

Former Fort Ord Building Removal Status

Stan Cook 1/13/17

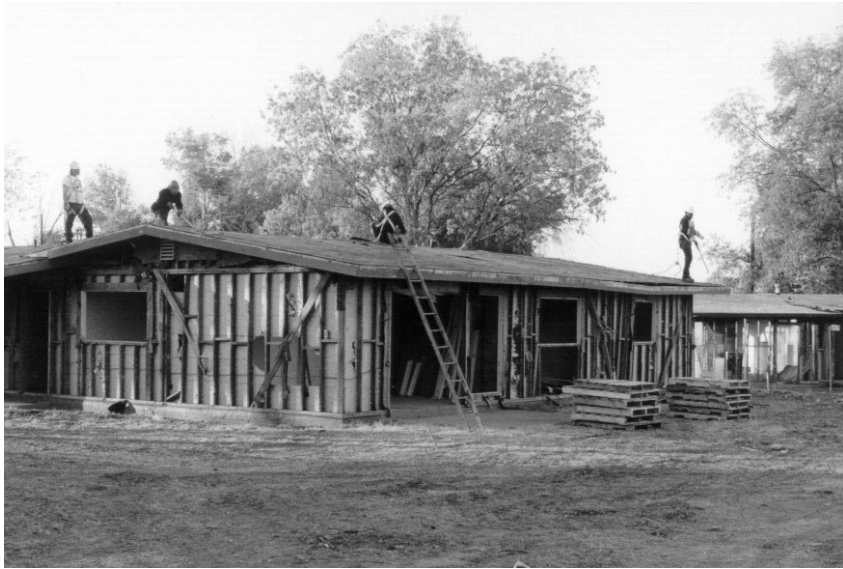
- Background
- History
- Removal Status
- Surplus II
- Stockade



Classifying Blight – *It Ain't All the Same!*



Building Removal: Deconstruct or Demolish



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 Blds								█			█	█			█	█					
CSUMB Concrete Blds																█	█	█	█	█	█
Army RCI										█	█	█	█	█	█						

- Board **adopted Hierarchy (1997)** in CIP
- Developed from **field experience, market studies** and **industry input**
- Prioritized **efficient building reuse**
- Focused on **saving resources**

