



FORT ORD REUSE AUTHORITY

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MEDIA RELEASE

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Building Removal in Seaside Surplus II Almost Complete Thanks to FORA

Fort Ord Reuse Authority (FORA) has been engaged in the massive undertaking of removing former military structures on former Fort Ord for over two decades. These structures often contain hazardous materials such as lead based paint, asbestos, and other health-threatening contaminants that add considerable cost to removing and demolishing these buildings.

In the early years of building removal work, FORA obtained funding support for this effort from the federal government to test different ways to recycle these types of building materials, and from private foundations to seek ways of determining which structures were reusable. Once the buildings were identified, FORA established the funding sources and financed the removal of 1,920 buildings, making way for reuse development in East Garrison, Marina Dunes, and Seahaven.

Since then, the most severe building removal projects have received accelerated priority and funding from FORA. Results have been especially visible during 2018 as well as in this 2019 year. The more recent progress has entailed completing the planning for two long-time building removal projects, starting with determining what needed to occur, then removing hazardous materials (deconstruction), then actual removal of the structures. Now one of the projects has reached completion, and has made way for a new aggressive financing approach to explore the feasibility of funding the removal of remaining structural blight on the former Fort Ord.

In 2018, at FORA's Surplus II Kick-Off event in Seaside, Resource Environmental, Inc. began the removal of 20 multi-story concrete buildings after completing containment or removal (abatement) of hazardous materials in October-November, and then starting actual demolition of the buildings in December 2018. The demolition phase will officially end in April 2019. This project is another success in the implementation of the FORA Base Reuse Plan and Capital Improvement Program supporting economic development and housing in Seaside and the region.

Over time, nearly all of the remaining buildings on former Fort Ord have deteriorated to the point that they can no longer be rehabilitated, reused or converted into something else, and the cost of rehabilitating contaminated buildings far exceeds costs for removal and replacement. The challenge of removing these buildings is also rising because only certain landfills are permitted to accept contaminated materials and there are new Federal and State regulations for handling these contaminated materials.

California State University Monterey Bay (CSUMB) had to spend over \$30M in the past few years to remove 30 buildings on the campus. And although FORA has spent well over \$50M in removal efforts, over \$75 million dollars of removal cost still remains for developers and jurisdictions to address.

Another major building removal project by FORA in the City of Marina at the old Stockade facility will start soon. Meanwhile, FORA is continuing to explore innovative and cooperative ways to help the local jurisdictions of Marina, Seaside, Monterey County, Del Rey Oaks, and the City of Monterey participate in a financial plan to remove the remaining "blight" on former Fort Ord.

As FORA Chair Jane Parker recently stated: "Removing these buildings will also help remove the blighted image that remains in some areas of the former base".

Seaside Mayor Ian Oglesby agrees. "The City of Seaside and the entire region will benefit if we can find ways to speed up the building removal process," he said.

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