

April 28, 2004

MSP Redevelopment Project

The MSP Redevelopment Commission

MSP Redevelopment Project

Jefferson City, Missouri



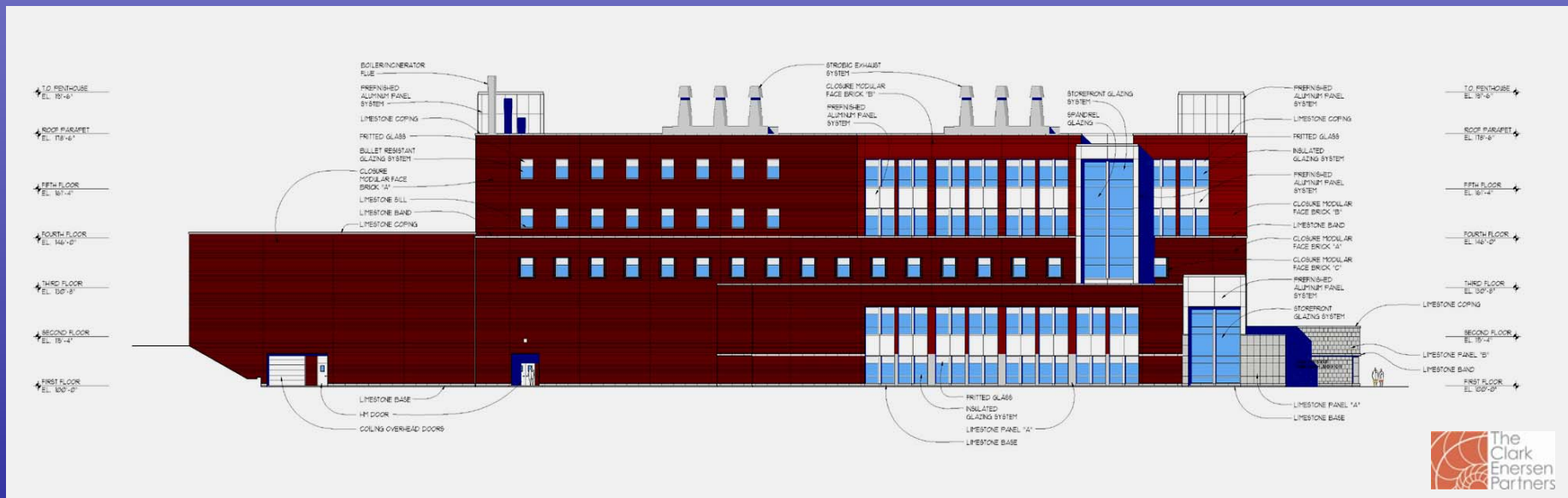
Caretaker Operations - FY 05 (July 1, 2004 - June 30, 2005)



