



COMMUNITY BOND ADVISORY COMMITTEE MEETING #5

Scappoose School District
December 16, 2025



AGENDA

1. **Welcome / Agenda Review**
2. **Bonds 101 with Piper Sandler**
3. **Stretch Break**
4. **SSD Financial Outlook**
5. **Design in the Bond Planning Process**
6. **Large Public Construction Projects**
7. **Replace vs. Remodel Overview**
8. **Next Meeting & Meeting Close**

SSD CBAC - DETAILED TIMELINE

2025				2026										
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Community Bond Advisory Committee (CBAC)											Informational Campaign			
CBAC #1 Sep 30	CBAC #2 Oct 21	CBAC #4 Nov 18	CBAC #5 Dec 16	CBAC #6 Jan 20	CBAC #7 Feb 17	CBAC #8 Mar 17	Community Feedback on Draft Options			CBAC #9 Jul 21	Informational Campaign Outreach & Information			
Introductions & Process	Tour District facilities - Part 1	Admin / Staff Student presentations	Bond/Levy Finance 101	Priorities	Refine options	Draft Rec(s)	Open Houses			Final Rec	Open Houses			
Community Concerns	CBAC #3 Oct 28	Building Condition Assessment High Level Overview	How Public Projects / Prevailing Wage works	Brainstorm target projects	Review initial cost estimates		Community Presentations					Community Presentations		
Review prior LRF	Tour District facilities - Part 2	Athletics	District O&M Budgeting				Present Draft Rec(s) to Board April 13			Apply for OSCIM Grant - July 15	Board Meeting Early August Resolution for Election			Election
		Intro to OSCIM Grant							Notification of OSCIM Grant	Election Filing Deadline (mid August)				
									Board Meeting CBAC present final recommendation					



Presentation to Scappoose School District

December 16, 2025

Lauren MacMillan, *Managing Director*

WHAT IS A GENERAL OBLIGATION BOND?



“**Bonds**” are loans that are broken into pieces and sold to investors



“**General Obligation Bonds**” are secured by property taxes and District’s “full faith and credit”



Debt service is repaid by an unlimited, dedicated property tax levy on all properties within the District



GO Bonds are considered to be the **highest quality credit** a school district can offer to market



Voter approval required

KEY PROPERTY TAX CONCEPTS

Since GO Bonds are repaid with property taxes, it is important to understand a few key terms:

- **Real Market Value (RMV)**
 - Amount that a property could reasonably expect to sell for as of January 1
- **Assessed Value (AV)**
 - Value of property subject to taxation
 - Cannot exceed RMV
- **Bond Levy Rate**
 - Tax rate expressed in dollars per \$1,000 of AV
 - Calculated annually and set by county assessor
 - Issuers do not set the rate and cannot guarantee a levy rate

GO BONDS IN OREGON



Tax levy is not limited by Measure 5 or Measure 50

Four Election Dates:

March

May

September

November

Only November and May not subject to double majority

State law allows school districts to issue up to **7.95% of RMV**

For Scappoose SD,
that's **\$342 million!**

Ballot title needs:

- “Not-to-exceed” amount
- Permitted use of proceeds
- Maximum years to maturity

SAMPLE BALLOT TITLE

CAPTION: (10 WORD LIMIT)

SCHOOL BOND FOR REPAIRS, CONSTRUCTION, SECURITY, TECHNOLOGY AND ENERGY EFFICIENCY

QUESTION: (20 WORD LIMIT)

Shall Hood River County Schools improve and construct facilities by issuing \$57,175,000 of bonds, estimated to maintain average tax rate? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY: (175 WORD LIMIT)

If approved, bonds are expected to finance the following projects:

- Repairs to schools, including addressing failing roofs, heating and ventilation systems, plumbing, mechanical and electrical systems;
- Energy efficiency improvements to decrease energy use;
- Improvements to address deferred maintenance, worn out finishes, and replace old equipment;
- Technology improvements in every school for student learning opportunities;
- Safety and security updates at every school;
- New state-of-the-art science, engineering and math lab learning space at Wy'east Middle School;
- Replace, equip and furnish May Street Elementary School on the same site, providing maintenance and operational savings;
- Upgrade and improve athletic fields and tracks, including those used most by community members;
- Upgrade school playgrounds at Cascade Locks, Parkdale and Mid Valley Elementary Schools;
- Pay associated furnishing, equipping, demolition, site improvement and bond issuance costs.

Bonds would mature in twenty years or less from issuance, may be issued in multiple series, and are estimated to maintain recent average property tax rate of \$1.83 per \$1,000 assessed value, which may vary in actuality based on assessed value growth and other factors.

Estimate of
levy rate
impact –
NOT a rate
limit or
guarantee

USE OF PROCEEDS



Proceeds may be used for “capital construction and improvements” with a useful life of 1 year or more



Land and
Other Assets



Acquisition



Construction and
Improvements



Remodeling



Furnishing &
Equipping



Maintenance
or Repair

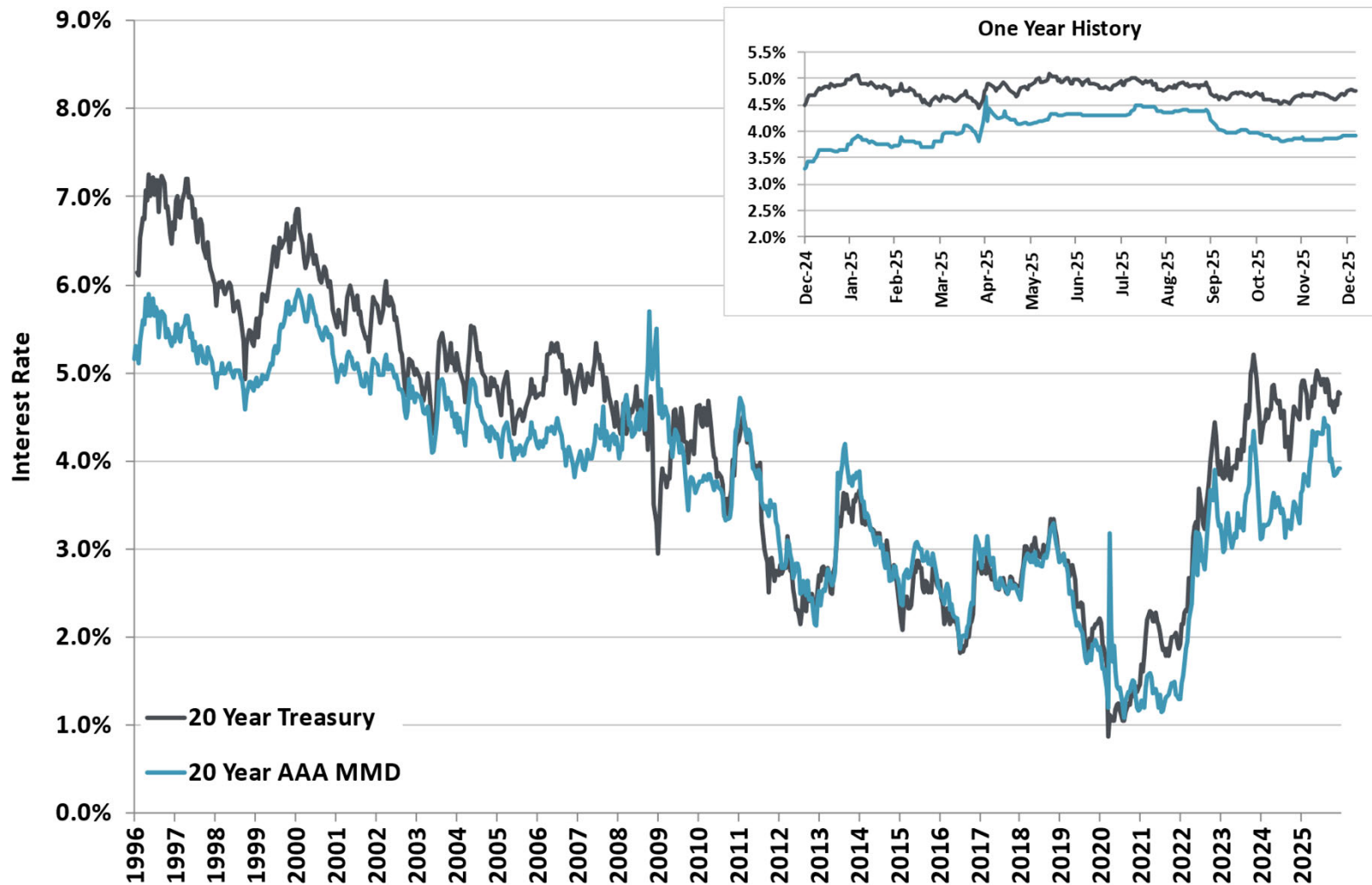
- “**Weighted average life**” of bonds may not exceed “weighted average life” of projects
- “**Routine**” maintenance and supplies are not eligible
- **Any interest earnings on proceeds** must be used in accordance with ballot title

