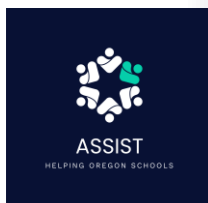




COMMUNITY BOND ADVISORY COMMITTEE MEETING #8

Scappoose School District
March 31, 2026



AGENDA

1. **Welcome / Agenda Review**
2. **Recap of CBAC Meeting #7 – February**
3. **March 2026 Bond Survey Analysis**
4. **Stretch Break**
5. **Site Option Updates**
6. **Develop Draft Recommendation**
7. **Next Steps**

GROUND RULES

- Definition of Consensus = ***“I can live with it, and I can support it”***
 - Let’s recognize that we probably won’t agree on everything 100% of the time.
 - The expectation is we develop a recommendation we can all support, even if it does not include everything we individually might have wanted.



RECAP OF CBAC MEETING #7 - FEBRUARY

- We considered 2 big questions:
 - Should a Middle School replacement be Grades 6, 7, 8 OR Grades 7, 8?
 - Pros and cons presented by administrative staff
 - Should a Middle School replacement be at the current Middle School site OR at the High School site?
 - Pros and cons created by the CBAC
- We were creating an “Apples to Apples” comparison to understand development and cost trade-offs between the two sites; not getting into the weeds
- Two Perspectives Exercise: We created bond packages for “Alice” and “Bob”

RECAP OF CBAC MEETING #7 - FEBRUARY

- **What we heard**

- Two Perspectives Exercise (Alice and Bob)
 - Most groups chose Grades 7-8 option for Middle School
 - Interest in the lower-cost Middle School options
 - All groups had projects at other schools (HS, Warren, Grant Watts, Otto Petersen, Sauvie)
- For a Middle School replacement, we were undecided on Middle School site versus High School site, but leaning toward Middle School site due to cost
- Any Middle School site options should try not to impact Chinook Field
 - The team took this as a general challenge – how could we have less impact on fields to reduce cost?
- Could we remodel existing buildings at the Middle School?
- What about critical repairs only and excluding the Middle School?

Scappoose School District Bond Survey Analysis

March 2026



**PATINKIN
RESEARCH
STRATEGIES**

Methodology:



- A survey of n=400 likely voters in the Scappoose School District was conducted via telephone using professional interviewers. Interviews were conducted via both landline and cell phone.
- A voter file sample was used and quotas and weights were implemented to reflect a November 2026 likely electorate.
- Interviews were conducted March 3-5, 2026.
- The margin of error for the sample as a whole is plus or minus 4.9 percentage points at the 95% level of confidence. The margin of error for subgroups varies and is higher.
- Throughout this report we refer to “younger” and “older” voters. Younger voters are under age 50 and older voters are age 50 and up.
- Numbers might not sum to 100% due to rounding.

Key findings and recommendations:



Ballot language garners a six-point margin in support of the bond. That said, the “yes” vote remains below the 50 percent threshold, and the intensity of feeling is divided. Much of the “no” vote is driven by cost concerns.

Voters lean positive in their perception of the quality of education in the district and are divided in their level of trust in district spending. They also rate facilities as in net negative condition. That said, intensity of feeling is quite muted on these measures with a significant portion of the electorate unable to weigh in either direction. This indicates both the need for and benefit of a robust communication effort.

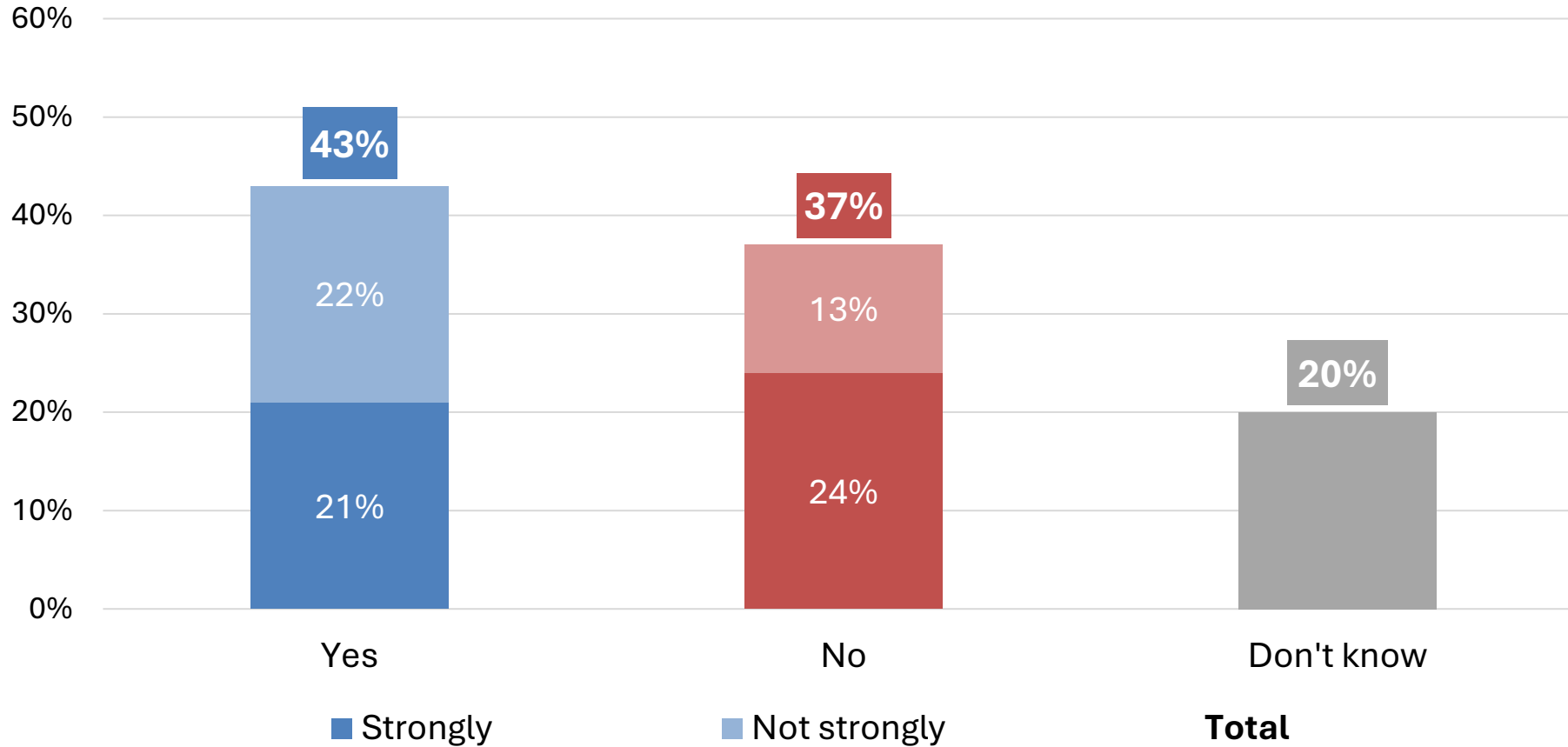
The largest \$118M package tests best overall, followed by the \$54M middle school option. Those two options are also equally popular amongst key consolidation and persuasion subgroups. Survey data also indicates a preference for building the new middle school on the high school site but keeping status quo grade configurations (though opinions on the latter are more lightly held).

Reactions to specific projects are broadly popular – both amongst voters as a whole and key subgroups. That said, it’s beneficial to be as specific as possible about the issues with existing facilities. By the end of the survey, after a robust description of bond packages and projects, there’s a statistically significant increase in support with the “yes” vote ending right at the 50 percent mark.



Where We Start

Voters lean “yes” bond language though it’s below the 50 percent mark; intensity of feeling is divided

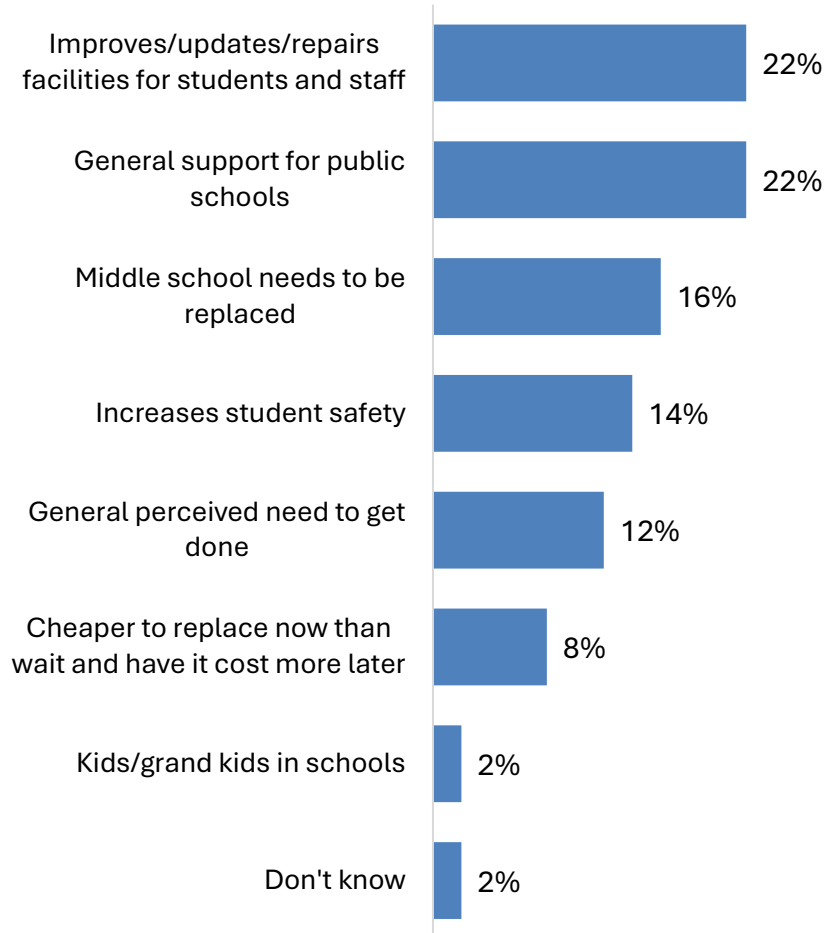


There may be a bond measure placed on the ballot at some point in the near future for the Scappoose School District. It would read: “Bonds to increase safety, repair facilities, replace Scappoose Middle School. Shall district increase safety, improve accessibility, repair facilities, and replace middle school; issue \$118 million dollars in general obligation bonds; audits required?” Having heard this, if the election were held today, would you vote “yes” or “no” on this bond measure?

