BUILDING THE FUTURE OF SCAPPOOSE SCHOOLS

We're listening!

Let's build this together, Scappoose!









SSD - STRONG FINANCIAL STEWARDSHIP

Operating dollars are not intended to fund major capital projects such as building, replacing or renovating schools

General Obligation Bonds are the mechanism used for major construction and renovation projects
Oregon's education model allows for local control

Your Investment, Carefully Managed

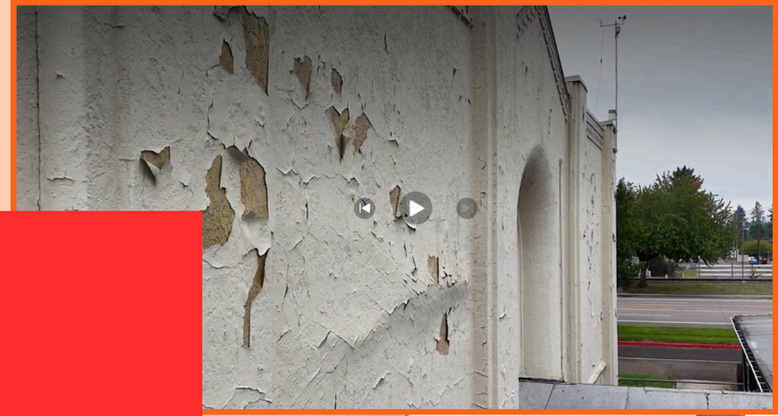
- Day-to-day funds are used for students first: teachers, programs, and operations
- Proactively preparing for future costs:
  - Facility maintenance
  - Technology replacement
  - PERS rate increases
  - Field/turf replacement
- Major construction **requires** voter approval (separate from operating funds)

WHY ARE WE CONSIDERING A BOND NOW?









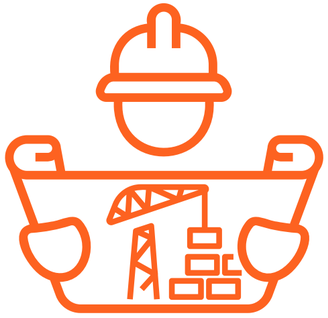


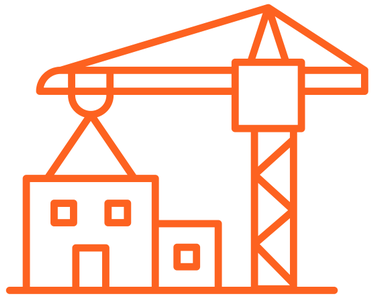
Building Condition

As our buildings continue to age, their condition declines and their ability to effectively support daily use diminishes.

Cost

Inflation, along with rising material and construction costs, continues to drive overall expenses upward.







BUILDING AGE & CONDITIONS

Age*

- 0-30 years old
- 30-60 years old
- 60+ years old

*based on original buidling

Facility Condition Index (FCI)*

- 0-5% Good
- 6-10% Fair
- 11-30% Poor
- 31-50% Critical

*based on 2022 FCI

Scappoose High School *Built in 1972*	Age	FCI
Scappoose Middle School *Built in 1931*	Age	FCI
Otto Petersen Elementary *Built in 2010*	Age	FCI
Grant Watts Elementary *Built in 1962*	Age	FCI
Warren Elementary *Built in 1951*	Age	FCI
Sauvie Island School *Built in 1981*	Age	FCI

FCI 0-5% Good → FCI 6-10% Fair → FCI 11-30% Poor → FCI 31-50% Critical

- 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.

BUILDING CHALLENGES

SCAPPOOSE MIDDLE SCHOOL

- **HVAC Systems –** Aging boiler near end of life; limited ventilation and outdated controls reduce efficiency and comfort
- **Water System (Internal)** – Original pipes cause low pressure, leaks, and poor water flow throughout the building
- **Fire Safety –** No full sprinkler system; upgrades needed to meet modern safety standards
- **Exterior Walls –** Sealing needed to prevent water intrusion and ongoing deterioration
- **Main Water Line –** Aging supply lines are brittle and at risk of failure
- **Windows –** Single-pane and failing seals reduce energy efficiency and comfort
- **Asbestos –** Present in the building; currently managed but requires full removal long-term
- **CTE Classrooms –** Outdated spaces limit hands-on learning and real-world career preparation











