

Fort Ord Reuse Authority Pilot Deconstruction Project

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Pilot Project Deconstruction Project Manager

Interim Report
November 15, 1999

Grants:
98-5155
98-9578





Acknowledgments

1. The Fort Ord Reuse Authority (FORA) extends its appreciation for the invaluable support contribution by the David and Lucile Packard Foundation. The Packard Foundation funding has provided critical core funding that has enabled FORA to advance this important community program for the past two years.
2. Equally important to the project's success has been the substantial encouragement and support from the office of Congressman Sam Farr. Congressman Farr has acknowledged the great opportunity and the significant challenge facing Fort Ord reuse in clearing nearly 1500 structures to make way for community uses. He is committed to the sustainable reuse of the former Fort Ord.
3. The support, and interest from the Community Foundation of Monterey County and the Economic Development Corporation of Monterey County has enabled implementation of the Pilot Deconstruction Project's research in the areas of training and Building Reuse. The Pilot Deconstruction Project's Hierarchy of Sustainable Building Reuse identifies rehabilitation and reuse in-place as the most efficient sustainable reuse for the buildings at the former Fort Ord.
4. The interest and guidance provided by Robin Snyder of the US Environmental Protection Agency, Bob Faulk of the US Department of Agriculture, Forest Products Lab and Mike Sheehan of the Monterey Bay Unified Air Pollution Control District has been instrumental in finding practical methods to reduce the barriers to deconstruction.
5. Finally, we acknowledge the many individuals, organizations, and businesses from the Monterey Bay region who have contributed time, interest, and advice.

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PROJECT PURPOSE/HISTORY

The closure of the Fort Ord US Army Military Reservation (Fort Ord) in 1994 left more than 28,000 acres and over 7,000 buildings to be reprogrammed for civilian integration or modified to make way for reuse. A significant number (1200 +/-) of the remaining structures do not meet civilian building code requirements and contain remnant hazardous materials that require abatement. In order to make way for the economic reuse program of the former Fort Ord property, these substandard facilities must be removed at a substantial cost

Working collaboratively with the University of California Santa Cruz (UCSC) Extension and the Presidio of Monterey Base Realignment and Closure (BRAC) Office, FORA sought funding to establish a specialized program that would test the feasibility of a more environmentally effective approach to remove these substandard facilities and abate the remnant hazards. The project began through the UCSC Extension "Extra-ORD-inary" Program and transformed into the "Pilot Deconstruction Project" (PDP) as FORA received a key grant from the David and Lucile Packard Foundation to "deconstruct" distinct building types and monitor the cost, timing, and job creation results of such an effort. This purpose was central to testing the potential to reuse materials within the structures and to examine options to filling the precious and limited regional landfill space with asbestos and lead contaminated building materials.

Major Activities Performed in 1997

- Pilot Deconstruction Project staff identified at least one building from each building type to offer comparative deconstruction data.
- Field Surveys augmented the existing US Army, and local regulatory agency guidance in mitigating hazardous materials. Crew members were trained as Lead Workers, however, asbestos work was restricted to a certified abatement contractor.
- Pilot Deconstruction Project staff formed the Technical Support Group, composed of representatives from Construction, Regulatory Agencies, and the Salvage Industry to advise and guide the project. The project focused on local involvement, deconstruction with simple hand tools and the practical implication of new and existing hazardous material regulations.
- Implementation began in April, 1998 with four representative buildings selected for deconstruction; three more were relocated; and one concrete building was



disassembled. Contaminate free materials were offered at a public sale; and contaminated materials were stockpiled for future research. Over one thousand pieces of the deconstructed structural members have been re-graded and shipped by the USDA to their Forest Products Lab for engineering strength testing.

- The Pilot Deconstruction Project developed an internet web-site in the summer of 1997 and maintains it as a means of outreach to other bases and the public. Access figures show that use is regular and repetitive.
- The sale of salvaged wood exteriors and structural members provided information on market value.

1998 - ACTIVITIES

After completing the deconstruction work in 1997 the PDP staff analyzed the information and lessons learned and compiled a list of next steps for the PDP. The next steps of the Pilot Deconstruction Project were:

1. Maintain the on-going PDP work in: Salvaged material cost/value determination; Identifying Deconstruction Contractors; Community out-reach and assistance;
2. Update the existing Hazardous Material information for the buildings at the former Fort Ord, particularly Asbestos and Lead and compile a library of all the Federal, State and Local regulations pertaining to Asbestos and Lead.
3. Seeking economically and environmentally sound methods to remove Lead Based Paint using the wood siding salvaged in 1997 as test material.

MAINTAINING THE EFFORTS OF THE PILOT DECONSTRUCTION PROJECT

January 1998 began with an inspection by the US Army of the sites where buildings had been deconstructed. This inspection was for site cleanliness, but included soil sampling to ascertain if the activities of the PDP had created any Lead Based Paint soil contamination. After the Army inspection was passed, the PDP budget was reviewed to determine what resources were available to continue the work of the PDP.

Additional funding was required to keep the PDP going and to accomplish the next steps. A grant application was prepared and submitted to several agencies and foundations including the Packard Foundation. The Packard Foundation generously provided \$150,000 worth of funding to continue the work of the PDP beginning in March of 1998. Recently the Community Foundation for Monterey County has also provided a focused grant and the PDP continues to work with the EPA for special funding.

The PDP worked through 1998 to provide on-going research and assistance in the following areas:

- Estimating Salvaged Material Costs and Values (for materials salvaged during 1997)
- Seeking and identifying and pre-qualifying deconstruction contractors to work at Fort Ord in the impending building removal process.
- Community outreach and assistance, both on a local level and at-large, to assist others with reuse, relocation, deconstruction and recycling efforts.



Salvaged Material Cost/Value Determination

The PDP has been actively involved in distributing the materials salvaged from the buildings at Fort Ord into the private sector for reuse. The PDP hopes this will provide real-life information on the quality, work-ability, durability, and beauty of these materials. This is needed to gain general acceptance for the reuse of these materials.

