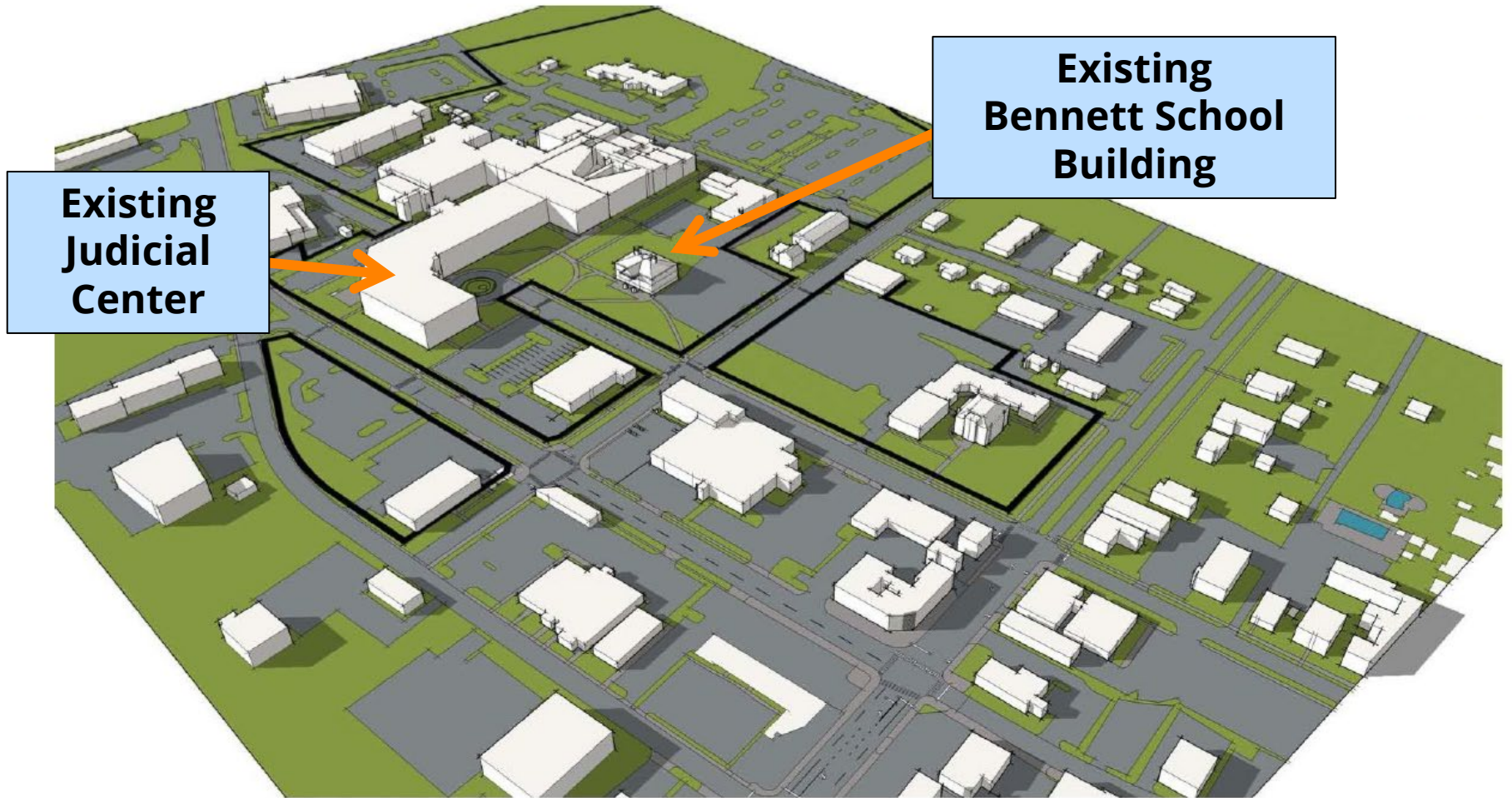


# **Judicial Center Future Expansion Bennett School Building Update**

Matthew F. Villareale  
Director of Facilities & Fleet Management

# Bennett School- Existing Location



# Bennett School-Building History

<b>1908-1909</b>	Elementary and teacher training school constructed on 2 acres donated by Dr. M. C. Bennett
<b>1909-1969</b>	Served community as a public school <ul style="list-style-type: none"><li>• <b>1937:</b> Rear addition constructed to accommodate school enrollment</li></ul>
<b>1969-1985</b>	Converted to offices for Prince William County Police Department <ul style="list-style-type: none"><li>• Portions of the building also housed general County government offices</li></ul>
<b>1987-1989</b>	<ul style="list-style-type: none"><li>• Prince William County offered to donate building to City of Manassas (<i>no action</i>)</li><li>• Prince William County commissioned a feasibility study for adaptive reuse</li></ul>
<b>1989-Present</b>	Building shuttered and unused <ul style="list-style-type: none"><li>• <b>1994:</b> State Historic Site Marker CL- 6 installed on Lee avenue</li><li>• <b>2002:</b> Building eligible for Virginia Landmarks Registry, but was not submitted</li><li>• <b>2007:</b> Prince William County recognizes school as a County Historic Site. Permit plans created for adaptive reuse, included in CIP, but not approved during budgeting.</li><li>• <b>2019:</b> Feasibility Condition Assessment performed for use by Office of the Sheriff</li></ul>
<b>Present</b>	Existing Condition Assessment in process