Scappoose Middle School

Built in 1931

Age

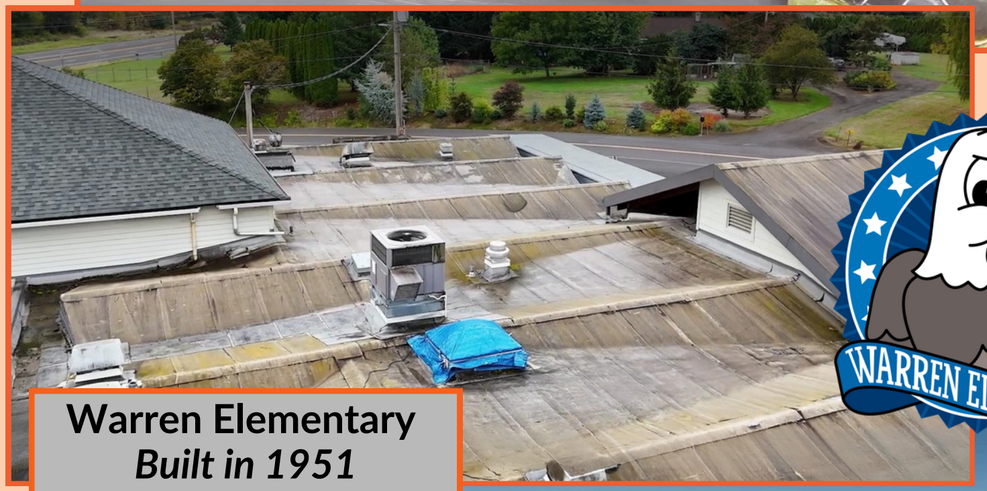
FCI

BUILDING CHALLENGES

WARREN ELEMENTARY SCHOOL

- **Roof Conditions-** D-Wing retains an older asphalt shingle roof that is identified as needing replacement. Front entry, office, and cafe roof is also in need of replacement
- **Parking Lot Conditions & flow-** Sections of the campus asphalt show surface degradation, including cracking. Several areas are in need of repair or full replacement
- **Window Systems and Glazing-** Original windows exist & exhibit deteriorating frames & low thermal efficiency. ~30% of the school's metal-frame windows are single-pane
- **Access Control-** Equip all exterior doors with electronic card readers
- **Security Cameras-** areas across the exterior of the building where security camera coverage is limited or absent, creating potential blind spots in overall surveillance
- **Restroom Plumbing Fixtures-** fixtures are aging & contribute to ongoing maintenance considerations
- **Traffic Flow-** Student pick-up & drop-off creates congestion & safety concerns around the school, leading to delays and inefficient movement of vehicles.





Warren Elementary
Built in 1951

Age FCI



BUILDING CHALLENGES

OTTO PETERSEN ELEMENTARY



- **Thermal Comfort/AC-** The chiller has met the end of its life and will need to be replaced
- **Aging Controls-** HVAC controls are starting to show age. The software used for operations(Insight) is due for upgrade as it is no longer supported
- **Access Control-** Equip all exterior doors with electronic card readers
- **Traffic Flow-**Traffic flow during student drop-off and pick-up remains a significant challenge due to the site's limited access and layout. The small parking and circulation area causes congestion at peak times, creating safety concerns for students and families. Reconfiguration could improve safety and efficiency for everyone arriving at and leaving the school.





Otto Petersen Elementary
Built in 2010

Age

FCI

BUILDING CHALLENGES

GRANT WATTS ELEMENTARY

- **Roof Conditions-** The majority of the school's roofing is approaching or has exceeded its expected service life. Roof replacement is needed to maintain the integrity of the building and prevent potential moisture intrusion.
- **HVAC Controls-** The HVAC system relies on outdated pneumatic controls. Upgrading these systems would allow for improved temperature zoning, programmable schedules, & greater automation of heating & cooling systems
- **Exterior Window Systems-** The building retains original single-pane windows. These windows offer limited thermal insulation, leading to increased utility costs.
- **Access Control-** Equip all exterior doors with electronic card readers
- **Security Cameras-** areas across the exterior of the building where security camera coverage is limited or absent, creating potential blind spots in overall surveillance
- **Asbestos-** The building still contains asbestos that is currently sealed and regularly monitored, but should be fully removed









Grant Watts Elementary
Built in 1962

Age FCI

GRANT WATTS
ELEMENTARY SCHOOL

BUILDING CHALLENGES

SCAPPOOSE HIGH SCHOOL



- **HVAC Controls-** The HVAC system in the main building relies on aging air handlers that require frequent maintenance. Many of these units are original to the building, with parts that are now obsolete & difficult to source. The pneumatic control system is original & has widespread leaks, making it ineffective at maintaining consistent temperatures
- **Exterior Paint-** Exterior paint is deteriorating & peeling in areas, exposing underlying materials to weather & moisture. Repainting is needed to protect the structure from further damage
- **Access Control-** Equip all exterior doors with electronic card readers
- **Security Cameras-** areas across the exterior of the building where security camera coverage is limited or absent, creating potential blind spots in overall surveillance
- **Asbestos-** The building still contains asbestos that is currently sealed & regularly monitored, but should be fully removed
- **Window Systems in the Main Building-** Most of the windows in the main building are single-pane units. These windows offer minimal insulation & are less energy-efficient than modern alternatives
- **Science Wing**- Classrooms are outdated & no longer reflect the tools, technologies, or layouts commonly found in today's Science classrooms.







