Former Fort Ord Building Removal Status

Stan Cook 1/13/17
Overview

- Background
- History
- Removal Status
- Surplus II
- Stockade
Classifying Blight – *It Ain’t All the Same!*
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Building Reuse Hierarchy

- 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
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.
City of Seaside - Historic Fort Ord building reuse and removal progress.
Building Removal Status - CSUMB

CSUMB - Historic Fort Ord building reuse and removal progress.
Reuse/Removal Obligation Status

**FORA**
- $54.4M (Half of Land Sales)
  - Jurisdictions
    - Mo Co
      - $2.2M credit
    - Surplus II
      - $5.2M credit
  - Stockade (in progress)

**Jurisdictions** (Half of Land Sales)
- Marina
  - $24M + $22M credit
- Seaside
  - $0.1M Building 4470
  - $5.2M Surplus II (in progress)
- Mo Co
  - $2.2M credit

**CSUMB** (CSUMB Trustees)
- Motor Pool, barracks, metal Buildings
- Surplus II
- Non-historic Buildings
- Dunes, Rec. Parcel, Cypress Knolls
- Historic Buildings
- Hammerheads (in progress)

Removing 47% of the obligation:
- To Be Removed: 19%
- Reused: 34%

To Be Removed (19%):
- Marina
- Seaside
- Mo Co

Reused (34%):
- Marina
- Seaside
- Mo Co

Removed (47%):
- Marina
- Seaside
- Mo Co
Funding Sources

- **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

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

"Restoring Monterey Bay Jobs"

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<th>Time (Years)</th>
<th>Jobs Created</th>
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Surplus II (Seaside)

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

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

- **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