

# School: The building is ‘the proverbial albatross’

Continued from Page A1

Broadway Middle School had asbestos inspections performed in 2016 and 2019 with no reduction in asbestos containing building material, Patrick Duhachek wrote.

Federal regulations require damaged thermal system insulation to be cleaned and repaired and replaced.

“Nothing has been done since 2016,” Duhachek wrote. “Should we even be using this building and putting children in it?”

Duhachek cited a 2013 report showing the building had “moderate to high” collapse potential.

City Councilor Randall L. Frank, who said he was also speaking as a private citizen, said \$4 million to \$5 million needs to be spent just to keep the building watertight by replacing the roof and all west-facing windows.

The middle school building on the sales market after the Seaside School District moved to a new campus on Spruce Drive, “has served its useful life span,” Montero said.

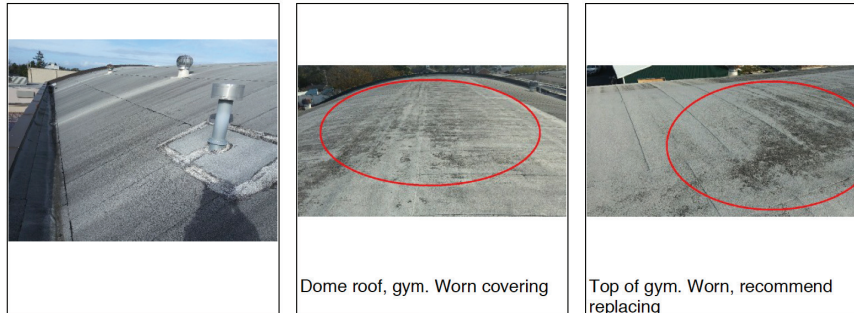
Montero, who acquired school inspection records back to 1988, said the school district has long known that the middle school comes with many hazards and high remediation costs.

The building is “the proverbial albatross,” she said. “Given the cost of remediation and the probable impossibility of correcting all deficiencies, is BMS, in fact, a worthless building?”

Montero also questioned its ability to be financed and insured. “It’s not beyond reason to predict that within several years SEPRD will decide that the building needs to be torn down and a new facility built.”

This would cost more than the \$20 million bond proposed and voted down in 2018 to expand the Sunset Pool facility, she said.

## Roof



Ventilation System	
Type	<input type="checkbox"/> None <input type="checkbox"/> N/A
	<input type="checkbox"/> Soffit <input type="checkbox"/> Ridge <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Roof <input checked="" type="checkbox"/> Turbine <input type="checkbox"/> Powered Other:
Comments	
Flashing	
Material	<input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Galv/Alum <input type="checkbox"/> Asphalt <input type="checkbox"/> Copper <input type="checkbox"/> Foam <input type="checkbox"/> Rubber <input type="checkbox"/> Lead Other:
Condition	<input type="checkbox"/> Not Visible <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Rusted <input type="checkbox"/> Missing <input type="checkbox"/> Separated from chimney/roof <input checked="" type="checkbox"/> Recommend Sealing Other:
Comments	
Valleys	
	<input checked="" type="checkbox"/> N/A
Material	<input type="checkbox"/> Not Visible <input type="checkbox"/> Galv/Alum <input type="checkbox"/> Asphalt <input type="checkbox"/> Lead <input type="checkbox"/> Copper Other:
Condition	<input type="checkbox"/> Not Visible <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Holes <input type="checkbox"/> Rusted <input type="checkbox"/> Recommend Sealing
Comments	
Condition of Roof Coverings	
Roof #1	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Curling <input checked="" type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input checked="" type="checkbox"/> Granules missing <input checked="" type="checkbox"/> Alligating <input type="checkbox"/> Blistering <input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping <input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage
Roof #2	<input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Curling <input checked="" type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input checked="" type="checkbox"/> Granules missing <input checked="" type="checkbox"/> Alligating <input type="checkbox"/> Blistering <input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping <input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage
Roof #3	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligating <input type="checkbox"/> Blistering <input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping <input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage
Comments	

### Two middle school roofs receive ratings of “poor” in a report delivered to the Sunset Empire Park and Recreation District.

Reports describe seismic deficiencies, the need for total roof replacement and 10 areas showing positive for asbestos.