The PDP has made agreements with all those who purchased materials that the PDP can use their projects as examples to encourage and inform future buyers. An inventory of all the materials that could potentially be salvaged from all of the obsolete buildings at the former Fort Ord was compiled and published. The PDP is constantly interested in examining new uses for the salvaged materials that will add value to them by processing, or marketing.

Request for Qualifications for Deconstruction Contractors

The PDP has always been envisioned as an independent but collaborative project designed to discover the resources in the buildings at Fort Ord and use them to aid in the economic recovery after the base closure. This information and the task of building removal would then be turned over to private enterprise. To begin this process, a Request for Qualifications (RFQ) was developed.

The RFQ was circulated widely. The respondents submitted Statements of Qualifications which were evaluated relative to their responsiveness and ability to work with the needs of the Fort Ord Reuse Community. Eventually, a short list of five qualified contractors was developed. This list will be used when requesting proposals for the building removal work at the former Fort Ord. These contractors have declared that they will work with FORA and the local communities to address their needs using the lessons learned from the PDP.

Community Outreach and Assistance (Local and At-Large)

The PDP realizes that the research and knowledge derived through its efforts is applicable in the future sustainable redevelopment of the former Fort Ord. It also realizes that Fort Ord as a national model of base reuse has a role to play in assisting other bases and communities with their redevelopment efforts. Similarly, this knowledge needs to be passed on to the cities that will receive land and buildings from Fort Ord.

To fill these responsibilities the PDP and its staff have shared the December 1997 PDP Final Report, with others. The PDP staff has offered its experience to any person or organization that has come to them seeking information on the reuse, relocation, deconstruction, or recycling of buildings.

EFFORTS FOR THE 1998 PDP

The PDP took on the following new challenges for 1998:

- Updated hazardous material information in preparation for large scale building removal efforts.



- Updated existing asbestos surveys to account for asbestos hidden to the previous non-destructive asbestos surveys.
- Collected previously uninvestigated lead based paint data.
- Research asbestos and lead based paint regulations pertinent to the buildings at former Fort Ord.
- Compiled an inventory of materials that could be salvaged from all the obsolete buildings at the former Fort Ord.

UPDATE HAZARDOUS MATERIAL INFORMATION

The PDP experience concluded that up to 50% of building removal cost attributed to Hazardous Material Abatement. Experience also showed that the available documentation of the lead and asbestos hazards was not sufficient for use in estimating the actual extent of the hazardous materials. A program for systematically evaluating the extent and impact of the unknown hazardous materials was required.

Update Existing Asbestos Surveys

The PDP chose ten representative buildings and had the existing asbestos information updated by an Industrial Hygienist. The result of these updates was that 30% more asbestos containing materials were found than were previously identified. The types of asbestos containing materials found were predominantly non-friable. This information was shared with the local jurisdictions.

Collect Lead Based Paint Field Data

The exteriors of 47 Barracks buildings were surveyed to produce a baseline study on the condition of the Lead Based Paint. This will be helpful in determining the extent of remediation needed before the buildings can be removed. This information was shared with the local jurisdictions.

Asbestos and Lead Based Paint Regulations Research

The applicability of Lead and Asbestos regulations are dependent on the following:

- Type structure;
- Size of the structure;
- Previous use of the structure;
- End-use of a structure or its component materials;
- Owner of the structure;
- Location of the structure.

This complexity can create confusion for those people determining the fate of a building. All too frequently, because of this confusion with hazardous material regulations the fate chosen for obsolete buildings is the “known” and “tested” fate of demolition and landfilling.

A complete search for all of the regulations that affect building structures is the first step in understanding their inter-relationship and affect on the building removal process, particularly the effect they have on the “new” idea of deconstruction. The PDP staff has been active in searching many sources to try and compile a complete collection of all



Federal, State, and Local regulations that concern the hazardous materials in the buildings at the former Fort Ord.

LEAD BASED PAINT REMEDIATION TECHNOLOGY SEARCH

The wood siding on the obsolete buildings at Fort Ord is a high grade Douglas Fir, or Cedar. All the wood siding is virtually knot free and is in good condition. Similar new material is very expensive. In its present condition the siding at Fort Ord cannot be reused "as is" because it is covered with Lead Based Paint.

The PDP has spent considerable time contacting Paint Removal Industry representatives, salvaged material industry representatives and searching for innovative, and environmentally safe methods to economically remove the Lead Based Paint from the siding at Fort Ord.

THE PDP IN 1999 and 2000

The Packard Foundation has been generous enough to provide funding for the PDP into the year 2000. The Community Foundation of Monterey County has also stepped forward providing an additional \$8,000 for use by the PDP in 1999. The objectives outlined in these grant applications have been the guiding principles of the PDP in 1999 and will continue to guide it through the year 2000. These are the following:

- Maintain the PDP's efforts in Community outreach and assistance.
- Combine the efforts of local training providers and the research of the PDP to produce training specifically designed so that local labor can participate in the deconstruction opportunities at the former Fort Ord.
- Train and place 30 local workers in deconstruction at the former Fort Ord
- Work with the pre-qualified Deconstruction Contractors to begin Deconstruction at Fort Ord in a way that meets the needs of the community and is environmentally responsible.
- Establish financial and regulatory incentives that encourage the use of deconstruction at the former Fort Ord.
- Pass the cost and responsibility for employing Deconstruction Workers, and maintaining an environmentally sound form of building removal at the former Fort Ord on to the private sector.
- If funding is available, develop additional mechanisms to economically harvest materials for reuse/recycling by removing contaminants.

UNANTICIPATED EFFORTS FOR THE PDP IN 1999

In addition to the work outlined above the entire Reuse effort at the former Fort Ord has been impacted by the settlement of a lawsuit between the US Army the US EPA and the Fort Ord Toxics Group. This lawsuit was basically an attempt by the three parties to define the level of clean up of hazardous materials that is to be required of the US Army before the land can be transferred to the local jurisdictions. The additional work required under the agreement is known as the RI/FS. The settlement has resulted in the US Army reviewing all of the environmental documentation that had been prepared and delayed the transfer of the land and buildings to the local jurisdictions.