I. Numerical Analysis



HISTORICAL INTEREST RATES

20 Year Tax-Exempt (AAA MMD) vs. 20 Year Treasury Rates



HISTORICAL VALUATION TRENDS

Scappoose School District

Fiscal Year	M5 Real Market Value	% RMV Growth	Total Assessed Value	Urban Renewal Excess	Net Assessed Value	% Total AV Growth
2026	\$ 4,312,950,768	3.16%	\$ 2,551,109,933	\$ 55,229,160	\$ 2,495,880,773	6.73%
2025	4,180,972,441	1.36%	2,390,358,331	55,130,715	2,335,227,616	2.17%
2024	4,124,953,847	2.93%	2,339,550,232	76,841,099	2,262,709,133	7.88%
2023	4,007,352,674	18.63%	2,168,733,073	20,656,827	2,148,076,246	5.16%
2022	3,377,886,932	11.33%	2,062,380,958	20,066,053	2,042,314,905	5.95%
2021	3,034,058,144	9.82%	1,946,528,285	8,062,940	1,938,465,345	4.27%
2020	2,762,784,708	2.14%	1,866,784,933	-	1,866,784,933	2.81%
2019	2,704,784,285	11.40%	1,815,829,905	-	1,815,829,905	6.73%
2018	2,428,078,596	15.15%	1,701,252,028	-	1,701,252,028	2.95%
2017	2,108,679,169	13.69%	1,652,430,945	-	1,652,430,945	7.60%
2016	1,854,818,790	7.37%	1,535,719,902	-	1,535,719,902	4.92%
2015	1,727,443,367	5.17%	1,463,715,697	-	1,463,715,697	1.78%
2014	1,642,499,272	0.78%	1,438,086,170	-	1,438,086,170	2.71%
2013	1,629,781,132	-4.67%	1,400,086,439	-	1,400,086,439	-3.76%
2012	1,709,548,996	-5.45%	1,454,817,379	-	1,454,817,379	8.67%
2011	1,808,159,077	-6.69%	1,338,762,995	-	1,338,762,995	2.74%
2010	1,937,790,058	-7.28%	1,303,064,394	-	1,303,064,394	4.64%
2009	2,089,889,571	10.36%	1,245,252,572	-	1,245,252,572	8.01%
2008	1,893,682,973	15.95%	1,152,852,194	-	1,152,852,194	4.96%
2007	1,633,134,348	19.16%	1,098,361,990	-	1,098,361,990	5.38%
2006	1,370,488,423	---	1,042,288,020	-	1,042,288,020	---

Annual AV growth for existing properties is limited to 3%

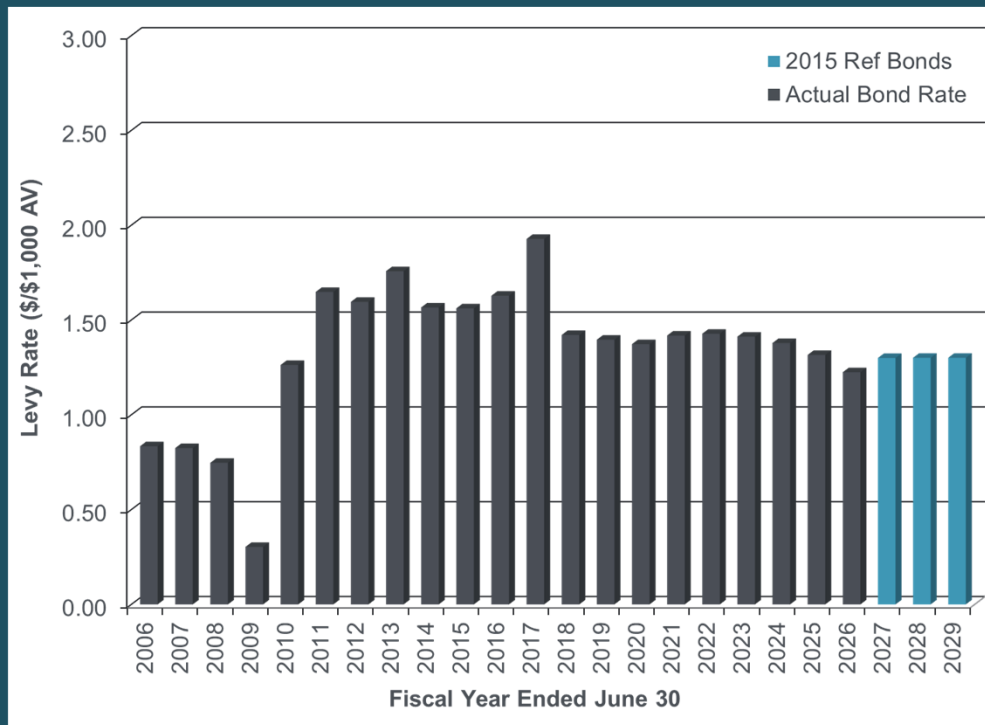
District values grown in excess of 3% due to new construction

Look to historical AV growth to inform future growth assumptions

OUTSTANDING AND PRIOR BONDS

Purpose	Date of Issue	Date of Maturity	Amount Issued	Amount Outstanding
General Obligation Bonds:				
Series 2009* Construct new elementary school, energy & other facility imp	06/02/09	06/15/19	\$ 33,300,000	\$ -
Series 2015 Advance Refunding of 2009 GO Bonds	05/12/15	06/15/29	25,185,000	12,275,000
Total General Obligation Bonds				<u>\$ 12,275,000</u>

*Refunded.



SCENARIOS

- ✓ \$50,000,000 Issue
- ✓ \$70,000,000 Issue

20
Years

SUMMARY

Assumes November 2026 Election

Structure	\$50 Million Issue			\$70 Million Issue	
Par Amount					
Current Interest Bonds	\$	7,075,000		\$	30,140,000
Deferred Interest Bonds		42,920,601			39,855,105
Total Par Amount	\$	49,995,601		\$	69,995,105
% Current Interest Bonds		14%			43%
% Deferred Interest Bonds		86%			57%
Dated Date		3/1/2027			3/1/2027
Final Maturity		6/15/2047			6/15/2047
Amortization Period		20.29 Years			20.29 Years
Projected Average Levy Rates*					
	Prior Debt	New Bonds	Combined	New Bonds	Combined
2026.....	\$ 1.22	\$ -	\$ 1.22	\$ -	\$ 1.22
2027.....	1.30	-	1.30	-	1.30
2028-2029.....	1.30	0.15	1.46	0.65	1.95
2030-2047.....	-	1.46	1.46	1.95	1.95
Interest Estimates					
Cushion over Current Interest Rates		+1.50%			+1.50%
True Interest Cost (TIC)**		5.71%			5.58%
Total Interest		\$46,646,891			\$61,564,469
Total Interest as % of Par		93%			88%

