

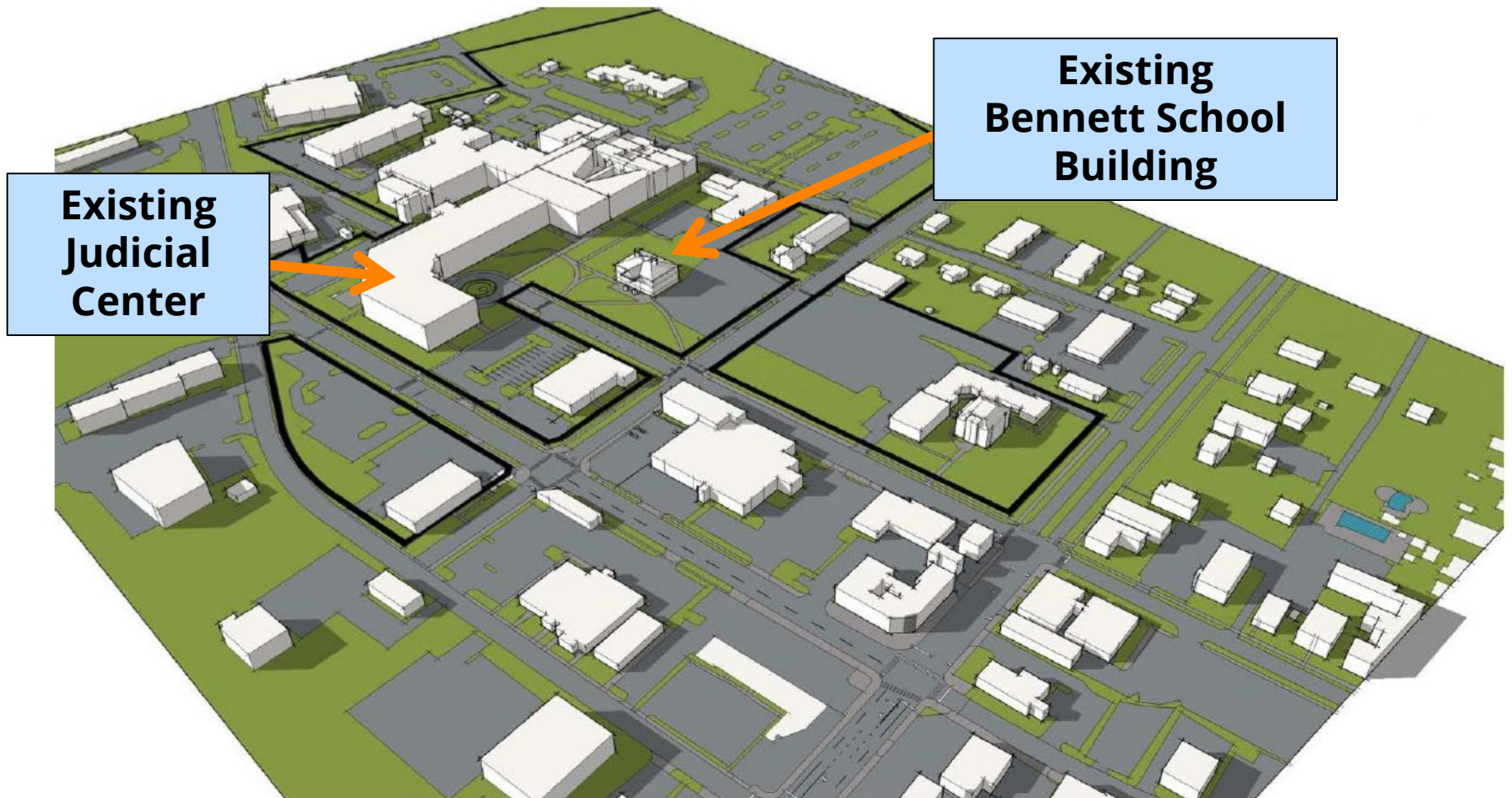
Judicial Center Future Expansion Bennett School Building Update

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Director of Facilities & Fleet Management