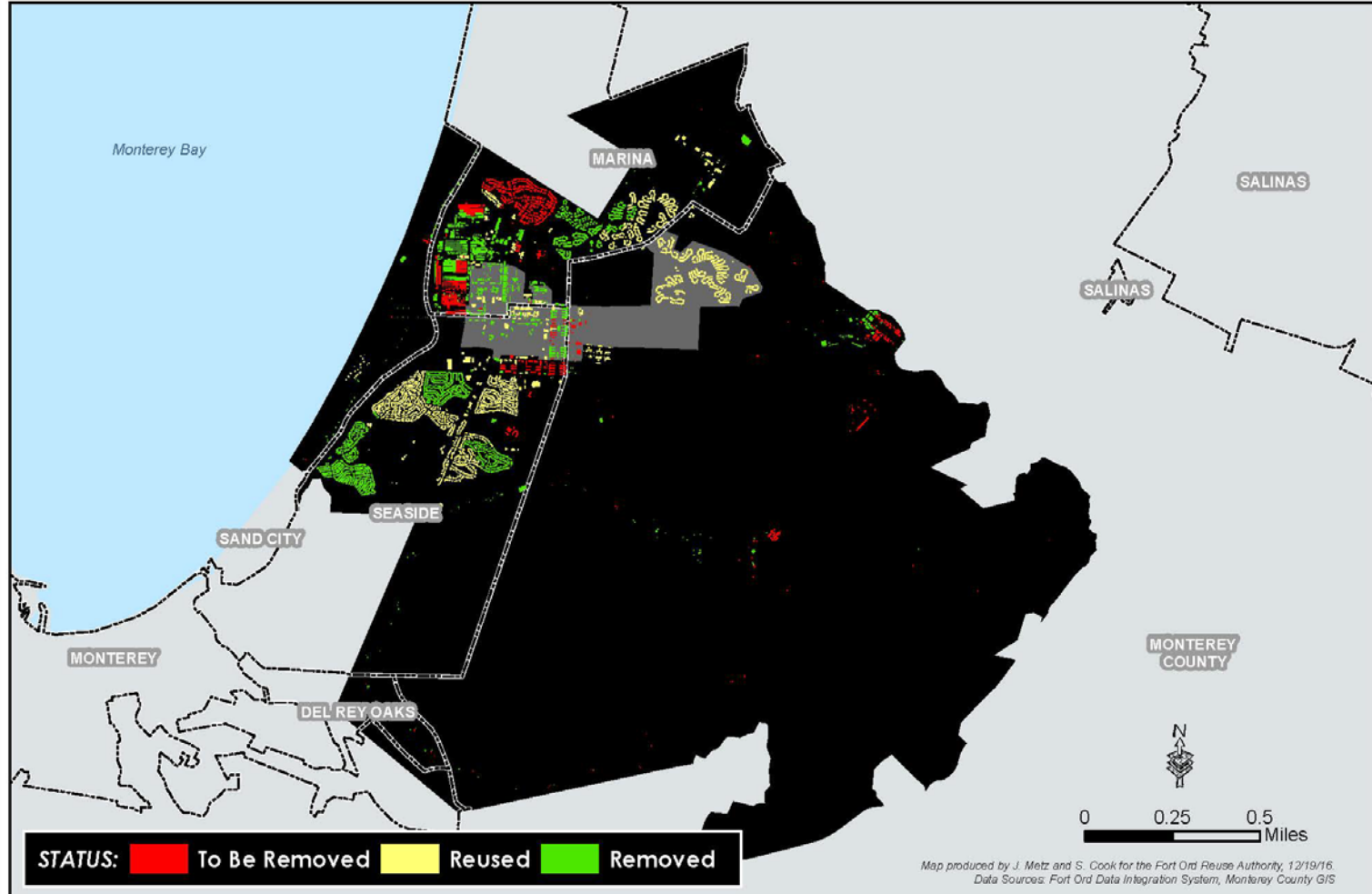
Building Reuse Hierarchy

1. **Renovate** and **reuse** in place
2. **Relocate** and renovate
3. **Deconstruct** and **reuse** building materials
4. **Demolish** and **aggressive recycling**

