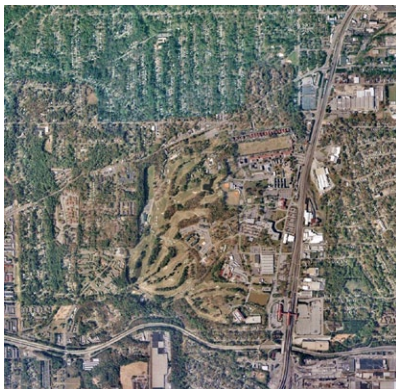


FORT MCPHERSON OPERATING & INFRASTRUCTURE ANALYSIS

MCPHERSON PLANNING LOCAL REDEVELOPMENT AUTHORITY (MPLRA), ATLANTA, GEORGIA



PROFESSIONAL SERVICES

Operations Analysis

Infrastructure Analysis

CLIENT

McPherson Planning Local Redevelopment Authority

Fort McPherson was designated for closure under the Base Realignment and Closure Act (BRAC) of 2005. This project provided an analysis of all the factors relating to the operation, rehabilitation and capital improvement of the 488-acre Fort McPherson facility as set out in their Outreach and Land Use Plan prepared in 2007. Matrix's effort entailed four broad areas of activity:

- **Building Conditions Assessment:** Our multi-disciplined team of architects and engineers conducted assessments of 41 representative buildings to determine the condition of the building's major components, including the exterior shell, interior fixtures and finishes, structure, mechanical, electrical and plumbing systems and environmental conditions. The assessment included the cost effectiveness of demolition, potential for reuse, cost of bringing the facility to current code and retrofitting to meet Americans with Disabilities Act (ADA) requirements.
- **Infrastructure Conditions Assessment:** Our team evaluated existing infrastructure on Fort McPherson and sites adjacent to the facility. The analysis included stormwater, gas, water, sewer, electric, telecommunications and steam utilities. The team assessed the quality of the infrastructure components and developed projected costs for the improvement of deficient systems necessary to the continued operation of the site. Costs included upgrading existing and

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constructing new utility systems, remediation and abatement costs and road construction.

- **Environmental Cleanup Recommendations:** Environmental issues that might influence, impact and/or directly affect the property transfer and implementation of the preferred land use plan were identified. Cost models to remedy environmental constraints identified as negatively impacting the land use plan were developed.
- **Cost Modeling:** A comprehensive cost model was created to capture all of the costs associated with the redevelopment of the site and to outline potential costs category, development district and infrastructure component for use in capital budgets, financial plans and the business plan. The cost model was developed in Microsoft Access and contains links to allow the viewing of ArcView GIS documents, photographs, floor plans, surveys, CAD drawings, cost estimates and other related data critical to the successful redevelopment of the site.