



AGENDA

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO REDEVELOPMENT
AGENCY OF THE CITY OF SEASIDE

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, August 17, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

Ralph Rubio	Mayor/Chair
Dennis Alexander	Mayor Pro Tem/Vice Chair
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member
Kayla Jones	Council/Agency Member

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. **CLOSED SESSION**

A. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

1. Keep Fort Ord Wild VS. City of Seaside Case Number 16Cv003795
2. LandWatch Monterey County VS. City of Seaside (Real Party: Monterey Downs, LLC) Case Number 16CV003793

B. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (2) (d) - ANTICIPATED LITIGATION

Conference with legal counsel regarding significant exposure to litigation (one potential case).

5. **CONSENT AGENDA**

A. APPROVE THE MINUTES OF AUGUST 3, 2017

RECOMMENDATION: It is recommended that the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of July 22, 2017 through August 4, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 3, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$3,221.41.

RECOMMENDATION: It is recommended that the Agency Board approve and file the attached checks.

6. BUSINESS ITEMS

**A. DISCUSS AND PROVIDE DIRECTION ON UNSOLICITED PROPOSALS
RECEIVED FOR THE BUILDINGS COMMONLY REFERRED TO AS THE
NURSES BARRACKS**

PURPOSE: Receive direction on unsolicited proposals regarding the Nurses Barracks site currently owned by the Fort Ord Reuse Authority while ESCA clean-up is being completed.

RECOMMENDATION: Staff recommends that a Request for Proposals be developed to market the entire 77.4 acre site of the Nurses Barracks Parcel after the completion of the ESCA Remediation Designation Process and the Oak Woodland Process.

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 7, 2017
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, August 3, 2017
5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:30 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Jones, Pacheco, Rubio

ABSENT: No

2. **PLEDGE OF ALLEGIANCE**

Council Member Pacheco led the Pledge.

3. **PUBLIC COMMENT**

Mayor Rubio invited comments from the public.

- Timothy Barrett, Council Member from the City of Monterey spoke to serving on various boards and commissions that are focused on economic vitality and invited the Council to consider attending the Com-Cap conference September 10-13, 2017 with a major theme of tools for capital access for local businesses.

4. **CONSENT AGENDA**

On motion by Council Member and seconded by Council Member and passed by the following vote, the City Council approved the Consent Calendar as presented.

RESULT: **Approved**

MOVER: Council Member Jason Campbell

SECONDER: Council Member Dave Pacheco

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones

NOES: None

ABSENT: None

A. **APPROVE MINUTES OF JUNE 20, 2017**

Action: Approved

B. **ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR THE CITY OF SEASIDE AND THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE FOR THE QUARTER ENDING JUNE 30, 2017**

Action: Accepted

C. **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

Action: Approved

5. **CLOSED SESSION**

The City Council adjourned to Closed Session at 5:36 PM. Open session reconvened at 5:49 PM.

Council Member Jones arrived at 5:49 PM.

A. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

6. STUDY SESSION

A. DISCUSS AND PROVIDE DIRECTION ON COUNCIL MEMBER JONES REQUEST TO ADD NEW BOARDS OR COMMISSIONS

City Manager Malin introduced the item which was agendized in response to Council Member Jones request to add three additional Brown Act commissions. He outlined the existing commissions that have been adopted by ordinance and also other support and advisory groups that staff currently facilitates. Staff conducted a survey totaling the amount of hours dedicated to each of the commissions per month which averaged at 20-30 hours of staff time per month, per commission. He noted that as the needs of the community change, the governing structure needs to be responsive. The Council has discretion for creating advisory groups, either formal or informal, staff or self-supported, resourced in advance or resourced after their needs have been derived. The three proposed commissions are regarding affordable housing, environmental matters, and the status of homelessness. Drafts of the three commissions were included in the packet. He requested the Council to discuss the proposal and provide direction to staff.

Mayor Rubio asked the Council's desire to take on this work task at the present time indicating he prefers to discuss this item at the next strategic planning session where it's more appropriate to discuss resource allocation and staff work load. Council Member Campbell questioned the timing of the strategic planning session indicating it may be too far out. Mayor Pro Tem Alexander agreed with Mayor Rubio but also questioned the purview of the homeless and affordable housing commissions as there are many other agencies that are working on these issues and would be a duplication of services, and cited the fact affordable housing is a large aspect of homelessness. Council Member Pacheco agreed that this is a large topic and the City should be focusing efforts more regionally, to accomplish more. Mr. Pacheco also expressed the staff time and effort that it takes to support robust commissions and thinks that we should focus on the projects that are on the current work plan first and projects that are already overdue, to get them to fruition before taking on these new commissions. The proposed programs will need staff time and resources to make impacts. You should not have a commission if you do not match it with the needed resources.

Council Member Jones disagreed that this could not be taken up at this time and expressed disappointment that there was no desire to discuss the proposed commissions. On question, Mr. Malin spoke to the current projects and opportunities staff is working on for affordable housing, homelessness and environmental operations.

Mayor Rubio reiterated his suggestion is to move to strategic planning, for a more robust discussion. He said an affordable housing commission would be duplicating efforts of other several commissions on city and county levels that are already taking a regional approach, which is critical. There are over 30 homeless service providers in the county and they just reconvened a new one called Lead Me Home which includes the local Mayors and is a regional approach for addressing the homeless issue. He spoke to his meeting with County supervisors who realize cities do not have resources and that social services are a County obligation. Mayor Rubio reported that the 2017 homeless survey was just published. The need is known, but we don't have the resources to fix the need. We need to put resources into fixing the problems, instead of studying them ad nauseam. He agreed with Council Member Pacheco that we need to focus on the work plan that we already assigned to staff.

Council Member Campbell agreed that the commission would be an added burden and there may be overlap in certain areas but they are very important issues. A public advisory commission could suggest ways to put existing allocations to use to solve these problems.

Council Member Pacheco detailed many projects that have not yet been completed, because staff has been redirected to different priorities. The current staff energy is diversified to too many projects. Mayor Rubio and Mayor Pro Tem Alexander agreed.

Council Member Jones said Council Member Pacheco was only trying to get good PR by rattling off victories of previous City Council decisions. She expressed that she did not understand why they won't support the new commissions and does not see linkage between things that have not been accomplished and forming these commissions. She said she does not think it will take more time or resources. Council Member Jones questioned the City Manager about what would it take to form an ad hoc commission to which Mr. Malin responded it would take a majority vote of the Council. She requested to take on the commission personally. City Attorney Freeman indicated that Council Members can be responsible for commissions but since the City Council is the appellate body for Boards and Commission, there would be a conflict doing the work then making decisions when it comes before the Council. Even as a non-voting member of a committee, it can create a conflict of interest.

Council Member Pacheco requested a true cost break out of the staffing for committees and the cost and staff impacts to form the three requested commissions. Mayor Rubio requested to know how much money is allocated for these different topics and what Strategic Planning items are already addressing these three areas.

Council Member Jones indicates she does not understand why the Council cannot have another study session on the topic and why it has to wait until the strategic plan. She disagrees that the County has the responsibility to take on these issues and thinks that it is a common sense fallacy that staff can't take on more work. She requested another study session to have more discussion. In response, Council Member Pacheco spoke against her comments of a common sense fallacy and detailed his previous work experience supporting commissions and detailed the direct relationship to what the commission does and the amount of staff time, energy and costs it results in.

Mayor Rubio invited public comments on the item.

- River Navai spoke to the affordable housing issue and that addressing affordable housing in Seaside should be more important than park beautification. There are many strategies that could address the issue and that postponing action now will not reflect well on the City's history. She and she encouraged the City Council to reconsider adding the commissions for homelessness and affordable housing.

The City Council took no action on the item.

7. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:50 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ralph Rubio, Mayor/Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Daphne Hodgson, Deputy City Manager Administrative Services

DATE: August 17, 2017

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE

It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of July 22, 2017 through August 4, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 3, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$3,221.41.

RECOMMENDATION

It is recommended that the Agency Board approve and file the attached checks.

BACKGROUND

In accordance with Government Code Section 37208, at each Agency Board meeting the Board is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the Agency Board for inspection and confirmation.

A description of the checks and wires exceeding \$10,000.00 is as follows:

There were no checks or wires exceeding \$10,000.00 for the period covering July 22, 2017 through August 4, 2017.

The Checks report is available on the City's website here:
<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

The listed checks have been budgeted and paid from the various funds, as appropriate.

ATTACHMENTS

1. <http://www.ci.seaside.ca.us/194/Check-Draft-Register>
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Kurt Overmeyer, Economic Development Manager

DATE: August 17, 2017

**SUBJECT: DISCUSS AND PROVIDE DIRECTION ON UNSOLICITED
PROPOSALS RECEIVED FOR THE BUILDINGS COMMONLY
REFERRED TO AS THE NURSES BARRACKS**

PURPOSE

Receive direction on unsolicited proposals regarding the Nurses Barracks site currently owned by the Fort Ord Reuse Authority while ESCA clean-up is being completed.

RECOMMENDATION

Staff recommends that a Request for Proposals be developed to market the entire 77.4 acre site of the Nurses Barracks Parcel after the completion of the ESCA Remediation Designation Process and the Oak Woodland Process.

BACKGROUND

On July 11, 2017 staff received two unsolicited proposals regarding the Nurses Barracks site.

Both proposals were very similar and included a plan to adaptively reuse the existing structures and to carve out an approximately 5 acre parcel. Within a week of the receipt of these proposals staff also received an in person inquiry from a third developer that stated their intent to propose a more substantial, multi-family residential parcel that would use roughly 40 acres of the 77 acre nurses barracks parcel. The Parcel also includes approximately 15 acres that are slated to become the new City corporation yard facility.

This parcel is directly adjacent to the DOD Office Building on Gigling Road and can be accessed via Parker Flats Cutoff. The existing structures have been described as having "good bones," but are currently in a state of disrepair and have been vandalized and stripped of any easy to sell metal components, including all of the copper. Additionally, the structures have become infested with various animals and continue to decline as additional acts of vandalism occur regularly.

