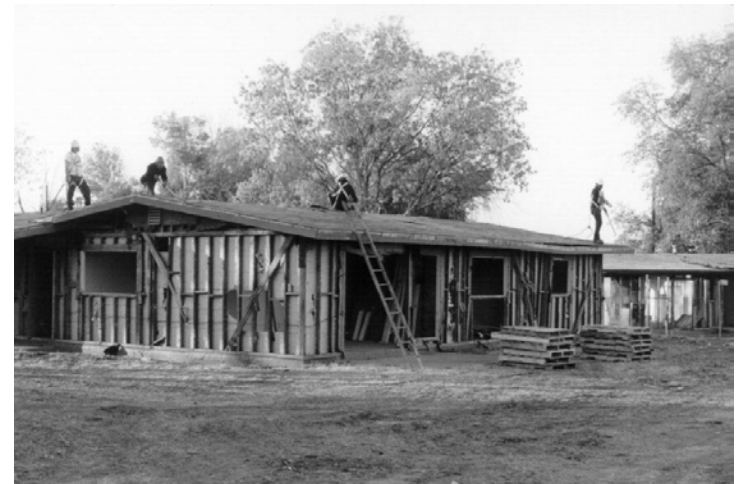


Former Fort Ord Building Removal & Blight Abatement

Stan Cook 3/9/16

- Background - Dissecting Blight, Building Removal History, Reuse Hierarchy
- Building Removal Status
- Revenue/Removal Timeline
- Removal Obligations
- Building Removal Economics



Dissecting Blight



What is Building Removal?



Building Removal Activity History



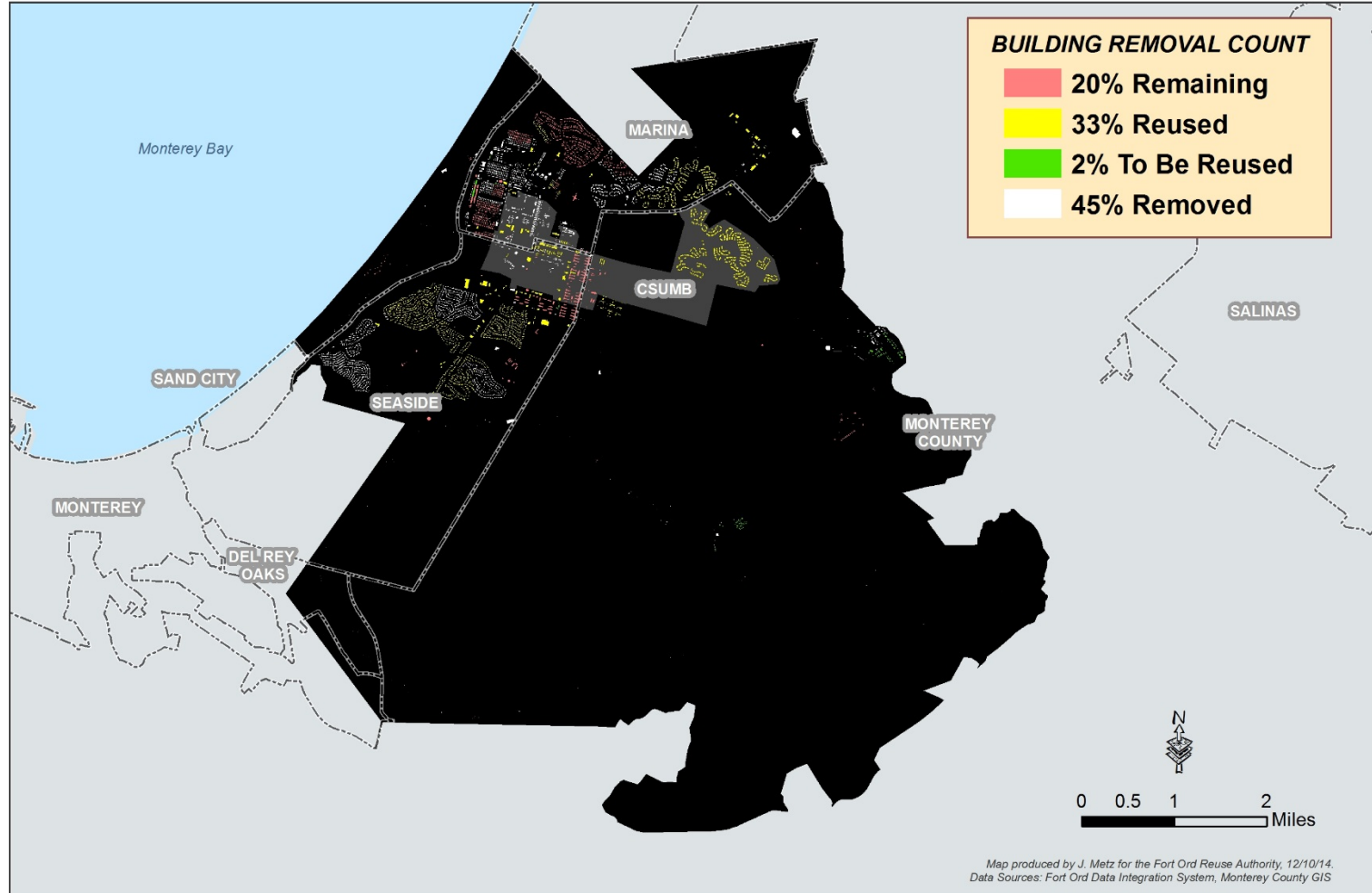
Activity	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
FORA Deconstruction	█	█	█	█	█	█	█														
FORA Asbestos		█																			
FORA Reuse Hierarchy			█																		
FORA Contractor Quals			█																		
FORA LBP		█	█	█	█	█	█														
FORA Characterization						█															
FORA Imjin							█														
FORA 2nd Ave								█													
FORA/CSUMB Recovery							█	█	█	█											
FORA/Dunes										█	█	█									
FORA East Garrison											█	█									
FORA Imjin Office Park												█									
FORA ESCARemoval												█	█								
FORA 4470																█					
FORA/CSUMB Grant App																	█	█			
FORA Grant App																			█		
Seaside Surplus II																				█	█
Seaside Highlands							█	█													
CSUMB Wood Bids								█			█	█			█	█					
CSUMB Concrete Blds																█	█	█	█	█	█
Army RCI										█	█	█	█	█	█						

