# THE NEW ST. ELIZABETHS HOSPITAL BUILDING

## STATEMENT IN SUPPORT OF AN APPLICATION FOR A SECOND STAGE PLANNED UNIT DEVELOPMENT AND ZONING AMENDMENT

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**District of Columbia Department of Mental Health, Applicant**

March 8, 2004

ZONING COMMISSION
District of Columbia
Case 04-08
Exhibit 6

ZONING COMMISSION
District of Columbia
CASE NO.04-08
EXHIBIT NO.6

# NEW ST. ELIZABETHS HOSPITAL BUILDING
# PLANNED UNIT DEVELOPMENT
# PROJECT TEAM

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**Land Use Counsel**
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**Transportation Analysis**
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Suite 700
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## I. INTRODUCTION

On October 22, 2002, the District of Columbia Department of Mental Health (the "Applicant") applied to the District of Columbia Zoning Commission (the "Zoning Commission") for approval of a two-stage planned unit development ("PUD") for a 49 4-acre property constituting part of the St Elizabeths Hospital - East Campus in Southeast Washington The application also requested a zoning map amendment for the site from unzoned government property to SP-1 The Zoning Commission granted first-stage approval with certain conditions in Zoning Commission Order 02-45, which became final on November 28, 2003 The first-stage approval conditions include provision of an interim parking plan, proposed pedestrian route to the Congress Heights Metro station, and execution of a First-Source Employment Agreement ("First Source") with the District of Columbia Department of Employment Services and a Memorandum of Understanding ("LSDBE MOU") with the District of Columbia Office of Local Business Development to ensure minority vendor participation

The Applicant has met several times with Office of Planning (OP) staff and has given presentations to the National Capital Planning Commission (NCPC) and Commission of Fine Arts (CFA) The CFA approved the project design and the Applicant provided an updated presentation on January 15, 2004 The Applicant has also consulted with the State Historic Preservation staff and the federal Section 106 Advisory Council on Historic Preservation.

The Applicant submits this second-stage application that conforms to the statutory requirements and the Commission's first-stage approval conditions This application is a

reasonable resolution of the complex balancing act between land use and mental health treatment concerns

**A. Summary of Changes from First-Stage Approval**

To address the concerns expressed by Zoning Commission members and to meet patient needs, the following changes have been made in the project as proposed in the first-stage PUD application

**1. Design of Secure Wing of Building**

a Two Secure patient units were "stacked" onto the second story This change shortened the corridor for the Secure wing of the building and reduces the building's impact in the area of the U S Navy radio buildings

b The Secure wing was slightly rotated clockwise to move the District of Columbia antenna tower outside the Secure perimeter

**2. Mechanical and Electrical Spaces**

The major mechanical and electrical spaces were moved from the basement to a new on-grade building element that provides a visual buffer for the service yard

**3. Building Height and Shape**

a The building was raised approximately two feet to minimize regrading requirements and eliminate a significant number of retaining walls

b The shape of the building was refined to significantly reduce the area of the penthouse spaces

4. **Stormwater Management**

a Approximately 27,000 square feet of green roof space was added

b A storm water management pond at the ravine (adjacent to the existing Metro pond) was established to eliminate the need for significant subsurface stormwater holding The ravine already acts as a de facto holding area due to its location

5. **Parking and Traffic Circulation**

Gorove/Slade Associates, Inc has completed a parking study, attached as Appendix A, that analyzes and describes interim parking plans for the hospital construction period and final parking plans for the completed building In addition, new landscaping treatments have been added to the parking lot design to minimize impervious surface and beautify the new hospital grounds

**B. PUD Site Location**

The site includes an existing building, located at 2700 Martin Luther King Jr Avenue ("MLK") SE, known as the John Howard Forensic Pavilion ("JHP"), a five-story building serving as a mental health hospital The proposed use for the development is the new St Elizabeths Hospital Building ("SEHB") The Applicant plans to build a one- and two-story, state-of-the-art mental health facility to service the District's mental health needs This location is within Ward Eight (8) and Advisory Neighborhood Commission ("ANC") 8C

### C. The Applicant

The Applicant is the D C Department of Mental Health ("DMH") This agency regulates the District's mental health system for adults, children and youth, and their families and provides mental health services directly through the Community Service Agency and St Elizabeths Hospital The entire St Elizabeths campus is an integrated mental health complex established in 1855 St Elizabeths has participated in and witnessed almost one hundred and fifty years of progress in the field of mental health care The hospital has contributed significantly to the development of methods to protect and care for the mentally ill in the United States, and architecturally its buildings have embodied the evolution of institutional architecture in the field of mental health care The construction of this new mental health facility that incorporates the newest ideas and innovations in institutional design and mental health care is of crucial importance to the St Elizabeths patients, care givers, employees and the District as a whole

### D. Brief Site Description

The proposed PUD site is located on the southeastern part of the St Elizabeths East Campus It has access from Martin Luther King Jr ("MLK") Avenue near Pecan Street and is also accessible from Alabama Avenue, SE The St Elizabeths East campus is legally identified as Parcel 234, Lot 38 The Property is irregular in shape and has substantial vacant and open areas together with the John Howard Forensic Pavilion and adjacent surface parking lot This part of the St. Elizabeths campus was developed early in the twentieth century, so that much of the natural vegetation has been cleared over the years for the construction of buildings, streets and roadways

### E. The Surrounding Neighborhood

The surrounding neighborhood includes the St Elizabeths Hospital campus itself (both East and West Campus), federal and highway property, and nearby residential and commercial development in the Congress Heights, Douglass and Shipley Terrace neighborhoods The predominant surrounding land use context is the St Elizabeths campus itself, which abuts the Property for an extended distance to the north and west The 336-acre campus is developed with institutional buildings, many of them historically designated, together with open spaces and trees Martin Luther King Jr Avenue, SE, a major thoroughfare, bisects St Elizabeths to form the approximately 173-acre East Campus and the approximately 163-acre West Campus

## II. STATEMENT OF USES

### A. General Project Description

The Applicant intends to construct a new hospital building on the subject property, to be known as the St Elizabeths Hospital Building The new 293-bed hospital will consist of a one- and two-story building that will provide mental health services for Non Secure and Secure mental health patients The existing JHP building will be demolished after construction and occupancy of the new building Numerous features of JHP are obsolete and substandard in terms of care and rehabilitation of the mentally ill The demolition will also create more open space, allow more light to reach the new building and alleviate the increasing maintenance costs for the severely deteriorated John Howard building

## 1. Functional Description of the SEHB (Interior)

The new St Elizabeths Hospital Building is intended to be a model psychiatric inpatient facility The facility's central mission will be the delivery of high quality, recovery-based treatment This approach requires that resident psychiatric care consumers be prepared for reintegration into society The facility will integrate the residential and treatment environments, and the administrative and support functions to bolster that mission

The new facility includes two hundred ninety-three (293) beds These beds are distributed among general Non Secure care, and pre- and post-adjudication Secure (court-related) care. Bed distribution by use is as follows

| Unit Type | Number of Beds | Unit Quantity and Size |
|---|---|---|
| Non Secure Admissions Unit | 10 | One 10-bed unit |
| Non Secure Residential Units | 104 | Four 26-bed units |
| Secure Residential Units | 179 | Six 26-bed units and One 23-bed unit |
| **TOTALS** | **293** | **12 residential units** |

Both the Non Secure and Secure sections of the hospital include residential and treatment facilities for their respective populations In general terms, this means that each will include the residential beds referenced above and a "Treatment Mall"

The Treatment Mall approach provides a destination for residents each day and a location for active, recovery-based treatment This approach will enable residents to model daily behavior that mirrors the rhythm of the non-hospital world Typically

residents will have breakfast in the unit, leave the residential areas each day to attend various activities in the treatment mall, and return to the residential areas "after work" The mall provides a variety of spaces for therapy, training, education, and recreation for the residents In addition, the residential units include areas for educational, social, and therapeutic activities outside treatment mall hours, as well as secure outside green space

In general, the Non Secure and Secure portions of the hospital provide similar facilities There are, however, some unique characteristics to each area. The Secure component includes a higher level of security, consistent with the resident population, including the use of "man-traps" and "sally-ports" that control pedestrian and vehicular circulation respectively The Secure area also includes a secured perimeter made up of a combination of building mass, high security fencing, and electronic security systems Functions within that perimeter are limited to those specifically required to support the Secure functions The number and type of penetrations of the Secure perimeter are controlled and restricted

The area that includes the Non Secure component also includes some "shared functions" that might be available as community amenities These include the sloped-floor auditorium and related multi-purpose room, and the Non Secure gymnasium Obviously, any community or other non-hospital uses would need to be consistent with the operations of the hospital

Additional Shared Functions include administrative functions (Hospital Administration, Medical records, Training, etc) and Support functions (Food Service, Building Engineering, etc ) that serve both the Non Secure and Secure components

# III. LANDSCAPING AND BUILDING ARCHITECTURAL/DESIGN ELEMENTS

## A. Proposed Site Plan and Landscaping

### 1. Functional Design/Site Organization

The new St Elizabeths Hospital Building is designed first and foremost to serve the functions of the building, including the needs of patients, caregivers and visitors to the Non Secure and Secure components of the hospital These factors, in turn, significantly affect the organization of the site

The existing, winding roadway from Alabama Avenue, SE, will continue to provide vehicular access to the site The site plan provides a setback and visual buffer to the new building from the arrival point where the access road crosses the ravine Higher security functions and their access points are located farther from the site entry and are visually shielded by other functions and landscape Parking areas are located to maximize green space in front of the building and to maintain views from the building across the ravine toward the remainder of the campus The parking area and associated landscape are also used to buffer the existing secure yard (surrounded by a high wall) associated with the Secure component

The three wings of the building are oriented to maximize privacy for residential areas and to take advantage of views across open space to the ravine from public spaces, office areas and treatment areas Necessary exterior walkways adjacent to the building will be developed with hardscape elements and plantings to structure exterior space for use by staff, visitors, and where appropriate, residents.

A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plazas, arcades and other open spaces is attached as Appendix B

**2. Landscaping**

The landscaping builds on the tradition of open space and plantings at mental hospitals in general and the naturalistic Olmstead influenced landscape at Saint Elizabeths in particular Pedestrian and vehicular circulation and parking curve in contrast to the building mass. Six landscaped courtyards occur between the residential units and all on grade residential units include landscaped secure exterior space The building includes approximately 27,000 square feet of green roof

Detailed landscaping, grading and drainage plans, showing all existing countour lines, including graphic illustration of grades exceeding fifteen percent (15%) in five percent (5%) increments, landscaping to be retained, grades and plantings, proposed drainage for the site, including the location of buildings roads, sidewalks water and sewer lines, inlets and basis and connections to public water and sewer lines are attached hereto as Appendix C

**3. Floor Plans and Architectural Elevations**

Building plans reflect both functional requirements and DMH's recovery based approach to treatment The build mass and plan organize around Secure, Non Secure, and shared functions Entry to secure areas is tightly controlled Residential (morning and evening) and Treatment Mall (work day) resident activities are clearly separated to encourage movement that models the rhythm of daily life outside the Hospital. The floor

plan maintains the necessary levels of observation and security while encouraging appropriate public use and interaction

Building elevations are primarily masonry with punched openings Large areas of glazing mark public entry The auditorium presents a distinctive sloped roof oval intended for Hospital and public access Specialized perimeter fencing required at the secure side of the facility is sheltered from public view

Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are attached hereto as Appendix D

**4. Vehicular and Pedestrian Circulation**

Separate pedestrian entries, vehicular drop off points and building lobbies are provided for the Secure and Non Secure sides of the complex Shared Functions will be accessed through the Non Secure arrival point Pedestrian and vehicular access through the secured perimeter associated with the Secure functions is tightly controlled. Service and deliveries to the building will be accommodated at a service yard located between the Secure wing and the Shared Services wing

Parking is provided on grade The majority of parking will be located approximately at the location of the existing John Howard Pavilion This will require phased completion of the new parking after completion of the majority of the project and temporary use of other existing parking on the East Campus. The main parking area is oriented to allow pedestrian circulation along the aisles and ready supervision of the parking areas A limited amount of dedicated parking may be provided closer to the building entrances

A final detailed circulation plan showing all driveways and walkways as well as detailed parking and loading plans is attached at Appendix B

## IV. COMPLIANCE WITH FIRST STAGE PUD ORDER

This second-stage application meets all of the requirements of the PUD process contained in Chapter 24 of the Zoning Regulations It also meets the requirements of the Zoning Commission's first-stage PUD Approval Order No 02-45 In the following paragraphs, each of the guidelines, conditions and standards of the Zoning Commission Order No 02-45 is stated and addressed

1 *"The final design of PUD shall be developed in accordance with the site preliminary architectural and landscape plans submitted as Exhibit 30 in the record of this case, and as modified by the guidelines, conditions and standards of this Order "*

The final design of the project is based on the plans submitted and approved in the St Elizabeths first-stage PUD application The plans submitted with this application are a refinement of the preliminary architectural and landscape plans in accordance with the guidelines, conditions and standards of the first-stage approval order.

2 *"The project shall include the demolition of the existing, John Howard Pavilion hospital and construction of a new facility, together with public spaces, generally as depicted in the preliminary plans submitted in this first-stage application."*

The final design of the project includes the demolition of the John Howard Pavilion hospital and construction of a new facility generally as depicted in the preliminary plans submitted in the first-stage application

3 *"The Applicant shall submit with the second-stage application detailed plans and elevations indicating the design treatment of the proposed PUD project, including but not limited to building and landscape materials, color, architectural and landscape details, and zoning data as required for a second-stage PUD application."*

This application includes final detailed design plans and elevations including the design treatment, building and landscape materials, color, architectural, landscape details and zoning data required for a second-stage

PUD application. The final design plans are provided in Appendix D of this application

4 *"The PUD Site shall be zoned SP-1, encompassing a land area of 2,151,864 square feet (49 4 acres) as depicted in Exhibit 30 of the record."*

The PUD Site, as described in the final design plans, encompasses 49 4 acres and shall be zoned SP-1

5 *"The Applicant shall execute the following agreements prior to the adoption of the Zoning Commission order of the initial second-stage PUD in this case.*

*(a) A First-Source Employment Agreement with the Department of Employment Services; and*

*(b) A Memorandum of Understanding with the District of Columbia Office of Local Business Development to ensure minority vendor participation."*

The Applicant has entered into the First Source Agreement and is currently negotiating the LSDBE MOU as described in Appendix E to this application

6 *"This first-stage PUD approval by the Zoning Commission shall be valid for a period of one (1) year from the effective date of this order Within such time, the Applicant shall file the second-stage PUD application in order for this first-stage application to remain in effect "*

This application is submitted prior to the November 28, 2004 expiration date of Zoning Commission Order No 02-45

7 *"The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977 . .as amended . . "*

The Applicant is in full compliance with the Human Rights Act of 1977, as amended

8 *"The second-stage PUD application shall include an interim parking plan describing the phased completion of the new parking and temporary use of existing parking on the East Campus during construction."*

This application includes an interim parking plan developed by Gorove/Slade Associates, Inc and consistent with the above-described condition The parking plan is attached as Appendix A

9 *"The second-stage PUD application will include a proposed route from the new hospital to the Congress Heights Metrorail station. The Applicant will also provide a status report on when the gate between the station area and the St Elizabeths campus will be re-opened "*

There is an existing sidewalk from the gate to the road on the campus side of the fence This application includes a proposed walkway from that point to the entrances of the new building as shown in Appendix B The current intent is to open the gate once the new perimeter of the Hospital is established However, it will be necessary to review that decision as occupancy approaches In order to maintain security at the remainder of the East Campus prior to redevelopment the gate cannot be opened earlier

## V. CONCLUSION

For the reasons set forth in this statement, the applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations and the guidelines, conditions and standards of Zoning Commission Order 02-45 Accordingly, the Applicant respectfully requests that the Zoning Commission schedule a public hearing to consider approving the second-stage PUD

Respectfully Submitted,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W Gross, AICP

Enclosures

# APPENDIX A

## PARKING STUDY

GOROVE/SLADE ASSOCIATES, Inc.
Suite 700 / 1140 Connecticut Ave , NW / Washington, DC 20036
Phone (202) 296-8625
Fax (202) 785-1276
Toll Free (888) 212-4242

**TECHNICAL MEMORANDUM**

| | | |
|---|---|---|
| **TO:** | Andrew Borja | Einhorn Yaffee Prescott |
| **CC:** | Marc Shaw | Einhorn Yaffee Prescott |
| **FROM:** | Robert B Schiesel, P E<br>Kerri A Yap, P E<br>Louis J Slade, P E , P T O E | |
| **DATE:** | February 24, 2004 | |
| **SUBJECT:** | St Elizabeth's Hospital<br>Parking Demand Analysis | |

## INTRODUCTION

This memorandum addresses concerns about the parking supply and demand associated with the construction of the new St. Elizabeth's Hospital within the St. Elizabeth's campus in Southeast DC This memo includes an analysis of existing and future hospital parking, and discusses how parking will be handled during the construction period This parking analysis focuses on the construction of a new building located on the east campus, near the Congress Heights Metrorail station The planned building will replace the existing hospital Figure 1 is a map of the existing hospital, the future site location, and the Congress Heights Metrorail station

The parking analysis completed considers the three scenarios of development·

1 Existing conditions
2 Conditions during construction
3 Ultimate buildout conditions

## EXISTING CONDITIONS

The existing hospital contains approximately 550 patient beds and 1,000 employees The existing parking lot has provided sufficient parking to meet the demand of the hospital, even at a peak of 1,400 employees Employees at the hospital can be broken down into two categories: (1) administration and support staff who work Monday through Friday from 8 30am to 5:00 pm and constitute approximately 20% of the total number of employees; and (2) the nursing/patient care staff who work seven days a week during different shift times The shifts are 7·00 am to 3·30 pm (approximately 50%), 3·00 pm to 11 30 pm (30%), and 11 00 pm to 7 00 am (20%) The nursing/patient care staff constitutes approximately 80% of the total number of employees.

