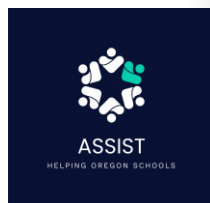




# COMMUNITY BOND ADVISORY COMMITTEE UPDATE

Scappoose School District  
Board Meeting  
April 13, 2026



# AGENDA

1. Review Community Bond Advisory Committee (CBAC) process/timeline
2. Recap of work at each CBAC meeting
3. Draft recommendation presented by CBAC representatives:
  - Jennifer Jones
  - David Wasylenko
  - Kendall Williams



# COMMUNITY BOND ADVISORY COMMITTEE (CBAC)

## Committee Members

- 24 members
- Representative of different aspects of community
- Varied and thoughtful opinions throughout political/ social/financial spectrum
- People who are engaged in community and will share experience with others



*Committee “charge” defines roles and responsibilities, duration of committee work*

## Committee Support

### District Admin Staff

- Support process
- Offer leadership & coordination
- Represent District’s needs

### School Board

- 3 Board members as observers

### Wenaha Group

- Facilitation
- Driver of the process
- “Right info at the right time”
- Subject matter expert

### Assist Education Services

- Communications support



# CBAC CHARGE

**1. Overview:** The Scappoose School District Superintendent shall establish a “Community Bond Advisory Committee,” comprised of 18-24 community members, plus necessary administrative and support staff, to consider options for submitting a potential capital construction bond to voters in November 2026. The Superintendent will serve as liaison to the group.

**2. Type of Committee:** This is a Superintendent’s Committee, that may submit a recommendation to the Superintendent and School Board.

**3. Charge:** The School Board is considering a potential capital construction bond measure to address facilities needs.

The charge of the Community Bond Advisory Committee is to consider various options for a new bond proposal. The committee will meet 9-10 times from September 2025 through July 2026 and will:

- Review the facilities needs identified in the District’s Facilities Assessment;
- Consider options for financing a potential bond, including amount of bond and length of payback period;
- Develop a timeline and long-term plan for addressing capital improvement projects relating to facilities needs;
- Consider community feedback in creating the recommendation; and
- Recommend to the Superintendent a potential bond package that could be submitted to voters.

**4. Authority:** The committee will make a recommendation to the Superintendent, but will have no independent authority to obligate District funds or issue directions to the District’s administration. The committee’s recommendations will be used to inform decisions made by the Superintendent and the School Board.

**5. Duration of Charge:** The committee will meet 9-10 times from September 2025 through July 2026 and will submit a recommendation to the Superintendent on or before July 31, 2026.

**6. Committee Appointments:** Appointments are made by the Superintendent and are intended to last the duration of the committee’s work. The makeup of the committee will include representatives from a variety of community stakeholder groups.

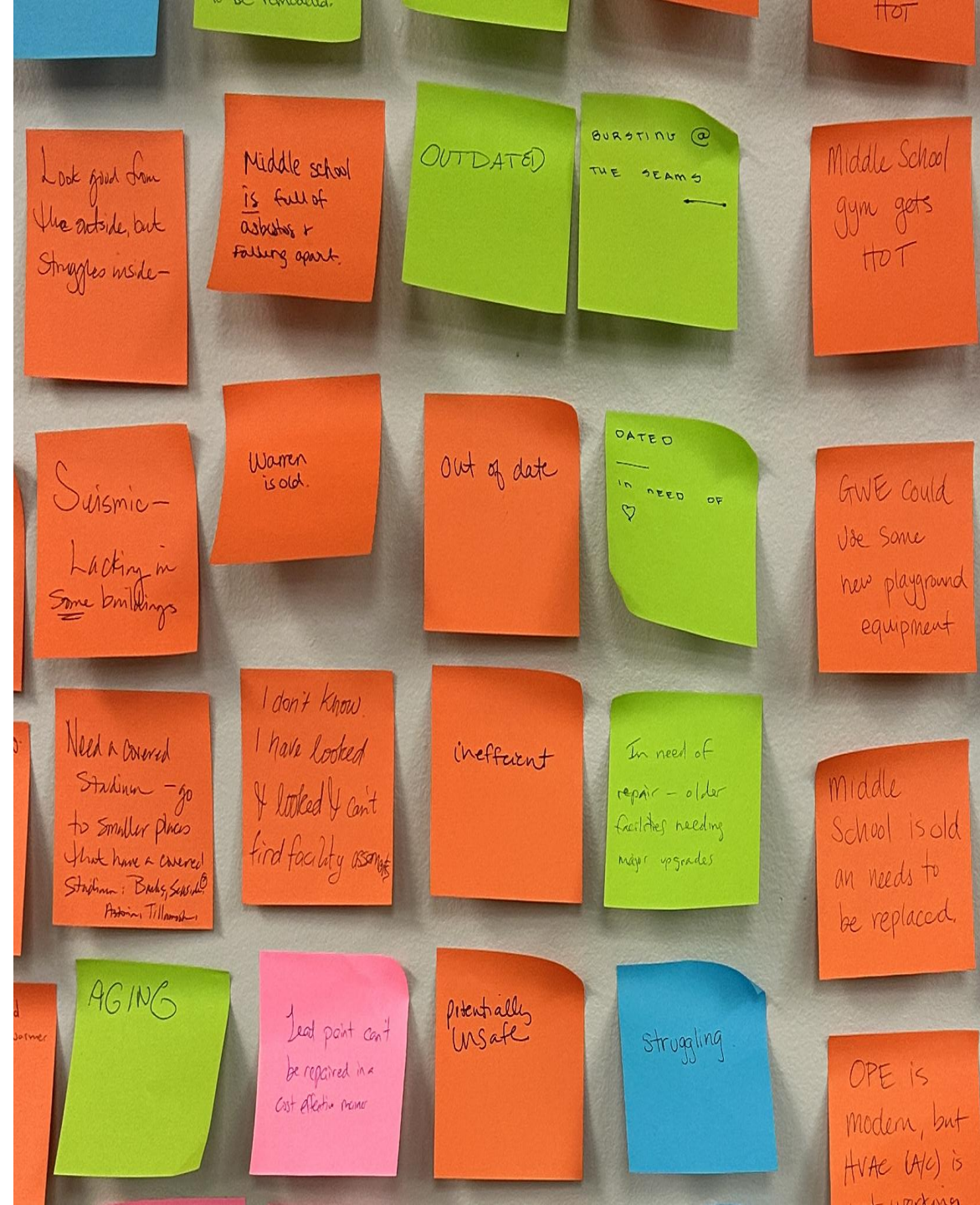
# SSD CBAC - DETAILED TIMELINE

2025				2026										
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
<b>Community Bond Advisory Committee (CBAC)</b>											<b>Informational Campaign</b>			
<b>CBAC #1</b> Sep 30	<b>CBAC #2</b> Oct 21	<b>CBAC #4</b> Nov 18	<b>CBAC #5</b> Dec 16	<b>CBAC #6</b> Jan 20	<b>CBAC #7</b> Feb 17	<b>CBAC #8</b> Mar 17	<b>Community Feedback on Draft Options</b>  Open Houses  Community Presentations  Survey/Polling	<b>Community Presentations</b>  Survey/Polling	<b>CBAC #9</b> Jul 21	Informational Campaign Outreach & Information  Open Houses  Community Presentations				Election
Introductions & Process	Tour District facilities - Part 1	Admin / Staff Student presentations	Bond/Levy Finance 101	Priorities	Refine options	Draft Rec(s)			Final Rec					
Community Concerns	<b>CBAC #3</b> Oct 28	Building Condition Assessment High-Level Overview	How Public Projects / Prevailing Wage works	Brainstorm target projects	Review initial cost estimates		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					Present Draft Rec(s) to Board April 13		Board Meeting CBAC present final recommendation					

# CBAC #1: SEPTEMBER 30

## Introductions & Overview

- Introductions
- Establish team members and roles
- Set ground rules
- Review and adopt charge
- Overview of process
- Discussed community concerns
- Discussed impression of current facilities
- History of SSD bonds and seismic grants



# CBAC #2: OCTOBER 21

# CBAC #3: OCTOBER 28

## *Building Tours*

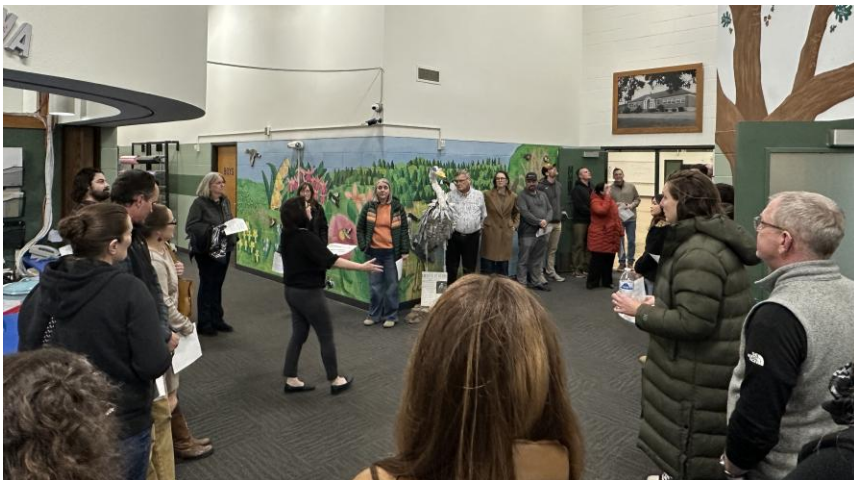
- Site tours with building administrators of Warren Elementary, Scappoose Middle School, Scappoose High School, Grant Watts Elementary, and Otto Petersen Elementary



