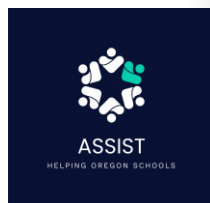




# COMMUNITY BOND ADVISORY COMMITTEE MEETING #9

Scappoose School District  
April 29, 2026

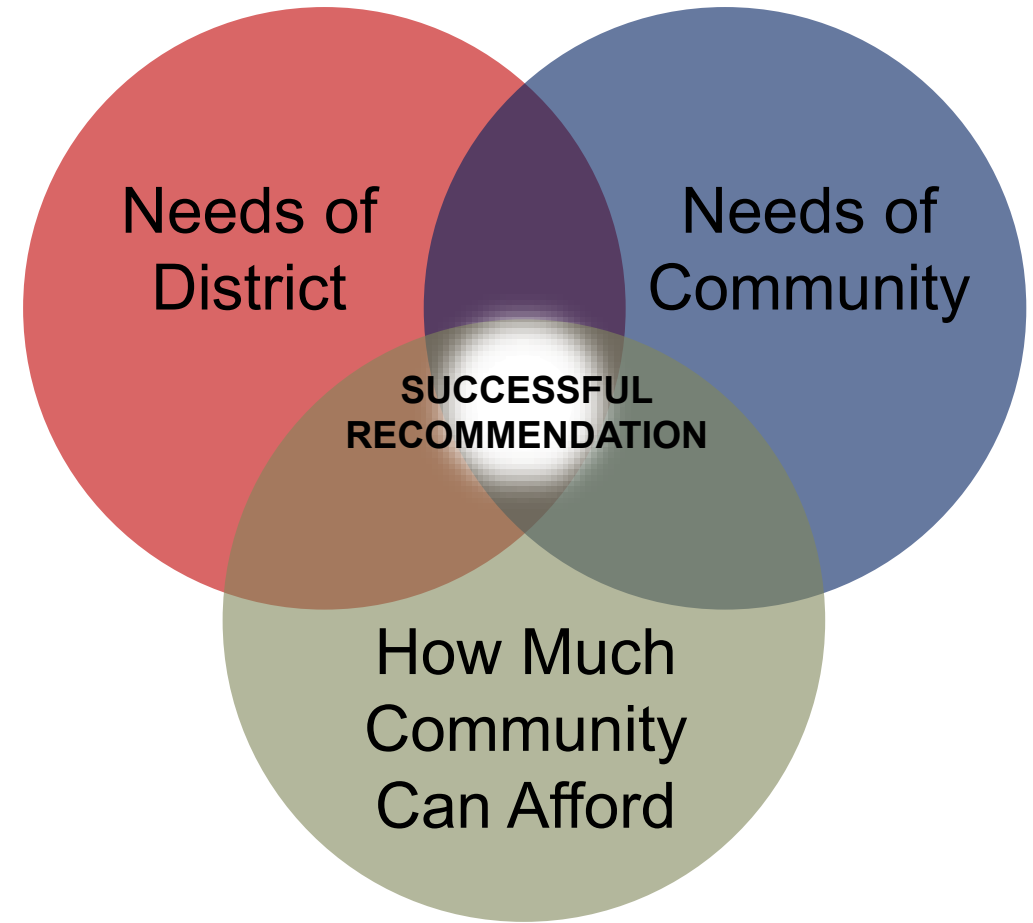


# AGENDA

1. **Welcome / Agenda Review**
2. **Pulse Check #1**
3. **Recap of CBAC Meeting #8 – March and Draft Recommendation**
4. **Pulse Check #2**
5. **Levers to Reduce Tax Rate Impact**
6. **Discussion**
7. **Next Steps**

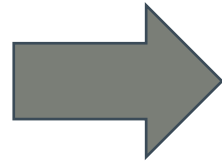
# GROUND RULES

- 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.



# Pulse Check #1

# FEBRUARY OPTIONS



# MARCH OPTIONS

	Middle School Site	High School Site
Grades 6, 7, 8	Option 1 Middle School Site Grades 6, 7, 8	Option 2 High School Site Grades 6, 7, 8
Grades 7, 8	Option 3 Middle School Site Grades 7, 8	Option 4 High School Site Grades 7, 8

	Middle School Site	High School Site
Grades 6, 7, 8		
Grades 7, 8	Option A1 Middle School Site Grades 7, 8	Option B1 High School Site Grades 7, 8
	Option A2 Middle School Site Grades 7, 8	Option B2 High School Site Grades 7, 8
		Option B3 High School Site Grades 7, 8

