



FORT ORD BLIGHTED BUILDINGS REMOVAL

To: MST Board of Directors

9/13/2021

Presented by: Lisa Rheinheimer and Sandra Amorim



RECOMMENDATION

1. Open the Public Hearing on the Project and Accept Public Comments.
2. Close Public Comments.
3. Award contract to Randazzo Enterprises in the amount of \$961,873.00, authorize General Manager/CEO to execute contract for demolition services of former Fort Ord buildings, and adopt CEQA findings/exemptions listed in this September 13, 2021 Board memo under “CEQA and Environmental Determination.”

BACKGROUND

- FORA and the Base Reuse Plan, 1997
- The Dunes Specific Plan, 2005
- FORA Bond Issuance, June 2020
- MST-TAMC Cost Sharing Agreement, December 2020

BLIGHTED BUILDINGS

MST OWNED T-2058



BLIGHTED BUILDINGS

TAMC OWNED T-2060-2061, 2063-2065



BLIGHTED BUILDINGS TAMC OWNED T-2071



DEMOLITION SCOPE OF WORK

- Remove hazardous material – asbestos, lead-based paint, lead contaminated soils, and possible PCBs
- Remove and recycle non-hazardous materials – wood, concrete, other
- Permits – Air District, City of Marina, Storm Water, EPA number and Department of Industrial Relations
- Finish grading with seed cover for storm water protection
- Fencing to prevent trespassing

CEQA AND ENVIRONMENTAL DETERMINATION

- In 2019 and 2020, FORA passed Resolution Nos. 19-13 and 20-02 which initiated the demolition process through the issuance of bonds. Consequently, the CEQA statute of limitations has passed on approval of the demolition activities.
- Furthermore, demolition of existing structures on the properties owned by MST and TAMC on the former Fort Ord have been adequately addressed in (1) the 1997 Base Reuse Plan Environmental Impact Report (1997 EIR; SCH# 96013022) and (2) the University Villages Specific Plan Environmental Impact Report (Dunes Specific Plan EIR; SCH# 2004091167).
- Additionally, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 and the common sense exemption under CEQA Guidelines Section 15061(b)(3).

PUBLIC HEARING

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PROCUREMENT PROCESS

- Issued Invitation for Bids on July 1, 2021
- Opened bids via Zoom on August 13, 2021
- Received 5 responsive bids and 2 unresponsive bids
- Randazzo Enterprises submitted the lowest, responsive and responsible bid at \$961,873

FUNDING AND BUDGET

- Funding provided by FORA issued bonds from June 2020 (total \$1,489,500):
 - MST building - \$186,000
 - TAMC buildings - \$1,303,500
- Budget breakdown (total \$1,278,580):
 - \$45,580 – Preconstruction activities: site assessments, hazardous materials testing, planning, and permits
 - \$1,233,000 – Construction activities: demolition contract, contingency, construction management, and close-out

SCHEDULE

- Upon MST Board authorization, the following schedule is anticipated:
 - Sept. 16 – Pre-construction meeting
 - Sept. 20 – Mobilization and begin work
 - Dec. 2021 – Complete demolition and close-out

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QUESTIONS