## CBAC #4: NOVEMBER 18

### *Establishing a shared knowledge base...Facility Condition*

- Tour of Sauvie Island School
- Debrief from building tours
- Overview of Facility Condition Assessment
- Overview of Oregon School Capital Improvement Matching (OSCIM) grant

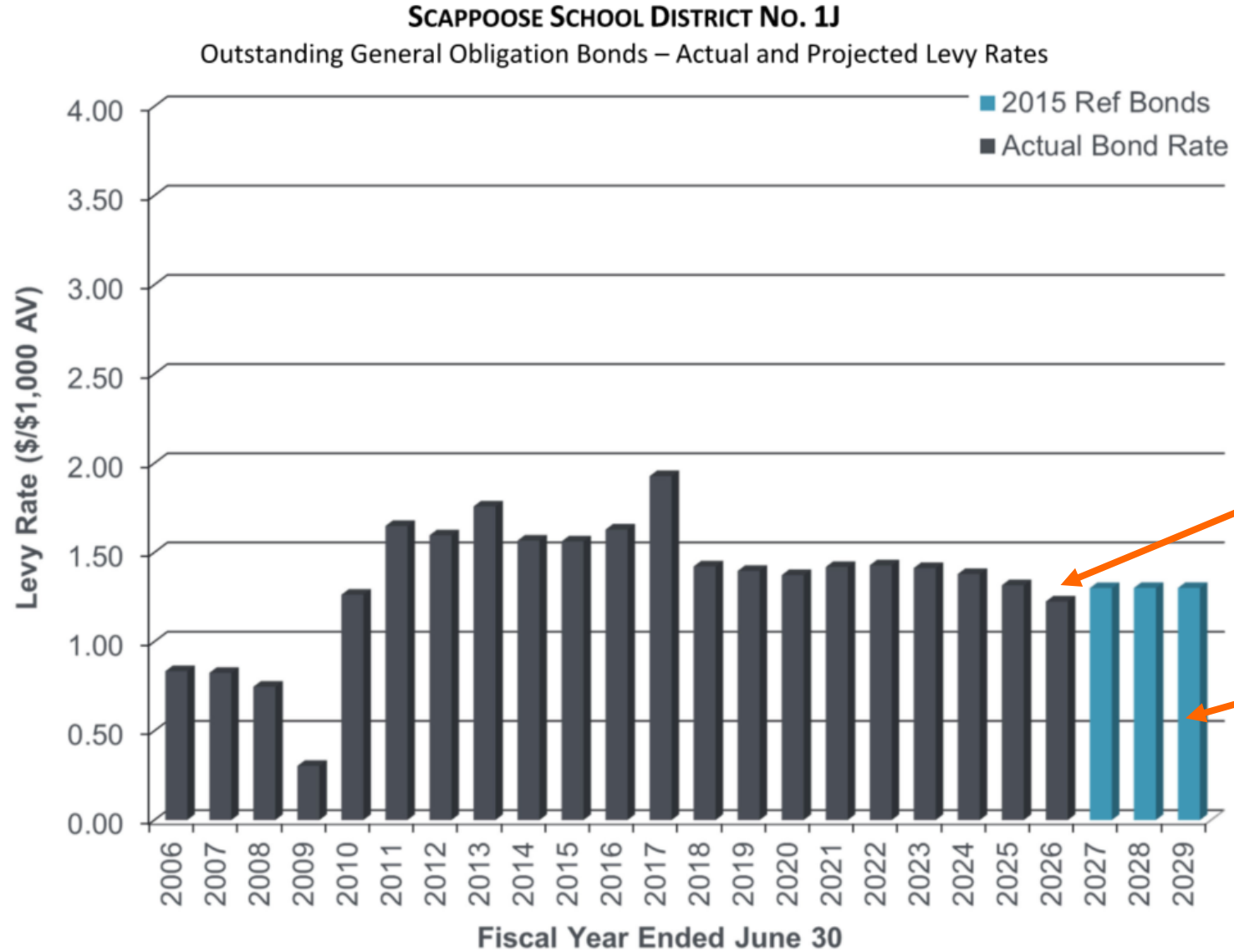


## CBAC #5: DECEMBER 16

### *Establishing a shared knowledge base...continued*

- “Bonds 101” with Piper Sandler, bond financial consultant
- Overview of District’s general funding budgeting
- Overview of public projects, prevailing wage, and cost estimating approach
- Design in the bond planning process
- Considering replacement versus remodel
- How to find your assessed value through Columbia County

# CURRENT BOND

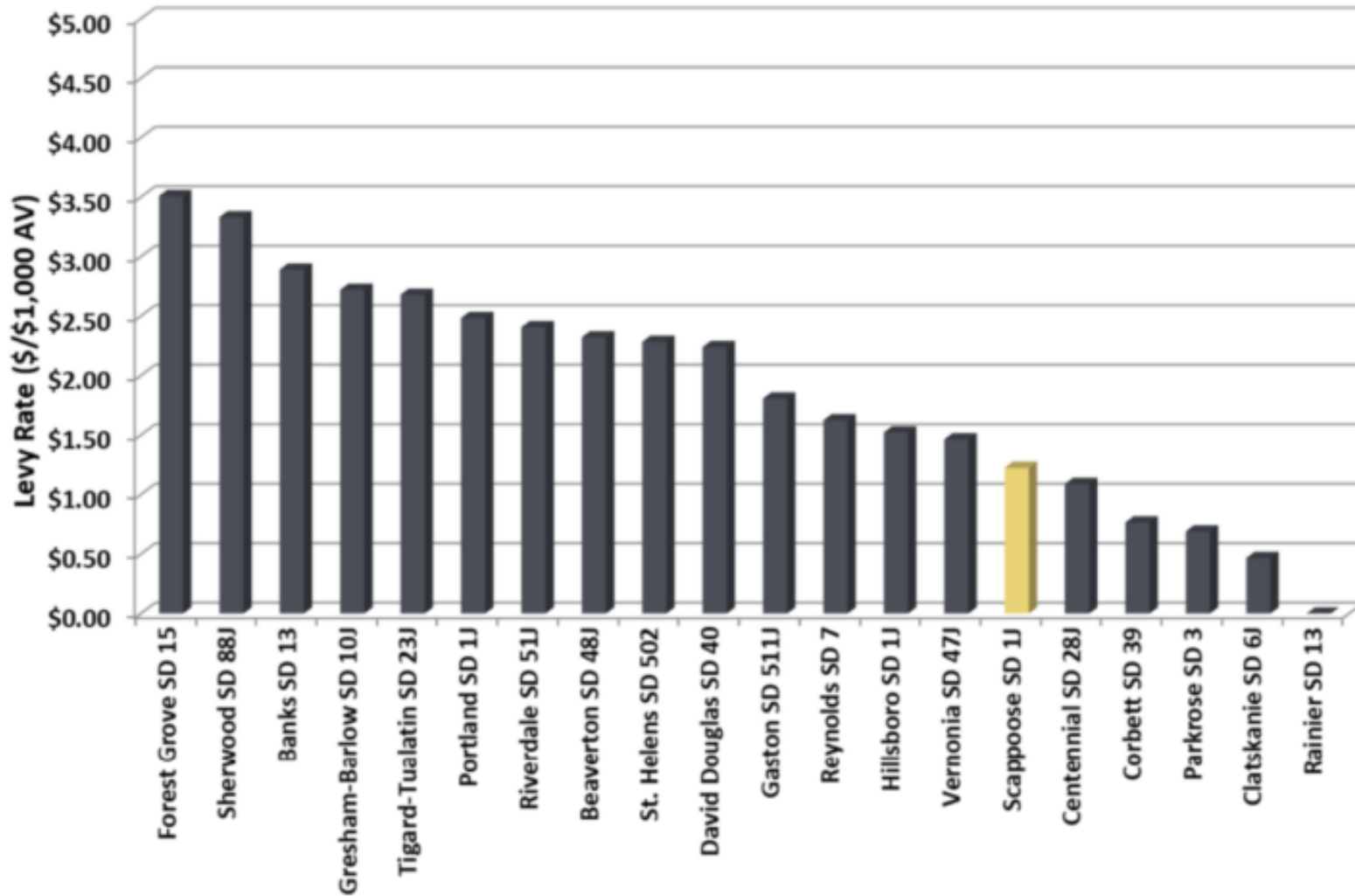


Current bond rate as of 2026: \$1.22/\$1,000 assessed value

2008 bond ends in 2029

# COMPARISON WITH NEIGHBORS

SCHOOL DISTRICT FY 2026 BOND LEVY RATES



# CBAC #6: JANUARY 20

## *Initial priorities discussion*



What we  
heard

The Middle School is an immediate need and high priority

A high level of investment is desired for the Middle School

Highest-priority qualities desired for the Middle School are “Warm, Safe, & Dry”, ADA, Energy Efficiency, Seismic Safety