It has been necessary for FORA to find ways of mitigating the delays caused by the RI/FS, especially in finding ways to access the buildings and pay to protect them from vandalism and the elements until the land can be transferred to the local jurisdictions.

FORA has been looking at innovative ways to use the existing agreements it has with the US Army to protect the buildings. One method that is being pursued is to find interim uses for the building while they await transfer. FORA has been asking the US Army to extend its existing lease of 5 Army buildings to include all of the excess building at the former Fort Ord. A second method is to create a new Master Lease to FORA for all the property to be transferred. These leases are undergoing Army and legal review at this time. Some buildings have been approved for use as storage, but no buildings have been approved for occupancy.

The most useful tool, found to date, to provide FORA with access and some means of maintaining the vacant facilities has been through the FORA Film Lease. This allows FORA the opportunity to let film companies use the buildings and grounds of much of Fort Ord for short times for filming purposes. The process is new, containing the need for hazardous material precautions and a hybrid of concerns typical to base reuse, leasing, and filming.

The Monterey County Film Commission has been supportive of the filming efforts at the former Fort Ord and sees the former Fort Ord as providing region wide income from it's unique and valuable film locations. A PDP staff has applied for and received a place on the Monterey County Film Commission to facilitate the Fort Ord Film Lease and the benefits it provides the buildings at the former Fort Ord.

Additionally the PDP staff, because of their intimate knowledge of the Fort Ord buildings, has taken on the responsibility of finding a permanent location for over 15,000 Fort Ord Engineering Drawings. These drawing date from the early day of Fort Ord and document all aspects of the building stock, the utilities, the location of explosives areas, the roads, and right of ways up to the time that the base was vacated. These drawings are vital to the reuse of the base and the reuse of the building stock, new and old. Currently the US Army has the drawings in temporary storage on the Presidio of Monterey.



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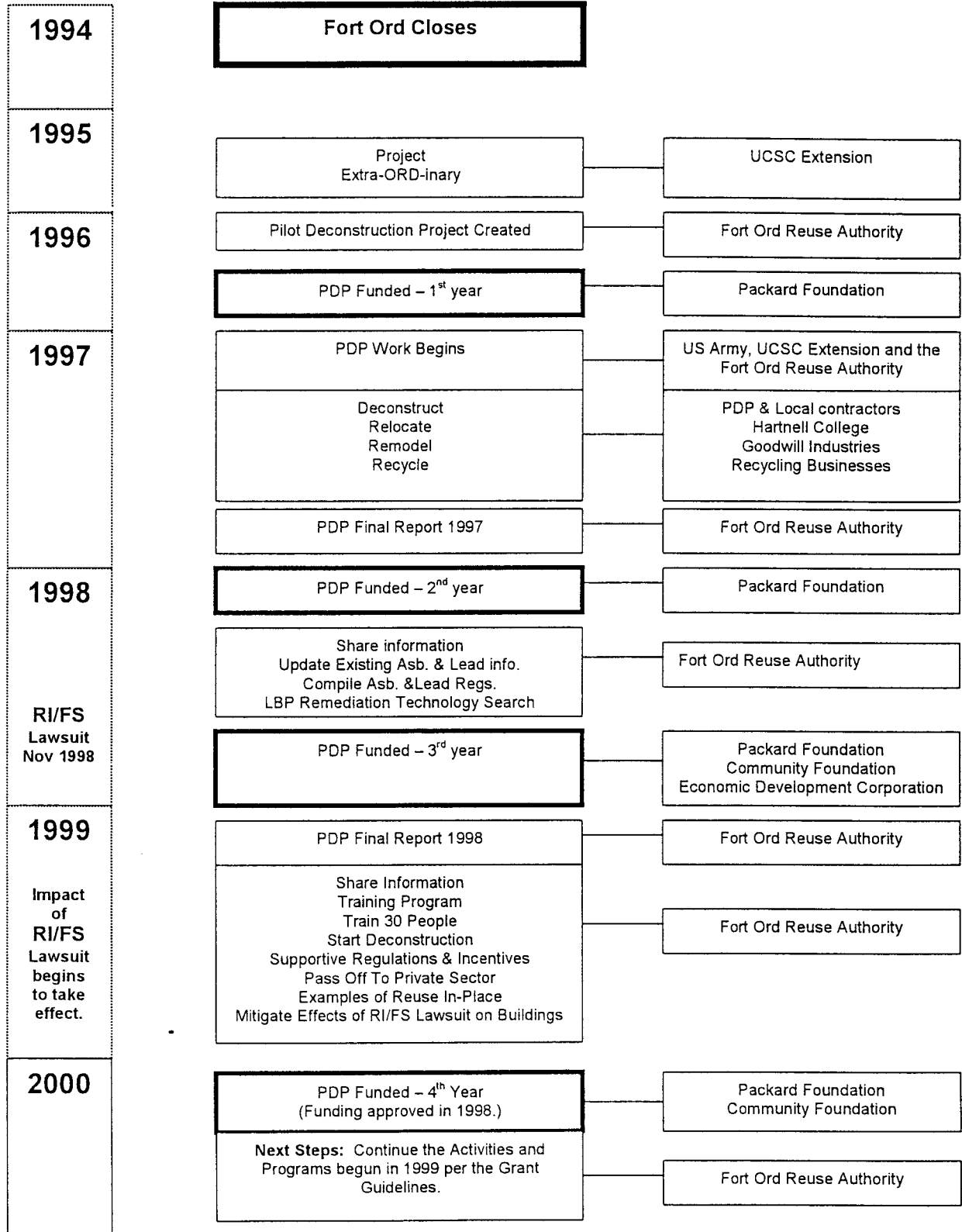
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Appendix I Flowchart of Activities





Appendix II
Timeline of Activities Performed in 1999

Timeline of Activities Performed in 1999
Starting March 1, 1999

On-going efforts During 1999:

1. Community Outreach and Assistance (Local and At-Large)
2. Update Existing Asbestos Survey
3. Collect Lead Based Paint Data
4. Lead Based Paint Remediation Technology Search

New Efforts for 1999:

1. Training efforts.
2. Deconstruction efforts.
3. Financial and regulatory incentives that encourage the use of deconstruction
4. Efforts to include private sector in large scale deconstruction training efforts.
5. Additional exploration of mechanisms to economically harvest salvageable materials.