A more comprehensive structural evaluation is necessary to fully identify all potential seismic deficiencies, the inspection report states, to quantify the risks associated with them, and determine what retrofit measures may be employed to mitigate those risks.

The report, from the Building Advisory Group Inc., based in Madras, said the 72,557-square-foot building will continue to have ongoing roof leaks. The

report describes horizontal and vertical cracks at the center of the gym.

All windows should be replaced, they write, and several bathrooms are missing toilets and sinks.

“Overall this building does have positive features with negative issues that should be addressed. With any new remodeling this property will need to be brought up to ADA (Americans with Disabilities Act) codes,” the report states.

A structural study delivered on Dec. 4 said that seismic deficiencies could put portions of the building at risk of partial collapse or pres-

ent a falling hazard during a major seismic event, endangering the safety of building occupants.

According to a report delivered in September by A.W.E. Environmental, of 60 samples, 10 came back positive for asbestos in the building. The asbestos remains encapsulated, however, and unless it becomes exposed, likely through demolition, does not pose a public safety hazard.

Walls at the older gym were found “to be in poor condition” Morrison Hershfield, engineers and managers based in Portland, said in a due diligence assess-

ment delivered this month to evaluate and identify the current condition of elements of the middle school building, including the exterior wall cladding, glazing and roofs.

Building envelope components at Broadway Middle School are in poor to moderate condition and some components require immediate replacement to stop active leaks, they write. Others require maintenance and further assessment. A subtotal

of immediate repairs is \$3.77 million. Overall totals within the next 10 years are estimated at \$4.46 million.

“There are times when one just needs to walk away from what appears to be a dream and not because it was a bad idea but because it just won’t pencil out,” Frank said. “In my opinion this does not necessarily end the desire to acquire the property but may be an opportunity to regroup and explore other ideas.”

# BUSINESS Directory

**ELECTRICAL**



• New Construction  
• Remodels  
• Panel Changes & Upgrades  
• Add Circuits or Lighting  
• Generators  
• Repairs

CALL US for your next electrical project!

**503-739-7145**  
712 S. Holladay Dr. • Seaside, OR  
Monday-Friday 8am-5pm  
www.jjelectricservice.com

**FLOORING**



the Original  
Luxury vinyl planks and tile.



you walk on our reputation  
Flooring → Installation

3470 Hwy 101 Suite 102 • Gearhart, Oregon  
503.739.7577 • carpetcornergearhart.com

**LANDSCAPING**

YARD DEBRIS DROP-OFF (no scotch broom)




- Laurelwood Compost
- Soil Amendments
- Planting MacMix
- Mulch

**503-717-1454**  
34154 HIGHWAY 26 SEASIDE, OR

## Laurelwood Farm

**ELECTRICAL**



**Borland**  
COASTAL ELECTRIC, INC.  
FOR YOUR COMPLETE ELECTRICAL NEEDS

Serving the North Oregon Coast since 1950!

Serving Clatsop & Tillamook Counties  
**503.738.8391**

**FLOORING**

Randall Lee's **0% FINANCING AVAILABLE**

## Flooring America


Window Treatments, Fabric, Designer Wallpaper, Counter Tops, All Flooring and Miele Vacuums

Visit Our Outlet!

Randall Lee's Seaside • 2311 N. Roosevelt Dr. • 503-738-5729  
rfflooring@yahoo.com • www.RandallLeesFlooring.com

Randall Lee's Flooring Outlet • 3579 Hwy 101 Gearhart • 503-738-6756  
Warehouse pricing • Open to the Public • Hundreds of instock rolls & remnants • In House Binding

**CONSTRUCTION**



**BOB MCEWAN CONSTRUCTION, INC.**

EXCAVATION • UNDERGROUND UTILITIES  
ROAD WORK • FILL MATERIAL  
SITE PREPARATION • ROCK

OWNED AND OPERATED BY MIKE AND CELINE MCEWAN

**503-738-3569**

34154 Hwy 26, Seaside, OR  
P.O. Box 2845, Gearhart, OR

SERVING THE PACIFIC NORTHWEST SINCE 1956 • CC48302

**CREMATION**

# Ocean View

Funeral & Cremation Services

Telephone Advice & Assistance 24-Hours A Day  
1213 Franklin Ave., Astoria • 503-338-7200  
www.OceanViewAstoria.com

**Lowest Cost Cremation**  
On The Northern Oregon Coast

See our website for Up-To-Date Pricing Comparisons.  
Also registered in the State of Washington

## Policy: ‘Embedded in our mission is the word ‘equitable’

Continued from Page A1

The state passed All Students Belong as a health and safety rule after a student sent a letter to Gov. Kate Brown in July, asking for help.