# Bennett School- Current Condition

PRINCE WILLIAM  
COUNTY

- Building structure integrity in question
- Building contains asbestos, lead, mold, water damage and termites
- Not listed on the Virginia Landmarks Register or National Register of Historic Places
- Listed on the Historical Marker Database and as a Historic Site by Prince William County Department of Recreation-Historic Preservation Division
- Demolishing the Bennett School will Not require Virginia Department of Historic Resources Approval
- A level One Archeology Survey will need to be Completed and Findings Resolved



# Renovation in Place Cost Estimate

## Renovation: \$37,500,000

- Cost estimate from Downey and Scott (September 2025)

## 25% Contingency: \$9,375,000

- Escalation/Unforeseen Conditions/Market Conditions

## Total Estimated Cost: \$46,875,000

# Relocation and Renovation Cost Estimates

## Relocate Existing School: \$2,500,000

- Verbal quote from 2023

## Construction of New Foundation: \$5,000,000

- ROM Estimate from FFM Staff

## Renovation of Bennett School: \$37,500,000

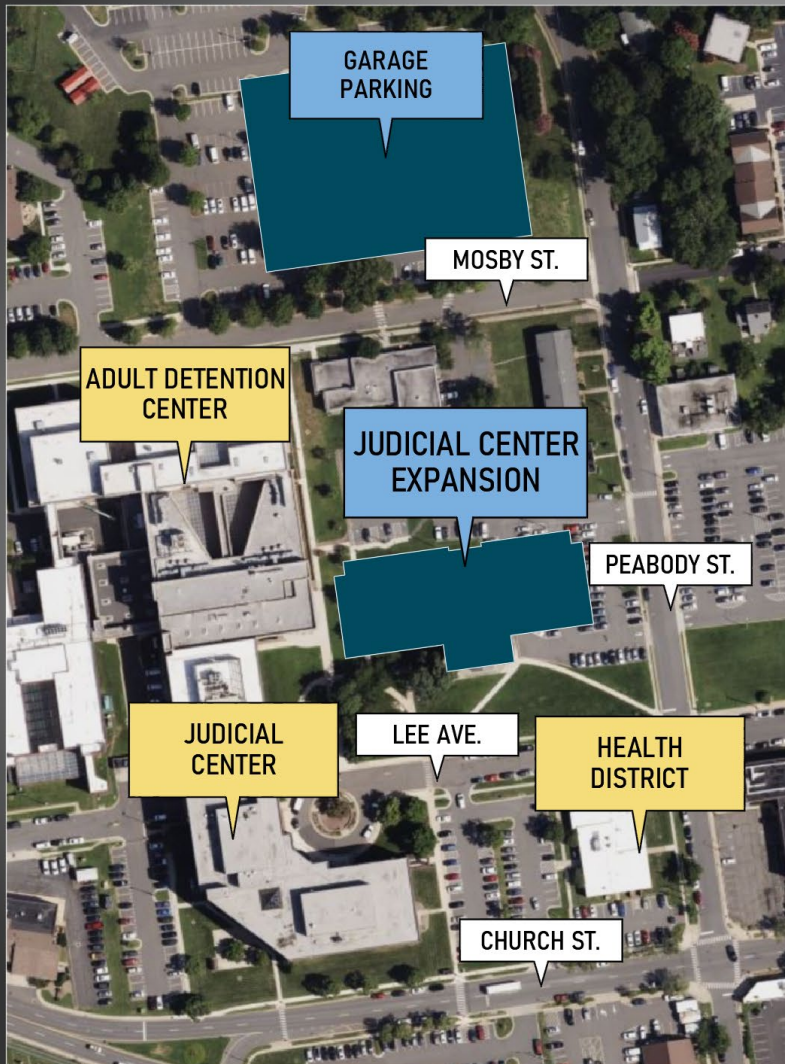
- Cost estimate from Downey and Scott (September 2025)