- Board adopted hierarchy (1997)
- Developed from field experience, market studies and industry input
- Prioritized efficient building reuse
- Focused on producing the most savings:
 1. Renovation and reuse in place
 2. Relocation and renovation
 3. Deconstruction and reuse of building materials
 4. Mechanical demolition with aggressive recycling

Building Removal Status Map



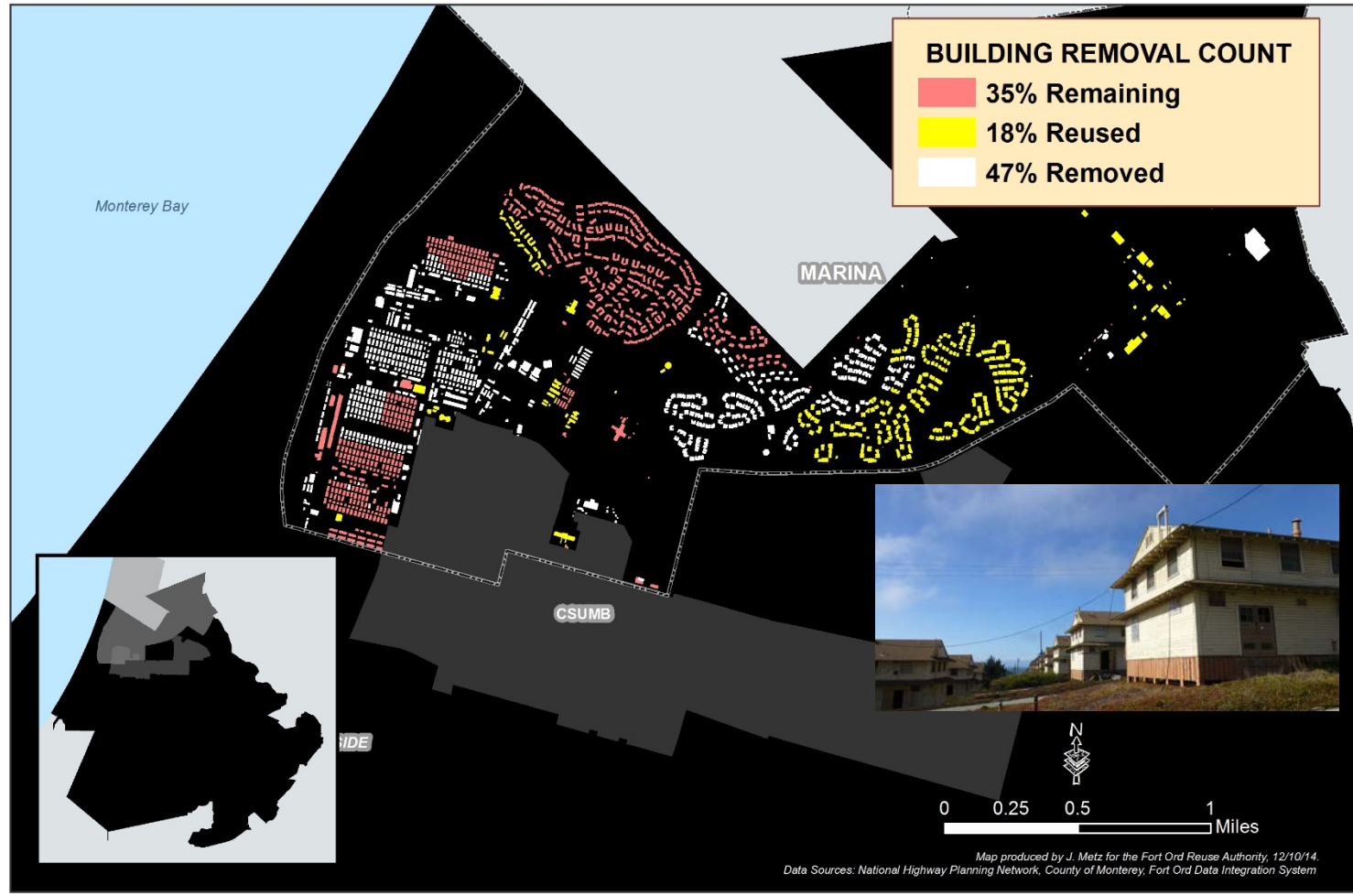
Former Fort Ord building reuse and removal progress.



