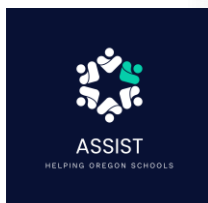




COMMUNITY BOND ADVISORY COMMITTEE MEETING #4

Scappoose School District
November 18, 2025



AGENDA

1. **Tour of Sauvie Island School**
2. **Welcome / Agenda Review**
3. **Debrief from Building Tours**
4. **Stretch Break**
5. **Overview of 2022 Facility Condition Assessment**
6. **State Funding for Capital Improvement 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			Election
Introductions & Process	Tour District facilities - Part 1	Admin / Staff Student presentations	Bond/Levy Finance 101	Priorities	Refine options	Draft Rec(s)	Open Houses Community Presentations Survey/Polling				Final Rec	Open Houses Community Presentations			
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		Present Draft Rec(s) to Board April 13				Apply for OSCIM Grant - July 15	Board Meeting Early August Resolution for Election			
Review prior LRF	Tour District facilities - Part 2	Athletics	District O&M Budgeting							Notification of OSCIM Grant	Election Filing Deadline (mid August)				
		Intro to OSCIM Grant									Board Meeting CBAC present final recommendation				

BUILDING TOURS

The CBAC toured the following buildings:

- Oct 21: Warren Elementary, Middle School
- Oct 28: Grant Watts Elementary, Otto Petersen Elementary, High School
- Nov 18: Sauvie Island

What were your biggest “ah-ha” moments from the building tours?

ASSIGN TABLE LEADERS TO RECORD

TABLE DISCUSSION – 10 MINUTES



STRETCH BREAK!

ODE FACILITY CONDITION ASSESSMENT

What does the Facilities Assessment...

...measure?

- **Quantitative data:** Snapshot of building condition on the date of the assessment
- Line item assessment of discrete building systems (e.g. roofing; floor finishes)
- Each individual system gets a rating; this translates to a cost to improve.
- Measures deficiencies in building systems.

...do?

- Provides standardized data to ODE to inform an overall picture of Oregon school facilities condition.
- One tool to inform District's decision making and planning.

...not do?

- Is not a reflection on staff's care and effort invested into their school buildings, usually with limited resources!
- Does not include information regarding enrollment/facility capacity or curriculum/program expansion.
- Does not prioritize projects – that is for this committee's work.

ODE FACILITY CONDITION ASSESSMENT

Terms

- **Replacement Budget:** Cost to replace the current square footage of the existing building with new construction of the same square footage and building type. For SSD, costs per SF are estimated for 2021.
- **Physical Condition Budget Total:** Cost to bring existing systems up to original condition. Does not include costs to introduce new systems such as ventilation, safety/security upgrades, change the use of building space, add space, nor to improve ADA or provide seismic retrofit. For SSD, costs per SF are estimated for 2021.

- **Facility Condition Index (FCI) =**
$$\frac{\text{Physical Condition Budget Total}}{\text{Replacement Budget}}$$



- FCI at or greater than 31% is the threshold for if a District should consider a replacement as part of their planning process. The FCI does not take into account historic preservation considerations, nor are some communities able to bond the amount of a full building replacement.

ODE FACILITY CONDITION ASSESSMENT

Cautions!

- Wenaha Group strongly recommends that costs for potential projects are scoped/verified with a contractor or independent cost estimator specifically for timing, location, and market conditions in Columbia County.
- Cost should also be evaluated holistically with proposed projects (we will do this as part of LRFPC process)

OTTO PETERSEN ELEMENTARY

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Main Building	2010	72,019	\$36,822,595	\$10,850	0.03%

Key Observations

- Reflective roofing coating prematurely wearing away, exposing tar to sunlight
- Glue up sound attenuation needed in library
- Gym was not put on cooling system
- Recommend more security cameras
- Some lawn irrigated but not areas between the schools
- Since this assessment, the chiller has completely failed

WARREN ELEMENTARY

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Main Building	1951	26,662	\$13,632,014	\$773,746	5.7%

Key Observations

- Sidewalks and parking lot in need of minor repair
- Some remaining wood windows on C3, east stairwell and gym have single panes
- 30% of aluminum/steel windows are single pane
- New roof needed on D Wing, newer roof already on gym and C wing
- Original toilets and sinks in E Restroom need replaced
- Need new toilet partitions for functionality and ADA
- Additional original resilient floor tile areas still need to be replaced: hallway outside library, staff kitchen, C2 and C3
- Site lighting needs to be expanded – noted dark spots
- Office and B hall need roof replacement
- HVAC controls need updated

SAUVIE ISLAND SCHOOL

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Main Building	1981	22,221	\$11,792,015	\$981,504	8.3%