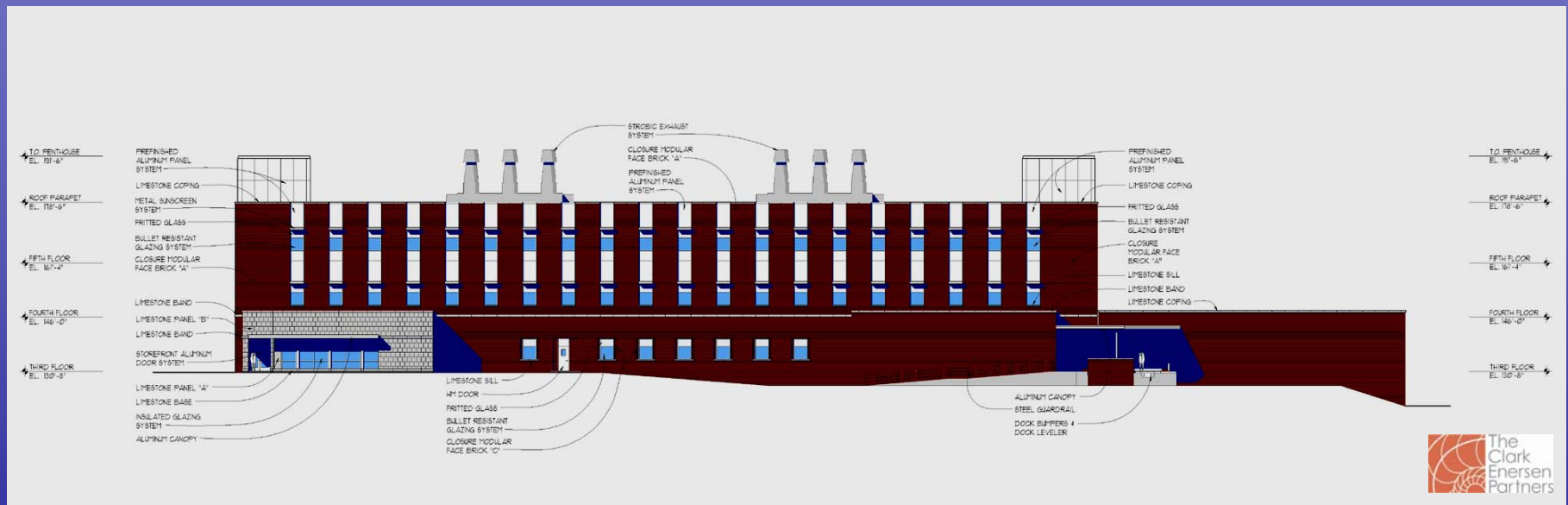
Items Included in Plan as Proposed

- Minimal Security Patrols
- Limited Security Lighting
- Basic Utility Services
- Essential Maintenance , Repair & Grounds keeping Work