Building Removal Status - Marina



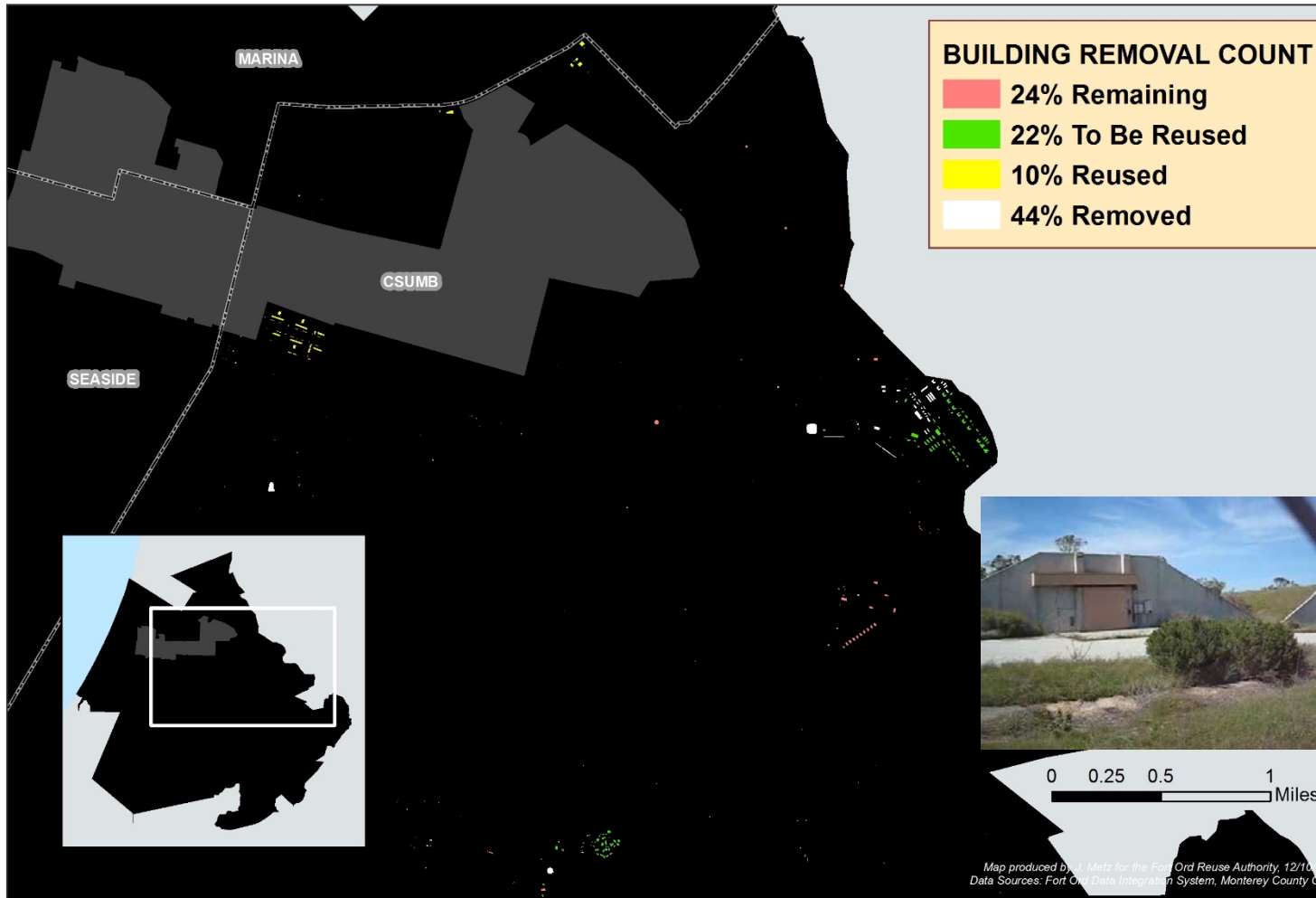
City of Marina - Former Fort Ord building reuse and removal progress.



