



Daly - Central Cell Block (CCB) Temporary Swing to 501 NY Avenue ANC 6E Presentation

July 23, 2024

Agenda



1. Project Background
2. 501 New York Ave Background
3. Existing CCB Operational Challenges at Daly
4. DOC CCB Operations at 501 NY Ave
5. 501 Site Plan, Building Views and Existing Conditions
6. Planned 501 Renovations
7. Approved Project & Funding - Permanent CCB at Daly
8. Daly and 501 Renovations Timelines
9. Special Exception
10. Questions/Answers

Project Background



The renovation of the 501 New York Ave, NW is a sub project to the Daly Swing Project. The Daly Swing Project provides a temporary solution to the current tenants of the Daly Building due to the Daly Buildings current deplorable conditions. Temporary swing space is needed for tenants until the larger Daly Building update project is addressed.

The Daly Swing Project (BRM18C-DALY/MPD BUILDING SWING) has two tracks –

- ❑ **Track one** - Metropolitan Police Department (MPD) HQ swing into the Marion S. Barry, Jr. Building (MBB) – This project is underway with 95% completed with the Joint Operations Command Center (JOCC) activated in July 2024.
- ❑ **Track two** - The Department of Corrections (DOC) Central Cell Block (CCB) temporary swing into 501 New York Ave. – Project awarded to Keystone in January 2024. Abatement work completed and a stop-work order was issued in March 2024 pending BZA hearings outcome.

501 NY Ave Background



- 1930's building with 60's addition
- This building is the only building that meets the criteria in the DC inventory with proximity to the courthouse, matching CCB infrastructure (with existing holding cells/existing sallyport), centrally located within the District for MPD operational requirements and required least amount of capital investment.
- The existing building has 19 operation holding cells and existing Sally port
- The building is part of the historic district but is not on the historic register
- Construction activities will generally be contained within 501 NY Ave site

Existing CCB Operational Challenges at Daly



- Aging facility and aging infrastructure
- Failing HVAC, electrical and plumbing system issues
- ADA issues
- Water infiltration
- Flooding
- Environment issues, including mold
- Chronic pest control issues (rats and roaches)

DOC CCB Operations at 501 NY Ave



- 501 NY Avenue will serve as a temporary home for the CCB holding facility for initial arrestees from MPD or other law enforcement agencies until immediate court appearance (typically no more than 12-24 hours).
- CCB is operational 24 hours a day, 365 days a year, as such correctional officers are always present.
- Overnight detainees are transferred to the court in the morning.
- Detainees from MPD Districts are received at CCB daily.
- No releases will be made from 501 NY Avenue.
- Limited loading activity will take place at the facility.