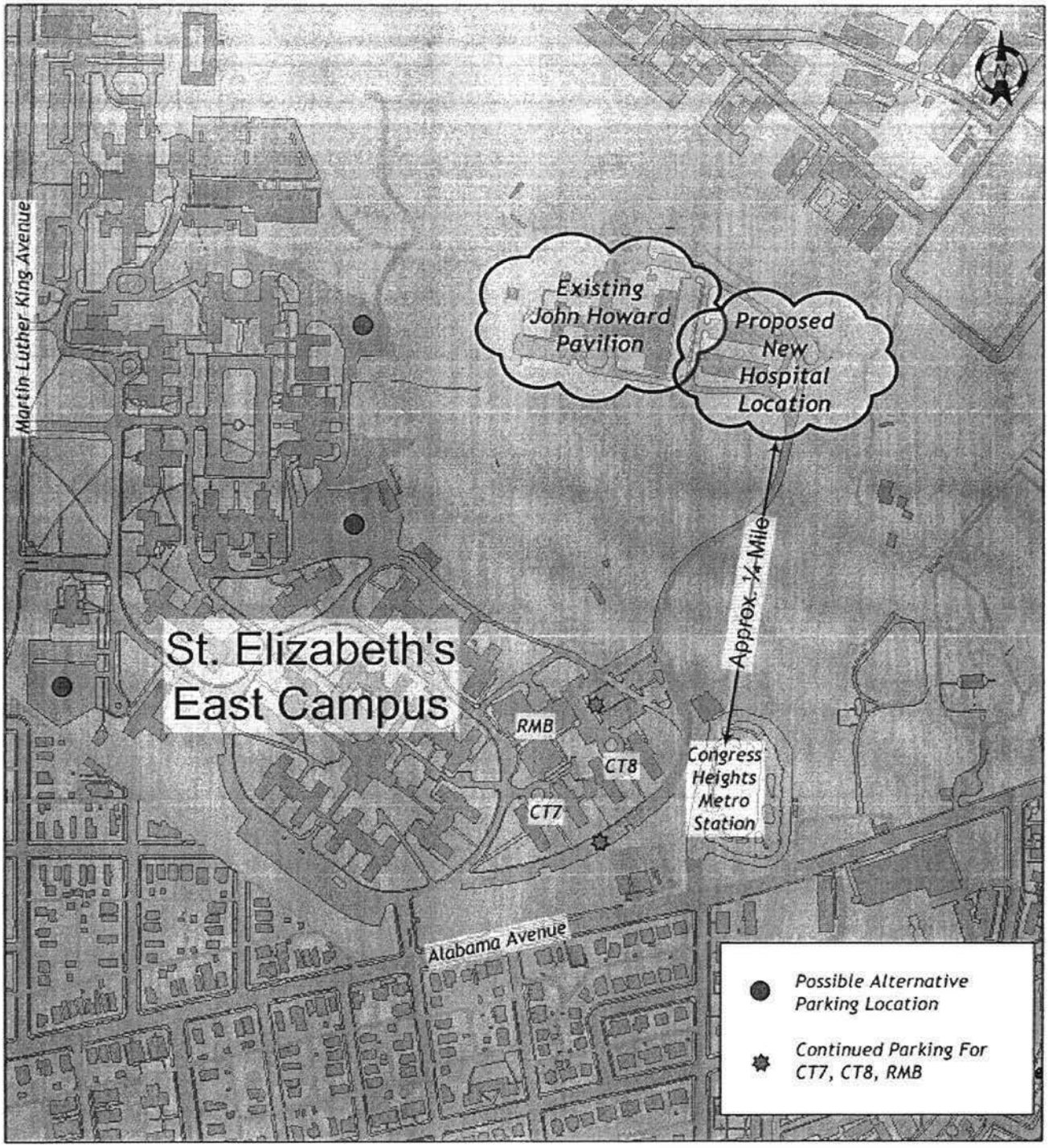



**Figure 1**
Hospital Location

GOROVE/SLADE ASSOCIATES, INC.
*Transportation, Traffic and Parking*

Existing Parking Demand

The hospital conducted a survey of its parking facilities several years ago when the employee population was approximately 1,100 and the number of occupied patient beds was approximately 540 The number of occupied parking spaces within the hospital parking lot was counted during the shift change of the two larger shifts, coinciding with the working hours of the administration and support staff The survey counted a peak parking demand of 554 spaces

The data collected from the parking survey leads to the conclusion that at that staffing level the peak parking demand ratio for the hospital is approximately 1 parking space per 0 97 occupied beds or 1 parking space per 2 0 employees This information formed the basis of the future hospital peak parking demand calculations.

## PARKING DURING CONSTRUCTION

The new hospital will be constructed on top of the existing John Howard Pavilion parking lot. Therefore, interim parking locations for employees and visitors were identified along with parking management strategies that could reduce the parking supply

The current construction schedule is as follows

- Early road and utility work will begin in the summer of 2004 This phase will have little or no impact on parking
- Main construction is anticipated to begin in spring 2005, lasting approximately two and half years During this time construction will displace virtually all parking spaces. A few spaces will remain for accessibility and/or other reasons
- After the new hospital is complete, there will be a three to six month period during which the existing hospital will be demolished and a new parking lot will be constructed

Construction will take place within a fenced-off area that will include the area of the existing parking. All construction employee parking and staging equipment will be located within this fence line.

During construction, several parking management strategies will be implemented to accommodate the current peak parking demand These will include:

- Hospital administration will encourage increased transit usage using marketing and advertising This effort will be focused on the administration and support staff working daytime hours, and daytime shift nursing and patient care staff
- When required, shuttles will be deployed between the hospital and the Congress Heights Metrorail station These shuttles will aid by increasing employee access to and from the Metrorail station.
- Employees will be encouraged to carpool. Carpoolers will receive preferred parking spaces

- Parking will be provided on a separate part of campus where an excess of parking exists. Shuttles will then be used to transfer employees to and from the hospital over a 24-hour period. Figure 1 displays three potential existing parking lots on the east campus for this service.

## ULTIMATE BUILDOUT CONDITIONS

The new hospital, located closer to the Metrorail station, will provide enhanced facilities for both patients and staff. It will have fewer beds than the existing hospital; the latest site plan shows 293 beds, and 339 parking spaces. The remaining patients will be accommodated in other parts of the campus, if needed. The number of employees has not yet been finalized. It was assumed that the amount of administrative employees will remain the same, and there will be approximately the same proportion of nursing and patient care employees to beds (as these employees will also shift to other parts of the campus).

### Ultimate Parking Demand

The future parking demand is estimated based on the existing parking demand survey and the proposed size of the new hospital. It was assumed that the parking demand generated by the administrative staff would remain the same. Survey data was used to determine a peak parking demand rate for nursing and patient care staff in proportion to the number of occupied beds.

Table 1 shows the parking demand calculations for the proposed hospital. As part of the hospital construction, a new, direct pedestrian and bicycle path will be constructed from the Congress Heights Metrorail. Because this will further encourage transit usage and will act to decrease the ultimate parking demand of the hospital, a 10% reduction in peak parking demand was incorporated into the calculations.

**Table 1 – Hospital Parking Demand**

| | Parking Survey | New Hospital Demand |
|---|---|---|
| Occupied Beds | 540 Beds | 293 Beds* |
| Survey Parking Demand | 554 Spaces | --- |
| *Administrative* | 132 Spaces | 132 Spaces |
| *Nursing/Patient Care* | 423 Spaces | 230 Spaces |
| Nursing/Patient Care Peak Parking Demand Rate | 0.78 (spaces/bed) | 0.78 (spaces/bed) |
| Metrorail Reduction | --- | 36 (10%) |
| Total Parking Demand | 554 Spaces | 326 Spaces |
| Planned Supply | --- | 339 Spaces |
| Surplus Spaces | --- | 13 Spaces (4%) |

* - *Assumes 100% Occupancy*

As Table 1 demonstrates, the proposed number of parking spaces, 339 is 4% higher than the projected peak demand, 326 Thus, the proposed parking lot will be able to accommodate future demand

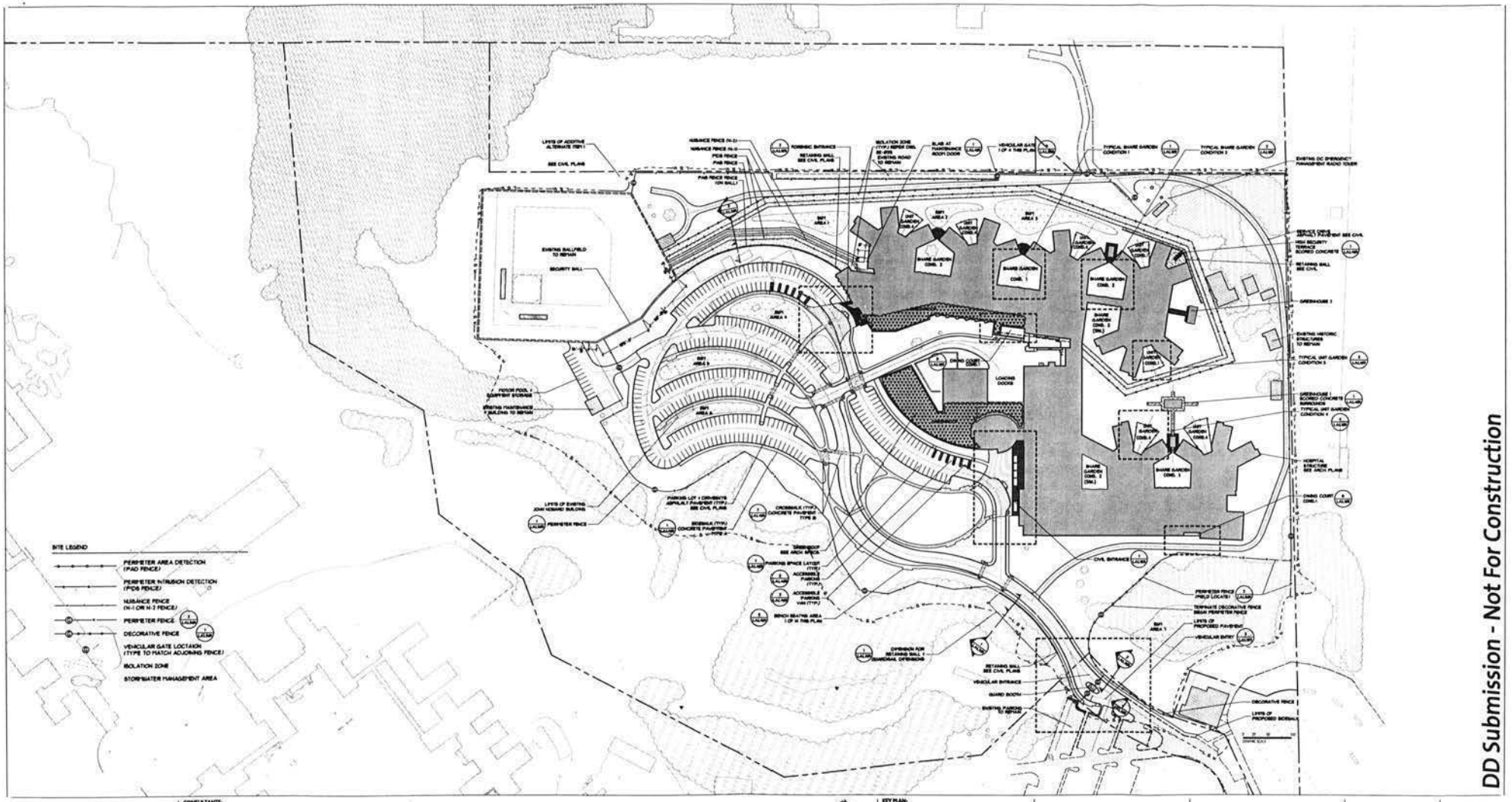
## CONCLUSIONS

This parking demand analyses summarized in this memorandum provided the following results and conclusions·

- The future peak parking demand was based on the existing parking survey The calculations assume that administrative staff levels will remain the same, and nursing and patient care employee levels will be proportionate to the number of occupied beds.
- The new pedestrian and bicycle path from the Congress Heights Metrorail will encourage transit usage and will act to decrease the ultimate parking demand of the hospital This was reflected in the peak parking demand calculations, in the form of a 10% reduction in overall parking demand.
- This peak parking demand rate was compared to the proposed number of beds in the new hospital (293) to determine the future peak parking demand of 326 spaces (assuming each bed is occupied).
- The proposed site plan shows 339 total parking spaces, 4% more than the peak parking demand Thus the proposed parking lot will accommodate the ultimate parking demand when the new hospital is complete
- During construction virtually all of the existing parking spaces will be unavailable, thus requiring the implementation of parking management strategies including· shuttles to and from parking on other parts of the campus, shuttles to and from the Congress Heights Metrorail station, and encouragement of transit usage, and carpooling.

## APPENDIX B

## SITE LAYOUT REFERENCE PLAN




DD Submission - Not For Construction

EYP/

CONSULTANTS:
Rhodeside & Harwell
320 King Street
Alexandria, VA 22314
Telephone: 703.683.7447

NO. REVISION/SUBMISSION DATE

District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2009
SCALE: 1"=50'
EYP PROJECT NO. 2001022.50
DESIGNED BY: EH
DRAWN BY: BJ
CHECKED BY: EH, BJ

SITE LAYOUT AND REFERENCE PLAN

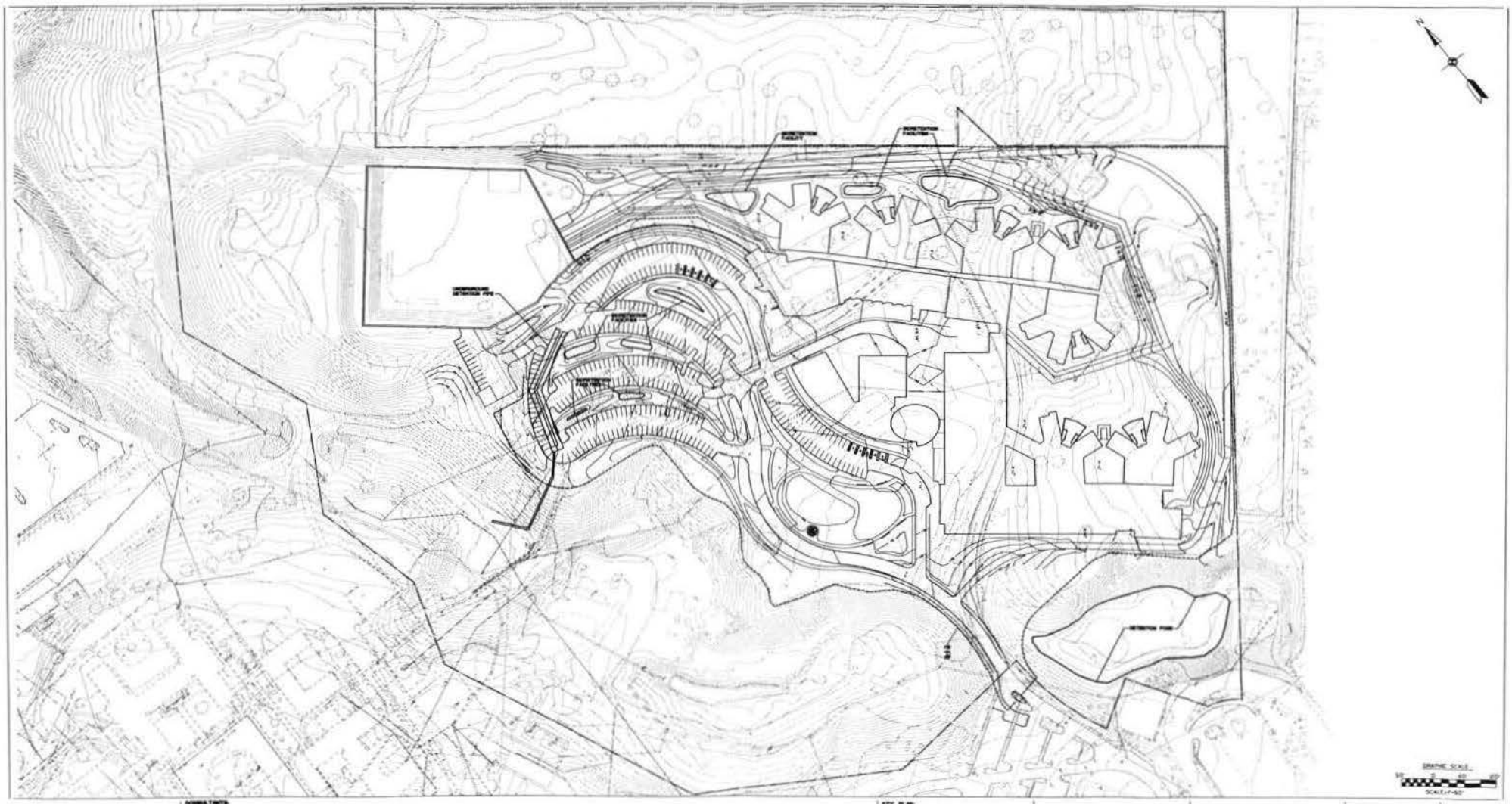
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## APPENDIX C

## C-1 –SITE GRADING AND STORMWATER MANAGEMENT PLAN

## C-2 – SITE PLANTING PLAN



EYP/

KEY PLAN

| NO. | REVISION/ SUBMISSION | DATE |
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DATE

EYP PROJECT NO.