May 13, 2026

Bennett School- Existing Location

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Bennett School-Building History

1908-1909	Elementary and teacher training school constructed on 2 acres donated by Dr. M. C. Bennett
1909-1969	Served community as a public school • 1937: Rear addition constructed to accommodate school enrollment
1969-1985	Converted to offices for Prince William County Police Department • Portions of the building also housed general County government offices
1987-1989	• Prince William County offered to donate building to City of Manassas (<i>no action</i>) • Prince William County commissioned a feasibility study for adaptive reuse
1989-Present	Building shuttered and unused • 1994: State Historic Site Marker CL- 6 installed on Lee avenue • 2002: Building eligible for Virginia Landmarks Registry, but was not submitted • 2007: Prince William County recognizes school as a County Historic Site. Permit plans created for adaptive reuse, included in CIP, but not approved during budgeting. • 2019: Feasibility Condition Assessment performed for use by Office of the Sheriff
Present	Existing Condition Assessment in process

Bennett School- Current Condition

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- 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

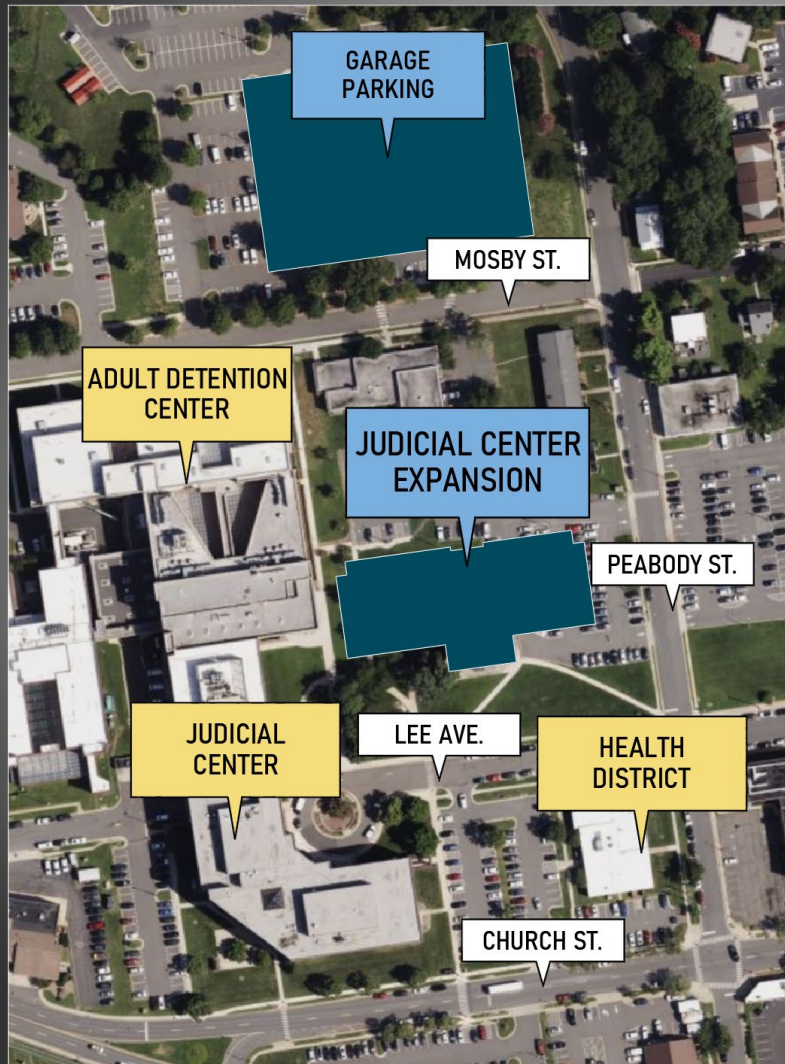
- Cost estimate from Downey and Scott (September 2025)