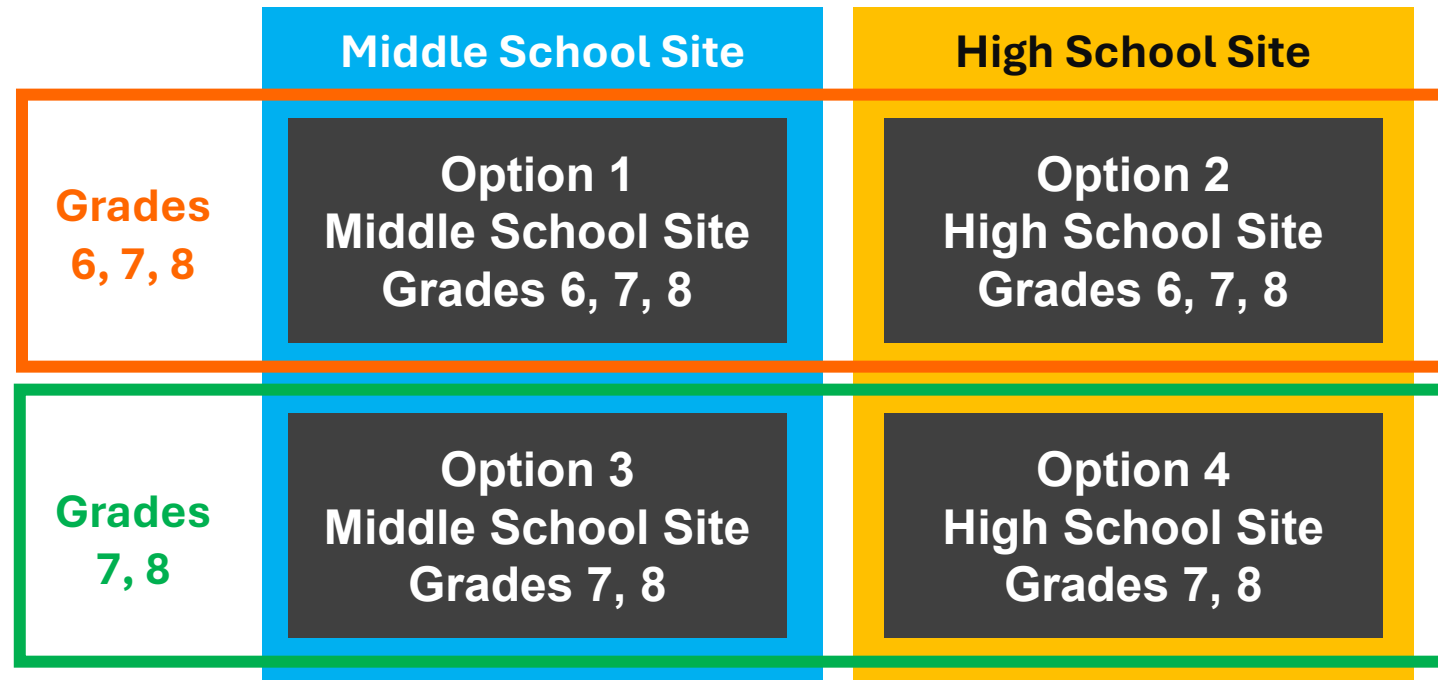
CBAC is interested in replacing the Middle School, not remodeling existing building

A low-to-medium level of investment is an immediate need for all other school facilities

# CBAC #7: FEBRUARY 17

## *Priorities discussion continued*

- Middle School: Two Big Questions, Four Options
- We were creating an “Apples to Apples” comparison to understand development and cost trade-offs between the two sites



# CBAC #7: FEBRUARY 17

## *Priorities discussion continued*



What we  
heard

Most groups chose Grades 7-8 option for Middle School, due to lower initial cost

Interest in the lower-cost Middle School options

All groups prioritized projects at other schools  
(HS, Warren, Grant Watts, Otto Petersen, Sauvie)

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?

# 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.
- Numbers might not sum to 100% due to rounding.

# 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

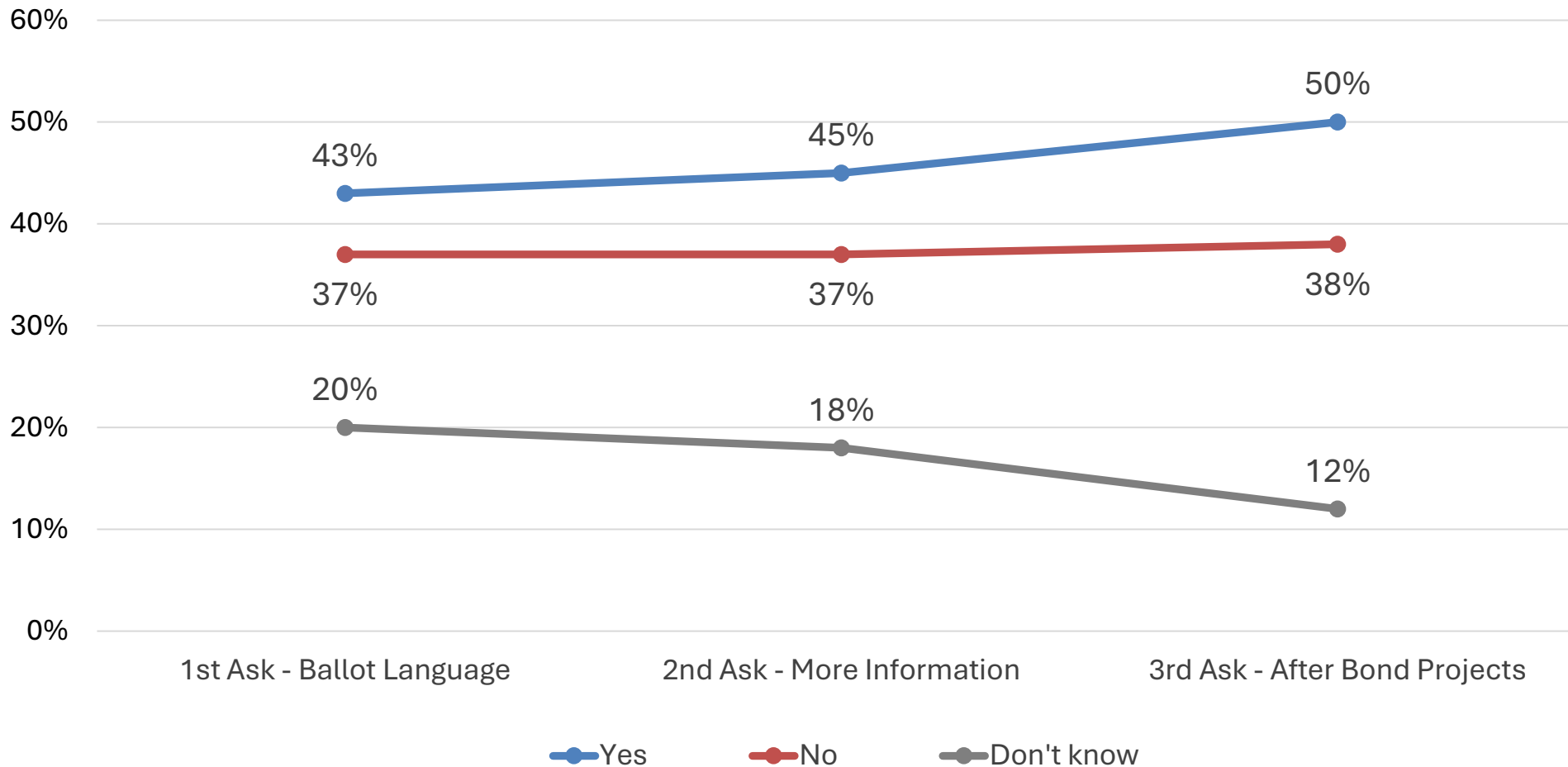
## \$54M (SSB): Lower End Middle School Only

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

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



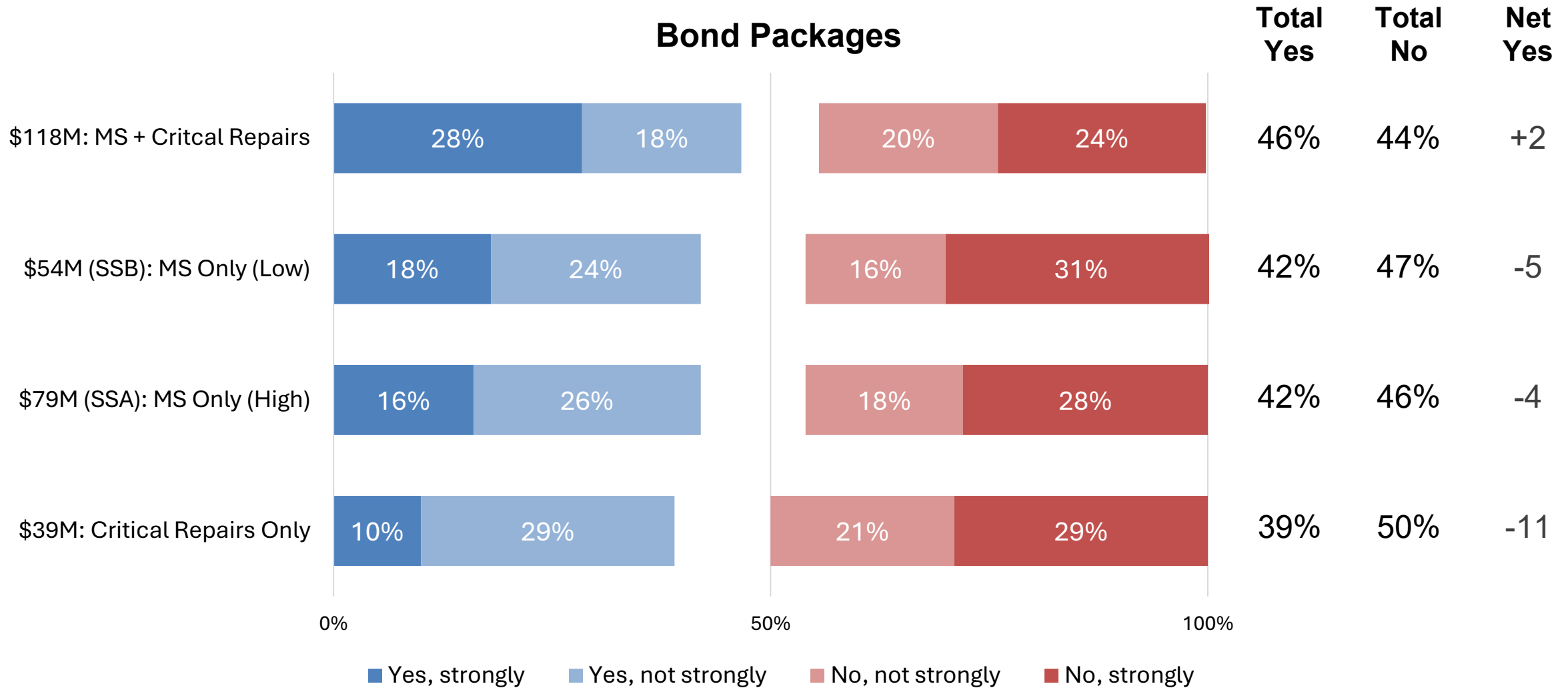
**\$118M: Middle School & Critical Repairs**