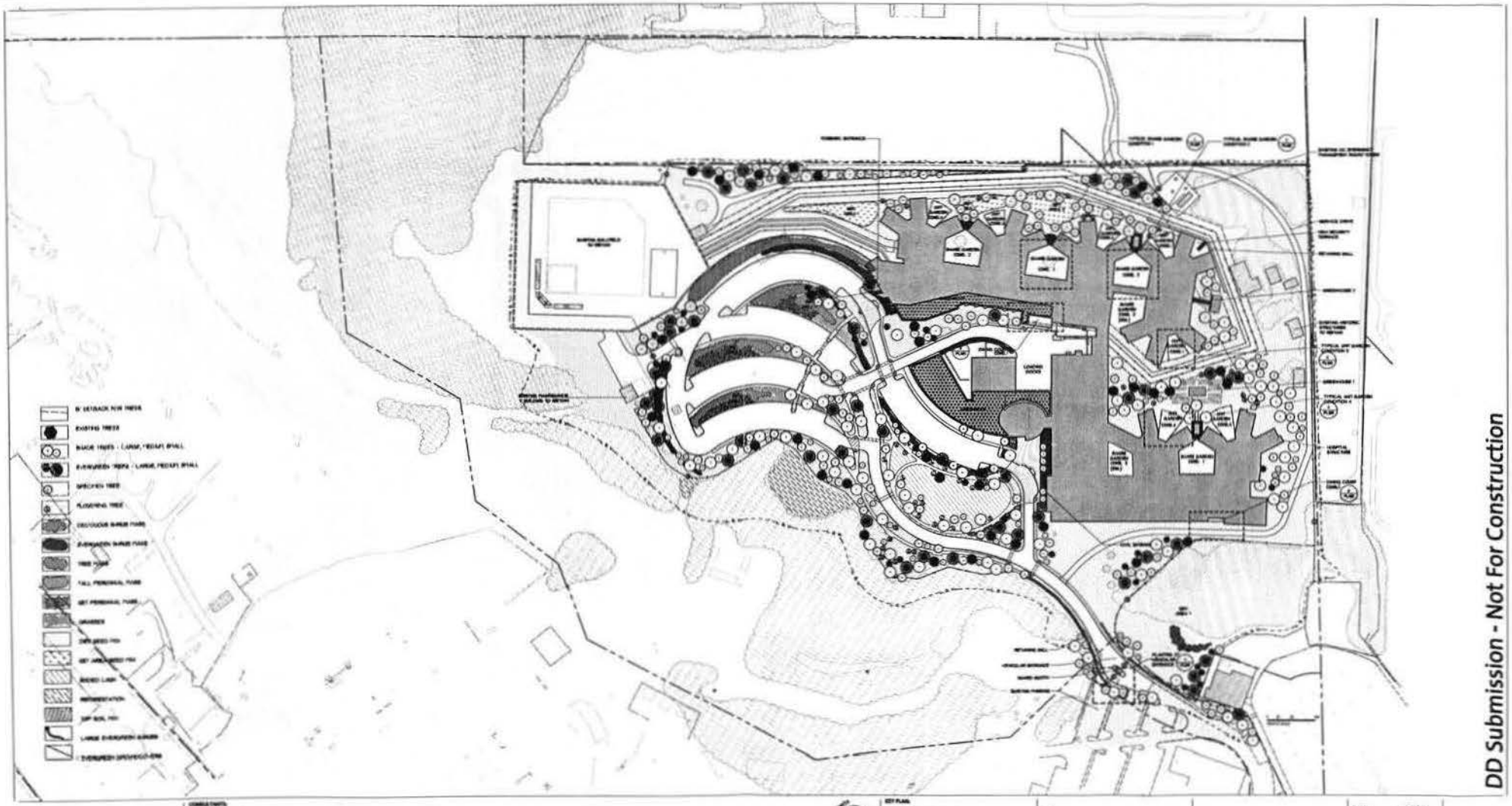
DESIGNED BY:

DRAWN BY:

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SITE GRADING AND STORMWATER MANAGEMENT PLAN

1 OF 1



DD Submission - Not For Construction

EYP/

District of Columbia
Department of Mental Health

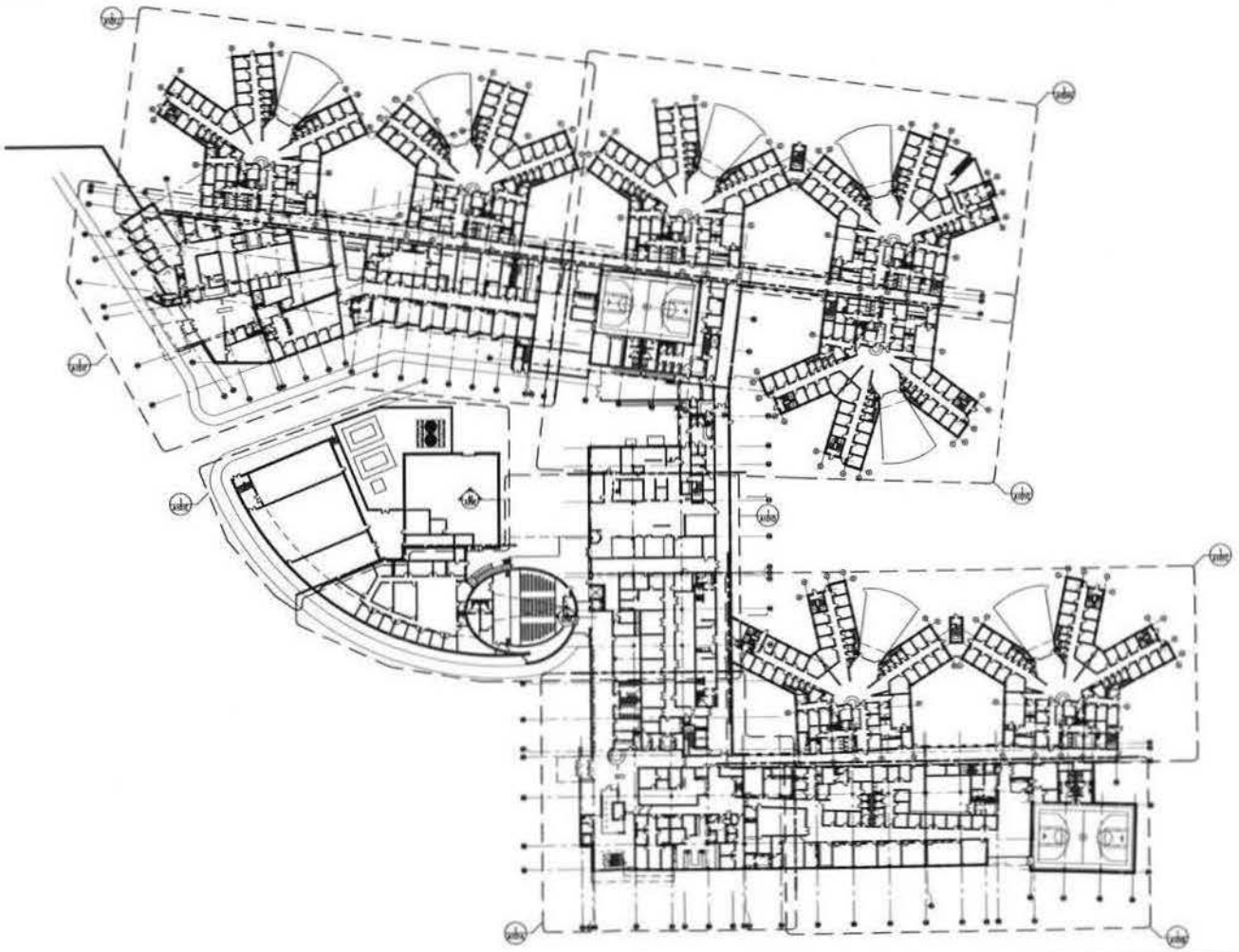
Saint Elizabeths
New Hospital & Consolidation
Washington, DC

SITE PLANTING PLAN

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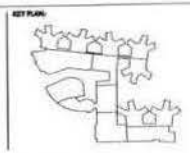
## APPENDIX D

## TYPICAL FLOOR PLANS AND ARCHITECTURAL ELEVATIONS



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NO. REVISION/SUBMISSION DATE

District of Columbia
Department of Mental Health

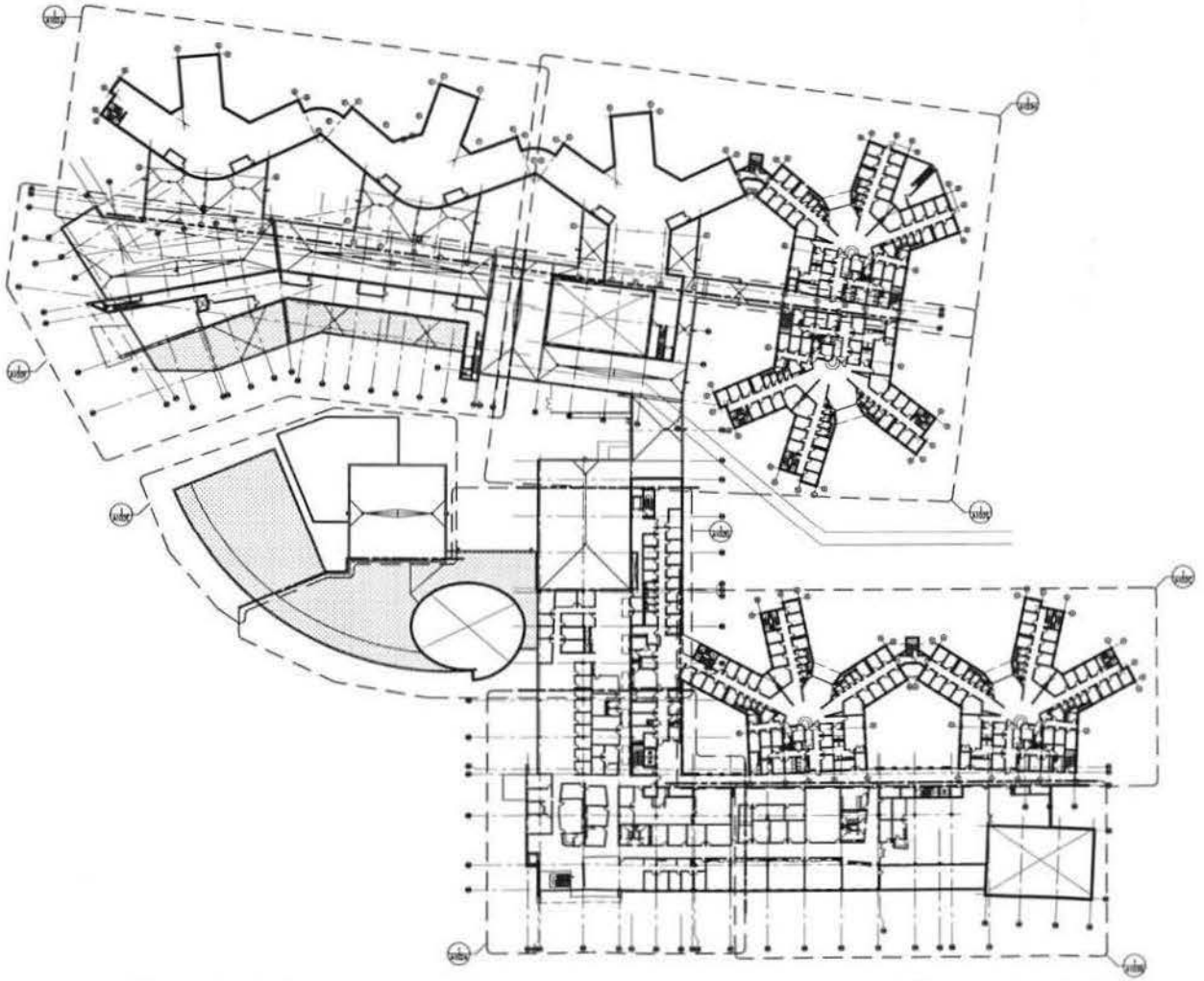
Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2003
SCALE: 1/32"=1'-0"
EYP PROJECT NO. 20031022.00
DESIGNED BY: J.S.
DRAWN BY:
CHECKED BY:

FIRST FLOOR PLAN

A101

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KEY PLAN:

NO. REVISION/SUBMISSION DATE

District of Columbia
Department of Mental Health

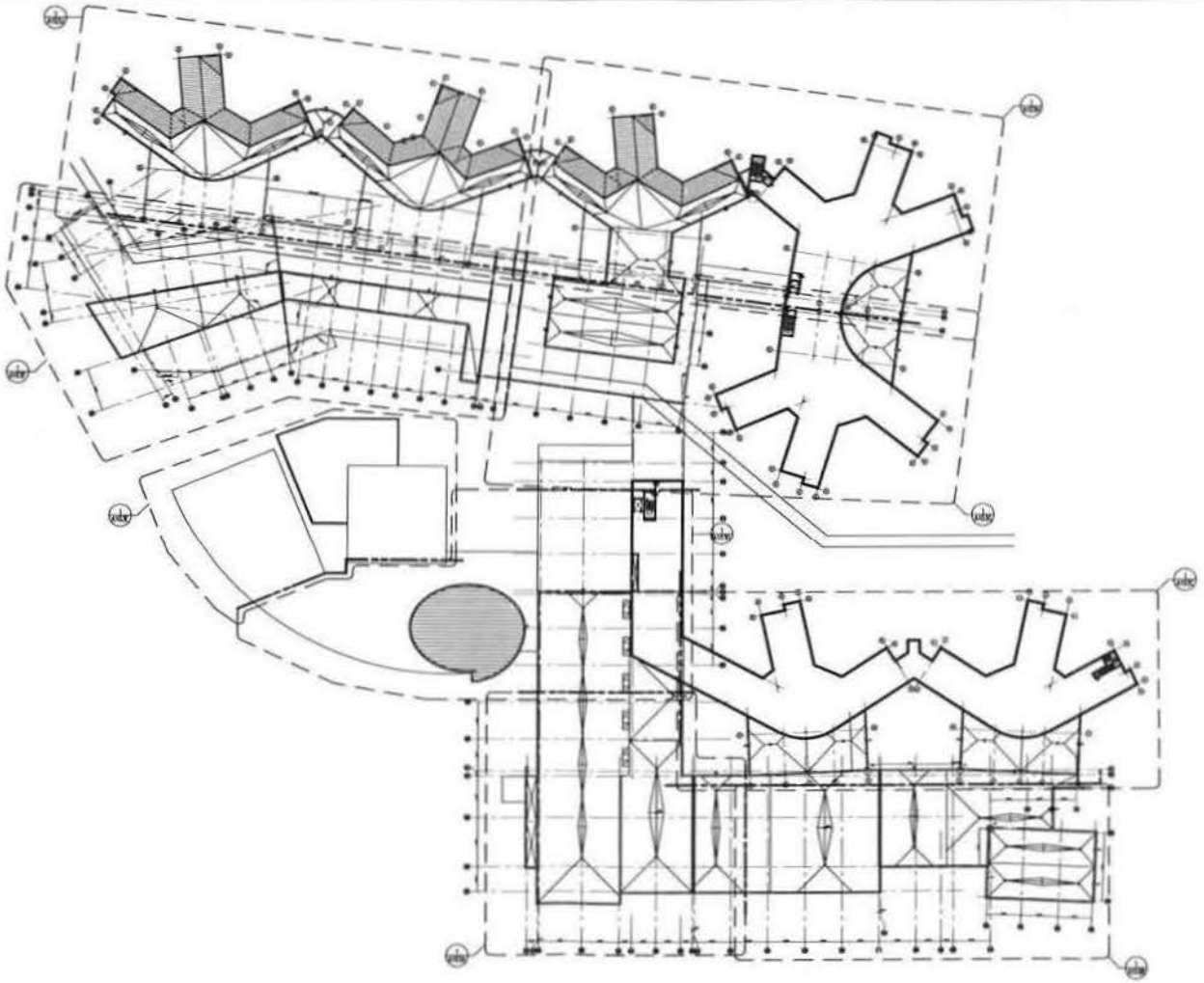
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Washington, DC

DATE: 11.25.2009
SCALE: 1/32"=1'-0"
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DESIGNED BY: JJL
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SECOND FLOOR PLAN

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DD Submission - Not For Construction