Unanticipated New Efforts for 1999:

1. Mitigate the impact of US ARMY/US EPA/ Fort Ord Toxics Group lawsuit - Remediation Investigation/ Feasibility Study (RI/FS) agreement. (November 1998)
2. Relocation of Fort Ord Engineering Drawings from the Army's temporary storage facilities on the Presidio of Monterey to Fort Ord and FORA control.

COMMUNITY OUTREACH AND ASSISTANCE (LOCAL AND AT-LARGE)	
Date	Activity
3-8-99	Sent copy of PDP Report to GBB in Fairfax VA. For their efforts in Deconstruction.
3-15-99	Faxed local organization PDP Report Executive Summary to evaluate feasibility of utilizing deconstruction in their efforts.
3-18-99	Assist individual looking for salvaged materials in the Mendicino area.
3-22-99	Contacted by National Association of Home Builders asking that FORA PDP staff assist Kaufman and Broad with their research on building removal options at the Hayes Park sub-division of the former Fort Ord.
3-22-99	PDP staff and other FORA staff meet with The South African Minister of Defense. The Minister is looking at Fort Ord as a model for the return of former military facilities to tribal use.
3-30-99	PDP staff contacted by Arkansas non-profit after viewing the PDP web-site for more information on deconstruction and applicability to closing of Fort Chaffee. PDP staff had them contact a local Kansas college for copy of the PDP report that had been given to a them and to develop networking opportunities
4-22-99	PDP staff member is contacted to speak to Monterey Institute of International Studies International Environmental Policy students about careers in the environmental field.
4-28-99	PDP staff attends Seaside Chamber of Commerce meeting to reinforce existing networking opportunities for training and job creation.



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5-7-99	PDP staff contacted by Mare Island to suggest sustainable reuse of former concrete ammo bunkers during expansion and remodel of an existing golf course.
5-10-99	US EPA representative visits Fort Ord for update on the status of deconstruction efforts, obstacles and successes.
5-16-99	PDP staff visits Mare Island facility to propose sustainable reuse alternatives for the concrete ammo bunkers that will be effected during golf course expansion.
6-8-99	Pass on PDP Report to University of Florida to aid them in setting up their deconstruction project.
7-21-99	PDP staff meet with local church to find location for their services on Fort Ord whie they are in the process of relocating a chapel for Fort Ord to the city of Seaside.
7-21-99	Meet with new Bureau of Land Management personnel to inform them of the status of land transfer at Fort Ord and history of the reuse efforts.
7-21-99	PDP staff meets with Monterey County Health Department official to exchange information on the US Army's on going demolition of buildings at Camp Roberts and the status of deconstruction at the former Fort Ord.
8-11-99	PDP staff directs Samoan Church group to Goodwill industries for use of Goodwill's rehabilitated chapel for church services.
8-16-99	PDP staff contacted by the California Integrated Waste Management Board (CIWMB) participate in a Waste Reduction Conference. PDP staff asked to present the overall Fort Ord deconstruction program to regional leaders in the solid waste field at the Monterey Regional Waste Management Facilities. Event Sponsored by the CIWMB.
8-17-99	CIWMB Waste Reduction Conference rescheduled.
8-18-99	PDP staff contacts MBUAPCD officials to update them on the status of building removal at the former Fort Ord.
8-25-99	PDP staff reviews PDP Lead Based Paint data with local lead testing contractor.
8-31-99	PDP staff contacts Monterey County Health Department for update on the building removal at the former Fort Ord.
9-7-99	PDP staff asked to develop a cost for base-wide building removal and to break the cost down by jurisdiction. This information used by the FORA board and the local jurisdiction. (Based on the research of the PDP.)
9-8-99	Monterey Symphony asks FORA for assistance in finding the status of their request for ownership of Building 4470. Request given to PDP staff.
9-14-99	Presidio of Monterey Police contacts PDP staff for access to the stockade facility at the former Fort Ord. The police are looking for a location to create a display depicting prison life to show at risk-youth some of the reality of prison life. (PDP staff is custodian of the stockade keys after expanding the role of the PDP Manager to manage facilities and leasing in support of the Hierarchy of sustainable Building Reuse.)
9-20-99	PDP staff contacted by US ARMY Corps of Engineers Engineering Research Laboratory for additional copies of the PDP Report. (Hopes to work with Habitat for Humanity to market material salvaged during building removal at active military bases.)
10-6-99	US EPA asks PDP staff to come to Washington, DC to discuss the progress of the deconstruction program at the former Fort Ord with their staff, the National