# CBAC #8: MARCH 31 – DRAFT RECOMMENDATIONS

**A1**

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

**B1**

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

**B3**

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

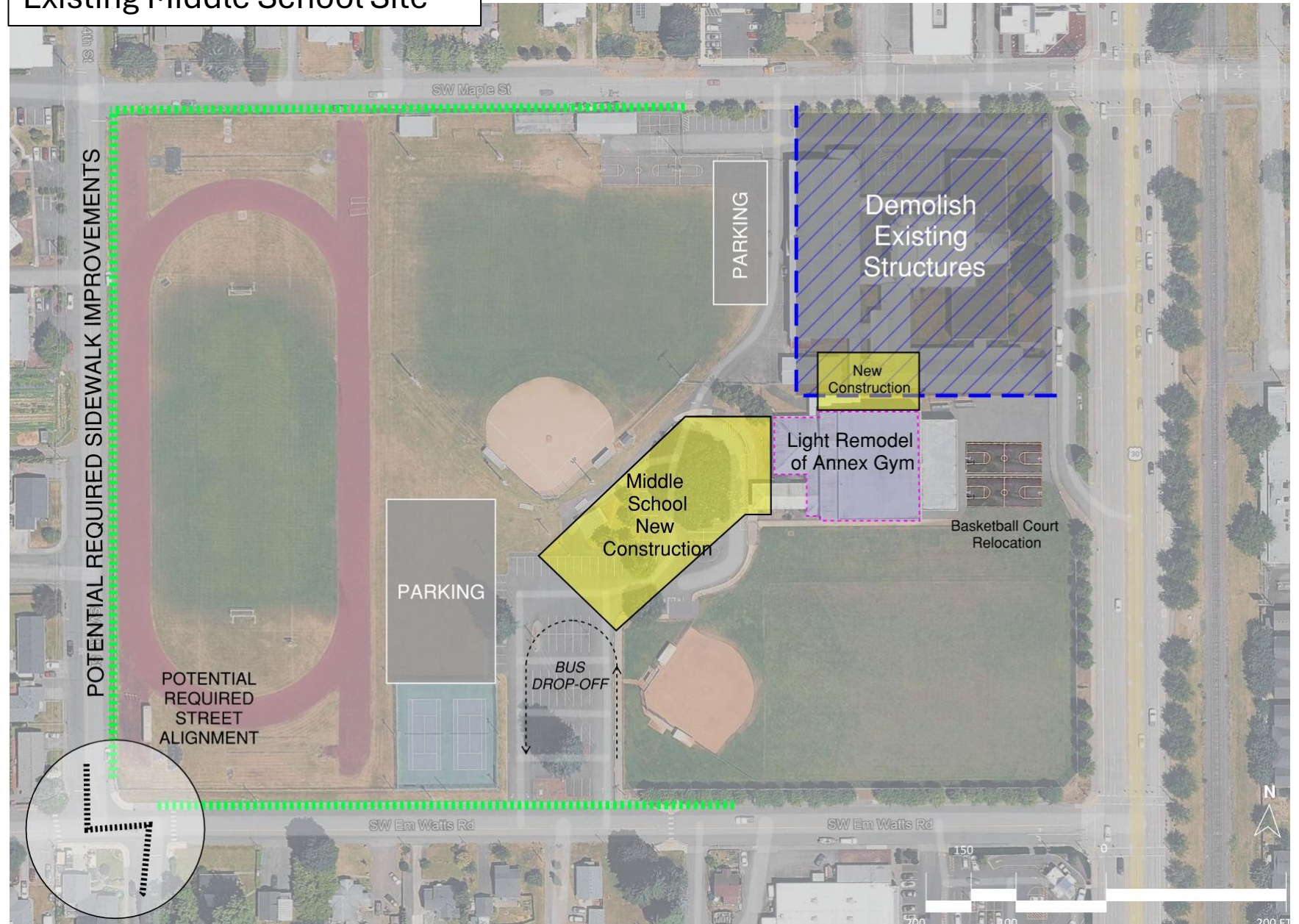
# A1

## 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

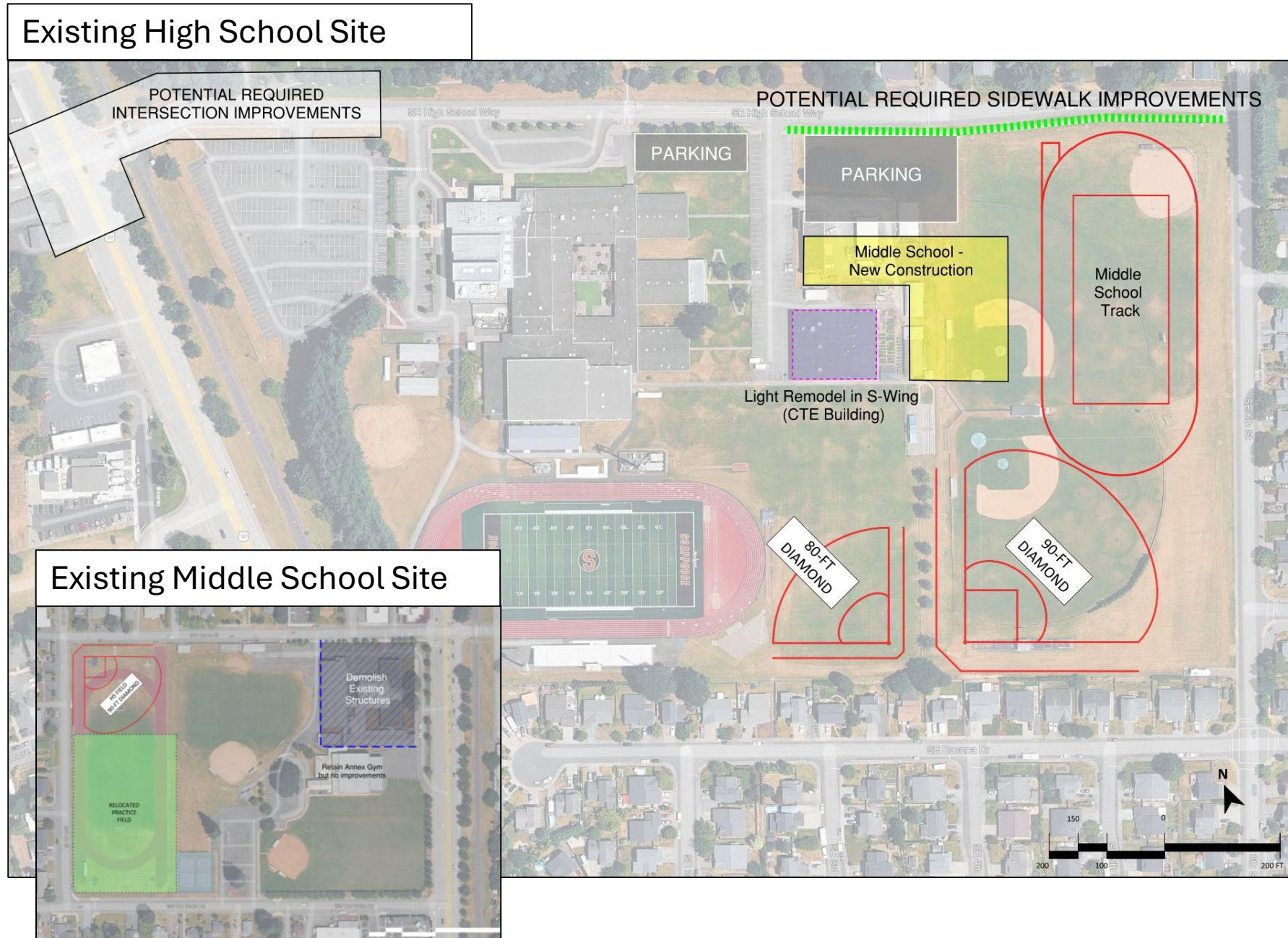


# B1

## 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**



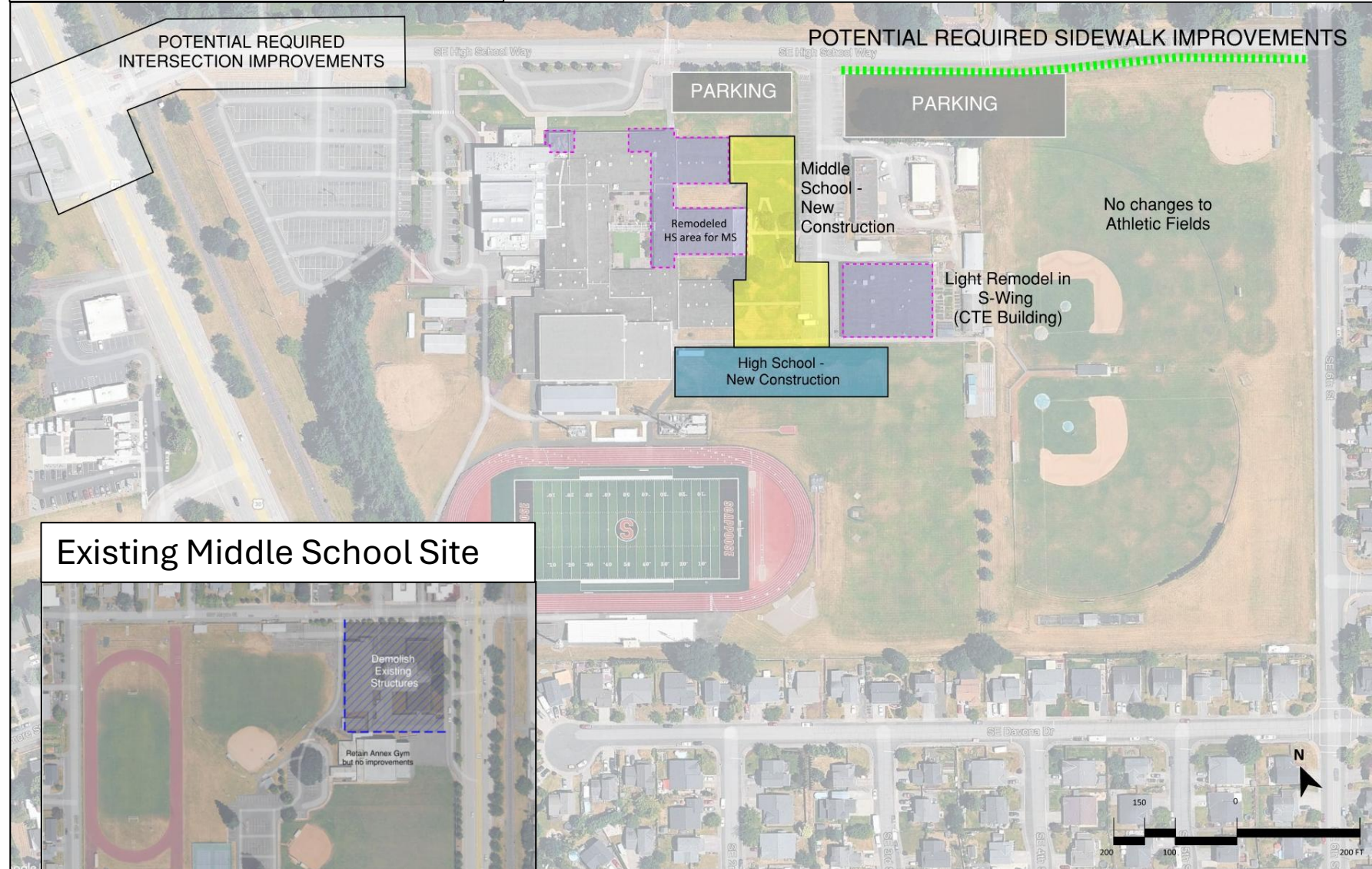
# B3

## Adjacent Middle School at High School Site

- Grades 7-8 Middle School
- Potential required Hwy 30 intersection improvements
- No changes to athletic fields
- Remodels existing HS area for Grades 7-8, some new construction for Grades 9-12
- Assumes demo of existing Middle School building but keeps Annex Gym

**MS Option 3 Cost =  
\$102,140,000**

### Existing High School Site



### Existing Middle School Site



# BUILDING PROGRAMMING COMPARISON

Middle School at Middle School Site (A1)	Middle School at High School Site (B1 and B3)
10 general education classrooms	10 general education classrooms
2 science classrooms	2 science classrooms
Special Education/Life Skills Classrooms	Special Education/Life Skills Classrooms
1 Art Classroom	1 Art Classroom
<b>2 Career Technical Education Classrooms (No sharing with HS)</b>	<b>1 Career Technical Education Classroom (Some sharing with HS)</b>
1 Band Classroom	1 Band Classroom
<b>Light Remodel of Existing “Annex Gym”</b>	<b>10,000 SF new Main Gym – 1,200 spectator seating, bleachers both sides, 1 regulation court that converts to 2 side-by-side practice/PE courts, with separator curtain</b>
5,000 SF Auxiliary Gym	5,000 SF Auxiliary Gym