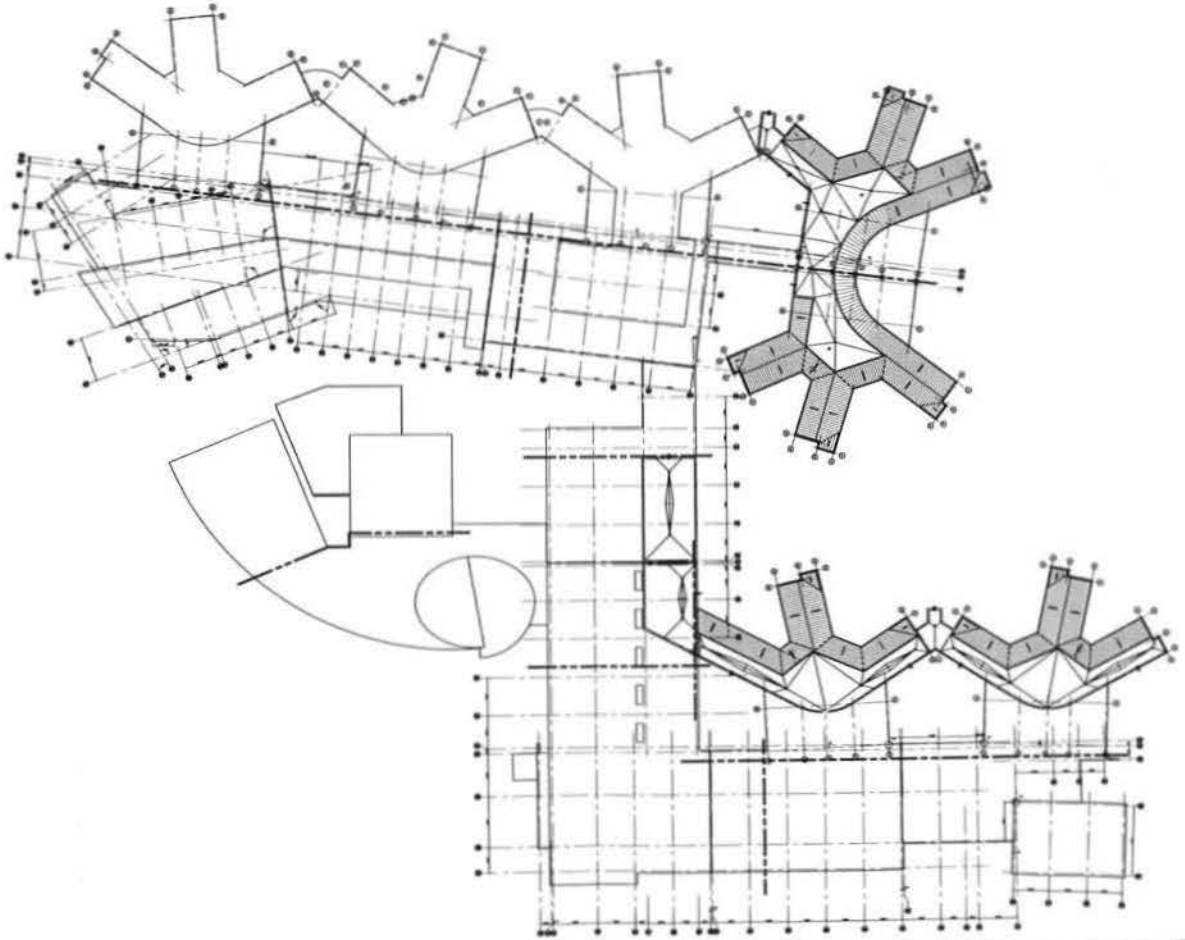
EYP/

District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

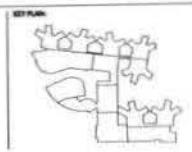
THIRD FLOOR PLAN

A103



DD Submission - Not For Construction

EYP/



District of Columbia
Department of Mental Health

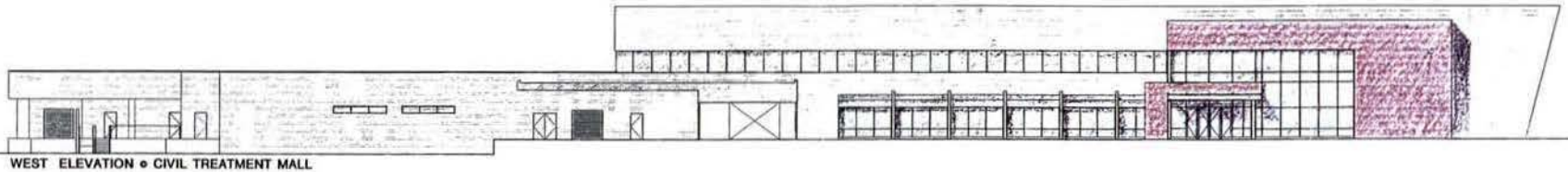
Saint Elizabeths
New Hospital & Consolidation
Washington, DC

ROOF PLAN

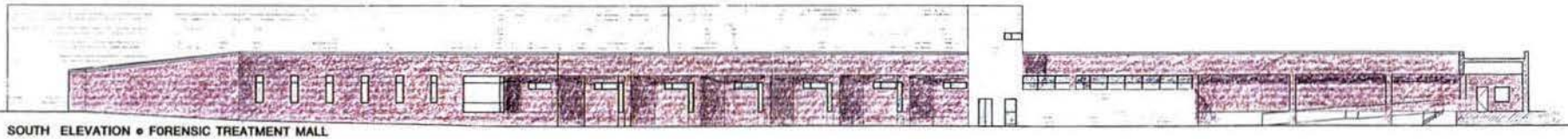
A104



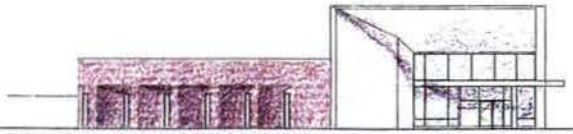
SOUTH ELEVATION • CIVIL TREATMENT MALL



WEST ELEVATION • CIVIL TREATMENT MALL



SOUTH ELEVATION • FORENSIC TREATMENT MALL

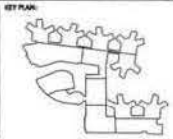


WEST ELEVATION • FORENSIC TREATMENT MALL ENTRANCE

DD Submission - Not For Construction

EYP/

KEY PLAN:



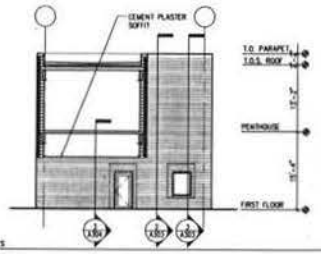
| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2009
SCALE:
EYP PROJECT NO. 2001522.00
DESIGNED BY:
DRAWN BY:
CHECKED BY:

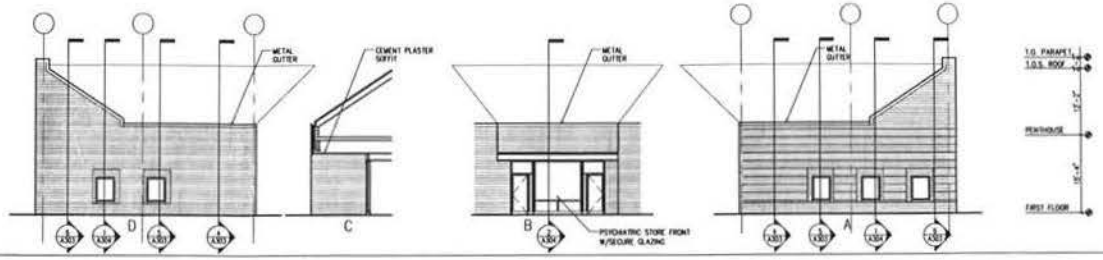
EXTERIOR ELEVATIONS




* SEE 1/A201 FOR ADDITIONAL NOTES

**7 ELEVATION**

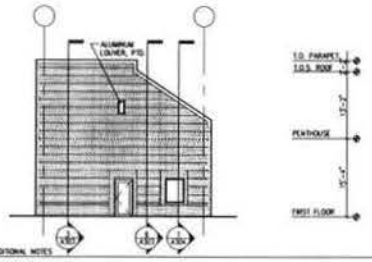
1/8"=1'-0"




* SEE 1/A201 FOR ADDITIONAL NOTES

**6 ELEVATION**

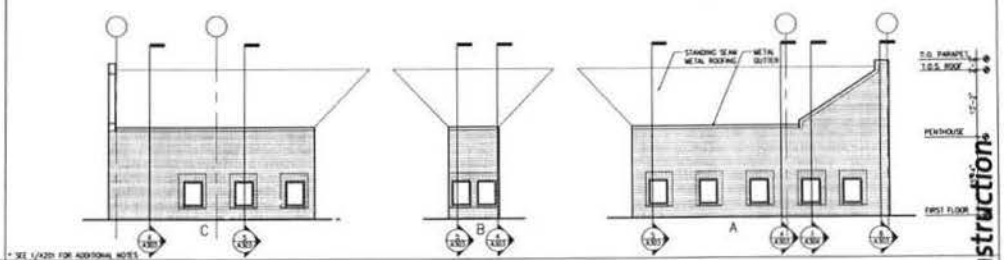
1/8"=1'-0"




* SEE 1/A201 FOR ADDITIONAL NOTES

**5 ELEVATION**

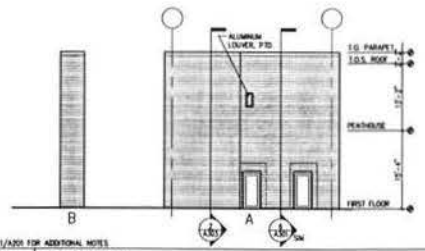
1/8"=1'-0"




* SEE 1/A201 FOR ADDITIONAL NOTES

**4 ELEVATION**

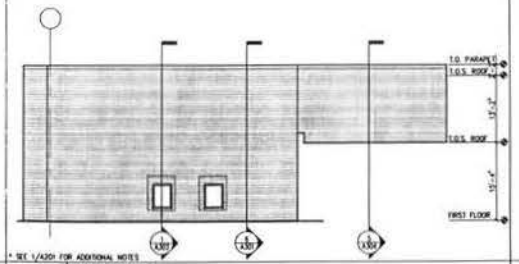
1/8"=1'-0"




* SEE 1/A201 FOR ADDITIONAL NOTES

**3 ELEVATION**

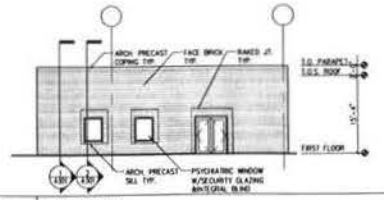
1/8"=1'-0"




* SEE 1/A201 FOR ADDITIONAL NOTES

**2 ELEVATION**

1/8"=1'-0"




**1 ELEVATION**

1/8"=1'-0"

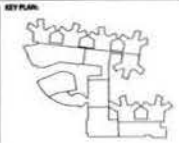
DD Submission - Not For Construction

Robert Yelle Pearce Architecture & Engineering, P.C.
1201 Pennsylvania Avenue, NW
Washington, DC 20004
Telephone: 202.771.2600
Fax: 202.771.2626

EYP/

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KEY PLAN:



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

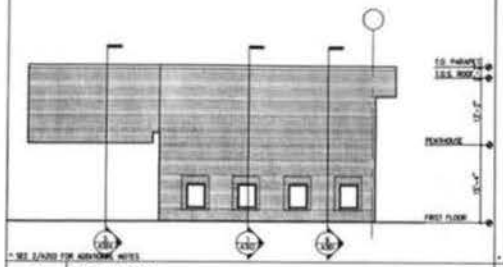
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

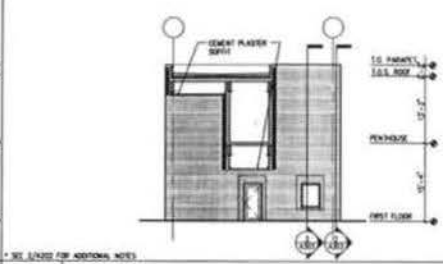
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|---|---|
| DATE: | 11.29.2005 |
| SCALE: | 1/8"=1'-0" |
| EYP PROJECT NO. | 20051022.00 |
| DESIGNED BY: | J.S. |
| DRAWN BY: | |
| CHECKED BY: | |

EXTERIOR ELEVATIONS

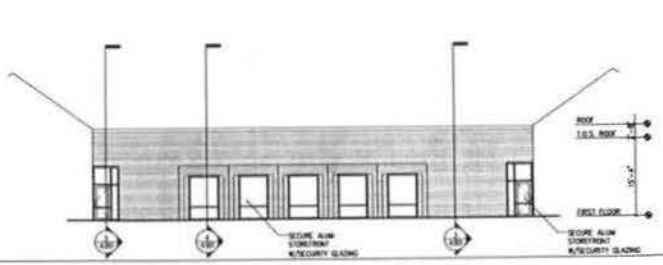
A201



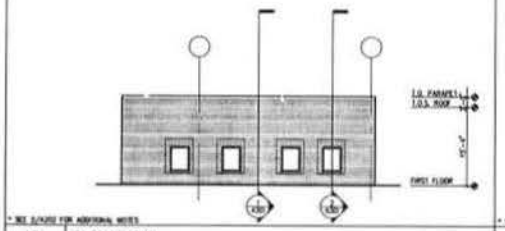
9 ELEVATION



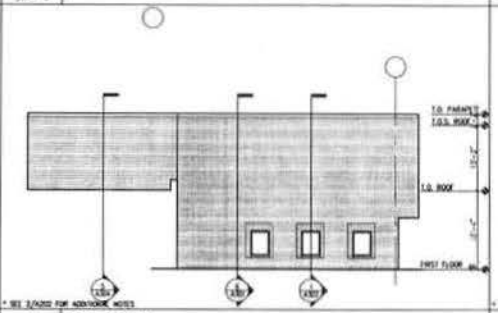
8 ELEVATION



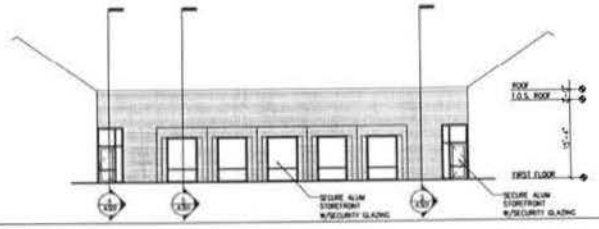
7 ELEVATION



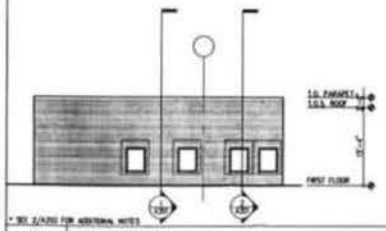
6 ELEVATION



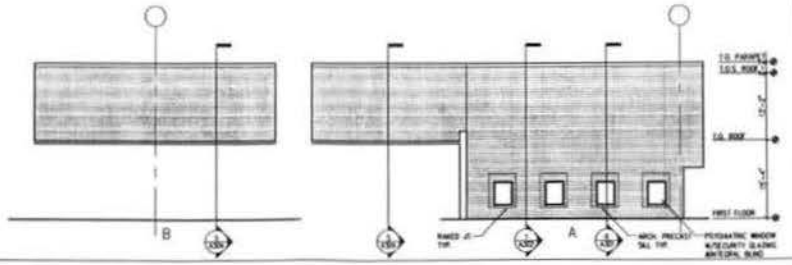
5 ELEVATION



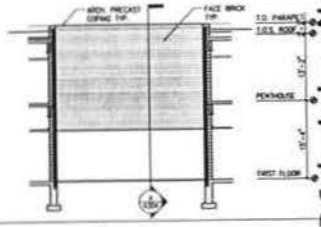
4 ELEVATION



3 ELEVATION



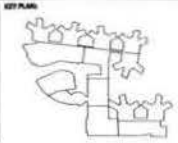
2 ELEVATION



1 ELEVATION

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EYP/

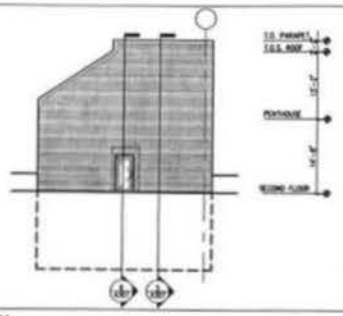


District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

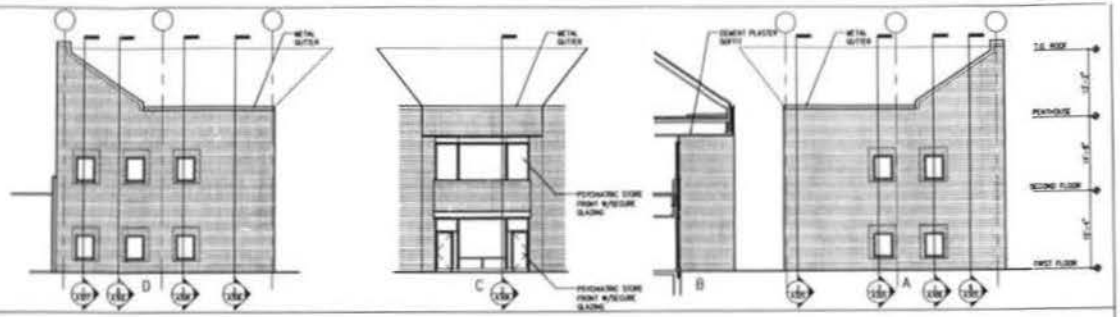
EXTERIOR ELEVATIONS

A202



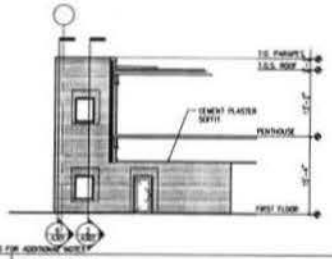
6 ELEVATION

1/16"=1'-0"