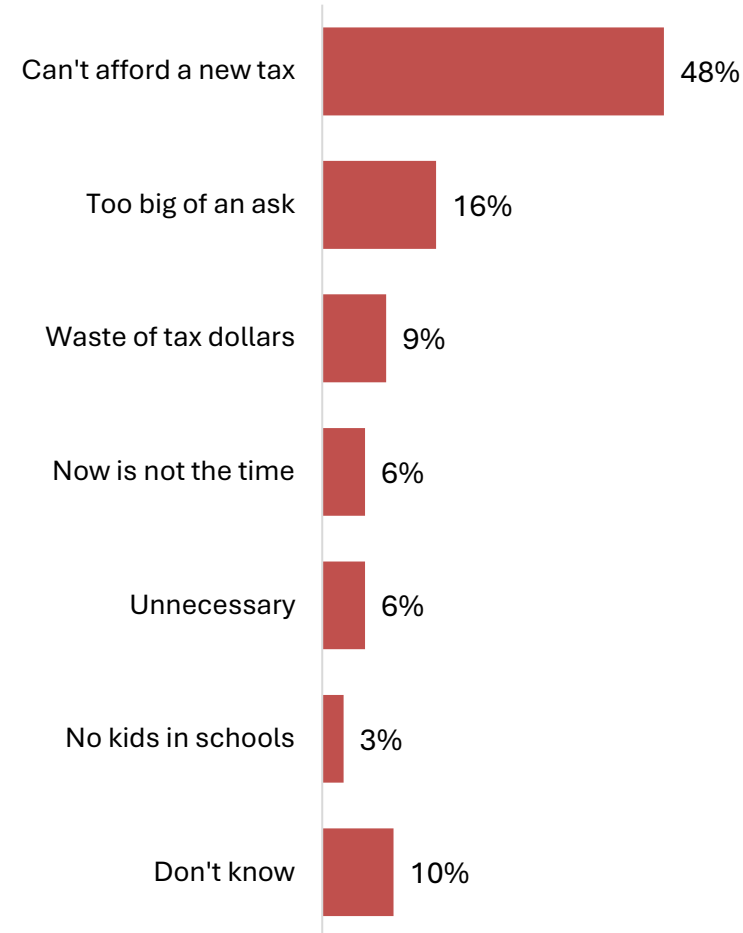
While “yes” voters are driven by perceived need and support for local schools, “no” voters tend to coalesce around cost concerns



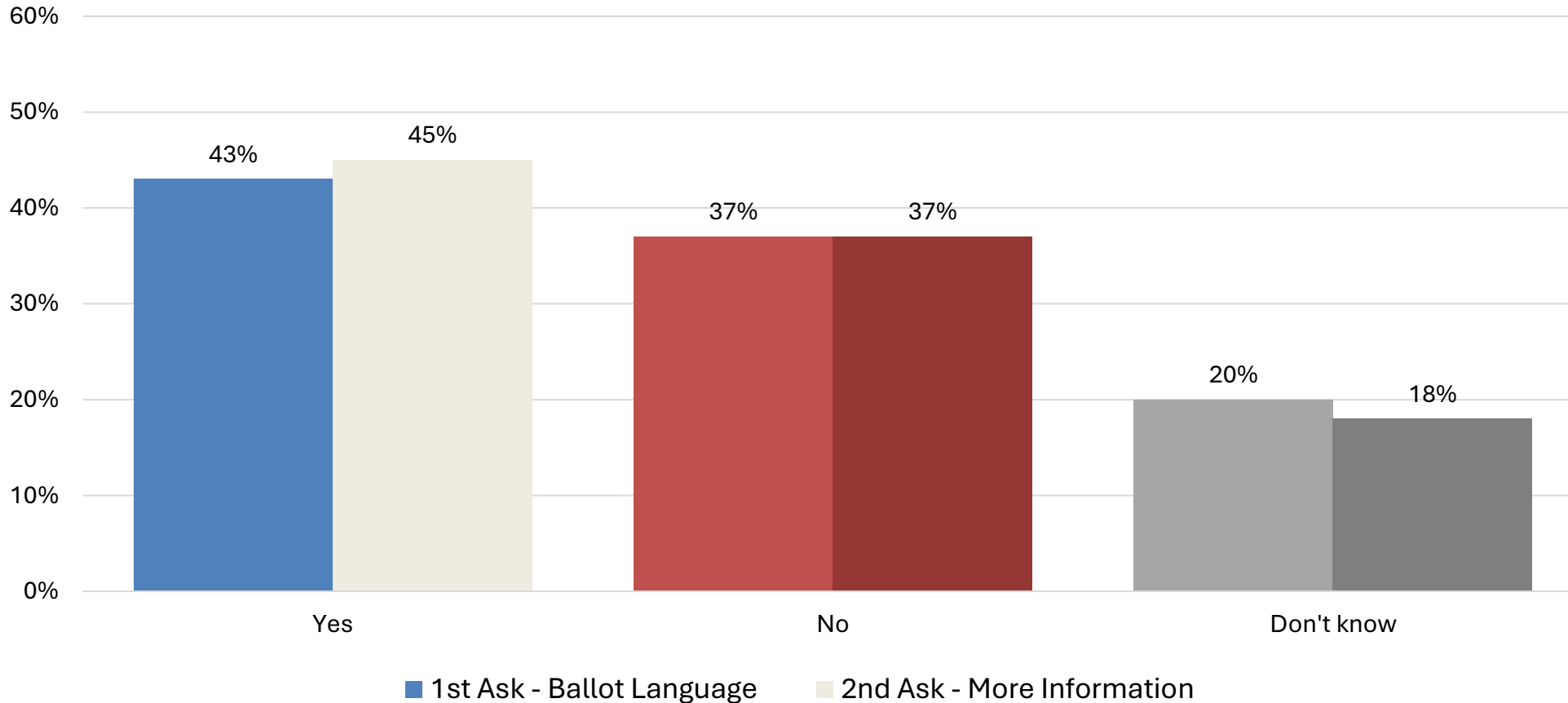
“Yes” Voters (n=171)



“No” Voters (n=149)



More detailed information about the bond fails to move either support or opposition outside of the margin of error



Let me tell you a little more about the bond we just discussed. This proposal is designed to address critical needs across the district including classroom heating and cooling systems, replacing aging roofs, increasing security, and removing safety hazards like asbestos and lead. The bond would also pay to rebuild Scappoose Middle School, which will not only address critical safety issues but also give students more access to career and technical education programs. The improvements are estimated to cost an additional one dollar and 56 cents over the current rate for property owners in the district. Having heard this, would you vote yes or no on this bond proposal?



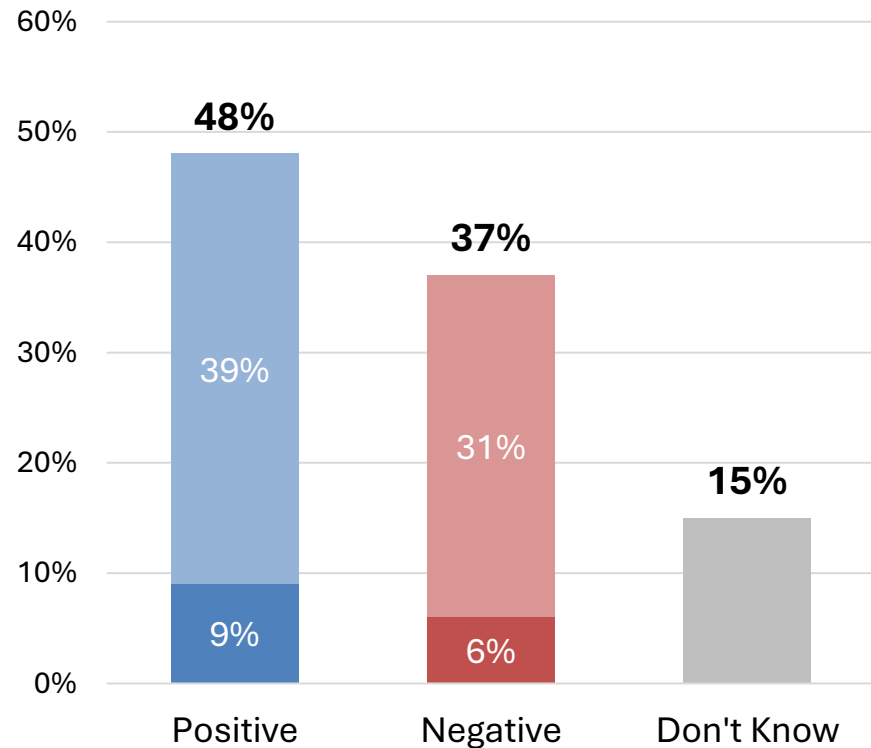
Perceptions of the School District

Perceptions of the quality of education in the district lean positive; views of district spending more divided

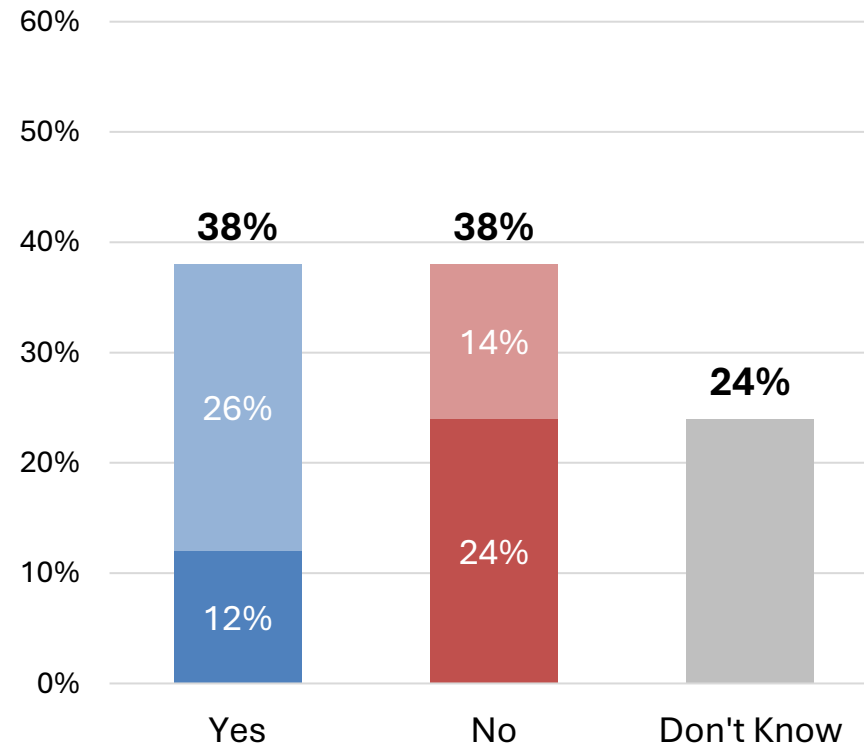


It's worth highlighting how weak intensity of feeling is on both measures with majorities holding either lightly held or no opinion.