The two proposals consider gutting the existing structures, remediating minor asbestos issues (primarily drywall joint compound), and then building approximately 38 units of two and three bedroom apartments and adding laundry and exercise components. The third potential developer is considering a multi-phase multi-family project that would include between 200-300 units ranging from small studio units to three bedroom apartments.

The current General Plan land use designation for this property is High Density Residential and the Zoning is RH.

Development interest presents a broad range of opportunities, however, no planning process or project level CEQA analysis has been completed for this parcel. Additionally, this property was expected to have a restriction against certain residential development due to the potential for encountering dangerous unexploded ordinance in this area resulting from activities in the former Fort Ord. The Fort Ord Reuse Authority (FORA) recently announced a plan to remove this restriction after further review by the various regulatory entities, however, this process is not complete at this time and will largely depend on comments and challenges received and reviewed over the next several weeks. FORA is also in the process of determining what portions of the oak trees are to be protected and plan to decide this in coming months as part of their Oak Woodlands Process.

Because of these complications, lack of planning process and to ensure a competitive process expanding potential for the parcels, staff recommends that a Request for Proposals (RFP) be prepared after the completion of the ESCA Remediation Documents (allowing for Residential) and the Oak Woodlands process for the entire 77.4 acre site outlining the required planning and CEQA process required. This will allow the City to choose a developer that can shepherd the project through the entitlement process, complete a public planning process and ensure that the final project meets the community's needs.

FISCAL IMPACT

ATTACHMENTS

1. Glover Proposal
 2. EKB Partner's Proposal
-

Reviewed for Submission to the
City Council by:



Meeting Date: August 17, 2017

Craig Malin, City Manager

GLOVER ENTERPRISES
P.O.BOX 957
SEASIDE, CA 93955
831-596-7454

JULY 5, 2017

Mr. Craig Malin, City Manager
440 Harcourt Ave.
Seaside, CA 93955

Ref: Unsolicited Proposal to convert Buildings 4386 & 4387 into work Force Housing.

Dear Mr. Malin:

This unsolicited proposal is being presented to you in hope that you will support and assist me in acquiring the buildings and land identified as the Ft. Ord Nurses Quarters, buildings 4386 & 4387. At present the property is owned by FORA and is currently scheduled to be transferred to Seaside in early 2019. I propose to convert these sites into "Work Force Housing".

Since many of the buildings on the former Fort Ord have high levels of Asbestos and Lead paint, I felt it necessary to do the following due diligence to determine if this was a durable project. To date I have done the following:

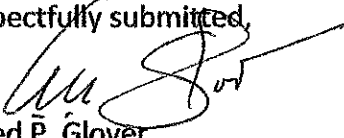
1. Signed a "Right to Enter" agreement (ROE) with FORA.
2. Purchased a General Liability Insurance policy, naming FORA and the City of Seaside as additional Insured.
3. Retained Tech Consulting, a local engineering consultant to do a foundation analysis/
Results: Little to no reinforcements required.
4. Retained PSI, another local company to do an asbestos and lead paint survey/ Results: Less than 1% asbestos in sheet rock; can be dumped without special treatment /No lead paint was found.

Since this proposed project consist primarily of upgrades and retrofitting the interior of existing dormitory structures, no new construction will be necessary. The area is already zoned for multifamily housing. The need for work force housing on the Peninsula is approaching a critical stage for faculty, teachers, VA hospital staffing and the general public. While this project will not solve this shortage, it will provide 38 two and three units to the rental market.

My time table is very short; I project completion and occupancy no later than 16 months from the date on this letter. At the present time I am not planning to have any partners in this venture. I intend to use my own funds along with financing from Chase and 1st Capital Bank.

The unsolicited proposal Enclosures are attached for your consideration. Thank you in advance for considering this project.

Respectfully submitted,



Alfred P. Glover
Owner

- Enclosure 1. Application Contact Information
- Enclosure 2. Army Corps of Engineering Summary of Buildings 4386 & 4387
- Enclosure 3. Project Description
- Enclosure 4. Profile & Experience of project owner
- Enclosure 5. Project Financial Structure
- Enclosure 6. Fees and Permits
- Enclosure 7. Economic / Community benefits
- Enclosure 8. Project Schedule
- Enclosure 9. Photos around project site

**UNSOLICITED PREPOSAL SUBMISSION
TO
RESOURCES MANAGEMENT SERVICES:
COMMUNITY AND ECONOMIC DEVELOPMENT DIVISION OF THE CITY OF SEASIDE
440 HARCOURT AVE. SEASIDE, CA 93955**

July 5, 2017

This unsolicited Proposal is being submitted for your consideration. I have attached the following enclosures to support my request:

- Enclosure 1. Application Contact Information
- Enclosure 2. Army Corps of Engineers Summery of Buildings 4386 & 4387
- Enclosure 3. Project Description
- Enclosure 4. Profile & Experience of project owner
- Enclosure 5. Project Financial Structure
- Enclosure 6. Fees and Permits
- Enclosure 7. Economic / Community Benefits
- Enclosure 8. Project Schedule
- Enclosure 9. Photos around Project Site

If additional information is desired, please contact me at apg06@aol.com or 596-7454

Respectfully,

Alfred P. Glover
Owner.

Applicant Contact Information

Name of Applicant: Alfred P. Glover

P.O. Box 957

Seaside, CA 93955

Home 831-394-7487

Office 831-394-4885

Cell 831-596-7454

apg06@ aol.com

Sole Proprietorship

Enclosure # 1

ARMY CORPS OF ENGINEERS BUILDING
SUMMARY
BUILDINGS
PO4386 & PO4387

This report was conducted by the Army Corps of Engineering. Work on the report was started on August 11, 1992 and was published on November 13, 1992. The report addresses asbestos and lead paint. It also gives an additive cost for optional removal and replacement of materials in each building:

Building PO4386 \$1,038,281

Building PO4387 \$1,029,606

Enclosure # 2

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386**

BUILDING SUMMARY

BUILDING P04386

Date(s) of Survey	8/11/92, 11/13/92
Estimated Date of Construction	1974
Building Usage	Enlisted Barrack without Dining
Total Gross Square Footage	19,011 Sq. Ft.
Building Type	Concrete
Number of Levels	3
Estimated Cost of Recommended Work Items for Asbestos-Containing Materials (CWE)	\$0
Total Estimated Cost Including Additive Items (CWE)	\$1,318,136
• Cost per Square Foot Including Additive Items (CWE)	\$69.34
Friable Asbestos-Containing Materials	None
Nonfriable Asbestos-Containing Materials	Joint Compound, Textured Paint, Roofing Mastic, Roof Flashing

WORK ITEM INVENTORY

BLDG./ WORK ITEM	DEI RATING	CONSTR. YEAR	TYPE OF MATERIAL	ESTIMATED QUANTITY	DESCRIPTION LOCATION	FRIABILITY	ACTION	CONTRACTOR COST
P04386 1	13	N/A	Joint Compound and Textured Paint	58,400 SF	1st/2nd/3rd Flrs Throughout Bldg	Nonfriable	O&M	\$0

FINDINGS: Nonfriable asbestos-containing joint compound associated with wallboard throughout the building and textured paint associated with most of the wallboard were in good condition. No asbestos was detected in the wallboard. These materials are accessible to building users but do not pose a risk of contamination as long as they do not become damaged or deteriorated in such a way that they could release asbestos fibers into the air. [Bulk Sample(s) 4, 5, 14]

RECOMMENDATIONS: Inspect biannually as part of O&M. Prohibit disturbance which may cause generation of airborne asbestos fibers. For all removal, repair, and O&M activities, associated wallboard must be considered asbestos-contaminated. Any construction, renovation or demolition activities may render the joint compound friable. Should these materials be removed, delete this work item from the O&M. Use asbestos-free materials for any replacement.

Additive cost for optional removal and replacement of this material is \$1,007,400.

