



## Laurel Hill Project Advisory Committee

Gerry Connolly, Chairman  
Fairfax County Board of Supervisors  
12000 Government Center Parkway  
Fairfax, Va. 22035

January 29, 2008

Dear Chairman Connolly,

The Laurel Hill Project Advisory Committee met December 10, 2007 to review progress related to the County's adaptive reuse initiatives at the Reformatory-Penitentiary area. We are providing the following observations and recommendations for the Board's consideration.

### Laurel Hill Expenditures

To date, Fairfax County has spent approximately \$43 million at the Laurel Hill site (Including the adaptive reuse areas):

- \$21 million spent by the Facilities Maintenance Department (FMD) and Department of Planning and Zoning (DPZ). Expenditures include security, maintenance, asbestos abatement, building stabilization, land use planning and consultant services)
- \$22 million spent by the Fairfax County Park Authority

Approximately \$8 million of the total amount has been spent in the adaptive reuse areas:

- \$6.2 million at the Workhouse site (adjacent to Route 123, Ox Road)
- \$1.6 million at the Reformatory-Penitentiary site
- The expenditures at the adaptive reuse sites include (but are not limited to) stabilization and/or restoration of contributing structures; utilities upgrades; consulting services; preparation of the National Historic Register nomination; and, the Laurel Hill House study.
- Additional expenses are anticipated at the Reformatory-Penitentiary site.

- Approximately \$3.8 million remains in the FMD budget for project activities at Laurel Hill, and approximately \$400,000 remains in the Department of Planning and Zoning budget for work related to Laurel Hill. However, current budget constraints within the county may significantly limit the appropriation of these funds and will require coordination with the Office of the County Executive and the county's Office of Management and Budget.

Significant work remains at Laurel Hill, including the Reformatory-Penitentiary area. In anticipation of County budget reductions, the Project Advisory Committee acknowledges that expectations should be measured. However, the Laurel Hill adaptive reuse recommendations adopted by the Board of Supervisors include the achievement of several milestones within a five-year window to avoid additional costs of stabilizing buildings and other structures for a second time. The Board and County staff have made significant progress and can achieve cost effective, "world class" results through the continued application of the adaptive reuse recommendations.

### Penitentiary Wall

During the December 10 meeting, the PAC reviewed a report prepared by the Facilities Management Department entitled "Lorton Prison Wall Structural Assessment." The report notes that "...the insufficient number of expansion joints in the walls, constant exposure to the elements, and the lack of proper maintenance..." are responsible for damage to the Penitentiary wall. According to the FMD report, "To insure that the wall remains safe and its structural integrity maintained, it must either be removed or it must be correctly repaired."

Preliminary estimates suggest the costs to repair the Penitentiary wall could be as high as \$2 million.

**Recommendation:** The PAC voted to recommend that Chris Caperton, the County's Laurel Hill Project Coordinator, develop a scope of work for Basil, Bauman and Prost (BBP), the consultant to the adaptive reuse project. The consultant would assess the FMD report about the Penitentiary wall as well as input from other county agencies, including Fire and Rescue and Department of Transportation. The BBP work product would result in recommendations to the County regarding the wall.

### Master Developer Selection

The County is engaged in the selection of a master developer for the adaptive reuse of the Reformatory-Penitentiary area. During the December 10 meeting, the PAC clarified its role in the selection process by adopting the following motion:

**Recommendation:** The PAC endorses the County's ongoing review of candidates to act as a Master Developer of the adaptive reuse site. The PAC is available to serve in an advisory capacity to the County's Selection Committee during the review process, ensuring that candidate firms or teams understand the adaptive reuse recommendations adopted by the Board of Supervisors and included in the Comprehensive Plan.

As always, please feel free to contact members of the Project Advisory Committee with any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Timothy J. Sargeant". The signature is written in a cursive style with a long horizontal flourish at the end.

Tim Sargeant, Chair  
Laurel Hill Project Advisory Committee

CC: Fairfax County Board of Supervisors  
Tony Griffin, County Executive  
Jim Zook, Director, Department of Planning and Zoning  
Chris Caperton, Laurel Hill Project Coordinator  
Bob Cosgriff, Laurel Hill Project Advisory Committee  
Doug Wrenn, Laurel Hill Project Advisory Committee