Site Plan



501 NY Ave - Site Views



General View



Looking East

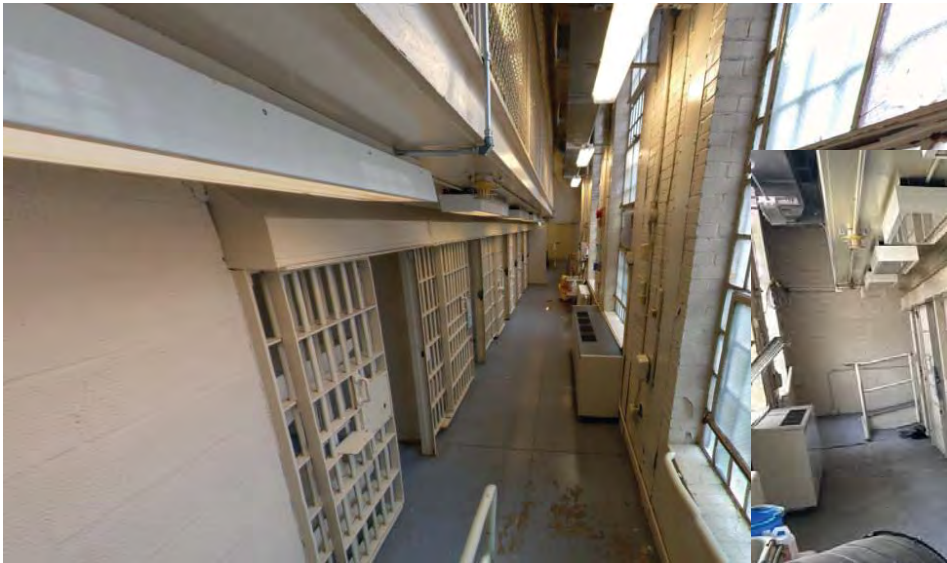


Looking Southwest

501 NY Ave Existing Conditions – Sallyport



501 NY Ave Existing Conditions – Detainment Lower-Level



501 NY Ave Existing Conditions – Detainment Upper-Level



501 NY Ave – Summary Renovations Scope



Interior Renovations:

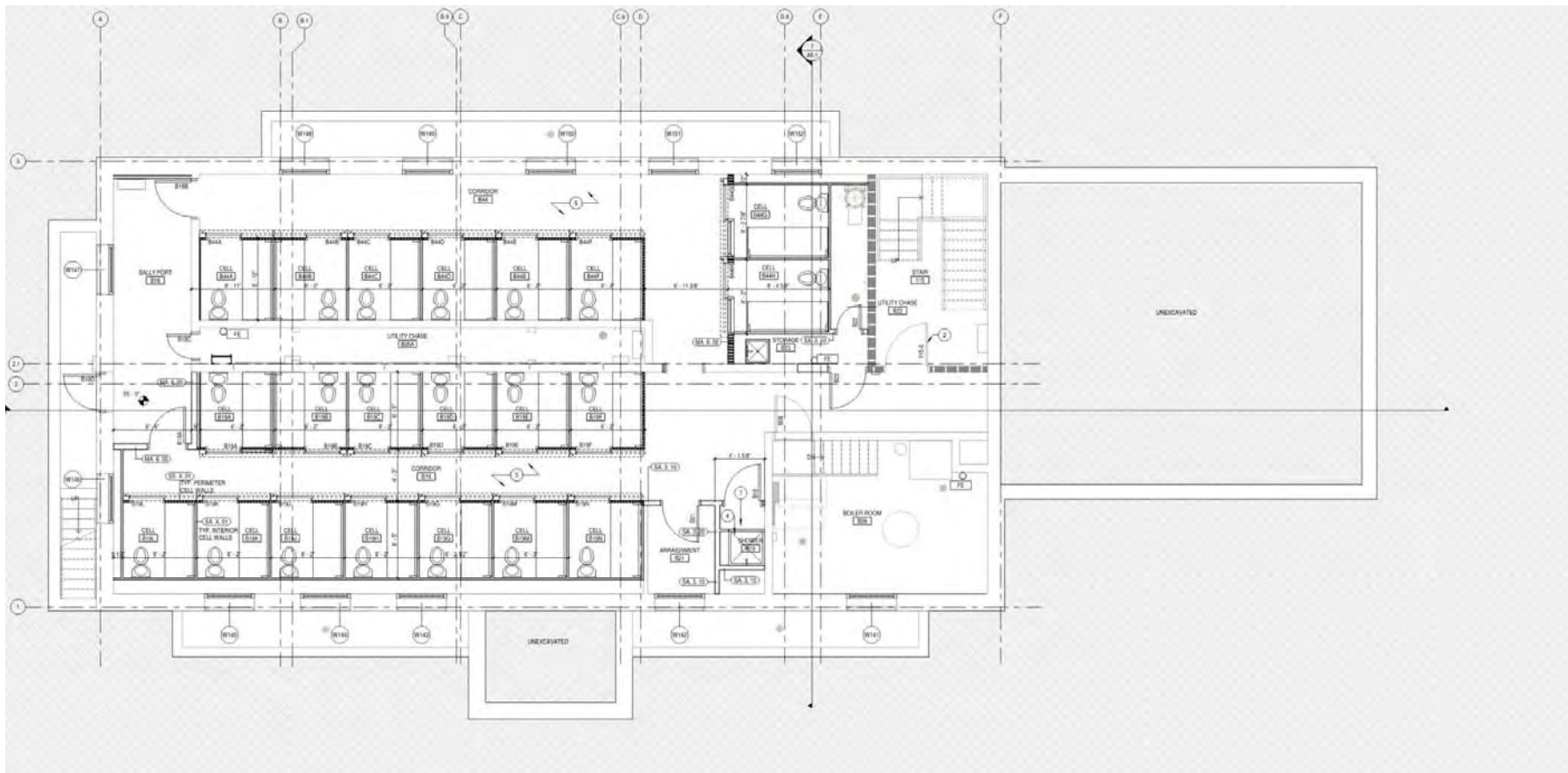
- Abatement/Selective Demolition
- Renovation of the existing 19 holding Cells
- Construction of 27 new holding cells for a total of 85 beds
- Replace/Upgrade Building Security System
- Replace Building MEP Systems Infrastructure
- Install New & Enhanced Sound Abatement Measurers
- Renovate admin space for DOC officers