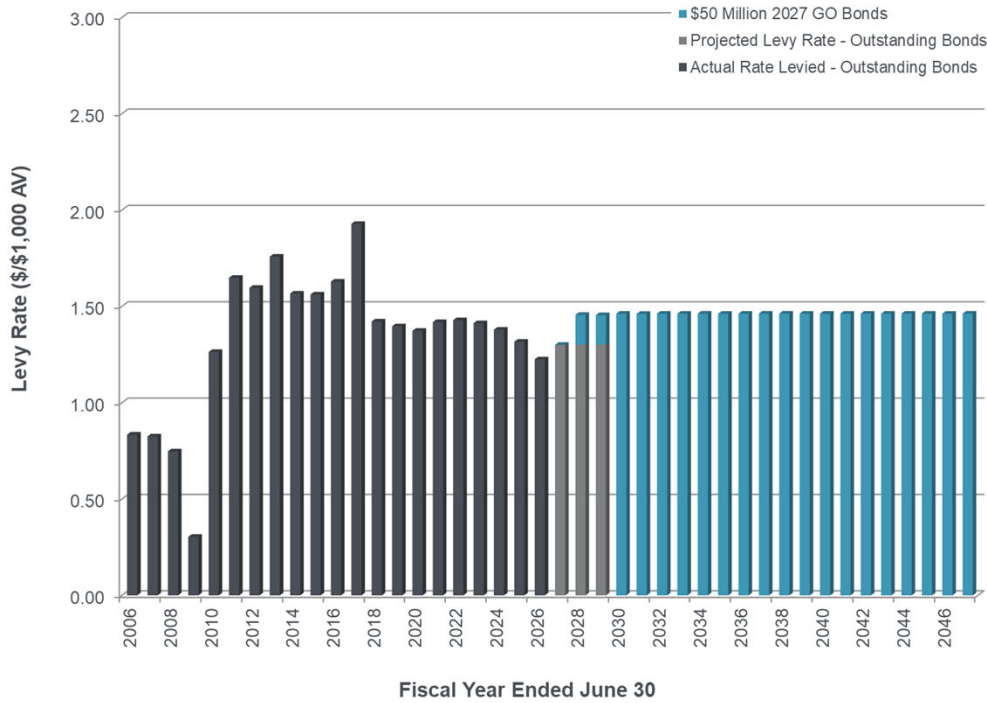
Structuring Assumptions			
AV Growth		Tax Collections	
2027	3.00%	2027	97.5%
2028	3.00%	2028	97.5%
2029	3.00%	2029	97.5%
2030	3.00%	2030	97.5%
Thereafter	3.00%	Thereafter	97.5%

*Projected average levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year

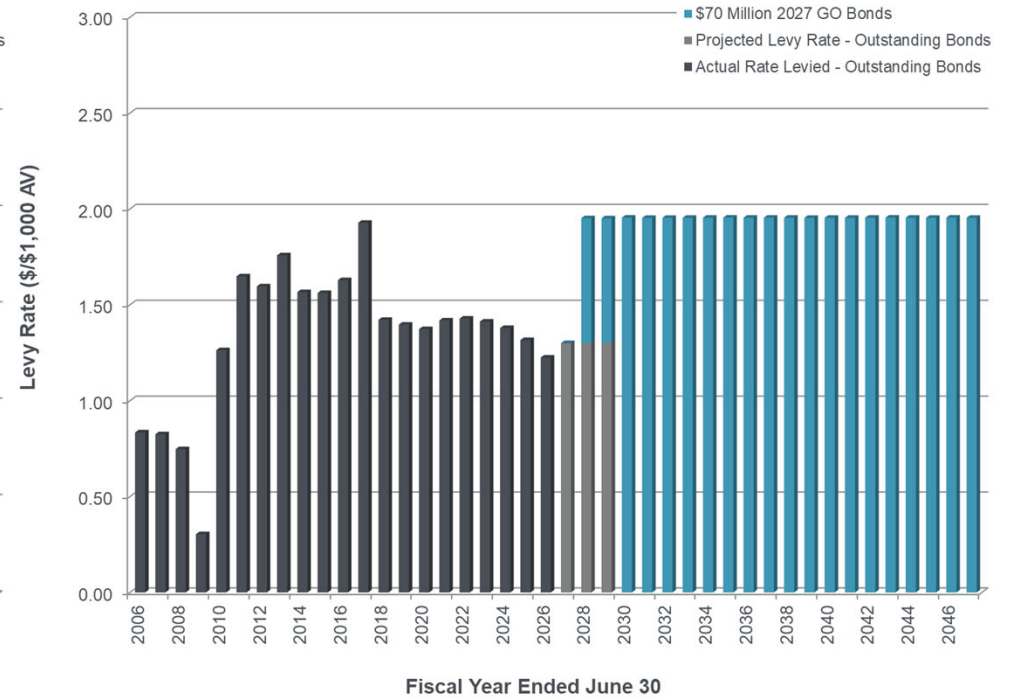
**True interest cost is the blended, overall interest rate for the issue. Includes the interest rate cushion