Fitness, Lockers, and PE Storage	Fitness, Lockers, and PE Storage
Commons/Cafeteria, Stage, and Food Service	Commons/Cafeteria, Stage, and Food Service
Library/Media Center	Library/Media Center
Offices/Admin, Maintenance/Custodial, Mechanical/Electrical, and Circulation (Hallways)	Offices/Admin, Maintenance/Custodial, Mechanical/Electrical, and Circulation (Hallways)
<b>A1 = 76,000 SF new Middle School</b> <i>Plus light remodel of existing Annex Gym</i>	<b>B1 = 89,000 SF new Middle School</b> <i>Plus light remodel of existing HS CTE Classrooms, shared HS/MS</i>
	<b>B3 = 61,500 SF new Middle School plus 27,500 SF remodel of existing HS = 89,000 SF Middle School</b> <i>Plus 18,500 SF new construction for HS and light remodel of existing HS CTE Classrooms, shared HS/MS</i>

# 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

**A1**

**B1**

**B3**

## Replace Middle School at Existing Site

## Stand-Alone Middle School at High School Site

## Adjacent Middle School at High School Site

### Building Construction

### Building Construction

### 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>

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>

New Construction Middle School (Includes Main Gym and Aux Gym) - <b>61,500 SF</b>	\$ 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

### Site Improvements and Athletic Fields

### 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>

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>

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

### Potential Required Street and Pedestrian Improvements

### 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>

Sidewalks	\$ 550,000
Hwy 30 Intersection Improvements	\$ 5,820,000
<b>Total Site</b>	<b>\$ 6,370,000</b>