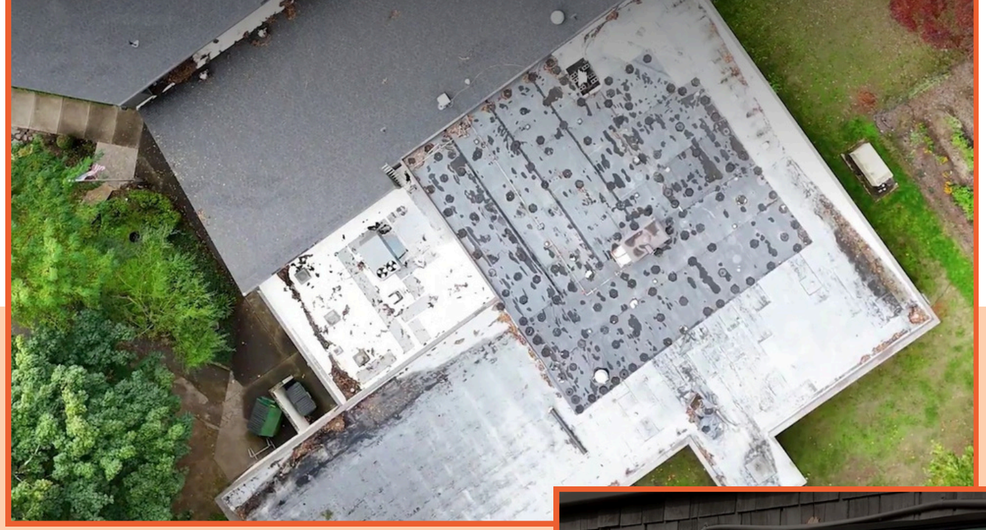
Scappoose High School
Built in 1972

Age

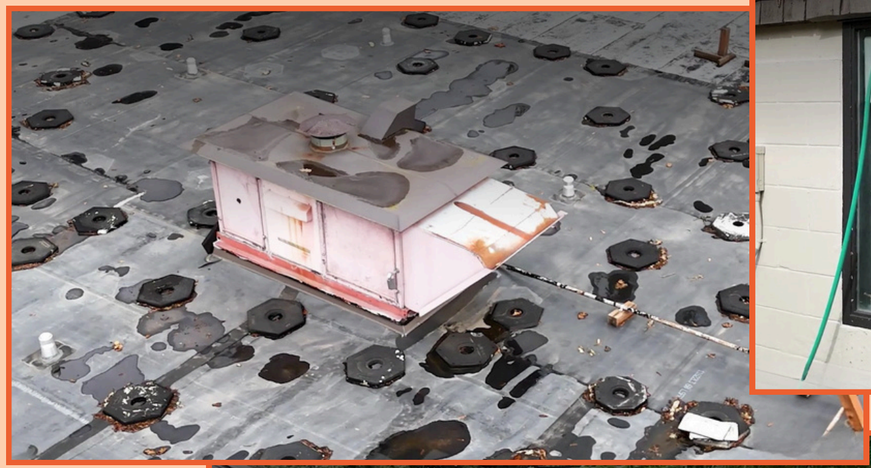
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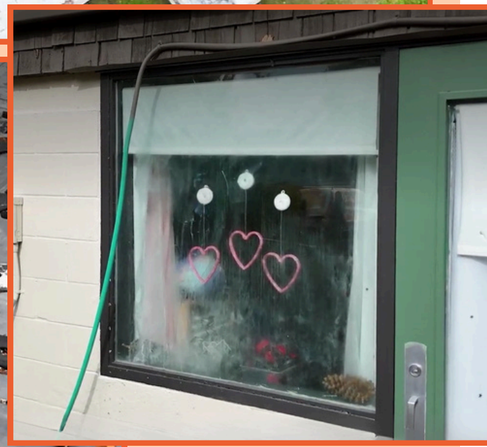
BUILDING CHALLENGES

SAUVIE ISLAND SCHOOL



- **Roof System Condition-** The gym & cafeteria roofing is approaching or has exceeded its expected service life. Roof replacement is needed to maintain the integrity of the building and prevent potential moisture intrusion.
- **Parking Lot Conditions-** The site's asphalt surfaces, show widespread deterioration. Many areas exhibit cracking, potholes, & surface breakdown, indicating extensive repair or replacement needs across the campus.
- **Window Condition-** Numerous exterior windows are fogged, indicating a failure of the thermal seal. While still functional, these windows no longer maintain optimal insulation performance.
- **Heating and Ventilation Systems-** The gymnasium air handler & furnace systems are aging & showing signs of reduced functionality. These units are being evaluated for potential repair or replacement
- **Voice and Data Infrastructure-** The building's telephone system is unreliable, with frequent issues affecting internal & external communications. The current system no longer consistently supports daily operational needs







Sauvie Island School
Built in 1981

Age

FCI

COMMUNITY BOND ADVISORY COMMITTEE

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

- Monica Ahlers
- Charlene Bassine
- Vance Chauncey
- KaraLyn DeWalt
- George M Dunkel
- Lindsay Elder
- Megan Hallstone
- Jennifer N Herrick
- Jeff Howard
- Jennifer Jones
- Robert Kessi
- Josh Komp
- Vanessa R. Lao
- Darlene Marquardt
- Lucy McCoy
- Triison Meza
- Anton Oehlert
- Russ Pickett
- Beth Rajski
- Penelope smith
- Jarrett Trtek
- Joanna Wagner
- David Wasylenko
- Kendall Williams