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386**

WORK ITEM INVENTORY

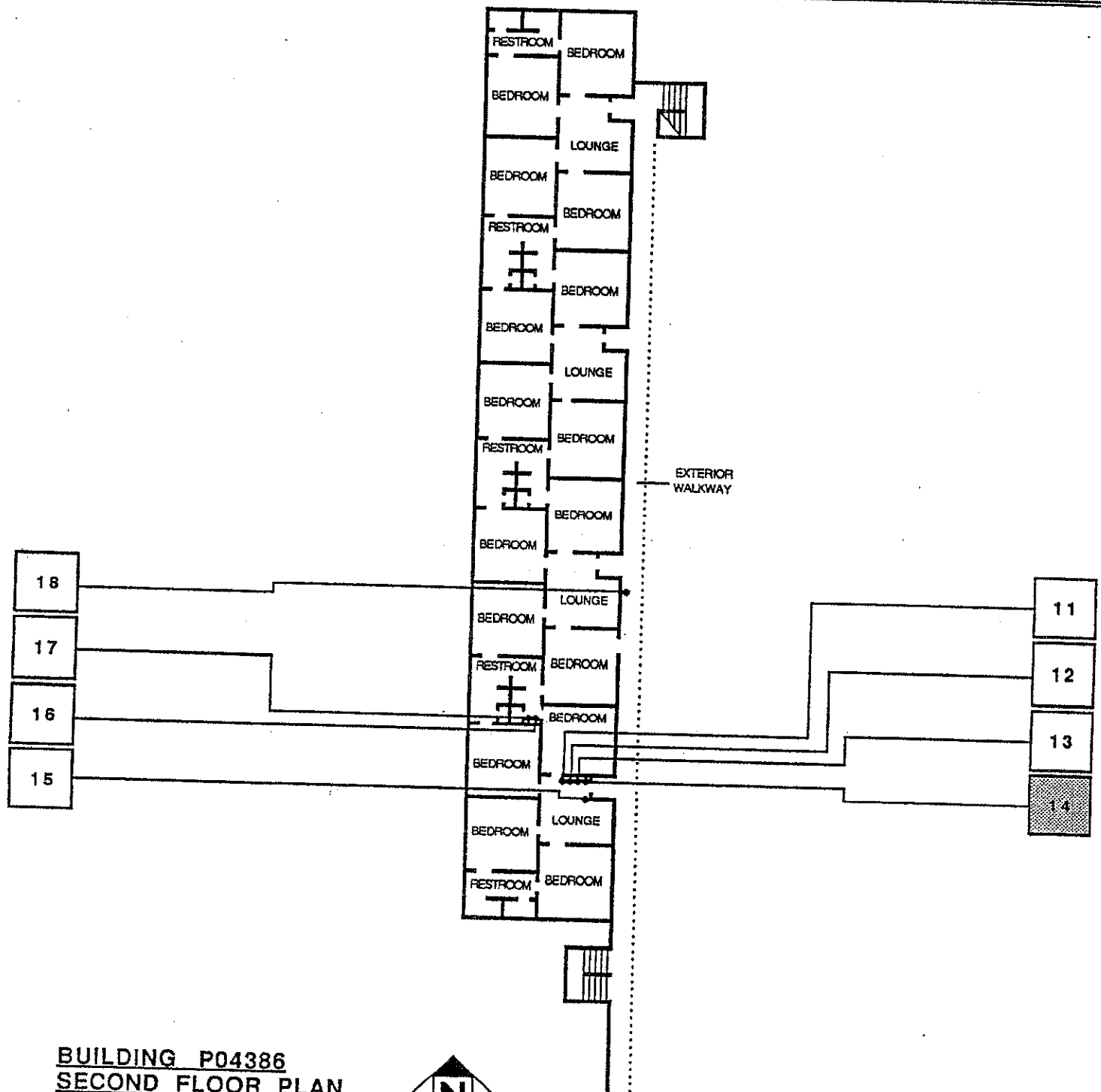
BLDG./ WORK ITEM	DEI RATING	CONSTR. YEAR	TYPE OF MATERIAL	ESTIMATED QUANTITY	DESCRIPTION LOCATION	FRIABILITY	ACTION	CONTRACTOR COST
P04386 2	13	N/A	Roof Flashing & Roofing Mastic	72 SF	Roof	Nonfriable	O&M	\$0

FINDINGS: Nonfriable asbestos-containing roof flashing and roofing mastic around vents on the roof were in good condition. These materials are accessible to maintenance personnel but do not pose a risk of contamination as long as they do not become damaged or deteriorated in such a way that they could release asbestos fibers into the air. [Bulk Sample(s) 29, 30, 32]

RECOMMENDATIONS: Inspect these materials biannually as part of the O&M. Prohibit any disturbance which may cause the generation of airborne asbestos fibers. For any removal, repair or O&M activities, materials inseparable from the roofing mastic must be considered asbestos-contaminated. Should these materials be removed, delete this work item from the O&M. Any replacement should be performed with asbestos-free materials.

Additive cost for optional removal and replacement of this material is \$1,275.

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION



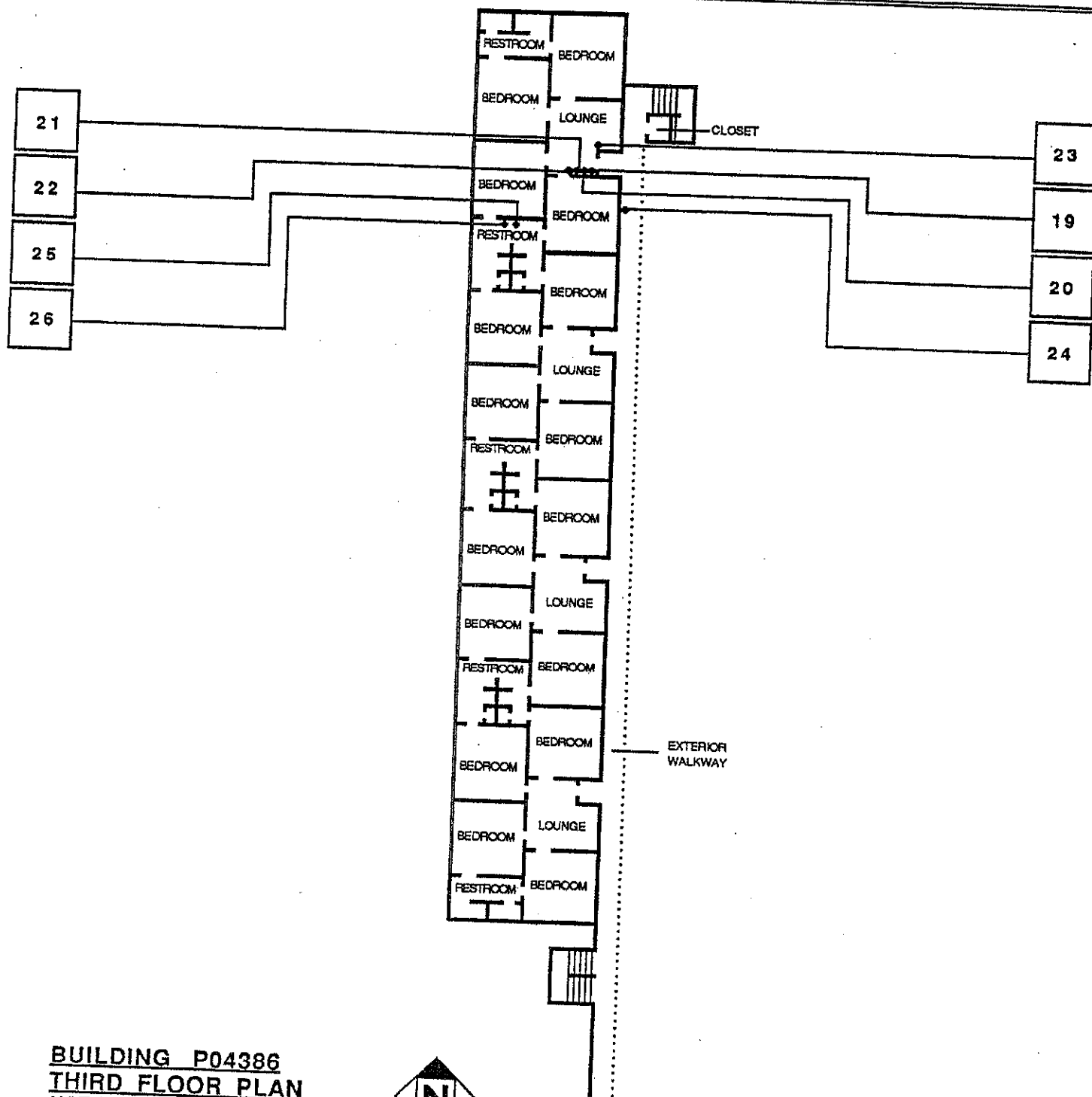
BUILDING P04386
SECOND FLOOR PLAN
NOT TO SCALE

BULK SAMPLE ASBESTOS CONTENT  = >0.1%  = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB001

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION



BUILDING P04386
THIRD FLOOR PLAN
NOT TO SCALE

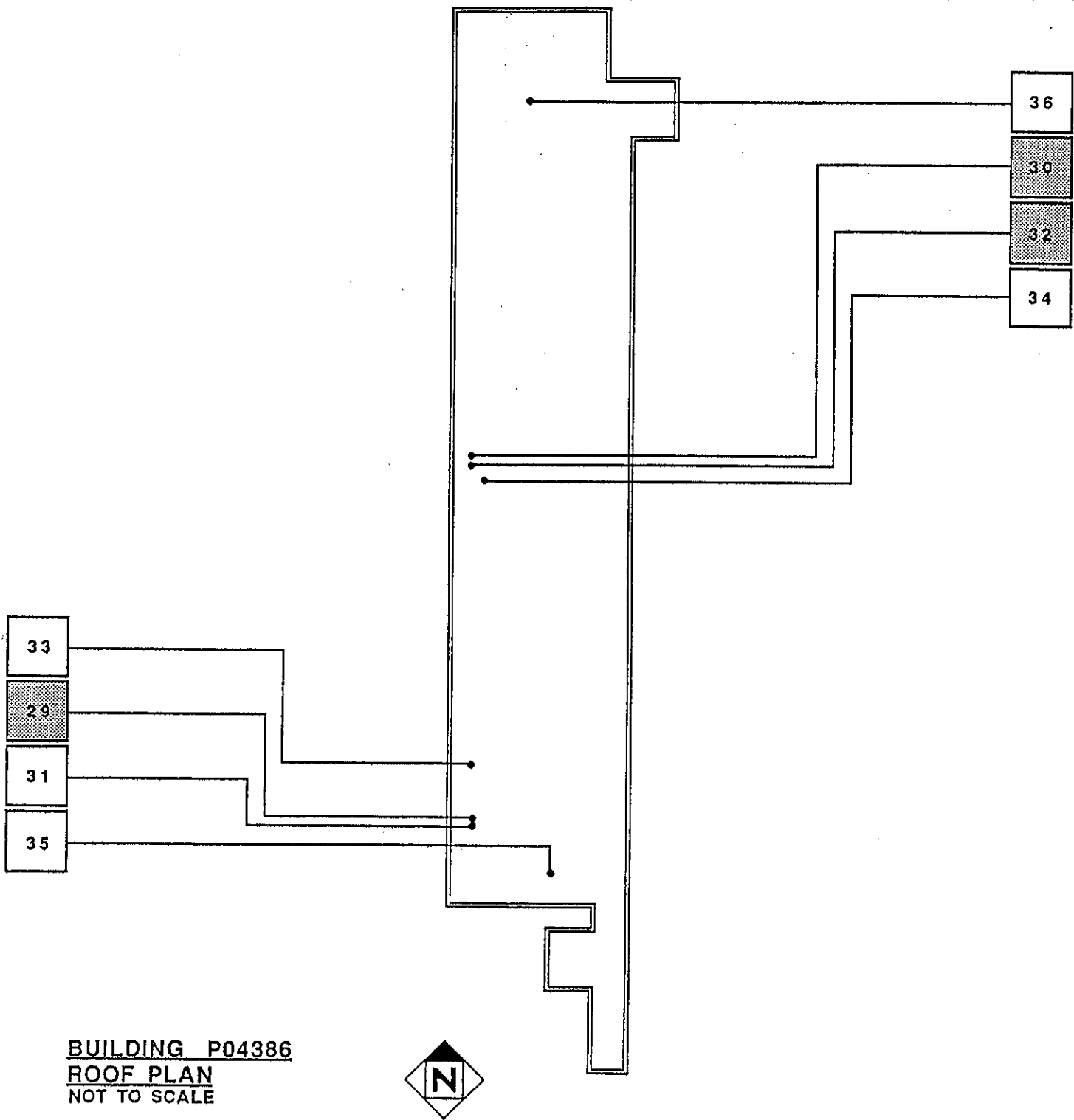


BULK SAMPLE ASBESTOS CONTENT  = >0.1%  = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB001