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	Association of Home Builders, and a start-up DC deconstruction firm. (Trip is set for 10-25-99 and 10-26-99.)
10-13-99	The Monterey County Post interviews PDP staff for article on deconstruction at the former Fort Ord.
10-20-99	Bureau of Land Management contacts PDP staff to asses three of their buildings for deconstruction.
10-22-99	Veterans Transition Center (VTC) contacts PDP staff for help in ascertaining hazmat requirements and finding temporary office space during their up-coming rehabilitation of Martinez Hall.
10-28-99	"I care" homeless assistance program, contacts PDP staff for leads on locations of institutional shower facilities on the former Fort Ord to replace the ones they were using at Monterey Peninsula College
	LEAD BASED PAINT REMEDIATION TECHNOLOGY SEARCH
Date	Activity
3-29-99	Cal-EPA contacts FORA staff to alert FORA to evaluate the changes and potential impacts that may occur at the former Fort Ord due to the changes in California requirements for minimal levels of lead in waste disposal.
3-29-99	PDP staff defers to Monterey Regional Waste Management District to begin evaluating if materials from the buildings at the former Fort Ord will be ineligible for disposal at the local landfill due to the changes in the state requirements for minimal levels of lead in waste disposal.
3-30-99	PDP staff contact Massachusetts Institute of Technology to develop prototype machine for removing Lead Based Paint (LBP) coated siding at the former Fort Ord.
3-30-99	Monterey Regional Waste Management District contacts PDP staff to relay that the Monterey Bay area congressional representative had been contacted about the regional impacts of the proposed EPA lead regulation changes. (Approximately \$20 million of additional cost would be added to the building removal cost at the former Fort Ord alone.) Comments on the new proposed EPA lead regulations were coordinated between Monterey Regional Waste Management District, the city of Seaside and FORA PDP staff for submittal during the EPA comment period. (Jan. 1998 through March 1998)
4-8-99	Monterey Regional Waste Management District contact PDP staff to let them know that the changes in the state requirements for minimal levels of lead in waste disposal will probably not effect the disposal of building materials from the former Fort Ord.
5-14-99	PDP staff is contacted by Monterey Bay Unified Air Pollution Control District (MBUAPCD) for information on the lead and asbestos hazards discovered during the PDP. The information has been used by the MBUAPCD to manage the hazards associated with the building removal at Camp Roberts, located in both Monterey County and San Luis Obispo County. (Approximately 800 buildings planned for removal.)
9-15-99	PDP staff contacted by Forensic Analytical (PDP Technical Support Group member) and given contact information pertaining to a manufacturer of lead abatement technologies and products.



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TRAINING EFFORTS.	
Date	Activity
3-5-99.	Meeting of Deconstruction Demonstration Program Strategy Group. Items discussed Community Foundation grant of \$8,000 dollars toward Program, California Integrated Waste Management Board loan program, other funding sources to be explored, scope and choice of building for first stage of Deconstruction Demonstration Program. (needed to support long term deconstruction training and jobs for graduates.)
3-8-99	Meet with city of Marina to find support for Deconstruction Demonstration Program from congressman Farr and outline Marina's role.
3-11-99	Research training grant possibilities with Monterey County Housing Authority with ties to existing Drug Rehabilitation Programs and Welfare to Work Programs
3-15-99	PDP staff shows local ordinance removal firm buildings for use as their offices.
3-17-99	PDP collaborates with Building Bridges Community Services (Building Bridges) to use FORA complex buildings for training "at risk" youth. Collaboration established between Habitat for Humanity and Building Bridges with FORA's assistance.
3-29-99	First teleconference with US EPA to discuss XL Program and applicability to the work at the former Fort Ord.
4-7-99	FORA PDP staff asked by US EPA to consider applying for assistance through EPA's XL Program to help mitigate the effects of the RI/FS process. (Conclusion : That XL Program would not benefit the reuse efforts at Fort Ord at this time.)
4-8-99	PDP staff approaches DOE representative to sponsor first phase large scale building removal project before land transfers to local jurisdictions to mitigate some of the delays created by the RI/FS process. (needed to support long term deconstruction training and jobs for graduates.)
4-9-99	Deconstruction Demonstration Program planning group (collaboration of local training provider, non-profits with clients needing training) meets on training opportunities and financing the clean up after large scale deconstruction training.
4-19-99	Confirmation from HUD authorities that Hope VI grant funds could not be used to fund a large scale first phase deconstruction project at the former Fort Ord. (needed to support long term deconstruction training and jobs for graduates.)
4-28-99	PDP staff trades information and guidance in a local churches relocation of a military chapel for painting the exterior of the FORA Conference building salvaged wood.
5-3-99	PDP staff assist local church pull permit from the city of Marina so that they can prepare a chapel and mess hall for relocation from the former Fort Ord to replace their condemned building in the city of Seaside.
5-4-99	PDP staff contacts Hartnell College Construction Training Department as potential training provider for the Deconstruction Demonstration Program. (needed to support long term deconstruction training and jobs for graduates.)
5-14-99	PDP staff assist local church obtain existing US Army asbestos reports on the chapel and mess hall they have selected for relocation from the former Fort Ord to replace their condemned building in the city of Seaside.
5-18-99	Partnership for Advanced Technologies in Housing (PATH) contacts PDP staff to



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	evaluate the choice of Seaside as a one of six communities selected nation-wide for location of PATH Pilot Projects. PDP research cited as one of the reasons for considering Seaside as a Pilot location.
6-2-99	Discuss and identify realistic skills to provide trainees during Deconstruction Training with Community Contractors Association.
7-21-99	PDP staff meet with furniture manufacturer in attempt to locate the company on the former Fort Ord and to investigate the use of wood from Fort Ord in producing furniture.
8-3-99	Meeting with FORA Community Contracting Specialist to review proposed training program to train a labor pool for the small, disadvantaged and minority contractors he has been aiding through the Community Contractors Association.
8-16-99	PDP staff meet with Local Church to review the churches presentation to Seaside City Council requesting permission to temporarily occupy facilities at the former Fort Ord while waiting for a chapel from the former Fort Ord to be relocated to the city of Seaside.
8-23-99	Building Bridges begins work preparing Mess Hall and Chapel for relocation from the Former Fort Ord to the city of Seaside.
8-31-99	Local church personal repair windows in the PDP warehouse in exchange for PDP guidance in dealing with hazardous materials and the relocation of a chapel from the former Fort Ord.
10-13-99	PATH representative contacts PDP staff to organize meeting.
	DECONSTRUCTION EFFORTS
Date	Activity
3-8-99	Contacted City of Marina for possible relocation of one day-room type building to Prunedale, CA.
3-9-99	Contacted by Army National Guard asking for permission and data on salvaging building materials from Fort Ord to build motor-pool improvements and use as an engineering training exercise.
3-12-99	Meet with used wood wholesale distributor from Los Angeles area. Supplied distributor with samples of wood from the former Fort Ord.
3-22-99	Follow up by PDP staff looking for research data on Building 7954 produced by a sub-contractor.
3-22-99	Contacted by owner of a mess-hall and 2 dayrooms for help in locating organizations wanting to relocate his buildings to a new site.
3-23-99	Local church relocating a chapel from the former Fort Ord to replace their condemned structure uses PDP warehouse facilities to store critical building components in preparation for building move.
4-2-99	Sale of 600 SF of wood flooring salvaged from Fort Ord to local family rehabilitating their house in Monterey, CA.
4-6-99	Sell salvaged sub-flooring materials to local pallet builder to test in meeting the needs of the pallet industry. Also, tested the residual materials in his composting operation.
5-5-99	PDP staff shows US Army National Guard representative buildings at Fort Ord. The National Guard proposes that a number of facilities at Fort Ord be deconstructed by the Corp of Engineers as a training exercise and the materials



