

Silver Falls \$138,000,000 Bond: History & Facts

“Silverfallsbond:history&facts” will be up by 10/12/2023; and with original documents and details

Dear Fellow Silver Fall School District Owners:

The proposed 142 million (75 m new; 63 m rural; 4 m contingency) expense of demolishing the entire Schlader Campus and construction of a new insufficient sized, extravagant school, is neglecting students, district owners and common sense. Once remediated, Schlader may hold 1000 students, compared to 450 new. This disregards the soon demand for an expansion of the new high school. Yes, another bond request.

When chairman of the high school relocation in 1993, if relocated, our caveat was to plan that Schlader must become the middle school. Our independent study by facility managers and engineers recommended \$ 6 million. Today, less than \$14 m (use high 4% construction price index).

The Board’s own architect, Weeks, similarly stated 3.9 m in 1993; 4.3 m in 1999; 26.7 m circa 2012. Their later guess was supportive of demolition and modules, which made new appear more economical than remediating the Schlader Campus as previously required to save it for the middle school.

In 2012, two seasoned architects and structural engineer, inspected Schlader together and their written independent reports stated positive for remediation. School architect, Geoff James, proposed a budget of \$7.5 million, including a south security lobby, student and bus entry with a porte-cochere and elevator. Today, \$16 million (use high 6 % construction price index). This information was buried and not publicized by Superintendent Bellando.

Superintendent Scott Drue was personally given a copy of all three reports on February 26, 2021. He was reminded that to have selected the new high school location on Grant Street, the caveat was unanimous that Schlader must become the middle school. Additionally, Scott was shared how reasonable the seismic upgrades would be.

Superintendent Drue has publicly stated that neither he, nor the Board, but the Bond Advisory Committee that made the decision to go for the \$142 million expenditure. As typical with many Task Forces, it was a rubber stamp. Members of the Committee are now complaining that the information provided had one goal, “tear down and build new”. When other cost information was requested, there was no serious response; just guesses. None of this history, or the original intended use of Schlader as the middle school, was provided them.

The Superintendent intends to demolish the entire Schlader Campus block, except for the gym. The question for the owner voters is, if you owned a \$400,000 home, not including land, and could do a \$100,000 remodel to improve it, would you believe your architect’s advise to tear it down and build new? No, the process would decrease your equity by \$900,000.

To get his bond to pass, the superintendent has spent over \$500,000 for consultants. Was this in the annual budgets? The consultant costs, not builders’ profits, may be as much as \$17 million. Do we squander funds personally in this manner?

Chairman Traeger’s Facebook words speak of school closures if our bond does not pass. Not true. it is not an operations bond, but a building bond. Video on the District’s bond page express that the buildings are “CONDEMNED”. Silverton’s building official confirms that no Schlader building is condemned. Inappropriately, the Superintendent allows this term to continue.

District employees state that Superintendent Bellando required that there be no maintenance on the Schlader facilities. This was not an expense issue. The roof assembly leaks in minor locations, involving caulking mechanical units and flashings. Building leaks originate from gross negligence, not a phenomenon of its own. This policy continues under Superintendent Drue.

A reasonable bond, leaving room for future, necessary bonds, could be Schlader 20 m; 10 m rural; 5 m contingency. Yes, property taxes will continue to provide, safe, warm and productive education; with emphasis on spending more money on the best teachers, rather than ‘consultants’.

Read the words written by David Beason, 6/21/2013, Board and Oregon Board, to the Board and Mr. Bellando, "Until we honestly and objectively analyze and address all issues, and until we have a long range plan for the education of our youngsters that a majority of voters understand and are comfortable supporting, we will continue to squander public funds and district time and energy- and credibility- on unsuccessful bond requests...."

Please share this message with others.

Thank you.

Gene Pfeifer

50 years of service to Silverton School District

Chairman, High School Relocation Committee, 1993 and 1999

Seasoned design build specialist

"True Sustainability Releases Funds for Priorities"

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Bill Schiedler, Bond Advisory Committee

Contact info given to newspaper: SFSD Maintenance "do not maintain"