Key Observations

- Majority of CMU block walls need repainting - JEFF noted as completed since assessment
- Cedar shingles over framing need attention and sealing. Should replace shingles at roof lines and gutter interface – JEFF noted as completed since assessment.
- Windows have fog and broken seals but could have glazing replaced as frames are functional
- Exterior doors have gaps at bottom allowing water and pest into the school
- All asphalt shingles were replaced in 2021
- Floor finishes – seams are separating and severe staining – recommend remove and replace. JEFF noted Floor coverings have been replaced since assessment.
- Gym's HVAC unit is aging and needs to be replaced
- Roof above the gym and the Cafe are at end of life

GRANT WATTS ELEMENTARY SCHOOL

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Main Building	1962	31,129	\$16,938,526	\$2,690,494	15.9%

Key Observations

- Windows mostly single pane
- Identified roof is nearing end of useful life – recommend replacement in next 10 years
- Recommend replacement of asbestos floor tile throughout
- Stains and damage to TECTUM tiles interior and exterior
- Old pneumatic controls failing – recommend replace with new DDC controls
- Inadequate lighting in halls and cafeteria
- Recommend set aside for cameras and improve the security system
- Identified no classroom for science
- 25% alligatored asphalt surface
- Recommend some site lighting improvements
- Dry rot in the wood eaves

SCAPPOOSE MIDDLE SCHOOL – MAIN BUILDING

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Main Building	1931	102,691	\$33,880,341	\$8,470,999	25.0%

Key Observations

- No fire sprinkler system
- Exterior Skin – heavy cracking and ongoing maintenance needs
- Asbestos in multiple location – floor tile ceiling tile, pipe insulation
- Domestic water system leaking, scaling, brittle, constricted, poor pressure, difficult to access resulting in surface run
- Water infiltration through and under basement walls
- Window glazing seals broken and windows fogged
- Roofing need to be redone – excessive leaking – water buckets placed to collect leaking
- Building does not meet modern accessibility (ADA)
- Old steam boiler, high maintenance and inefficient. Needs replacement
- Recommend an air handler to provide code required ventilation. Currently there is no air handler
- Recommend replace radiant heat throughout
- Furniture inappropriate for age & instructional trends

MIDDLE SCHOOL – ANNEX GYM BUILDING

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
MS Annex Gym	1996	17,160	\$11,161,854	\$2,486	0.02%

Key Observations

- Recommend budget set aside for additional security

MIDDLE SCHOOL – SCIENCE BUILDING D HALL

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
MS Science/ D Hall	1931 / 2010	10,261	\$5,482,602	\$1,146,950	20.9%

Key Observations

- Glazing is fogged and seals have failed
- Old VCT likely containing asbestos
- Domestic Water original, leaking, scaling and constricted flow resulting in low pressure
- NO air handler suggest add to meet code criteria and tie to main building
- No ductwork distribution system. Recommend add to meet code
- Hot water return and supply recommend replace with replacement boiler
- Recommend replace controls with other mechanical improvements
- No VAV boxes in the ceilings
- Recommend additional security cameras and improve system
- Furnishings are old, mismatched and not age appropriate
- Need improved site lighting
- Replace with new hot water boiler system
- Roof near the end of its life

MIDDLE SCHOOL – VOCATIONAL CAFETERIA BUILDING

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
MS Vocational Cafeteria	1931 / 2015	3,957	\$7,988,395	\$261,950	3.3%

Key Observations

- Windows are single pane – recommend pull and replace
- Need siding closures at gable ends and some on rear
- Recommend replace heating controls and tie into main building
- Recommend increase security camera coverage and improve overall system
- Furnishings mismatched, inappropriate for use and age and current instructional trends
- Recommend improved site lighting
- Roof near the end of its life

SCAPPOOSE HIGH SCHOOL – MAIN BUILDING

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Main Building	1973	149,517	\$77,588,454	\$2,553,816	3.3%

Key Observations

- Majority of main building windows are single pane windows
- Air handlers need heavy maintenance due to age and condition, recommend replace all (except Theater)
- Controls are the old pneumatic and leaking, preventing adequate control of temperature – recommend replace with new DDC system
- Science rooms need updating
- Need increased security camera coverage
- Mobile surface irrigation on 5 fields

HIGH SCHOOL – CAREER TECH BUILDING

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Career Tech Building	1973 / 1994	19,130	\$11,411,993	\$93,892	0.8%

Key Observations

- Controls part of old failing pneumatic system – replace with new DDC to tie to the main building
- Recommend increased camera coverage for security and improve and upgrade existing system

HIGH SCHOOL – GRANDSTAND

Building Name	Construction Date	Square Footage (SF)	Replacement Budget per FCA (2021)	Physical Condition Budget Total (2021)	Facility Condition Index (FCI)
Grandstand	1976/2010	8,718	\$2,973,348	\$82,723	2.8%

Key Observations

- 3 of 4 poles replace with Cell tower \$'s
- 4th pole old & splitting wood and needs replacement.