Quality of Education



Trust District to Spend Tax Dollars



Based on what you know or have heard, what overall rating would you give the quality of education provided by the Scappoose School District—would you say it is excellent, good, fair or poor?

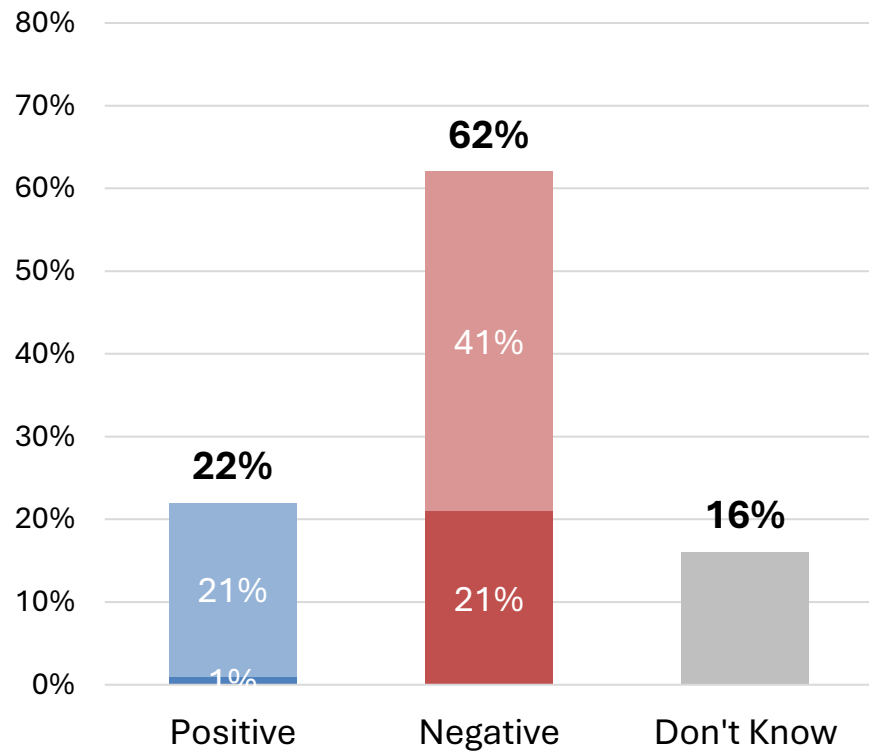
Do you trust that the Scappoose School District is spending tax dollars as intended?

Majorities understand the need for a bond, rating facilities as in net negative condition

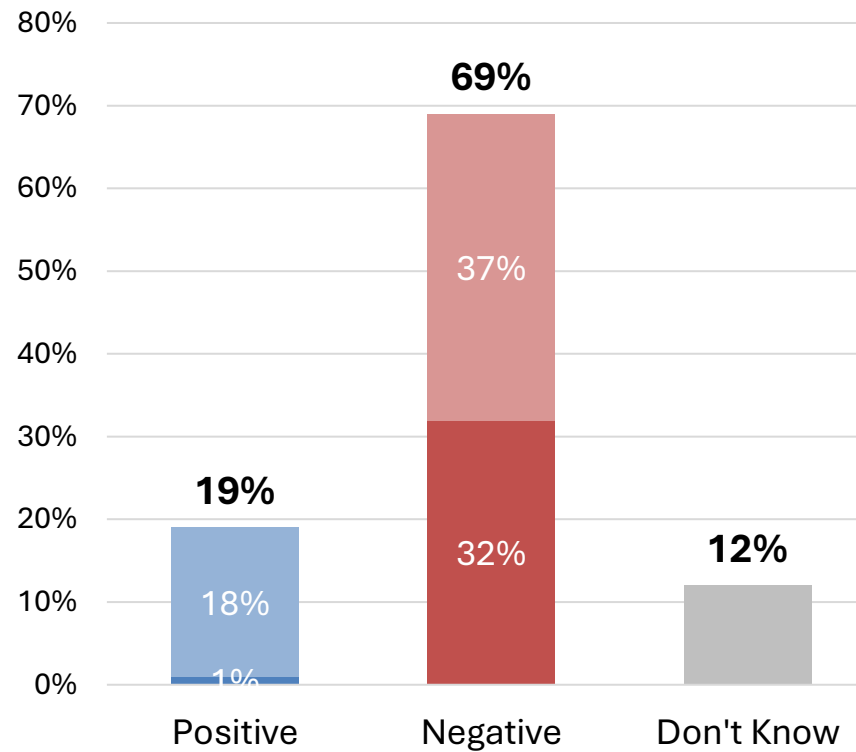


Again, intensity of feeling tends to be muted. That said, “poor” ratings of the middle school’s condition outpace “poor” ratings of district facilities writ large by a double-digit margin.

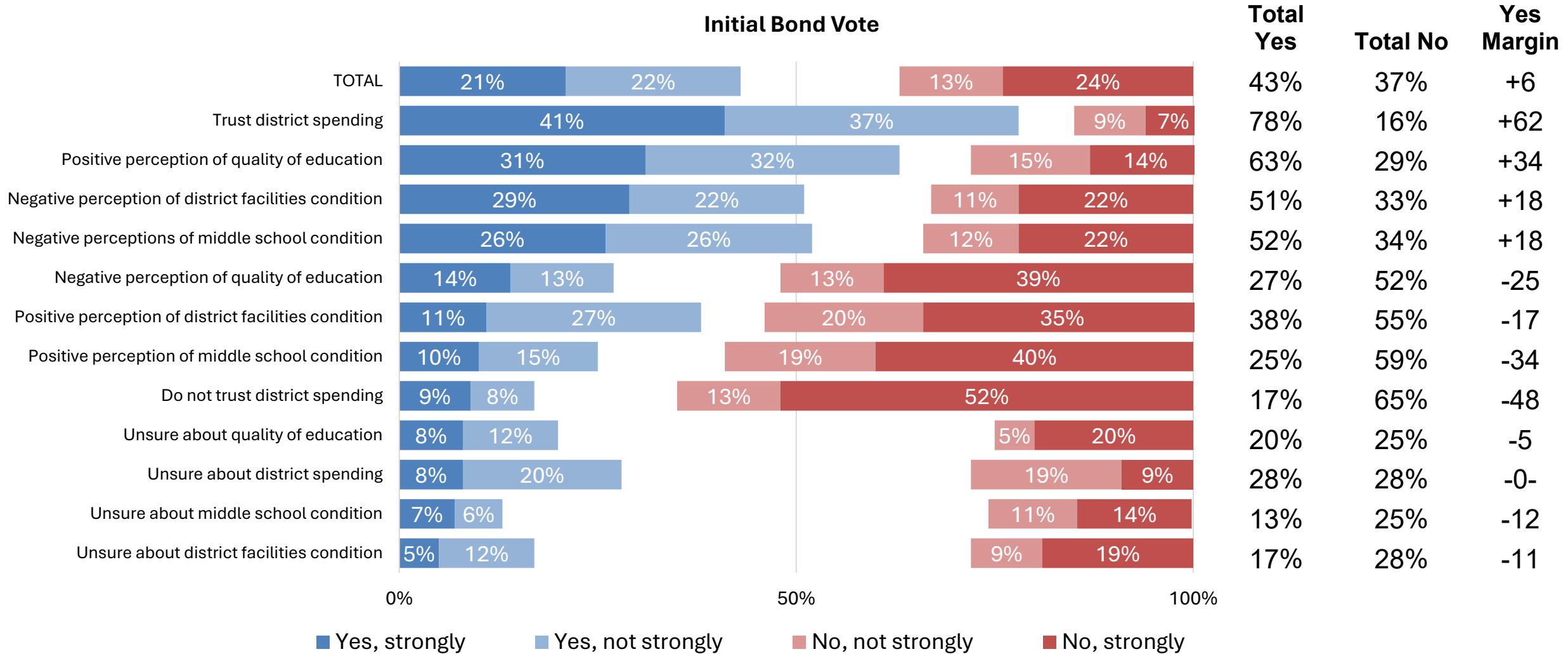
District Facility Condition



Middle School Condition



Perceptions of the district correlate with support for the bond; trust in district spending is most impactful



Based on what you know or have heard, what overall rating would you give the quality of education provided by the Scappoose School District—would you say it is excellent, good, fair or poor?

Do you trust that the Scappoose School District is spending tax dollars as intended?

Do you think Scappoose School District facilities are in excellent physical condition, good condition, fair condition, or are they in poor physical condition?

Do you think Scappoose Middle School is in excellent physical condition, good condition, fair condition, or is it in poor physical condition?



Perceptions of Bond Packages and Projects

Bond packages tested:



\$118M: Middle School & Critical Repairs

This bond would address critical needs across the district including classroom heating and cooling systems, replacing aging roofs, increasing security and removing safety hazards like asbestos and lead. The bond would also pay to rebuild Scappoose Middle School. bond is estimated to cost property owners an additional \$1.56 per \$1,000 over the existing rate

\$79M (SSA): Higher End Middle School Only

A smaller bond that would rebuild Scappoose Middle School but would not pay to upgrade other schools in the district. This bond is estimated to cost property owners an additional \$0.81 per \$1,000 over the existing rate

\$54M (SSB): Lower End Middle School Only

A smaller bond that would rebuild Scappoose Middle School but would not pay to upgrade other schools in the district. This bond is estimated to cost property owners an additional \$0.21 per \$1,000 over the existing rate

