

SEASIDE SCHOOL DISTRICT

ADDENDA 2

Seaside School District Campaign Materials

Documents created and circulated to the local community regarding the Vote Yes for the Seaside School Bond. The purpose of these documents is to provide the Proposer with community perceptions. They are not School District documents nor do they represent the School District in any official capacity.

Vote YES for Our Local Schools!

- 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.

It Is Time To Invest 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 for us to do the same. 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 The bond would relocate the students from the three outdated schools that are in the tsunami zone to an improved Heights Elementary School (with a new addition), a new middle school, and a new high school on land donated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 SD \$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."

This Is The Very **BEST TIME** To Pass The Bond!

- 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**.

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.

You Can Help Pass This Bond

- ✓ **Inform** neighbors and friends about the measure.
- ✓ **Display** a sign in your yard, business, or vehicle back window.
- ✓ **Invite** others to put signs on their property or vehicle.
- ✓ **Write** a letter to the editor in support of the measure.
- ✓ **Help** spread the word at a public or school event.
- ✓ **Host** an event at your home for friends and neighbors.
- ✓ **Share** supportive messages on social media.
- ✓ **Vote YES for Our Local Schools!!!**

Please visit www.VoteYesForOurLocalSchools.com for more information.

*THIS IS THE VIEW FROM
SEASIDE HIGH SCHOOL.*



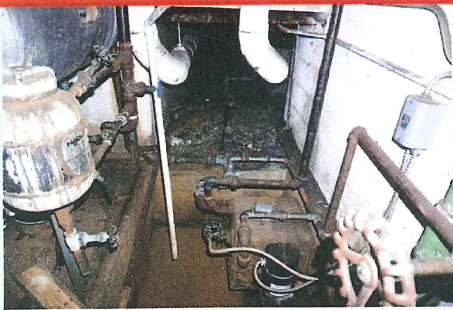
*OUR KIDS NEED A MUCH
SAFER VIEW.*

Vote **YES**
For our Local Schools

THE SAFETY OF OUR CHILDREN CAN'T WAIT ANY LONGER.

There are a lot of reasons to be proud of our schools. They've been recognized for strong academic, vocational, and music programs. The school district has a solid record of financial responsibility. And they are filled with 1,550 great kids from across South Clatsop County.

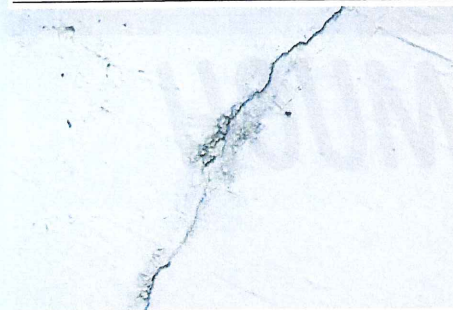
But every day, those children walk into buildings that simply aren't safe:



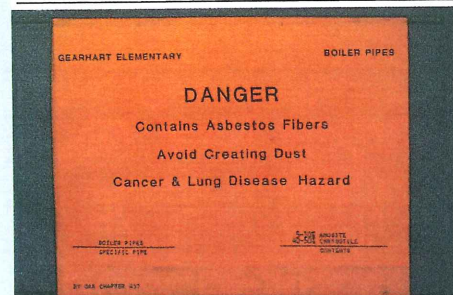
Our school buildings average 65 years of age and are in a state of deterioration, including: rusted pipes, leaky roofs, old electrical wiring, air and heating, single pane windows, crumbling unreinforced masonry, and out-of-date technology.



Three of the four Seaside schools are located at less than 15 feet above sea level and are directly inside the tsunami inundation zone.



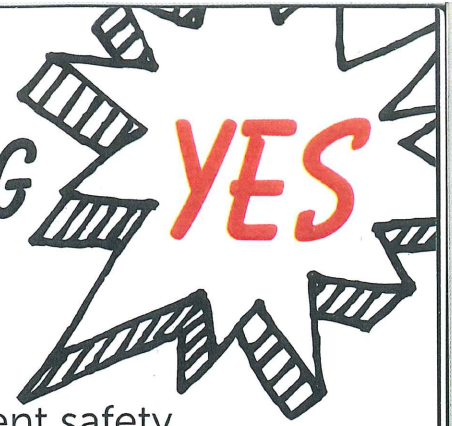
The three school buildings within the tsunami inundation zone are rated by the Oregon Department of Geology as likely to experience catastrophic collapse in the case of an earthquake that we all know is coming.



Other school building safety issues include: inadequate fire protection systems, presence of asbestos in some buildings areas, and lack of current school building security such as alarms, cameras, and classroom door locks.

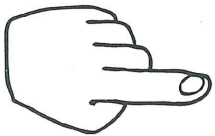
All photos taken less than a week before the start of the 2016-2017 school year.