Building Removal Status - County



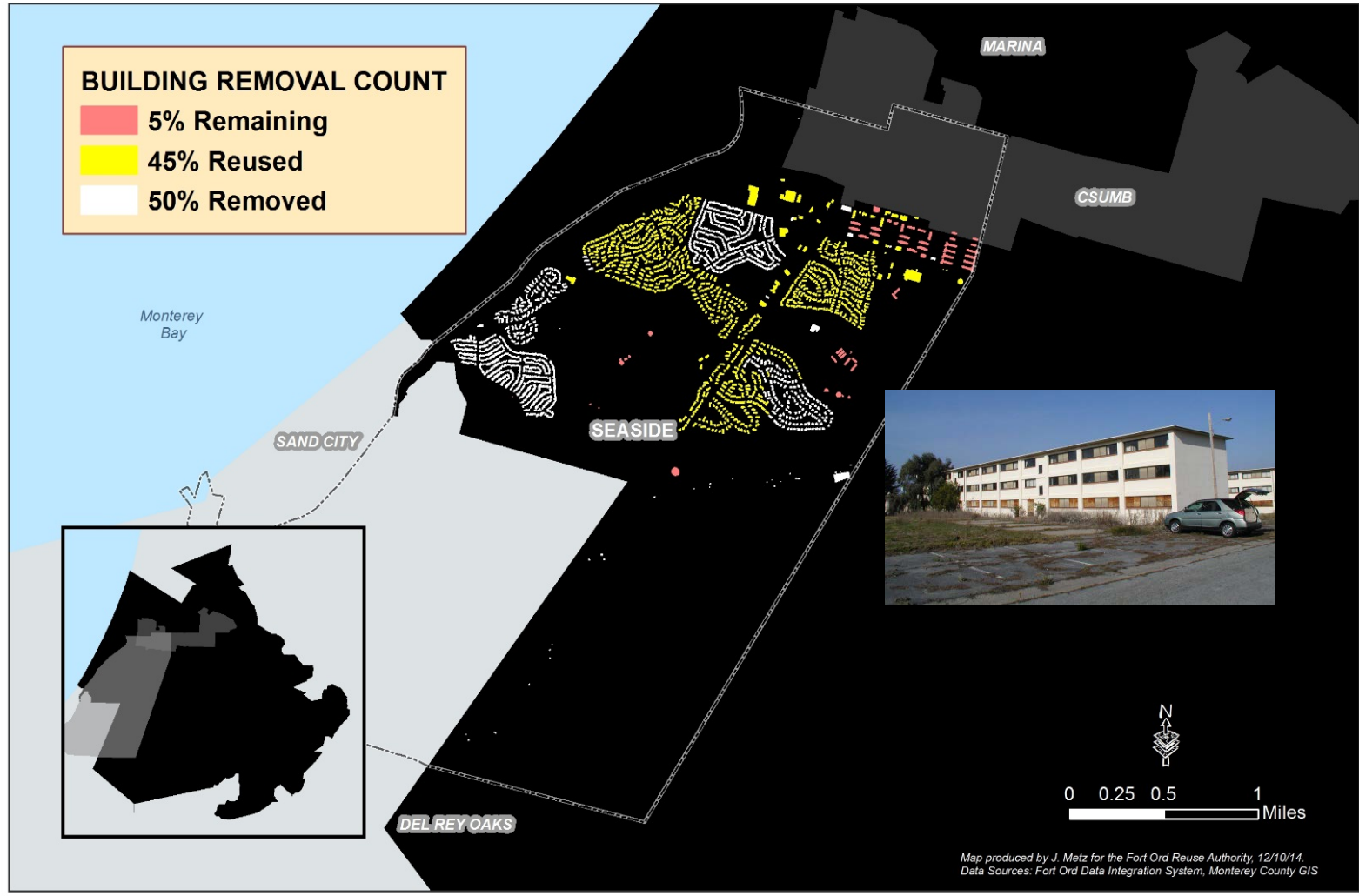
Monterey County - Former Fort Ord building reuse and removal progress.



Building Removal Status - Seaside



City of Seaside - Former Fort Ord building reuse and removal progress.



