

Campus site footprint shrinks to cut costs

School district cuts building square footage

By R.J. Marx
Cannon Beach Gazette

The Seaside School District scaled back architectural plans for the new campus in the Southeast Hills, officials said at a meeting of the district's construction oversight committee Tuesday, May 8. Architects have reduced the building footprint, square footage and added a third floor to the middle and high school building to reduce foundation costs.

"Retaining walls are expensive," district superintendent

Sheila Roley said. Renovation plans for additions to Seaside Heights Elementary School are unaltered.

Students from schools relocating from within the tsunami inundation zone are expected to start classes in new facilities by September 2020.

"It's been quite an interesting process to take advantages of the site in the best way possible and stay true to the district's educational goals as well as the goals of the community," Dan Hess of BRIC Architecture said at the meeting. "They really wanted something special, not just a concrete bunker."

When early bids came in architects decided to modify plans to add a third story for

the middle and high school building to provide stability on the hillside site. The modification eliminated about 15,000 square feet from the building.

"It's more expensive than a normal foundation," Hess said. "By making it smaller and taller, that was a cost-saving effort."

Midway through the design process, the district was a "bit over budget," according to a report from owner's representative DAY CPM.

Architects identified about \$3 million in cost savings using value engineering and eliminated an additional 3,000 to 4,000 square feet from the middle and high school building, now projected at about 140,000 square

feet, Hess said. "The footprint hasn't changed, but how things are arranged in there has improved a lot. A lot of it had to do with minimizing hallways and using a more efficient layout."

While no classrooms have been eliminated from plans, there was "a little belt-tightening" in classroom size, Hess said.

The number of student lockers was reduced by half, with the goal of saving square footage in hallways.

Most high school kids don't use lockers, district superintendent Sheila Roley said, as electronic devices replace heavy textbooks. "If you go in Seaside High School and see all those lockers in the hallway, well

over half of them are empty."

Students who want lockers may sign up for them, she added.

Water, building permits ahead

The campus budget is expected to reach about \$112 million, about \$12.3 million more than the original \$99.7 million approved by voters. The difference is expected to be covered by bond interest and state grants.

A water tank at the campus site will be needed for fire safety, at an anticipated \$6 million cost to the city, Seaside City Manager Mark Winstanley said at the May 8 meeting.

"You have to have the

capacity there whether they ever use it or not," he said. "Unfortunately, we didn't pass a bond issue."

After Seaside Planning Commission approval in April, site inspections from the Oregon Department of State Lands and the Army Corps of Engineers remain ahead, including an archaeological review.

The district's goal is a June 1 first construction start date. Officials hope to have a building permit by Aug. 8. Summer academic and sports programs usually held at the Seaside Heights campus will be relocated to Broadway Middle School during construction.

"Everything's a work in progress," Roley said.

Visitor center changes

Center from Page 1A

City Manager Bruce St. Denis said. Years of heavily subsidizing other city funds like public works, which has projects that can't be covered by water rate revenues, has caused the general fund balance to decrease over time, St. Denis said.

"The goal is not to take money away from the chamber. We have to make hard choices about how we are spending general fund money," St. Denis said. "So in this budget we are proposing splitting out some of the funding for the visitor center."

The suggested reallocation is also a part of a larger effort to consolidate the contracts the city holds with the chamber. Currently, the city holds two contracts — one to transfer funds to support the visitor center and another that allocates transient room tax revenue to be used for promotional purposes. Transitioning into one, multi-year contract could be more efficient, he said. St. Denis also hopes the change could encourage the city to invest more of these dollars into

"rainy day" funds.

"We are so reliant on what comes in for tax revenue from a hotel standpoint, and if their revenues go down, our revenues go down," St. Denis said.

The chamber has long advocated for a multi-year contract, as it would allow the organization to do long-term planning and projects. Executive Director Jim Paino said he does not have an issue contributing to the Visitor Information Center, but is concerned with the increase coming all at once. He suggests a phase-in that would allow the chamber to slowly take on the responsibility of funding the Visitor Information Center over the course of three years.

"In two-and-a-half years we started this promotions program from scratch, and now we are to the point where we see that we are making an impact," Paino said. "We would have to re-evaluate our whole process if this came all at once."

The city will continue to work with chamber throughout the budget process to find a number that works for both entities, St. Denis said.

Cannon Beach adopts new flood maps

By Brenna Visser
Cannon Beach Gazette

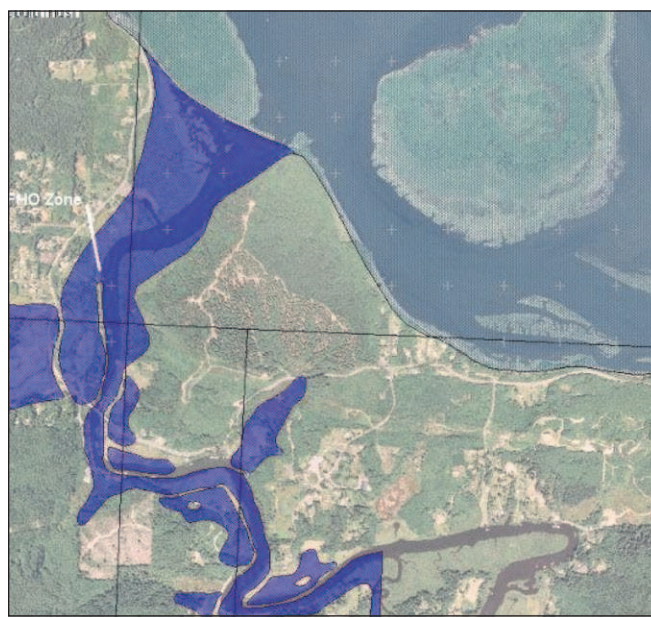
The City Council voted unanimously Tuesday, May 8, to adopt new flood plain maps in Cannon Beach provided by the Federal Emergency Management Agency.

The new hazard maps have been long-awaited by many downtown business owners. The maps are used by insurers to price flood insurance and by cities and counties to identify flood-prone areas for regulatory purposes. They can also affect new development by requiring certain building standards.

Flood hazard zones will shrink by 27 percent, taking the majority of downtown out of the 100-year flood plain — an area with a 1 in 100 chance of flooding in any given year.

The maps, which will officially go into effect June 20, will take many businesses out of flood zones and likely reduce insurance costs.

The updates are the product of a countywide study that began in 2009 to incorporate the latest surveying technology. While new surveys have



CLATSOP COUNTY LAND USE PLANNING

Cannon Beach joined other coastal cities in approving FEMA revised flood maps.

reflected these changes since 2016, efforts to adopt the new flood maps were stalled by

concerns with the draft coastal analysis in the Columbia River estuary, as well as assess-

ments of a levee in Warrenton.

Though the maps were adopted unanimously, City Councilor Nancy McCarthy raised questions about how it is possible for so much of downtown to be taken out of the flood hazard zone when the area has such a high water table at relatively low elevations.

"This does not protect you from all flooding. It protects you from a flooding event that has a 1 in 100 chance of happening in any given year," City Planner Mark Barnes said. "It's very narrow."

City Councilor Mike Benefield added that the new maps now give homeowners and businesses a choice of whether or not they want to buy flood insurance, and if so, what kind, rather than being required to participate in the National Flood Insurance Program.

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