

Building Removal Program Update: Surplus II – Obligation to Seaside

A Presentation to the City of Seaside, City Council

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08/18/16*

- Former Fort Ord building removal background
- What is “Surplus II” (aka Seaside University Village)?
- Are Surplus II Buildings Historically Significant?
- Is Surplus II FORA property or Seaside Property?

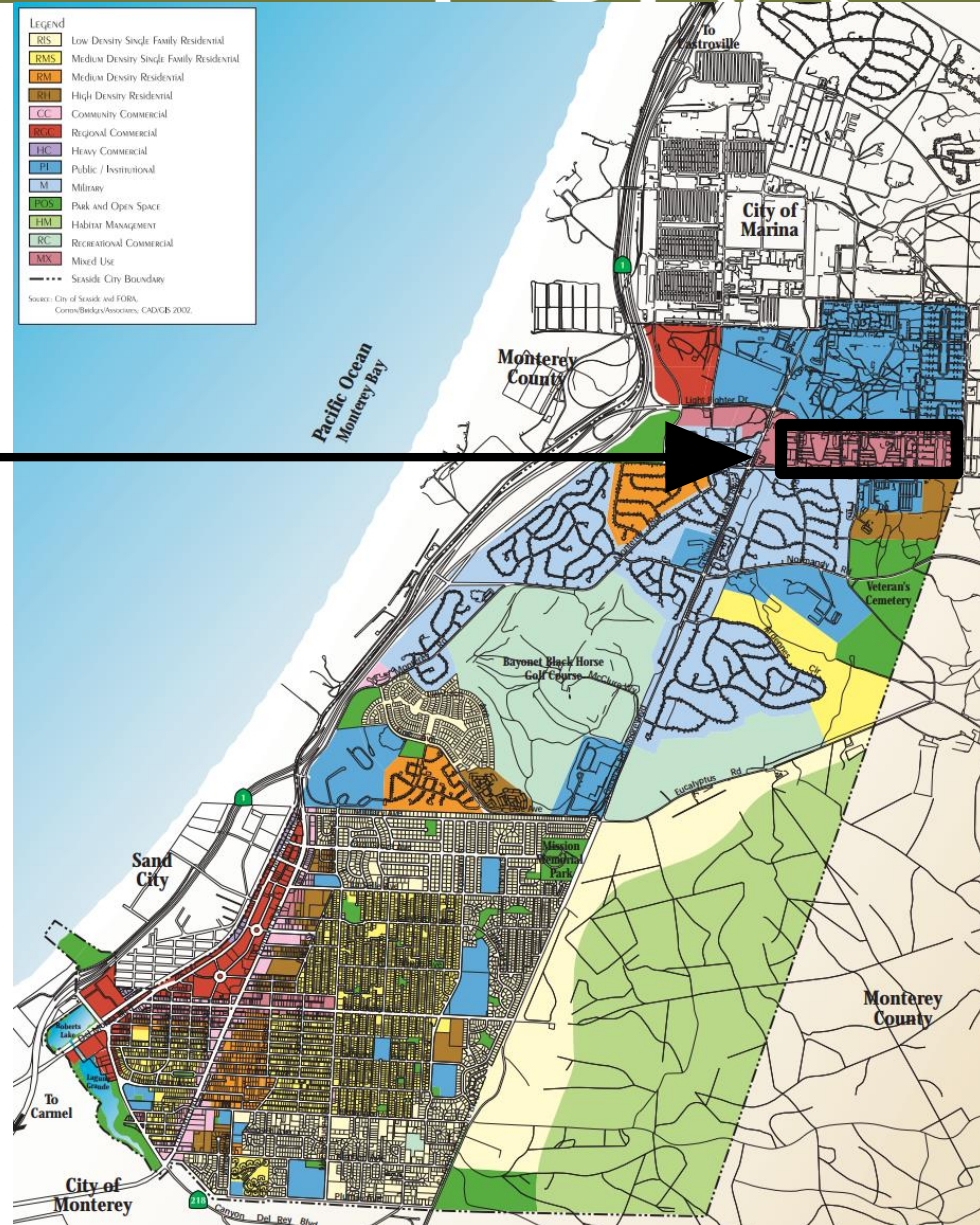
- Presentation Outline:
 - Site Overview & “Project Area” Data
 - Challenges
 - Building Removal Strategy & Timeline
 - FORA Industrial Hygienist Work
 - Path Forward

Location of 'Surplus II'





- Surplus II

- 58 Acres between Gigling Rd, and Col Durham on the former Fort Ord.
- 28 Blighted Buildings