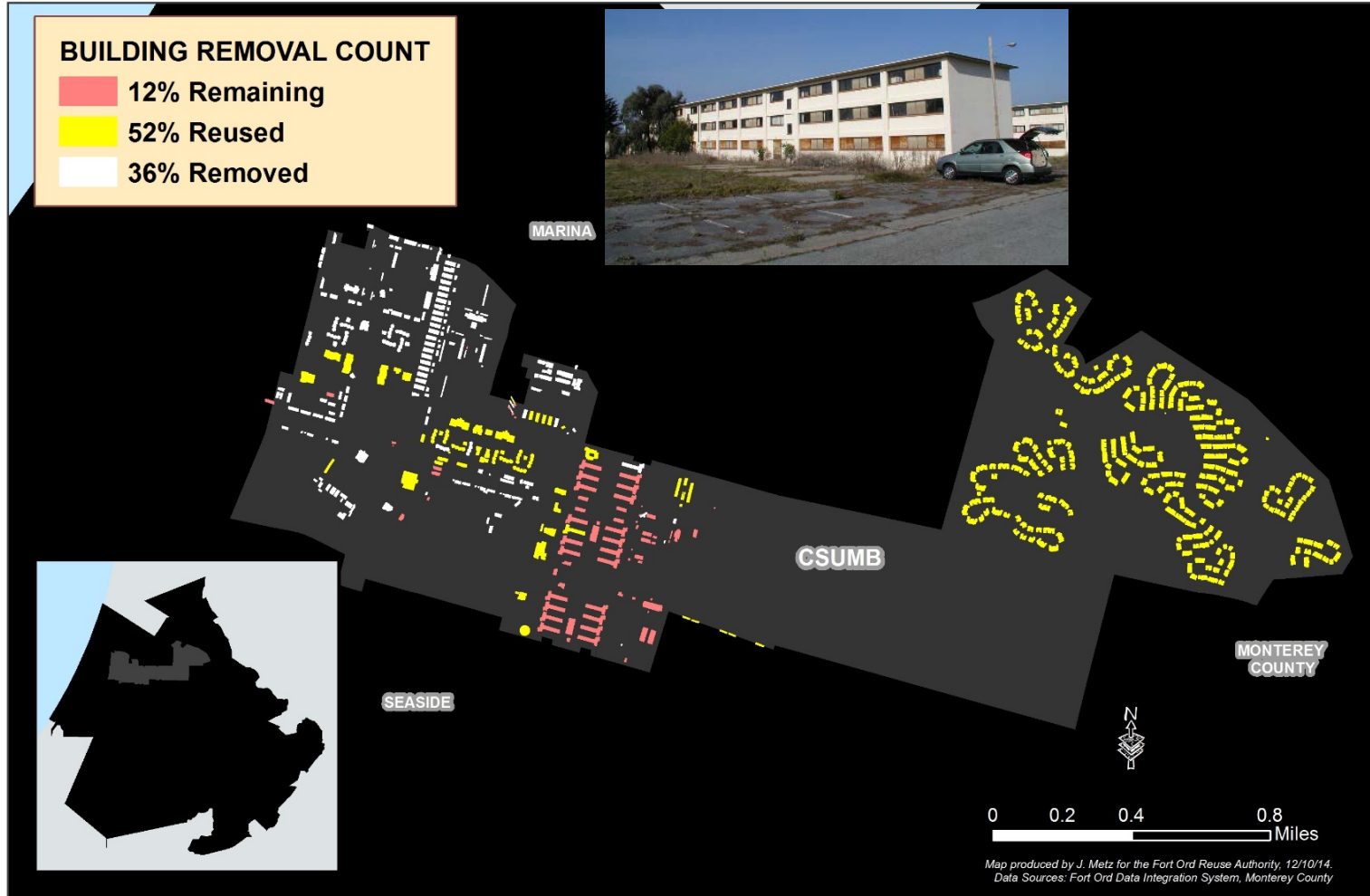
Building Removal Status - CSUMB



CSUMB - Former Fort Ord building reuse and removal progress.