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION



BUILDING P04386
ROOF PLAN
NOT TO SCALE

BULK SAMPLE ASBESTOS CONTENT  = >0.1%  = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB001

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386**

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04386	1	Void								
P04386	2	Wallboard White	47,000 SF	1	Bedroom	N		N/D		
P04386	3	Carpet Mastic Yellow	15,570 SF	1	Bedroom	N		N/D		
P04386	4	Joint Compound	58,400 SF	1	Bedroom	P	Chrysotile	2	Nonfriable	None
P04386	5	Textured Paint	47,000 SF	1	Bedroom	P	Chrysotile	3	Nonfriable	None
P04386	6	Wallboard Brown	11,400 SF	1	Restroom	N		N/D		
P04386	7	Wallpaper	2,800 SF	1	Restroom	N		N/D		
P04386	8	Exterior Stucco	15,000 SF	1	Exterior Wall	N		N/D		
P04386	9	Resilient Floor Tile (12" x 12") White	270 SF	1	Repair and Utility Room	N		N/D		
P04386	10	Floor Tile Mastic Black	270 SF	1	Repair and Utility Room	N		N/D		
P04386	11	Carpet Mastic Yellow	(R3)	2	Lounge	N		N/D		
P04386	12	Baseboard Mastic Tan	3,900 SF	2	Lounge	N		N/D		
P04386	13	Wallboard White	(R2)	2	Lounge	N		N/D		

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386**

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04386	14	Textured Paint	(R5)	2	Lounge	P	Chrysotile	3	Nonfriable	None
P04386	15	Joint Compound	(R4)	2	Lounge	N		N/D		
P04386	16	Wallboard Brown	(R6)	2	Restroom	N		N/D		
P04386	17	Wallpaper	(R7)	2	Restroom	N		N/D		
P04386	18	Exterior Stucco	(R8)	2	Exterior Wall	N		N/D		
P04386	19	Carpet Mastic Yellow	(R3)	3	Lounge	N		N/D		
P04386	20	Baseboard Mastic Tan	(R12)	3	Lounge	N		N/D		
P04386	21	Wallboard White	(R2)	3	Lounge	N		N/D		
P04386	22	Textured Paint	(R5)	3	Lounge	N		N/D		
P04386	23	Joint Compound	(R4)	3	Lounge	N		N/D		
P04386	24	Exterior Stucco	(R8)	3	Exterior Wall	N		N/D		
P04386	25	Wallboard Brown	(R6)	3	Restroom	N		N/D		
P04386	26	Wallpaper	(R7)	3	Restroom	N		N/D		

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04386	27	Resilient Floor Tile (12" x 12") White	(R9)	1	Repair and Utility Room	N		N/D		
P04386	28	Floor Tile Mastic Black	(R10)	1	Repair and Utility Room	N		N/D		
P04386	29	Roof Flashing	72 SF	Roof	Roof	P	Chrysotile	3	Nonfriable	None
P04386	30	Roof Flashing	(R29)	Roof	Roof	P	Chrysotile	35	Nonfriable	None
P04386	31	Roofing Mastic	72 SF	Roof	Roof	N		N/D		
P04386	32	Roofing Mastic	(R31)	Roof	Roof	P	Chrysotile	10	Nonfriable	None
P04386	33	Roof Penetration Mastic	9 E	Roof	Roof	N		N/D		
P04386	34	Roof Penetration Mastic	(R33)	Roof	Roof	N		N/D		
P04386	35	Roofing Composite	7,700 SF	Roof	Roof	N		N/D		
P04386	36	Roofing Composite	(R35)	Roof	Roof	N		N/D		
P04386	37	Baseboard Mastic Tan	(R12)	1	Office	N		N/D		
P04386	38	Baseboard Mastic Tan	(R12)	1	Office	N		N/D		

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386

CURRENT WORKING ESTIMATE (CWE)

UNIT COST ESTIMATE SUMMARY

DATE PREPARED: 3/22/93

SHEET 2 OF 2

PROJECT: FORT ORD INSTALLATION BUILDING - P 04386
ASBESTOS MATERIAL ABATEMENT/REPLACEMENT
LOCATION: FORT ORD, CALIFORNIA
ARCHITECT/
ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

COSTS FOR BUILDING P04386 : DIRECT COST		CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	CONTRACTOR COST	
ABATEMENT	\$0	\$0	\$0	
REPLACEMENT	\$0	\$0	\$0	\$0
ADDITIVE REMOVAL	\$379,950	\$189,975	\$569,925	
ADDITIVE REPLACEMENT	\$292,500	\$146,250	\$438,750	\$1,008,675

RECOMMENDED ITEMS:

Building P04386 Contractor Cost		\$0
INDEPENDENT MONITORING (CONTRACT)	10%	\$0
SITE & UTILITIES		\$0
Total Contract Cost		\$0
Contingencies During Construction	10%	\$0
Subtotal		\$0
Supervision & Administration	8%	\$0
Total Construction		\$0
SUB-ALLOTMENT		\$0
Total CWE Without Additives		\$0

ADDITIVE ITEMS:

Building P04386 Additive Contractor Cost		\$1,008,675
INDEPENDENT MONITORING (CONTRACT)	10%	\$100,868
Total Additive Contract Cost		\$1,109,543
Contingencies During Construction	10%	\$110,954
Subtotal		\$1,220,497
Supervision & Administration	8%	\$97,640
Total Additives CWE		\$1,318,136
Total CWE Including All Additives		\$1,318,136

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386

CURRENT WORKING ESTIMATE (CWE)

UNIT COST ESTIMATE SUMMARY

DATE PREPARED: 3/22/93

SHEET 1 OF 2

PROJECT: FORT ORD INSTALLATION BUILDING - P 04386
ASBESTOS MATERIAL ABATEMENT/REPLACEMENT
LOCATION: FORT ORD, CALIFORNIA
ARCHITECT/
ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

[X] CODE A (NO DESIGN)
[] CODE B (PRELIMINARY DESIGN)
[] CODE C (FINAL DESIGN)
[] OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	RECOMMENDED ACTION	ESTIMATED QUANTITY	UNIT	COST BREAKDOWN	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Joint Compound & Textured Paint	O&M	58,400	SF	ABATEMENT	0.00	0
					REPLACEMENT	0.00	0
					ADDITIVE REMOVAL	6.50	379,600
					ADDITIVE REPLACEMENT	5.00	292,000
W.I. 2	Roof Flashing & Roofing Mastic	O&M	72	SF	ABATEMENT	0.00	0
					REPLACEMENT	0.00	0
					ADDITIVE REMOVAL	4.86	350
					ADDITIVE REPLACEMENT	6.94	500

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386

UNIT COST ESTIMATE

DATE PREPARED: 3/22/93

SHEET 1 OF 1

PROJECT: FORT ORD INSTALLATION BUILDING - P 04386
ASBESTOS MATERIAL ABATEMENT

LOCATION: FORT ORD, CALIFORNIA

ARCHITECT/

ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY): _____

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	ACTION	ESTIMATED QUANTITY	UNIT	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Joint Compound & Textured Paint	O&M	58,400	SF	0.00	0
W.I. 2	Roof Flashing & Roofing Mastic	O&M	72	SF	0.00	0

DIRECT COST	\$0
CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	\$0
CONTRACTOR COST - ABATEMENT	\$0

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386

UNIT COST ESTIMATE

DATE PREPARED: 3/22/93

SHEET 1 OF 1

PROJECT: FORT ORD INSTALLATION BUILDING - P 04386
ADDITIVE ASBESTOS MATERIAL REMOVAL
LOCATION: FORT ORD, CALIFORNIA
ARCHITECT/
ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	ACTION	ESTIMATED QUANTITY	UNIT	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Joint Compound & Textured Paint	Additive Removal	58,400	SF	6.50	379,600
W.I. 2	Roof Flashing & Roofing Mastic	Additive Removal	72	SF	4.86	350

DIRECT COST	\$379,950
CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	\$189,975
CONTRACTOR COST - ADDITIVE REMOVAL	\$569,925

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04386

UNIT COST ESTIMATE

DATE PREPARED: 3/22/93

SHEET 1 OF 1

PROJECT: FORT ORD INSTALLATION BUILDING - P 04386
ADDITIVE ABATED MATERIAL REPLACEMENT
LOCATION: FORT ORD, CALIFORNIA
ARCHITECT/
ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	ACTION	ESTIMATED QUANTITY	UNIT	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Joint Compound & Textured Paint	Additive Replacement	58,400	SF	5.00	292,000
W.I. 2	Roof Flashing & Roofing Mastic	Additive Replacement	72	SF	6.94	500