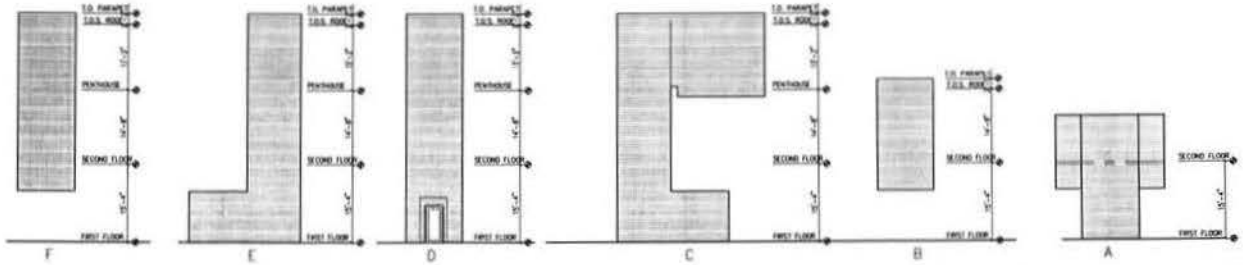
5 ELEVATION

1/16"=1'-0"



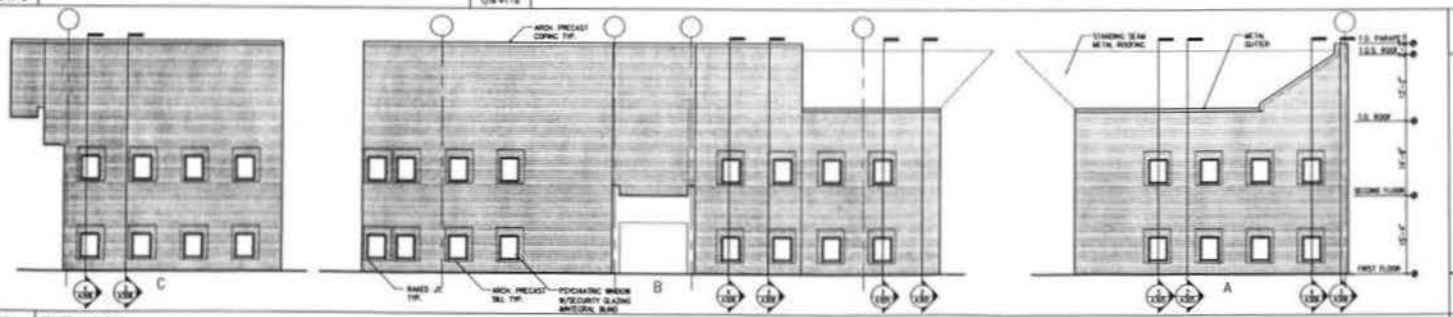
4 ELEVATION

1/16"=1'-0"



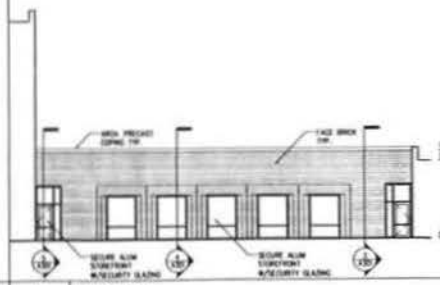
3 ELEVATION

1/16"=1'-0"



2 ELEVATION

1/16"=1'-0"

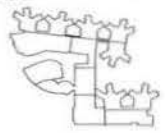


1 ELEVATION

1/16"=1'-0"

DD Submission - Not For Construction

EYP/

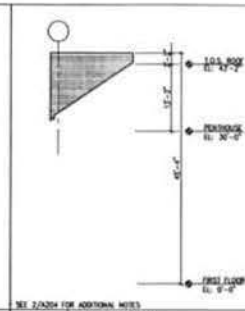


District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

EXTERIOR ELEVATIONS

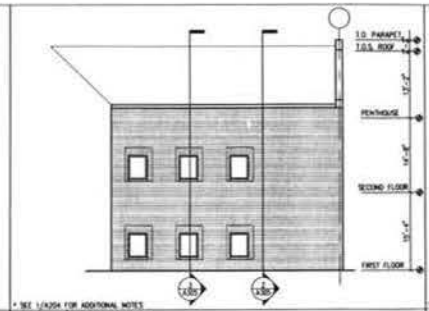
A203




SEE 2/A204 FOR ADDITIONAL NOTES

**7 ELEVATION**

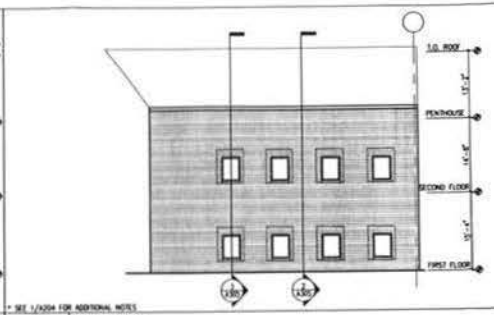
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* SEE 1/A204 FOR ADDITIONAL NOTES

**6 ELEVATION**

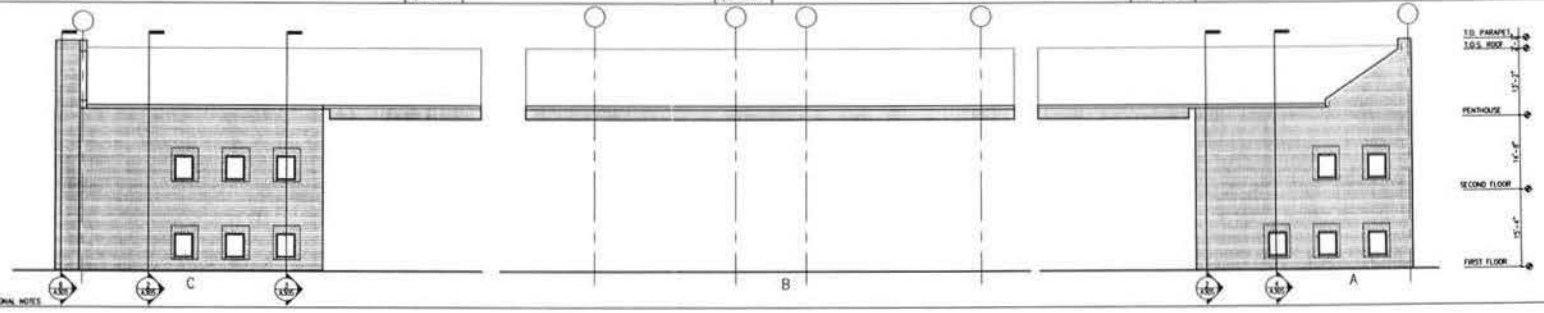
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* SEE 1/A204 FOR ADDITIONAL NOTES

**5 ELEVATION**

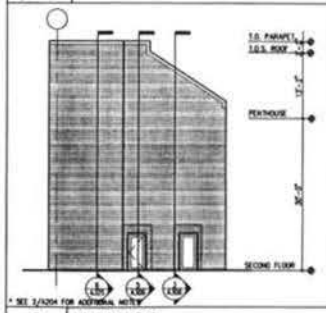
1/8"=1'-0"




* SEE 2/A204 FOR ADDITIONAL NOTES

**4 ELEVATION**

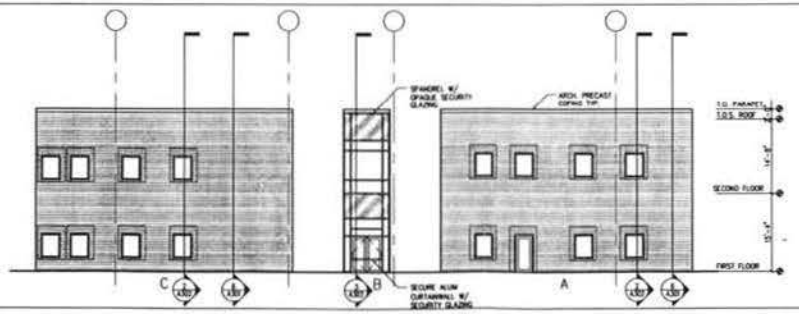
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* SEE 2/A204 FOR ADDITIONAL NOTES

**3 ELEVATION**

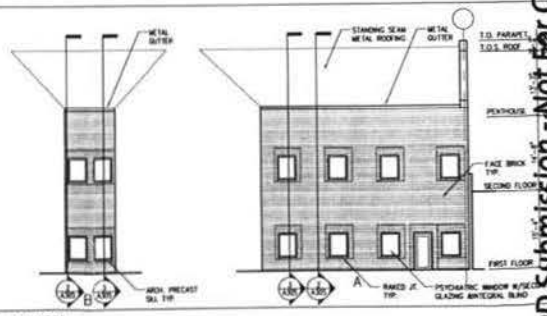
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* SEE 1/A204 FOR ADDITIONAL NOTES

**2 ELEVATION**

1/8"=1'-0"



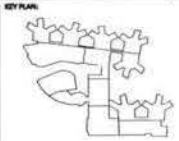

**1 ELEVATION**

1/8"=1'-0"

DD Submission - Not For Construction

EYP/

KEY PLAN:



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

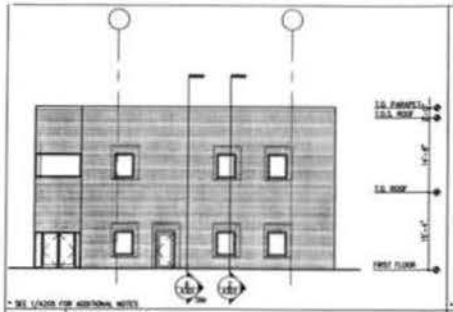
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

| | |
|---|---|
| DATE: | 11.25.2003 |
| SCALE: | 1/8"=1'-0" |
| EYP PROJECT NO. | 2001022.50 |
| DESIGNED BY: | LS. |
| DRAWN BY: | |
| CHECKED BY: | |

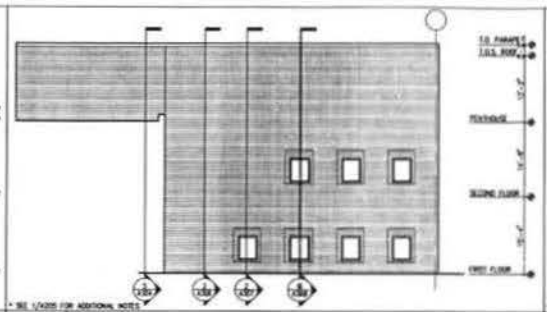
EXTERIOR ELEVATIONS

A204



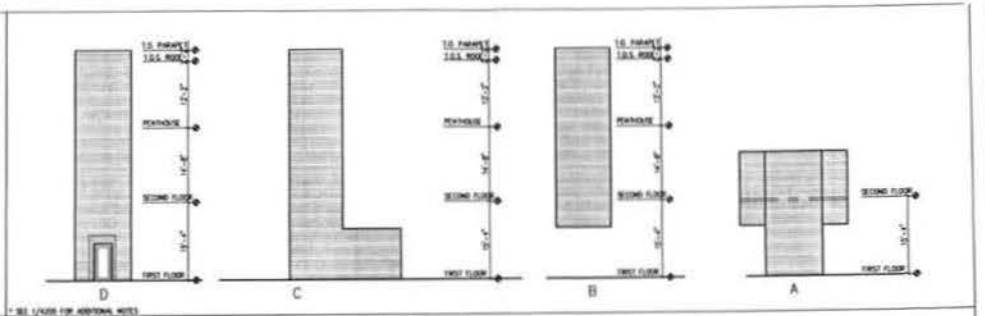
9 ELEVATION

1/16"=1'-0"



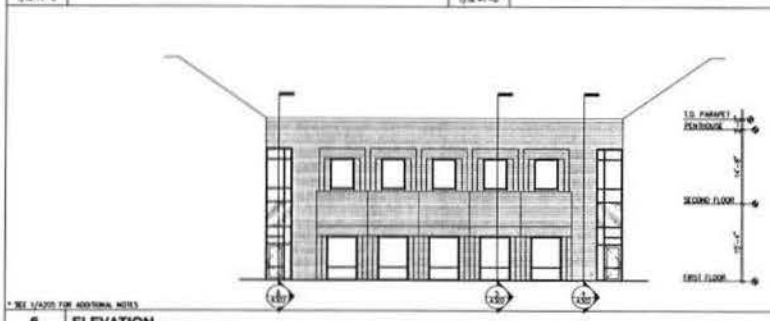
8 ELEVATION

1/16"=1'-0"



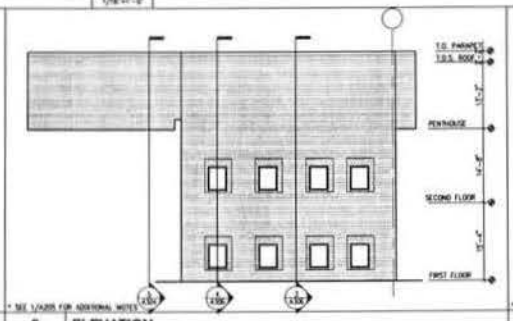

7 ELEVATION

1/16"=1'-0"



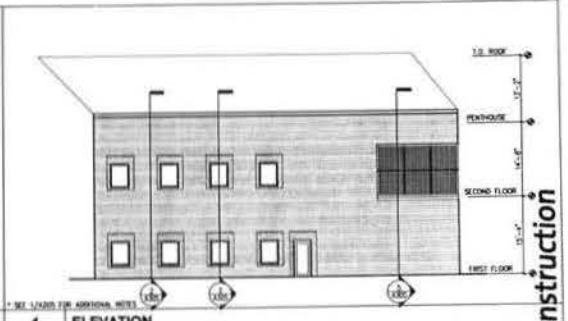
6 ELEVATION

1/16"=1'-0"



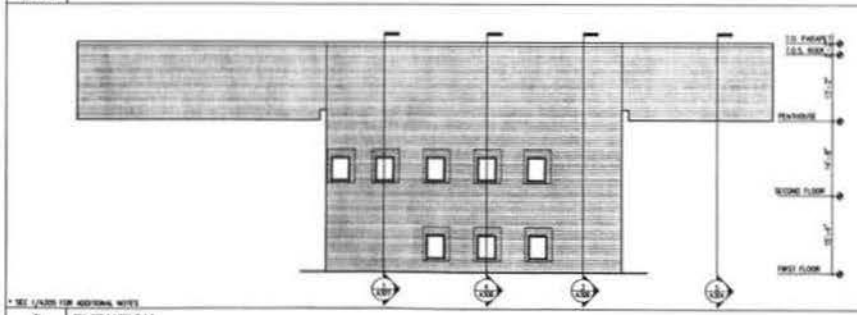
5 ELEVATION

1/16"=1'-0"



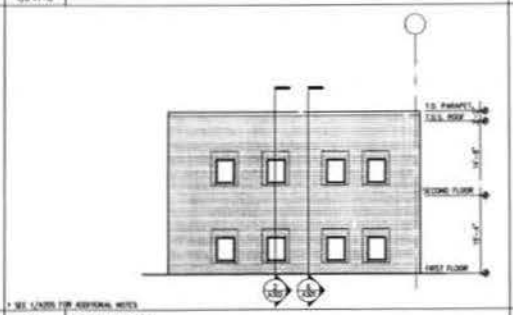
4 ELEVATION

1/16"=1'-0"



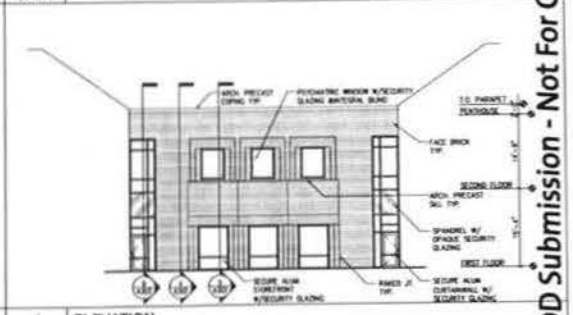
3 ELEVATION

1/16"=1'-0"



2 ELEVATION

1/16"=1'-0"

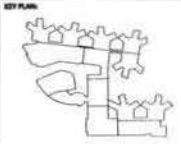


1 ELEVATION

1/16"=1'-0"

DD Submission - Not For Construction

EYP/



NO. REVISION/SUBMISSION DATE

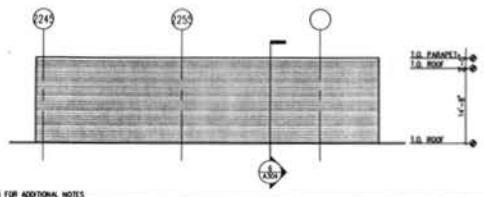
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2013
SCALE: 1/16"=1'-0"
EYP PROJECT NO. 2013122.00
DESIGNED BY: LS.
DRAWN BY:
CHECKED BY:

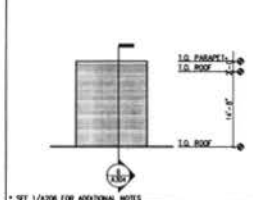
EXTERIOR ELEVATIONS

A205



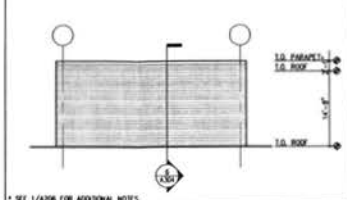

* SEE 1/A206 FOR ADDITIONAL NOTES

| 9 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |



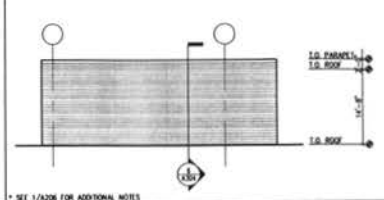

* SEE 1/A206 FOR ADDITIONAL NOTES

| 8 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |



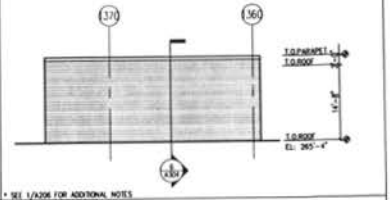

* SEE 1/A206 FOR ADDITIONAL NOTES

| 7 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |



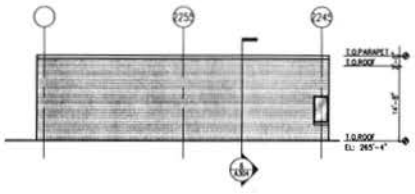

* SEE 1/A206 FOR ADDITIONAL NOTES

| 6 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |



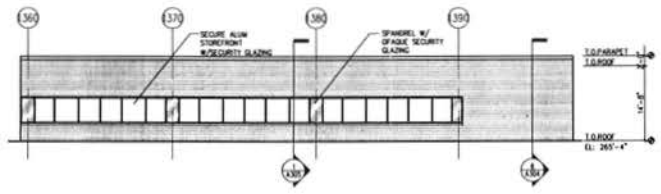

* SEE 1/A206 FOR ADDITIONAL NOTES

| 5 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |



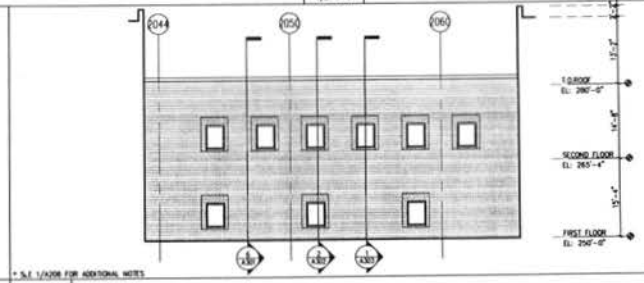

* SEE 1/A206 FOR ADDITIONAL NOTES

| 4 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |



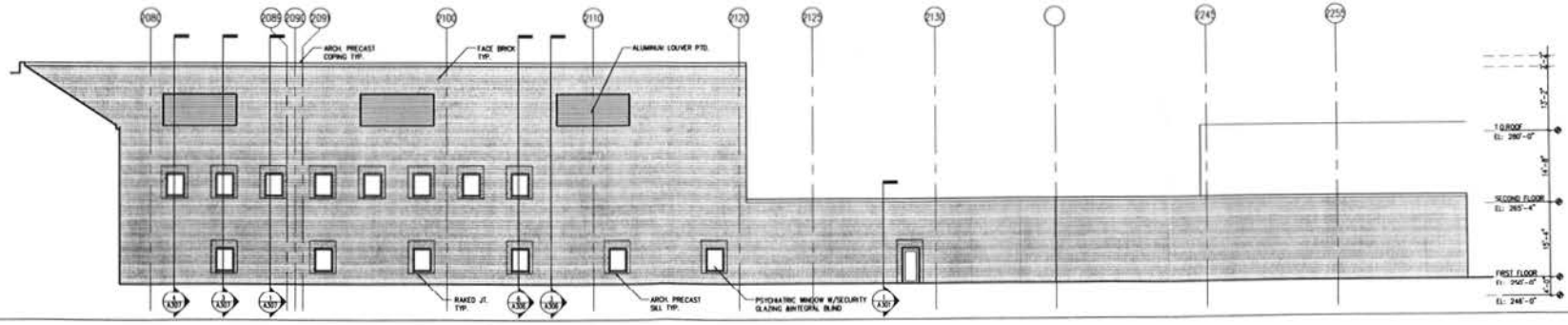

* SEE 1/A206 FOR ADDITIONAL NOTES

| 3 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |




* SEE 1/A206 FOR ADDITIONAL NOTES

| 2 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |

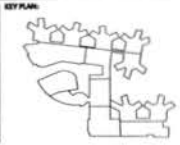



| 1 | ELEVATION |
|---|---|
| 1/8"=1'-0" | |

DD Submission - Not For Construction

EYP/

KEY PLAN:



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2003
SCALE: 1/8"=1'-0"
EYP PROJECT NO. 20010222.00
DESIGNED BY: J.S.
DRAWN BY:
CHECKED BY:

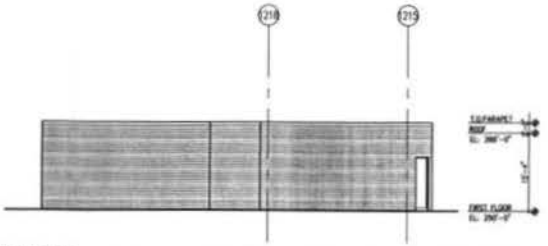
EXTERIOR ELEVATIONS

A206



7 ELEVATION

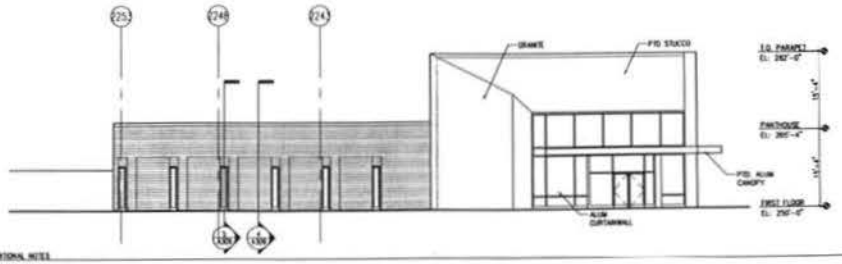
1/8"=1'-0"




* SEE 2/A207 FOR ADDITIONAL NOTES

6 ELEVATION

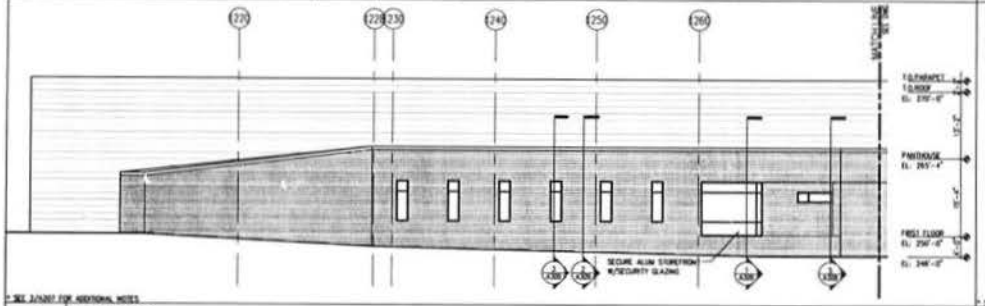
1/8"=1'-0"




* SEE 2/A207 FOR ADDITIONAL NOTES

5 ELEVATION

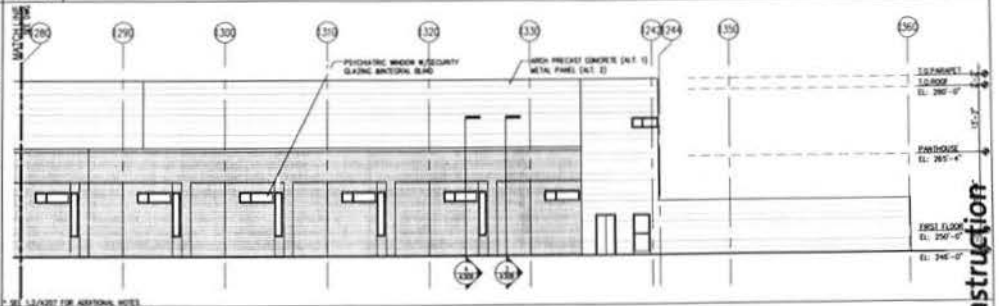
1/8"=1'-0"




* SEE 2/A207 FOR ADDITIONAL NOTES

4 ELEVATION

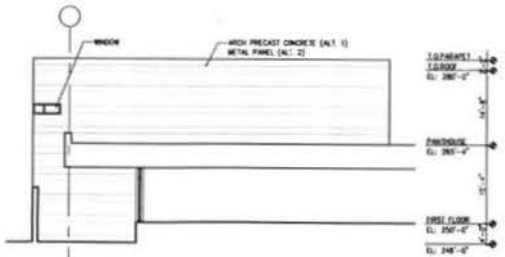
1/8"=1'-0"




* SEE 2/A207 FOR ADDITIONAL NOTES

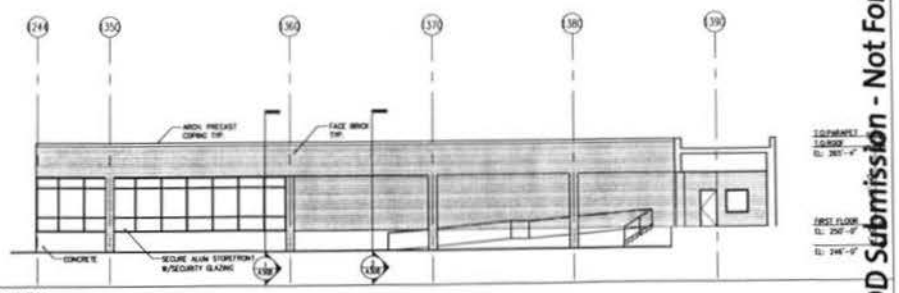
3 ELEVATION

1/8"=1'-0"




2 ELEVATION

1/8"=1'-0"



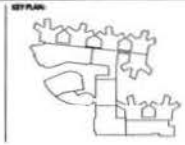

1 ELEVATION

1/8"=1'-0"

DD Submission - Not For Construction

EYP/

KEY PLAN:



NO. REVISION/SUBMISSION DATE

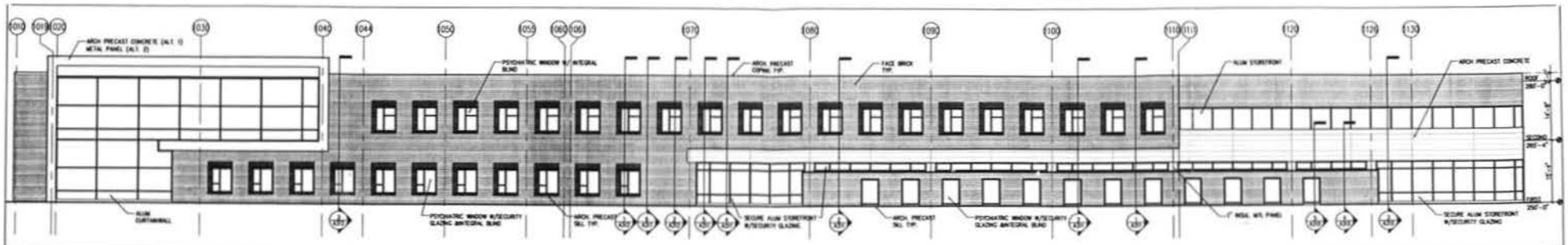
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

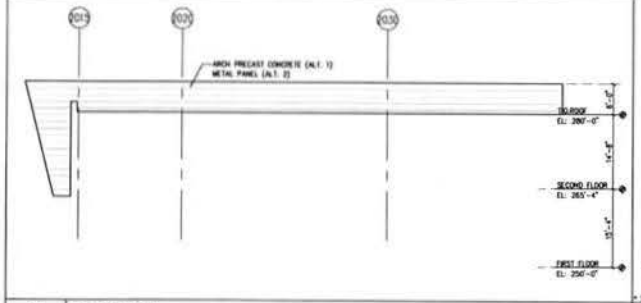
DATE: 11.25.2003
SCALE: 1/8"=1'-0"
EYP PROJECT NO. 2003.033.39
DESIGNED BY: LS
DRAWN BY:
CHECKED BY:

EXTERIOR ELEVATIONS

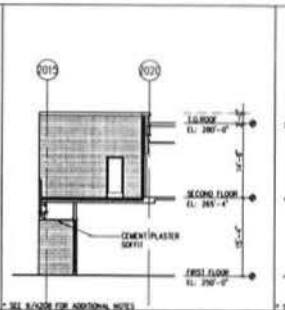
A207



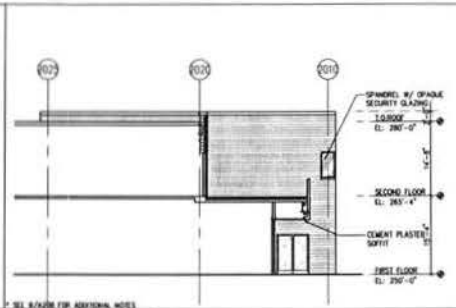
9 ELEVATION
1/8"=1'-0"



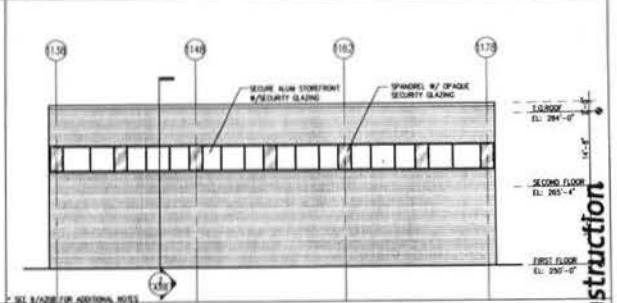
8 ELEVATION
1/8"=1'-0"



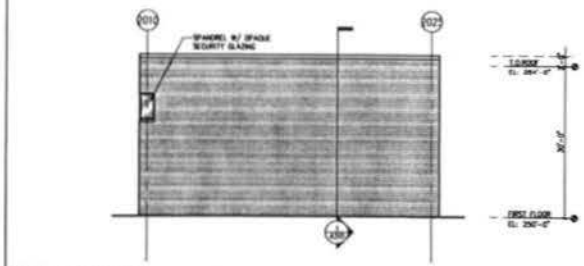
7 ELEVATION
1/8"=1'-0"



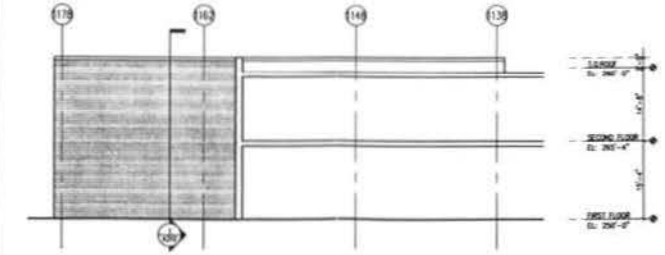
6 ELEVATION
1/8"=1'-0"



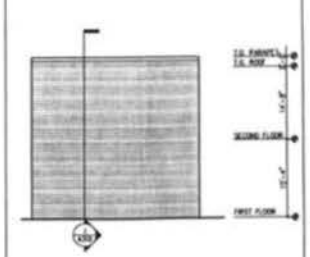
5 ELEVATION
1/8"=1'-0"



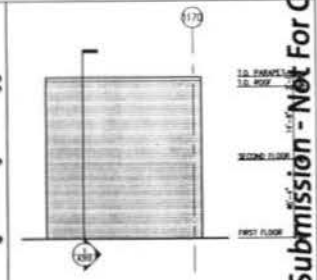
4 ELEVATION
1/8"=1'-0"



3 ELEVATION
1/8"=1'-0"



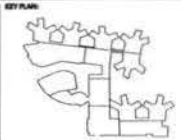
2 ELEVATION
1/8"=1'-0"



1 ELEVATION
1/8"=1'-0"

DD Submission - Not For Construction

EYP/



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

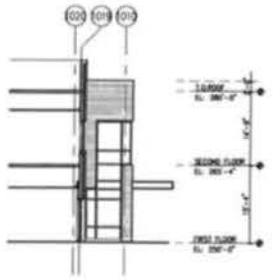
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

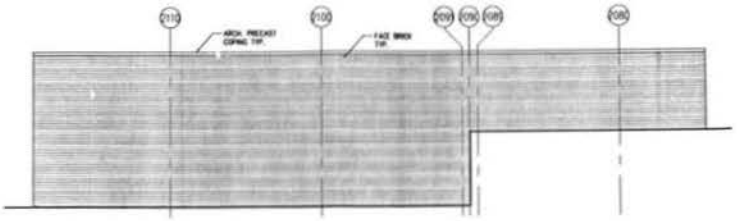
DATE: 11.25.2009
SCALE: 1/8"=1'-0"
EYP PROJECT NO. 2005032.50
DESIGNED BY: LS.
DRAWN BY:
CHECKED BY:

EXTERIOR ELEVATIONS

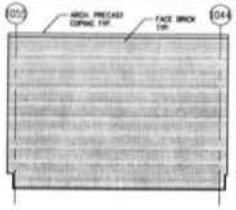
A208



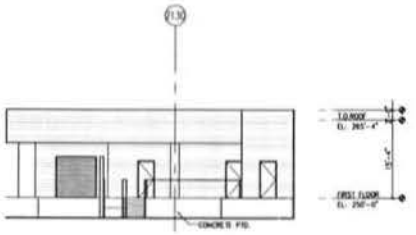
6 ELEVATION
1/8"=1'-0"



5 ELEVATION
1/8"=1'-0"

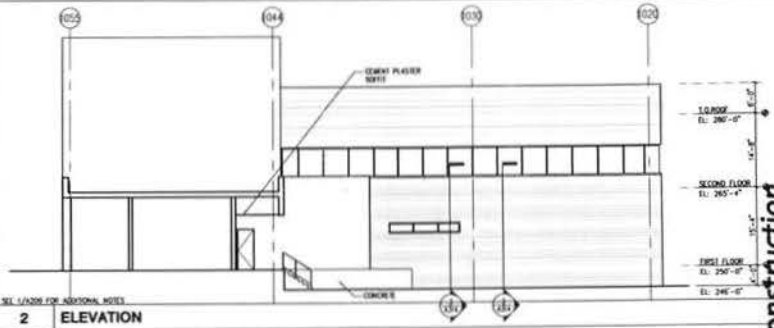


4 ELEVATION
1/8"=1'-0"



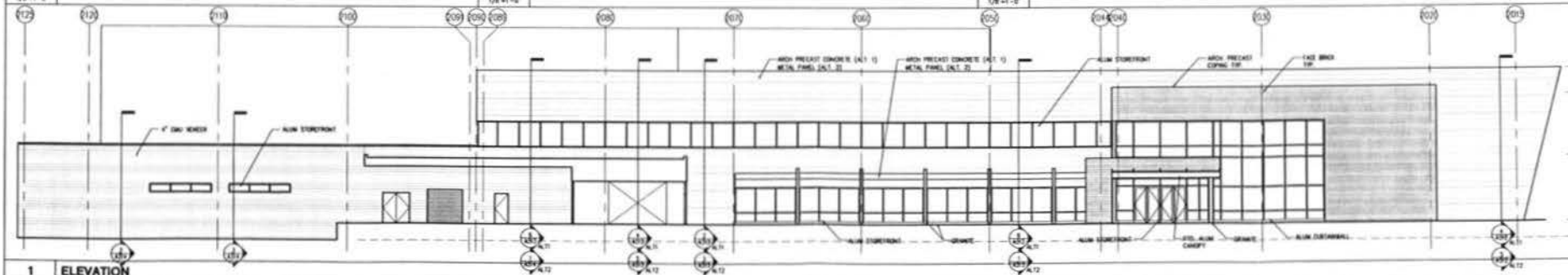
* SEE 1/A209 FOR ADDITIONAL NOTES

3 ELEVATION
1/8"=1'-0"



* SEE 1/A209 FOR ADDITIONAL NOTES

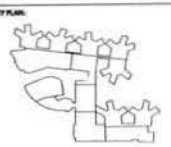
2 ELEVATION
1/8"=1'-0"



1 ELEVATION
1/8"=1'-0"

DD Submission - Not For Construction

EYP/



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

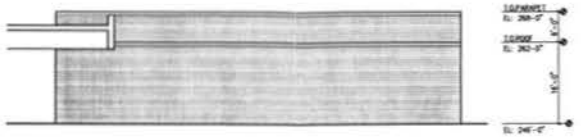
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

| | |
|---|---|
| DATE: | 11.25.2013 |
| SCALE: | 1/8"=1'-0" |
| EYP PROJECT NO. | 20131213.00 |
| DESIGNED BY: | LS. |
| DRAWN BY: | |
| CHECKED BY: | |

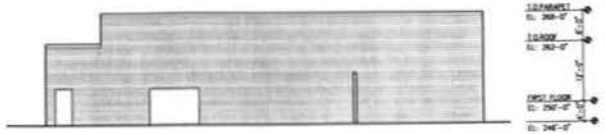
EXTERIOR ELEVATIONS

A209



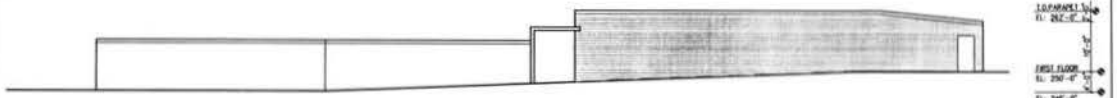
6 ELEVATION

1/8"=1'-0"



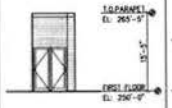
5 ELEVATION

1/8"=1'-0"



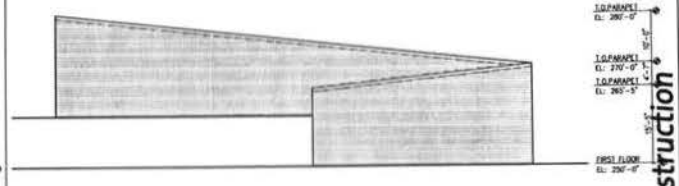
4 ELEVATION

1/8"=1'-0"



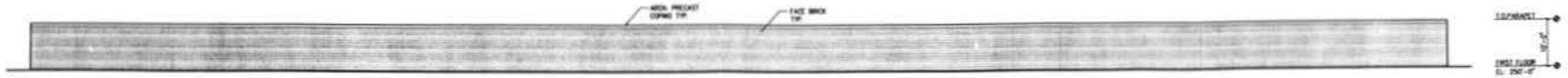
3 ELEVATION

1/8"=1'-0"



2 ELEVATION

1/8"=1'-0"



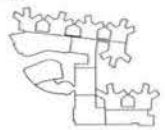
1 ELEVATION

1/8"=1'-0"

DD Submission - Not For Construction

EYP/

KEY PLAN:



NO. REVISION/SUBMISSION DATE

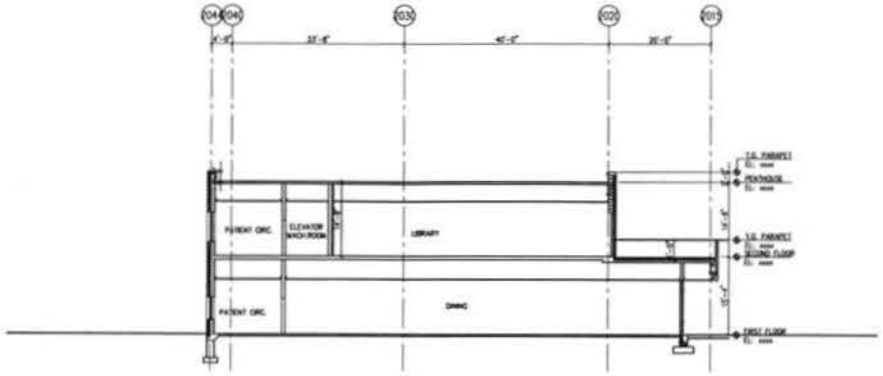
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 12.29.2003
SCALE: 1/8"=1'-0"
EYP PROJECT NO. 20031022.50
DESIGNED BY: J.S.
DRAWN BY:
CHECKED BY:

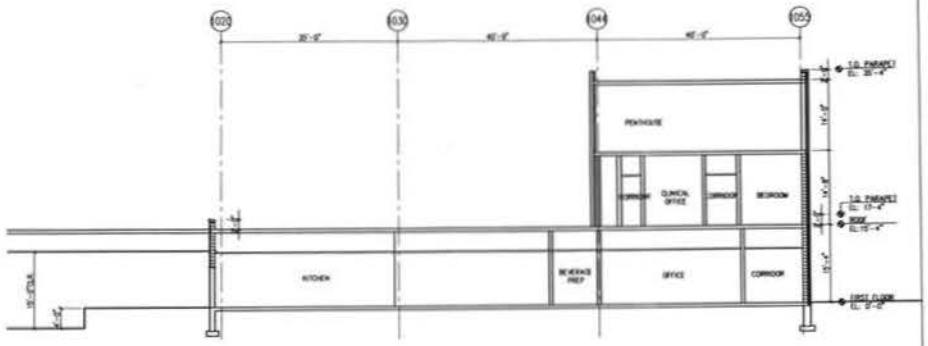
EXTERIOR ELEVATIONS

A210



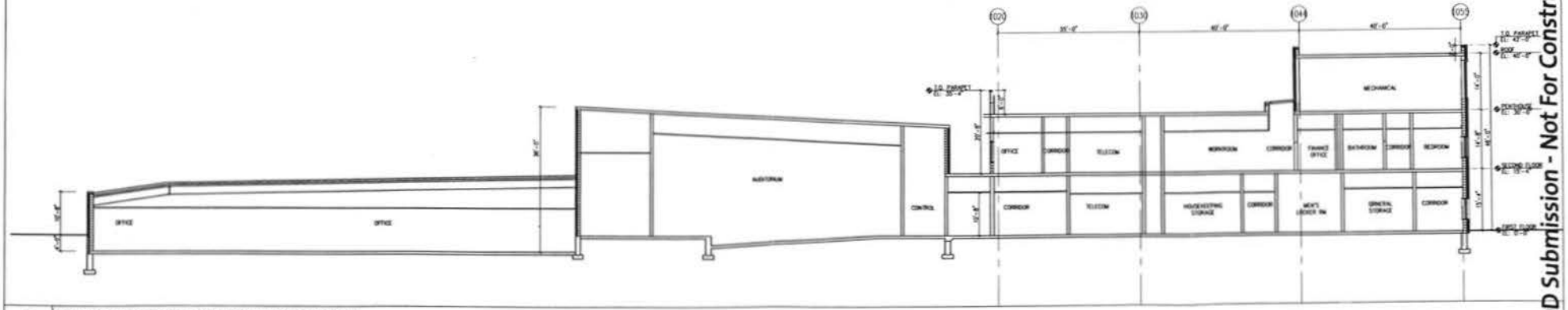

3 SECTION

1/8"=1'-0" A1/A100.1,A100.2,A100.3,A100.4




2 SECTION AT ADMINISTRATIVE OFFICES

1/8"=1'-0" A1/A100.1,A100.2,A100.3,A100.4



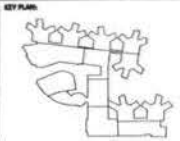

1 SECTION AT KITCHEN AND MECHANICAL SERVICES

1/8"=1'-0" A100.1,A100.2,A100.3,A100.4

DD Submission - Not For Construction

EYP/

KEY PLAN:



NO. REVISION/SUBMISSION DATE

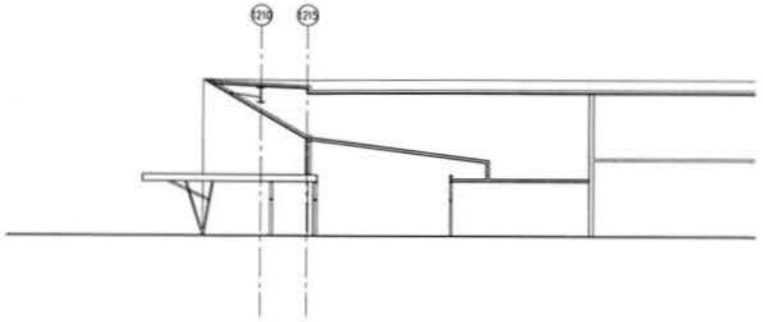
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2003
SCALE: 1/8"=1'-0"
EYP PROJECT NO. 2001022.50
DESIGNED BY: ?
DRAWN BY: ?
CHECKED BY: ?

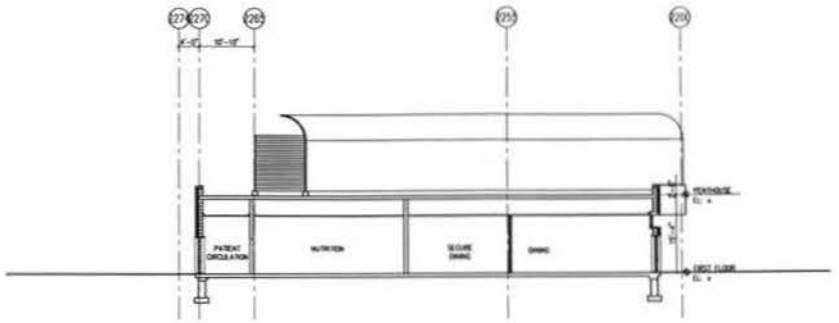
BUILDING SECTIONS

A250



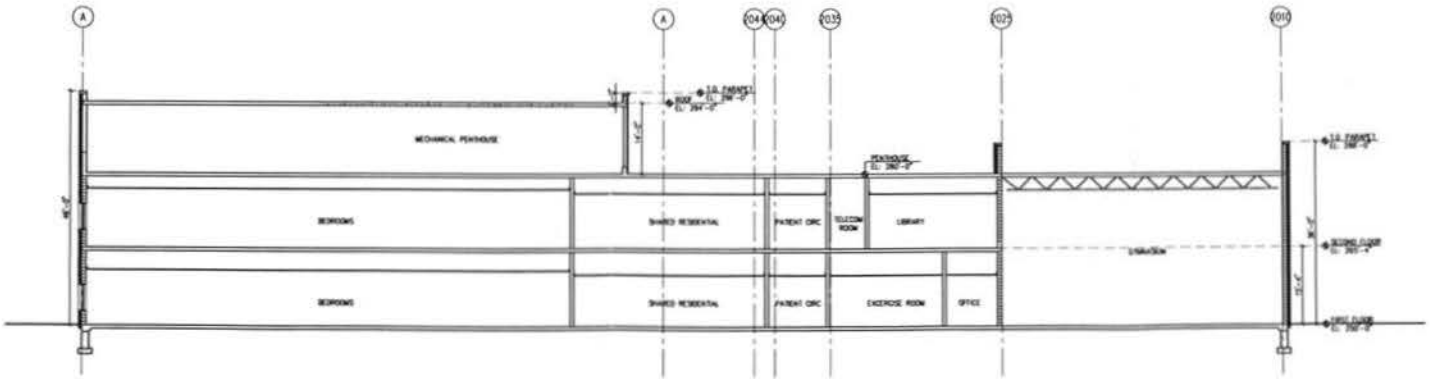

3 SECTION AT FORENSIC TREATMENT MALL

1/8"=1'-0" A100.2,A100.3,A100.4




2 SECTION AT FORENSIC TREATMENT MALL

1/8"=1'-0" A100.2,A100.3,A100.4




1 SECTION AT CIVIL GYMNASIUM

1/8"=1'-0" A100.2,A100.3,A100.4

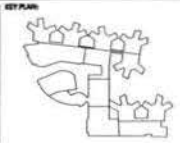
DD Submission - Not For Construction

Robert Yelle Fraser Architects & Engineers, P.C.
1201 Pennsylvania Avenue, N.W.
Washington, DC 20004
Telephone: 202-371-8500
Fax: 202-371-8501
www.eypae.com

EYP/

© 2003 Robert Yelle Fraser, AIA

KEY PLAN:



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

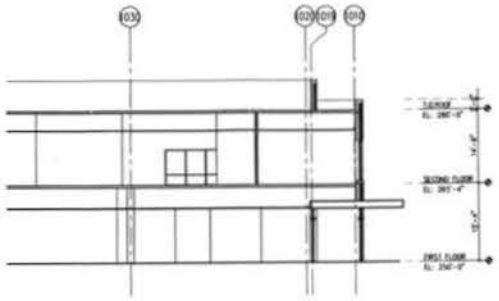
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

| | |
|---|---|
| DATE: | 11.25.2003 |
| SCALE: | 1/8"=1'-0" |
| EYP PROJECT NO. | 2001022.50 |
| DESIGNED BY: | ? |
| DRAWN BY: | ? |
| CHECKED BY: | ? |

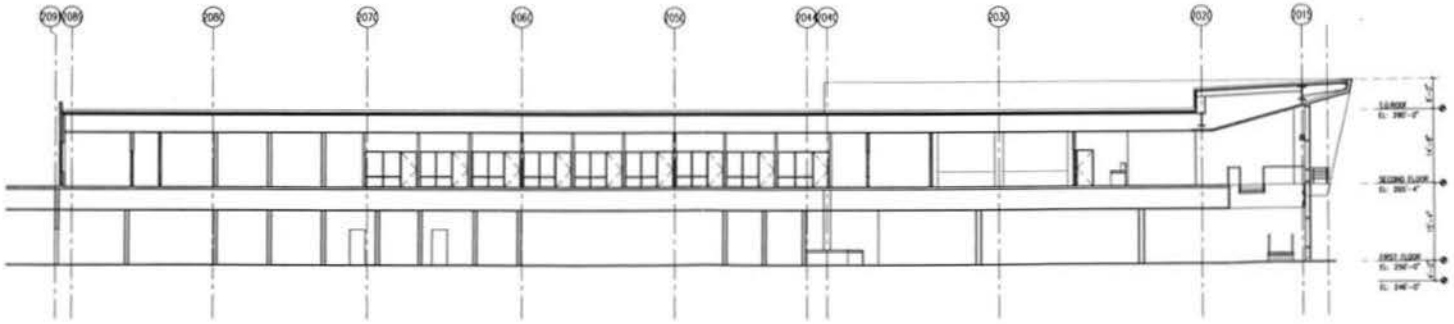
BUILDING SECTIONS

A251



2 SECTION AT FORENSIC TREATMENT MALL

1/8"=1'-0" A100.2,A100.3,A100.4



1 SECTION AT CIVIL GYMNASIUM

1/8"=1'-0" A100.2,A100.3,A100.4

DD Submission - Not For Construction

EYP/

SITE PLAN

| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

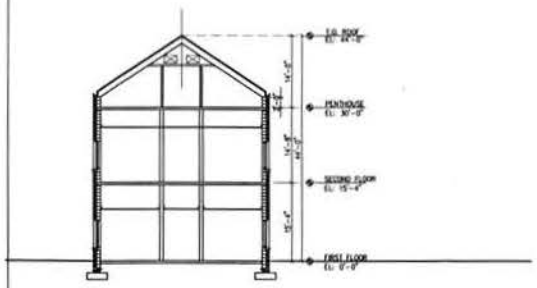
District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