Missouri State Health Lab Building



Missouri State Health Lab Building



MSP Redevelopment Project

Missouri State Health Lab Site Plan

April 27, 2004

MSP Redevelopment Project

Missouri State Health Lab Site



DNR Green Building

Recently Named the

Lewis and Clark State Office Building



April 27, 2004

MSP Redevelopment Project

DNR Green Building



The State of Missouri . Division of Design & Construction

October 16, 2003

MSP Redevelopment Project

DNR Green Building

Green Building Thu Oct 16 12:02:20 PM 2003



The State of Missouri . Division of Design & Construction

September 22, 2003

MSP Redevelopment Project

DNR Green Building

Green Building Mon Sep 22 12:47:20 PM 2003



The State of Missouri . Division of Design & Construction

July 22, 2003

MSP Redevelopment Project

DNR Green Building



The State of Missouri . Division of Design & Construction

May 27, 2003

MSP Redevelopment Project

DNR Green Building

Green Building Tue May 27 9:56:19 AM 2003



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MSP Redevelopment Project

The Master Plan - Property Value Assessment



The State of Missouri . Division of Design & Construction

The Master Plan - Property Value Assessment



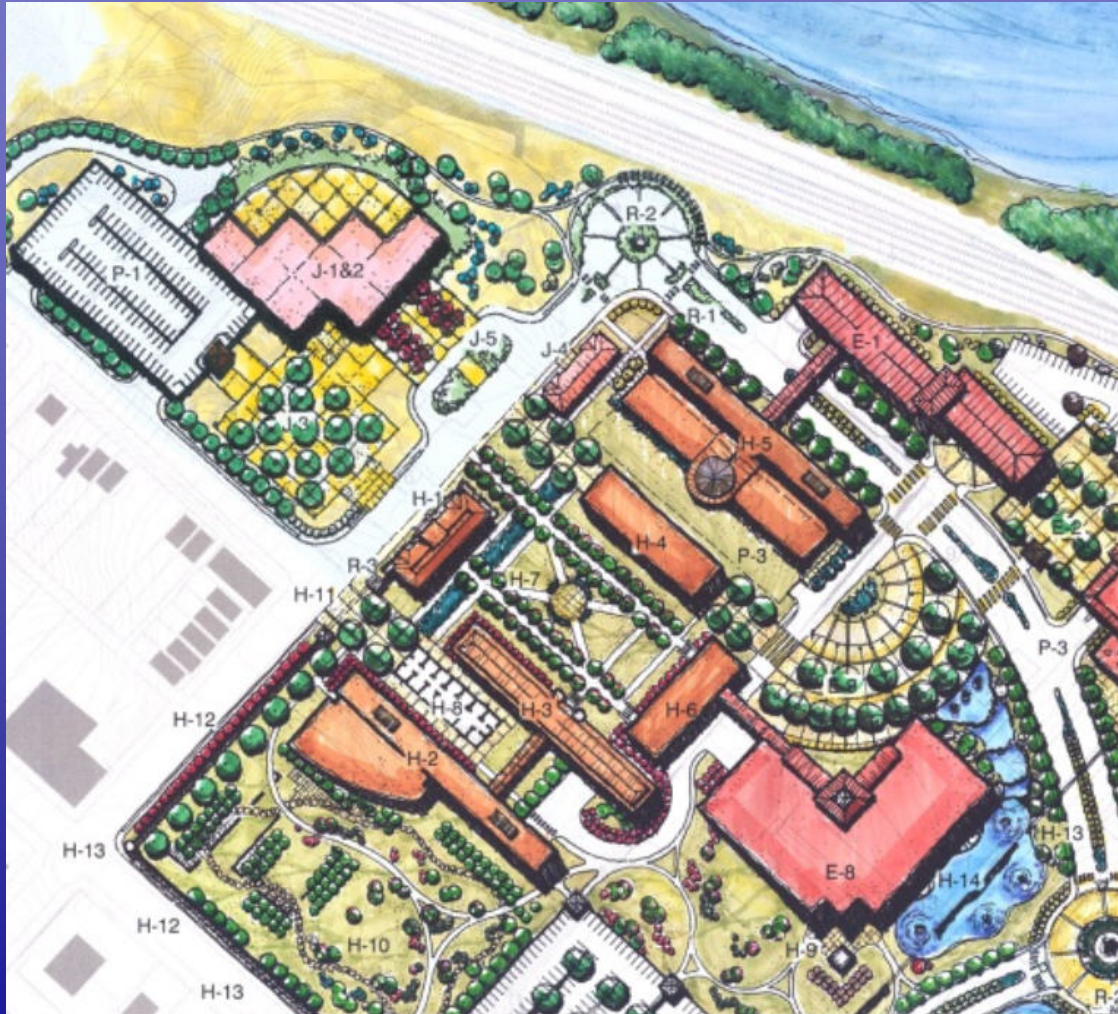
The Master Plan - Property Value Assessment



The Master Plan - Update



The Master Plan - Update



The Master Plan - Update



Phase III Planning Work Items - Parsons HBA

Implementation Planning

- **Conceptual Grading Plan**
- **Site Storm Water Plan**
- **Site Utility Plan**
- **Design Guidelines**
- **Conceptual De-Commissioning Plan**
- **MSP Redevelopment Project Phasing Plan**



Caretaker / Property Management Planning

FY 06 and Beyond

(Beginning July 1, 2005)



Elements to be Considered

- Security
- Grounds keeping
- Maintenance & Repair

- Environmental Abatement Projects
- Utility Infrastructure Projects
- Interim Uses
- Tours & Events

The MSP Redevelopment Commission

Financial Programs

Grant Funding / Tax Credits and Other Financial Incentives



- Environmental Clean-up Programs
- Historic Site & Building Preservation & Rehabilitation Programs
- Community Development Programs
- Corporate Foundation Programs

Allied Studies



- **Central East-Side Neighborhood Planning Study**
- **Rex Whitton Expressway Study**
- **State Agency for Surplus Property Relocation Study**

Questions & Answers



The MSP Redevelopment Commission

The Next Steps

The Next Steps

Planning + Design



Archeological Investigations (Phase I & II)

- DNR Site - Completed
- Health Lab Site
- Remaining Redevelopment Site

Natural Resource Analysis

- Flora & Fauna
- Threatened & Endangered Species

Historic Designations

- Section 106 - Districts, Buildings & The Wall

Environmental Investigations (Phase I & II)

- DNR Site - Completed
- Health Lab Site
- Remaining Redevelopment Site

The Next Steps

The Next Steps

Planning + Design



Decommission Plan for Existing Facility

- De-mobilize Existing Infrastructure
- Demolition Phasing Plan (timeline / strategies)
- Site & Building Demolition Plan

- Demolition Materials Recycling
- Wall Stabilization
- Caretaker Status (Maintenance & Security)

Infrastructure Redevelopment Plan

- Develop Infrastructure Plan
- Infrastructure Implementation Plan
- Historic District Heating/Cooling

Site Improvements Plan

- On-site Road Plan
- Parking Plan
- Grading Plan
- Landscape Plan

MSP Redevelopment Project

The Next Steps

Planning

Implementation Strategies & Planning

- Site & Architectural Design Guidelines
- Delivery Systems Guidelines
 - Design / Build
 - Lease Purchase
 - Conventional
- Phasing Plan
- Facility Interim Use
- Public Access