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	be used to build new structures at the National Guard motor pool facility in the San Francisco Bay area.
5-14-99	PDP staff supplies Presidio of Monterey Department of Public Works with flooring material salvaged from the former Fort Ord. Flooring was used to repair the existing flooring in an older building at the Presidio.
5-14-99	Sold approximately 2,000 SF of salvaged roof sheathing to a private individual for use as finished flooring and to make a small art studio for his wife.
5-14-99	PDP staff provides local landfill with estimate of material that will be generated during the building removal process at the former Fort Ord and will be brought to the landfill for disposal.
5-18-99	PDP staff shows potential customer finished wood floor in Monterey, made from material salvaged from Fort Ord.
6-1-99	Research Composting Facility options for on-site disposal of clean scrap wood from building removal at Fort Ord
6-3-99	Salvaged wood flooring sold to local family to replace their damaged floor.
8-10-99	PDP staff assumes role of Project Manager for rehabilitating Building 2861 as demonstration of in-place reuse. Funding provided by Economic Development Corporation of Monterey County. (PDP research shows that rehabilitation of existing structures in-place is the most sustainable reuse of buildings according to the Hierarchy of Sustainable Building Reuse. Design work provided as in-kind donation from Brian Congleton Architects, Carmel, CA.)
8-12-99	Meet with UCSC Extension staff to explore collaboration possibilities between UCSC, UCSC Extension and FORA in developing an Asilomar type conference and lodging facility on UCSC property at the former Fort Ord using relocated buildings. (Facility would be used by UCSC and UCSC Extension in conjunction with their proposed research and development center and serve as a demonstration project for adaptive reuse of former military structures. Based on concepts developed during the 1997, PDP Design Charrette)
8-13-99	Meet with PG&E representative to plan installation of gas meters in Building 2861 rehabilitation. (Funds provided by economic Development Corporation of Monterey County, supervision by PDP staff.)
8-13-99	Meet with UCSC staff to explore possibility of joint grant application for US EPA Sustainable Development Grant. (Proposed project would be a review of the early projects during implementation of the Fort Ord Reuse Plan and determine if they are being implemented in a sustainable fashion. Develop a set of guidelines that addresses any deficiencies and accelerates the sustainable reuse of the former Fort Ord.)
8-16-99	Meet with local Architect to determine design options for new conference facility on the UCSC research and development campus utilizing relocated barracks buildings.
8-18-99	Meet with UCSC Extension and local architect to determine design options for new conference facility on the UCSC research and development campus utilizing relocated barracks buildings.
8-19-99	Meet with local architect on phasing of tasks during the rehabilitation of Building 2861.
8-24-99	Begin outreach to local contractors for rehabilitation work on Building 2861.



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8-24-99	PDP staff meets with House mover, Golf Course representative, and architect to facilitate relocation of three barracks type buildings from Golden Gate University property to the city of Seaside golf courses for use as temporary and permanent facilities.
8-24-99	EDC of Monterey County gives FORA first installment of funds to pay for rehabilitation of Building 2861.
8-25-99	PDP staff meets with local church interested in relocating approximately 20 building from the former Fort Ord.
8-25-99	PDP staff meets with Goodwill Industries representative and house mover to determine feasibility of relocating a former theater building to the Goodwill site for use as a Goodwill outlet store at the former Fort Ord.
9-9-99	Goodwill industries shares PDP warehouse and supplies security service.
9-9-99	PDP staff informed that USDA Forest Products lab has finished the engineering test on the structural lumber salvaged from the former Fort Ord. Results are in the hands of the USDA statisticians for analysis. USDA Forest Products lab wants additional material for further testing.
9-10-99	Bid date for rehabilitation work at Building 2861 extended one week.
9-13-99	Goodwill begins storing donated goods at the PDP warehouse.
9-13-99	Clean PDP warehouse for Goodwill services temporary storage.
9-14-99	Goodwill's security service begins patrolling the PDP warehouse.
9-22-99	Begin reviewing bids to rehabilitate Building 2861.
10-29-99	PDP staff sends contract to rehabilitate Building 2861 to FORA legal council for review.
10-29-99	PDP staff contacted by owner of sheet metal fabricating facility about producing prototype sheet metal trim for buildings at the former Fort Ord as a way of mitigating Lead Based Paint and upgrading the buildings at the fort. Proposed offer would produce prototypes in exchange for space to store equipment. (Contact is a direct consequence of the October 28 Monterey County Post article on deconstruction.)
10-29-99	Individual contacts PDP staff to purchase wood salvaged during the PDP. (Contact is a direct consequence of the October 28 Monterey County Post article on deconstruction.)
FINANCIAL AND REGULATORY INCENTIVES THAT ENCOURAGE THE USE OF DECONSTRUCTION	
Date	Activity
3-9-99	Contact the City of Portland, OR for copies of their specifications requiring recycled content in new building construction for" modification and use at Fort Ord.
4-19-99	PDP staff reaches out to the "Green Building" experts for help in locating legislation, regulations, or contract language that specifies reuse of recycled content requirements during new building construction.
4-22-99	PDP staff contacts Used Building Materials Association for help in locating example regulations, legislation and contracts directing the use of reused and recycled materials in new construction.
6-7-99	PDP staff proofs draft of FORA Sustainable Development Loan Program. And is