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

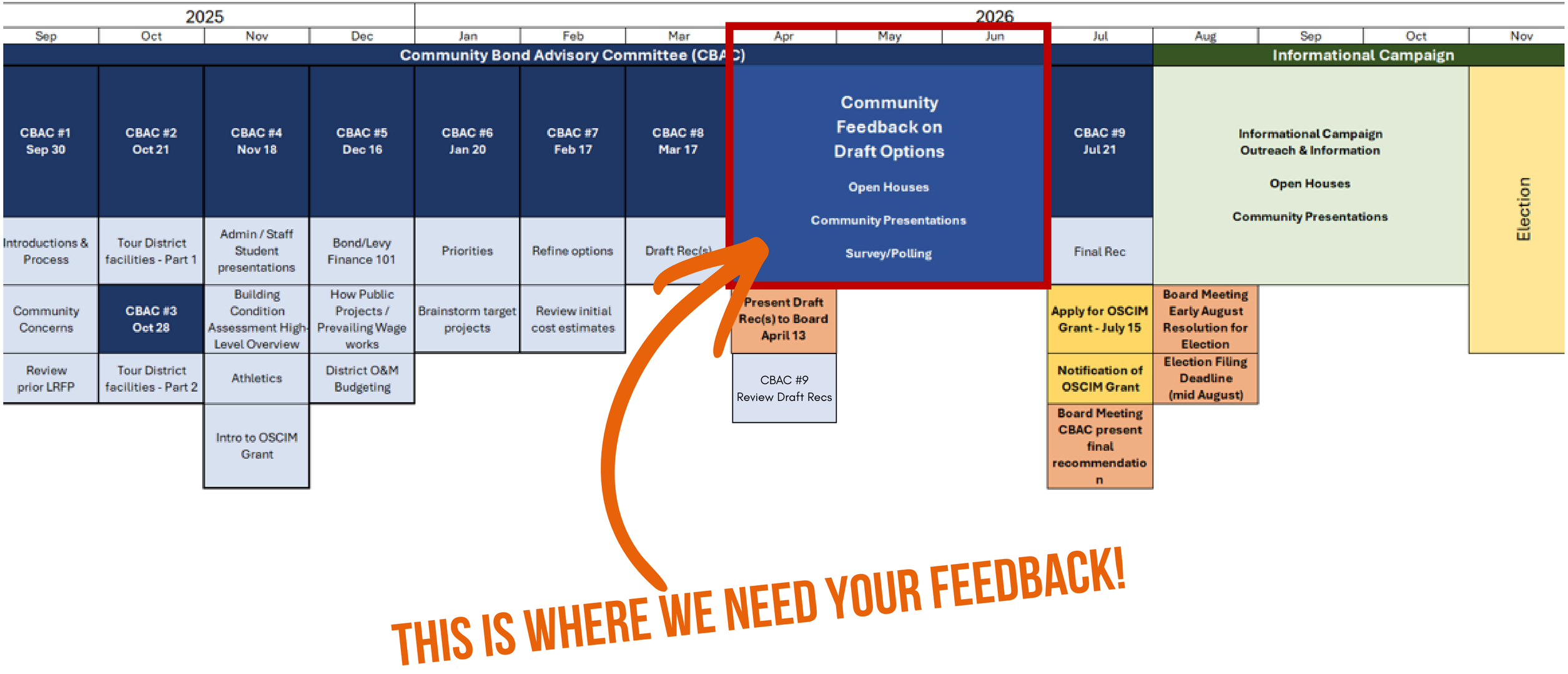
- Communications support

CBAC WORK

- Discussed community concerns
- Discussed impression of current facilities
- Reviewed history of SSD bonds and seismic grants
- Reviewed facility assessments
- Toured all SSD facilities
- Reviewed traffic studies
- Overview of Oregon School Capital Improvement Matching (OSCIM) grant
- Reviewed how schools in Oregon are funded
- Learned about General Obligation bonds
- Learned about SSD’s general fund budgeting
- Overview of public projects, prevailing wage, and cost estimating
- Considerations of replacement vs. remodel



CBAC TIMELINE



THIS IS WHERE WE NEED YOUR FEEDBACK!

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.

Middle School Options

The CBAC selected the current middle school site because it provides a more cost-effective solution than pursuing a high school site alternative. CBAC will seek feedback on new construction OR renovate 1960s builidngs & annex gym, replace 1931 building.

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.

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.

Bond Term Length

The CBAC did not reach a final decision on the bond term length, opting instead to review both scenarios and gather community feedback before moving forward.