Surplus II Project Area



-  - SURPLUS II – Site Area
-  - Buildings in Use
-  - Blighted Buildings

Existing Blight at Surplus 2



- Surplus II was intended for Re-use
 - 1998-2006 Seaside sought out re-use solutions
- Multiple developers presented ideas, but could not secure funding or move forward
- 20 Years of unsuccessful developer proposals has proven Low Density solutions are not feasible

Re-Use costs more than Building New



California Seismic Code Requirements - \$\$\$

- *Making buildings safe exceeds cost to build new*



California Accessibility (ADA) Requirements - \$\$

- *Reuse requires changes to make them accessible to those with disabilities adding cost*



California Safety Requirements (OSHA) - \$\$\$

- *HAZMAT must be removed adding cost*



2013 California Title 24 – Energy Code - \$\$

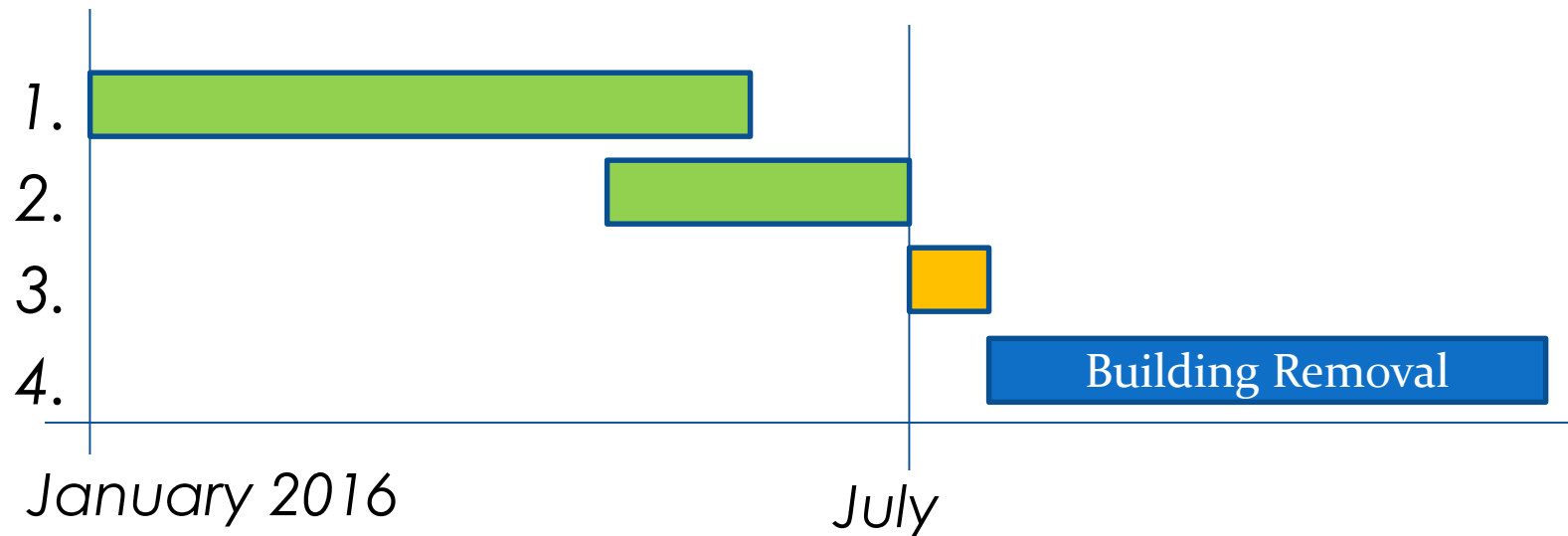
- *Not able to meet Building Envelope standards*
- *New Construction must be Zero-Net Energy by 2020*

Combined Requirements = More to Re-use than New

- **2006 FORA committed \$4.0M to Building Removal**
 - *At the request of the City of Seaside*
 - *2011 FORA removed 1 building for \$100K*
- **2006-2015 Seaside sought Developer Solutions**
- **2015 Seaside requests Building Removal strategy**
- **2016 FORA adjusted the commitment for inflation**
 - *New amount \$5.2M*

- **Basic Business Plan:**

1. FORA - Identify Amount of Hazmat
2. FORA - Identify removal cost by building
3. Seaside - Specify buildings to remove
4. FORA – Use \$5.2M to remove specified buildings