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	asked to provide ideas for loan package. (This loan program would give preferential discounted loans to development projects that implement sustainable development concepts. Loan program currently under review by the Federal Government.)
6-9-99	PDP staff member attends California Resource Recovery Association Conference at Fort Mason in San Francisco, CA to gather information on regulations, legislation and contracts that require reused or recycled content in new construction.
8-10-99	PDP staff meet with UCSC staff to explore opportunities for grant funds that would support a study of the overall sustainability of the Fort Ord Reuse Plan and the initial phases of its implementation.
8-26-99	PDP staff attends Monterey County Smart Growth Conference. (Conference on sustainable development in Monterey County)
EFFORTS TO INCLUDE PRIVATE SECTOR IN LARGE SCALE DECONSTRUCTION TRAINING EFFORTS.	
Date	Activity
3-15-99	Contact pre-qualified Deconstruction/Demolition Contractors to provide estimate on Removal of all unwanted buildings at the former Fort Ord utilizing deconstruction and salvage of building materials to reduce cost. Result: Estimated cost to remove unwanted buildings reduced by \$65 million.
3-16-99	Survey local cities, military establishments, and the airport for costs incurred during their recent demolitions as cross check on estimates provided by FORA pre-qualified Deconstruction/Demolition contractors.
7-19-99	PDP takes on Monterey Institute of International Studies intern to study and critic the overall sustainability of the Fort Ord Reuse Plan and the initial phases of its implementation.
ADDITIONAL EXPLORATION OF MECHANISMS TO ECONOMICALLY HARVEST SALVAGEABLE MATERIALS.	
Date	Activity
3-19-99	Contact Trestle Wood to market wood salvaged from the former Fort Ord through their established "high end" market.
MITIGATE THE IMPACT OF <u>US ARMY/US EPA/ FORT ORD TOXICS GROUP LAWSUIT - REMEDIATION INVESTIGATION/ FEASIBILITY STUDY (RI/FS) AGREEMENT. (NOVEMBER 1998)</u>	
Date	Activity
3-15-99	Meet with local small business owner looking to lease building to satisfy his need for classrooms, administration and storage. (PDP research shows that rehabilitation of existing structures in-place is the most sustainable reuse of buildings according to the Hierarchy of Sustainable Building Reuse.)
3-16-99	PDP staff meets with FORA accountant to review FORA's existing building master lease. PDP anticipates modifying this existing lease to include more buildings so that they can be offered for lease as a means of protecting them from vandalism and the elements until land transfer is complete. (to help mitigate the



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	effects of the RI/FS process)
3-17-99	FORA explores modifications to their existing facilities lease to include additional buildings as a way of gaining interim control so that buildings can be subleased to prevent further deterioration due to vandalism and the elements. (to help mitigate the effects of the RI/FS process)
3-18-99	Meet with representatives from International Business Incubator interested in leasing buildings at the former Fort Ord.
3-22-99	Show local roof truss manufacturer potential relocation sites to lease on the former Fort Ord. (Reuse of buildings in-place and possible market for salvaged wood products.)
3-23-99	Begin FORA US Army lease modification process to allow FORA access to buildings for reuse in-place, relocation, or demolition according to PDP Hierarchy of Sustainable Building Reuse. (Needed to help mitigate the effects of the RI/FS process and to support long term deconstruction training and jobs for graduates.)
3-31-99	PDP staff prepares Deconstruction presentation as part of basewide tour by Congressman Hobson of the US Congress House Appropriations Committee investigating the reuse potential for buildings at the former Fort Ord. (The recommendation after the tour was that a lease should be developed between the US Army and FORA so that the existing housing stock could be saved from destruction by vandals and the elements through rehabilitation and rental.) (to help mitigate the effects of the RI/FS process)
4-1-99	Review proposed US Army/FORA lease modifications with the local Fire Departments for accessibility requirements.
4-5-99	Submit modifications to US Army/FORA lease of former Fort Ord structures to US Army for acceptance. (to help mitigate the effects of the RI/FS process)
4-22-99	PDP staff and other FORA staff meet with Marina inspectors and inspect housing stock in the Abrams Sub-division at the former Fort Ord for lease to Preston Park housing management company to stop damage from vandalism and the elements.
4-23-99	PDP staff and Marina Building officials meet to locate potential housing units for lease and determine cost for rehabilitation. (to mitigate the effects of the RI/FS process.)
4-28-99	PDP staff takes financial company representatives on a tour of the Abrams sub-division at the former Fort Ord. (Financing the rehabilitation of the housing stock at the former Fort Ord is critical to achieving the highest sustainable reuse of housing as determined by the PDP's Hierarchy of Sustainable Building Reuse.)
7-20-99	PDP staff shows small independent film producer buildings at the former Fort Ord for use in shooting an independent film.
8-9-99	PDP staff meet with electric car manufacturer to try and find suitable site to locate a manufacturing facility and reuse a building at the former Fort Ord.
8-11-99	Meet with manufacturer of small electric cars to check on the status of relocation to building on the former Fort Ord.
8-17-99	PDP staff meet with individuals interested in starting a International Business Incubator/ E-Commerce facility on the former Fort Ord to determine if the barracks type buildings would meet their needs. (Refereed by EDC of Monterey County.)