PROJECTED LEVY RATES

\$50,000,000 Issue



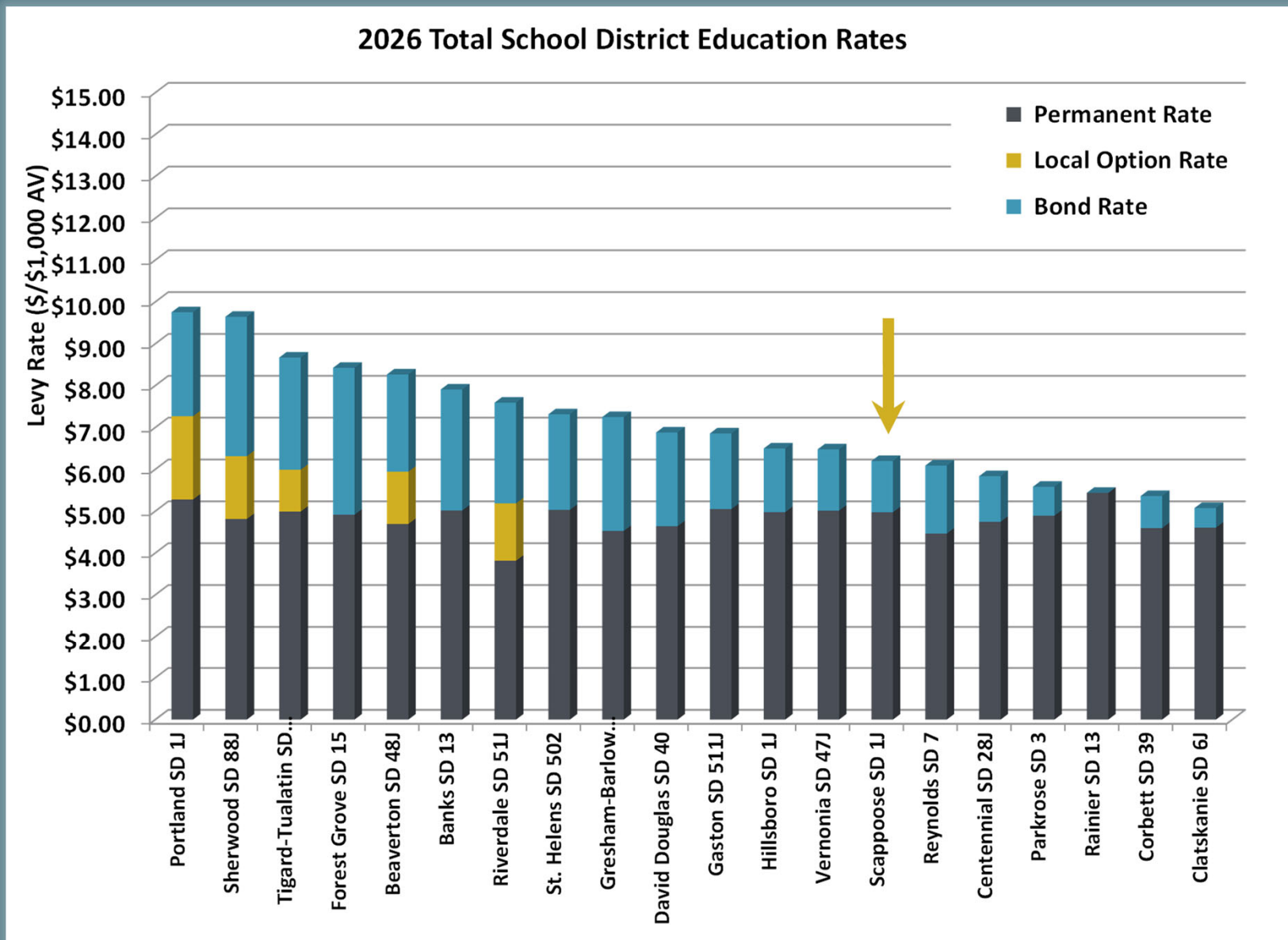
\$70,000,000 Issue



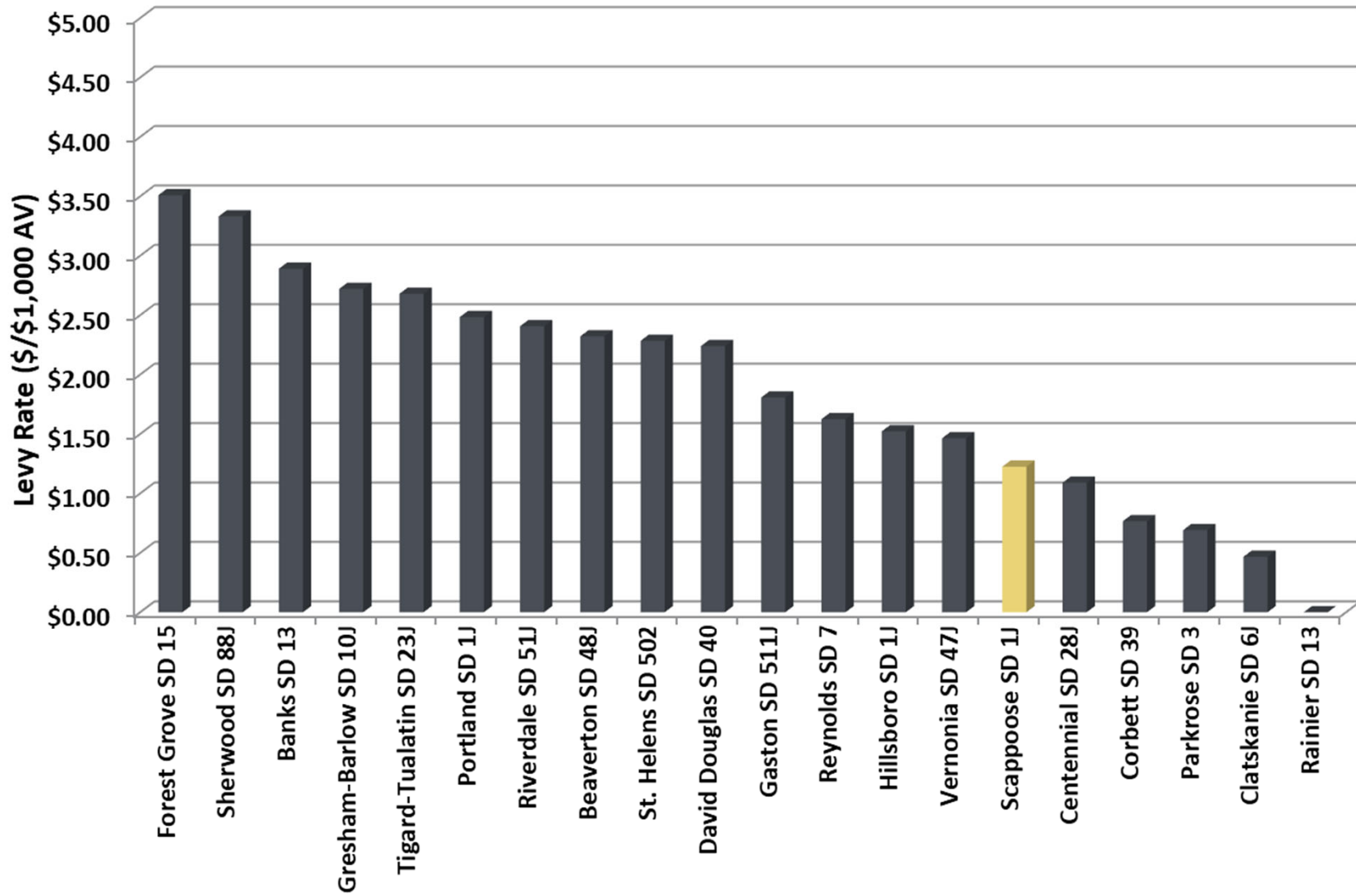
COMPARABLE LEVY RATES – TOTAL TAX RATES

District	2026 Extended ADMw (6/16/25)	Assessed Value (Net of Urban Renewal)	2026 Levy Rates (\$/ \$1000)			
			Permanent Rate	Local Option Rate	Bond Rate	Total District Rate
Portland SD 1J	52,441.21	\$ 72,252,792,598	\$ 5.2781	\$ 1.9900	\$ 2.4835	\$ 9.7516
Sherwood SD 88J	5,410.51	4,970,521,202	4.8123	1.5000	3.3309	9.6432
Tigard-Tualatin SD 23J	13,454.60	14,409,121,511	4.9892	1.0000	2.6797	8.6689
Forest Grove SD 15	7,202.89	3,747,988,119	4.9142	-	3.5092	8.4234
Beaverton SD 48J	45,836.67	40,770,555,851	4.6930	1.2500	2.3217	8.2647
Banks SD 13	1,235.30	836,642,692	5.0152	-	2.8906	7.9058
Riverdale SD 51J	628.84	890,098,635	3.8149	1.3700	2.4065	7.5914
St. Helens SD 502	3,294.69	2,361,889,071	5.0297	-	2.2838	7.3135
Gresham-Barlow SD 10J	13,988.36	8,694,098,728	4.5268	-	2.7207	7.2475
David Douglas SD 40	11,401.41	4,527,339,967	4.6394	-	2.2396	6.8790
Gaston SD 511J	640.16	353,093,558	5.0494	-	1.8068	6.8562
Hillsboro SD 1J	23,148.29	27,137,305,977	4.9749	-	1.5221	6.4970
Vernonia SD 47J	762.99	806,100,008	5.0121	-	1.4638	6.4759
Scappoose SD 1J	3,070.57	2,495,880,773	4.9725	-	1.2249	6.1974
Reynolds SD 7	13,014.94	8,164,353,388	4.4626	-	1.6246	6.0872
Centennial SD 28J	6,905.90	3,792,556,847	4.7448	-	1.0902	5.8350
Parkrose SD 3	3,492.01	5,344,490,777	4.8906	-	0.6913	5.5819
Rainier SD 13	932.04	957,215,402	5.4360	-	-	5.4360
Corbett SD 39	1,398.62	503,007,460	4.5941	-	0.7661	5.3602
Clatskanie SD 6J	945.12	1,609,164,809	4.6062	-	0.4666	5.0728