*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?*

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



### Bond Packages

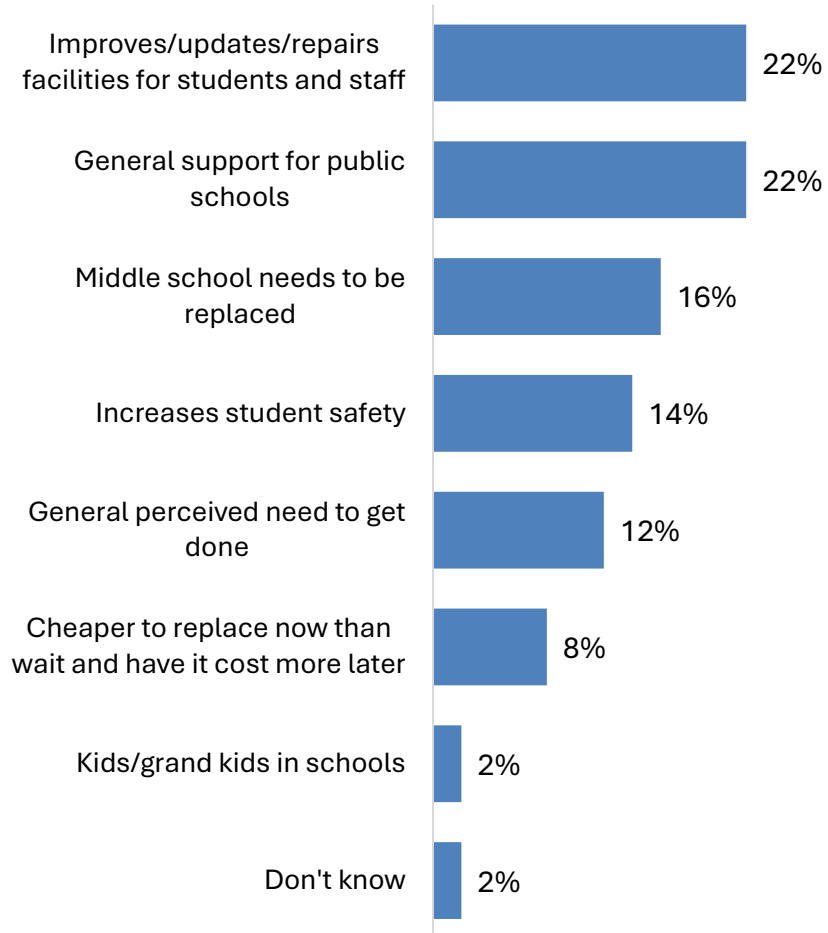


The Scappoose School District is considering placing a bond on the ballot in November 2026. The District is considering a number of ways to structure this bond. Provided next are a number of the options the district is considering. Knowing that the District will only place one version of the bond on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

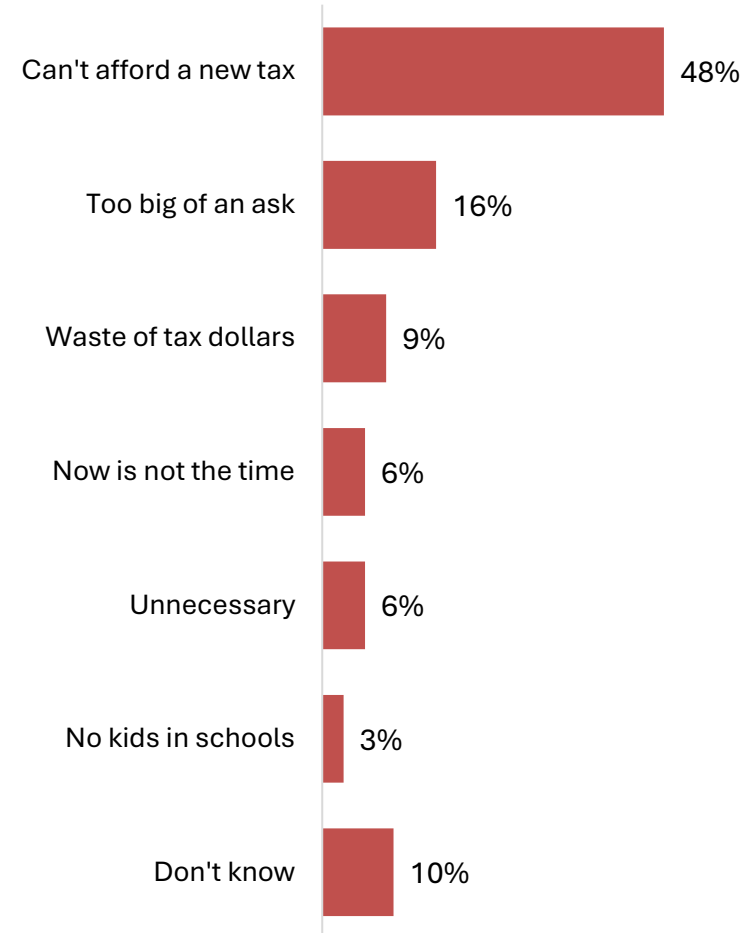
# While “yes” voters are driven by perceived need and support for local schools, “no” voters tend to coalesce around cost concerns



**“Yes” Voters (n=171)**



**“No” Voters (n=149)**

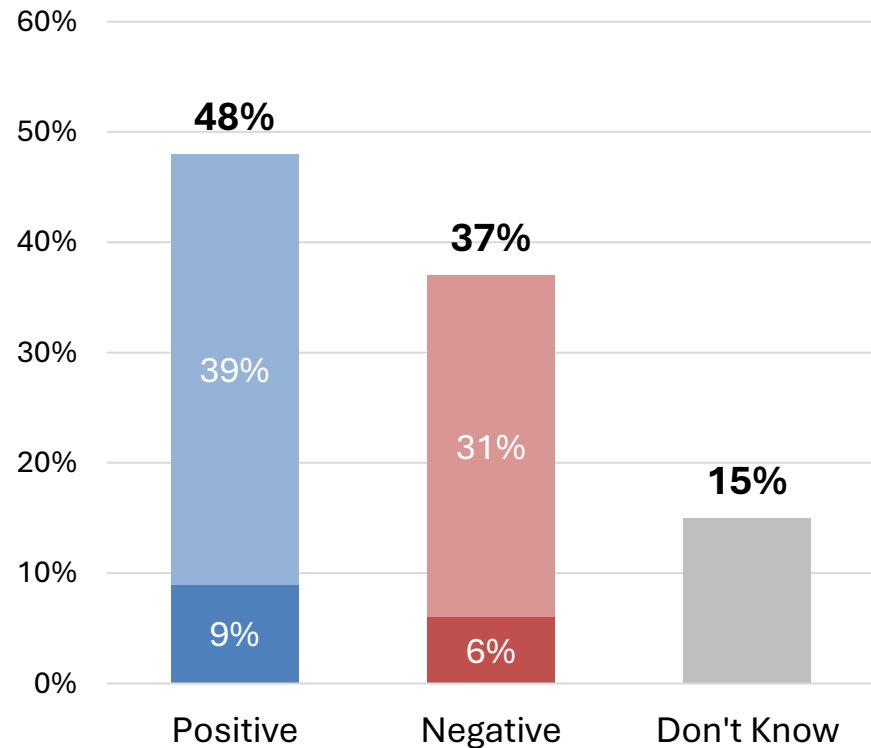


# Perceptions of the quality of education in the district lean positive; views of district spending more divided

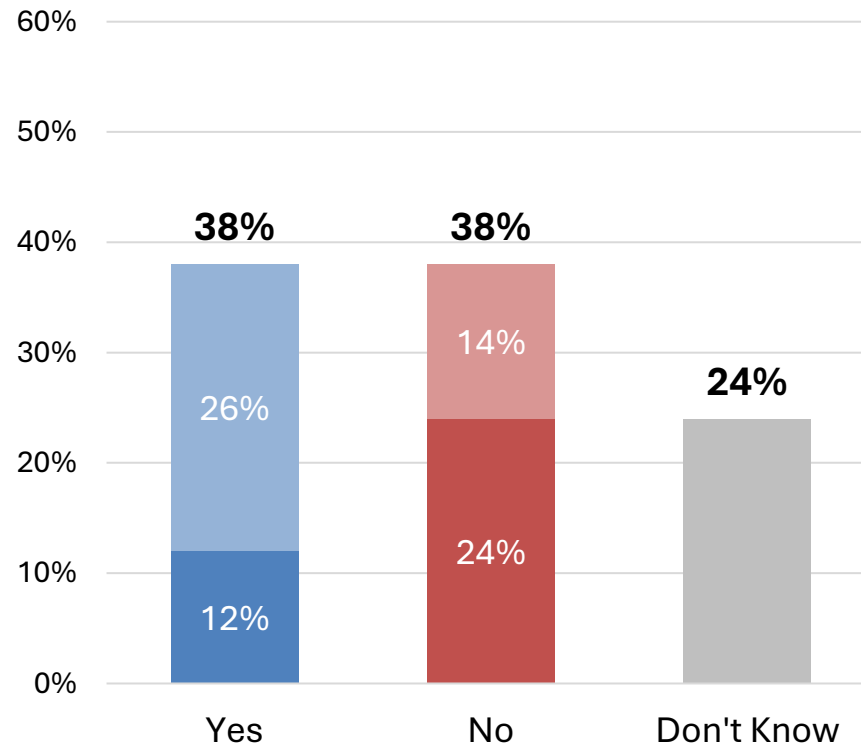


*It's worth highlighting how weak intensity of feeling is on both measures with majorities holding either lightly held or no opinion.*

