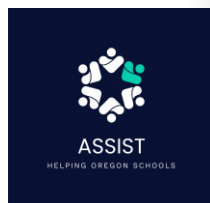




COMMUNITY BOND ADVISORY COMMITTEE MEETING #6

Scappoose School District
January 20, 2026



AGENDA

1. **Welcome / Agenda Review**
2. **Recap of CBAC Meeting #5 – December**
3. **CBAC Website**
4. **Initial Priorities**
5. **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 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 | | | 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 | | | | | |

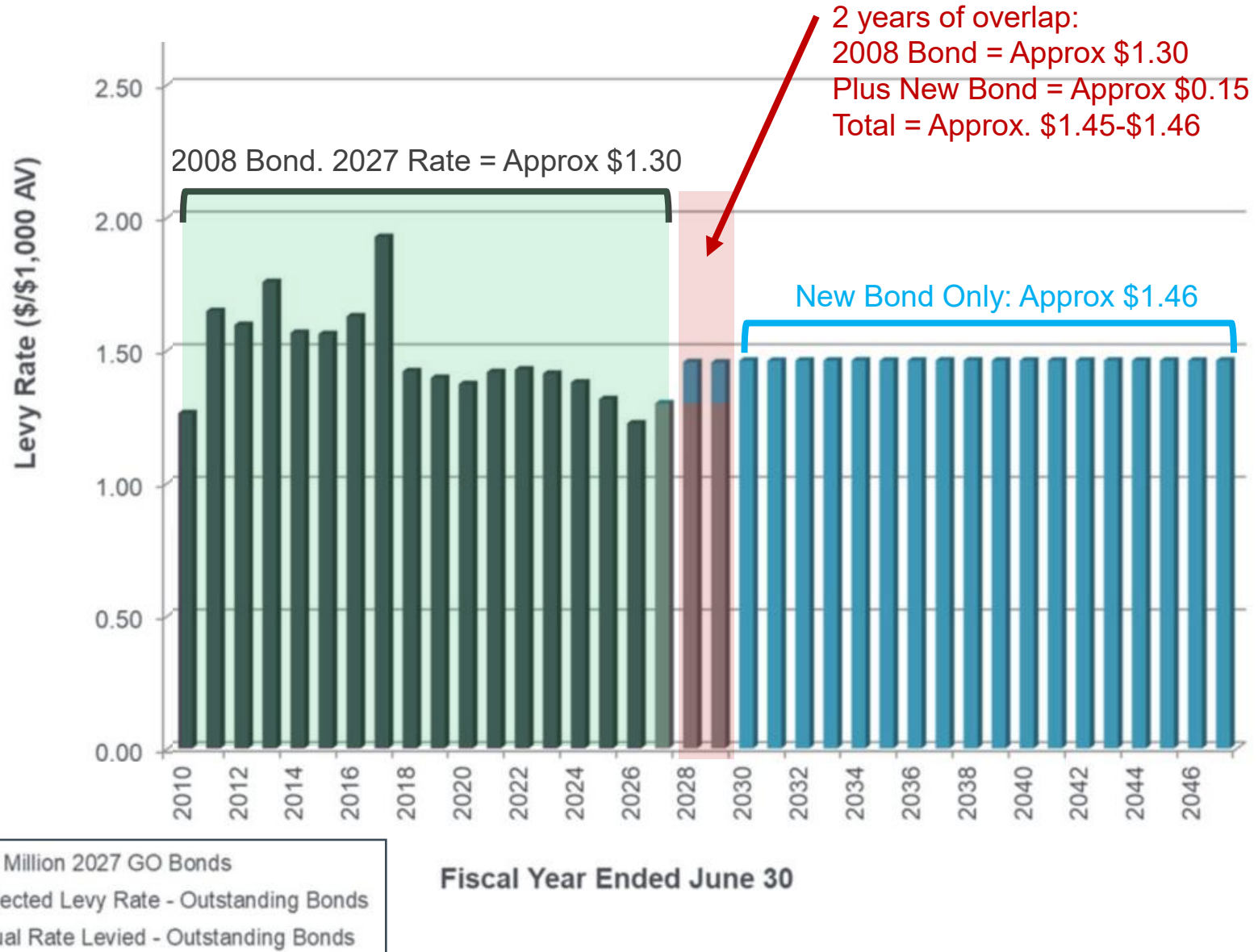
RECAP OF CBAC MEETING #5 - DECEMBER

- Bonds 101 with Piper Sandler
 - There's a difference between Assessed Value (AV) and Real Market Value (RMV)
 - Properties are taxed based on Assessed Value (AV)
 - SSD has a current bond – it ends in 2029
 - Example bond modeling for Nov 2026 election: \$50 million and \$70 million
 - School bond tax rates of Scappoose's neighboring communities
- SSD General Fund budgeting
 - SSD is currently in a strong financial position to maintain operations
- Enrollment trends
 - “Brick and mortar” schools have stable enrollment, expected to remain within the district's existing facility capacities. The exception is a new modular needed for Grant Watts Elem.