Building Removal Status Map



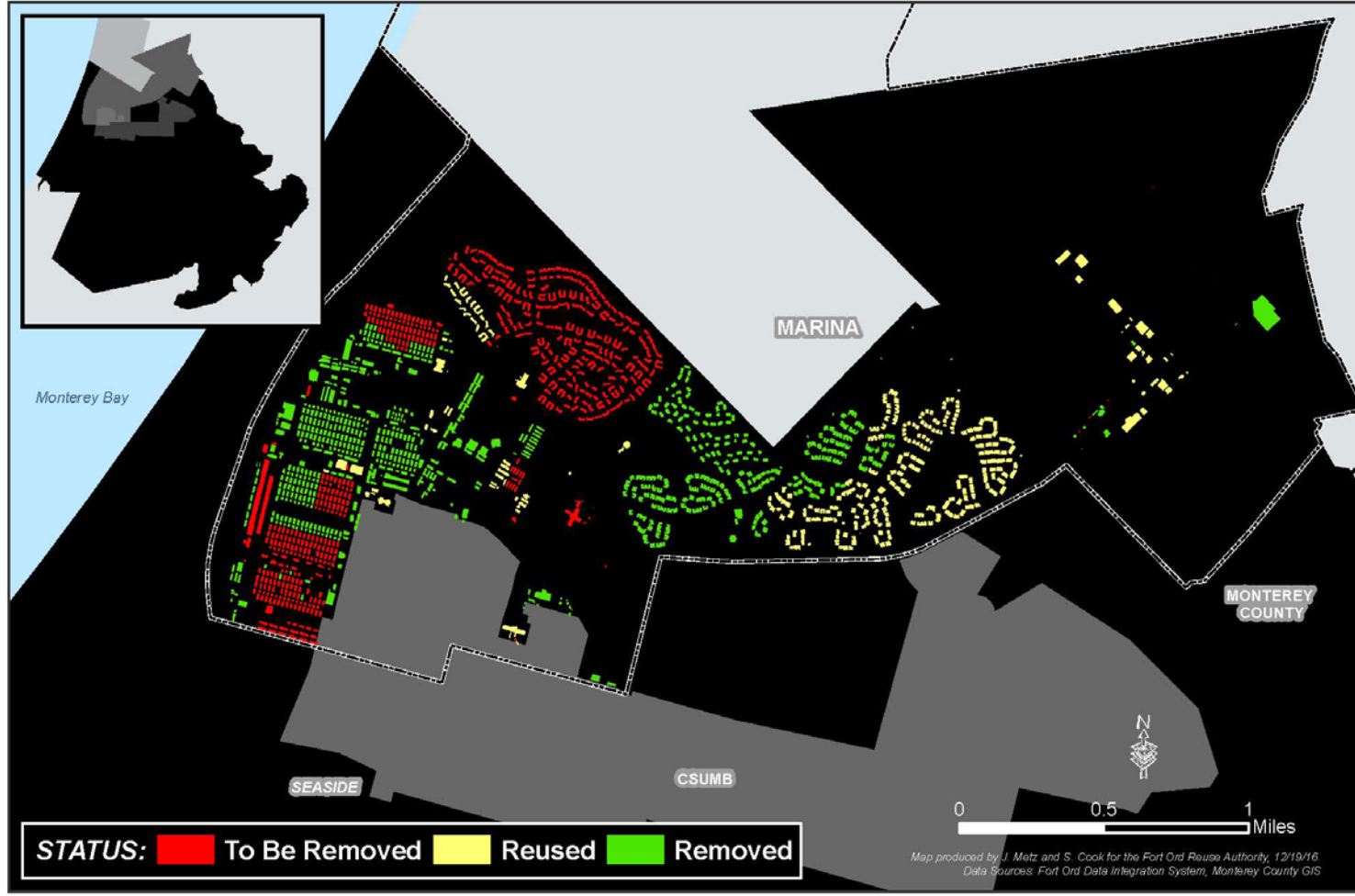
Historic Fort Ord building reuse and removal progress.



