

April 29, 2021

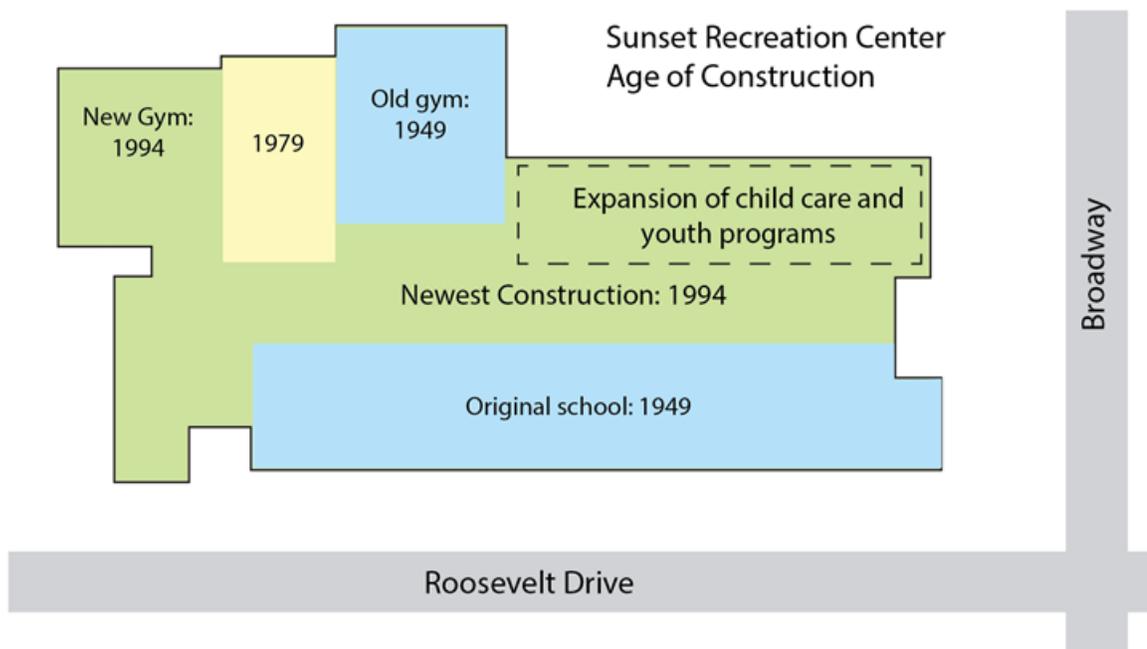
SEPRD Community,

It has been just over 100 days since the Sunset Empire Park & Recreation District closed on the Broadway Middle School Property at 1120 Broadway. That acquisition represents a historic landmark in the provision of indoor recreation space, expanded preschool/childcare programs and the continued/expanded usage of that space for contributing to sports tourism.

In the time period since then, the District has completed a deep analysis and review of the building and property. There is a lot of potential for great programs and services to the community! There is also a need for the District to fully understand the building condition and we have invested resources and time to complete that assessment. For a review of the reports and information compiled, we encourage you to look on the District website (<https://www.sunsetempire.com/due-diligence-process>).

Despite our best efforts, we recognize that there are some in our community who still express concern about the condition of the building and the safety of using it. In response to that, we'd like to share with you the below points:

- o The building is 72,557 square feet in total. The vast majority of that building (45,000 sq. feet approximately) was constructed in 1994 and built using standards and materials that are completely safe.
- o The entire building was used by the Seaside School District as a Middle School building as recently as March, 2020.



- o The portion of the building that was constructed in the 1940's is not being utilized by the District for programming but rather for storage and potential development in the future.
- o The older portion of the school does contain some Asbestos Containing Building Materials (ACBM). The contractor hired by the District tested 60 sites and 10 came back positive for ACBM.
- o Based on industry knowledge, the presence of ACBM is expected for a building of this age. The ACBM is encapsulated in the floor of the building and, just as it was safe for children in the BMS, it is still safe for District patrons, staff and guests.
- o While there are other areas of potential improvement for the building to operate at its maximum efficiency including the roof, windows and HVAC system, the building is in very good condition and usable for recreation purposes.

The building has been approved for conditional use by the City of Seaside, the Clatsop County Health Department and the District's insurance provider.

We invite you to come and tour the building on these dates:

- Monday, May 10, 5-7pm
- Wednesday, May 12, 12-1pm
- Thursday, May 13, 5-7pm

We also invite you to share and collaborate with the District on the future of this significant property. The District has a long history of dedicated service and with this landmark acquisition, we are poised to continue that dedicated service moving forward.

Regards,

SEPRD Staff and Board of Directors