Exterior Repairs:

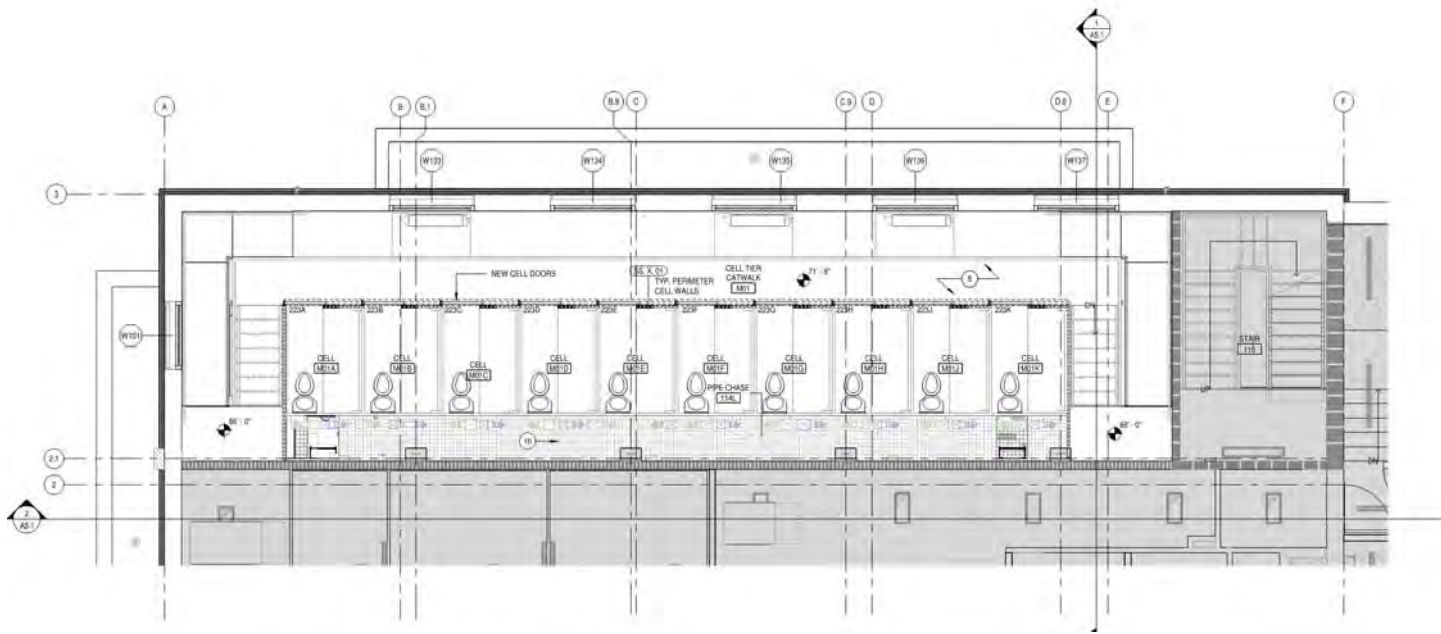
- Roof Repairs
- Wall/Brick Repairs
- Window Repairs
- New Doors
- Site Fencing



