

Fort Ord Reuse Authority Pilot Deconstruction Project

STAN COOK
Pilot Project Deconstruction Project Manager

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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.
3. The involvement, support, and interest from the Department of Energy, Fort McCoy, Fort Knox, Fort Chaffee Redevelopment Authority, Aberdeen Proving Ground, the East Bay Conversion and Reinvestment Commission, the Presidio of San Francisco Trust and other similarly affected communities has created a continuing network between institutions actively trying to find the best ways to remove former W.W.II buildings. We appreciate the engagement of those former installations and look forward to strengthening the network.
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 this region who contributed time, interest, and advice.

*For further information on this Project and to obtain copies of this report, please contact:
Stan Cook, Pilot Deconstruction Project Manager
Fort Ord Reuse Authority
100 12th Street, Marina, CA 93933
Tel: (831) 883-3672
fax: (831) 883-3675*



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.

NEW 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.

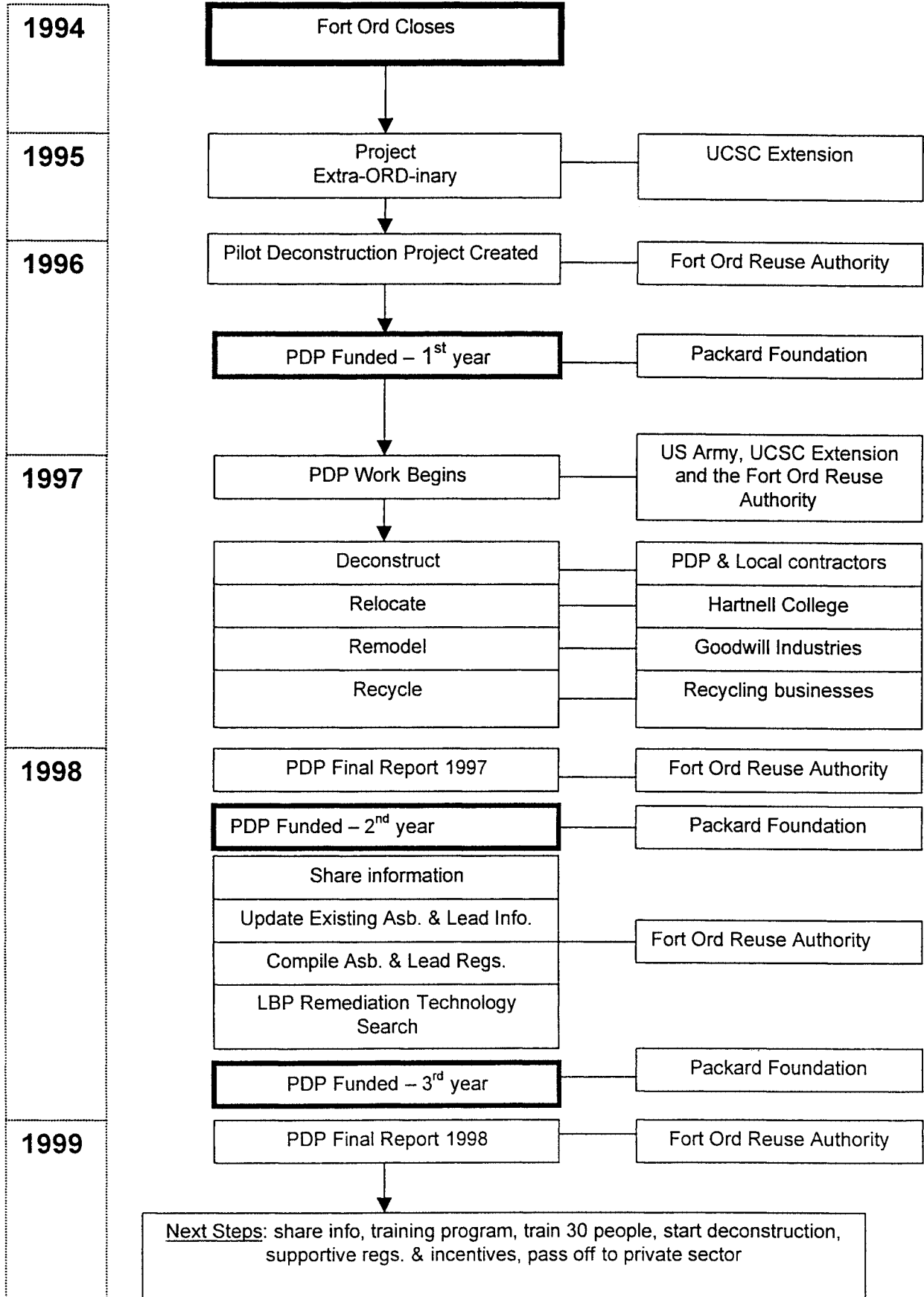
NEXT STEPS FOR THE PDP IN 1999

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 are the next steps for the PDP. 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.



Appendix I Flowchart





Appendix II
Pilot Deconstruction Project
Time Line of Activities Performed in 1998

Salvaged Material Cost/Value Determination

1-5-98	Sell local contractor salvaged flooring to use in barn being remodeled into house.
1-12-98	Load salvaged lumber for delivery to USDA Forest Products lab in Wisconsin for strength testing.
3-16-98	Work With USDA on Re-grading lumber salvaged from Fort Ord.
3-17-98	Follow up on customer satisfaction with materials they have bought and installed after salvaged by the PDP
4-3-98	Contact wholesale used lumber distributor for information on market demand for wood salvaged from Fort Ord.
4-28-98	Contact Goodwill Industries for their records on asbestos mitigation cost pertaining to their renovated buildings on Fort Ord.
4-28-98	Research total volume/tonnage of wood waste generated in the US from construction and demolition.