### 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?*

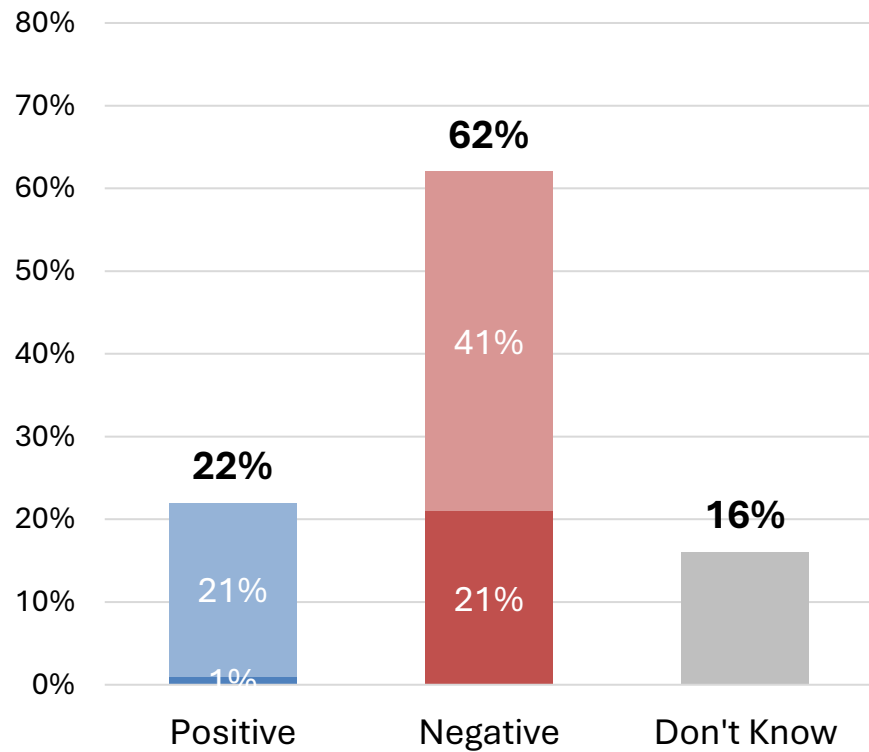
*Do you trust that the Scappoose School District is spending tax dollars as intended?*

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

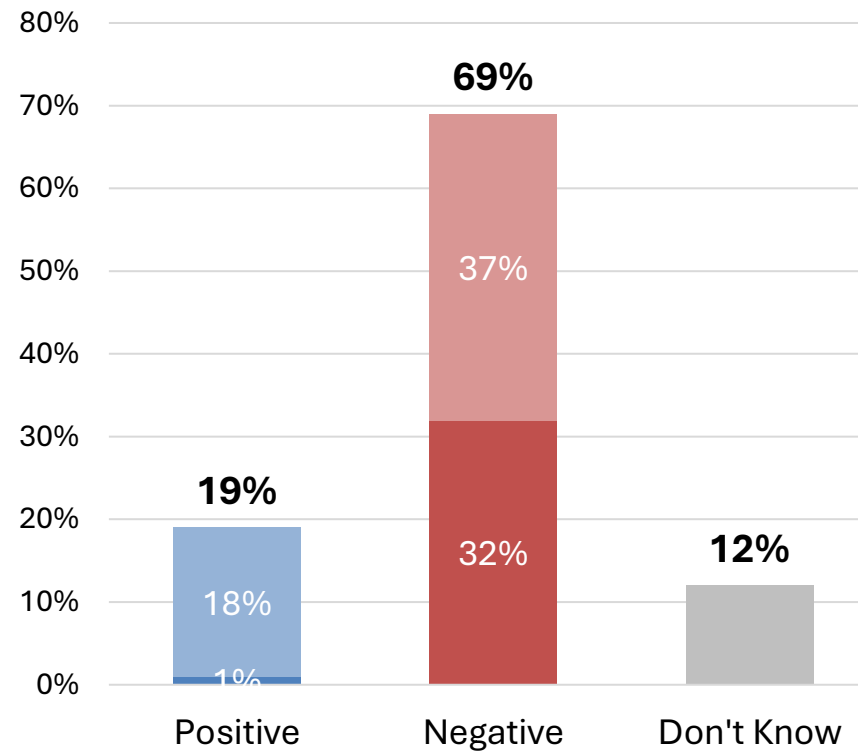


*Again, intensity of feeling tends to be muted. That said, “poor” ratings of the middle school’s condition outpace “poor” ratings of district facilities writ large by a double-digit margin.*