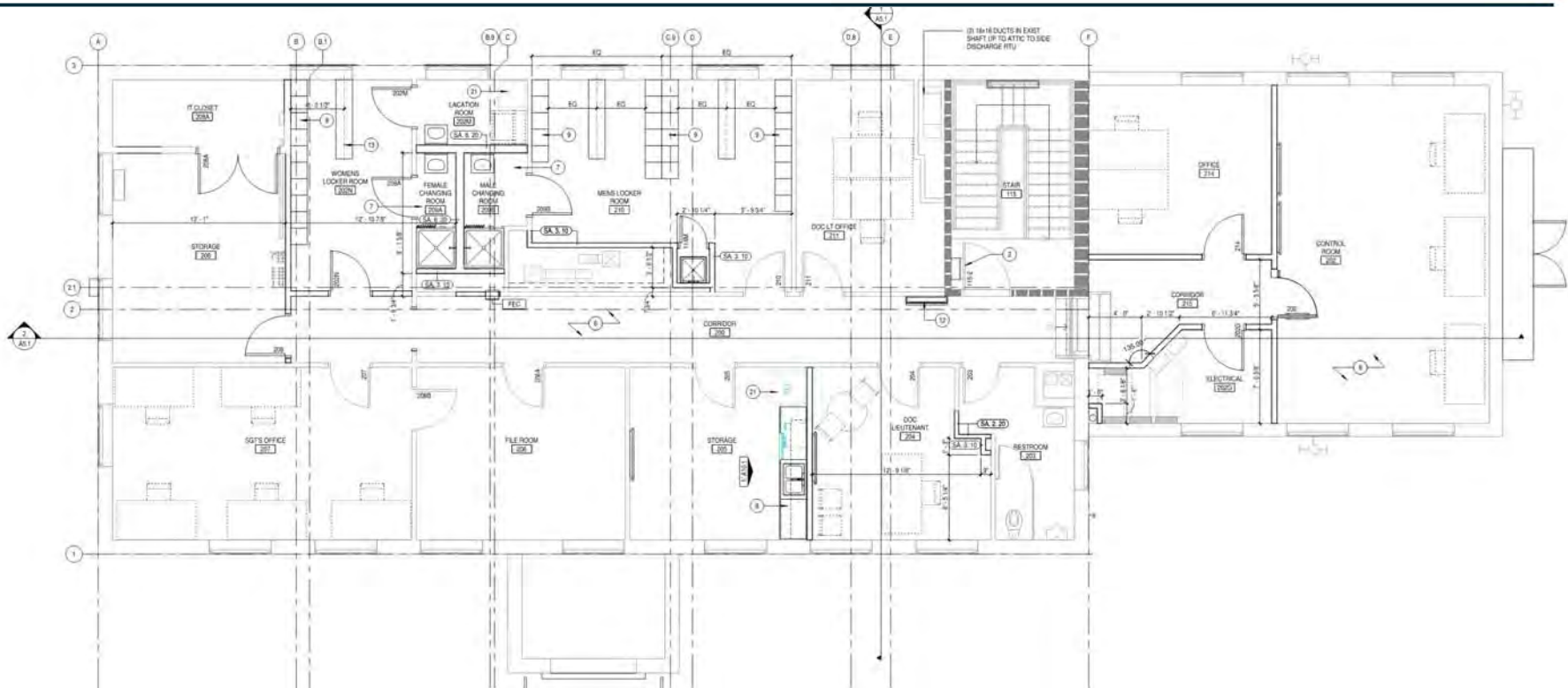
Building Plan – Basement Level



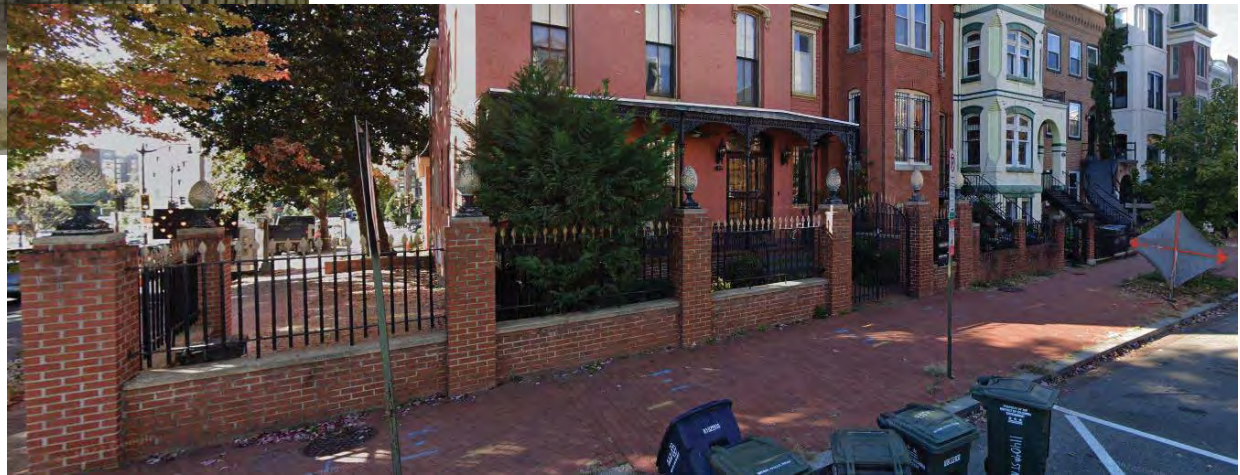