5-26-98	Meet with party interested in buying salvaged roof sheathing for use as finished floor in remodeling project.
7-14-98	Receive in-progress report on USDA re-grading and testing of wood salvaged from Fort Ord.
7-14-98	USDA confirms that West Coast Lumber Inspection Bureau will be able to re-grade wood salvaged from Fort Ord, but will only be able to grade bundled lots of lumber not individual pieces.
8-14-98	Compile information on wood available for deconstruction at Fort Ord to be used by company that specializes in creating high end decking and exposed structural members.
8-18-98	Research into wholesale value of salvaged lumber from Fort Ord
11-3-98	Receive copy of Materials for the Future Video on deconstruction.
11-30-98	Provide samples of salvaged wood to local pallet company to test applicability.
12-15-98	Resume field work to deconstruct and recycle Building 7954 in Seaside.
1-19-99	Speak with local contractor interested in buying salvaged material.
2-8-99	Began looking for examples of laws, ordinances, regulations concerning reused or recycled material content requirements for new construction.

Request for Qualifications for Deconstruction Contractors

4-30-98	Begin developing Request for Qualifications specific to deconstruction at Fort Ord.
7-13-98	Solicit US EPA in Washington for their collection of deconstruction contract language for use in creating Request for Qualifications, Request For Proposals and Contracts for the building removal at Fort Ord.
8-26-98	Send out public notices to contractors interested in responding to a Request for Qualifications to deconstruct buildings at Fort Ord.
8-28-98	Begin distributing Request for Qualification for deconstruction packages to interested contractors.
9-4-98	First of two site meetings for contractors interested in responding to the deconstruction Request for Qualifications.
9-11-98	Second of two site meetings for contractors interested in responding to the deconstruction Request for Qualifications.
9-18-98	Begin evaluation process on contractors submitting Deconstruction Statements of Qualifications.
1-18-99	Letter to respondents to FORA Request for Qualifications for Deconstruction contractors informing them of the status of the process.