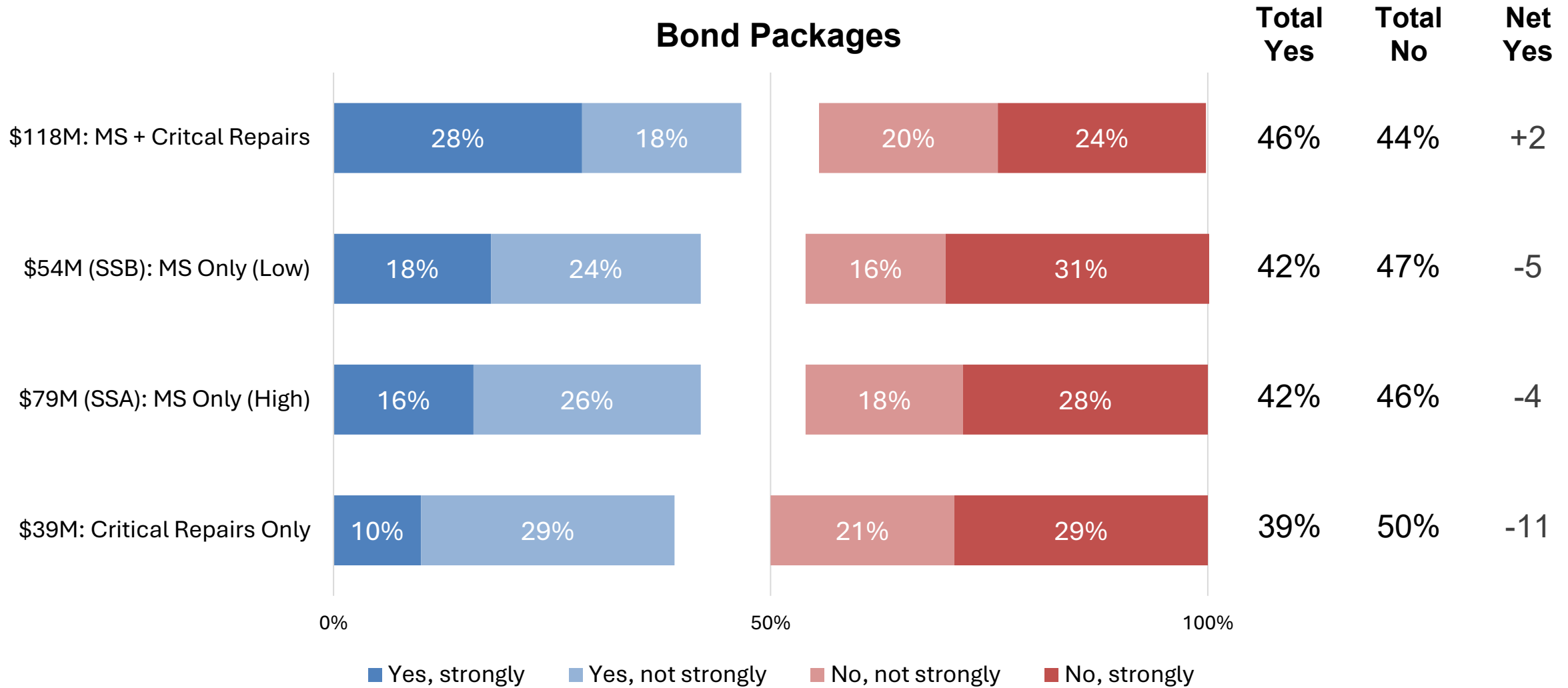
\$39M: Critical Repairs Only

A smaller bond that would address critical needs across the district including classroom heating and cooling systems, replacing aging roofs, increasing security and removing asbestos but would not pay to rebuild Scappoose Middle School. This bond would maintain and not increase the current tax rate

At the topline level, the \$118M package is most popular and the \$39M package receives the highest levels of opposition



Bond Packages

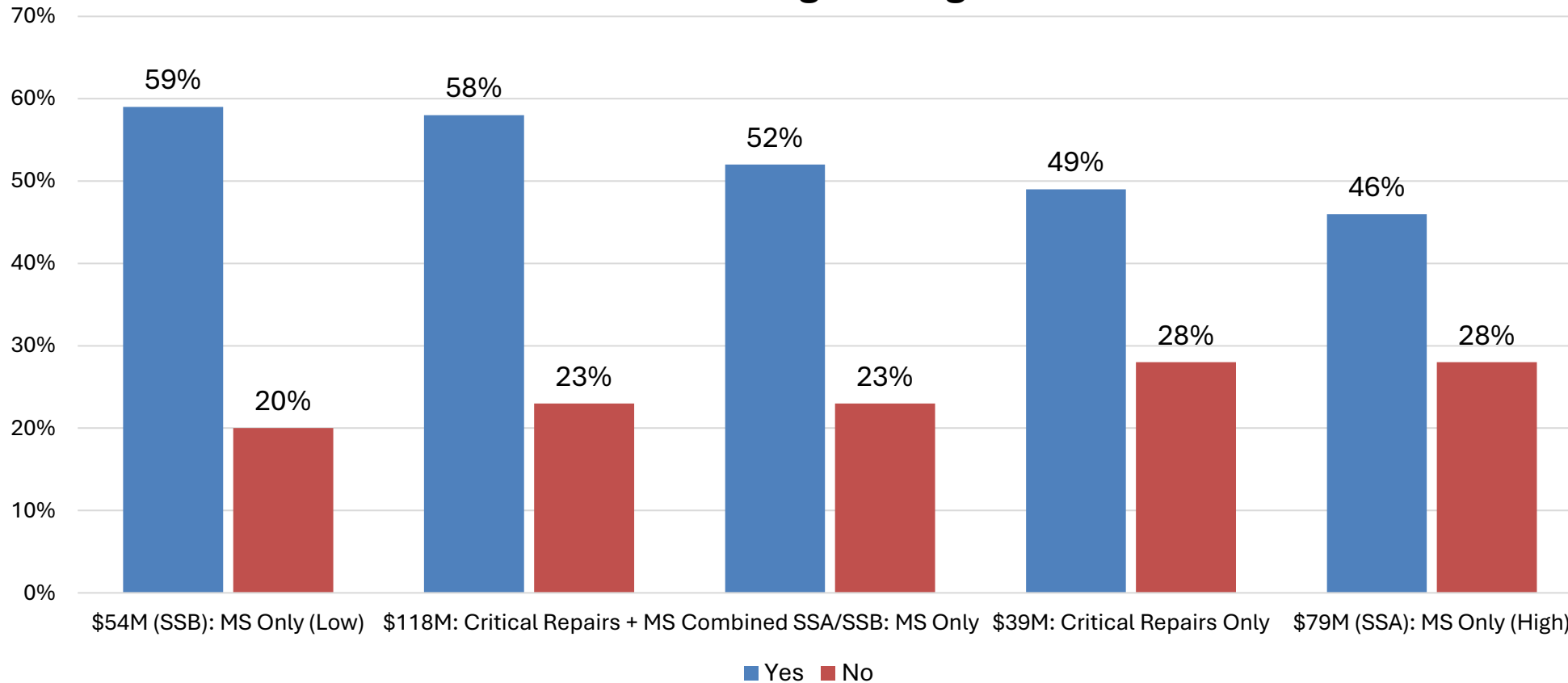


The Scappoose School District is considering placing a bond on the ballot in November 2026. The District is considering a number of ways to structure this bond. Provided next are a number of the options the district is considering. Knowing that the District will only place one version of the bond on the ballot, please indicate whether you would vote yes or no on each of the following.

Soft supporters and undecideds equally supportive of the \$54M and \$118M bond packages



Bond Packages - Targets



Note: "targets" are defined as voters who start out voting "yes, not strongly" or undecided on the bond based on ballot language.

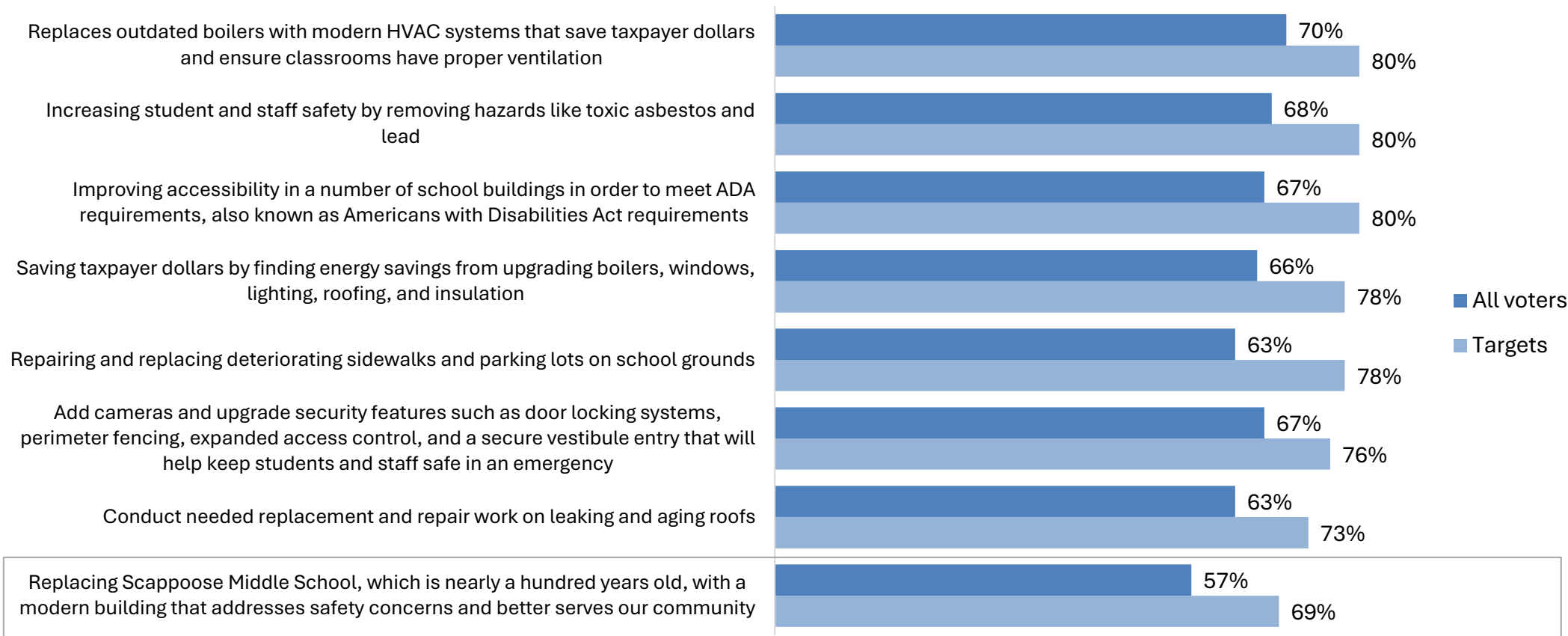
The Scappoose School District is considering placing a bond on the ballot in November 2026. The District is considering a number of ways to structure this bond. Provided next are a number of the options the district is considering. Knowing that the District will only place one version of the bond on the ballot, please indicate whether you would vote yes or no on each of the following.