COMPARABLE LEVY RATES – TOTAL TAX RATES



COMPARABLE LEVY RATES – BONDS ONLY

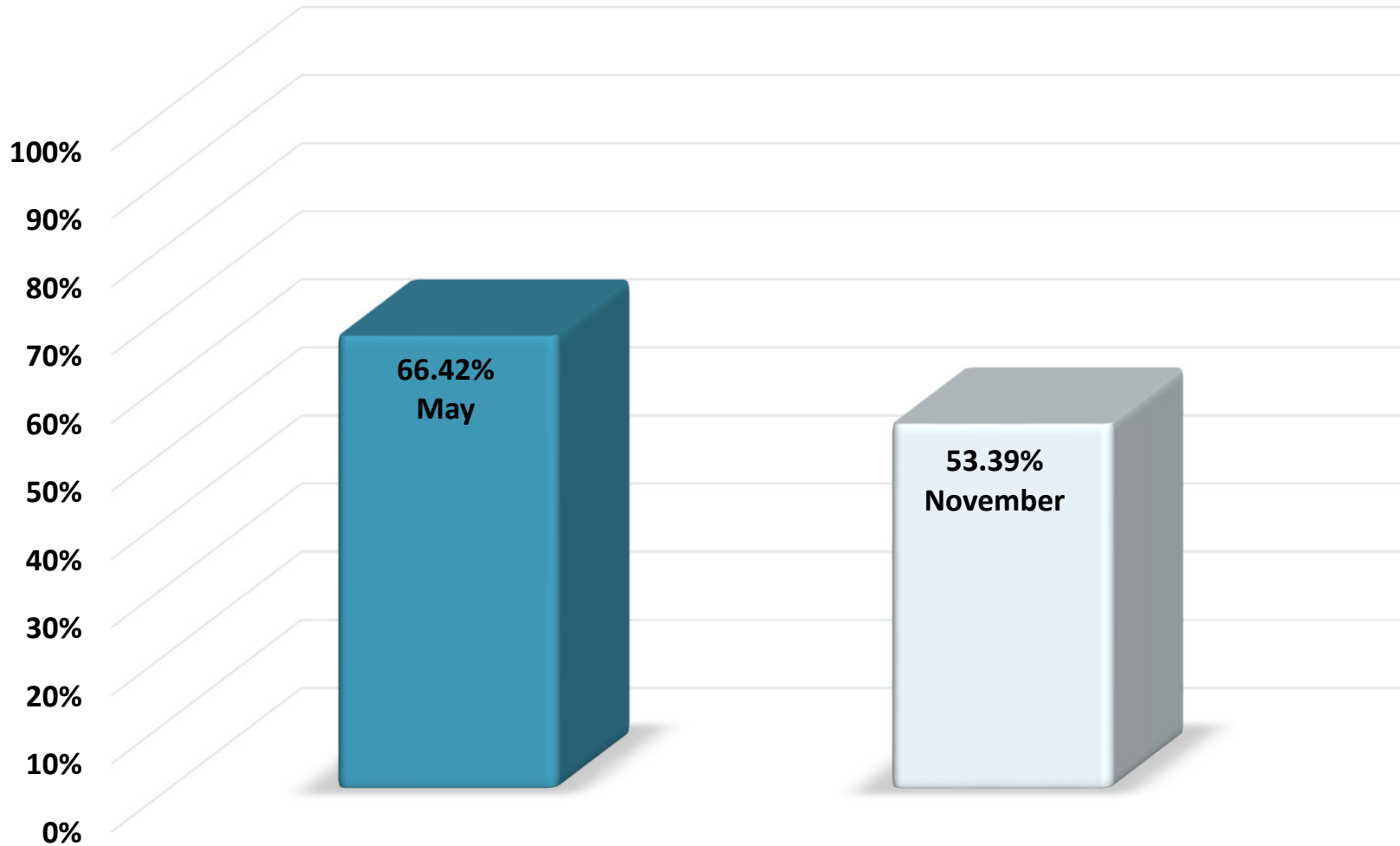


II. Election & OSCIM Program Data



WHAT ARE THE ODDS?

60.39% of Oregon K-12 school district GO bond issues from May 2010 to November 2025 have been approved



OREGON SCHOOL CAPITAL IMPROVEMENT MATCHING (OSCIM) PROGRAM



Provides State matching funds for school GO Bonds



Authorized by Legislature each biennium

\$126.8 million for 2025-27
\$31.7 million+ each election



Grant is lesser of bond amount or determined maximum between \$6.126 - \$12.252 million

Formula sets amount; tiers based on assessed value/ADMw



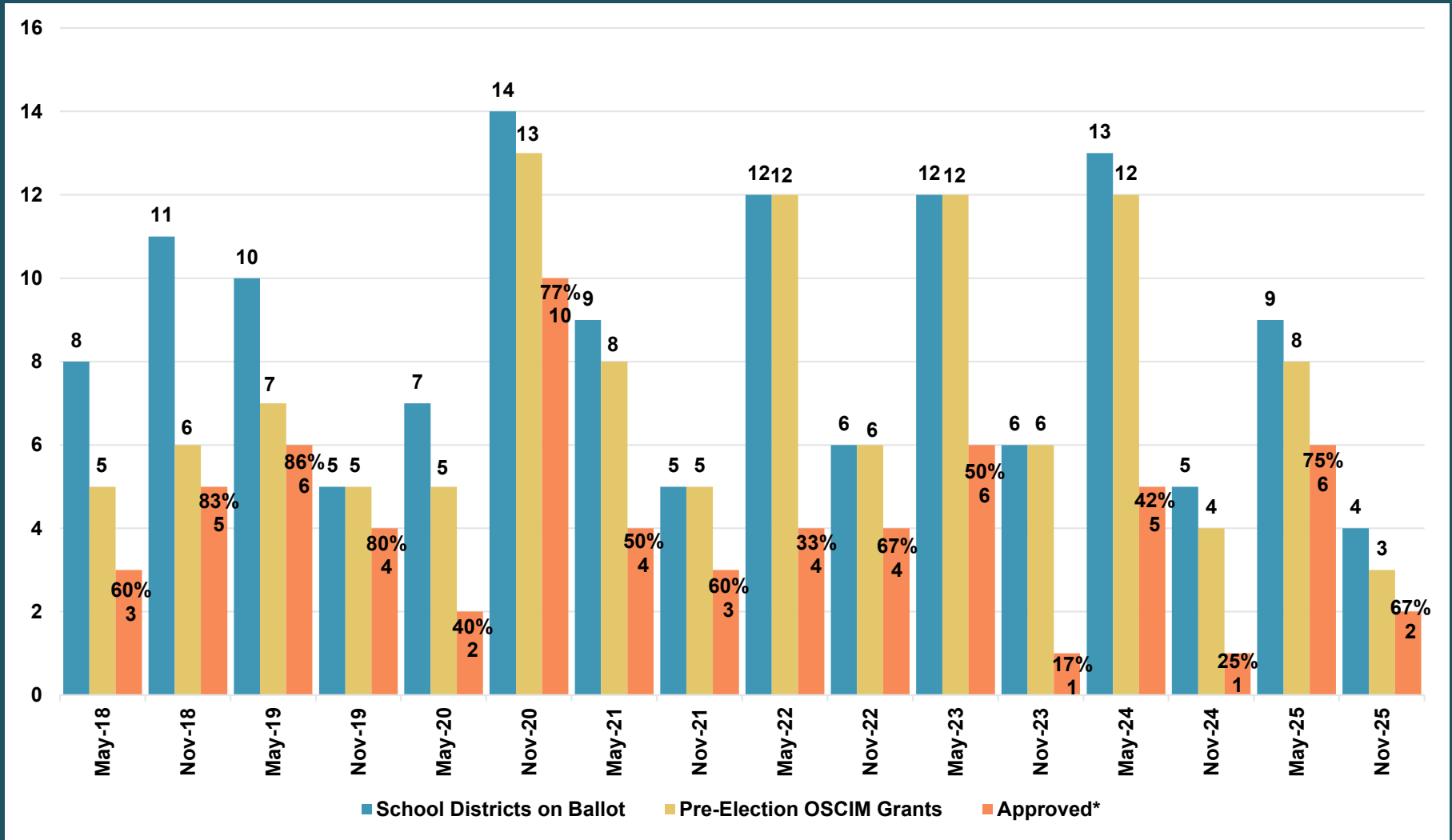
60% allocated in rank order by priority list & 40% allocated to 'First in Time' lottery

Rankings updated each biennium



For 25-27 biennium, Scappoose SD is ranked 159 out of 197; max grant is \$6.126 million

OSCIM PROGRAM HISTORY



Grant is intended to help increase a district's chance to approve GO Bonds

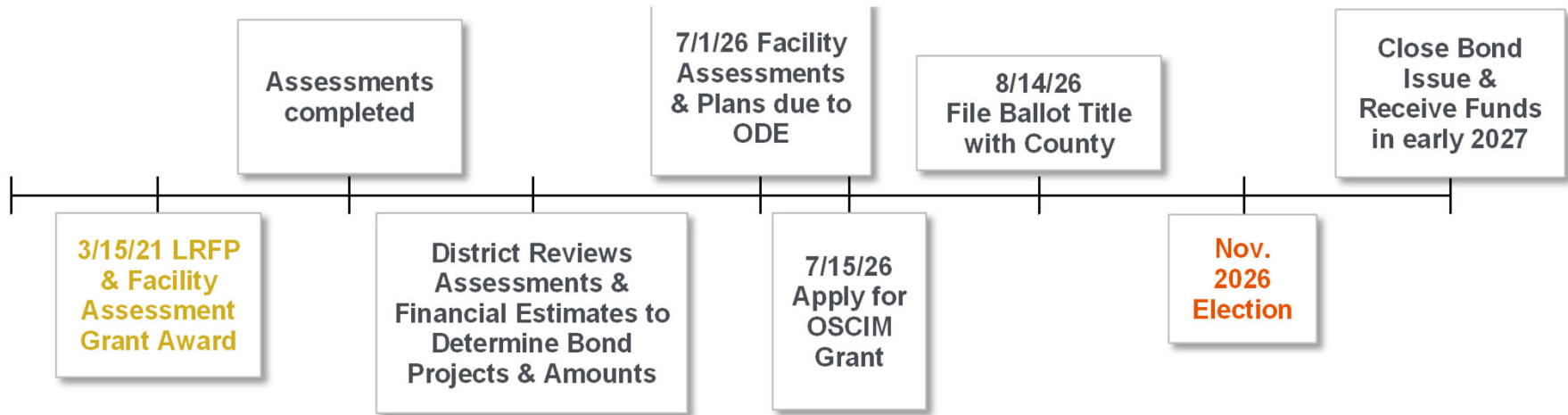
Still need to engage community and get voters on board