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1-6-98	Meet with City of Marina about local contractor interested in deconstructing buildings for the city.
1-20-98	Look at damage to Carmel Middle School site to receive relocated building from Fort Ord.
2-7-98	Finish PDP Final Report December 1997 for Packard Foundation and distribution to interested parties.
3-13-98	Provide survey for US Army to determine if Stillwell Hall can be deconstructed
3-13-98	Assist California State Parks in relocation option for Stillwell Hall
3-16-98	Assist Presidio of San Francisco Trust in Deconstruction/ Relocation options for Wherry Housing.
3-16-98	Work with County of Monterey and USDA on feasibility of using Salvaged Lumber to build Pedestrian/Bicycle bridge prototype in Monterey County
3-16-98	Visit Presidio of San Francisco to assist them with deconstruction cost for Wherry Housing.
3-17-98	Reach out to local institutions of higher learning to recruit "interns" with the objective of sharing the principles of deconstruction with the local academic community.
3-17-98	Review and provide edits on report produced by the Office of the Governor of California pertaining to demolition on former military bases in California.
3-17-98	Provide advice to the city of Marina on limitations and dangers associated with newly acquired buildings to be utilized as Marina Sports Complex.
3-18-98	Work with HUD to determine if PDP information on deconstruction would be applicable to approximately 200,000 obsolete HUD properties across the US.
3-20-98	Assist the City of Marina, with Asbestos and Lead Based Paint regulation research specific to their newly acquired buildings.
3-20-98	Assist intern from Southern California university in research on deconstruction and reuse.
3-20-98	Assist Hartnell College in completing the renovation of relocated barracks building from Fort Ord.
3-27-98	Provide information on deconstruction to interested parties in Orlando, Florida for use on a project similar to Fort Ord.
3-28-98	Address Fort Ord Reuse Advisory Board on the status of the PDP and how it relates to the clean-up of Fort Ord.
4-3-98	Review DOD article on clean-up of Fort Ord for accuracy of statements on deconstruction.
4-6-98	Assist San Francisco air pollution control agency officials identify and locate key requirements necessary for contracts involving removal of asbestos containing roofing materials at Fort Ord. Find cost associated with this removal.
4-8-98	Assist US Army in addressing concerns of Native American Groups pertaining to buildings from Fort Ord.
4-9-98	Work with Hartnell College to identify additional building for relocation to their campus.
4-10-98	FORA Board meeting on fate of Stillwell Hall. Provide inspection and background for Board discussion.
4-15-98	Meet with local agencies and contractors to outline scope of Hazardous Material Survey updating project.
4-20-98	Meet with Supervisor of Marina Parks Department about access to Sports Complex buildings to update Asbestos and LBP information.
4-21-98	Assisted local church group in effort to relocate a church structure from Fort Ord to Salinas.
4-21-98	Send outline of known regulations pertaining to LBP and asbestos in the reuse, relocation, deconstruction, recycling or disposal of buildings on Fort Ord to selected Industrial Hygienist.
4-24-98	Work with Carmel Valley Middle School in site preparation needs to receive building relocated from Fort Ord.
4-27-98	Assist Church form Salinas with proprietor work to move chapel building from Fort Ord.
4-28-98	Tour church school group from Salinas interested in relocating barracks type buildings for use as classrooms.
4-29-98	Assist local bicycle group in tour of Fort Ord as venue to discuss the possibilities for the community through deconstruction of buildings at Fort Ord.
4-29-98	Have PDP Report Executive Summary translated to German for distribution in Germany, through the Bonn International Center for Conversion.