DIRECT COST	\$292,500
CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	\$146,250
CONTRACTOR COST - ADDITIVE REPLACEMENT	\$438,750

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

BUILDING SUMMARY

BUILDING P04387

Date(s) of Survey 8/11/92
 Estimated Date of Construction 1974
 Building Usage Enlisted Barrack without Dining
 Total Gross Square Footage 19,011 Sq. Ft.
 Building Type Concrete
 Number of Levels 3
 Estimated Cost of Recommended Work Items for Asbestos-Containing Materials (CWE) \$0
 Total Estimated Cost Including Additive Items (CWE) \$1,345,489
 • Cost per Square Foot Including Additive Items (CWE) \$70.77
 Friable Asbestos-Containing Materials None
 Nonfriable Asbestos-Containing Materials Resilient Floor Tile, Floor Tile Mastic, Joint Compound, Roof Flashing, Roof Penetration Mastic

WORK ITEM INVENTORY

BLDG./ WORK ITEM	DEI RATING	CONSTR. YEAR	TYPE OF MATERIAL	ESTIMATED QUANTITY	DESCRIPTION LOCATION	FRIABILITY	ACTION	CONTRACTOR COST
P04387 1	13	N/A	Resilient Floor Tile and Mastic	1,995 SF	1st Flr Various Locations	Nonfriable	O&M	\$0

FINDINGS: Nonfriable asbestos-containing 12" x 12" white and 12" x 12" gray resilient floor tile and associated floor tile mastic and floor tile mastic under 12" x 12" cream tile in the weightroom, lobby, lounge, office, restrooms and storerooms on the first floor were in good condition. The floor tile, which protects the mastic in all locations, is accessible to building users; however, these materials do not pose a risk of contamination as long as they do not become damaged or deteriorated in such a way that they could release asbestos fibers into the air. [Bulk Sample(s) 3-8, 11]

RECOMMENDATIONS: Inspect biannually as part of the O&M. Prohibit any disturbance including sanding, chipping or use of corrosive cleaning chemicals which may cause generation of airborne asbestos fibers. Materials inseparable from the mastic must be considered asbestos-contaminated. Should these materials be removed, delete this work item from the O&M. Any replacement should be performed with asbestos-free materials.

Additive cost for optional removal and replacement of this material is \$27,831.

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

WORK ITEM INVENTORY

BLDG./ WORK ITEM	DEI RATING	CONSTR. YEAR	TYPE OF MATERIAL	ESTIMATED QUANTITY	DESCRIPTION LOCATION	FRIABILITY	ACTION	CONTRACTOR COST
P04387 2	13	N/A	Joint Compound	58,000 SF	Floors 1/2/3 Throughout Building	Nonfriable	O&M	\$0
FINDINGS: Nonfriable asbestos-containing joint compound associated with wallboard throughout the building was in good condition. No asbestos was detected in the wallboard. This material is accessible to building users but does not pose a risk of contamination as long as it does not become damaged or deteriorated in such a way that it could release asbestos fibers into the air. [Bulk Sample(s) 22, 30] RECOMMENDATIONS: Inspect biannually as part of O&M. Prohibit disturbance which may cause the generation of airborne asbestos fibers. For all removal, repair, and O&M activities, the associated wallboard must be considered asbestos-contaminated. Any construction, renovation or demolition activities may render the joint compound friable. Should this material be removed, delete this work item from the O&M. Use asbestos-free materials for any replacement. Additive cost for optional removal and replacement of this material is \$1,000,500.								
P04387 3	13	N/A	Roof Flashing and Roof Penetration Mastic	80 SF	Roof	Nonfriable	O&M	\$0
FINDINGS: Nonfriable asbestos-containing roof flashing and roof penetration mastic on the vents of the roof were in good condition. Some of the penetration mastic overlaps flashing. These materials are accessible to maintenance personnel but do not pose a risk of contamination as long as they do not become damaged or deteriorated in such a way that they could release asbestos fibers into the air. [Bulk Sample(s) 35, 36, 39, 40] RECOMMENDATIONS: Inspect these materials biannually as part of the O&M. Prohibit any disturbance to these materials which may cause the generation of airborne asbestos fibers. For any removal, repair or O&M activities, materials inseparable from the roof penetration mastic must be considered asbestos-contaminated. Should these materials be removed, delete this work item from the O&M. Use asbestos-free materials for any replacement. Additive cost for optional removal and replacement of this material is \$1,275.								

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04387	27	Baseboard Mastic Yellow	(R1)	2	Lounge	N		N/D		
P04387	28	Wallboard White	(R2)	2	Lounge	N		N/D		
P04387	29	Textured Paint	(R14)	2	Lounge	N		N/D		
P04387	30	Joint Compound	(R13)	2	Lounge	P	Chrysotile	2	Nonfriable	None
P04387	31	Carpet Mastic Yellow	(R18)	2	Lounge	N		N/D		
P04387	32	Wallpaper	(R16)	2	Restroom	N		N/D		
P04387	33	Wallboard Brown	(R15)	2	Restroom	N		N/D		
P04387	34	Exterior Stucco	(R17)	2	Exterior Wall	N		N/D		
P04387	35	Roof Flashing	72 SF	Roof	Roof	P	Chrysotile	5	Nonfriable	None
P04387	36	Roof Flashing	(R35)	Roof	Roof	P	Chrysotile	5	Nonfriable	None
P04387	37	Roof Flashing Mastic	72 SF	Roof	Roof	N		N/D		
P04387	38	Roof Flashing Mastic	(R37)	Roof	Roof	N		N/D		
P04387	39	Roof Penetration Mastic	9 E	Roof	Roof	P	Chrysotile	2	Nonfriable	None

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

DIAGNOSTIC ENGINEERING INC.

18406

PROJECT NO. 1A2141AB001

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04387	14	Textured Paint	47,000 SF	1	Lounge	N		N/D		
P04387	15	Wallboard Brown	11,000 SF	1	Restroom	N		N/D		
P04387	16	Wallpaper	2,800 SF	1	Restroom	N		N/D		
P04387	17	Exterior Stucco	13,500 SF	1	Exterior Wall	N		N/D		
P04387	18	Carpet Mastic Yellow	13,200 SF	1	Lounge	N		N/D		
P04387	19	Baseboard Mastic Yellow	(R1)	3	Lounge	N		N/D		
P04387	20	Wallboard White	(R2)	3	Lounge	N		N/D		
P04387	21	Paint/Coating	(R14)	3	Lounge	N		N/D		
P04387	22	Joint Compound	(R13)	3	Lounge	P	Chrysotile	2	Nonfriable	None
P04387	23	Carpet Mastic Yellow	(R18)	3	Lounge	N		N/D		
P04387	24	Wallboard Brown	(R15)	3	Restroom	N		N/D		
P04387	25	Wallpaper	(R16)	3	Restroom	N		N/D		
P04387	26	Exterior Stucco	(R17)	3	Exterior Wall	N		N/D		

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

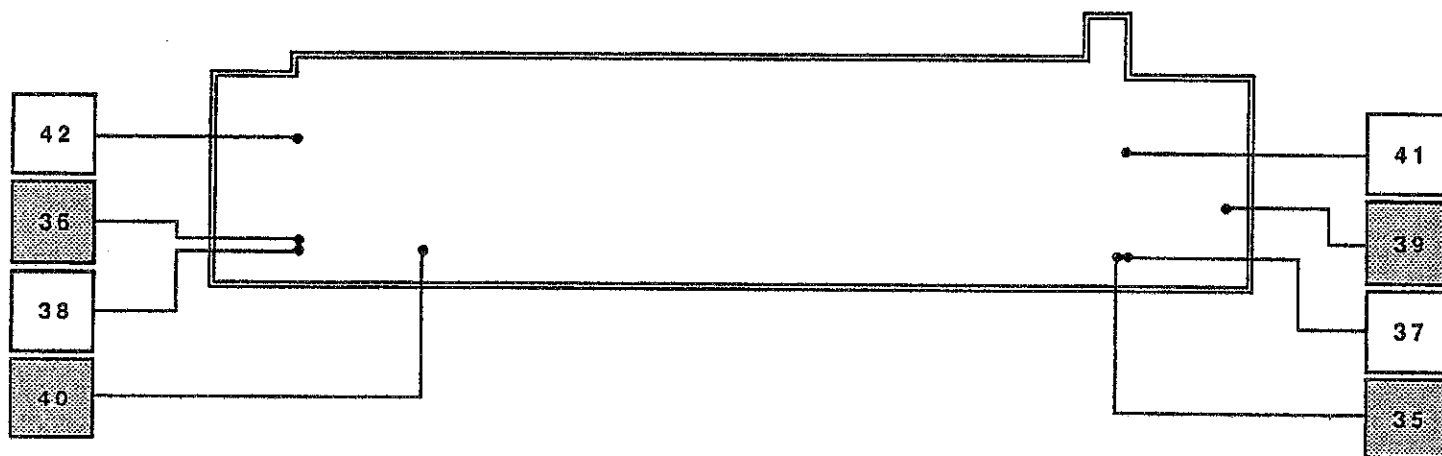
**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04387	1	Baseboard Mastic Yellow	3,400 LF	1	Weightroom	N		N/D		
P04387	2	Wallboard White	47,000 SF	1	Weightroom	N		N/D		
P04387	3	Resilient Floor Tile (12" x 12") White	700 SF	1	Weightroom	P	Chrysotile	5	Nonfriable	None
P04387	4	Floor Tile Mastic Black	1,995 SF	1	Weightroom	P	Chrysotile	60	Nonfriable	None
P04387	5	Resilient Floor Tile (12" x 12") White	(R3)	1	Weightroom	P	Chrysotile	5	Nonfriable	None
P04387	6	Floor Tile Mastic Black	(R4)	1	Weightroom	P	Chrysotile	60	Nonfriable	None
P04387	7	Resilient Floor Tile (12" x 12") Gray	970 SF	1	Office	P	Chrysotile	2	Nonfriable	None
P04387	8	Floor Tile Mastic Black	(R4)	1	Office	P	Chrysotile	25	Nonfriable	None
P04387	9	Resilient Floor Tile (12" x 12") Gray	(R7)	1	Lobby	N		N/D		
P04387	10	Resilient Floor Tile (12" x 12") Cream	325 SF	1	Storeroom	N		N/D		
P04387	11	Floor Tile Mastic Black	(R4)	1	Storeroom	P	Chrysotile	10	Nonfriable	None
P04387	12	Resilient Floor Tile (12" x 12") Cream	(R10)	1	Storeroom	N		N/D		
P04387	13	Joint Compound	58,000 SF	1	Lounge	N		N/D		