Building Removal Status - Marina

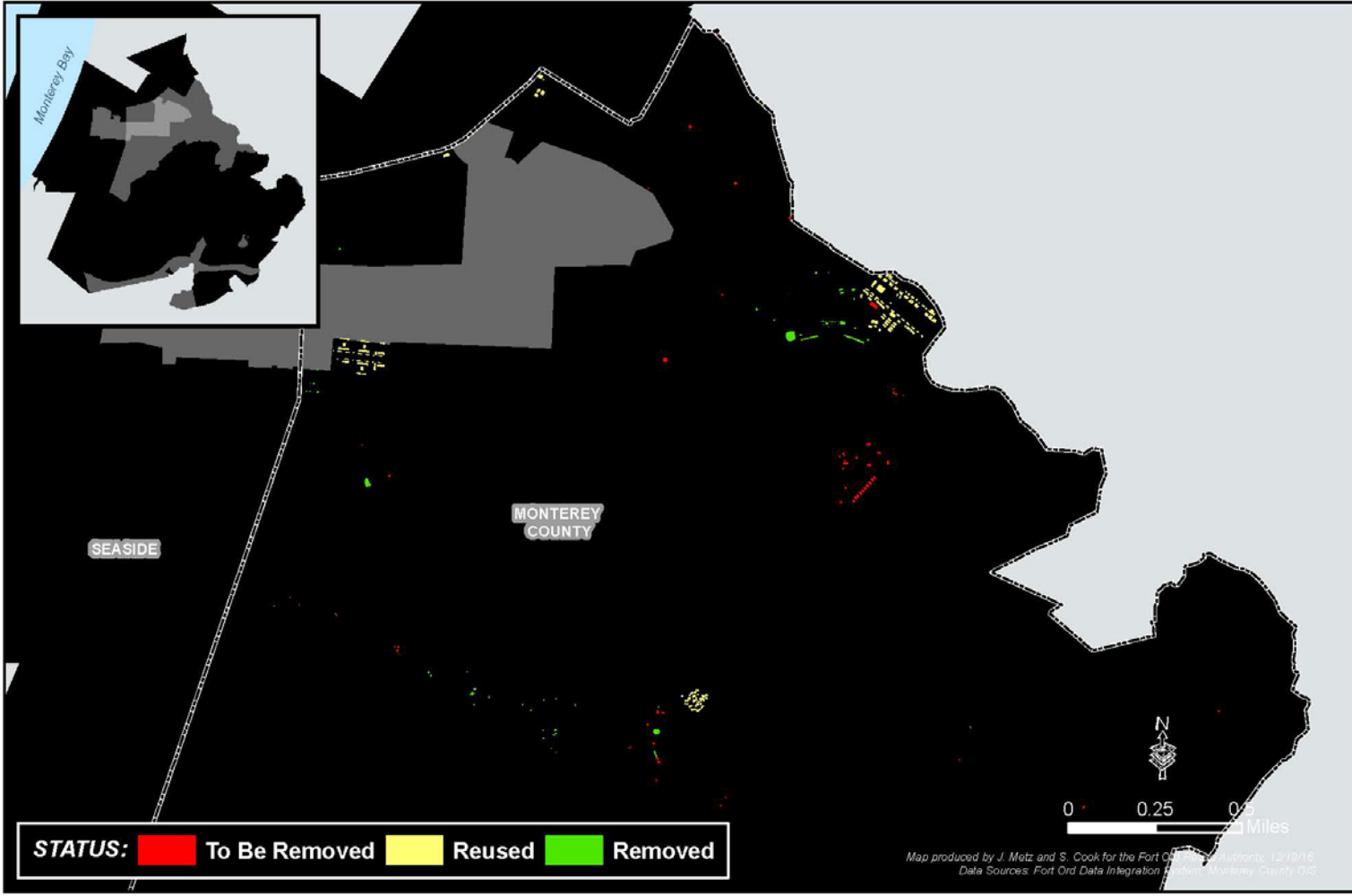


City of Marina - Historic Fort Ord building reuse and removal progress.