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5-1-98	Strategize with EPA official in Washington DC on hosting a Deconstruction and Reused Material Industry conference/ workshop at Fort Ord.
5-1-98	Receive data base of buildings to be removed at Fort Camp Roberts for Army Corps of Engineers to determine relevance of bids they had received for demo there as comparison with projected demolition cost at Fort Ord.
5-1-98	Buy Protective clothing and field equipment for interns so that they could perform exterior LBP Surveys on Barracks buildings in Marina Sports Complex.
5-6-98	Meet with City of Marina to provide them with PDP research on applicable hazardous materials regulations governing reuse of buildings in Sports Complex.
5-6-98	Assist local contractor interested in developing large scale entrepreneurial approach to deconstructing buildings at Fort Ord.
5-7-98	Work with University of California, Santa Cruz (UCSC) on selecting materials that could be salvaged from Fort Ord and used in the construction of their new Monterey Bay Education Science and Technology Center (MBEST) on Fort Ord.
5-8-98	Request that USDA video the process used when testing the lumber salvaged from Fort Ord for engineering strength parameters.
5-8-98	Work with UCSC in applying for grants to be applied directly to using materials salvaged from buildings at Fort Ord in the MBEST Center.
5-11-98	Draft letter of support for UCSC grant application to use wood salvaged from Fort Ord in the new MBEST Center on Fort Ord.
5-12-98	Assist Thomas Brothers Maps representative in their attempt to up-date maps on Fort Ord.
5-12-98	Present PDP information to Reuse Advisory Board.
5-13-98	Measure select buildings in the Stillwell subdivision at Fort Ord for consultant working on Housing Reuse Feasibility Study.
5-13-98	Send draft of Remodel portion of Building Reuse "Cook Book" to Industrial Hygienist to check for accuracy.
5-15-98	Share excerpts of PDP Final Report for 1997 with base closure officials in North Carolina via fax.
5-16-98	Assist in local bike club tour of Fort Ord and discuss the goals of the PDP with them.
5-26-98	Share PDP final Report 1997 with officials involved in closing Army base in Herlong, CA.
6-8-98	Begin relocation of barracks building to Carmel Middle School to be use as offices for their Habitat Restoration Project.
7-7-98	Discuss with UCSC probability of creating a FORA run non-profit corporation to begin large scale deconstruction at Fort Ord and then turn process over to the private sector when it becomes economically viable.
7-8-98	Review US Army Corp of Engineers contract for demolition at Camp Roberts to identify wording that would inadvertently preclude the use of deconstruction for building removal.
7-9-98	Review PDP finding and applicability to Alabama base closure with Reuse officials there.
7-14-98	Send information on activities at Fort Ord to Bonn International Center for Conversion in Germany.
7-15-98	Meet with non-profit group in Seaside interested in training their pre-screened applicants in deconstruction skills.
7-15-98	Provide background deconstruction information for article in trade journal for International City and County Managers Association.
7-15-98	Update PDP web-site.
7-17-98	Provide grant writing assistance for non-profit group in Seaside.
7-17-98	Prepare PDP status update for Monterey County Health Department and California Integrated Waste Management Board meeting in Gonzalas, CA.
7-18-98	Provide assistance to Recycling Specialist at Aberdeen Proving Ground in Maryland in developing a deconstruction program.
7-18-98	Assist local contractor in finding information for entrepreneurial approach to relocate barracks from Fort Ord.
7-28-98	Provide suggestions based on PDP work to US EPA in Washington DC for use in developing regulations to streamline the LBP disposal process.
7-28-98	Attend the California Integrated Waste Management Board meeting in Gonzalas, CA and present a PDP status report and status of demolition plans at Camp Roberts.
7-29-98	Meet with Seaside Chamber of Commerce about PDP.
7-30-98	Provide salvaged wood to contractor to be used in the building to be relocated to Carmel Valley Middle School.
7-30-98	Present update on PDP findings to Monterey County Department of Health and local



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Time Line of Activities Prefomed in 1998