25% Contingency: \$11,250,000

- Escalation/Unforeseen Conditions/Market Conditions

Total Estimated Cost: \$56,250,000

Judicial Center Expansion Footprint

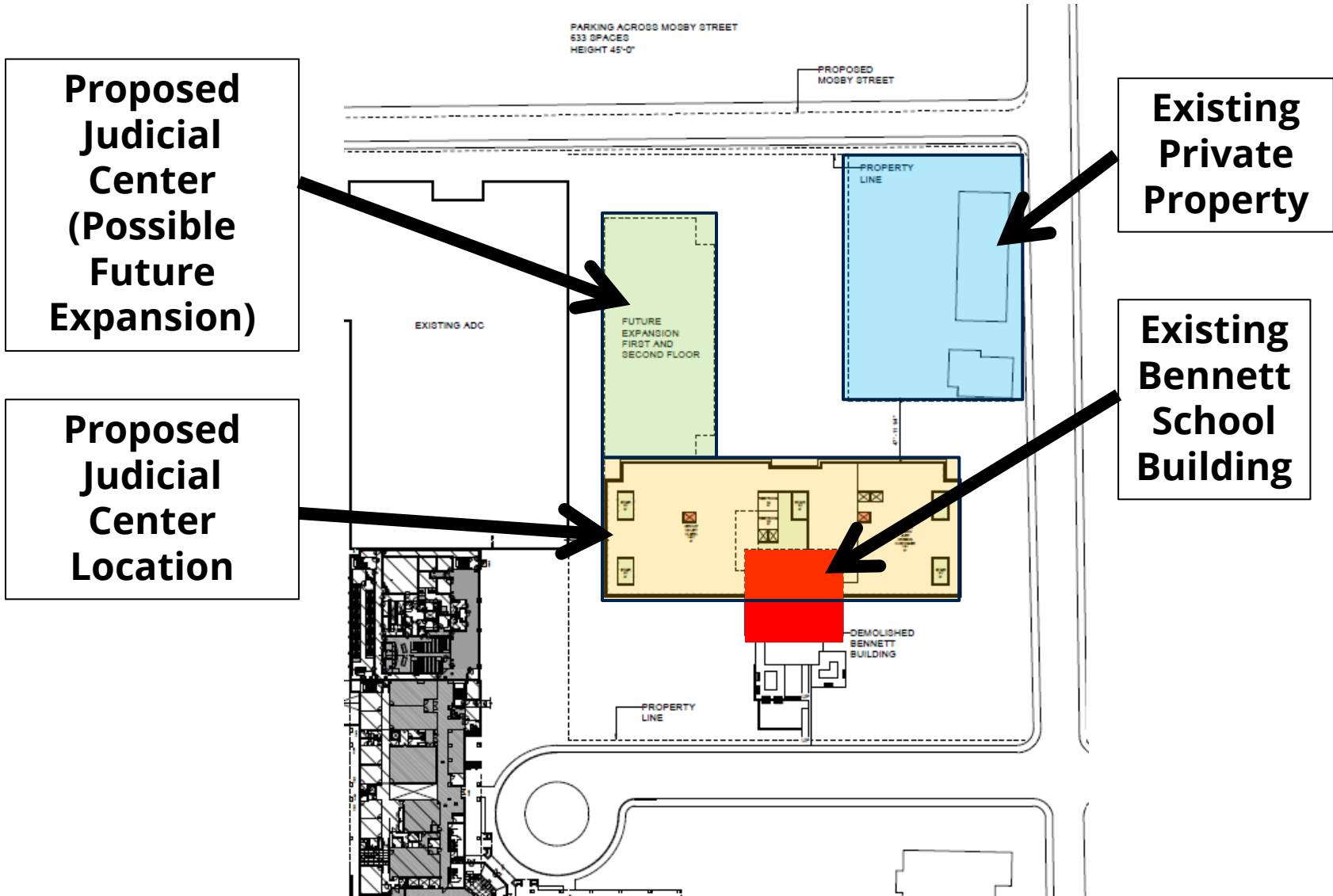


PRINCE WILLIAM COUNTY JUDICIAL CENTER EXPANSION NEW FACILITY

LEGEND

-  PROPOSED BUILDING
-  EXISTING BUILDING
-  STREET

Proposed Location of New Courthouse



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

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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