* Denotes approval rate for districts with Pre-Election OSCIM Grants

CURRENT OSCIM SCHEDULE & SAMPLE TIMELINE

Requirement	November Election	May Election
Facilities Assessment and Long-Range Plan	July 1	December 1
OSCIM Program Application	July 15	December 15

2025					2026												2027						
J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Nov 2025																							
					May 2026																		
										Nov 2026													
															May 2027								



CONTACT INFORMATION

Lauren MacMillan
Managing Director

Lauren.macmillan@psc.com
(503) 275-8301

Anna Felixson
Analyst

anna.felixson@psc.com
(503) 275-8315

pipersandler.com

Piper Sandler is providing the information contained herein for discussion purposes only in anticipation of being engaged to serve as underwriter or placement agent on a future transaction and not as a financial advisor or municipal advisor. In providing the information contained herein, Piper SANDLER is not recommending an action to you and the information provided herein is not intended to be and should not be construed as a “recommendation” or “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. Piper SANDLER is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act or under any state law to you with respect to the information and material contained in this communication. As an underwriter or placement agent, Piper SANDLER’s primary role is to purchase or arrange for the placement of securities with a view to distribution in an arm’s-length commercial transaction, is acting for its own interests and has financial and other interests that differ from your interests. You should discuss any information and material contained in this communication with any and all internal or external advisors and experts that you deem appropriate before acting on this information or material.

Piper SANDLER Companies (NYSE: PIPR) is a leading investment bank and institutional securities firm driven to help clients Realize the Power of Partnership®. Securities brokerage and investment banking services are offered in the U.S. through Piper SANDLER & Co., member SIPC and FINRA; in Europe through Piper SANDLER Ltd., authorized and regulated by the U.K. Financial Conduct Authority; and in Hong Kong through Piper SANDLER Hong Kong Ltd., authorized and regulated by the Securities and Futures Commission. Asset management products and services are offered through separate investment advisory affiliates.



STRETCH BREAK!

SSD Financial Updates

2025-26 Budget Amended @ 12.08.2025

- ▶ General Fund Resources increased \$12,180,000
 - ▶ Increased State School Fund, due to greater than expected enrollment
- ▶ General Fund Requirements
 - ▶ Instruction ^ \$8,980,000
 - ▶ Reserves ^ \$2,100,000
 - ▶ Transfers Out ^ \$1,100,000
- ▶ Total Amended General Fund = \$50,561,652

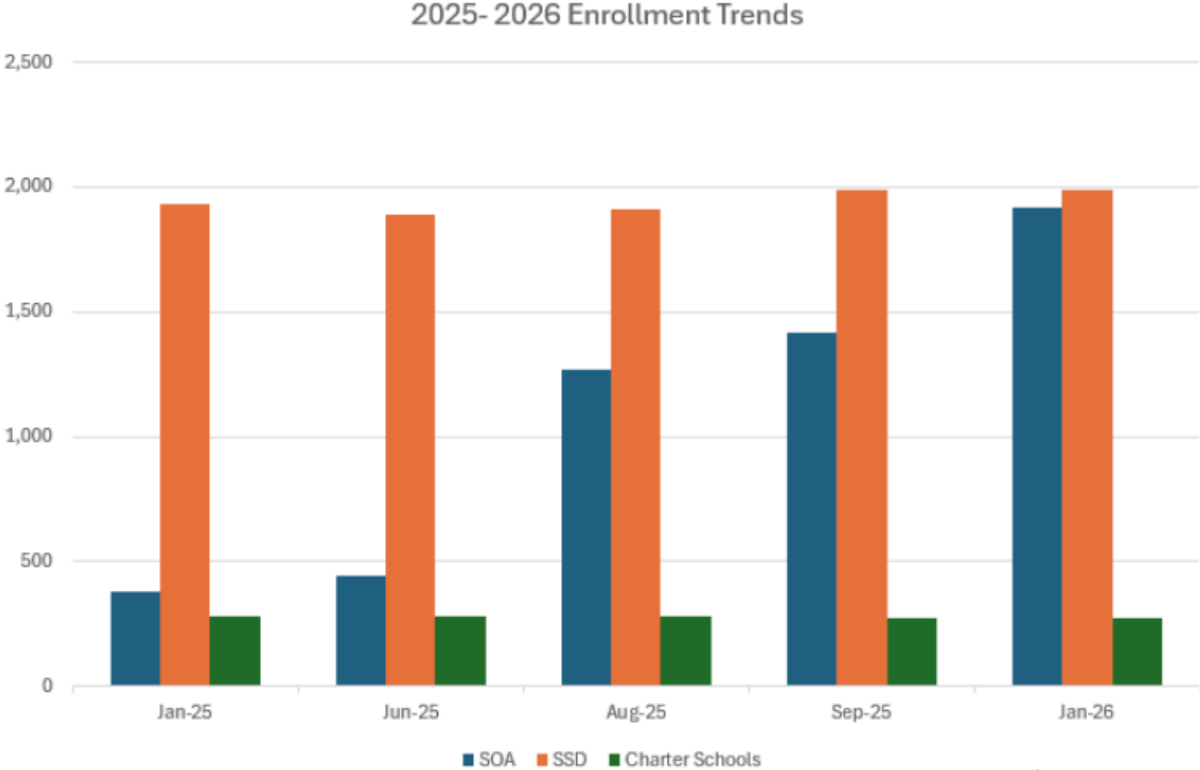
Financial Stewardship

- ▶ Scappoose School District is in a stronger financial position than many Oregon districts, allowing us to avoid the deep budget cuts seen elsewhere.
- ▶ SSD follows a conservative, responsible budgeting approach that prioritizes long-term stability and careful use of taxpayer dollars.
- ▶ The district has strengthened its reserves to provide stability and manage cash-flow seasonality throughout the year.
- ▶ Added funds to existing long-range planning accounts
 - ▶ Long-Term Maintenance
 - ▶ Technology Replacement
- ▶ Created two new long-range planning accounts
 - ▶ PERS Rate Stabilization
 - ▶ Turf Replacement

General Operating v Major Capital Funding

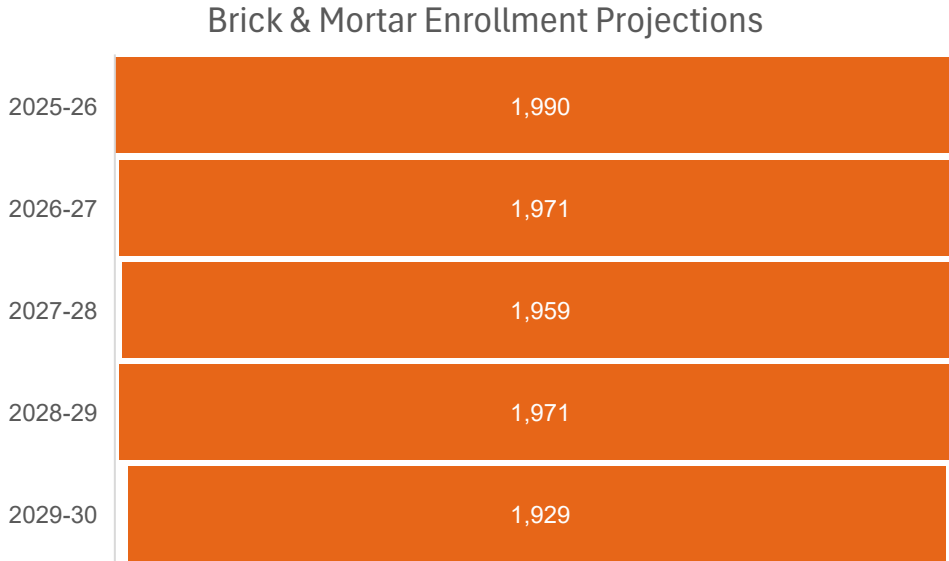
- ▶ General Fund is for the District's general operating expenses, including instruction, staffing and utilities
- ▶ Operating dollars are not sufficient, and are not intended to fund major capital projects such as building, replacing or renovating schools
- ▶ General Obligation Bonds are the mechanism used for major construction and renovation projects
- ▶ Oregon's education model allows for local control
 - ▶ Districts manage daily operations, hiring and curriculum delivery
 - ▶ Districts initiate capital projects by asking local voters to approve General Obligation bonds, reflecting community priorities