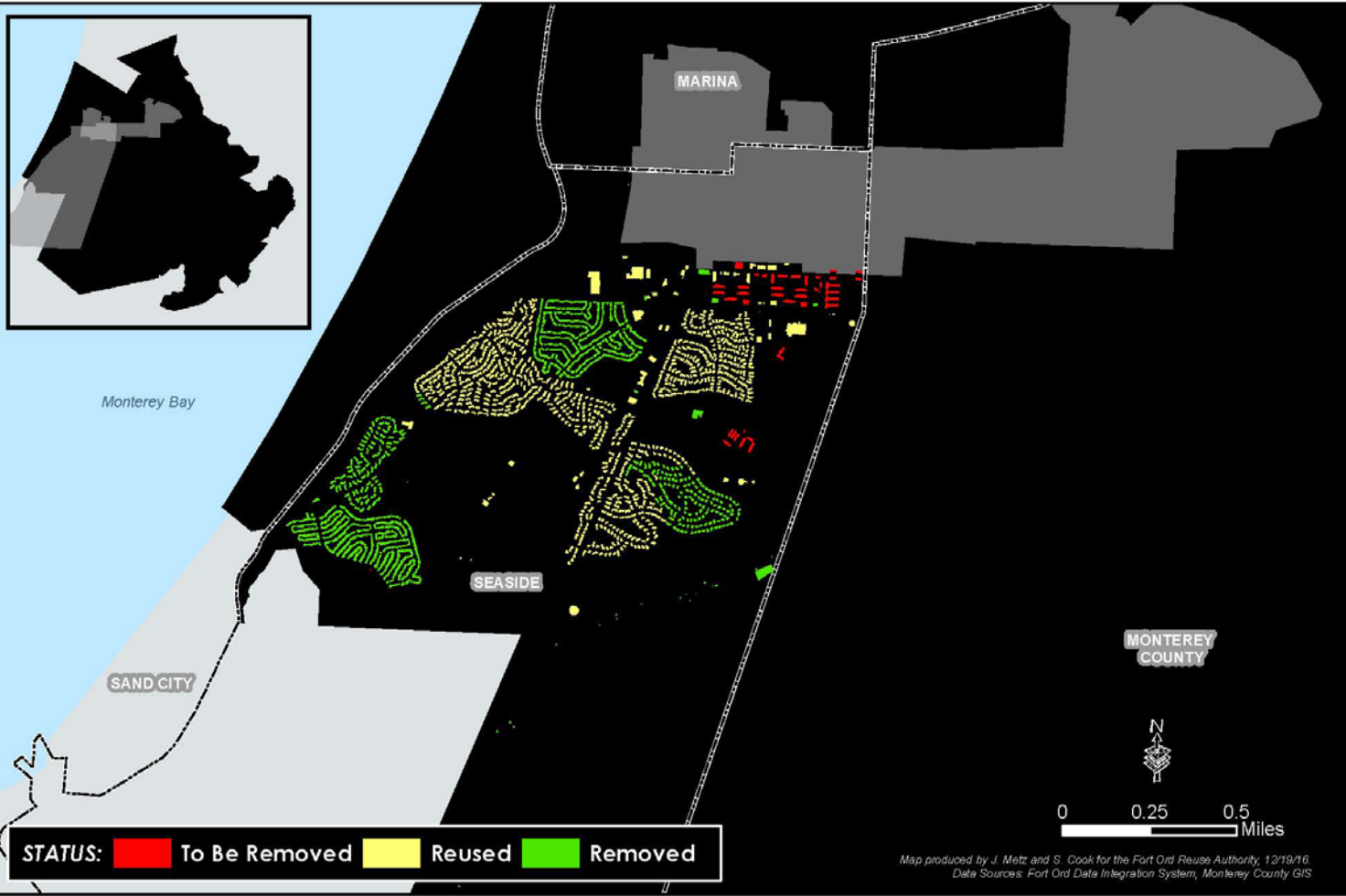
Monterey County - Historic Fort Ord building reuse and removal progress.



Building Removal Status - Seaside



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



Map produced by J. Metz and S. Cook for the Fort Ord Reuse Authority, 12/19/16.
Data Sources: Fort Ord Data Integration System, Monterey County GIS

Building Removal Status - CSUMB



CSUMB - Historic Fort Ord building reuse and removal progress.



Map produced by J. Metz and S. Cook for the Fort Ord Reuse Authority, 12/19/16.
Data Sources: Fort Ord Data Integration System, Monterey County GIS

Reuse/Removal Obligation Status



FORA \$54.4M (Half of Land Sales)		
Marina	Seaside	Mo Co
Marina \$24M + \$22M credit	Seaside \$ 0.1M Building 4470	Mo Co \$2.2M credit
\$2.2M Stockade (in progress)	\$5.2M Surplus II (in progress)	

Jurisdictions (Half of Land Sales)		
Marina	Seaside	Mo Co
Marina Heights	Seaside Highlands	Historic Buildings
Dunes, Rec. Parcel, Cypress Knolls	Surplus II	Non- historic Buildings

CSUMB (CSUMB Trustees)
Motor Pool, barracks, metal Buildings
\$30M Hammerheads (in progress)

