDING PERMIT
 THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED.
 Issue Date: 11/30/2010

PERMIT NO. B1008722 Expiration Date: 11/30/2011

Address of Project: 3600 CALVERT ST NW	Zone: OPDR-1-	Square: 1296	Lot: 0974
-------------------------------------------	------------------	-----------------	--------------

Description Of Work:
 NEW WEST SIDE STAIR & ELEVATOR TO THE EXISTING 2-FLOOR & BASEMENT RECREATION CENTER WITH INTERIOR RENOVATION AND UPGRADING LIFE SAFETY SYSTEM, "MEP"

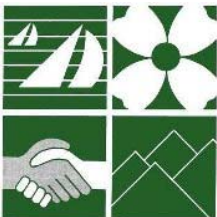
Permission is Heresby Granted To: District Of Columbia	Owner Address: SUITE 207 1380 PENNSYLVANIA AVE NW	PERMIT FEE: \$30,936.86
-----------------------------------------------------------	---------------------------------------------------------	----------------------------

Permit Type: Alteration and Repair	Existing Use: Gymnasiums - A-3	Proposed Use: Gymnasiums - A-3	Plans: Yes
---------------------------------------	-----------------------------------	-----------------------------------	---------------

Agent Name: Douglas Foster	Agent Address: 5427 16TH STREET NW WASHINGTON, DC	Existing Dwell Units: 0	Proposed Dwell Units: 0	No. of Stories: 2+B	Floors: Involved
-------------------------------	---------------------------------------------------------	----------------------------	----------------------------	------------------------	---------------------

Conditions/Restrictions:
 variance # 010-112-10 was recommended for approval to use 2009 IMC for ventilation. Separate electrical, plumbing and mechanical installation permits are required.
 Mrs. Shaka Myers withdrew the application on 11-16-2010 to submit sister agency sign-off. The DAP office was told that the addition as shown in plans (elevator, stairwell) were approved by DDOE on the Foundation to Grade permit application B1007069. The project manager was informed to send an email to verify this with our structural/disposal office.
 Mr. Chen has given permission for two permits to be issued for this address. The Foundation to Grade Permit (B1007069) will be issued but no charge will be assessed due to the fact that all the work to be done is included in the B1008722 plans.
 This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.
 All Construction Done According To The Current Building Codes And Zoning Regulations.
 As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Director: Linda K. Argo
 Permit Clerk: *[Signature]*
 Doris Minor



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Q & A

Catalysts for Building Community Recreation

Ella Faulkner

Community Planner

DC Department of Parks & Recreation

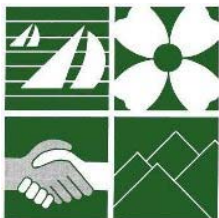
Bridget.Stesney@dc.gov

Sanath Kalidas

Project Manager

Brailsford & Dunlavy

skalidas@programmanagers.com



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