Enrollment Trends



Enrollment Growth & Space Needs

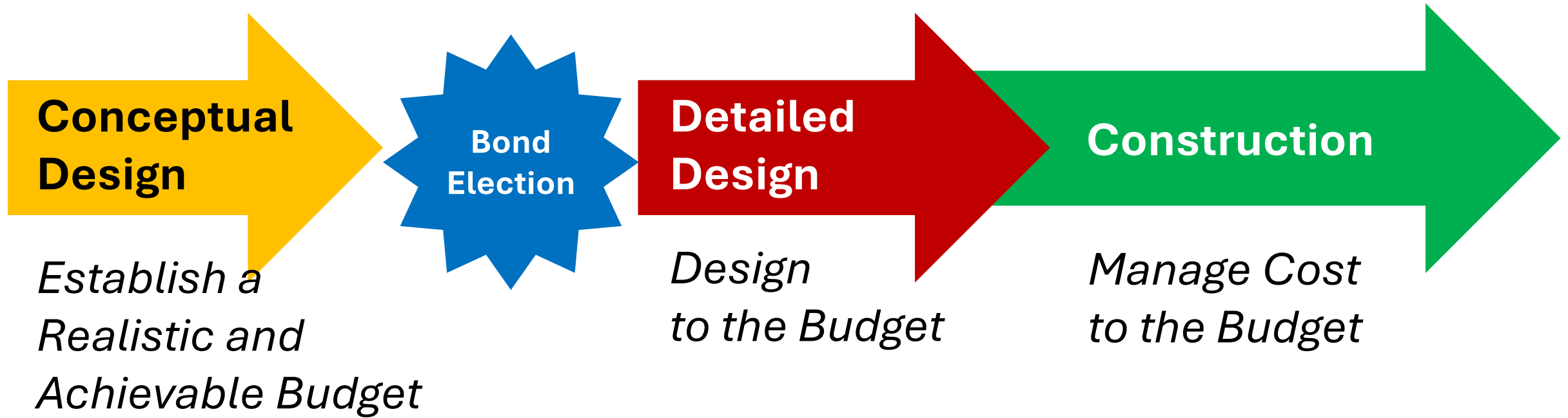
- ▶ In person attendance @ our brick & mortar schools have experienced some growth over the past year; with projections for stable enrollment



Enrollment Growth & Space Needs

- ▶ These projections show that although some buildings are currently crowded, overall enrollment is expected to remain within the district's existing facility capacities.
- ▶ Most ADMr growth is attributable to SOA/OpenEd rather than brick-and-mortar increases.
- ▶ Facilities planning must address current pressure points, but based on enrollment forecasts, the district does not expect to reach major capacity thresholds in the near future.

DESIGN IN THE BOND PLANNING PROCESS



DESIGN IN THE BOND PLANNING PROCESS

Conceptual Design

Bond Election

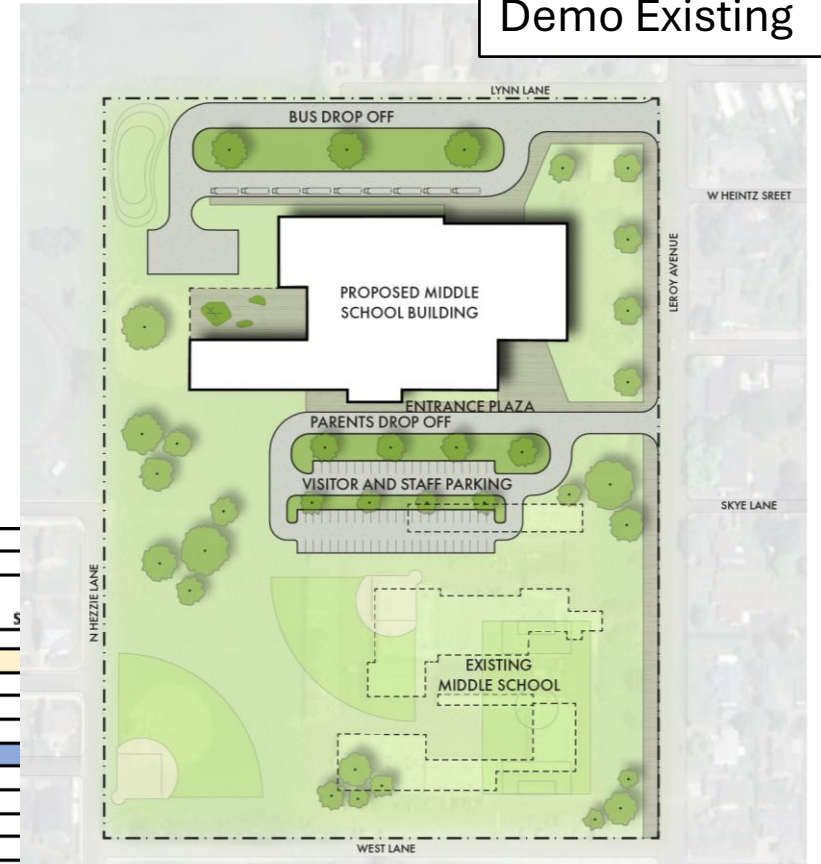
New Construction

- Location
- Major Site Constraints
- Target Enrollment
- Architect creates High-Level space program (# Spaces, SF of Spaces)
- Target Building SF

EXAMPLE Grade 6-8 Middle School

Enrollment target of 600 students – Core Spaces such as cafeteria, gyms designed for 700 students

Middle School Program for 600-700 Students (700+ in Core Spaces)			
April 4, 2023, REVISED May 3, 2023, July 13, 2023			
Space	Area	Number	S
Welcome Center			
Vestibule	240	1	
Lobby	600	1	
Welcome Center / Reception	480	1	
Open Office / Touchdown Area	80	1	
Small Conference	120	2	
Medium Conference	180	1	
Registrar's Office	140	1	
Principal's Office	140	1	
Vice Principal's Office	120	2	
Health Room	140	1	
Health Toilet	80	1	
Health Office	120	1	120
Security Office	0	1	0
Records Storage	120		
Material Storage	100		
Multi-Purpose Community Room	0		
Gender Neutral Restroom	64		
Staff Café / Lunchroom	600		
Kitchenette	240		
Staff Workroom	300	1	300
Staff Mailboxes	100	1	100
Staff Restrooms	64	2	128

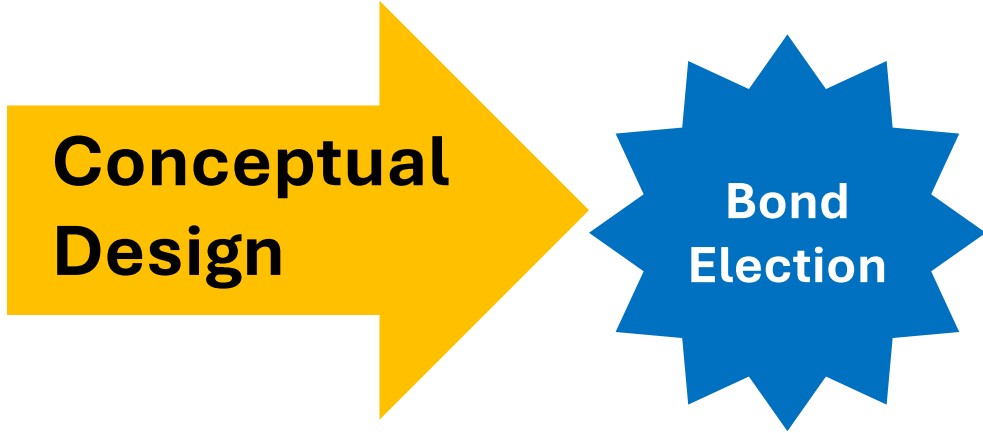


“Flip-Flop” on Existing Site: Build New, Demo Existing

107,000 SF
Building plus site improvements

- Major program elements:
- 1 learning community per grade level
 - 2-court Main Gym and Aux Gym
 - Black Box theatre

DESIGN IN THE BOND PLANNING PROCESS



Modernization or Smaller Projects

- SF of areas to be modernized
- Type of improvement or system
- Descriptions of smaller projects (examples: running track replacement, science classroom remodel)

EXAMPLE High School HVAC Replacement

High School HVAC	
Demo existing mechanical	\$143,000
Install new heat pump system (Heating/Cooling)	\$2,379,277
Install new fresh air system	\$1,586,185
Install mechanical controls	\$793,092
Disconnect existing electrical to mechanical system	\$35,750
Power to new heat pump system	\$793,092
Power to new fresh air system	\$528,728
Power to mechanical controls	\$14,300
Replace main electrical gear	\$171,600
Demo and replace ceiling (except gym)	\$748,748
Upgrade all ceiling lighting to LED	\$211,491
Paint/patch, fencing around ground mounted units, shroud on line sets, soffitt/roof repair for louvers, concrete pad for equipment, site/grass repair	\$300,000
Subtotal	\$7,705,264

DESIGN IN THE BOND PLANNING PROCESS



EXAMPLE Grade 6-8 Middle School



The Exciting Part Begins!