- **Available**

- Land Sales
 - Credit to Land Value
- Tax Increment

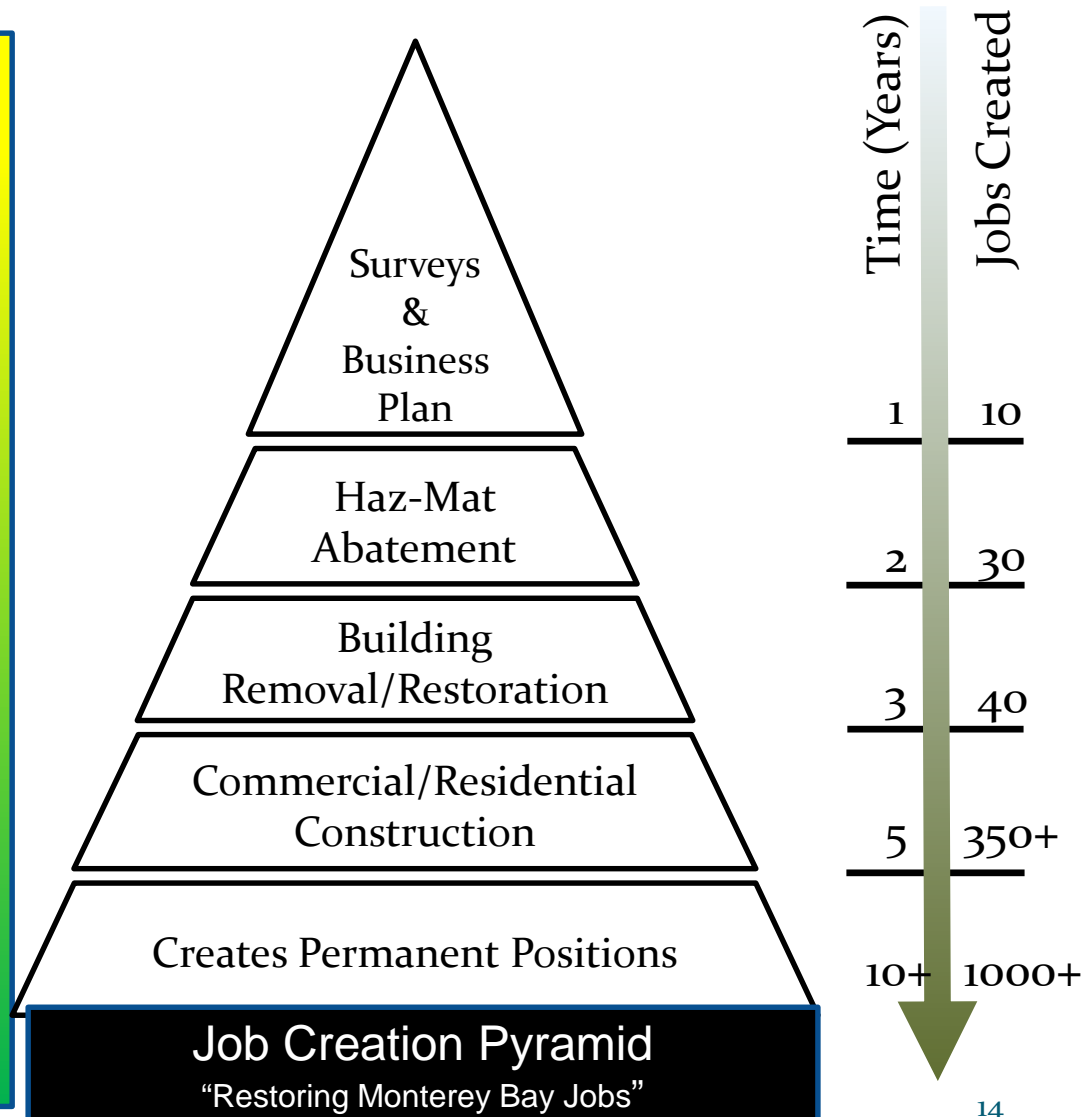
- **NOT Available**

- Developer Fees
 - CEQA Mitigations ONLY
- Federal Removal Funds/Grants
 - Brownfields
 - DOD Restrictions
- State Grants
- Membership Dues