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION



BUILDING P04387
ROOF PLAN
NOT TO SCALE

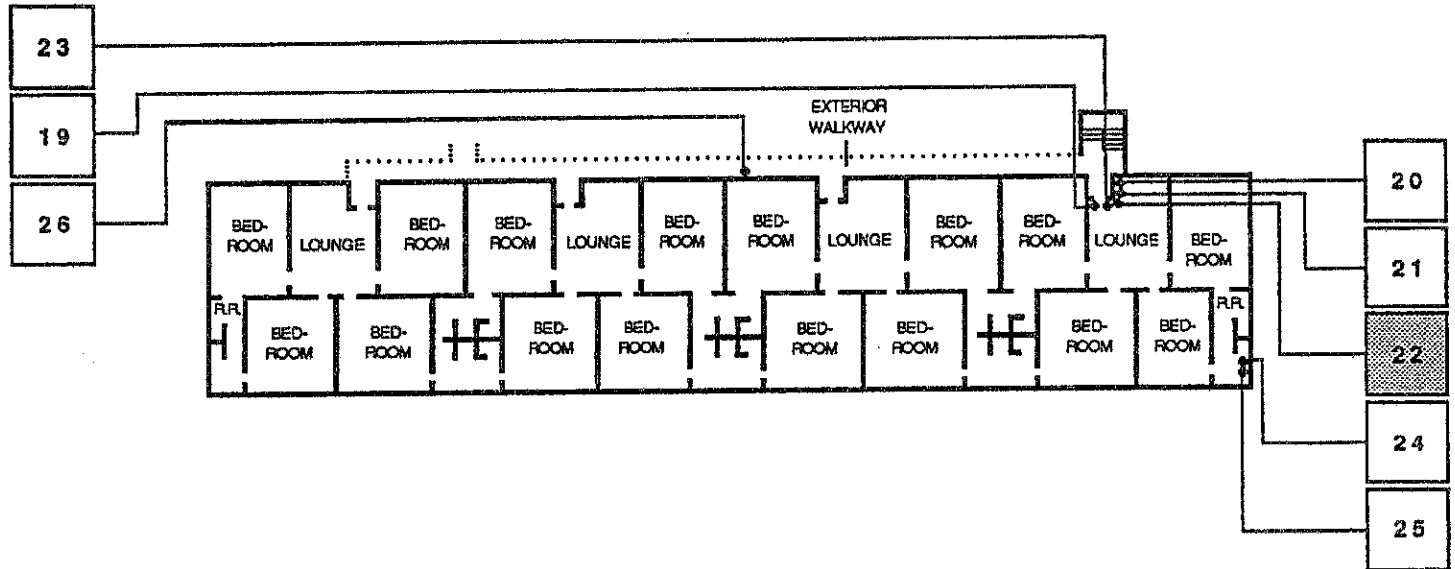


BULK SAMPLE ASBESTOS CONTENT  = >0.1%  = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB001

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION



BUILDING P04387
THIRD FLOOR PLAN
NOT TO SCALE

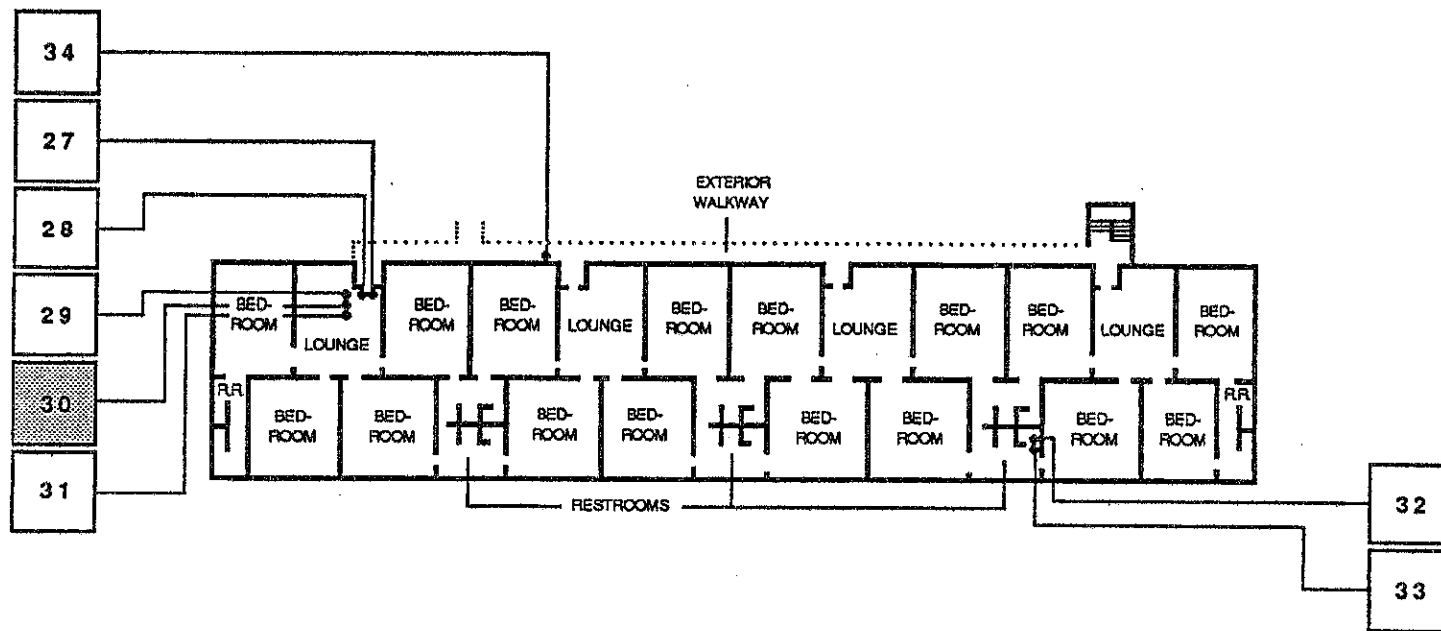


BULK SAMPLE ASBESTOS CONTENT ■ = >0.1% □ = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB01

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION



BUILDING P04387
SECOND FLOOR PLAN
NOT TO SCALE

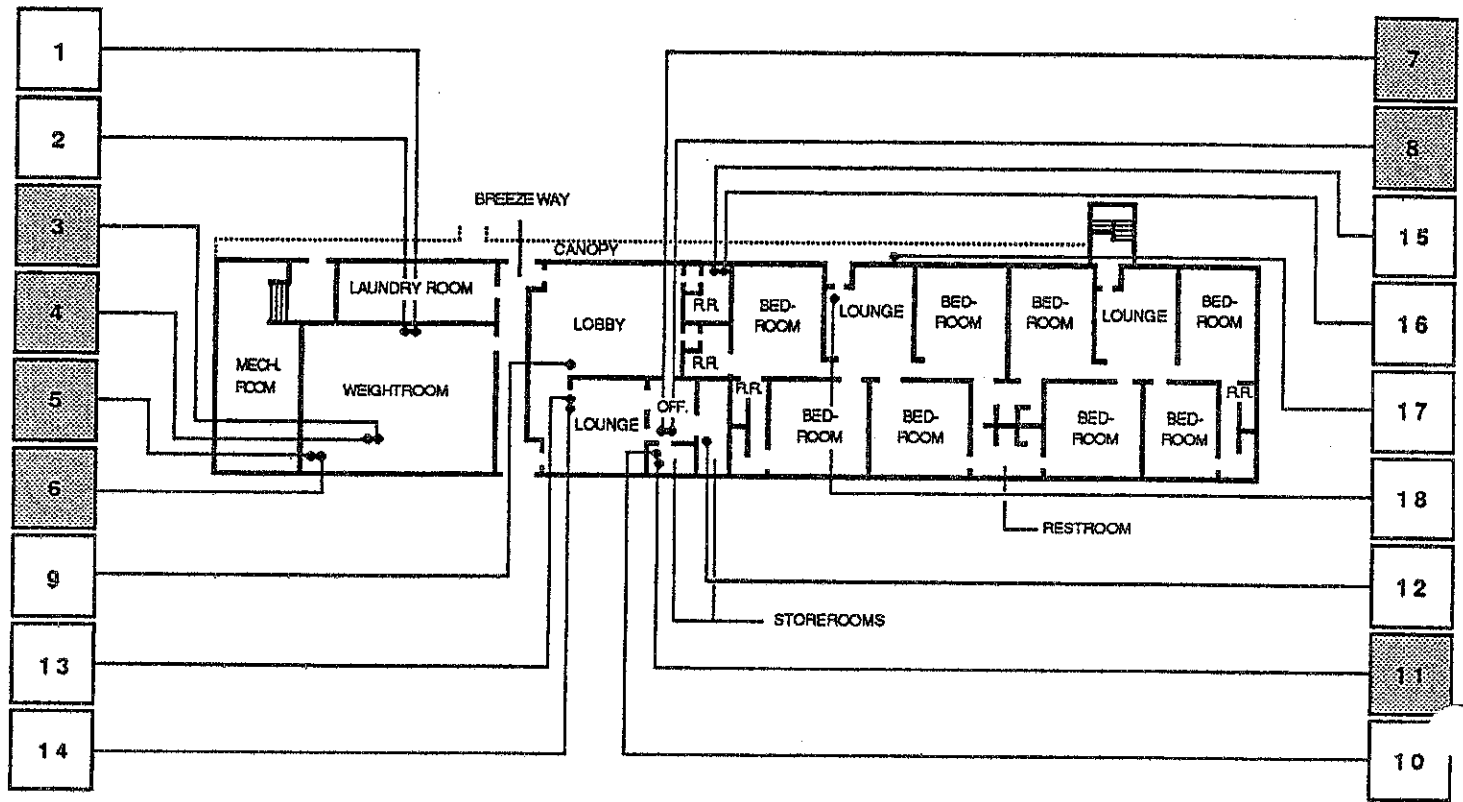


BULK SAMPLE ASBESTOS CONTENT  = >0.1%  = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB001

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION**



**BUILDING P04387
FIRST FLOOR PLAN
NOT TO SCALE**



BULK SAMPLE ASBESTOS CONTENT  = >0.1%  = NONE DETECTED

DIAGNOSTIC ENGINEERING INC.