## 25% Contingency: \$11,250,000

- Escalation/Unforeseen Conditions/Market Conditions




## Total Estimated Cost: \$56,250,000

# Judicial Center Expansion Footprint



PRINCE WILLIAM COUNTY  
JUDICIAL CENTER EXPANSION NEW FACILITY

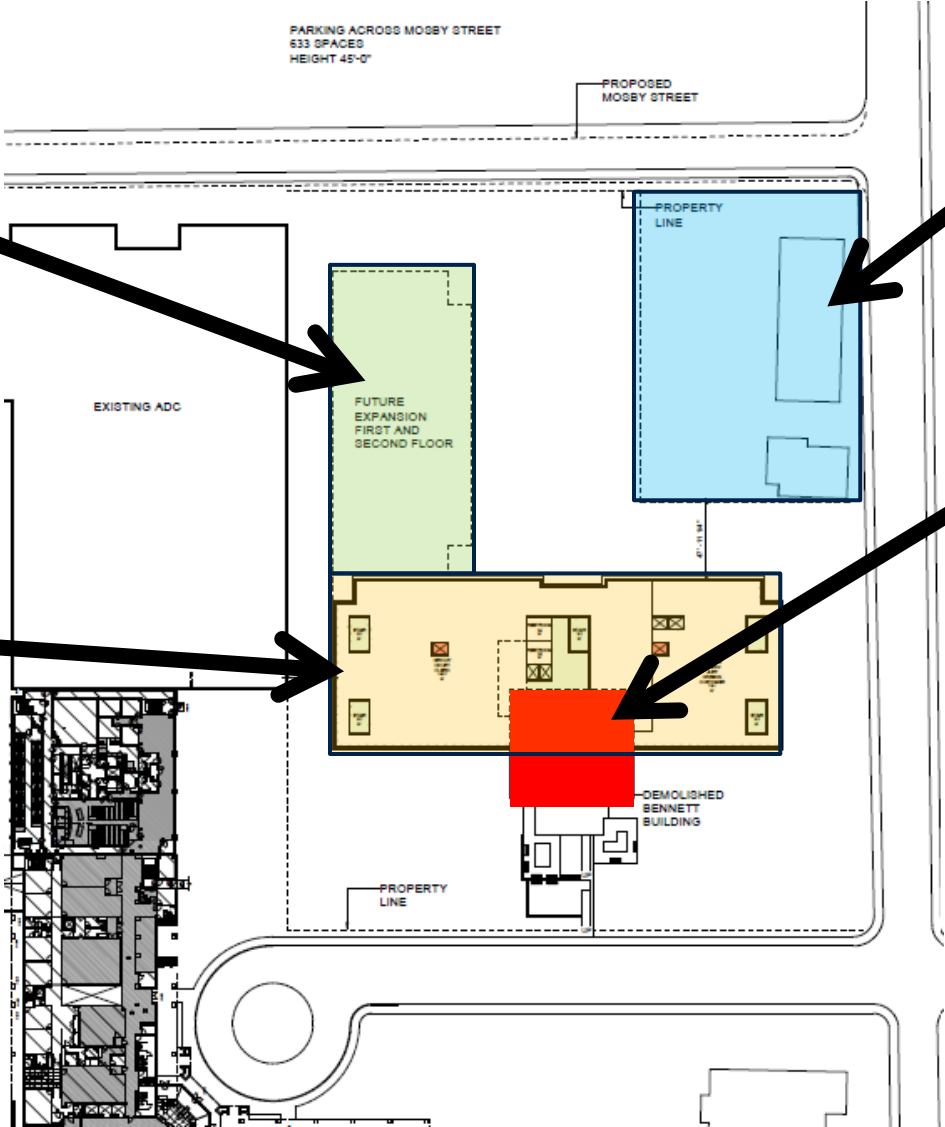
## LEGEND

-  PROPOSED BUILDING
-  EXISTING BUILDING
-  STREET

# Proposed Location of New Courthouse

**Proposed  
Judicial  
Center  
(Possible  
Future  
Expansion)**

**Proposed  
Judicial  
Center  
Location**



**Existing  
Private  
Property**

**Existing  
Bennett  
School  
Building**

# 2026 Facility Condition Assessment

- Facilitated from April 27- May 1, 2026
- Structural Assessment (Structural integrity, Water Damage and Termite Damage)
- Environmental evaluation (Measure Lead, Asbestos, and Mold Presence)
- Condition degradation in comparison to 2018 Assessment



# Future Assessment Activities

- Ground Penetrating Radar
- Archaeological Test Holes
- Receipt of Existing Building Conditions Report



# Examples of Reuse, Proposed Courthouse

PRINCE WILLIAM COUNTY

REPURPOSING EXISTING ELEMENTS INTO THE DESIGN OF THE NEW COURTHOUSE TO MEMORIALIZE THE STRUCTURE

CREATING A SPACE WITH EXISTING ELEMENTS TO CONNECT TO THE PAST, WHILE EMBRACING THE ASPECTS OF THE NEW DESIGN



ANNE ARUNDEL COUNTY COURTHOUSE, MARYLAND  
**CREATING SPACE:**  
REUSE COLUMNS TO MEMORIALIZE THE STRUCTURE



PINTEREST HQ, SAN FRANCISCO, CALIFORNIA  
**CREATING SPACE:**  
REUSE COLUMNS TO EMPHASIZE A SPACE OR AREA



GHENT, BELGIUM  
**REPURPOSING:**  
REUSING BRICKS THROUGHOUT THE NEW FACADE



BENNETT BUILDING, MANASSAS, VIRGINIA



NEW YORK, NEW YORK  
**REPURPOSING:**  
REUSING STONE TO FORM A PLAZA OR WALKWAY THROUGHOUT THE CAMPUS



# Additional Examples, Legacy Preservation

While physical reuse is a priority, we are equally committed to honoring the site's unique legacy in creative ways.



Example of an archival gallery



Example of a digital mural