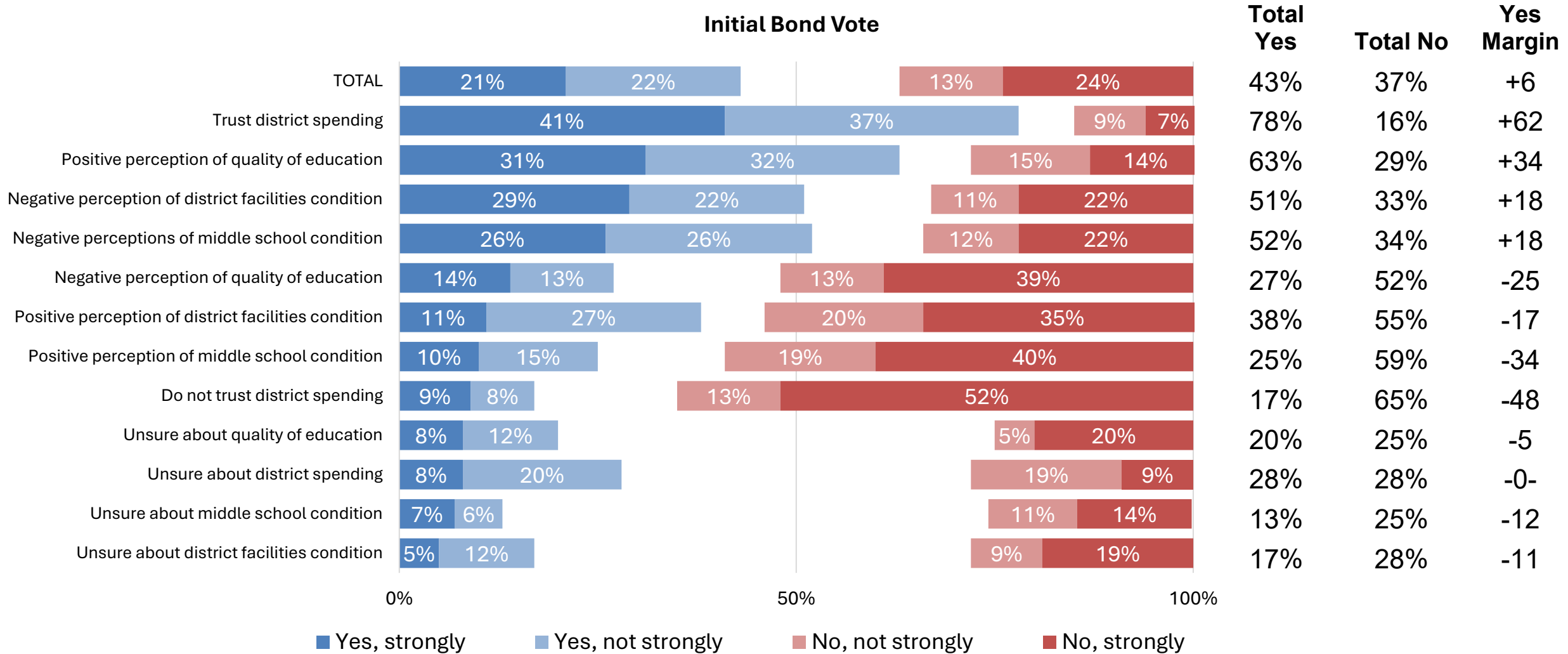
### District Facility Condition



### Middle School Condition



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



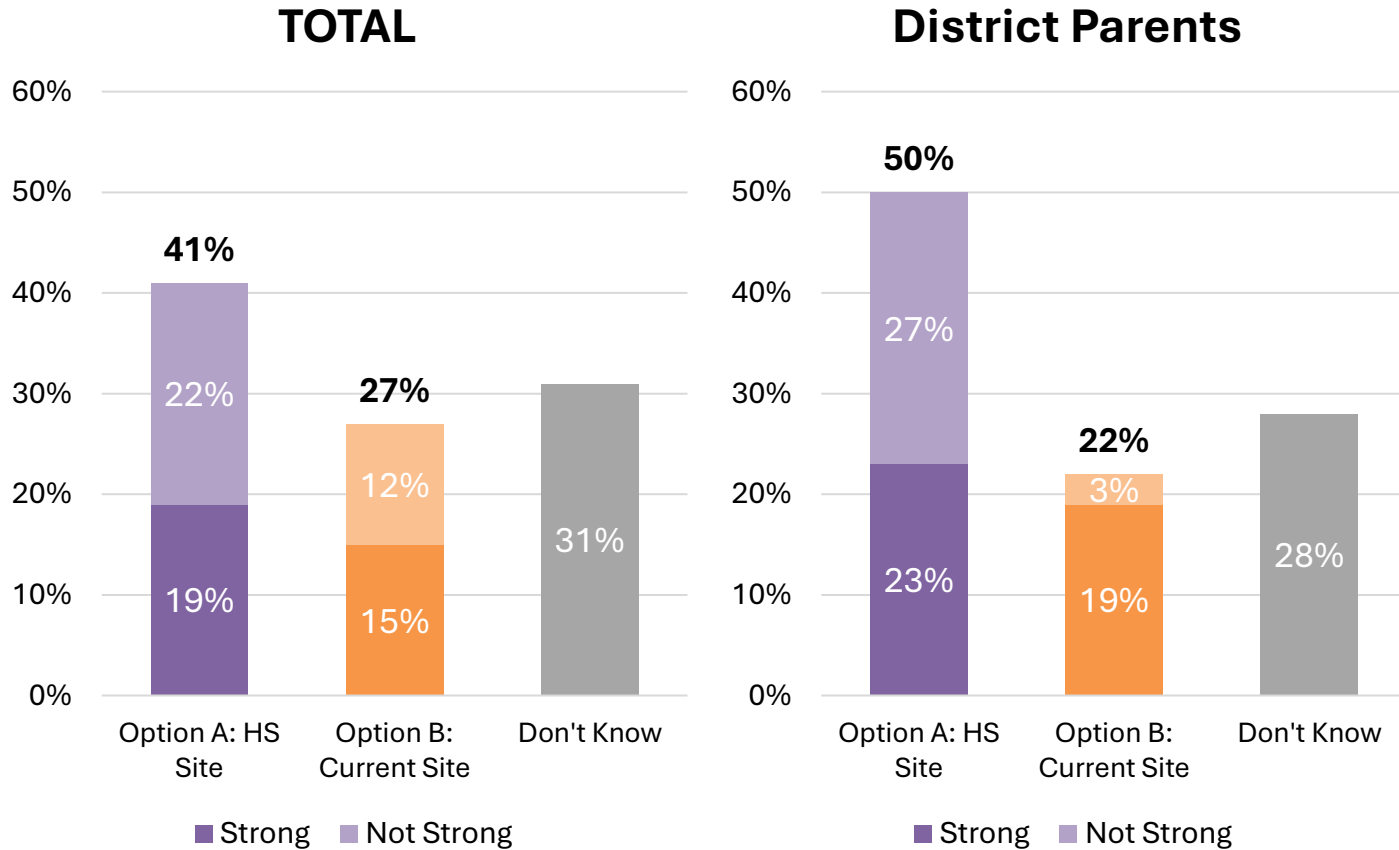
*Based on what you know or have heard, what overall rating would you give the quality of education provided by the Scappoose School District—would you say it is excellent, good, fair or poor?*

*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?*

# 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.

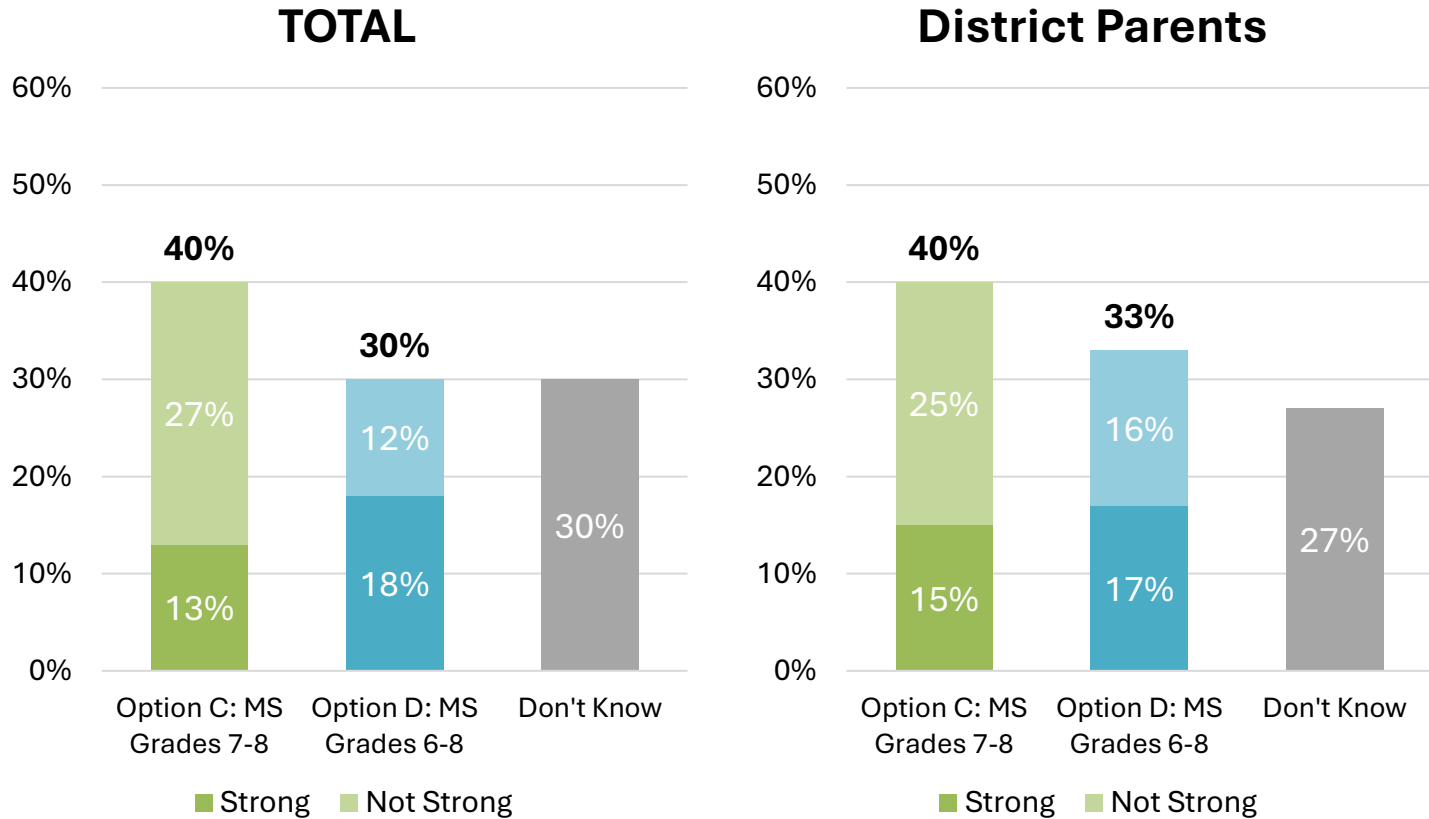
\_\_[OPTION A] ONE/THE OTHER option would rebuild the middle school on the high school site, but next to Scappoose High School. This will create operational efficiencies, allowing staff members who work at both schools to move between the two more easily, and will move the middle school away from Highway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



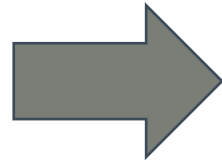
The Scappoose School District is also considering two different ways to structure grade levels at the middle school.

\_\_[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.

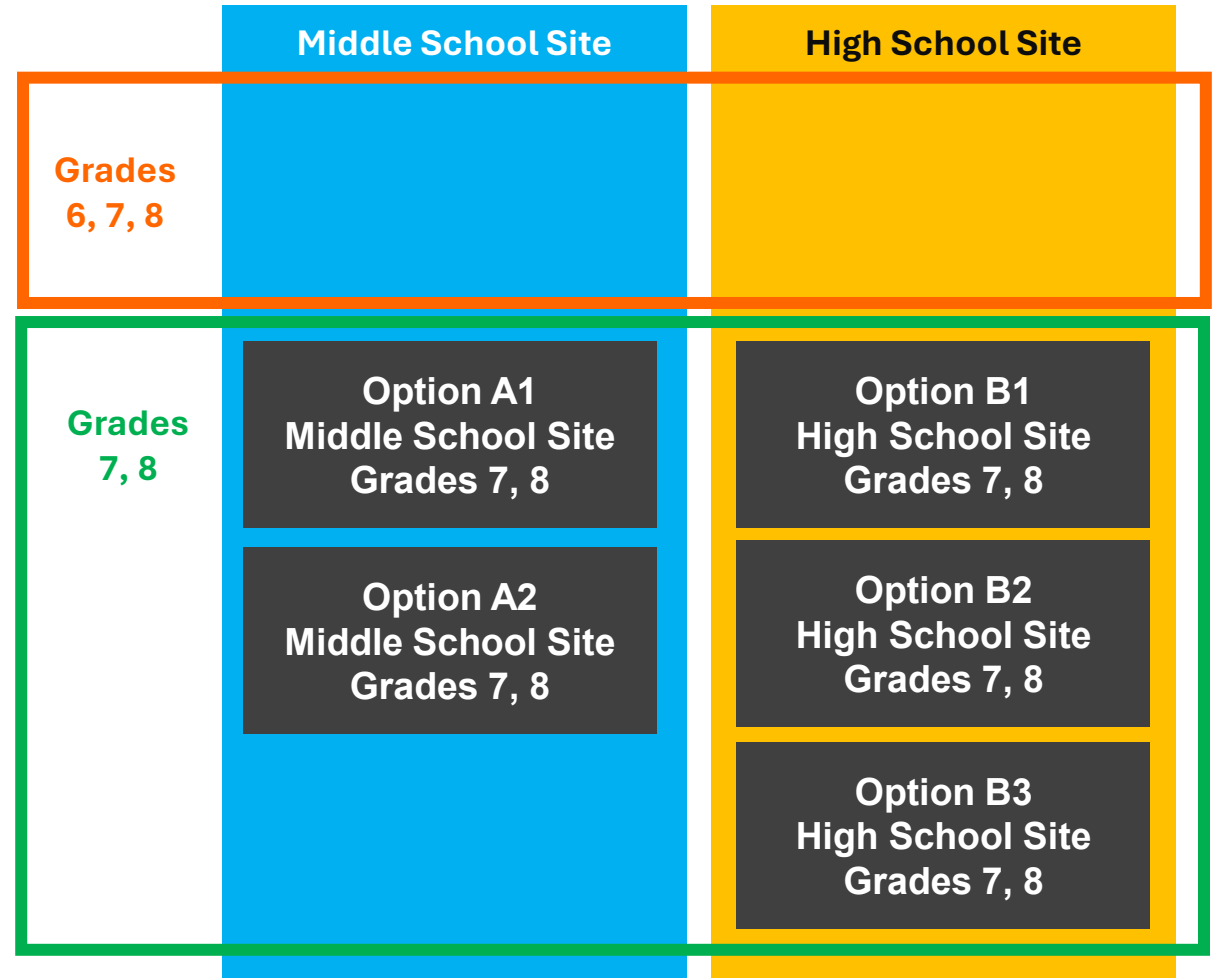
\_\_[OPTION D] ONE/THE OTHER option would make Scappoose Middle School a traditional middle school, with grades six, seven, and eight. This option would give the district more flexibility to accommodate for future growth. It would also provide better learning opportunities, particularly for sixth graders, 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?