Specific, detailed descriptions of facility needs are most compelling, particularly those that address health/safety hazards



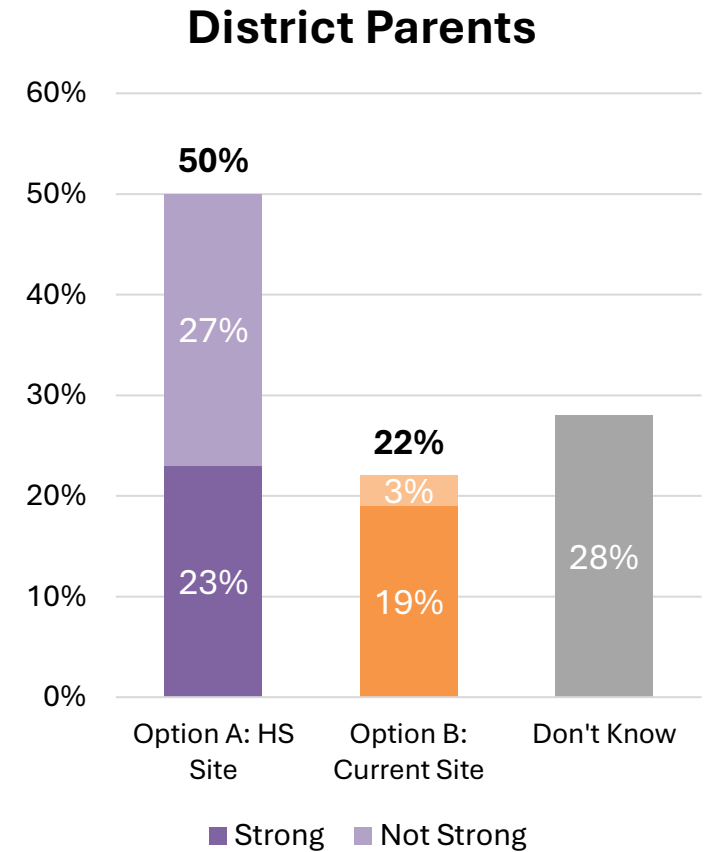
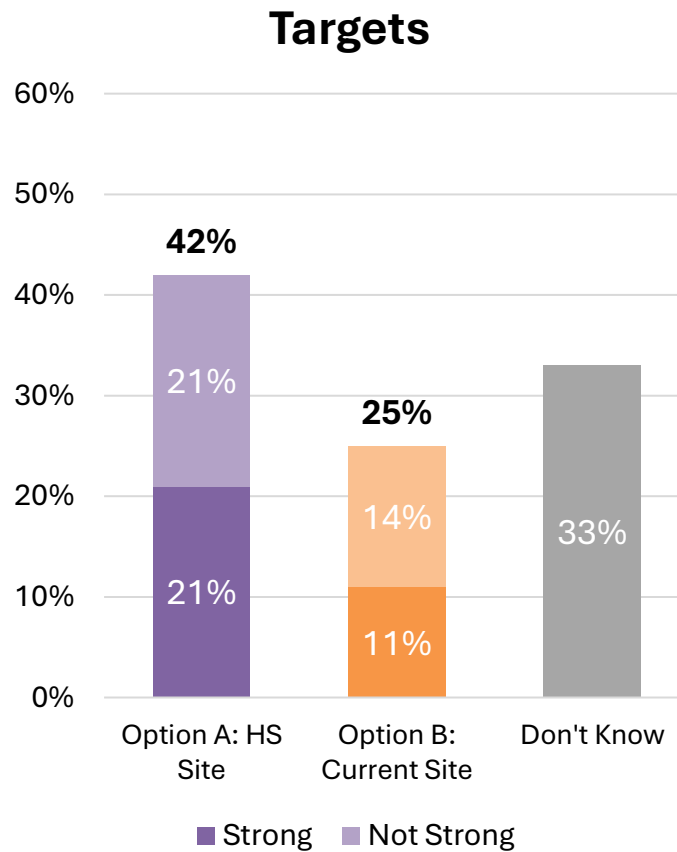
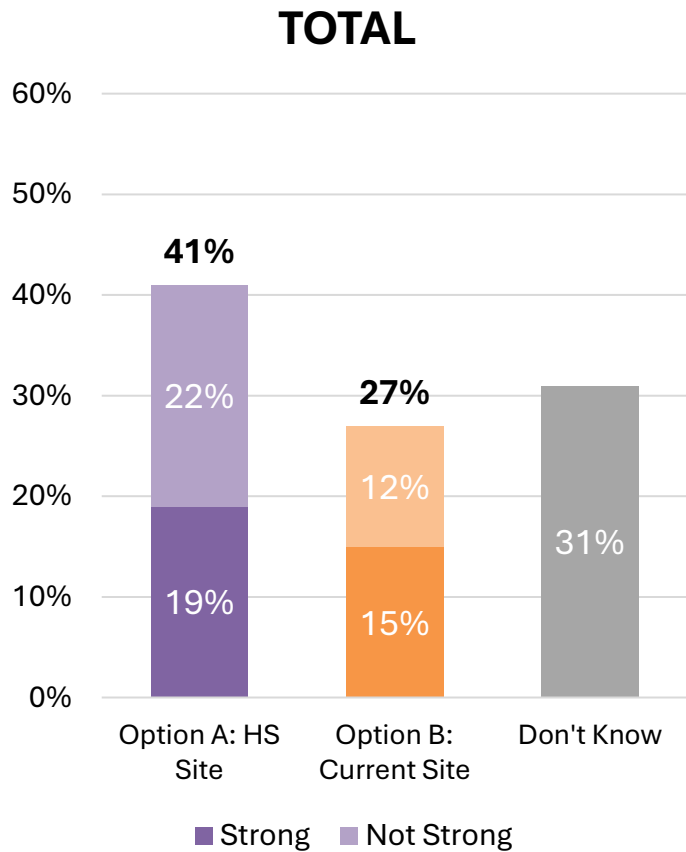
While the generic middle school project is comparatively less popular, support for the project surpassed the majority mark.

Bond Projects (% Favor)



Next is a list of possible aspects of the potential Scappoose School District bond we've been discussing. After each, please tell me whether you favor or oppose that particular aspect of the bond. If you aren't sure, you can tell me that, too and we will move on.

Voters as a whole, soft supporters/undecideds, and district parents all prefer the high school site over the current location



As we've discussed, the Scappoose School District is considering replacing Scappoose Middle School. It is considering two different locations for the new middle school.

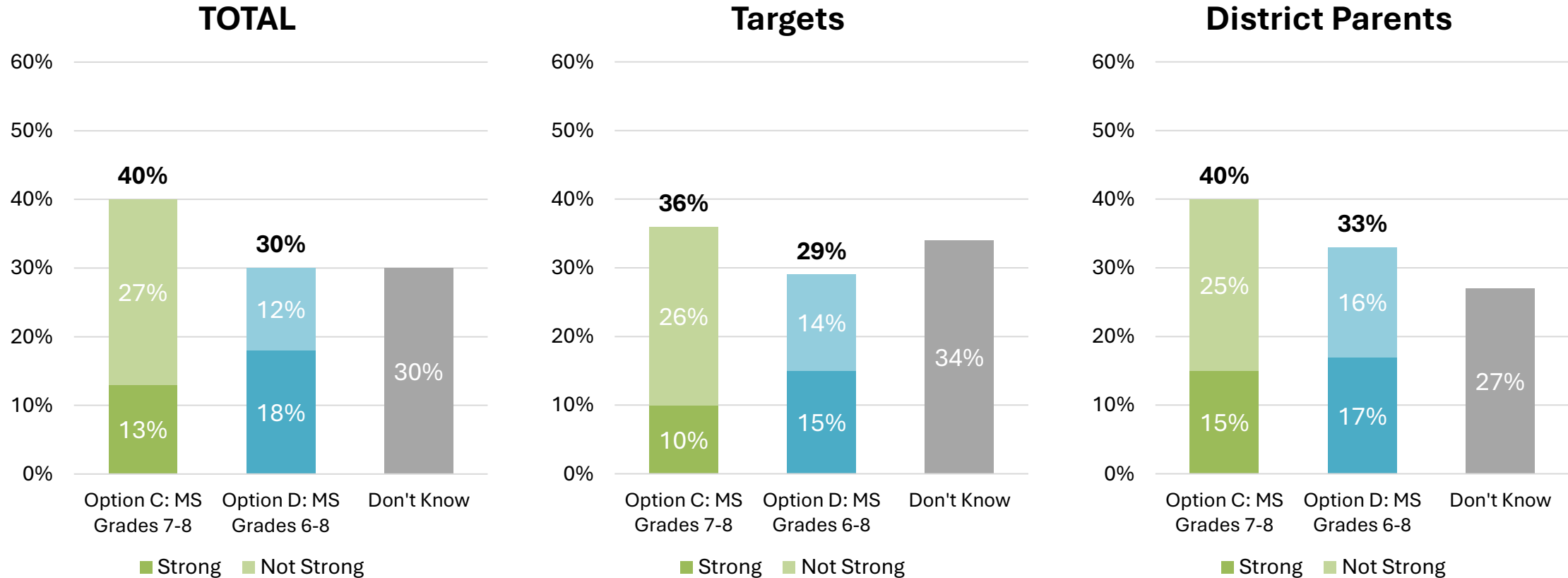
___[OPTION A] ONE/THE OTHER option would rebuild the middle school on the high school site, but next to Scappoose High School. This will create operational efficiencies, allowing staff members who work at both schools to move between the two more easily, and will move the middle school away from Highway 30.

___[OPTION B] ONE/THE OTHER option would rebuild Scappoose Middle School on its current site. This option would maintain proximity to the new middle school gym annex but would mean keeping the school right along Highway 30.

By a much narrower margin, all three subgroups also prefer the status quo grade configuration for the middle school



It's worth noting that this aligns with the preference for the smaller-scale middle school bond in the price sensitivity test.