CBAC'S DRAFT RECOMMENDATIONS

1

New Construction Utilizing Annex Gym

2

Renovate 1960s Buildings & Annex Gym, Replace 1931 Building

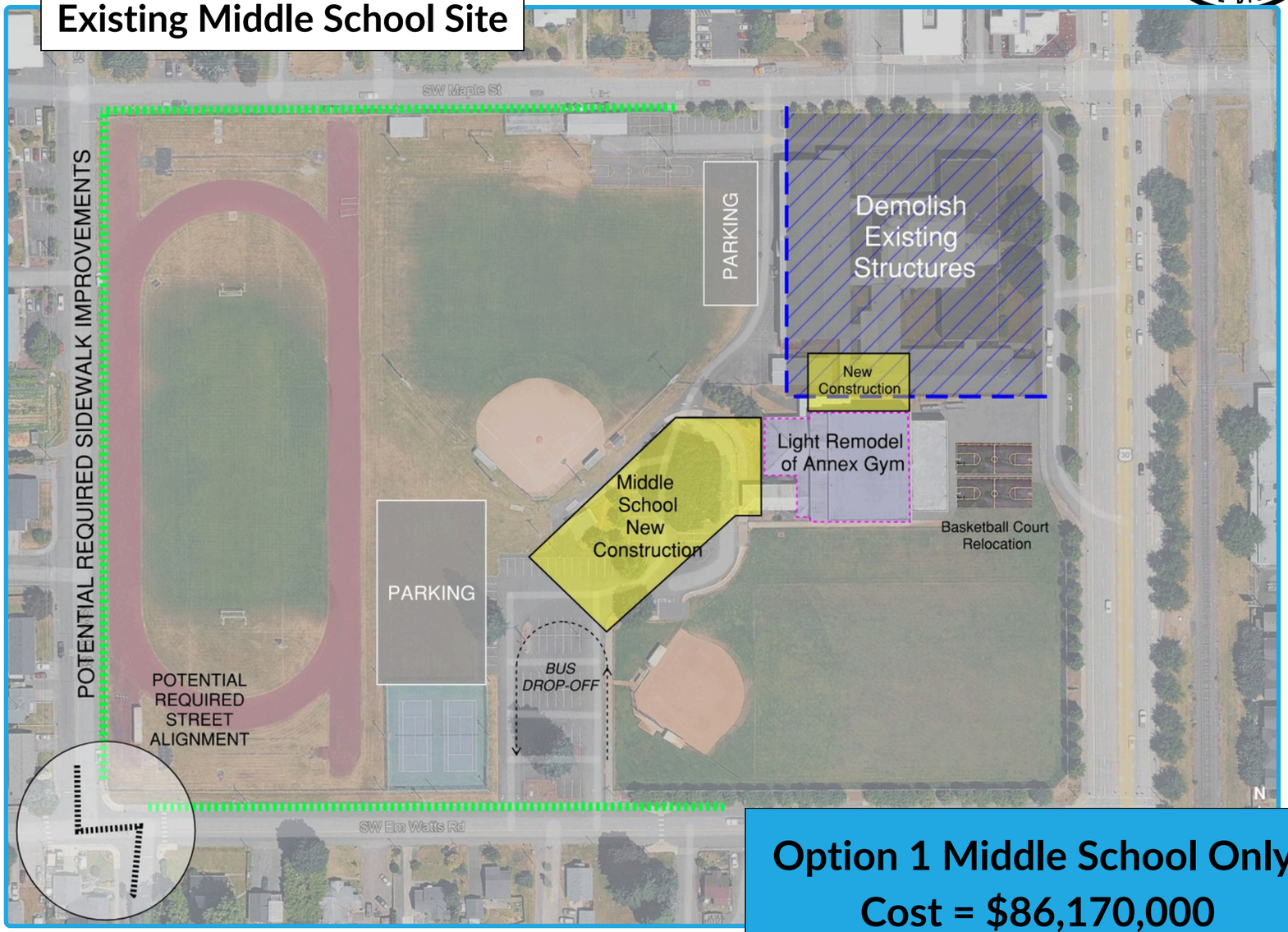
CBAC'S DRAFT RECOMMENDATIONS

1

New Construction Utilizing Annex Gym

- Grades 7-8 Middle School
- Retains existing Annex Gym for Middle School use
- Potential required street alignment at SW 4th and Em Watts
- Assumes demo of existing 1931 & 1960s buildings
- Avoids impacts to Chinook Field

Existing Middle School Site



Option 1 Middle School Only
Cost = $86,170,000

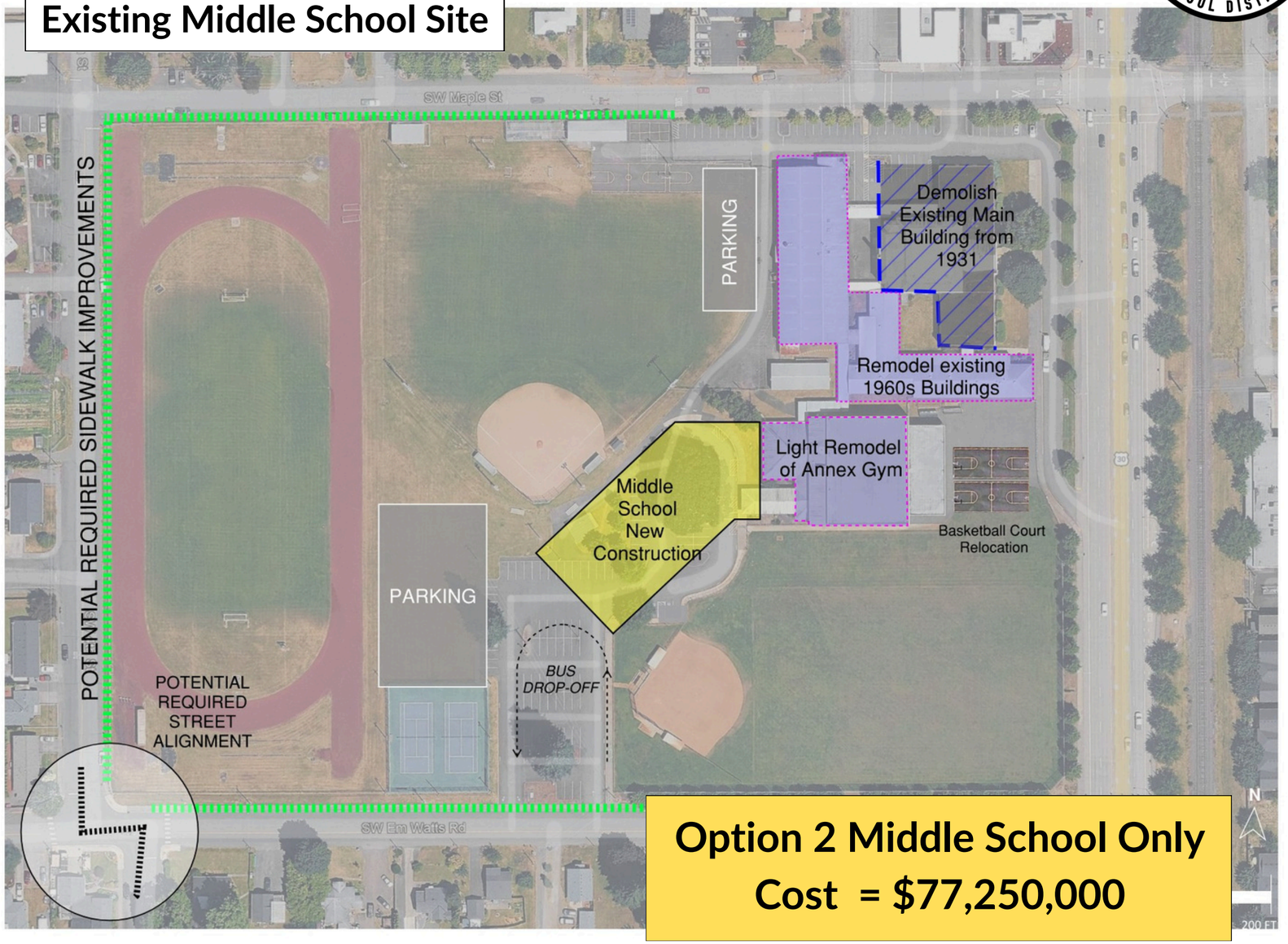
CBAC'S DRAFT RECOMMENDATIONS

2

Renovate 1960s Buildings & Annex Gym, Replace 1931 Building

- Grades 7-8 Middle School
- Retains existing 1960's buildings & Annex Gym for Middle School use. Demo 1931 building
- Potential required street alignment at SW 4th and Em Watts