WE CAN FIX THIS BY VOTING **YES** FOR OUR LOCAL SCHOOLS.



The Seaside School District Bond will increase student safety, modernize classrooms, and decrease maintenance costs so tax dollars can go into the classroom. Our Yes vote will:

- ✓ **Build a new middle school and new high school safely outside the tsunami inundation zone;**
- ✓ **Improve and expand Seaside Heights Elementary School to serve all elementary students, eliminating the elementary school, middle school, and high school that are in the tsunami inundation zone. This will include removing the thirteen portable classrooms, upgrading fire protection and school security, and expanding student learning areas.**
- ✓ **All new schools will be asbestos free and will have fire protection and sprinkler systems.**



To learn more, visit www.voteyesforourlocalschools.com

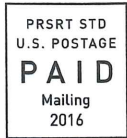
Vote **YES**
For our Local Schools

Accountability we can count on.

If the bond passes, Seaside Schools will be eligible for \$4 million in state matching funds towards construction. Additionally, Weyerhaeuser has donated land for the new schools: taxpayers will not have to pay for land acquisition.

And continuing our school district's record of strong accountability, an independent citizen oversight committee will review bond expenditures to ensure funds are spent as intended.

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P.O. Box 2218
Gearhart, OR 97138



*****ECRLOT**B011
Justine And Samuel Hill
Or Current Voter
PO Box 1102
Seaside OR 97138-1102

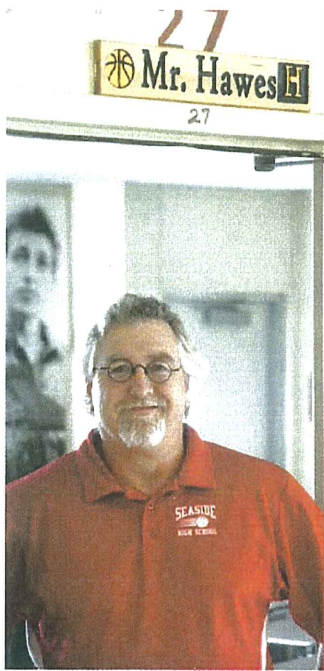
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VOTE **YES** FOR OUR LOCAL SCHOOLS!

The Seaside School District Bond will:

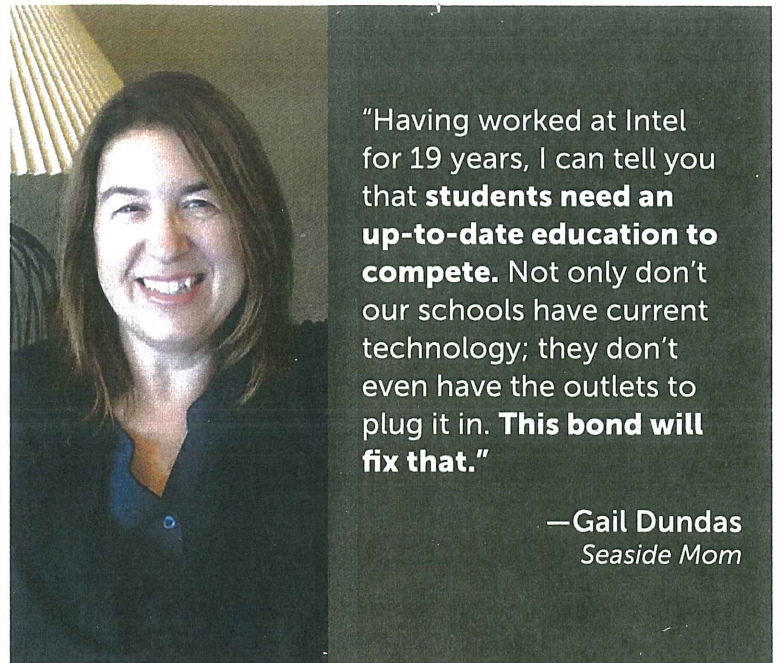
- ✓ **Replace aging buildings** that are experiencing serious deterioration: **SUCH AS rusted pipes, leaky roofs, old electrical wiring, crumbling unreinforced masonry, and inadequate fire and security systems.**
- ✓ **Save taxpayers money** by reducing maintenance costs and using donated land for new schools.
- ✓ **Replace schools that are at serious risk of catastrophic collapse** in an earthquake and would be submerged in a tsunami.