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>\$ 88,070,000</b>
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<b>Subtotal Middle School Improvements</b>	<b>\$ 116,440,000</b>
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<b>Subtotal Middle School &amp; High School Improvements</b>	<b>\$ 102,140,000</b>
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<b>District Wide Improvements</b>	<b>\$ 39,010,000</b>
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<b>District Wide Improvements</b>	<b>\$ 39,010,000</b>
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<b>District Wide Improvements</b>	<b>\$ 39,010,000</b>
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<b>Project Total</b>	<b>\$ 127,080,000</b>
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<b>Project Total</b>	<b>\$ 155,450,000</b>
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<b>Project Total</b>	<b>\$ 141,150,000</b>
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<b>OSCIM Grant Offset</b>	<b>\$ (6,126,000)</b>
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<b>OSCIM Grant Offset</b>	<b>\$ (6,126,000)</b>
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<b>OSCIM Grant Offset</b>	<b>\$ (6,126,000)</b>
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<b>Bond Amount</b>	<b>\$ 120,954,000</b>
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<b>Bond Amount</b>	<b>\$ 149,324,000</b>
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<b>Bond Amount</b>	<b>\$ 135,024,000</b>
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All budgets include construction cost, escalation to Q2 2029 (midpoint of construction), development/soft costs, and contingency.