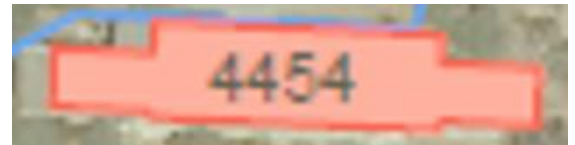
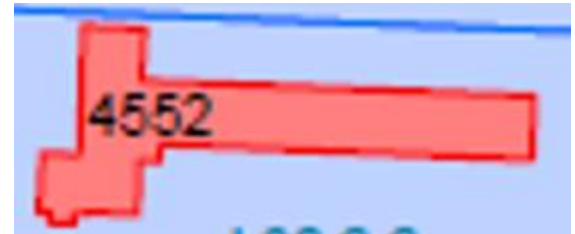
- **2016 FORA hired an Industrial Hygienist to:**
 - *Identify the Extent of Hazardous Material*
 - *Identify amounts, and estimate cost to remove*
- **July 2016 Industrial Hygienist Work Complete**



We deliver tailored common sense solutions, rapid response, and safe construction practices for municipalities, private industry and government agencies throughout the Western USA.

- **6 buildings types:**

- *Hammer head*
- *Rolling Pin*
- *Administration*
- *Armory*
- *Gym*
- *Cafeteria*

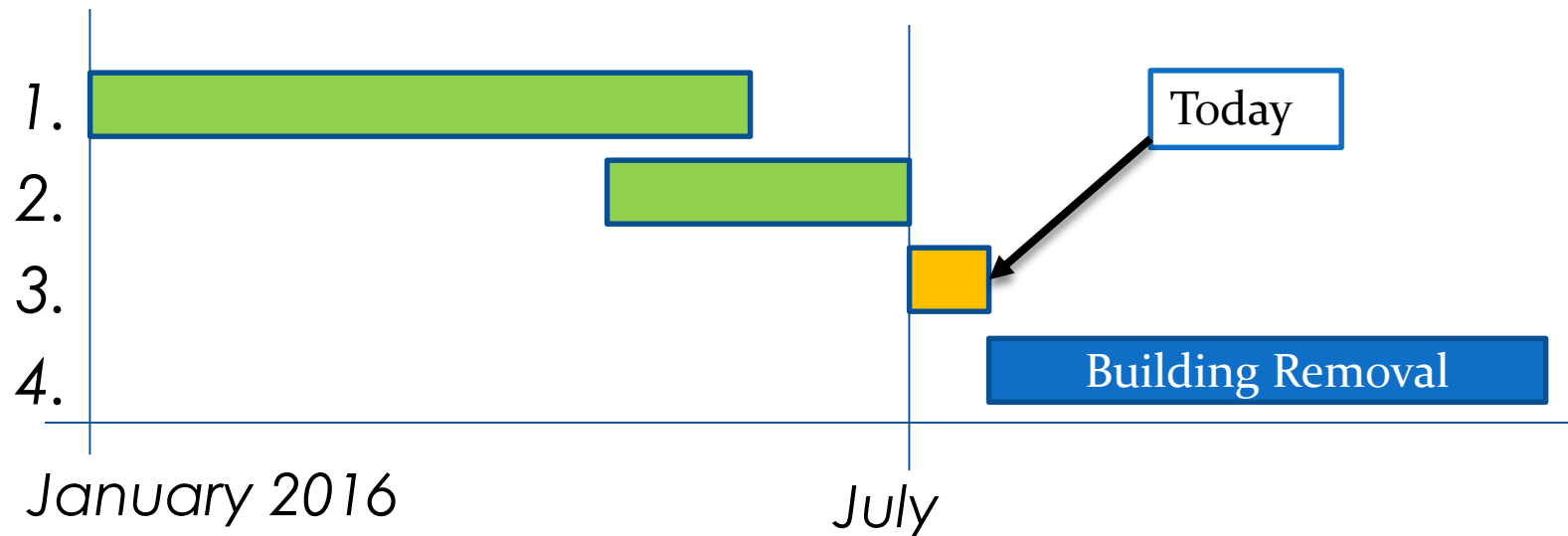


Hazardous Materials

Building Type	Asbestos	Lead-Based Paint	Universal Waste	PCBs
5 - Administration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 - Armories	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1 - Cafeteria	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1 - Gymnasium	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8 - Hammerheads	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10 - Rolling Pins	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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FORA's Strategy Proposal



- FORA \$5.2M Surplus II Removal – Now (17 Bldgs)



- Secure/Beautify site for later removal

- **Next Steps:**

1. Seaside Concurrence in Strategy
2. FORA solicits for Building Removal
3. Contract Submittals/Award
4. Building Removal & Site Clearance
5. Fencing

Questions?