“Banning the Confederate flag is far more than just an act to please some people,” the student wrote. “It shows students and educators that the state of Oregon sees them in their struggles to be considered equal and aiding in the fight against racism.”

In response, Brown urged educators to take action to address the adverse impact hate symbols and hate speech have on students.

In a September letter instructing superintendents and districts to adopt policies and procedures prohibiting the use and display of hate symbols, the Oregon Department of Education said that this student’s experience is not alone.

In the past few years, the department has received complaints and been made aware of multiple incidents involving hate symbols that have disrupted education for students across Oregon.

The district’s new policy applies to both in-person and distance learning. In responding to the use of any symbols of hate, the district will use nondisciplinary remedial action whenever appropriate.

At the meeting, the district also adopted a new procedure for how staff members, administrators and other leadership should proceed if they witness or hear about a potential bias incident.

According to Superintendent Susan Penrod, staff from all schools will be trained on the details of both the policy and the administrative rule, and it will be enforced districtwide. She also plans to present more in-depth information to parents, families and the community this month.

The policy is arriving as the district is nearly three years into completing comprehensive work on equity.

“Embedded in our mission is the word ‘equitable,’” said Sande Brown, director of curriculum in Seaside.

Sande Brown will help spearhead the effort with assistance from two consultants from the California-based National Equity Project, Ana Moreno and Tom Malarkey.

According to Sande Brown, the district’s equity team is taking a complex systemic approach.

“In a system like a school district, there are many, many moving parts,” she added.

Over the past few years, the team has met with administrators, staff members and teachers to clarify what equity means and identify what education would look like if the schools were serving students and families equitably.

“As we move into the building, what are the policies and procedures, as well as the design, that we could have in place to be equitable?” Sande Brown said.

The team is also working to figure out how to embed equity into the system, which means approaching policy, procedure and practice through an equity lens.

“You have a series of questions to ask yourself as you’re planning and making decisions for your district,” Sande Brown explained. Questions like, “Who does it impact?” “Who has opportunities and who does not?” and “Whose voices are at the table and whose voices are not?”

The answers to these questions should guide the district and everyone who serves within it as they make determinations about budget, curriculum, instruction and building design, for example.

Penrod is also developing a student advisory group and parent advisory groups to

help guide the process.

Board member Sondra Gomez said she is grateful to have taken part in many of the conversations regarding equity.

“It was good insight to hear what people are feeling currently, as well as how we can continue to look at ways to serve all the students in the district,” she said.

### Phone and Internet Discounts Available to CenturyLink Customers

The Oregon Public Utility Commission designated CenturyLink as an Eligible Telecommunications Carrier within its service area for universal service purposes. CenturyLink’s basic local service rates for residential voice lines are \$21.00 per month and business services are \$33.00-\$37.00 per month. Specific rates will be provided upon request.

CenturyLink participates in a government benefit program (Lifeline) to make residential telephone or broadband service more affordable to eligible low-income individuals and families. Eligible customers are those that meet eligibility standards as defined by the FCC and state commissions. Residents who live on federally recognized Tribal Lands may qualify for additional Tribal benefits if they participate in certain additional federal eligibility programs. The Lifeline discount is available for only one telephone or qualifying broadband service per household, which can be either a wireline or wireless service. Broadband speeds must be 25 Mbps download and 3 Mbps upload or faster to qualify.

A household is defined for the purposes of the Lifeline program as any individual or group of individuals who live together at the same address and share income and expenses. Lifeline service is not transferable, and only eligible consumers may enroll in the program. Consumers who willfully make false statements in order to obtain Lifeline telephone or broadband service can be punished by fine or imprisonment and can be barred from the program.

If you live in a CenturyLink service area, please call 1-888-833-9522 or visit centurylink.com/lifeline with questions or to request an application for the Lifeline program.

