

# New Eastside Elementary

## Cost Breakdown

Blossom Gulch was built in 1954 on a foundation of wooden pilings driven into fill. That foundation has now failed. Different parts of the building and its surrounding land are shifting at different rates. The property also sits in the tsunami flood zone. State law prohibits new school construction in the tsunami zone. Blossom Gulch currently serves roughly 600 K-3<sup>rd</sup> grade students.

Eastside Elementary, built in 1949, was closed in the early 2000s. It was closed in part because of its poor physical condition. The current Eastside building is also too small to replace Blossom Gulch. However, there is space at the Eastside property to build a new elementary school and allow the District to move students out of Blossom Gulch.

The new school would include 22 classrooms; commons areas; library space; pull-out, small group and activity spaces; a multi-purpose gym; a kitchen; and an office area with a direct view of separate parent and bus pick-up and drop-off zones; a covered play area; and adjacent field and playground space.

### New Eastside Elementary Costs

Demolition/Removal of existing building:	\$382,698
Site Work/Contingency:	\$200,000
New Construction:	\$19,563,854
Total Includes:	
Architectural and Engineering Services:	10%
Project Management:	3%
Fees, Permits, Testing:	2%
Furniture, Fixtures, Equipment:	5%
Construction Inflation:	10%
Additional Contingency:	10%

Construction cost estimates are based on: industry standards; average per-square-foot costs of actual construction of new, comparable schools in Oregon in 2015 and 2016; preliminary designs; and architecture and engineering assessment.



### Future Uses of Current Blossom Gulch Property

After Blossom Gulch is replaced with a new elementary school, the District will continue to maintain Blossom Gulch as long as practical.

- Both gyms and the field will remain available for community and sports use.
- The District Food Services offices, currently in Harding, will move to Blossom.

- A portion of the space will be used for District long-term storage, currently at Eastside.
- Classroom portions will be available for lease by community organizations (for example, the Boys and Girls Club's Pacific School of Dance currently leases space at Eastside).
- The District will seek grants and community partnerships to improve and expand field space at Blossom, especially on the drier south side (away from the creek). This could include demolition of the south classroom wing.
- At some point, future enrollment increases will likely cause the District to reopen Milner Crest as an additional elementary school. At that point, Blossom Gulch may be considered for the District's administrative offices.
- The District will work with the City to prevent camping or other trespass on the property.

The Blossom Gulch building is antiquated as a school, deteriorating, and not in a safe location for students. However, it may continue to serve the District and the community in other ways for many years once the daily wear-and-tear of 600 students is eliminated. Alternatively, problems with the foundation could make the building unusable at any time. At that time, the District will likely work with the City to find an appropriate use for the land.