Existing Middle School Site



Option 2 Middle School Only
Cost = $77,250,000

CBAC'S DRAFT RECOMMENDATIONS

HVAC and Roof Replacements		
Grant Watts Elementary - Replace HVAC	$	9,890,000
Grant Watts Elementary - Replace Roof	$	4,560,000
Otto Petersen Elementary - Replace cooling tower for functioning air conditioning	$	770,000
Sauvie Island School - Replace Roof	$	1,230,000
High School - Replace HVAC	$	10,460,000
Warren Elementary - Replace Roof	$	1,000,000
Warren Elementary - Replace HVAC Controls	$	950,000
Subtotal HVAC and Roof Replacement	**$**	**28,860,000**



Grant Watts
Elementary Roof -
2026 Drone View

HVAC & ROOF REPLACEMENTS

2 OPTIONS COST COMPARISON

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

Option 1

New Construction Utilizing Annex Gym

Middle School		
New Construction - 74,000 SF (Includes New Auxiliary Gym)	$	70,020,000
Light Remodel of Existing Annex Gym	$	4,140,000
Demolish Existing Main Building from 1931 and C-Wing, D-Wing, and Cafeteria from 1960s	$	4,000,000
Site Work and Parking	$	5,550,000
Replace basketball court	$	520,000
Sidewalks	$	780,000
Street Alignment at SW 4th and Em Watts	$	1,160,000
Subtotal Middle School	**$**	**86,170,000**
HVAC and Roof Replacements		
Grant Watts Elementary - Replace HVAC	$	9,890,000
Grant Watts Elementary - Replace Roof	$	4,560,000
Otto Petersen Elementary - Replace cooling tower for functioning air conditioning	$	770,000
Sauvie Island School - Replace Roof	$	1,230,000
High School - Replace HVAC	$	10,460,000
Warren Elementary - Replace Roof	$	1,000,000
Warren Elementary - Replace HVAC Controls	$	950,000
Subtotal HVAC and Roof Replacement	**$**	**28,860,000**
Project Total	**$**	**115,030,000**
OSCIM Grant Offset	**$**	**(6,126,000)**
Bond Amount	**$**	**108,904,000**

Option 2

Renovate 1960s Buildings and Annex Gym, Replace 1931 Building

Middle School		
New Construction - 54,000 SF (Includes New Auxiliary Gym)	$	50,850,000
Light Remodel of Existing Annex Gym	$	4,140,000
Remodel existing 1960s Buildings - 20,000 SF	$	11,750,000
Demolish Existing Main Building from 1931	$	2,500,000
Site Work and Parking	$	5,550,000
Replace basketball court	$	520,000
Sidewalks	$	780,000
Street Alignment at SW 4th and Em Watts	$	1,160,000
Subtotal Middle School	**$**	**77,250,000**
HVAC and Roof Replacements		
Grant Watts Elementary - Replace HVAC	$	9,890,000
Grant Watts Elementary - Replace Roof	$	4,560,000
Otto Petersen Elementary - Replace cooling tower for functioning air conditioning	$	770,000
Sauvie Island School - Replace Roof	$	1,230,000
High School - Replace HVAC	$	10,460,000
Warren Elementary - Replace Roof	$	1,000,000
Warren Elementary - Replace HVAC Controls	$	950,000
Subtotal HVAC and Roof Replacement	**$**	**28,860,000**
Project Total	**$**	**106,110,000**
OSCIM Grant Offset	**$**	**(6,126,000)**
Bond Amount	**$**	**99,984,000**

WHAT IS OSCIM?

The Oregon School Capital Improvement Matching (OSCIM) program began in 2016. Prior to its inception, Oregon did not provide state funding for school infrastructure, districts relied on property tax revenues and General Obligation bond to finance such improvements.

The (OSCIM) Grant is a state program that provides matching funds to school districts.