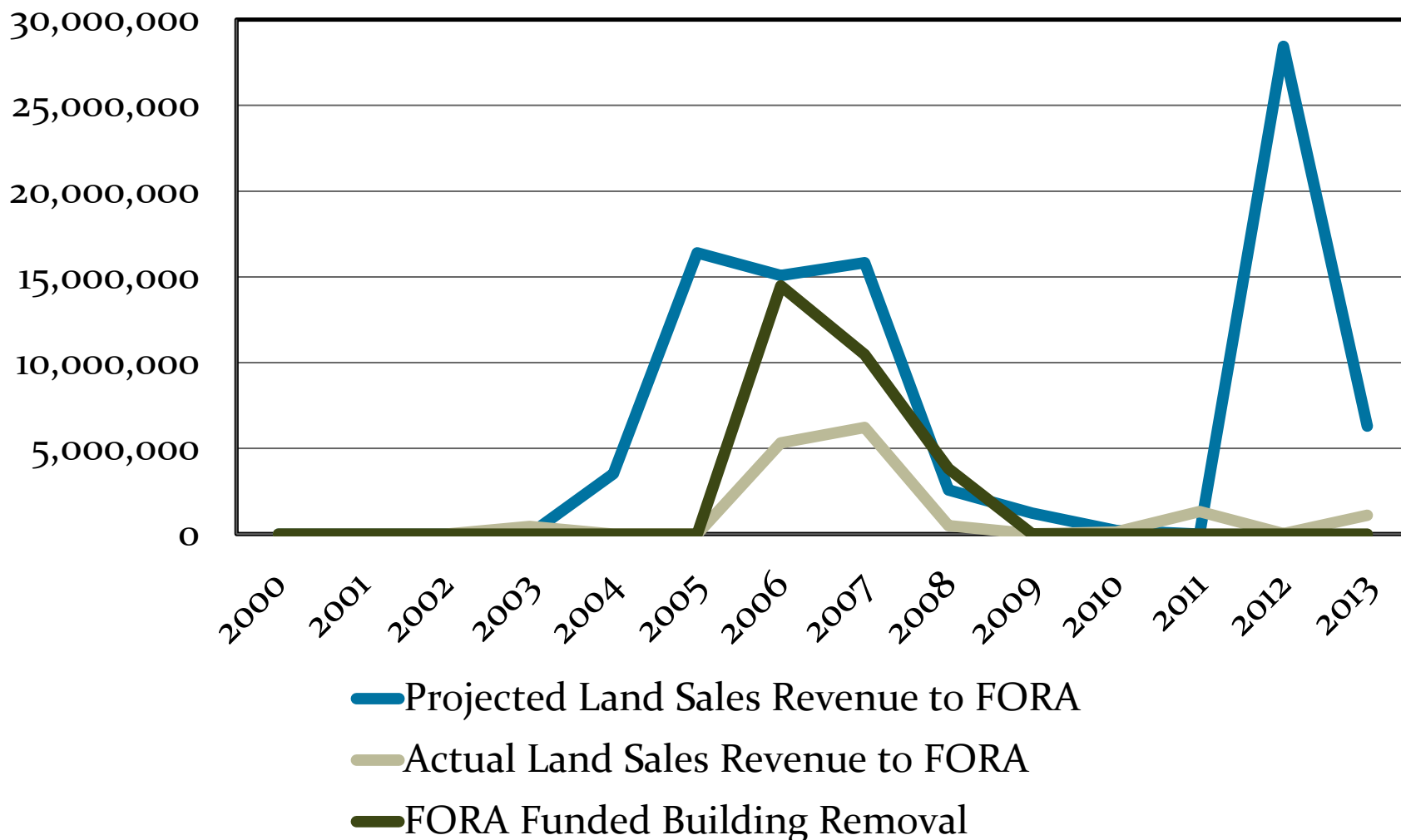
BUILDING REMOVAL COUNT

- 12% Remaining
- 52% Reused
- 36% Removed



Map produced by J. Metz for the Fort Ord Reuse Authority, 12/10/14.
Data Sources: Fort Ord Data Integration System, Monterey County

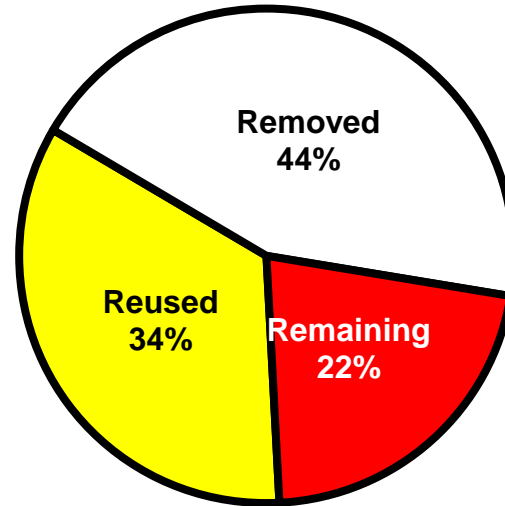
Land Sales Revenue & Building Removal Timeline



Reuse/Removal Obligation Status



Status of Buildings Left by Army 1994



FORA \$54.4M (Half of Land Sales)		
Marina	Seaside	Mo Co
Marina \$22M + \$24M credit	Seaside \$.1M Building 4470	Mo Co \$2.2M credit
	\$3.9M Remaining: Surplus 2	
\$2.2M Remaining: Stockade		

Jurisdictions (Half of Land Sales)		
Marina	Seaside	Mo Co
Removed: Marina Heights	Removed: Seaside Highlands	Historic Buildings to be Reused
Remaining: Dunes, Rec. Parcel, Cypress Knolls, Marina Heights	Remaining: Surplus 2	Removed: Non- historic Buildings