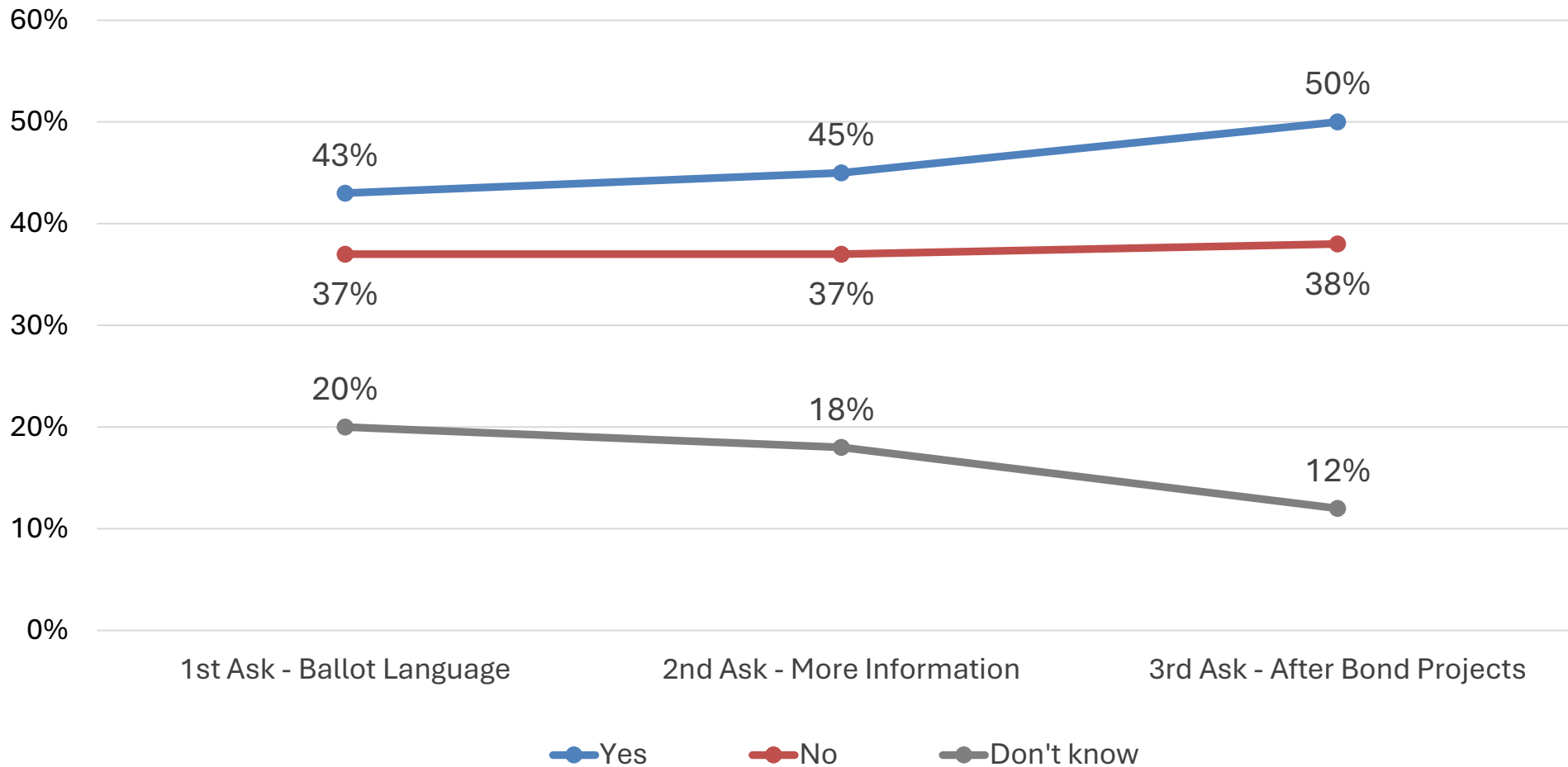
The Scappoose School District is also considering two different ways to structure grade levels at the middle school.

__[OPTION C] ONE/THE OTHER option would keep grade levels at Scappoose Middle School as they are currently, with only grades seven and eight. This option would allow the district to replace the middle school at a lower cost, since the building would be designed to accommodate fewer students.

__[OPTION D] ONE/THE OTHER option would make Scappoose Middle School a traditional middle school, with grades six, seven, and eight. This option would give the district more flexibility to accommodate for future growth. It would also provide better learning opportunities, particularly for sixth graders, and will give the district access to more learning materials and curriculum options by moving to the standard grade format that most schools use.

Having heard this, which option would you prefer more even if neither is exactly right?

Over the course of the survey, with more detailed information about bond projects and packages, support grows seven-points



Sometimes over the course of a survey people change their minds. Now, once again, there may be a bond measure placed on the ballot at some point in the near future for the Scappoose School District. It would read: "Bonds to increase safety, repair facilities, replace Scappoose Middle School. Shall district increase safety, improve accessibility, repair facilities, and replace middle school; issue \$118 million dollars in general obligation bonds; audits required?" Having heard this, if the election were held today, would you vote "yes" or "no" on this bond measure?



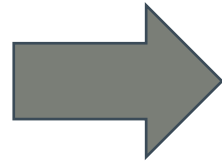
GRANT

GRANT
ELEMENTARY
SCHOOL

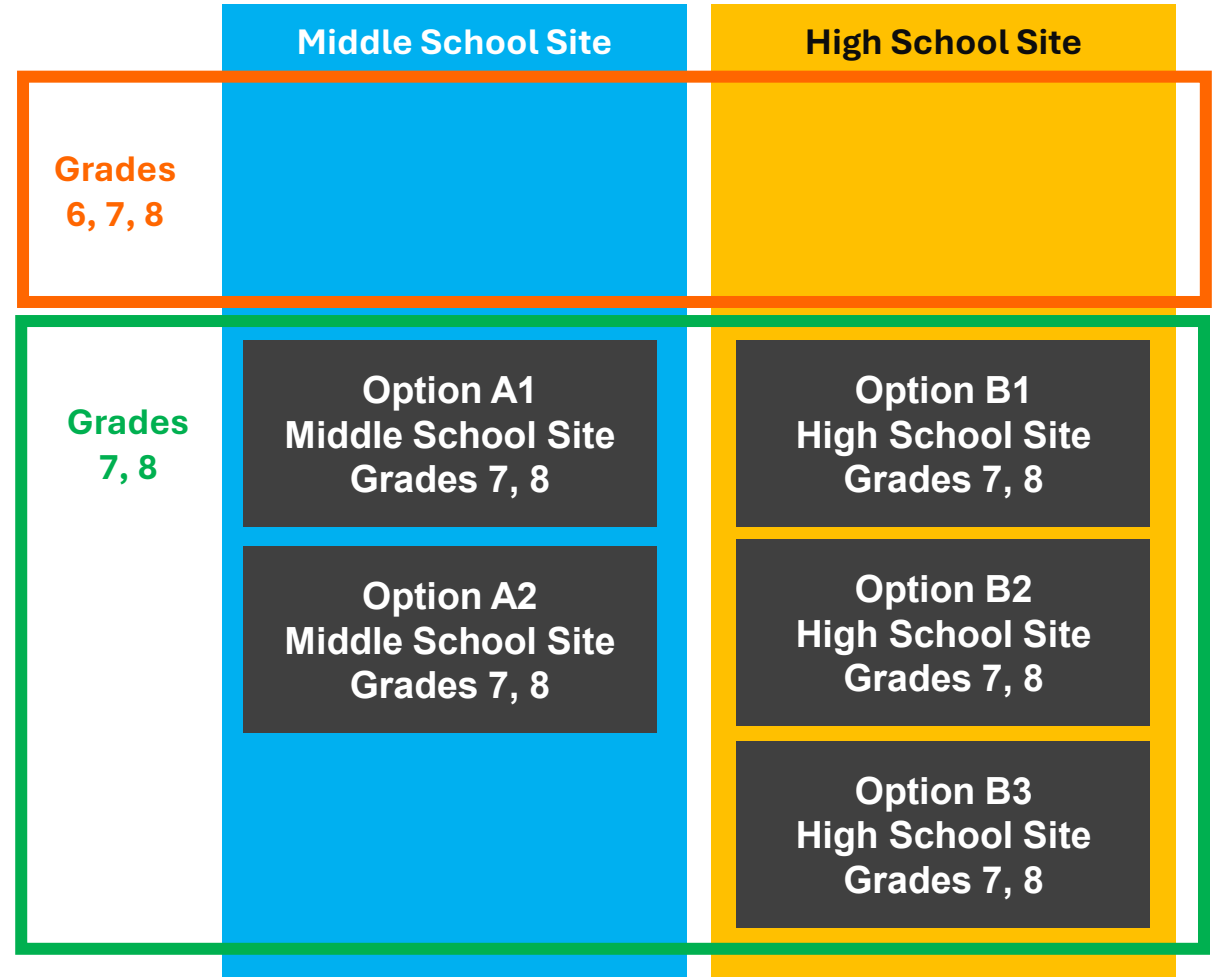
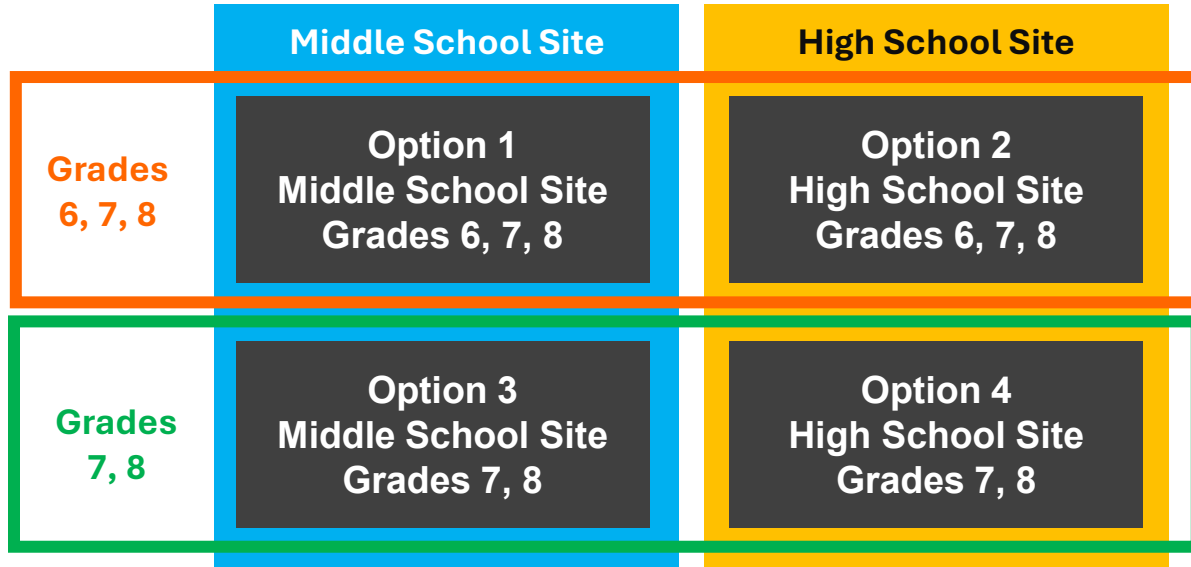
52000

STRETCH BREAK!

FEBRUARY OPTIONS



MARCH OPTIONS



UPDATES TO SITE OPTIONS

- A **2023 traffic analysis** identified that moving the Middle School to the High School campus would likely trigger a requirement for improvements to the Hwy 30/SE High School Way intersection
 - We have added \$5.8 million in the budget for the High School campus options for intersection improvements

Exhibit 1 – US 30/SE High School Way Intersection Conceptual Mitigations (For illustrative purposes only)



- We took on your challenge: how could we have **less impact on fields** to reduce cost?
- **Could we remodel existing buildings** at the Middle School?
- After further programming analysis, we are changing our target SF recommendation for a Grades 7-8 Middle School. We recommend 80,000 SF, not 60,000 SF.
 - 80,000 SF allows for both a main gym and aux gym in Middle School options.
 - You could reduce to 66,000 SF if you reduced the size of the main gym, commons, stage, main office and library; and removed 2 classrooms, music storage, fitness room, and some storage.