# FEBRUARY OPTIONS



# MARCH OPTIONS



# CBAC #8: MARCH 31 – DRAFT RECOMMENDATIONS

**1**

**Replace  
Middle School at  
Existing Site  
*and*  
District-Wide  
Improvements**

**2**

**Stand-Alone  
Middle School at  
High School Site  
*and*  
District-Wide  
Improvements**

**3**

**Adjacent  
Middle School at  
High School Site  
*and*  
District-Wide  
Improvements**

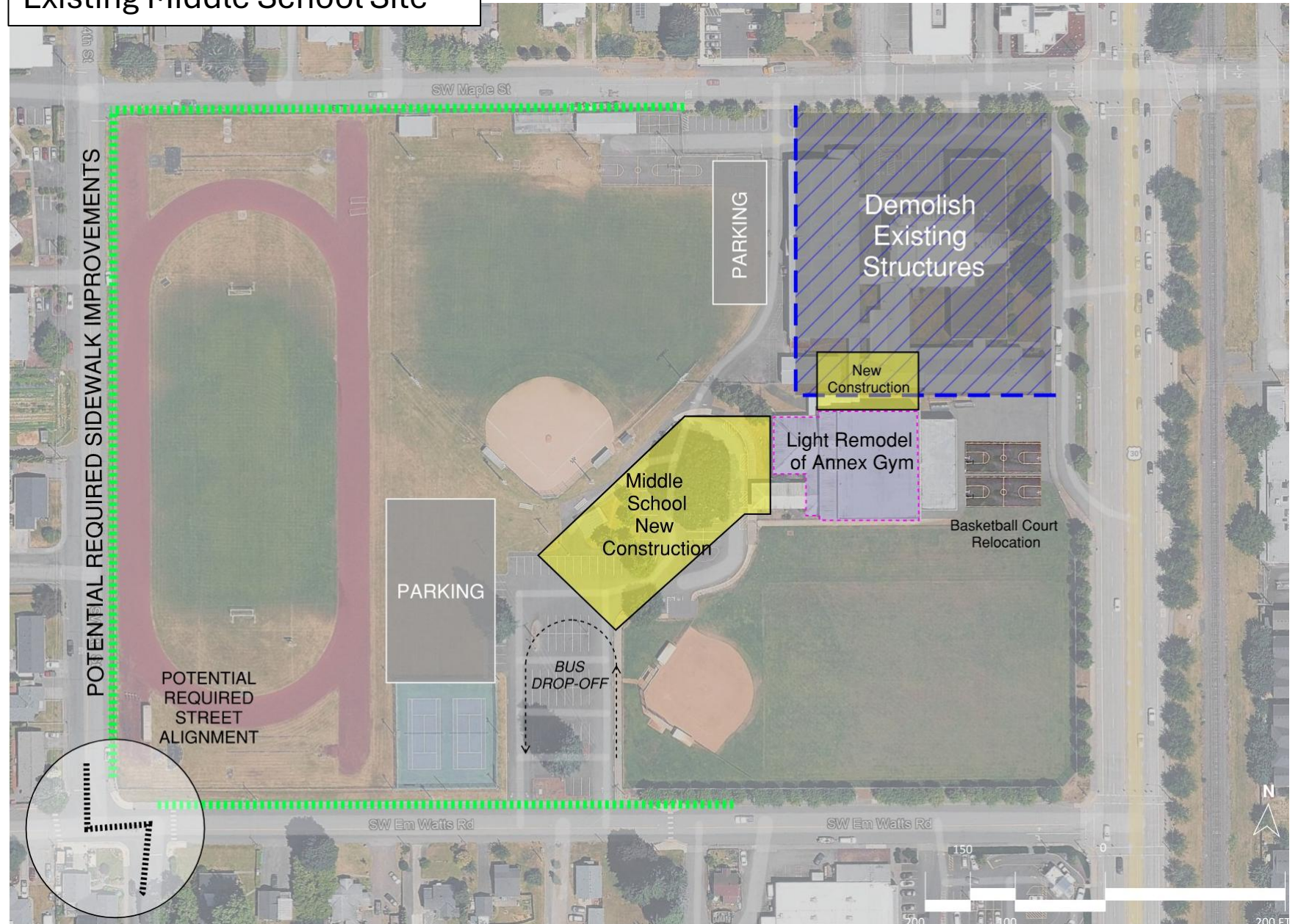
1

## Replace Middle School at Existing Site

- Grades 7-8 Middle School
- Retains existing Annex Gym for Middle School use
- Potential required street alignment at SW 4<sup>th</sup> and Em Watts
- Assumes demo of existing Middle School building
- Avoids impacts to Chinook Field

**MS Option 1 Cost = \$88,070,000**

Existing Middle School Site

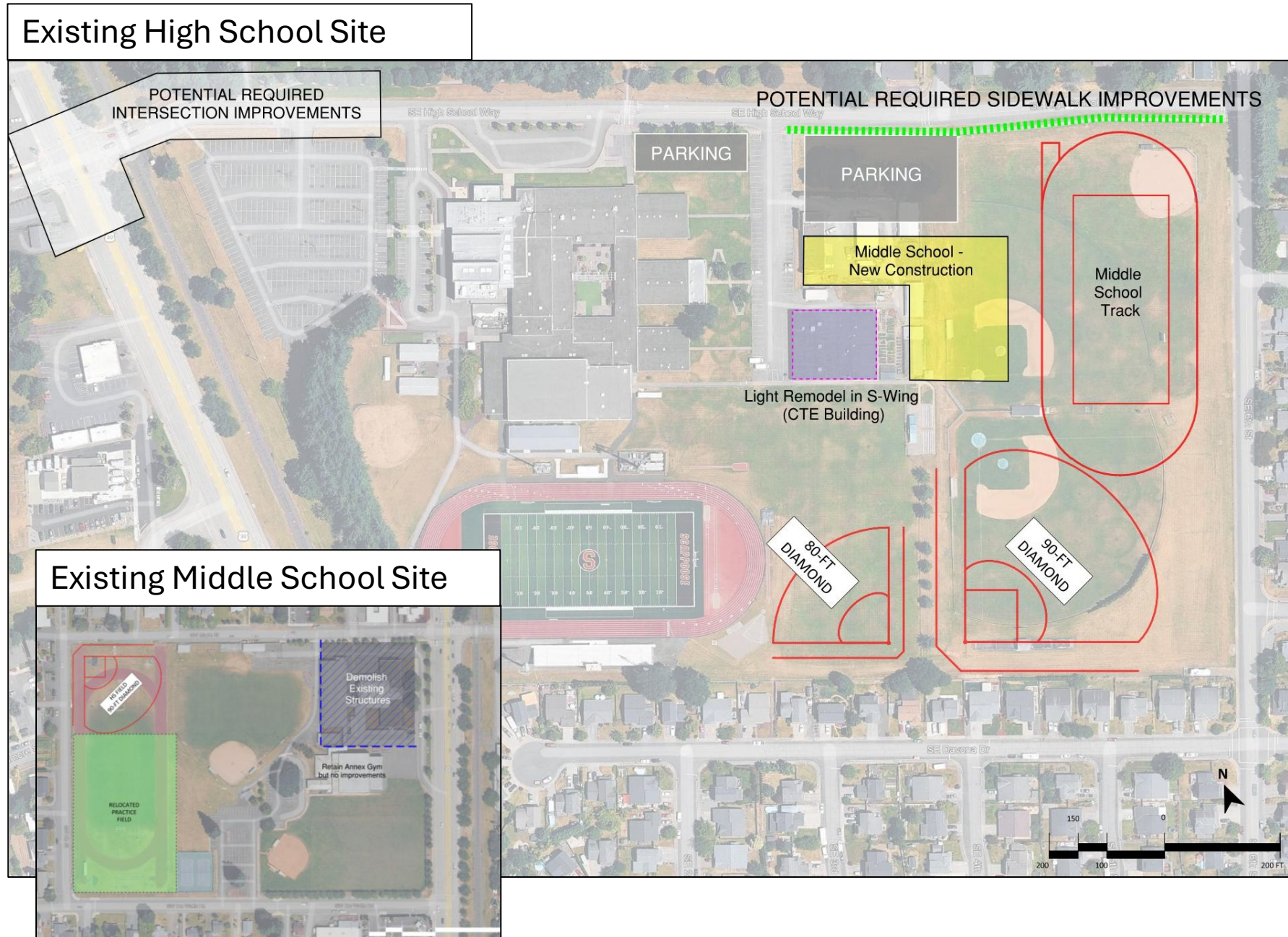


2

## Stand-Alone Middle School at High School Site

- Grades 7-8 Middle School
- Potential required Hwy 30 intersection improvements
- Creates additional track for Middle School use
- Athletic field improvements at both HS and MS sites
- Assumes demo of existing Middle School building but keeps Annex Gym