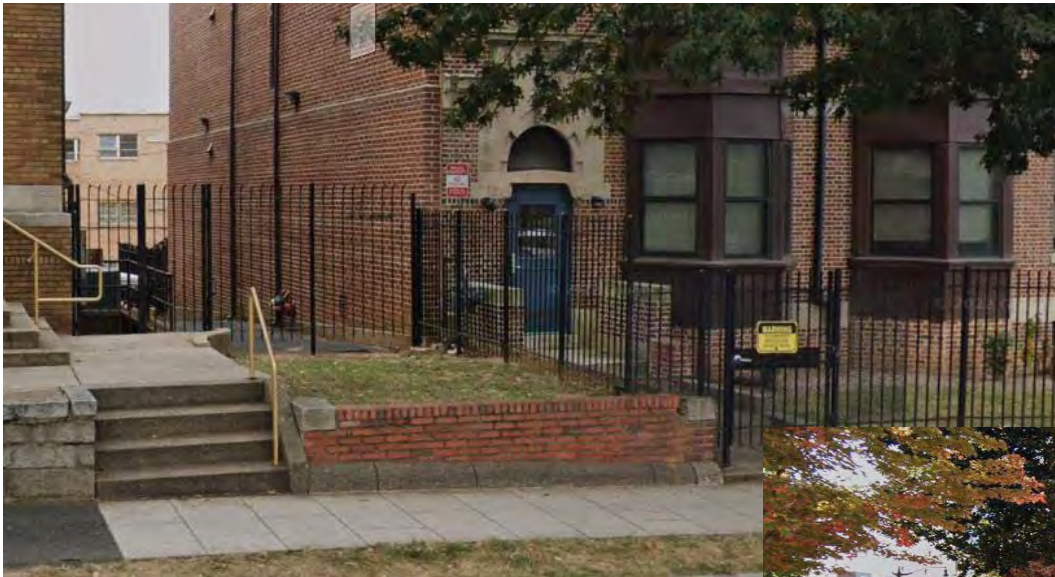
Building Plan – Level One Tier