	California Integrated Waste Management Board representatives.
7-30-98	Ask the office of the Governor to substantiate the rumor that a letter had been circulated a few years prior directing state officials to use the relocation of building as opposed to demolition to prevent landfilling in state contracts.
8-2-98	Provide on site help in Demolition Survey of Mare Island Naval Facility.
8-5-98	Assist officials with Demolition Survey at San Francisco Navy Base using information developed through the PDP.
8-7-98	Present PDP results to National Association of Installation Developers at national conference in Denver.
8-18-98	Compile per square foot cost for relocation and renovation of two barracks type buildings from Fort Ord to Hartnell Community College.
8-20-98	Preliminary tour for DOE officials interested in PDP and its role in the reuse of Fort Ord.
8-24-98	Assist recycling coordinator at Aberdeen Proving Ground in Maryland in determining ball park expectation for cost associated with deconstruction of barracks type buildings at their base.
8-24-98	Coordinate visit by company interested in inspecting for reuse former ammunition storage facilities at Fort Ord.
8-28-98	Participate in public meting on fate of Stillwell Hall.
9-3-98	Take representative from company interested in former ammunition storage facilities on a tour of these facilities.
9-16-98	Meet with EPA official in Washington about progress of PDP.
9-24-98	Provide local contractor with PDP information on concrete tilt-up type housing in Hayes Park subdivision at Fort Ord.
9-24-98	Assist Seaside Church in their effort to relocate a chapel and mess-hall building from Fort Ord to Seaside to replace their chapel and "soup kitchen" facility badly damaged by "El Nino" rains.
9-29-98	Begin grant writing process to locate money's to create a highly visible example building reuse-in-place by upgrading former barracks buildings used by FORA and the Economic Development Corporation of Monterey County as offices.
10-7-98	Begin collaborative grant writing effort with UCSC to create a conference center type facility at their MBEST Center by relocating and remodeling barracks buildings based on the success Hartnell Community College had with relocation of barracks buildings.
10-11-98	Begin collaboratively working with Goodwill Industries in Designing a deconstruction training program utilizing their job training experience and FORA's PDP experience and the collective resources of the Monterey Bay communities .
10-15-98	Bio-Cycle Magazine begins crafting an article on the PDP.
10-20-98	Begin out-reach to Habitat for Humanity headquarters in Americus, Georgia to ascertain their interest in lumber salvaged from former military structures, like at Fort Ord. (Presented founder of Habitat for Humanity with PDP report during his appearance in Asilomar Conference Center.)
10-20-98	Sent Packard foundation minor status report on the PDP to date.
10-20-98	Answered Packard Foundation questions on FORA's grant request for deconstruction training funds.
10-21-98	Collect support letters from Monterey community and deconstruction industry leaders in favor of a deconstruction training program at Fort Ord.
10-27-98	Meet with Goodwill industries representative to see about collaborating to provide deconstruction training during a larger scale deconstruction Program.
10-28-98	Provide back up financial data to Packard foundation for proposed budget in FORA grant request.
10-29-98	Meet with Environmental Management company working on Kaufman and Broad's planned redevelopment of Hayes Housing Subdivision for the City of Seaside.
10-30-98	Ask US Army for permission to resume deconstruction work at concrete tilt-up building number 7954 in Hayes Housing Subdivision as a collaborative research project between FORA and Kaufman and Broad. The object being to find feasibility, methods and cost to dismantle concrete building and recycle it as a road base material.
11-2-98	Tour Trade and Commerce officials around Fort Ord and present finding of PDP
11-3-98	Tour Monterey County Health /Department official around Fort Ord and present findings of PDP.
11-3-98	Assist Seaside Church with logistics concerning relocation of Chapel form Fort Ord to Seaside.