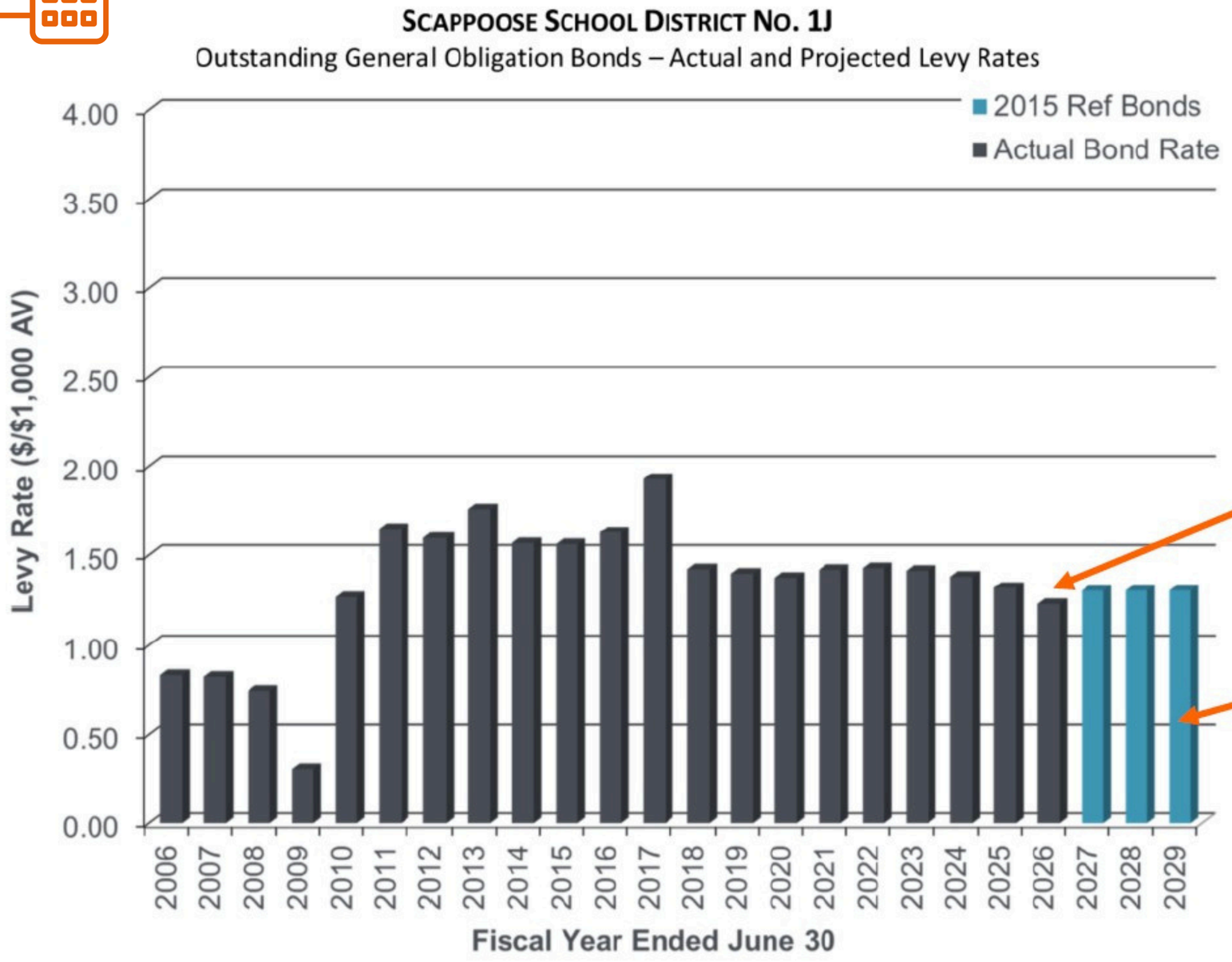
Districts become eligible **only** if voters approve a local bond measure.

The OSCIM Grant is designed to encourage local investment and stretch community dollars further.



If SSD passed a General Obligation bond in Nov. 2026, SSD would be eligible for a $6,126,000 matching grant.

CURRENT SSD BOND RATE



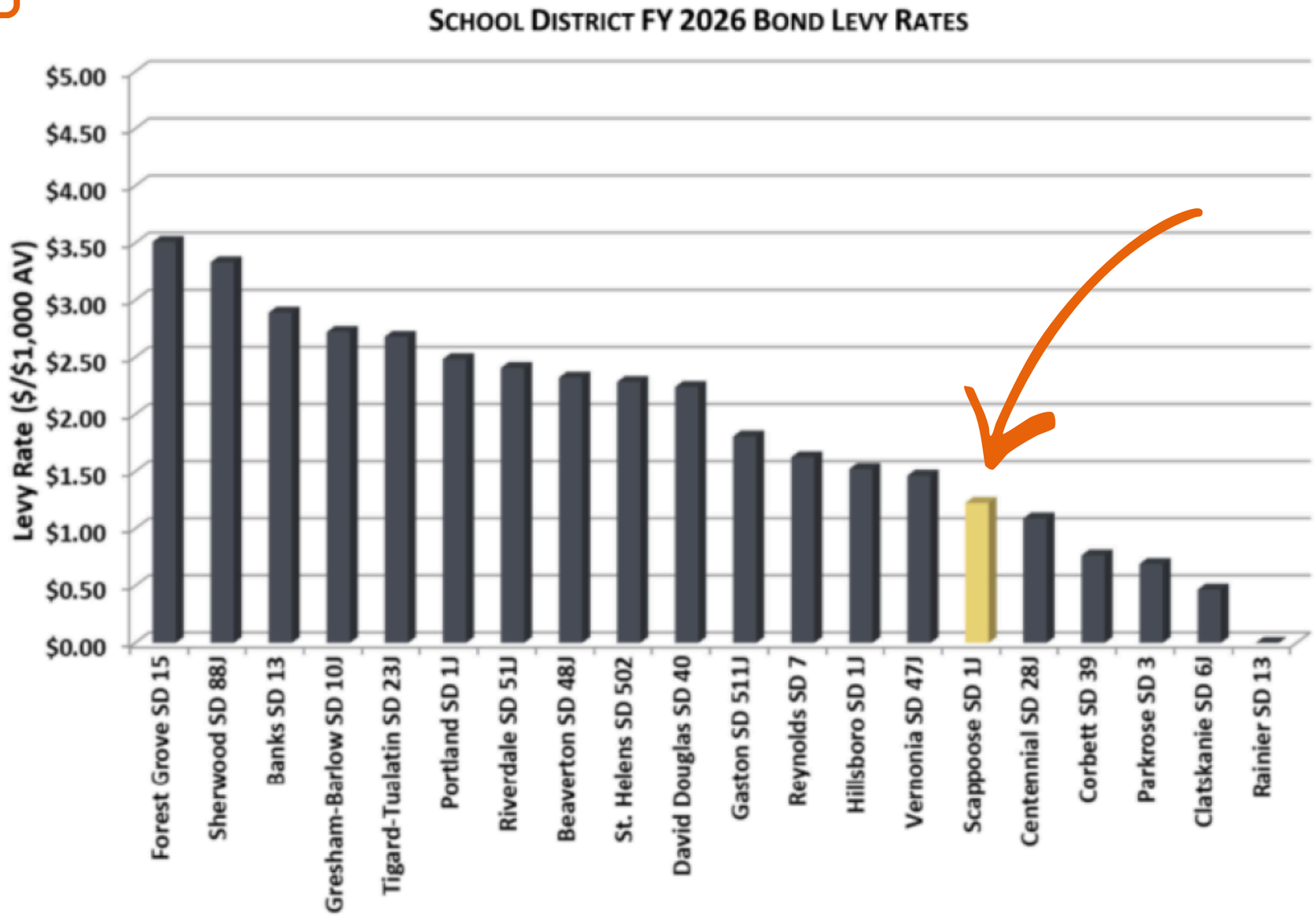
Current bond rate as of 2026: $1.22/$1,000 assessed value