Building Removal Economics



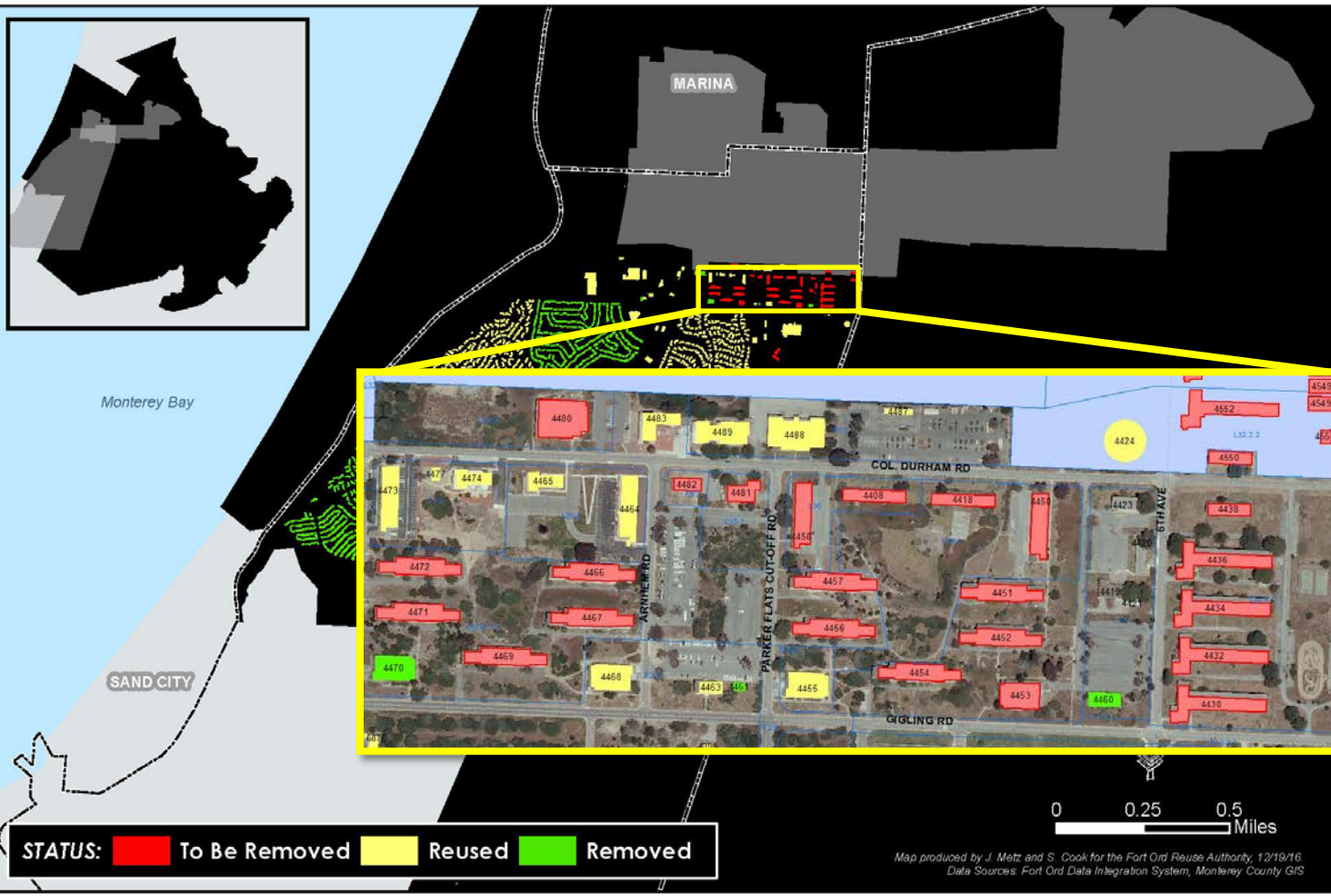
Private Sector Risk	Private Sector Involvement	Site Value
High: Hazards unknown	Cautionary	Lowest: Value unknown
High But hazards known	Interest increases with potential for financial return. Seek jurisdiction to assume portion of risk.	Hazmat surveys provide basis for accurate building removal estimates 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



Surplus II (Seaside)



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



- **Recent Progress**

- Meetings with City of Seaside
- Conducted Industrial Hygienist Survey
- Understand building removal scope/cost
- Seaside supporting – security, pumping