# 20 YEAR TERM

Average AV in Columbia County for 2025 = \$277,000 (rounded to nearest \$1,000)

## A1 – 20 year

Increase of \$521/year  
\$43/month

## B1 – 20 year

Increase of \$709/year  
\$59/month

## B3 – 20 year

Increase of \$615/year  
\$51/month

### SCAPOOSE SCHOOL DISTRICT No. 1J

General Obligation Bonds, Series 2027 and 2028 – of Structuring Scenarios

**A1**

Assumes November 2026

**B1**

**B3**

Structure	\$120.955 Million Authorization				\$149.325 Million Authorization				\$135.025 Million Authorization				
	2027 Sale		2028 Sale		2027 Sale		2028 Sale		2027 Sale		2028 Sale		
<b>Par Amount</b>													
Current Interest Bonds	\$	25,000,000	\$	55,010,000	\$	25,000,000	\$	83,360,000	\$	25,000,000	\$	69,140,000	
Deferred Interest Bonds		-		40,940,667		-		40,960,389		-		40,880,062	
<b>Total Par Amount</b>	<b>\$</b>	<b>25,000,000</b>	<b>\$</b>	<b>95,950,667</b>	<b>\$</b>	<b>25,000,000</b>	<b>\$</b>	<b>124,320,389</b>	<b>\$</b>	<b>25,000,000</b>	<b>\$</b>	<b>110,020,062</b>	
% Current Interest Bonds		100%		57%		100%		67%		100%		63%	
% Deferred Interest Bonds		0%		43%		0%		33%		0%		37%	
Dated Date		3/1/2027		3/1/2028		3/1/2027		3/1/2028		3/1/2027		3/1/2028	
Final Maturity		6/15/2047		6/15/2048		6/15/2047		6/15/2048		6/15/2047		6/15/2048	
Amortization Period		20.29 Years		20.29 Years		20.29 Years		20.29 Years		20.29 Years		20.29 Years	
<b>Projected Average Levy Rates*</b>													
	Prior Debt	New Bonds		New Bonds	Combined	New Bonds		New Bonds	Combined	New Bonds		New Bonds	Combined
2026.....	\$ 1.22	\$ -		\$ -	\$ 1.22	\$ -		\$ -	\$ 1.22	\$ -		\$ -	\$ 1.22
2027.....	1.30	-		-	1.30	-		-	1.30	-		-	1.30
2028.....	1.30	1.80		-	3.10	2.48		-	3.78	2.14		-	3.44
2029.....	1.30	0.45		1.35	3.10	0.41		2.07	3.78	0.43		1.71	3.44
2030 - 2047.....	-	0.56		2.54	3.10	0.52		3.27	3.78	0.54		2.90	3.44
2048.....	-	-		3.10	3.10	-		3.78	3.78	-		3.44	3.44
<b>Interest Estimates</b>													
Cushion over Current Interest Rates		+1.50%		+2.00%		+1.50%		+2.00%		+1.50%		+2.00%	
True Interest Cost (TIC)**		5.55%		6.04%		5.53%		6.01%		5.54%		6.02%	
Total Interest		\$17,802,438		\$88,608,169		\$16,466,083		\$113,057,788		\$17,143,936		\$100,740,498	
Total Interest as % of Par		71%		92%		66%		91%		69%		92%	
				<b>Increase in rate</b> <b>\$3.10 – \$1.22 = \$1.88</b>				<b>Increase in rate</b> <b>\$3.78 – \$1.22 = \$2.56</b>				<b>Increase in rate</b> <b>\$3.44 – \$1.22 = \$2.22</b>	

\* 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.

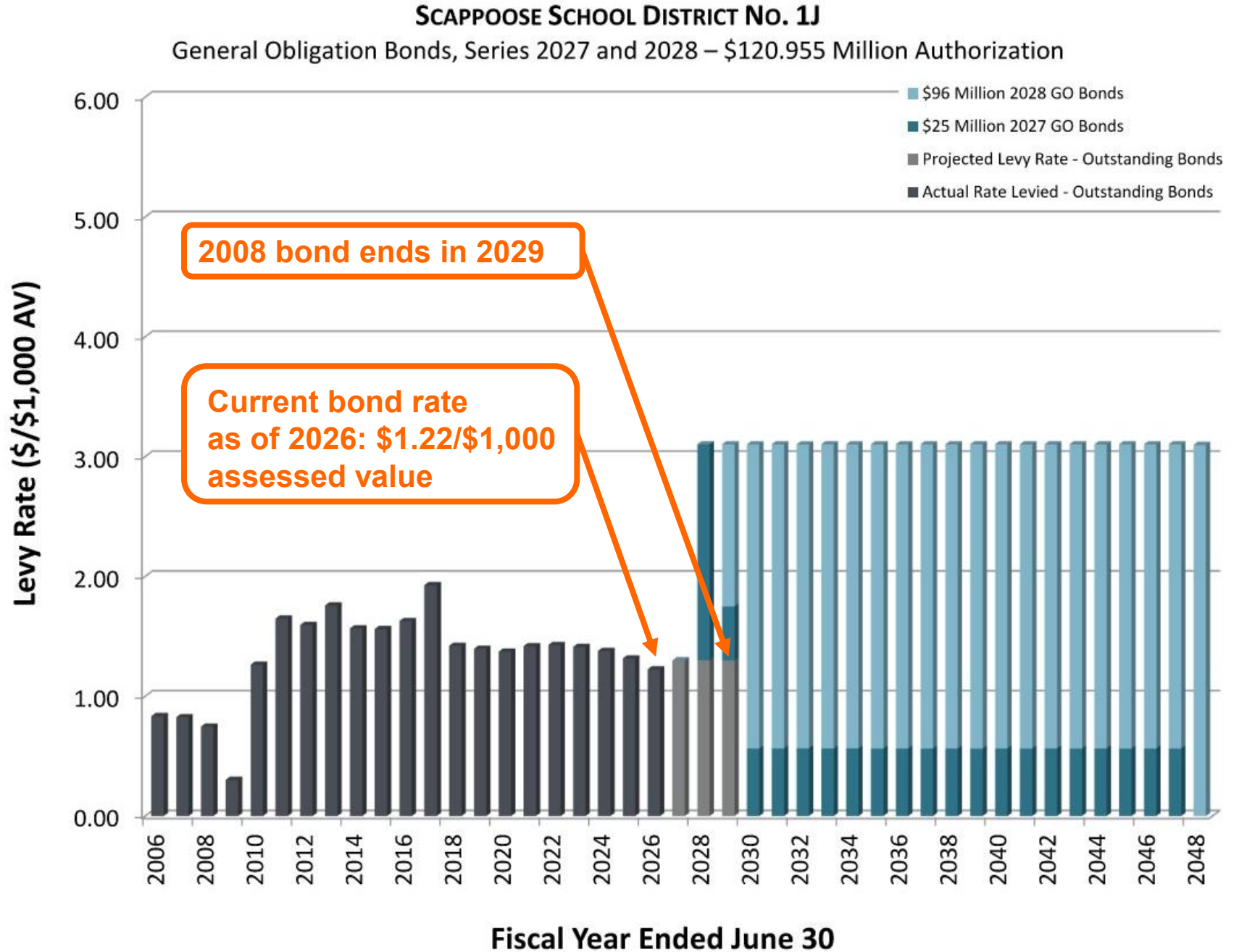
\*\* True interest cost is the blended, overall interest rate for the issue. Includes the interest rate cushion.