Learn more inside, and at www.voteyesforourlocalschools.com



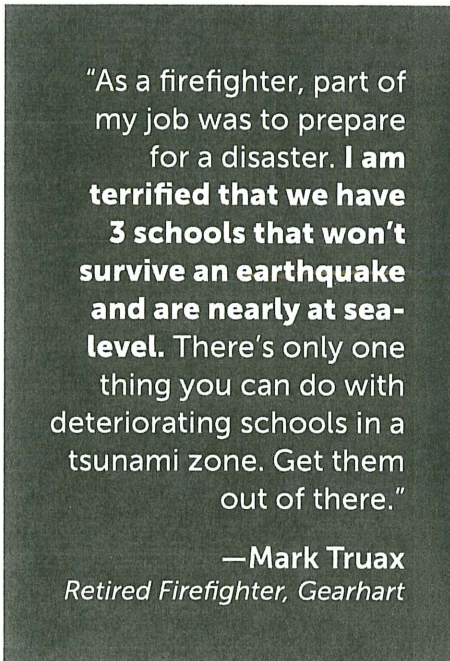
"Our schools are outdated. Outmoded and falling apart. It's hard to learn when you are dripping with sweat or shivering in the cold, and both happen on a regular basis. When it rains, we have to bring out the barrels to catch the leaks."

—Mike Hawes
Cannon Beach



"Having worked at Intel for 19 years, I can tell you that students need an up-to-date education to compete. Not only don't our schools have current technology; they don't even have the outlets to plug it in. **This bond will fix that.**"

—Gail Dundas
Seaside Mom



"As a firefighter, part of my job was to prepare for a disaster. I am terrified that we have 3 schools that won't survive an earthquake and are nearly at sea-level. There's only one thing you can do with deteriorating schools in a tsunami zone. Get them out of there."

—Mark Truax
Retired Firefighter, Gearhart



"I watch the bottom line, and I've looked very closely at this bond. They've really cut the cost to what is needed — and no more. It's like any business: You have to make the investments it takes to keep your employees and customers safe. **Voting Yes is the smart, financially responsible move.**"

—Michelle Wunderlich
Seaside Coffee House



"Whether or not we have children in them now, we all benefit from good schools. They strengthen our property values our community. The people who came before us made sure we had the schools that helped us to a good life. **It's time we paid that forward.**"

—Carol Brenneman
Retiree

Voting YES on Measure 4-185 will:

- ✓ Replace aging buildings that are experiencing serious deterioration, with rusted pipes, leaky roofs, old electrical wiring, crumbling unreinforced masonry, and inadequate fire and security systems.
- ✓ Replace schools that are at serious risk of catastrophic collapse in an earthquake and would be submerged in a tsunami.
- ✓ Save taxpayers money by using donated land for the new schools.

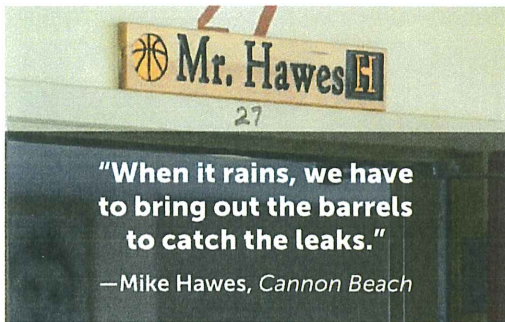
Vote **YES**

for the Seaside School Bond

Learn more at www.voteyesforourlocalschools.com

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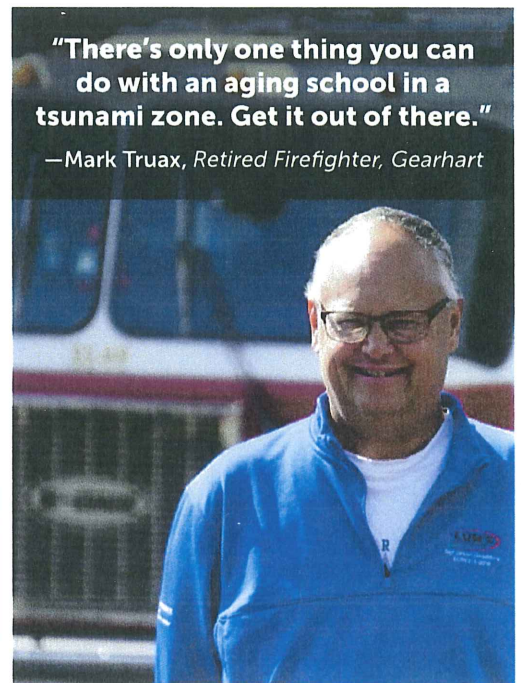
"When it rains, we have to bring out the barrels to catch the leaks."