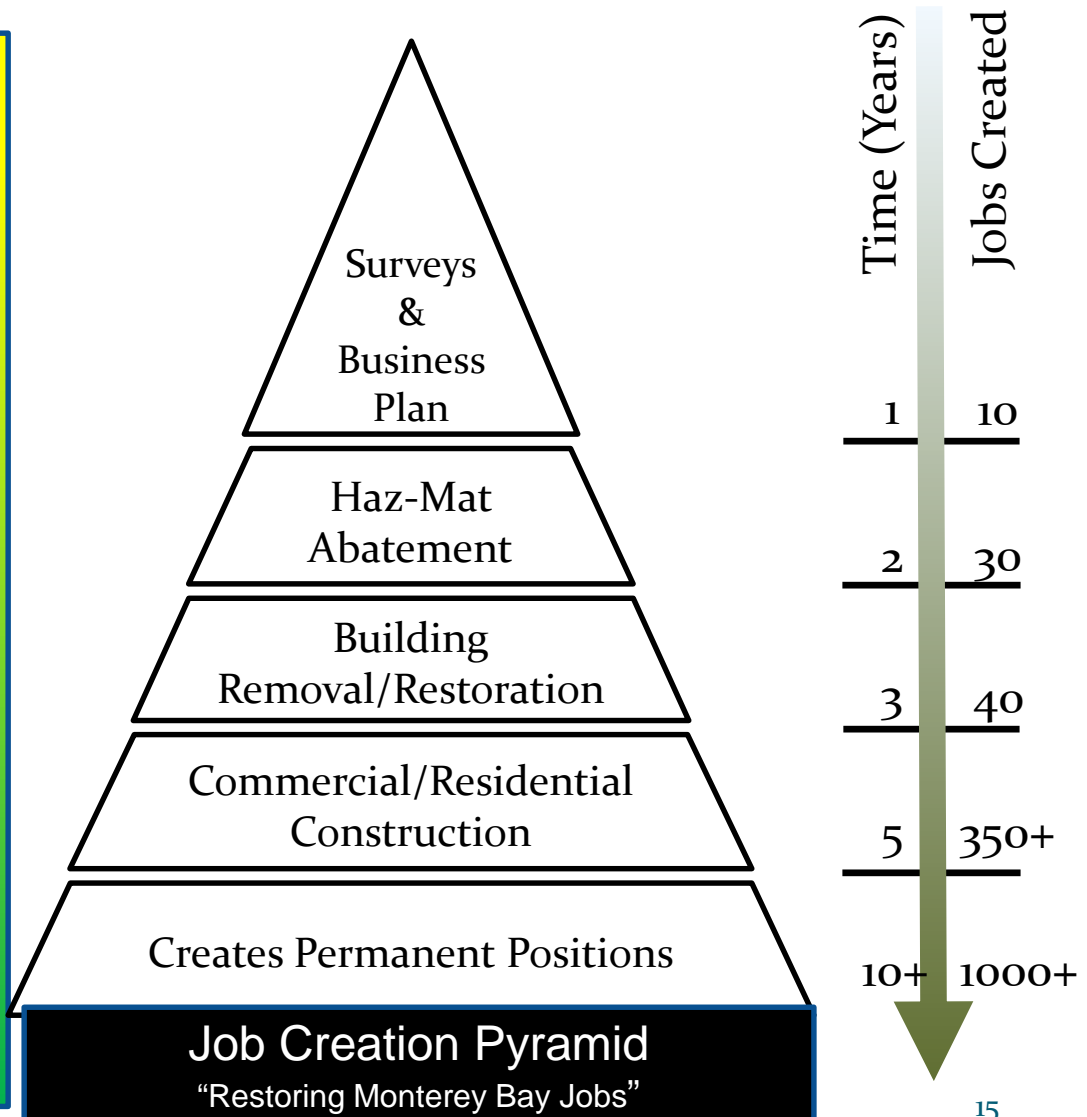
CSUMB (CSUMB Trustees)
Removed: Motor Pool, barracks, metal Buildings
Remaining: Hammerheads (\$30M)

- Land Sales
 - Credit to Land Value
- Tax Increment
- **Funding Sources NOT Available**
 - Developer Fees
 - CEQA Mitigations ONLY
 - Federal Removal Funds/Grants
 - Brownfields
 - DOD Restrictions
 - State Grants
 - Membership Dues