**MS Option 2 Cost = \$116,440,000**





# DISTRICT-WIDE IMPROVEMENTS

Tier	School	Item No	Item Description	Item Total (\$) Rounded to nearest \$10,000
<b>Grant Watts Elementary</b>				
Tier 1	Grant Watts Elementary	101	Roof - Replace/Add Insulation (Excludes area in Seismic Grant)	\$ 4,560,000
Tier 1	Grant Watts Elementary	102	Safety/Security Improvements	\$ 2,330,000
Tier 1	Grant Watts Elementary	103	HVAC - Upgrade Controls to DDC	\$ 1,540,000
Tier 1	Grant Watts Elementary	104	HVAC - Replace System & Add Air Conditioning	\$ 8,350,000
<b>Total Grant Watts Elementary</b>				<b>\$ 16,780,000</b>
<b>Otto Petersen Elementary</b>				
Tier 1	Otto Petersen Elementary	201	HVAC - Replace Cooling Tower	\$ 770,000
Tier 1	Otto Petersen Elementary	202	Safety/Security Improvements	\$ 2,490,000
<b>Total Otto Petersen Elementary</b>				<b>\$ 3,260,000</b>
<b>Sauvie Island School</b>				
Tier 1	Sauvie Island School	301	Roof - Replace/Add Insulation (Partial)	\$ 1,230,000
Tier 1	Sauvie Island School	302	Safety/Security Improvements	\$ 1,840,000
Tier 1	Sauvie Island School	303	Parking Lot - Replace Subgrade/Asphalt	\$ 770,000
<b>Total Sauvie Island School</b>				<b>\$ 3,840,000</b>
<b>Scappoose High School</b>				
Tier 1	Scappoose High School	401	HVAC - Upgrade Controls to DDC	\$ 4,120,000
Tier 1	Scappoose High School	402	HVAC - Replace Boiler and Centralized HVAC Equipment	\$ 6,340,000
<b>Total Scappoose High School</b>				<b>\$ 10,460,000</b>
<b>Warren Elementary School</b>				
Tier 1	Warren Elementary School	501	Roof - Replace/Add Insulation (Partial)	\$ 1,000,000
Tier 1	Warren Elementary School	502	Parking - Add Lot / Relocate Field	\$ 750,000
Tier 1	Warren Elementary School	503	HVAC - Upgrade Controls to DDC	\$ 950,000
Tier 1	Warren Elementary School	504	Security Improvements	\$ 1,970,000
<b>Total Warren Elementary School</b>				<b>\$ 4,670,000</b>
<b>GRAND TOTAL</b>				<b>\$ 39,010,000</b>

- Highest priority projects as identified by District maintenance
- Main focus is on HVAC, roofing, safety and security, and parking at Sauvie Island School and Warren Elementary
- CBAC considered a larger package of district-wide improvements, but was concerned about overall cost

**District-Wide Improvements =  
\$39,010,000**

# CBAC #8: MARCH 31 – DRAFT RECOMMENDATIONS



## KEY CBAC OBSERVATIONS

### Cost Sensitivity

Sensitivity to cost was a key, reoccurring theme. The CBAC consistently preferred lower-cost options when possible.

### District-Wide Improvements

All other school facilities besides the Middle School have an immediate need for targeted improvements, especially HVAC, roofing, safety & security, and parking.

### Middle School location

The CBAC did not reach consensus on a preference for a new Middle School at the existing site or the High School site. This will be a key area for community feedback.

# CBAC #8: MARCH 31 – DRAFT RECOMMENDATIONS



## KEY CBAC OBSERVATIONS

### Demo of existing MS

The CBAC was not interested in remodeling the existing Middle School Main building. We were undecided on the viability of reusing the C-Wing, D-Wing, and Cafeteria. We requested costs for demolishing the existing structures. This will be a key area for community feedback.

### Athletic Fields

The CBAC was divided on whether to replace outdoor athletic fields. Some members favored the cost savings of not replacing the fields, while others supported replacement to improve field quality and usability. This will be a key area for community feedback.

### Full functionality

We prioritized middle school functionality, including adequately-sized main and auxiliary gyms at the Middle School. The Middle School should meet community expectations for essential scope and provide quality student spaces.

# 3 OPTIONS COST COMPARISON

1

## Replace Middle School at Existing Site

Building Construction	
Middle School New Construction (Includes Aux Gym) - 76,000 SF	\$ 71,910,000
Minor Remodel of Existing Middle School Gym & Annex	\$ 4,140,000
<b>Subtotal</b>	<b>\$ 76,060,000</b>
Site Improvements and Athletic Fields	
Demolish Existing Middle School Buildings	\$ 4,000,000
Site Work and Parking	\$ 5,550,000
Replace basketball court	\$ 520,000
<b>Subtotal</b>	<b>\$ 10,070,000</b>
Potential Required Street and Pedestrian Improvements	
Sidewalks	\$ 780,000
Street Alignment at SW 4th and Em Watts	\$ 1,160,000
<b>Total Site</b>	<b>\$ 1,940,000</b>
<b>Subtotal Middle School Improvements</b>	<b>\$ 88,070,000</b>
<b>District Wide Improvements</b>	<b>\$ 39,010,000</b>
<b>Project Total</b>	<b>\$ 127,080,000</b>
<b>OSCIM Grant Offset</b>	<b>\$ (6,126,000)</b>
<b>Bond Amount</b>	<b>\$ 120,954,000</b>

2

## Stand-Alone Middle School at High School Site

Building Construction	
Middle School New Construction (Includes Main Gym and Aux Gym) - 89,000 SF	\$ 84,210,000
Remodel High School S Wing (CTE Classrooms)	\$ 520,000
<b>Subtotal</b>	<b>\$ 84,730,000</b>
Site Improvements and Athletic Fields	
Demolish Existing Middle School Buildings	\$ 4,000,000
Site Work and Parking	\$ 4,820,000
High School Site: Build new track, reorient varsity baseball field (grass surface)	\$ 7,390,000
Middle School Site: Change track to baseball and soccer practice field (grass surface)	\$ 5,030,000
Replace maintenance facility	\$ 4,080,000
<b>Subtotal</b>	<b>\$ 25,330,000</b>
Potential Required Street and Pedestrian Improvements	
Sidewalks	\$ 550,000
Hwy 30 Intersection Improvements	\$ 5,820,000
<b>Total Site</b>	<b>\$ 6,370,000</b>
<b>Subtotal Middle School Improvements</b>	<b>\$ 116,440,000</b>
<b>District Wide Improvements</b>	<b>\$ 39,010,000</b>
<b>Project Total</b>	<b>\$ 155,450,000</b>
<b>OSCIM Grant Offset</b>	<b>\$ (6,126,000)</b>
<b>Bond Amount</b>	<b>\$ 149,324,000</b>

3

## Adjacent Middle School at High School Site

Building Construction	
New Construction Middle School (Includes Main Gym and Aux Gym) - 59,500 SF	\$ 58,190,000
New Construction High School - 18,500 SF	\$ 17,510,000
Remodel High School S Wing (CTE Classrooms)	\$ 520,000
Remodel Existing HS for MS - 27,500 SF	\$ 10,730,000
<b>Subtotal</b>	<b>\$ 86,940,000</b>
Site Improvements and Athletic Fields	
Demolish Existing Middle School Buildings	\$ 4,000,000
Site Work and Parking	\$ 4,820,000
<b>No changes to athletic fields</b>	
<b>Subtotal</b>	<b>\$ 8,820,000</b>
Potential Required Street and Pedestrian Improvements	
Sidewalks	\$ 550,000
Hwy 30 Intersection Improvements	\$ 5,820,000
<b>Total Site</b>	<b>\$ 6,370,000</b>
<b>Subtotal Middle School &amp; High School Improvements</b>	<b>\$ 102,140,000</b>
<b>District Wide Improvements</b>	<b>\$ 39,010,000</b>
<b>Project Total</b>	<b>\$ 141,150,000</b>
<b>OSCIM Grant Offset</b>	<b>\$ (6,126,000)</b>
<b>Bond Amount</b>	<b>\$ 135,024,000</b>

All budgets include construction cost, escalation to Q2 2029 (midpoint of construction), development/soft costs, and contingency.

# NEXT STEPS...



## Now through mid-July Community Feedback

- Announcement of Draft Recommendation
- Staff Update
- Open Houses: April 22, May 6, May 16
- Social Media
- Outreach through School Events
- Community Survey
- Mailer
- Present at Community Events/Meetings



## July

**July 15**

Apply for OSCIM grant

**July 21**

CBAC meeting to review feedback and develop final recommendation

**Late July**

Notification of OSCIM grant awards  
CBAC presents final bond recommendation to Board



## August

**Early August**

Board decision to proceed with bond election; final bond package

**August 14**

Filing deadline for November election