Appendix II
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Time Line of Activities Prefomed in 1998

11-6-98	Final cost in from relocation of barracks building to Hartnell college. Results show that Hartnell saved 20% compared to other options for similar buildings.
11-10-98	Represent FORA and PDP at the Reuse Advisory Board meeting.
11-19-98	Tour DOE officials through Fort Ord and present findings from deconstruction to them.
11-20-98	Tour officials from Fort Chaffee through Fort Ord and present findings from deconstruction to them.
11-30-98	Assist County Health Department and California Integrated Waste Management Board ascertain which processes and regulations would be acceptable in the building removal process at Camp Roberts.
12-7-98	Send New York State Office for Recycling Market Development copy of PDP Final Report.
12-9-98	Send information from PDP at Fort Ord to Camp Roberts to ascertain if a pilot project can be implemented there.
12-9-98	Assist Seaside Church with City Of Marina permits required to relocate chapel from Fort Ord to Seaside.
12-10-98	Copy of PDP Final Report December 1997 to Developer in New York.
12-10-98	Copy of PDP Final Report December 1997 to Ohio University.
12-10-98	Provide Salvaged wood to Seaside church to make temporary supports for their condemned building in Seaside.
12-11-98	Provide list of local residents suitable to apply for Salvage Supervisor position to Presidio of San Francisco Trust.
12-11-98	Meet with Goodwill Industries representative and others to create a Deconstruction Demonstration Program Strategy Group.
12-14-98	Copy of PDP Final Report December 1997 to Army Corps of Engineers.
1-15-99	Deconstruction Demonstration Program Strategy Group meets to discuss, training possibilities, employment opportunities, deconstruction as alternate to demolition, potential roles for each consortium member, specifics on training class.
1-20-99	Meet with Community Foundation of Monterey to review FORA's grant application and show them Fort Ord.
1-22-99	Meet with Economic Development Corporation of Monterey about funds they granted to FORA to remodel building in FORA complex and use as an example of Reuse In-Place.
1-22-99	Begin writing formal Deconstruction Demonstration Program Implementation Plan.
1-26-99	Meet with Architect for remodeling of Buildings at FORA complex as example of Reuse In-Place.
2-3-99	Draft Deconstruction Demonstration Program Implementation Plan.
2-5-99	Meeting of Deconstruction Demonstration Program Strategy Group. Items discussed construction labor shortage, career training, pre-apprenticeship training, benefits to local workers, prevailing wages, lack of money to remediate hazardous materials and clean up trash after salvage, requiring reused materials be specified in new construction at Fort Ord.
2-26-99	Local California Integrated Waste Management Board representatives review Deconstruction Demonstration Program Implementation Plan for possibility of meeting their loan qualifications.
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.

Update Existing Asbestos Surveys

4-1-98	Solicit Industrial Hygienists to provide necessary services for updating existing Fort Ord Asbestos Surveys and discover previously unidentified asbestos hazards.
4-2-98	Meet With local air pollution control officials to gain insight from their experience on asbestos typically not identified in existing Fort Ord Asbestos Surveys
4-3-98	Meet With local hazard abatement contractors to provide insight from their experience on asbestos typically not identified in existing Fort Ord Asbestos Surveys
4-22-98	Send list of representative buildings selected to be used in updating existing asbestos surveys to selected Industrial Hygienist.
4-28-98	Find and copy existing asbestos surveys for buildings selected to have existing Asbestos Surveys updated. Give copies to selected Industrial Hygienist.



Appendix II
Pilot Deconstruction Project
Time Line of Activities Preformed in 1998

5-22-98	Begin field work to update existing Asbestos Surveys on selected barracks type buildings in the Marina Sports Complex.
6-3-98	Industrial Hygienist begins sampling of unknown materials to update existing Asbestos Surveys in select Buildings in Marina Sports Complex.
6-16-98	Industrial Hygienist completes sampling and send samples to the lab for analysis on selected building in Marina Sports Complex.
12-4-98	Collect existing asbestos reports for two buildings to be leased from the City of Marina by local church group.
2-11-99	Assist Church group leasing buildings from the City of Marina in the Sports Complex sample for asbestos so that they can begin remodeling.