Building Removal Economics



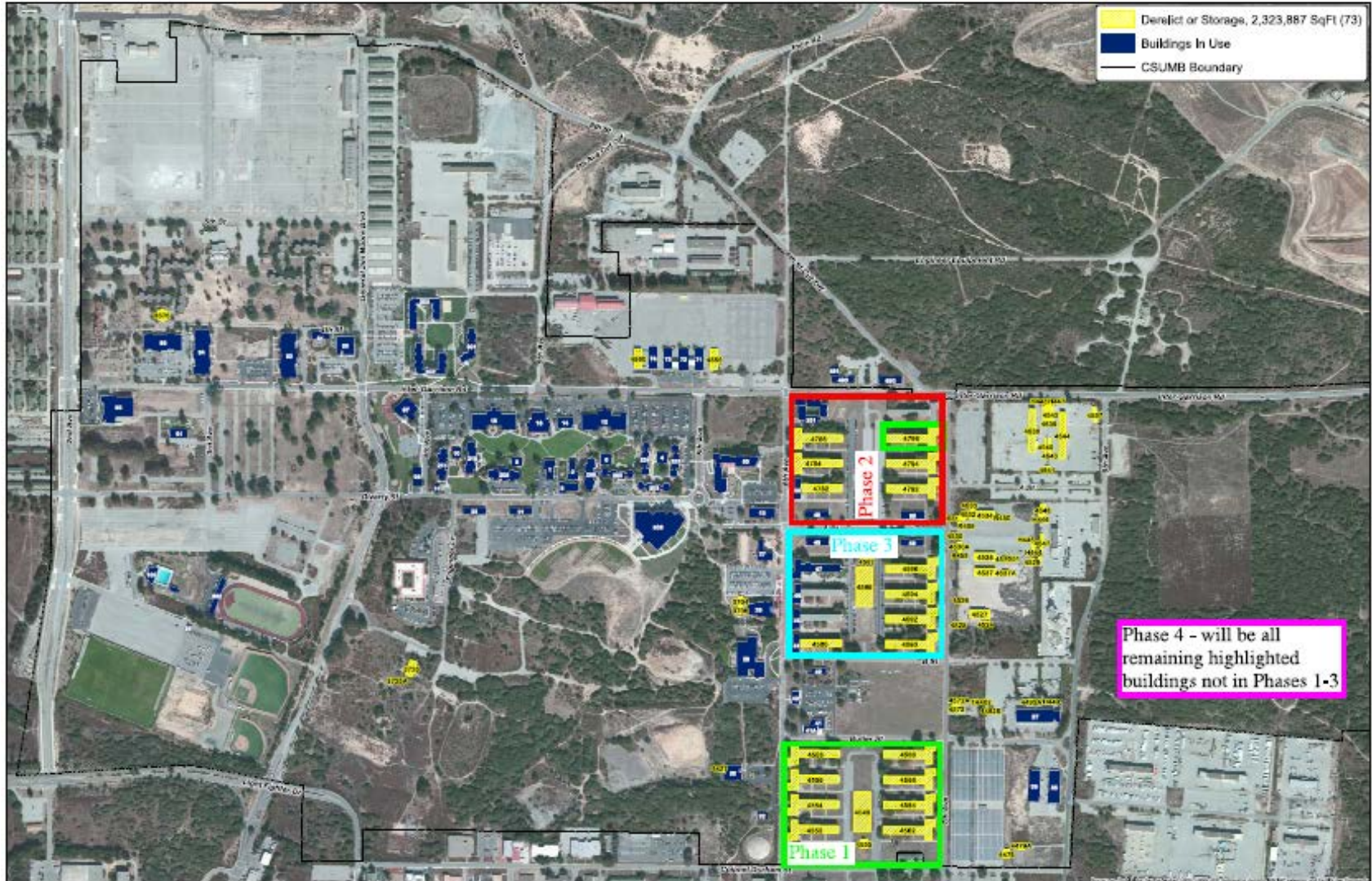
Private Sector Risk	Private Sector Involvement	Site Value
High: Hazards unknown	Cautionary	Lowest: Value unknown
High But hazards known	Interest increases with potential for financial return. Seek jurisdiction to assume portion of risk.	Hazmat surveys provide basis for accurate building removal estimates which accurately determine land value
Medium Financing available/ project based	Interest by specialty contracting interests	Hazmat Removal enhances /clarifies value assumptions
Low Standard financing available	Construction and Standard Financing / Removal Contractors	Land Value enhanced by removing old buildings
Low	Construction and Standard Financing available – Standard contracting	Site Value = Land Value + new Building Value
Lowest	Maximum Standard Project Financing used, Businesses established, long term use activity, jobs	Highest Value Site value = Land Value + Building Value + Business Value + Jobs



CSUMB Hammerhead Status



CSU Monterey Bay - Proposed Demolition Projects



- 23 Hammerhead Buildings
- Former barracks, 3 story, concrete (40,000SF ea.)
- 2 reused
- 1 removed
- 19 to be removed
- 8 currently undergoing Hazmat removal
 - Lead
 - Asbestos – asbestos in leveling skim coat over most surfaces
 - PCBs
- Hazmat removal about 2/3rd of total Building Removal
- Building Removal approximately \$1million per building

Surplus 2 Map Overview



- Met with City of Seaside
- Proceed with Industrial Hygienist Survey
- Understand scope/cost to remove Hazmat
- Vista Environmental = Industrial Hygienist
 - Hazmat surveys – buildings and soil
 - Lead
 - Asbestos
 - PCBs
 - Hazmat removal estimates
 - Hazmat removal specifications
- Seaside supporting – security, pumping