Note: Deferred interest bonds are a tool used by issuers to manage the amount of annual debt service due and the resulting levy rate. Interest is compounded and not paid until maturity; the interest amount is calculated every 6 months and added to the outstanding balance. Since the compounded interest is not paid to the investor in the period it is accrued, the levy rate is lower than it otherwise would be with all current interest bonds. The bonds typically come at higher interest rates since investors do not receive any money until the maturity date and compounding further increases the total interest cost. We try to minimize the use as much as possible while keeping projections within an issuer's parameters. The exact amount of deferred interest bonds will not be determined until bonds are sold.

# A1 – 20 year

Increase of  
\$521/year  
\$43/month

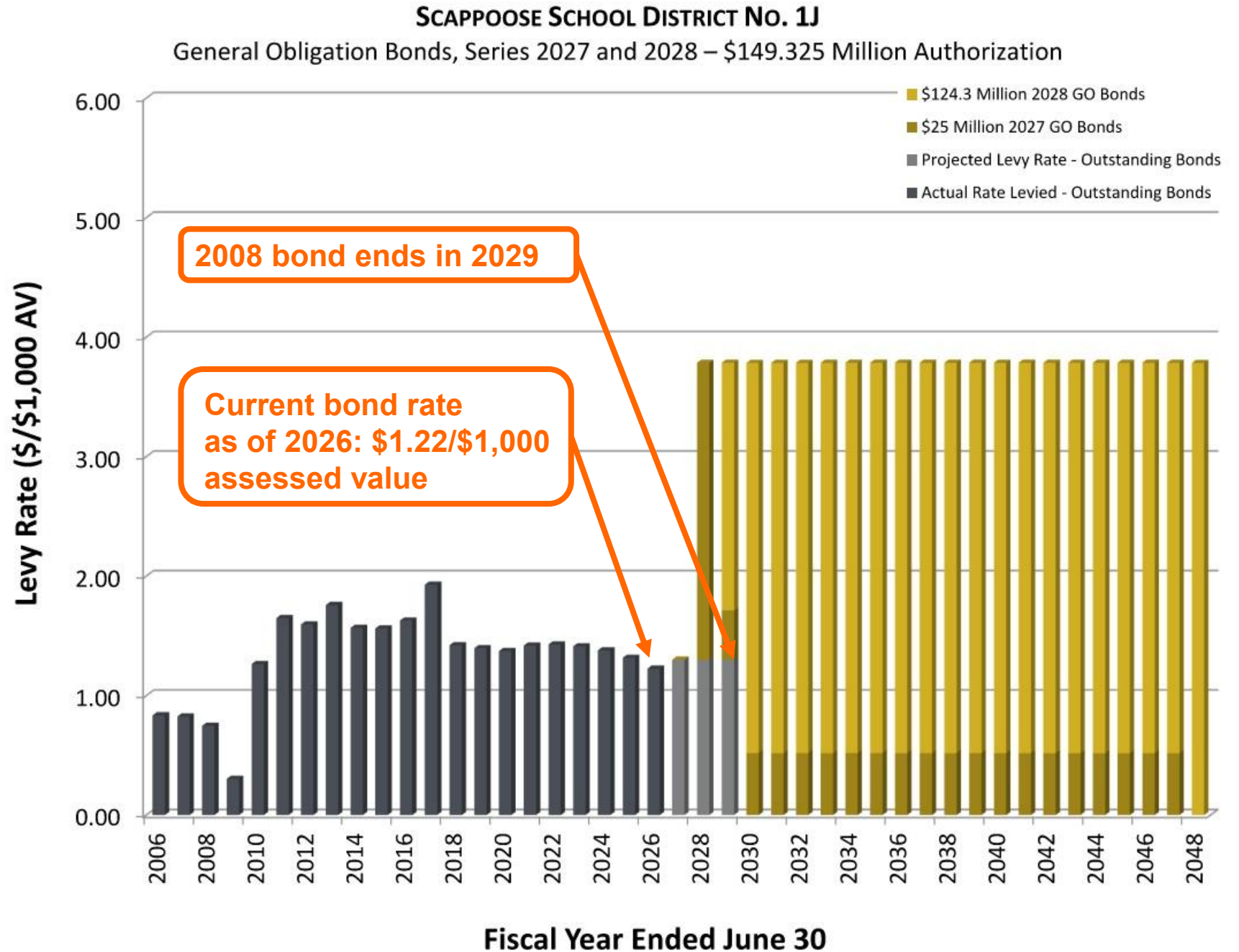
Increase in rate  
\$3.10 – \$1.22 = \$1.88