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8-30-99	PDP staff begins discussing the expansion of the Pilot Deconstruction Project Manager position to encompass the full range of duties required to implement the PDP Hierarchy of Sustainable Building Reuse. The increased duties would be: managing building leases, managing the FORA Film Lease and general oversight of the buildings while waiting for the property to transfer. (Attempts to lease the buildings even for a short time as in a film lease is expected to be of great assistance in preserving the former Fort Ord building stock from vandalism and the elements. The base has been abandoned for six years now and these two forces are quickly reducing the reuse or salvage potential of many buildings.)
9-3-99	Monterey County Film Commission contacts PDP staff to find a court house on the former Fort Ord needed for a video shoot.
9-8-99	PDP staff inspects final clean up of building after use by film company as a set. Location
9-15-99	PDP staff investigates building stock controlled by the city of Marina to permanently store the Fort Ord Engineering Drawings.
9-20-99	Department of Forestry contacts PDP staff looking for office space in former barracks buildings at the former Fort Ord.
9-20-99	Contacted by Soledad Prison, looking to lease housing for the new guards moving to the region to work at Soledad Prison.
9-27-99	PD staff assists the city of Seaside in assessing eight buildings at the former Fort Ord for lease to Silicon Quest for relocation of their silicon wafer polishing facility to Monterey.
9-30-99	California Employment Development Department (EDD), Monterey Office, approaches PDP staff for expanding their lease of buildings at the former Fort Ord an expand the range of services they provide to the Monterey area.
10-4-99	PDP staff contacted by custom lighting business for lease of property on the former Fort Ord.
10-4-99	PDP staff assists EDD in assessing building options for relocation of their offices and consolidation on the former Fort Ord.
10-11-99	American World Pictures contacts PDP staff for permission to scout locations and buildings on the former Fort Ord. (PDP staff assumed the responsibility for the Fort Ord film lease as a way of preserving the building stock until the land can be transferred.)
10-12-99	PDP staff contacted by independent film company looking for a stockade building for filming. Other buildings needed for additional film shots.
10-12-99	PKM Communications contacts PDP staff asking about possibility of reusing some of the larger buildings at the former Fort Ord as a permanent film studio facility.
10-13-99	PDP staff takes film company through the stockade facility on the Former Fort Ord.
10-19-99	PDP staff once again takes film company through the stockade facilities on the former Fort Ord.
10-20-99	Visiting Nurses Association contacts PDP staff for assistance in finding space to lease on the former Fort Ord to consolidate their three county offices in a central location..
10-28-99	PDP staff takes Presidio of Monterey Police and a film company through the



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	stockade on the former Fort Ord.
10-29-99	PDP staff contacts Monterey Film Commission for help with promising film projects on the former Fort Ord.
	RELOCATION OF FORT ORD ENGINEERING DRAWINGS FROM THE ARMY'S TEMPORARY STORAGE FACILITIES ON THE PRESIDIO OF MONTEREY TO FORT ORD AND FORA CONTROL.
Date	Activity
9-13-99	FORA notified by Presidio of Monterey DPW that all 15,000 engineering drawings for the former Fort Ord have been put in temporary storage until FORA can find a building to be used for permanent storage and as a library for the local jurisdictions. PDP staff is assigned the job of finding a suitable facility, negotiating a use agreement, installing utilities and coordinating the relocation of the drawings. (Without the historical and structural drawings for the base the reuse of existing facilities will be exceptionally complicated and expensive.
9-14-99	PDP staff visits site where former Fort Ord Engineering Drawings are being stored and works with US Army historians to recommend improvements to the storage methods while a permanent storage facility is located..
9-15-99	PDP staff contacts PG&E to determine the feasibility and cost of supplying electricity to a building controlled by the city of Marina for storage of the Fort Ord Engineering Drawings.
9-16-99	PDP staff identifies a potential building controlled by the city of Marina for storage of the Fort Ord Engineering Drawings.
9-20-99	PG&E visits site chosen to store the Fort Ord Engineering Drawings to determine electrical needs and obstacles.
9-29-99	Presidio of Monterey DPW notifies PDP staff that the temporary storage facilities for the Fort Ord Engineering Drawings have been improved, the storage area has been cleaned and a DPW staff person will routinely check on the status of the drawings..
10-1-99	PDP asks the US Army BRAC office for custody of Building 4450 to store the Fort Ord Engineering Drawings. (Building 4450 has the utilities in place that are required for protecting the drawings, resulting in a significant savings in time and money.)
10-12-99	PDP staff gains access to Building 4450 to asses the suitability as a permanent location for storing the Fort Ord Engineering Drawings.
10-15-99	US Army BRAC office contacts PDP staff to notify that FORA's request to use Building-4450 for storage of the Fort Ord Engineering Drawings may take an extended amount of time because of the implications and pending judicial review of the RI/FS process. (EPA/ US Army/ Fort Ord Toxics lawsuit) Storage may be allowed, but occupancy will not be considered.



Appendix III
Project Expenses
Pilot Deconstruction Project 1999

Item	Grant 98-9578	Grant 98-5155
<u>1) Maintaining The Previous Efforts Of The PDP</u>		
Community Outreach And Assistance	\$6,075	\$4,845
Lead Based Paint Remediation Technology Search	\$2,916	ZERO
(1) Sub-Total	\$8,991	\$4,845
<u>2) New Efforts For 1999</u>		
Training Efforts	ZERO	\$7,125
Deconstruction Efforts	\$7,290	\$5,700
Financial And Regulatory Incentives That Encourage The Use Of Deconstruction	ZERO	\$2,280
Efforts To Include Private Sector In Large Scale Deconstruction Training Efforts.	ZERO	\$1,140
Additional Exploration Of Mechanisms To Economically Harvest Salvageable Materials.	ZERO	\$285
Mitigate The Impact Of <u>US Army/US EPA/ Fort Ord Toxics Group</u> Lawsuit - Remediation Investigation/ Feasibility Study (RI/FS) Agreement.	\$6,318	\$5,415
Relocation Of Fort Ord Engineering Drawings From The Army's Temporary Storage Facilities On The Presidio Of Monterey To Fort Ord And FORA Control.	\$1,701	\$1,710
(2) Sub-Total	\$15,309	\$23,655
Total (\$57,800)	\$24,300	\$28,500