PROJECT NO. 1A2141AB001

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

WORK ITEM INVENTORY

BLDG/ WORK ITEM	DEI RATING	CONSTR. YEAR	TYPE OF MATERIAL	ESTIMATED QUANTITY	DESCRIPTION LOCATION	FRIABILITY	ACTION	CONTRACTOR COST
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**WORK ITEM SUMMARY
BUILDING P04387**

The work items are listed below in numerical (and DEI Rating) order, and their estimated costs have been totaled.

P04387 1	13	N/A	Resilient Floor Tile and Mastic	1,995 SF	1st Flr Various Locations	Nonfriable	O&M	\$0
P04387 2	13	N/A	Joint Compound	58,000 SF	Floors 1/2/3 Throughout Building	Nonfriable	O&M	\$0
P04387 3	13	N/A	Roof Flashing and Roof Penetration Mastic	80 SF	Roof	Nonfriable	O&M	\$0
								\$0

**ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387**

BULK SAMPLE LOG

BUILDING NO.	SAMPLE NO.	TYPE OF MATERIAL	ESTIMATED QUANTITY	FLOOR/ LEVEL	SAMPLE LOCATION	POS./ NEG.	ASBESTOS TYPE	%	FRIABILITY	DAMAGE
P04387	40	Roof Penetration Mastic	(R39)	Roof	Roof	P	Chrysotile	2	Nonfriable	None
P04387	41	Roofing Composite	7,100 SF	Roof	Roof	N		N/D		
P04387	42	Roofing Composite	(R41)	Roof	Roof	N		N/D		

(R#) denotes that the estimated material quantity for the area has been included in referenced sample number.

DIAGNOSTIC ENGINEERING INC.

18407

PROJECT NO. 1A2141AB001

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387

CURRENT WORKING ESTIMATE (CWE)

UNIT COST ESTIMATE SUMMARY

DATE PREPARED: 3/22/93

SHEET 2 OF 2

PROJECT: FORT ORD INSTALLATION BUILDING - P 04387
ASBESTOS MATERIAL ABATEMENT/REPLACEMENT
LOCATION: FORT ORD, CALIFORNIA
ARCHITECT/
ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

COSTS FOR BUILDING P04387 : DIRECT COST		CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	CONTRACTOR COST	
ABATEMENT	\$0	\$0	\$0	
REPLACEMENT	\$0	\$0	\$0	\$0
ADDITIVE REMOVAL	\$388,921	\$194,461	\$583,382	
ADDITIVE REPLACEMENT	\$297,483	\$148,742	\$446,225	\$1,029,606

RECOMMENDED ITEMS:

Building P04387 Contractor Cost		\$0
INDEPENDENT MONITORING (CONTRACT)	10%	\$0
SITE & UTILITIES		\$0
Total Contract Cost		\$0
Contingencies During Construction	10%	\$0
Subtotal		\$0
Supervision & Administration	8%	\$0
Total Construction		\$0
SUB-ALLOTMENT		\$0
Total CWE Without Additives		\$0

ADDITIVE ITEMS:

Building P04387 Additive Contractor Cost		\$1,029,606
INDEPENDENT MONITORING (CONTRACT)	10%	\$102,961
Total Additive Contract Cost		\$1,132,567
Contingencies During Construction	10%	\$113,257
Subtotal		\$1,245,823
Supervision & Administration	8%	\$99,666
Total Additives CWE		\$1,345,489
Total CWE Including All Additives		\$1,345,489

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387

UNIT COST ESTIMATE

DATE PREPARED: 3/22/93

SHEET 1 OF 1

PROJECT: FORT ORD INSTALLATION BUILDING - P 04387
ASBESTOS MATERIAL ABATEMENT

LOCATION: FORT ORD, CALIFORNIA

ARCHITECT/

ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	ACTION	ESTIMATED QUANTITY	UNIT	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Resilient Floor Tile and Mastic	O&M	1,995	SF	0.00	0
W.I. 2	Joint Compound	O&M	58,000	SF	0.00	0
W.I. 3	Roof Flashing and Roof Penetration Mastic	O&M	80	SF	0.00	0

DIRECT COST

CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)

CONTRACTOR COST - ABATEMENT

\$0

\$0

\$0

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387

UNIT COST ESTIMATE

DATE PREPARED: 3/22/93

SHEET 1 OF 1

PROJECT: FORT ORD INSTALLATION BUILDING - P 04387
ADDITIVE ASBESTOS MATERIAL REMOVAL

LOCATION: FORT ORD, CALIFORNIA

ARCHITECT/

ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY):

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	ACTION	ESTIMATED QUANTITY	UNIT	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Resilient Floor Tile and Mastic	Additive Removal	1,995	SF	5.80	11,571
W.I. 2	Joint Compound	Additive Removal	58,000	SF	6.50	377,000
W.I. 3	Roof Flashing and Roof Penetration Mastic	Additive Removal	80	SF	4.38	350

DIRECT COST	\$388,921
CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	\$194,461
CONTRACTOR COST - ADDITIVE REMOVAL	\$583,382

ASBESTOS SURVEY REPORT
CORPS OF ENGINEERS - FORT ORD INSTALLATION
BUILDING P04387

UNIT COST ESTIMATE

DATE PREPARED: 3/22/93

SHEET 1 OF 1

PROJECT: FORT ORD INSTALLATION BUILDING - P 04387
ADDITIVE ABATED MATERIAL REPLACEMENT
LOCATION: FORT ORD, CALIFORNIA
ARCHITECT/
ENGINEER: DIAGNOSTIC ENGINEERING INC.

BASIS FOR ESTIMATE

☒ CODE A (NO DESIGN)
☐ CODE B (PRELIMINARY DESIGN)
☐ CODE C (FINAL DESIGN)
☐ OTHER (SPECIFY): _____

REPORT NO. 1A2141AB001

ESTIMATOR: M. EISSINGER

CHECKED BY: L. WERNER

ITEM NO.	DESCRIPTION	ACTION	ESTIMATED QUANTITY	UNIT	UNIT COST (\$)	DIRECT COST (\$)
W.I. 1	Resilient Floor Tile and Mastic	Additive Replacement	1,995	SF	3.50	6,983
W.I. 2	Joint Compound	Additive Replacement	58,000	SF	5.00	290,000
W.I. 3	Roof Flashing and Roof Penetration Mastic	Additive Replacement	80	SF	6.25	500

DIRECT COST	\$297,483
CONTRACTORS' 50% MARKUP (OVERHEAD, PROFIT, BONDS)	\$148,742
CONTRACTOR COST - ADDITIVE REPLACEMENT	\$446,225

PROJECT DESCRIPTION

The project site is located on Parker Flats road, directly south and behind the former Silas B. Hayes Hospital. The site has a large L shape, 3 story concrete building which contains 38,022 sf. The structure is steel framed and was built in 1974. The building was built to house enlisted female nurses. The property is currently owned by FORA and is expected to be transferred to Seaside in early 2019. The project Name is "The Parker Flats Apartments"

I have completed my due diligence and I am encouraged that this will not only be a profitable venture; It will provide much needed "work Force Housing" for VA hospital workers, teachers, police officers, University faculty and the general public.

My plan is to purchase the land, retrofit and upgrade the building into a 38 unit apartment complex. The complex will have 34 two bedrooms units with 1 bath and 4 three bedrooms units with 1.5 baths. In addition, a commercial style laundromat will be on site along with a weight room. As part of the upgrade a centrally located elevator will be added for tenant convenience. The buildings will be completely gutted. All walls, flooring, plumbing and electrical will be replaced.

The complex will feature solar panels on the roof of the apartment complex as well as on top of the covered parking areas. High efficient heating and cooling systems along with Energy Star are just a few of the eco-friendly systems which will be built into each apartment unit. The parking area will have solar recharge stations for electric cars.

Every effort will be made to incorporate green building technologies to make each apartment healthful, light filled and energy efficient. The complex will have a landscape plan to insure that native natural and drought resistant plants, scrubby and are used throughout all planting areas.

Enclosure # 3

PROFILE OF DEVELOPER

Alfred P. Glover is owner of Glover Enterprises, a principal in real estate development. Al came to the Peninsula in 1971, served as a staff officer and Brigade Commander at the former Ft. Ord, CA. He is a veteran of Korea and Viet Nam. He was awarded the Silver Star and numerous other medals for bravery and meritorious service. Shortly before retiring he and his partner the late Mr. Dean Rockwell (Dean) formed a construction company entitled "The Glover Rockwell Construction Company". For the next 18 years the G&R Construction Company developed scores of homes and commercial projects in and around the Monterey Peninsula.

After his partner Dean retired, Al formed "Glover Enterprises" a new company. During the next 25 years he has specialized in building upscale homes in Seaside and Pacific Grove. Multifamily apartments has been his favorite kind of project, he has built, owned and / or managed 139 apartment units here in Seaside. The pages that are attached are a copy of his biography and a listing of his building record.