# B1 – 20 year

Increase of  
\$709/year  
\$59/month

Increase in rate  
\$3.78 – \$1.22 = \$2.56



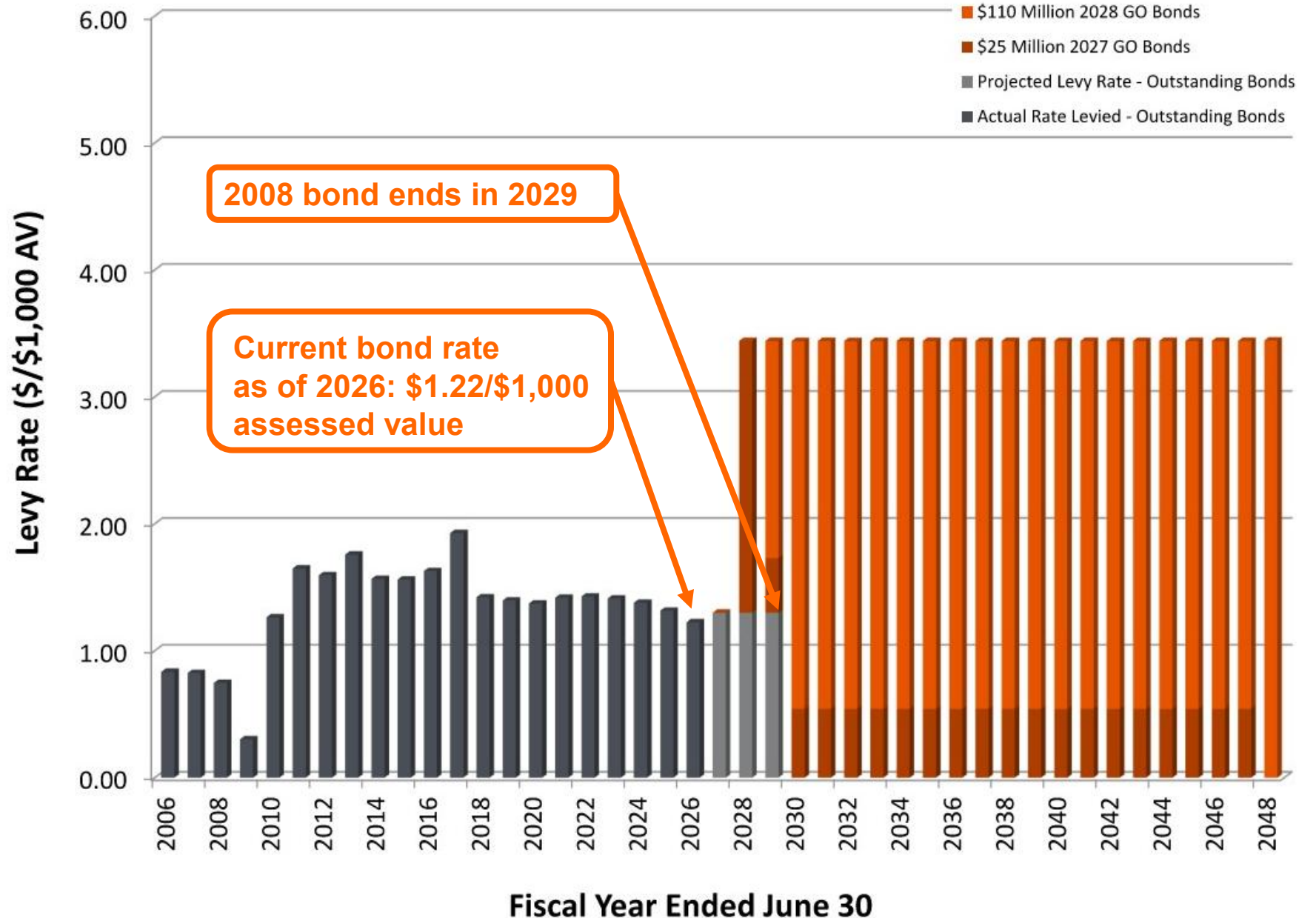
# B3 – 20 year

Increase of  
\$615/year  
\$51/month

Increase in rate  
\$3.44 – \$1.22 = \$2.22

## SCAPOOSE SCHOOL DISTRICT NO. 1J

General Obligation Bonds, Series 2027 and 2028– \$135.025 Million Authorization



# **Pulse Check #2**

# CBAC'S "LEVERS" TO REDUCE TAX RATE IMPACT

**Extend  
bond term  
length from  
20 to 30 years**

*Reduces tax rate per \$1,000 AV,  
but extends length of borrowing  
and increases overall interest*

