

# Seaside School District Bond

## - FACT SHEET -

For decades, Seaside School District has received wonderful support from the communities it serves. During this time, the District has been recognized for its strong academic, vocational, and music programs. However, the physical infrastructure of the school buildings is quickly deteriorating. It is important and urgent that you understand the implications.

### Three Schools Have Exceeded Their Useful Lives

Gearhart Elementary School, Broadway Middle School, and Seaside High School were built to last 50 years and were not designed for harsh coastal conditions. They now average 65 years of age and are in a state of deterioration, including crumbling concrete that is decreasing structural integrity, rusted pipes, leaky roofs, old electrical wiring, and failing heating systems. They are also three of the four public schools in Oregon that are in the tsunami inundation zone.

### Urgent Repairs Are Too Expensive

Over eighty-five percent of any school district's costs are in personnel. The District has been paying between \$300,000 and \$500,000 a year, beyond its normal maintenance budget, to patch the most immediate problems. It would cost well over \$30 million to fully correct the roofing, plumbing, heating, and electrical issues. The deteriorating structural walls and seismic issues cannot be corrected. As schools age further and systems continue to worsen these costs will increase, further reducing funding that supports smaller class sizes, course offerings, and/or additional staff.

### An Investment In The Future

Community members who lived in the early 1900s built the current schools which have served generations of local children. It is now time to look to the future. A bond would increase student safety, modernize instructional areas, increase efficiencies, and decrease maintenance costs so more tax dollars can go into the classrooms. The bond would relocate the students from the three outdated schools that are in the tsunami zone to an improved Heights Elementary School (with a new addition), a new middle school, and a new high school on land donated by Weyerhaeuser. It is estimated the new schools will open approximately four years after the bond is passed.

### Is There State Or Federal Money Available?

The District has been requesting state and federal money to offset the local school relocation costs for well over a decade. Because of the ban on federal earmarks and because Seaside School District cannot receive state funds to retrofit or relocate schools that are in the tsunami inundation zone, the District has not been able to access outside financial assistance. The State of Oregon recently made available limited matching funds. The District applied and is first in line to receive \$4 million – but it can only receive these funds if the November 2016 construction bond passes.

### Much More Bang For Our Local Buck

The bond is \$1.35 per \$1,000 of assessed property value. The current low interest rates make the bond especially attractive at this time. **A rate of \$1.35 will generate \$99.7 million.** These funds will create safe and effective learning environments for each student. The approximate cost for a \$200,000 home would be \$270, a \$300,000 home would be \$405, and a \$400,000 home would be \$540 per year. To put this in perspective, other school districts of similar size and location are currently paying the following bond rates per \$1,000:

- **Seaside SD**     **\$1.35**    generates    **\$99.7 million**
- Vernonia SD     \$1.60    generates    \$13.0 million
- Astoria SD      \$1.69    generates    \$21.5 million
- Banks SB        \$2.24    generates    \$16.8 million
- Knappa SD       \$2.42    generates    \$5.5 million

### How Does This Price Compare With The 2013 Bond?

This bond measure budget is based only on essential needs. Because of very favorable interest rates and significant project reductions, the total cost of the bond has been **reduced by 37.5 percent** from the previous bond attempt. According to the architects, if the budget is reduced further, a school in the tsunami inundation zone would need to remain. The major areas removed from the 2013 bond include the replacing of the Heights Elementary School, an auditorium, varsity football field, varsity boys and girls soccer fields, varsity baseball fields on new campus site, a covered bleachers/locker room complex, and all but the emergency shelter components that are required by law.

### Who Are The Architects?

Dull Olson Weekes - IBI Group is a full-service architectural, planning, and interior design firm specializing in educational architecture. They have worked with over 65 public school districts in the Pacific Northwest and have received more than 100 national and international honors for their educational work. Striving to innovate in educational planning, architecture, and sustainability, they measure their success by how well they listen to their client's needs, understand and meet practical program requirements, and achieve project goals within budget and schedule.

### Does It Cost More To Build Schools On The Coast?

Yes, in our case, approximately \$2 million more is necessary to protect the schools against the harsh coastal conditions. Another factor is the slope of the new campus. The schools will need engineered pier foundations. This added an additional \$2.75 million to the budget. The rest of the building and site costs are based on square footage cost that are comparable to new schools in the Willamette Valley.

### How Will We Know The Money Is Well Spent?

Seaside School District is fiscally accountable, having received clean external audits each year for over two decades. Once the bond is passed, an independent citizen oversight committee will be established to ensure accountability of bond expenditures. The bond will provide safe, efficient learning environments for the approximately 2,000 children, staff, and volunteers.

### Why Do These Schools Need To Move?

These three schools are less than 15 feet above sea level. The Oregon Department of Geology rated these schools as having a high probability of catastrophic collapse in an earthquake. Their research also found "Typical wave heights from tsunamis have been 20-65 feet at shoreline. However, because of local conditions a few waves have been 100 feet." Oregon Department of Geology seismic engineer Yumei Wang warns, "Although no one can predict precisely when in the future an earthquake will occur, there is a high likelihood of a Cascadia earthquake and tsunami disaster within the next 50 years." After understanding the research and visiting Seaside School District, U.S. Senator Ron Wyden stated that relocating the three schools within the tsunami inundation zone is "a matter of life and death."

### Good Schools Help Everyone

Whether or not you currently have children in school, high-quality schools keep communities strong and support property values. They also continue to attract new families which will keep our communities thriving.

### Summary

- The budget is based only on **essential** needs.
- Interest rates are at an **ALL TIME LOW**.
- Weyerhaeuser recently **donated** 80 acres of land east of the Heights Elementary School.
- School **construction** costs are increasing by about 4-percent each year.
- The current schools have served students for generations but now are **structurally** crumbling.
- Improved materials and engineering will allow the new schools to last **75** years.
- There is an excellent chance the District will receive \$4 million in state funding for construction, but **only if the bond passes in November 2016**.



Seaside School District New K-12 Campus Site Concept  
September 19, 2016

0 50 100 250

Buildable Area