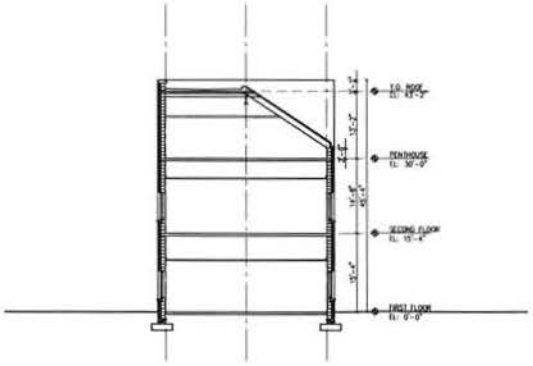
DATE: 11.29.2013
SCALE: 1/8"=1'-0"
EYP PROJECT NO. 2013.022.30
DESIGNED BY: T
DRAWN BY: T
CHECKED BY: T

BUILDING SECTIONS

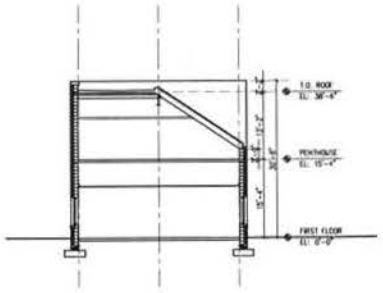
A252



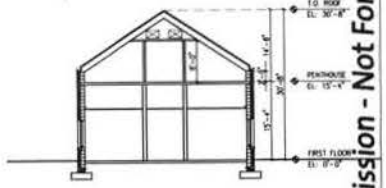

| A1 | SECTION AT CIVIL RESIDENTIAL UNIT |
|---|---|
| 1/8"=1'-0" | A100.2,A100.3,A100.4,A100.5 |




| A3 | SECTION AT CIVIL RESIDENTIAL UNIT |
|---|---|
| 1/8"=1'-0" | A100.2,A100.3,A100.4,A100.5 |




| A7 | SECTION AT FORENSIC UNIT |
|---|---|
| 1/8"=1'-0" | A100.2,A100.3,A100.4 |




| A9 | SECTION AT FORENSIC UNIT |
|---|---|
| 1/8"=1'-0" | A100.2,A100.3,A100.4 |

DD Submission - Not For Construction

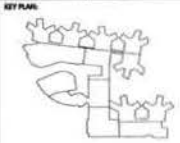
Bohlin Cywinski Jackson
Architects | Planners, P.C.
1000 Potomac Street NW
Washington, DC 20007
Telephone: 202.471.3500
Fax: 202.471.3500

bcj.com

EYP/

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KEY PLAN:



| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

District of Columbia
Department of Mental Health

Saint Elizabeths
New Hospital & Consolidation
Washington, DC

DATE: 11.25.2003
SCALE: 1/8"=1'-0"
EYP PROJECT NO.: 2005022.50
DESIGNED BY:
DRAWN BY:
CHECKED BY:

BUILDING SECTIONS

A253

## APPENDIX E

## E-1 – FIRST SOURCE AGREEMENT

## E-2 – LETTER REGARDING LSDBE MOU

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Employment Services

Office of Employer Services

**Memorandum**

**To:** Richard Warsh
Department of Mental Health

**From:** Margaret V. Wright
Acting Associate Director
Office of Employer Services

**Date:** FEB 25 2004

**Subject:** Review of First Source Employment Agreement

---

The Department of Employment Services (DOES) has reviewed the following contractual document for compliance with Mayor's Order 83-265 and D.C. Law 5-93:

**Contractor:** Department of Mental Health

**Contract Number:** Zoning Case Number: 02-45

In reviewing the document, DOES has determined the following:

__X__ The contractor has signed a First Source Employment Agreement (attached). Therefore, the contractor has satisfied all criteria established by DOES pursuant to Mayor's Order 83-265 and D.C. Law 5-93.

_____ The contractor did not sign a First Source Employment Agreement, and therefore, the contract does not comply with the mandates of Mayor's Order 83-265 nor D.C. Law 5-93. In order for this contract to satisfy the criteria established by this agency, the contractor must enter into a First Source Employment Agreement with DOES.

_____ Other (specify): _____

---

If you need additional information regarding the First Source Employment Agreement, please contact Vernell Jordan on (202) 698-5774.

Attachment

# FIRST SOURCE EMPLOYMENT AGREEMENT

Contract Number: Zoning HC 02-45

Contract Amount: TBD

Project Name: Construction New St. Elizabeths Hospital Bldg

Project Address: 2700 MLK Jr Ave. Ward: 8

Nonprofit Organization: (Yes) X (No) _____

This First Source Employment Agreement, in accordance with D. C. Law 14-24, D.C. Law 5-93, and Mayor's Order 83-265 for recruitment, referral, and placement of District of Columbia residents, is between the District of Columbia Department of Employment Services, hereinafter referred to as DOES, and The Department of Mental Health, hereinafter, referred to as EMPLOYER. Under this Employment Agreement, the EMPLOYER will use DOES as its first source for recruitment, referral, and placement of new hires or employees for the new jobs created by this project and will hire 51% District of Columbia residents for all new jobs created, as well, as 51% of apprentices employed in connection with the project shall be District residents registered in programs approved by the District of Columbia Apprenticeship Council.

## I. GENERAL TERMS

A. The EMPLOYER will use DOES as its first source for the recruitment, referral and placement of employees.

B. The EMPLOYER shall require all contractors and subcontractors, with contracts totaling $100,000 or more, to enter into a First Source Employment Agreement with DOES.

C. DOES will provide recruitment, referral and placement services to the EMPLOYER subject to the limitations set out in this Agreement.

D. DOES participation in this Agreement will be carried out by the Office of the Director, with the Office of Employer Services, which is responsible for referral and placement of employees, or such other offices or divisions designated by DOES.

E. This Agreement shall take effect when signed by the parties below and shall be fully effective for the duration of the contract and any extensions or modifications to the contract.

F. This Agreement shall not be construed as an approval of the EMPLOYER'S bid package, bond application, lease agreement, zoning application, loan, or contract/ subcontract.

G. DOES and the EMPLOYER agree that for purposes of this Agreement, new hires and jobs created (both union and nonunion) include all EMPLOYER'S job openings and vacancies in the Washington Standard Metropolitan Statistical Area created as a result of internal promotions, terminations, and expansions of the EMPLOYER'S workforce, as a result of this project, including loans, lease agreements, zoning applications, bonds, bids, and contracts.

H. For purposes of this Agreement, apprentices as defined in D.C. Law 2-156 are included.

I. The EMPLOYER shall register an apprenticeship program with the D.C. Apprenticeship Council for construction or renovation contracts or subcontracts totaling $500,000 or more. This includes any construction or renovation contract or subcontract signed as the result of, but is not limited to, a loan, bond, grant, Exclusive Right Agreement, street or alley closing, or a leasing agreement of real property for one (1) year or more.

J. All contractors who contract with the Government of the District of Columbia to perform information technology work with a single contract or cumulative contracts of at least $500,000, let within any twelve (12) month period shall be required to register an apprenticeship program with the District of Columbia Apprenticeship Council.

K. The term "information technology work" shall include, but is not limited to, the occupations of computer programmer, programmer analyst, desktop specialist, technical support specialist, database specialist, network support specialist, and any other related occupations as the District of Columbia Apprenticeship Council may designate by regulation.

## II. *RECRUITMENT*

A. The EMPLOYER will complete the attached Employment Plan, which will indicate the number of new jobs projected, salary range, hiring dates, and union requirements. The EMPLOYER will notify DOES of its specific need for new employees as soon as that need is identified.

B. Notification of specific needs, as set forth in Section II.A. must be given to DOES at least five (5) business days (Monday - Friday) before using any other referral source, and shall include, at a minimum, the number of employees needed by job title, qualification, hiring date, rate of pay, hours of work, duration of employment, and work to be performed.

C. Job openings to be filled by internal promotion from the EMPLOYER'S current workforce need not be referred to DOES for placement and referral.

D. The EMPLOYER will submit to DOES, prior to starting work on the project, the names, and social security numbers of all current employees, including apprentices, trainees, and laid-off workers who will be employed on the project.

## III. REFERRAL

DOES will screen and refer applicants according to the qualifications supplied by the EMPLOYER.

## IV. PLACEMENT

A. DOES will notify the EMPLOYER, prior to the anticipated hiring dates, of the number of applicants DOES will refer. DOES will make every reasonable effort to refer at least two qualified applicants for each job opening.

B. The EMPLOYER will make all decisions on hiring new employees but will in good faith use reasonable efforts to select its new hires or employees from among the qualified persons referred by DOES.

C. In the event DOES is unable to refer the qualified personnel requested, within five (5) business days (Monday - Friday) from the date of notification, the EMPLOYER will be free to directly fill remaining positions for which no qualified applicants have been referred. Notwithstanding, the EMPLOYER will still be required to hire 51% District residents for the new jobs created by the project.

D. After the EMPLOYER has selected its employees, DOES will not be responsible for the employers' actions and the EMPLOYER hereby releases DOES, and the Government of the District of Columbia, the District of Columbia Municipal Corporation, and the officers and employees of the District of Columbia from any liability for employees' actions.

## V. TRAINING

DOES and the EMPLOYER may agree to develop skills training and on-the-job training programs; the training specifications and cost for such training will be mutually agreed upon by the EMPLOYER and DOES and set forth in a separate Training Agreement.

## VI. CONTROLLING REGULATIONS AND LAWS

A. To the extent this Agreement is in conflict with any labor laws or governmental regulations, the laws or regulations shall prevail.

B. DOES will make every effort to work within the terms of all collective bargaining agreements to which the EMPLOYER is a party.

C. The EMPLOYER will provide DOES with written documentation that the EMPLOYER has provided the representative of any involved collective bargaining unit with a copy of this Agreement and has requested comments or objections. If the representative has any comments or objections, the EMPLOYER will promptly provide them to DOES.

## VII. EXEMPTIONS

A. Contracts, subcontracts or other forms of government-assistance less than $100,000.

B. Employment openings the contractor will fill with individuals already employed by the company.

C. Job openings to be filled by laid-off workers according to formally established recall procedures and rosters.

D. Suppliers located outside of the Washington Standard Metropolitan Statistical Area and who will perform no work in the Washington Standard Metropolitan Statistical Area.

## VIII. AGREEMENT MODIFICATIONS, RENEWAL, MONITORING, AND PENALTIES

A. If, during the term of this Agreement, the EMPLOYER should transfer possession of all or a portion of its business concerns affected by this Agreement to any other party by lease, sale, assignment, merger, or otherwise, the EMPLOYER as a condition of transfer shall:

1. Notify the party taking possession of the existence of the EMPLOYER'S Agreement.

2. Notify the party taking possession that full compliance with this Agreement is required in order to avoid termination of the project.

3. EMPLOYER shall, additionally, advise DOES within seven (7) business/calendar days of the transfer. This advice will include the name of the party taking possession and the name and telephone of that party's representative.

B. DOES shall monitor EMPLOYER'S performance under this Agreement. The EMPLOYER will cooperate in DOES' monitoring effort and will submit a Contract Compliance Form to DOES monthly.

C. To assist DOES in the conduct of the monitoring review, the EMPLOYER will make available payroll and employment records for the review period indicated.

D. If additional information is needed during the review, the EMPLOYER will provide the requested information to DOES.

E. With the submission of the final request for payment from the District, the EMPLOYER shall:

1. Document in a report to the Contracting Officer its compliance with the requirement that 51% of the new employees hired by the project be District residents; or

2. Submit a request to the Contracting Officer for a waiver of compliance with the requirement that 51% of the new employees hired by the project be District residents and include the following documentations:
   a. Material supporting a good faith effort to comply;
   b. Referrals provided by DOES and other referral sources; and
   c. Advertisement of job openings listed with DOES and other referral sources.

F. The Contracting Officer may waive the requirement that 51% of the new employees hired by the project be District residents, if the Contracting Officer finds that:

1. A good faith effort to comply is demonstrated by the contractor;

2. The EMPLOYER is located outside the Washington Standard Metropolitan Statistical Area and none of the contract work is performed inside the Washington Standard Metropolitan Statistical Area;
The Washington Standard Metropolitan Statistical Area includes the District of Columbia, the Virginia Cities of Alexandria, Falls Church, Manassas, Manassas Park, Fairfax, and Fredericksburg; the Virginia Counties of Fairfax, Arlington, Prince William, Loundon, Stafford, Clarke, Warren, Fauquier, Culpeper, Spotsylvania, and King George; the Maryland Counties of Montgomery, Prince Georges, Charles, Frederick, and Calvert; and the West Virginia Counties of Berkeley and Jefferson.

3. The EMPLOYER enters into a special workforce development training or placement arrangement with DOES; or

4. DOES certifies that insufficient numbers of District residents in the labor market possess the skills required by the positions created as a result of the contract.

G. Willful breach of the First Source Employment Agreement by the EMPLOYER, or failure to submit the Contract Compliance Report, or deliberate submission of falsified data, may be enforced by the Contracting Officer through imposition of penalties, including monetary fines of 5% of the total amount of the direct and indirect labor costs of the contract.

H. Nonprofit organizations are exempted from the requirement that 51% of the new employees hired on the project be District residents.

I. The EMPLOYER and DOES, or such other agent as DOES may designate, may mutually agree to modify this Agreement.

J. The project may be terminated because of the EMPLOYER'S non-compliance with the provisions of this Agreement.

Dated this 25 day of February 2014

Signed:

Department of Employment Services

Signature of Employer

DC Department of Mental Health
Name of Company

64 New York Ave NE Washington DC 20002
Address

673-1934
Telephone

Email

Richard.Warsh@dc.gov

THIS FORM WILL BE COMPLETED BY GIBBS THE CONSTRUCTION MANAGEMENT FIRM

# EMPLOYMENT PLAN

AT TIME OF AWARDING CONTRACTS

NAME OF FIRM DC DEPARTMENT OF MENTAL HEALTH

ADDRESS 64 NEW YORK AVE NE WASH DC 20002

TELEPHONE NUMBER 673 7405 (202) FEDERAL IDENTIFICATION NO. _____

CONTACT PERSON Richard T. Wash TITLE DB Facility Planning

E-mail: Richard.Wash@dc.gov TYPE OF BUSINESS: DC MENTAL HEALTH

---

ORIGINATING DISTRICT AGENCY DC DEPARTMENT OF MENTAL HEALTH

CONTRACTING OFFICER: Debbie-Claire Boswell TELEPHONE NUMBER: 671 3171

TYPE OF PROJECT New Hope Construction FUNDING AMOUNT TBD (Estimate $100,000,000)

PROJECTED START DATE TBD PROJECT DURATION TBD

---

NEW JOB CREATION PROJECTIONS (Attach additional sheets, as needed.) Please indicate the new position(s) your firm will create as a result of this project.

| | JOB TITLE | #OF JOBS F/T P/T | SALARY RANGE | UNION MEMBERSHIP REQUIRED NAME LOCAL# | PROJECTED HIRE DATE |
|---|---|---|---|---|---|
| A | | | | | |
| B | | | | | |
| C | | | | | |
| D | | | | | |
| E | | | | | |
| F | | | | | |
| G | | | | | |
| H | | | | | |
| I | | | | | |
| J | | | | | |
| K | | | | | |

CURRENT EMPLOYEES: Please list the names and social security numbers of all current employees including apprentices and trainees who will be employed on the project. Attach additional sheets as needed.

| NAME OF EMPLOYEE | SOCIAL SECURITY NO. |
|---|---|
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF MENTAL HEALTH

February 18, 2004

Zoning Commission
District of Columbia
441 4th Street, 2nd Floor
Washington, D.C.

Dear Commissioners:

We are writing to inform you that we are currently working with the District of Columbia, Office of Local Business Development to develop an MOU between the Department of Mental Health and OLBD with regard to the construction of the new St. Elizabeths Hospital building project.

If you have any questions regarding this process you can contact Mr. Moses Animashaum at 202-727-5241.

Sincerely,

Richard L. Warsh
Director of Facility Planning
DC Department of Mental Health
64 New York Avenue, NE 5th Fl.
Washington, D.C. 20002
Tel: 202-673-7050