**Reduce  
project scope**

*Reduces overall project cost,  
therefore reducing borrowing/  
bond amount*

**Reduce size of  
new construction  
for Middle School**

*Reduces overall project cost,  
therefore reducing borrowing/  
bond amount*

## *Two guiding thoughts:*

- "Promises made, promises kept"*
- The draft recommendations do not have to be perfect – that's why we're going out for community feedback*

# 30 YEAR TERM

Average AV in Columbia County for 2025 = \$277,000 (rounded to nearest \$1,000)

## A1 – 30 year

Increase of \$382/year  
\$32/month

## B1 – 30 year

Increase of \$543/year  
\$45/month

## B3 – 30 year

Increase of \$463/year  
\$39/month

# SCAPOOSE SCHOOL DISTRICT NO. 1J

## General Obligation Bonds, Series 2027– Summary of Structuring Scenarios

Assumes November 2026 Election

Structure	\$120.955 Million Issue			\$149.325 Million Issue		\$135.025 Million Issue	
	A1			B1		B3	
<b>Par Amount</b>							
Current Interest Bonds	\$	56,325,000		\$	80,875,000	\$	68,020,000
Deferred Interest Bonds		64,625,566			68,445,181		67,000,475
<b>Total Par Amount</b>	<b>\$</b>	<b>120,950,566</b>		<b>\$</b>	<b>149,320,181</b>	<b>\$</b>	<b>135,020,475</b>
% Current Interest Bonds		47%			54%		50%
% Deferred Interest Bonds		53%			46%		50%
Dated Date		3/1/2027			3/1/2027		3/1/2027
Final Maturity		6/15/2057			6/15/2057		6/15/2057
Amortization Period		30.29 Years			30.29 Years		30.29 Years
<b>Projected Average Levy Rates*</b>							
	Prior Debt	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined
2026.....	\$ 1.22	\$ -	\$ 1.22	\$ -	\$ 1.22	\$ -	\$ 1.22
2027.....	1.30	-	1.30	-	1.30	-	1.30
2028-2029.....	1.30	1.30	2.60	1.87	3.18	1.58	2.89
2030-2057.....	-	2.60	2.60	3.18	3.18	2.89	2.89
<b>Interest Estimates</b>							
	Increase in rate \$2.60 – \$1.22 = \$1.38			Increase in rate \$3.18 – \$1.22 = \$1.96		Increase in rate \$2.89 – \$1.22 = \$1.67	
Cushion over Current Interest Rates		+1.50%			+1.50%		+1.50%
True Interest Cost (TIC)**		6.11%			6.10%		6.11%
Total Interest		\$198,374,033			\$242,118,659		\$220,057,391
Total Interest as % of Par		164%			162%		163%

\* 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.

Note: Deferred interest bonds are a tool used by issuers to manage the amount of annual debt service due and the resulting levy rate. Interest is compounded and not paid until maturity; the interest amount is calculated every 6 months and added to the outstanding balance. Since the compounded interest is not paid to the investor in the period it is accrued, the levy rate is lower than it otherwise would be with all current interest bonds. The bonds typically come at higher interest rates since investors do not receive any money until the maturity date and compounding further increases the total interest cost. We try to minimize the use as much as possible while keeping projections within an issuer's parameters. The exact amount of deferred interest bonds will not be determined until bonds are sold.

# “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

The Scappoose School District is hosting a series of community feedback sessions to inform, engage, and inspire meaningful conversation about the future of Scappoose Schools.



## BUILDING THE FUTURE OF SCAPPOOSE SCHOOLS

### Community Information & Engagement Sessions

#### WHAT TO EXPECT:

- Take a guided tour of Scappoose Middle School
- Explore ideas and possibilities for future facilities
- Share your feedback on key concepts and priorities
- Learn about the next steps in the planning process

#### SESSIONS AT SCAPPOOSE MIDDLE SCHOOL

~~POSTPONED 4/22 - 6:00-8:00PM~~

5/6 - 6:00-8:00PM

UPDATED 5/14 - 6:00-8:00PM

5/16 - 9:30-11:30AM

Visit our Community Bond Advisory Committee webpage here:

SCAN ME!



- District will email School Board with updates from today's discussion
- Community Feedback Period: Now until early July
- CBAC responsibilities between now and July
  - Volunteers to assist district with community presentations, open houses, etc.
  - Open House #1: Wednesday, May 6, 6-8 pm
  - Open House #2: Thursday, May 14, 6-8 pm
  - Open House #3: Saturday, May 16, 9:30-11:30 am
- CBAC concerns from now to July – Tim & Paje are your point people
- **Next CBAC Meeting: Tuesday, July 21**