OPTION A1: MS SITE **MOSTLY NEW CONSTRUCTION**

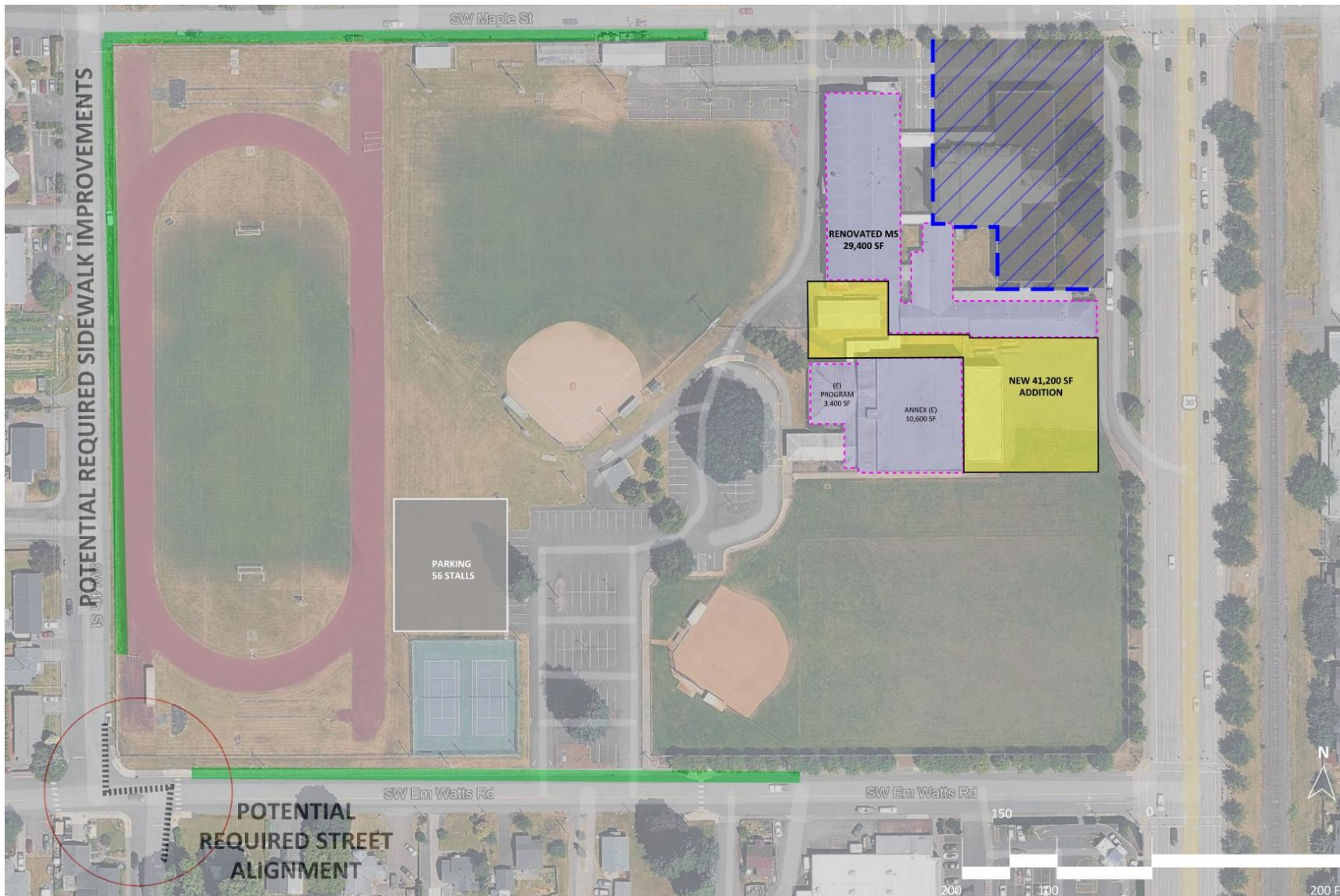


Option A1

Grades 7, 8 Middle School Site Mostly New Construction

New Construction - 70,600 SF (Includes Aux Gym)	\$ 66,802,991
Minor Remodel Existing Gym & Annex - usable program space	\$ 4,143,087
Total Middle School Area - 80,000 SF	\$ 70,946,078
Site Work and Parking	\$ 5,547,134
Site Devel & Replace affected basketball court	\$ 524,657
Potential Required Sidewalks	\$ 775,016
Potential Required Right-of-Way/Street Alignment	\$ 1,162,655
Total Site	\$ 8,009,461
Grand Total	\$ 78,955,539
Rounded to nearest \$10,000	\$ 78,960,000
<i>Excludes demo of existing MS buildings</i>	

OPTION A2: MS SITE REMODEL 1960s BUILDINGS

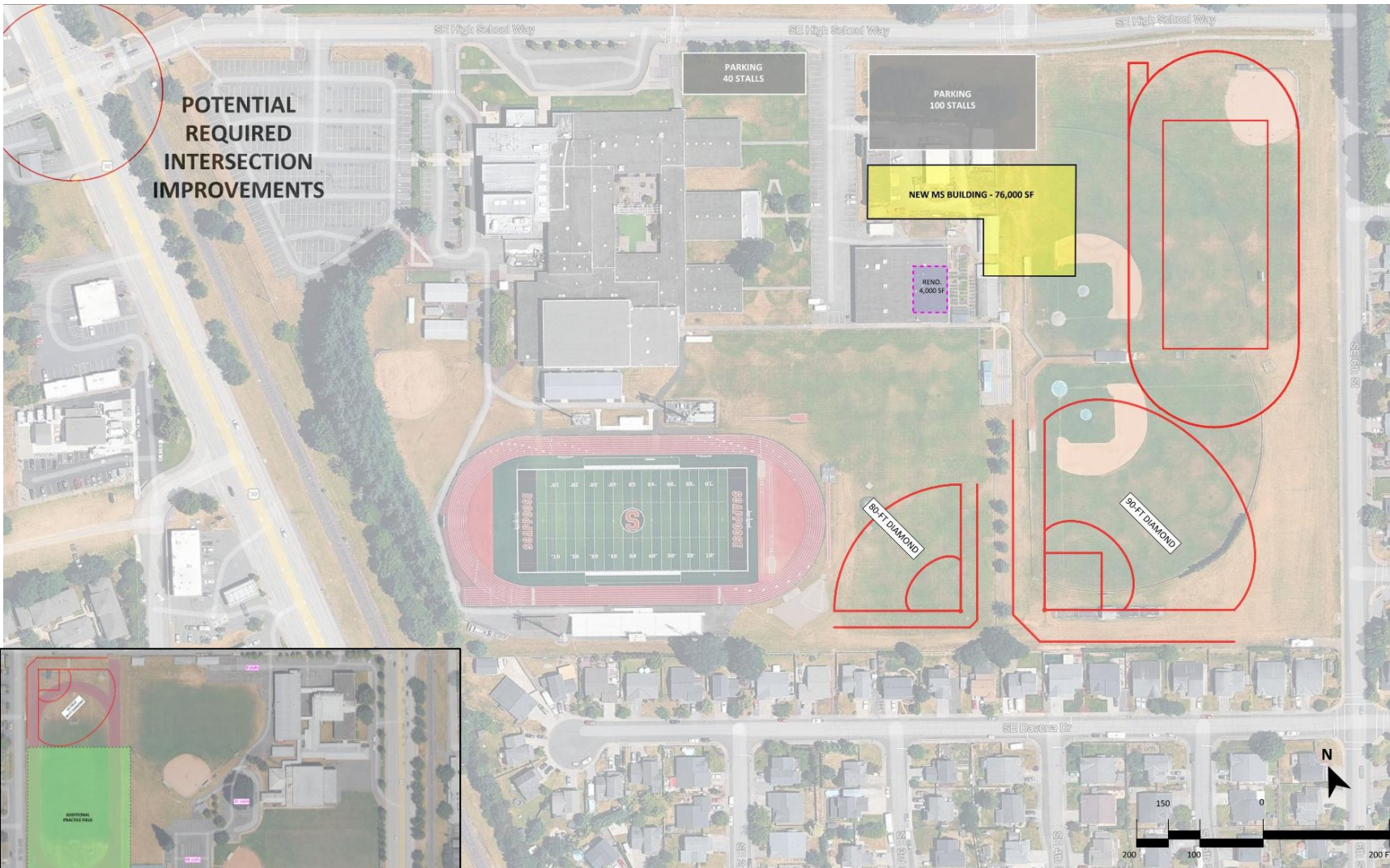


Option A2

Grades 7, 8 Middle School Site Remodel 1960s Buildings

New Construction - 41,200 SF (Includes Aux Gym)	\$ 44,722,600
Remodel Existing CTE & Classroom wing - 29,400 SF	\$ 16,052,400
Minor Remodel Existing Gym & Annex - usable program space	\$ 4,143,087
Total Middle School Area - 80,000 SF	\$ 64,918,087
Site Work and Parking	\$ 3,722,731
Potential Required Sidewalks	\$ 775,016
Potential Required Right-of-Way/Street Alignment	\$ 1,162,655
Total Site	\$ 5,660,402
Grand Total	\$ 70,578,489
Rounded to nearest \$10,000	\$ 70,580,000
<i>Excludes demo of existing MS buildings</i>	

OPTION B1: HS SITE STAND-ALONE (LEAST SHARING)