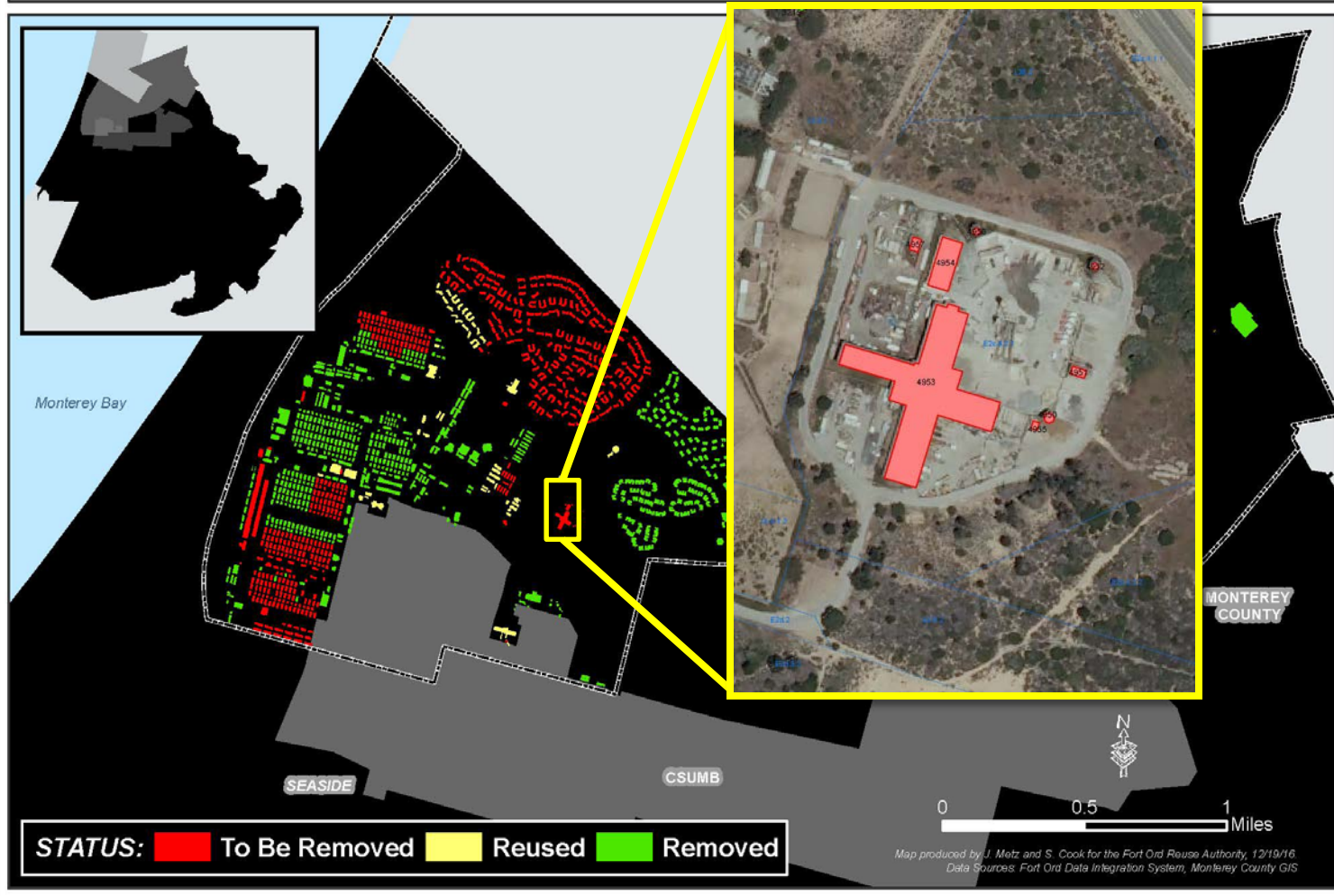
- **Next Steps**

- Solicit Contractor(s) to Complete Removal
- Remove 17 of 27 Buildings/Fence
Remainder
- Target Work for Summer 2017

Stockade (Marina)



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



- **Recent Progress**

- Meetings with City of Marina
- Soliciting Industrial Hygienist survey services
- Marina supporting – access, pumping

- **Next Steps**

- Complete Building Hazmat Surveys
- Solicit Contractor(s) for Building Removal
- Target Work for Fall 2017