In 1988 Al and Andy Oshima formed Cypress Coast Bank a federal charter bank with branches in Seaside and Marina, CA. Al served as the first Chairman of the Board of Directors. When Cypress Bank was sold, Al went on the Board of Directors of the acquiring bank, The Salinas Bank (Renamed Community Bank). After a brief retirement from Banking, Al and a group of people from Salinas and Monterey formed 1st Capital Bank in Monterey, CA. Al served a total of 22 years on the Board of Directors of 4 different banks.

Al is still active in business. He and his son Ronald Glover are still managing Glover Enterprises.

Enclosure # 4

PROPERTIES BUILT OR OWNED BY
ALFRED P. GLOVER
1971-2015

SINGLE FAMILY HOMES

1. Portsmouth, VA.	306 Wynn Cir.	10. Seaside, CA	1605 Yosemite
2. Orangeburg, SC	1536 Green Valley St	11. Las Vegas, NV	391 Santa Candida St.
3. Augusta, GA	1105 Heard Ave.	12. Seaside, CA	# 2 Mescal Pl.
4. Seaside, CA	1698 Highland St.	13. Seaside, CA	8 Homes on Skyview Dr.
5. Seaside, CA	1443 Soto St.	14. Seaside, CA	9 Homes on Mescal St.
6. Seaside, CA	1760 W Place	15. Marina, CA	37 New Houses
7. Seaside, CA	1187 Phoenix Ave	16. Seaside, CA	1093 Wanda Ct
8. Seaside, CA	680 Hamilton Ave.	17. Seaside, CA	1389 Yosemite St.
9. San Jose, CA	1608 Camerena Pl.	18. Seaside, CA	722 Hamilton (R-1 Lot)
19. Pacific Grove, CA	508 8 th St		

TOTAL HOMES

69

CONDOES

1. Salinas, CA	2364 #5 North Main St
2. Newark, CA	6270 B Joaquin Murrieta
3. Monterey, CA	515 Ramona Ct.

TOTAL CONDOES

3

MULTI FAMILY UNITS

1. Seaside, CA	5 Unit 942 Harcourt St.
2. Seaside, CA	7 Units 1089 Trinity
3. Seaside, CA	6 Units 1081 Trinity
4. Seaside, CA	6 Units 1088 Hamilton St.
5. Seaside, CA	22 Units 1500 Palm Ave.
6. Seaside, CA	45 Units 1534 Fremont Blvd Commercial / Residential
7. Seaside, CA	31 Units 1204 Echo Ave Commercial /Residential*
8. Seaside, CA	17 Units 1014-20 Trinity Ave.

TOTAL UNITS

139

COMMERCIAL

1. Seaside, CA	1143 Echo Ave.
2. Seaside, CA	1112 Phoenix Ave
3. Seaside, CA	1676 Fremont Blvd.
4. Marina, CA	228 Reservation Rd.
5. Seaside, CA	1568 Fremont Blvd. (Bank)
6. Seaside, CA	1193-1199 B'way Ave (Undeveloped Commercial Lots) Sold to City of Seaside.
7. Seaside, CA	1666 Hilby Ave. (School)*

TOTAL

7

SUB DIVISIONS

1. Kimberly Court 8 Lots	2. Trinity & Wanda Ct 6 Lots
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Built or Created in Seaside

FINANCIAL INFORMATION

My best guess as to the total cost of this project will be in the range of
\$5,500,000

Bank letters and my personal financial statement will be provided under separate cover after the City has accepted and approved this unsolicited proposal.

Enclosure # 5

**PARKER FLATS APARTMENTS FEE AND PERMIT
SCHEDULE**

1. SEASIDE FEES & PERMITS

a.	Tentative Map	\$ 6,734	
b.	Use Permit	\$ 1,587	
c.	Specific Plan	\$ 9,472	
d.	Environmental Review	\$ 13,261	
e.	Design Review	\$ 1,645	
f.	Plan Check	\$ 5,841	
g.	Fire Sprinkler	\$ 15,104	
h.	Building Permits	\$298,151	
	SUB_TOTAL		\$336,701*

2. MPUSD FEE **\$183,000***

3. FORA FEE **\$273,207**

4. MCWD

a.	Water per unit	\$8,010	\$304,380
b.	Sewer per unit	\$3,222	\$122,436

***Subject to Change**

TOTAL FEES & PERMITS **\$1,219,724**

Enclosure # 6

ECONOMIC / COMMUNITY BENEFITS

First, to retrofit this project and to get it completed will require a substantial work force of low to middle income workers. Since all workers must be paid on the Union scale, most of the labor dollars will go into the pockets of Peninsula worker. That is certainly a major benefit to our city. Local subcontractors will be considered before out of area contractors are hired.

Over time a fair amount of the income of the tenants living in the Parker Flat Apartment complex will be spend a googly sum of their dollars in Seaside's shops and stores planned along and around Giglin road. University faculty and staff living in this upscale complex can easily walk to work.

After completion, the Parker Flats Apartment complex will be added to the County tax roll, which will materially benefit the city of Seaside for the next 100 years. The complex will require a staff of 9 employees; 3 full time and 6 part time workers

The complex is centrally located and is close to the Veteran Cemetery, the VA hospital, the University, the National Monument park, walking and bike trails. It is close to highway 1 and Jim Moore Blvd. which make it easy for travel North or South.

The property surrounding the apartment complex will be designed to maintain the integrity of the site. The landscape plan will feature trees, natural drought resistant and native planting. This will help make this development environmentally, economically and socially an important asset to the entire Seaside community.

Enclosure # 7

PREPOSED PROJECT SCHEDULE

This is a very simple schedule. The lengthy process usually required to get a project started in Seaside should not apply with this project. The only elephant in the room is the cost of the land. If we are unable to come to an agreement on land cost, the project will not happen with this developer.

I feel confident that if the City Council accepts this unsolicited proposal, the cities Development Team and I can resolve the land issue, then move the project forward. I anticipate developing the project in Six (6) stages:

STAGE-1 July 12, 2017	EVENT Submit Unsolicited to City	COMPLETION Approved at 8/10 Council Meeting
STAGE-2 Sept. 1, 2017	EVENT Agree on land price	COMPLETION Oct. 6, 2017 Close on land
STAGE-3 Oct 27, 2017	EVENT Final approval all retrofit Plans	COMPLETION Nov. 15, 2017
STAGE-4 Nov 16, 2017	EVENT Start demolition of of building interior	COMPLETION Dec. 31, 2017
STAGE-5 Jan 1, 2018	EVENT Start interior retrofitting	COMPLETION Aug 10, 2018
STAGE-6 Aug 11, 2018	EVENT Tenants move in	COMPLETION Sept 10, 2018 All Units Occupied

Enclosure # 8

OMITTED

Enclosure # 9



July 12, 2017

Dear Commissioners,

We are excited for the opportunity to work with the City of Seaside on this potential residential development.

The property in question was originally developed as nursing barracks and is part of the former Fort Ord Army base. Access is via Park Flats Cut Off Road. The existing improvements are situated on a parcel designated by county assessor's tax identification number 031-152-011. Total site area is 77.4 acres. Ownership of the parcel is vested with the Fort Ord Reuse Authority; however, it is scheduled to be annexed to the City of Seaside.

Per the Seaside General Plan, the parcel is designated RH for High Density Residential. The designation is meant for multi-family residences at densities of up to 25 dwelling units per acre. Dwellings include apartments, townhomes, and condominiums.

The improvements include two (2) three-story buildings situated at the northwest corner of the parcel. The buildings are attached by way of a covered walkway. Gross building area is estimated at 42,000 square feet. That said, an initial site visit revealed the buildings have not been maintained and suffer from substantial vandalism and deferred maintenance. As such, the buildings are at the end of their economic life with minimal contributory value. While it would be preferable to rehabilitate the existing structures, the viability of any such project would require considerable due diligence.

As such, it is our intention to enter into an Exclusive Negotiation Agreement (ENA) with the City of Seaside in order to complete appropriate due diligence and explore possible development opportunities with regards to the afore mentioned site and improvements. We are asking for an eighteen (18) month period to negotiate in good faith and complete the necessary research and determine project feasibility. Thereafter, and only if necessary, we request a six (6) month extension whereby any deposits would become nonrefundable.

Assuming the shell of the existing improvements can be salvaged, the project would only require a portion of the overall 77.4 acre site area. Based on existing gross building area, we've estimated the project would require approximately 4.0 acres. Please refer to attached maps.

As noted, the existing buildings are at the end of their economic life. Therefore, the value of the property is based on underlying land area. As a means of good faith negotiation, we've proposed a purchase price of \$950,000, or \$5.45 per square foot of land area.

Please note, the proposed 4.0 acre acquisition may change based on density and parking requirements. In either event, site area to be allocated to the project would be determined as part of the due diligence period and eventually facilitated by way of a minor subdivision. At that point, the purchase price may be amended using the agreed upon price per square foot as it relates to the final site area to be acquired.

There are hundreds of existing military structures as part of the former Fort Ord Army base. Overwhelmingly, repurposing the existing structures proves to be the most ecological and environmentally friendly solution compared to “ground up” construction. Our cutting edge design team will set the standard and establish a model for other developers showcasing how the dilapidated buildings can be repurposed into modern functional structures. Moreover, once complete, the project will revitalize the existing neighborhood and provide vital housing for a growing population.

Lastly, while small in scale, the project will be viewed as a proof of concept. The termination of the Monterey Downs project left a void of undeveloped land currently generating zero economic benefits for the City of Seaside. Our mutual success will create demand for these areas making it easier to visualize what can be accomplished.

Regards,

A handwritten signature in dark ink, appearing to read 'K. Dueck', is positioned above a horizontal line.

Kevin Dueck, Partner

July 12, 2017