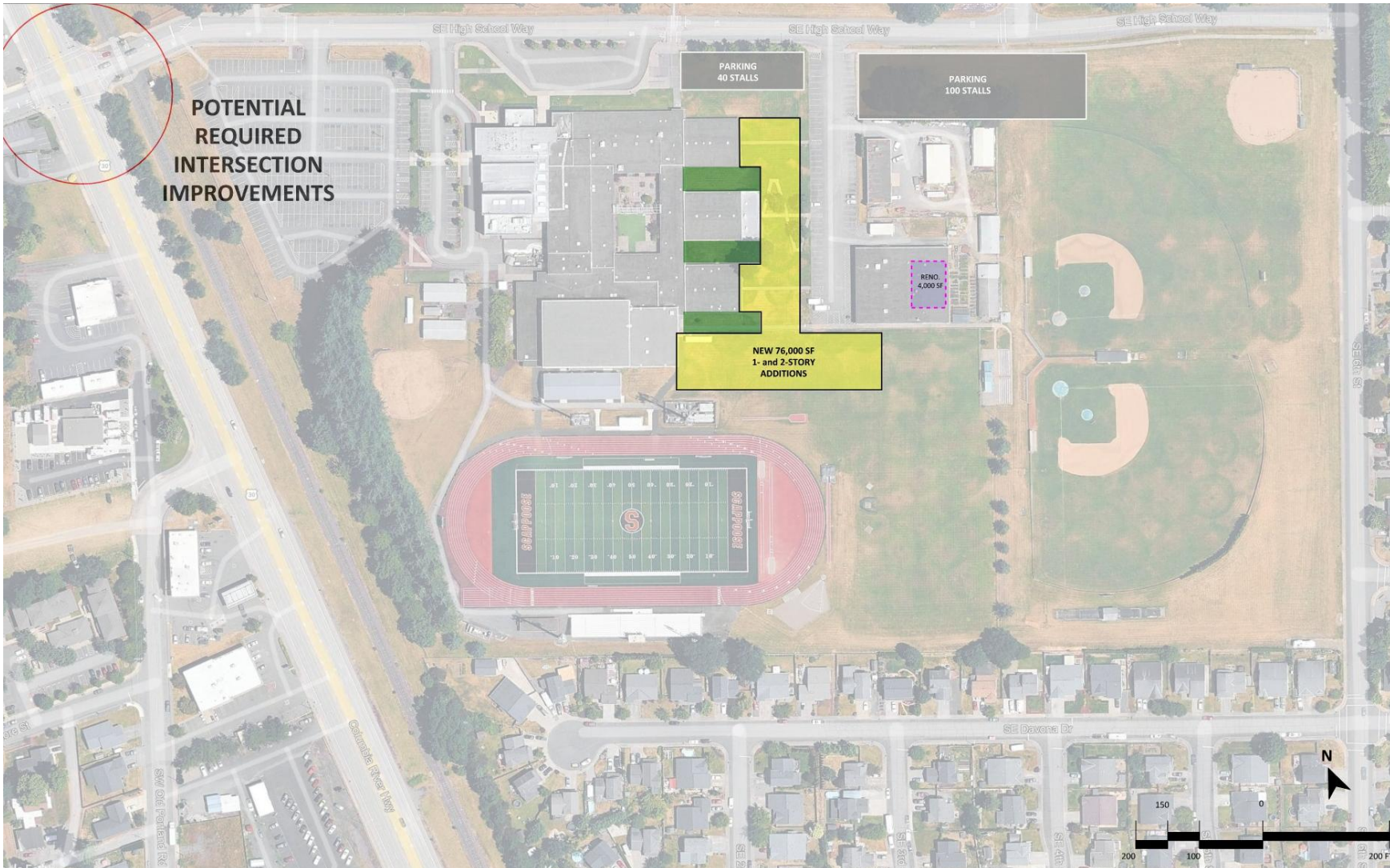


Option B1

Grades 7, 8 High School Site Stand-Alone MS - Least sharing

New Construction - 76,000 SF (Includes Gym & Aux Gym)	\$ 71,912,568
Remodel S Wing (CTE Classrooms) - 4,000 SF	\$ 520,000
Total Middle School Area - 80,000 SF	\$ 72,432,568
Site Work and Parking	\$ 4,823,515
Site Devel & Replace affected athletic fields	\$ 12,422,697
Replace maintenance facility	\$ 4,082,000
Potential Required Sidewalks	\$ 552,500
Potential Required Hwy 30 Intersection Improvements	\$ 5,821,005
Total Site	\$ 27,701,717
Grand Total	\$ 100,134,285
Rounded to nearest \$10,000	\$ 100,130,000

OPTION B2: HS SITE MS NEXT TO HS (MEDIUM SHARING)

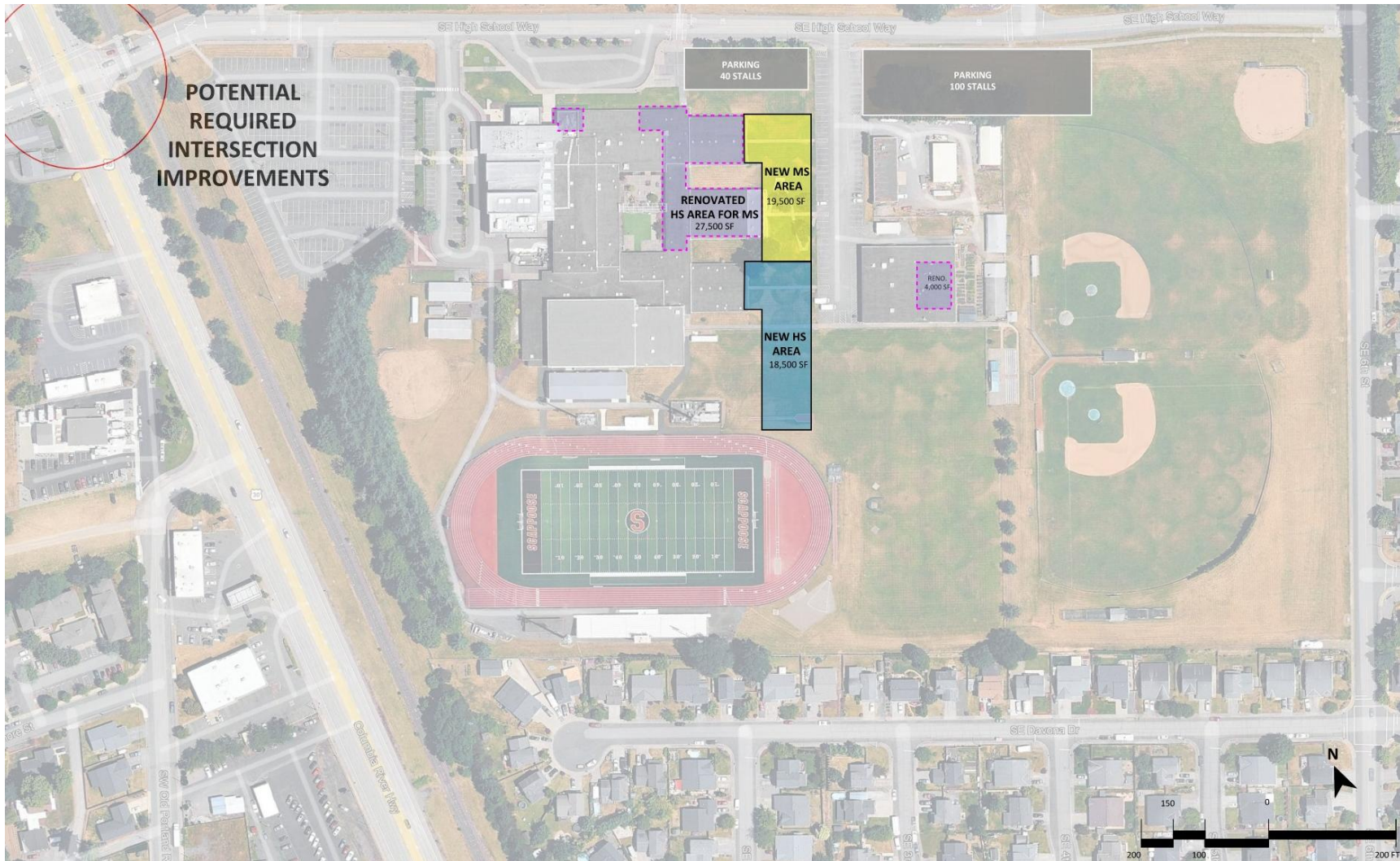


Option B2

Grades 7, 8 High School Site MS Next to HS - Medium sharing

New Construction - 76,000 SF (Includes Gym & Aux Gym)	\$ 71,912,568
Remodel S Wing (CTE Classrooms) - 4,000 SF	\$ 520,000
Total Middle School Area - 80,000 SF	\$ 72,432,568
Site Work and Parking	\$ 4,823,515
Potential Required Sidewalks	\$ 552,500
Potential Required Hwy 30 Intersection Improvements	\$ 5,821,005
Total Site	\$ 11,197,020
Grand Total	\$ 83,629,588
Rounded to nearest \$10,000	\$ 83,630,000

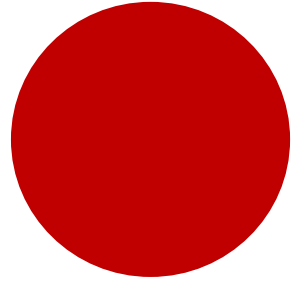
OPTION B3: HS SITE REMODEL SOME HS (MOST SHARING)



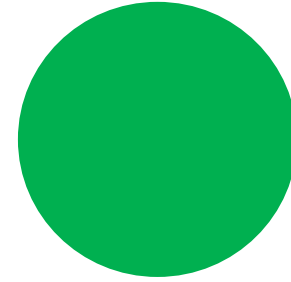
Option B3

Grades 7, 8 High School Site Remodel Some HS for MS - Most sharing

New Construction Middle School - 19,300 SF (Includes Main Gym, no Aux Gym) plus 2,400 SF mechanical	\$ 20,532,931
New Construction High School - 18,500 SF	\$ 17,505,033
Remodel S Wing (CTE Classrooms) - 4,000 SF	\$ 520,000
Remodel Existing HS for MS - 27,500 SF	\$ 10,725,000
Total Middle School Area - 53,200 SF	\$ 49,282,964
Site Work and Parking	\$ 4,823,515
Potential Required Sidewalks	\$ 552,500
Potential Required Hwy 30 Intersection Improvements	\$ 5,821,005
Total Site	\$ 11,197,020
Grand Total	\$ 60,479,983
Rounded to nearest \$10,000	\$ 60,480,000



Preferred
Middle School
site option



Preferred
High School
site option

DRAFT RECOMMENDATION(S)

- Strengths
- Weaknesses
- Should anything be added?
- Should anything be removed?

“FIST TO FIVE” AKA “FIVE FINGER CONSENSUS”



FIST

Cannot support



1

I have major concerns



2

I have minor concerns



3

I have (minor) concerns but can live with the proposal



4

I am in favor



5

I am enthusiastically in favor

NEXT STEPS

2026				
Mar	Apr	May	Jun	Jul
Committee (CBAC)				
CBAC #8 Mar 17	Community Feedback on Draft Options			CBAC #9 Jul 21
	Open Houses			
	Community Presentations			
Draft Rec(s)	Survey/Polling			Final Rec
	Present Draft Rec(s) to Board April 13			Apply for OSCIM Grant - July 15
				Notification of OSCIM Grant
				Board Meeting CBAC present final recommendation

- Presentation of CBAC's Draft Recommendation to School Board

- Monday, April 13 @ 6 p.m.
- 3 volunteers

Purple Paper & Yellow Paper

- Community Feedback Period: April 14-early July
- CBAC responsibilities between now and July
 - Volunteers to assist district with community presentations, open houses, etc.
 - Open House #1: Wednesday, April 22
 - Open House #2: Wednesday, May 6
 - Open House #3: Saturday, May 16
- CBAC concerns from now to July – Tim & Paje are your point people
- **Next CBAC Meeting:** Tuesday, July 21