



# FAIRFAX COUNTY

## DEPARTMENT OF PURCHASING & SUPPLY MANAGEMENT

12000 GOVERNMENT CENTER PARKWAY, SUITE 427  
FAIRFAX, VIRGINIA 22035-0013

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V I R G I N I A TELEPHONE: (703) 324-3201 FAX: (703) 324-3587 TTY: 1-800-828-1140

April 27, 2005

ADDENDUM NO. 2

TO ALL PROSPECTIVE OFFERORS:

SUBJECT: REQUEST FOR INFORMATION - RFI05-791627-16

FOR: Public and/or Private Agreement for Adaptive Reuse of the Former Reformatory & Penitentiary Area of Laurel Hill

CLOSING DATE: June 3, 2005 @ 3:00 P.M.

The subject request for information is amended as follows:

**Public and/or Private Agreement for Adaptive Reuse of the Former  
Reformatory and Penitentiary Area of Laurel Hill**

To whom it may concern:

Fairfax County is requesting expressions of interest from qualified respondents for the adaptive reuse of the Central Maximum Area of the former District of Columbia Department of Corrections facility now known as Laurel Hill. The proposed site includes approximately 79 acres located on Silverbrook Road between Lorton Road and Hooes Road. The site is within the area designated as eligible for listing on the National Register as a Historic District and includes approximately 70 contributing buildings. Fairfax County will retain ownership of the property.

On December 6, 2004, the Laurel Hill Adaptive Reuse Citizens Advisory Task Force presented its recommendations regarding the master planning of the Central Maximum Area that consists of the reformatory and penitentiary areas at Laurel Hill to the Fairfax County Board of Supervisors. The task force recommended concept proposes the coordinated development of this area for a mix of professional, office, educational and residential uses including magnet housing and a village center. The task force also recommended that development be guided by a unified development plan as opposed to a plan that addresses the incremental reuse of individual buildings. Additional information about the Laurel Hill site and the Laurel Hill Adaptive Reuse Citizens Task Force recommendations for the adaptive reuse of the Reformatory and Penitentiary Area is available on the Fairfax County web site at <http://fairfaxcounty.gov/dpz/laurelhill/recommendations.htm>).

Interested parties should submit a letter of interest by June 3, 2005 to:

Department of Purchasing and Supply Management  
Attention: Lonnelle Robinson  
12000 Government Center Pkwy, Suite 427  
Fairfax, VA 22035  
(703) 324-3281

The letter of interest should include responses to the following. Responses are limited to a maximum of 4 pages:

1. Identify the development entity responding to this RFI.
2. Contact person and contact information.
3. Describe respondent's experience as it relates to the following:
  - a. Reuse and redevelopment of an historic property.
  - b. Coordinated development of a mixed use center either similar or different in scope from the Task Force's recommendations.
  - c. Managing/overseeing developed projects/facilities.
  - d. Building comprehensive development teams.
  - e. Leveraging public/private partnerships.
  - f. Any other experience that may be applicable to developing and managing this site.
4. Considering the limited information available through the website and this RFI, does the respondent envision one or more possible project concepts that are consistent or mostly consistent with the Task Force's recommendations? If so, please describe these concept(s).
5. Describe the type of team (backgrounds/disciplines) the respondent foresees putting together to most effectively respond to the challenges and opportunities of the site.
6. Describe why the respondent may be interested in:
  - a. Developing this site.
  - b. Submitting a proposal to develop a mixed used project as recommended by the Task Force.
  - c. Working with Fairfax County to adaptively reuse this site in a way that adds value to the surrounding community and parkland.
7. State the amount of time that the respondent estimates is reasonable to provide a detailed Request for Proposal response.
8. If the respondent is familiar with the Public-Private Educational Facilities and Infrastructure Act of 2002, would the amount of time to prepare a proposal be generally the same? If not, what amount of time would be required?

Copies of this act may be obtained by going to  
<http://www.fairfaxcounty.gov/dpsm/docs/ppea.pdf>

It is anticipated that Fairfax County will formally solicit Request for Proposals (RFP) pursuant to the Public-Private Education Facilities and Infrastructures Act of 2002 (as it may be amended), in the summer of 2005. Those submitting a letter of interest will be direct mailed a copy of the RFP when it is advertised. Fairfax County will not entertain unsolicited proposals.

Fairfax County will not award a contract on the basis of this request nor will it pay for the information solicited. Your response to this request will be treated as information only.

All other terms and conditions remain unchanged.



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Kevin Sheehan, CPPB  
Purchasing Supervisor

**THIS ADDENDUM IS ACKNOWLEDGED AND IS CONSIDERED A PART OF THE SUBJECT REQUEST FOR INFORMATION:**

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Signature

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Date

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Name of Firm