Financial Guidelines & Planning

- Project Feasibility
- Development Fees
- Development Incentives
- Funding Sources & Strategies
- Revenue Generation Strategies



The Next Steps

The Next Steps

Implementation



Decommissioning of MSP Facility - Summer 2004

DOC Move to JCCC

MVE Move to JCCC & Other Locations

MSP Redevelopment Commission Actions

Mothball Buildings to be Retained

Disconnect Other Buildings from Utilities

General Maintenance

Boiler Plant Operation & Utility Services

Grounds keeping

Security

The Next Steps

The Next Steps

Implementation Planning



Summer 2004

Construction Projects Underway

DNR Green Building (Completion Fall 2004)

Health Lab (Completion Early 2006)

Utility Infrastructure Projects

Environmental Abatement Projects

Agencies Occupying Parts of MSP Property

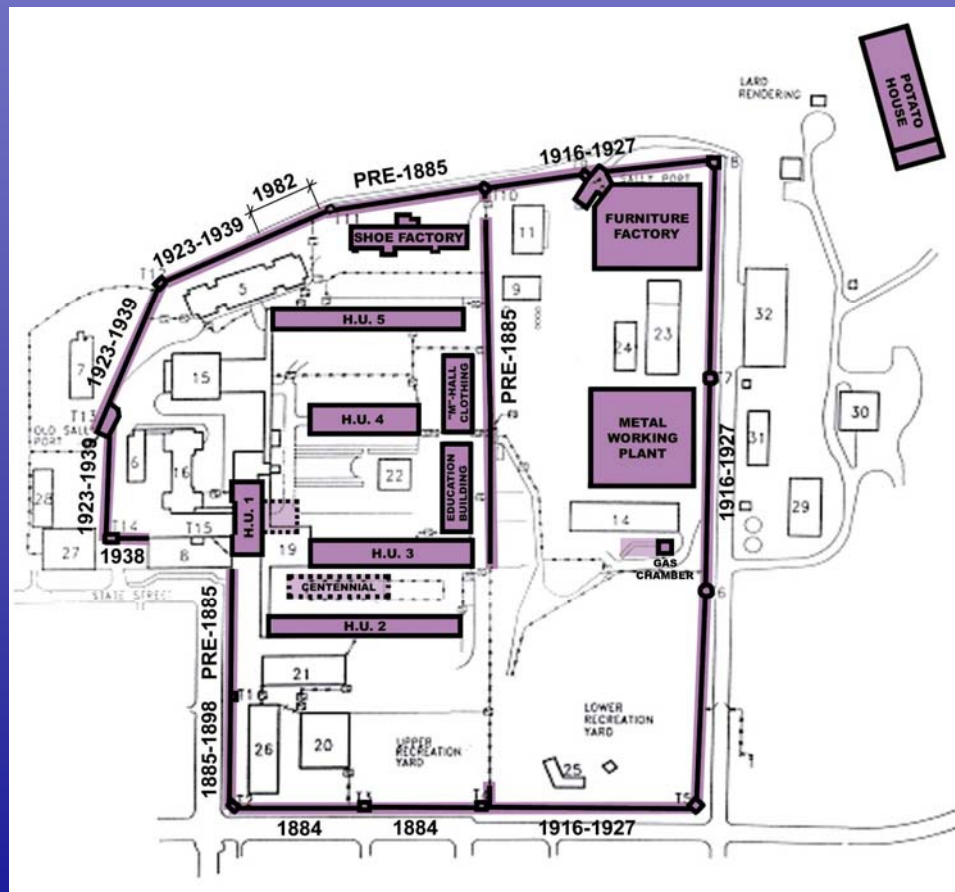
OA Surplus Property

DNR Greenhouse & Grounds keeping

MVE Storage / Warehousing

Architectural Elements

Buildings Analyzed



- Housing Unit 1
- Housing Unit 2
- Housing Unit 3
- Housing Unit 4
- Housing Unit 5
- Shoe Factory
- Furniture Factory
- Metal Working Plant
- Centennial Cells
- Gas Chamber
- Potato House
- Education Building & Maintenance Building
- Stone Walls