—Mike Hawes, Cannon Beach



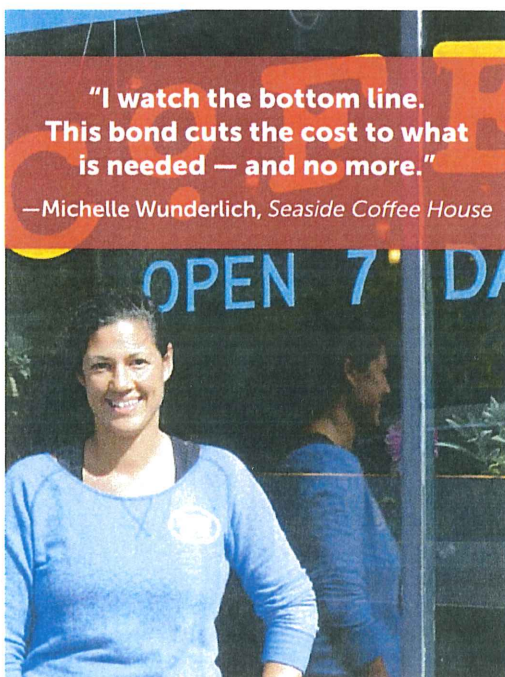
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—Gail Dundas, Seaside Mom



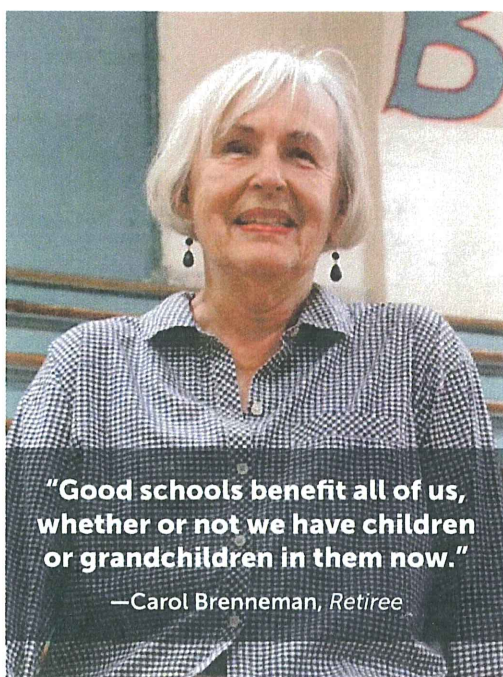
"There's only one thing you can do with an aging school in a tsunami zone. Get it out of there."

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"Good schools benefit all of us, whether or not we have children or grandchildren in them now."

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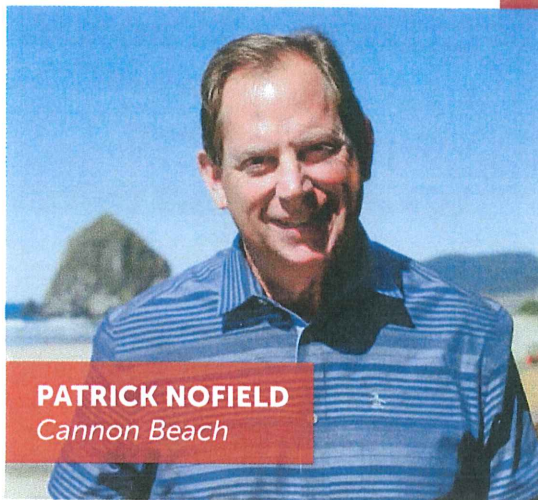
Vote
YES
for the Seaside
School Bond

Learn more at
www.voteyesforourlocalschools.com

"I voted no on the last Seaside school bond. This time I am voting a very strong and enthusiastic yes for three important reasons:

- ✓ These schools must be replaced immediately, both for safety reasons and because their deterioration due to age has passed the point of no return.
- ✓ This bond is considerably smaller, and has been trimmed to only the absolute essentials. And the donated land makes it an even better value.
- ✓ The time to act is now. Interest rates are at historic lows and the cost to construct and develop a school will only continue to increase.

**Please
join me
in voting
YES."**



PATRICK NOFIELD
Cannon Beach

Voting YES for the Seaside School Bond means:

- ✓ Replace aging buildings that are experiencing serious deterioration, including rusted pipes, leaky roofs, old electrical wiring, crumbling unreinforced masonry, and inadequate fire and security systems.
- ✓ Replace schools that are at serious risk of catastrophic collapse in an earthquake and would be submerged in a tsunami.
- ✓ Save taxpayers money by using donated land for the new schools.

Vote **YES**
for the Seaside School Bond

Endorsed by

THE DAILY ASTORIAN



“Voters shouldn’t hesitate to say ‘Yes’ to this initiative, which would move Gearhart Elementary, Broadway Middle School and Seaside High School to new, safe facilities on high ground out of the danger zone... The three schools were each built with an expected lifespan of 45 to 50 years. Each has been used beyond that span.

The new bond was scaled down... [and] not filled with “wish-list” items.

As school board Chairman Steve Phillips says, it provides for “what we honestly have to have, not just as a safety factor for our children, but to replace deteriorating buildings that are starting to cost the district money that we don’t have.”

We agree, and voters should say “Yes” to it.

[10/14/16]

Vote **YES**
for the Seaside School Bond

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