State Funding for Capital Improvement Projects

*Presented by Leanna Heiman
OSCIM Program & TAP Administrator*

Oregon School Capital Improvement Matching (OSCIM) Program



- State matching grants encourage voter-approved local bonds for school facilities.
- Matching grants range from **\$6M–\$12M**, awarded on a **1:1 basis** up to the eligible max.
- **Funding commitments made before elections** so districts can inform voters of the match.
- Since 2016: **106 grants totaling more than \$500M** awarded statewide.

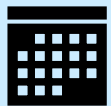
What's Required to Apply?



A **Facility Assessment Report** for each school building



A **Long-Range Facility Plan** outlining priorities for the next 10 years, including deferred maintenance, enrollment trends, and community goals.



Due dates for the **May elections** are the preceding December.
Due dates for the **November elections** are the preceding July.

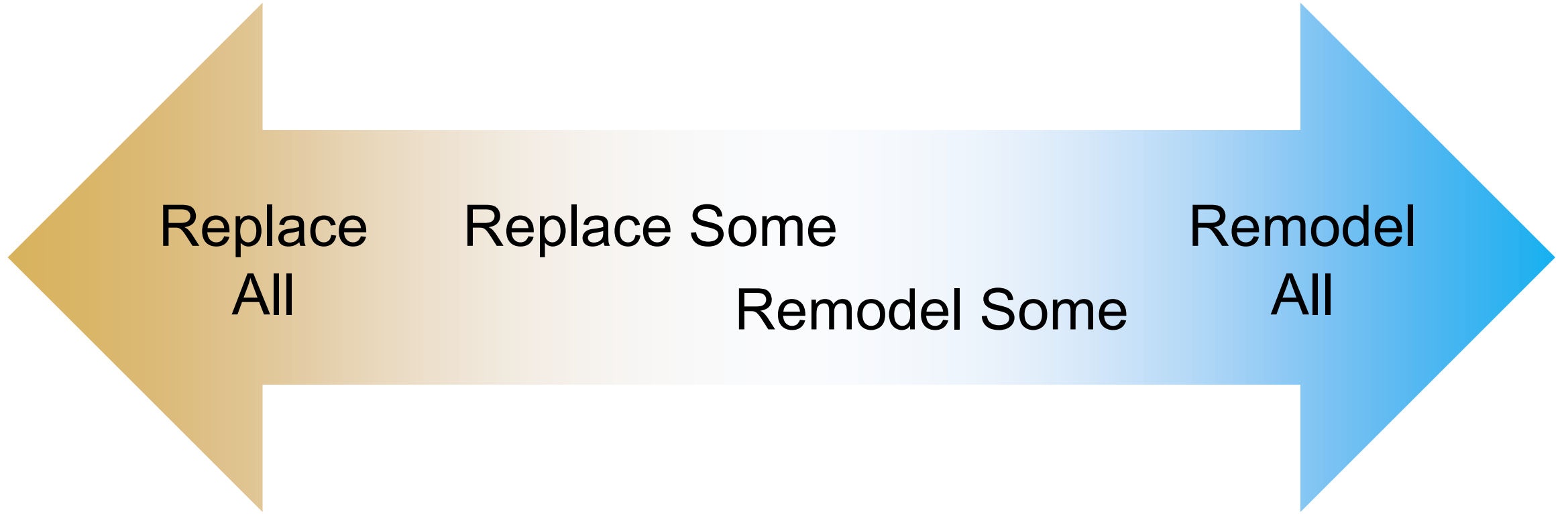
Neighboring Success Stories

District	Election	Grant Amount	Bond Amount	Funding Commitment
St. Helens	Nov-16	\$4M	\$49.6M	Waitlisted
St. Helens	May-23	\$4M	\$4M	Yes
Vernonia	Nov-16	--	\$6.8M	Yes
Vernonia	May-17	\$2.35M	\$6.8M	Yes
Banks	May-24	\$6M	\$49.3M	Yes
Corbett	May-16	--	\$11.9M	Yes
Corbett	Nov-20	\$4M	\$4M	Yes

OSCIM Grant Outlook

- \$162,828,864 is available for the 2025–27 biennium.
- \$40.7 million is allocated for each election initially.
- *Scappoose SD* is ranked **#159** and eligible for a funding commitment of **\$6,126,000**.
- If the bond measure does not pass, the district may reapply in the next election.
- Since the May 2019 election, only one district has been waitlisted; every other applicant has received a funding commitment in advance of their election.

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, demo old area*
 - *“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
- 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, December 16

Meet at
District Office

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

Homework
Looking up your assessed value