 - Enrollment growth is in online schools
- Design and Budgeting in the Bond Planning Process
 - Our goal in bond planning is to establish a realistic and achievable budget
 - Detailed design and community engagement happens after the bond is approved by voters
 - The cost of school construction should not be compared to residential or private projects

SCENARIO: \$50M BOND IN NOV 2026 ELECTION

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

If this bond was approved, there would be a tax increase of approximately \$0.15-\$0.16

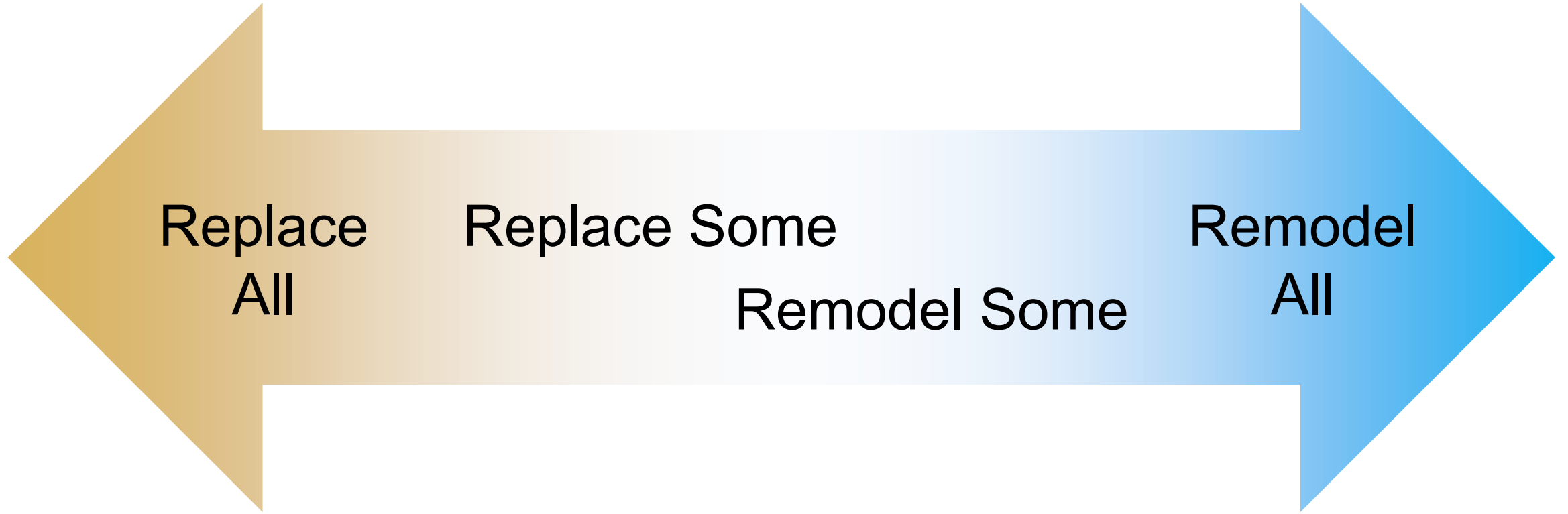


INITIAL PRIORITIES

We recognize:

- There are needs in every facility, but the level of need is different in each facility;
- The community has a maximum they can afford for a bond;
- There is more need than available funding;
- Therefore, the CBAC has to prioritize.

CONSIDERING REPLACEMENT VS. REMODEL



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, February 17

Meet at
District Office

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