LARGE PUBLIC CONSTRUCTION PROJECTS

- Oregon Revised Statute (ORS) 279.C mandates many aspects of the construction process for public agencies.
- Oregon law requires competitive bids and/or proposals for the work.
- Public projects have different requirements than private projects.
- Oregon law requires Prevailing Wage (similar to union rates). These rates are typically more than private project wages.
- Oregon law requires 1.5% of construction budget be dedicated to Green Energy Technology (typically solar panels).
- “Development Costs” or “Soft Costs” need to be included in overall budget: includes design, permits, consultants, furnishings, etc.
- Contingency needs to be included in budget.
- Material choices are made with life-cycle cost and durability in mind. There is an expectation that new schools are going to be in use for a minimum of 50 years.
- Educational building code and school standards are stringent and higher than many other buildings, for the safety of students, staff and public.
- The technical aspects of modern school construction require well-trained and experienced tradespeople (more expensive).

COST ESTIMATING IN PRE-BOND



GOAL

- Establish a realistic and achievable budget for the bond work – not too high, not too low – based on preliminary conceptual design



STRATEGY

- Wenaha Group has been project managing school construction in Oregon and Washington since 2010. Prior to that, most of our Project Managers had careers in the construction industry as General Contractors and Architects.
- An architect will provide preliminary design options.
- Wenaha Group will provide guidance on phasing and schedule to an experienced third-party professional cost estimator or general contractor that regularly estimates public projects in Oregon.
- After receiving the estimate, Wenaha Group will reconcile the estimate through a series of meetings with the estimator, architect, and school district.
- For a potential Scappoose bond election in Nov 2026, we will plan for cost escalation for a mid-point of construction in Q2 2029.



COMPARISON PROJECTS

- Wenaha will double-check work by comparing costs with projects identified as similar, with consideration to unique attributes, year of construction and market conditions.

COMPARISONS WITH OTHER PROJECTS



What is an accurate “comp”?

- Bid within 3 years
- Public works project
- School project
- Similar geographic area in Oregon/Washington
 - Though if Washington, being careful to exclude sales tax
- Full project cost (hard + soft cost)



What is an inaccurate “comp”?

- Older than 3 years
- Private project
- Residential construction (home/garage)
- Light commercial
- Outside of Oregon/Washington – not all states have prevailing wage
- Area of Oregon/Washington with different market conditions
- Only looking at hard cost (construction bid)

COMPARISONS WITH OTHER SCHOOLS: NEW CONSTRUCTION



LAKE OSWEGO SD
Lake Oswego MS

- Bid Fall 2023
- 138,878 SF
- Project cost (hard and estimated soft costs) escalated to 2029: \$102M
- **Cost per SF escalated to 2029: \$741**



MOLALLA RIVER SD
Molalla River MS

- GMP Oct 2025
- 115,000 SF
- Project cost (hard and estimated soft costs) escalated to 2029: \$106M
- **Cost per SF escalated to 2029: \$927**



RIDGEFIELD SD
Sunset Ridge Elementary

- Bid June 2025
- 67,000 SF
- **Project cost (hard and soft costs) escalated to 2029: \$46,082,000 (excludes WSST)**
- **Cost per SF escalated to 2029: \$688**

Note: Escalation assumes 4% per year

SUMMARY OF EARLY-STAGE BUDGETING



Realistic & Achievable Budget

*Not too high,
not too low;*

*Appropriate escalation
and contingencies*

*Full project cost
(hard and soft costs)*



Based on Preliminary Test Fits

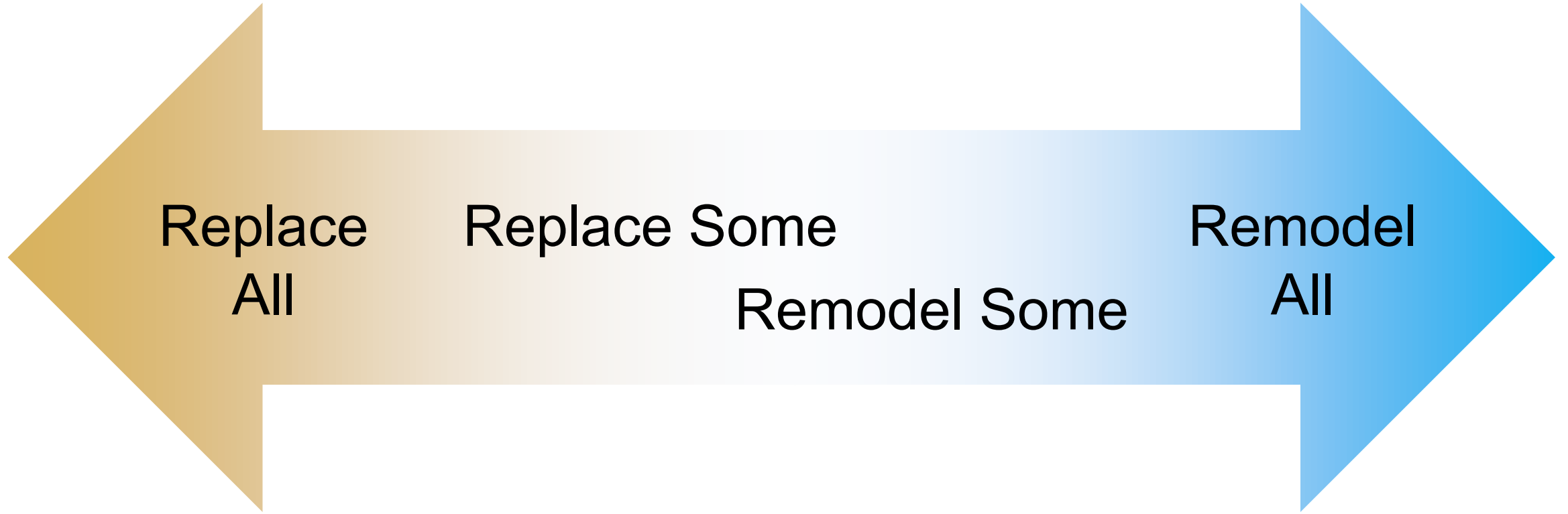
*Full design and
competitive bidding
happens after the
bond is passed*



Checked w/ Comparison Projects

*Compared with
public school
projects
(prevailing wage,
etc.)*

CONSIDERING REPLACEMENT VS. REMODEL



Replace
All

Replace Some

Remodel Some

Remodel
All

CONSIDERING REPLACEMENT VS. REMODEL

Replacement

- The most common method is a type of “flip-flop”
 - *Building new while existing area is occupied, move to new building, demolish old area*
 - *A “Flip-flop” can be on same site (if enough room) or on different sites*
- New building can be designed to modern educational standards
- Designed to modern energy, fire code, ADA
- No legacy problems from existing building or footprint
- Shorter/simpler construction schedule
- Students/staff can remain in existing building until new building is ready – less disruption
- Hazardous material in existing building easier to manage in demolition

CONSIDERING REPLACEMENT VS. REMODEL

Remodel

- Desired when building has significant historic or community value, or unique historic features
- Perceived value and stewardship
- Moderately less expensive
- Will provide modern learning environment once remodeled
- Design is constrained by existing footprint – preserves existing site inefficiencies. Building location on site should already function well.
- Staff/students must be relocated during construction
- Construction can be close to students / noisy
- Will require student/staff patience during disruption
- More phases = longer schedule = increased cost
- Building required to meet new energy/fire code, ADA
- High potential for unanticipated conditions, requiring additional contingency
- Design and project management costs are greater due to increased complexity

Thank you!

Next Meeting
Tuesday, January 20

Meet at
District Office

Dinner at 6:00 p.m.
Meeting start at 6:30 p.m.