Collect Lead Based Paint Data

7-15-98	Begin field work on LBP Survey on exterior of 47 barracks buildings in the Marina Sports Complex.
12-3-98	Assist the City of Marina in creating an Request for Proposal to select an Industrial Hygienist for the Sports Arena Complex.
1-20-99	Begin evaluating impact of new Proposed EPA LBP Disposal Regulations for response to EPA during public comment period.
1-21-99	Contact local landfill to coordinate responses to the Proposed EPA LBP Disposal Regulations
1-21-99	Contact local Air Pollution Control District to coordinate responses to the Proposed EPA LBP Disposal Regulations

Lead Based Paint Remediation Technology Search

1-5-98	Walk deconstruction sites with BRAC representatives inspect for cleanliness and completion. Sample soil for Lead contamination.
1-6-98	Review PDP budget and remaining funds with FORA Executive Officer.
4-3-98	Research LBP encapsulation regulations, specifications, and case studies.
4-29-98	Contact vendor interested in testing LBP removal process on the building siding at Fort Ord.
5-1-98	Discuss applicability of process to remediate LBP hazards from wood and create activated charcoal by-product with proprietor of process.
5-13-98	Discuss feasibility of utilizing the option for disposal of LBP debris by recycling into elemental lead for use in car batteries
7-2-98	Provide PDP information to US Army Corps of Engineers on disposal options used for LBP covered wood. To be applied to removal of 400 plus buildings at Camp Robert.
8-12-98	Discuss new LBP removal technology and using Fort Ord as a test site for the process.
9-1-98	Distribute Request for Qualifications to provide Department of Health Services Lead Worker Training and safety training for future deconstruction workers at Fort Ord.
9-3-98	Meet with insurance company representatives to determine if it is feasible to insure LBP covered wood against future liability by concerning improper end use by consumers.
10-11-98	Begin assisting City of Marina with management program for LBP in the Marina Sports Complex buildings, using information gathered during the PDP.
10-11-98	Begin assisting local church with LBP issues pertaining to leasing and renovating buildings form the City of Marina in the Sports Complex.
10-27-98	Site walk of Marina Sports Complex Buildings with city officials to help them assess the extent, management and liability associated with the LBP.
11-9-98	Work begins with companies that produce chemical paint strippers to ascertain applicability for use in removing LBP from siding at Fort Ord.
12-11-98	Send samples of salvaged siding to company using frozen Carbon dioxide for LBP removal.
1-29-99	Call Excide Battery to find cost of recycling LBP waste into lead for use in batteries.



**Appendix III
Project Expenses
Pilot Deconstruction Project 1998**

Item	Percent
<u>1) Maintaining the Previous Efforts of the PDP</u>	
Salvaged Material Cost/Value Determination	13%
Request for Qualifications for Deconstruction Contractors	8%
Community Outreach and Assistance	16%
(1) Sub-Total	37%
<u>2) Update Hazardous Material Information</u>	
Update Existing Asbestos Surveys	14%
Collect Lead Based Paint Field Data	7%
Asbestos and Lead Based Paint Reg. Research	8%
(2) Sub-Total	29%
<u>(3) Lead Based Paint Remediation Technology Search</u>	
	15%
<u>Funds Carried Over to 1999</u>	
	19%
Total (\$150,000)	100%



Project Expenses
Pilot Deconstruction Project 1998

Item	Dollars
<u>1) Maintaining the Previous Efforts of the PDP</u>	
Salvaged Material Cost/Value Determination	\$19,500
Request for Qualifications for Deconstruction Contractors	12,000
Community Outreach and Assistance	<u>24,000</u>
(1) Sub-Total	\$55,500
<u>2) Update Hazardous Material Information</u>	
Update Existing Asbestos Surveys	\$21,000
Collect Lead Based Paint Field Data	10,500
Asbestos and Lead Based Paint Reg. Research	<u>12,000</u>
(2) Sub-Total	\$43,500
<u>(3) Lead Based Paint Remediation Technology Search</u>	\$22,500
<u>Funds Carried Over to 1999</u>	\$28,500
Total	\$150,000