Building Plan – Level Two



Fence Ideas



Daly CCB Funding & Timeline



Daly CCB project added in the Fiscal Year 2025 – 2030 CIP to address Permanent CCB renovations at Daly**

Project Funding:

Project	FY 2025 Planned Allotment	FY 2026 Planned Allotment	FY 2027 Planned Allotment	FY 2028 Planned Allotment	FY 2029 Planned Allotment	FY 2030 Planned Allotment	6-Yr Total
NEW00-AM0.CENTRAL CELL BLOCK	0	2,000,000	6,000,000	7,000,000	7,000,000	0	22,000,000

Project Description:

The DC Department of Corrections (DOC) operates the current Central Cell Block (CCB) intake and holding facility located at the Daly Building. The current CCB has reached the end of its useful life and needs major renovations to improve the living and working conditions for arrestees and DOC staff.

Planned renovations will include, but will not be limited to, upgrading holding cells, officers' area, and the vehicle sallyport, installing a new HVAC system, new electrical systems, new MEP systems, and a new electronic security system, upgrading the existing fire protection system and conducting needed environmental abatement. DOC, working with the Department of General Services (DGS), is in the process of constructing a swing site at 501 New York Ave, NW, to temporarily house the CCB operation to allow for the renovation of the existing CCB at the Daly Building.

**Project included in package Council voted on and approved, and will show up in the approved budget book when it is released

Daly CCB Funding & Timeline – Cont'd



Activity	Schedule (fiscal years)
Procure and Award Design A/E Services	1 st Q 2026 – 2 nd Q 2026
Design Phase	3 rd Q 2026 – 2 nd Q 2027
Permitting	2 nd Q 2027 – 3 rd Q 2027
Procure Construction Services	3 rd Q 2027 - 1 st Q 2028
Award Construction	**1st Q 2028**
Construction Phase (30 – 36 Months)	1 st Q 2028 – 3 rd Q 2030
Testing and Activation	3 rd Q 2030 – 4 th Q 2030
Move CCB from 501 NYA back to Daly	4 th Q 2030
Vacate 501 New York Ave	**1st Q 2031**

501 NY Ave Schedule



Activity	Schedule
Design A/E Services	Completed - November 2022
Permit Issued	November 2023
Construction Bidding, Evaluation, Selection (IFB)	August 2023 - November 2023
** Vacate 501 – MPD Move (from 501 to 2850)**	November 2023 – January 2024
** Award Construction**	January 2024
501 NYA Construction (14 months) - "Initial"	January 2024 – March 2025
BZA Appeal (Hearing and 2 nd Hearing)	March 2024 – September 2024
"Stop Work" Order Issued to General Contractor**	March 2024 (extended thru August 2024)
BZA Special Exception Case (Hearing) **	June 2024 – October 2024
Resume 501 NYA Construction (14 months) **	October 2024 – December 2026
Testing and Activation	January 2026 – February 2026
DOC-CCB Move-In (from Daly to 501 NYA)	March 2026
Daly Building Vacated	March 2026
CCB Vacate 501 New York Ave (back at Daly)	**1 st Q 2031** (end of calendar year 2030)

** Pending BZA process outcome

Special Exception



- Enlargement of existing conforming large scale government use in D-4-R zone – Subtitle X § 900.3
- Standards – Subtitle X § 901.2
 - (1) In harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - Proposed use permitted by special exception
 - Proposed use permitted by-right under ZR-58 when first established
 - (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;
 - Limited number of detainees typically held less than 24 hours, thus limited traffic impacts
 - Numerous noise-dampening and security features
 - No structural expansion
 - (3) Subject in specific cases to special conditions
 - Not applicable in this case



QUESTIONS & ANSWERS

Thank You



-  **Contact:** dgs@dc.gov
-  **Facebook:** www.facebook.com/dcdgs
-  **Twitter:** www.twitter.com/dcdgs
-  **Instagram:** www.instagram.com/dcdgs