2008 bond ends in 2029

PIPER | SANDLER

Activate Wind
Go to Settings to a

SSD BOND RATE COMPARED WITH NEIGHBORS



PIPER | SANDLER

SSD TOTAL DISTRICT RATE COMPARED WITH NEIGHBORS

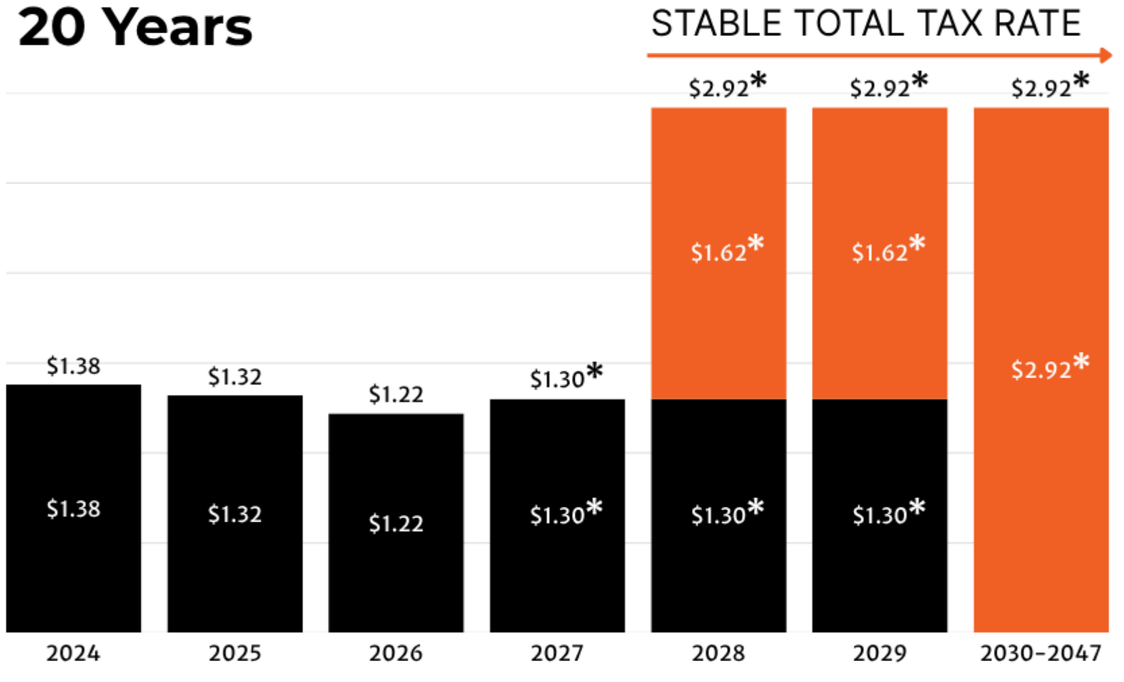
District	2026 Extended ADMw (6/16/25)	Assessed Value (Net of Urban Renewal)	2026 Levy Rates ($/ $1000)			
			Permanent Rate	Local Option Rate	Bond Rate	Total District Rate
Portland SD 1J	52,441.21	$ 72,252,792,598	$ 5.2781	$ 1.9900	$ 2.4835	$ 9.7516
Sherwood SD 88J	5,410.51	4,970,521,202	4.8123	1.5000	3.3309	9.6432
Tigard-Tualatin SD 23J	13,454.60	14,409,121,511	4.9892	1.0000	2.6797	8.6689
Forest Grove SD 15	7,202.89	3,747,988,119	4.9142	-	3.5092	8.4234
Beaverton SD 48J	45,836.67	40,770,555,851	4.6930	1.2500	2.3217	8.2647
Banks SD 13	1,235.30	836,642,692	5.0152	-	2.8906	7.9058
Riverdale SD 51J	628.84	890,098,635	3.8149	1.3700	2.4065	7.5914
St. Helens SD 502	3,294.69	2,361,889,071	5.0297	-	2.2838	7.3135
Gresham-Barlow SD 10J	13,988.36	8,694,098,728	4.5268	-	2.7207	7.2475
David Douglas SD 40	11,401.41	4,527,339,967	4.6394	-	2.2396	6.8790
Gaston SD 511J	640.16	353,093,558	5.0494	-	1.8068	6.8562
Hillsboro SD 1J	23,148.29	27,137,305,977	4.9749	-	1.5221	6.4970
Vernonia SD 47J	762.99	806,100,008	5.0121	-	1.4638	6.4759
Scappoose SD 1J	3,070.57	2,495,880,773	4.9725	-	1.2249	6.1974
Reynolds SD 7	13,014.94	8,164,353,388	4.4626	-	1.6246	6.0872
Centennial SD 28J	6,905.90	3,792,556,847	4.7448	-	1.0902	5.8350
Parkrose SD 3	3,492.01	5,344,490,777	4.8906	-	0.6913	5.5819
Rainier SD 13	932.04	957,215,402	5.4360	-	-	5.4360
Corbett SD 39	1,398.62	503,007,460	4.5941	-	0.7661	5.3602
Clatskanie SD 6J	945.12	1,609,164,809	4.6062	-	0.4666	5.0728

Option 1 - Current & Projected Bond Rates

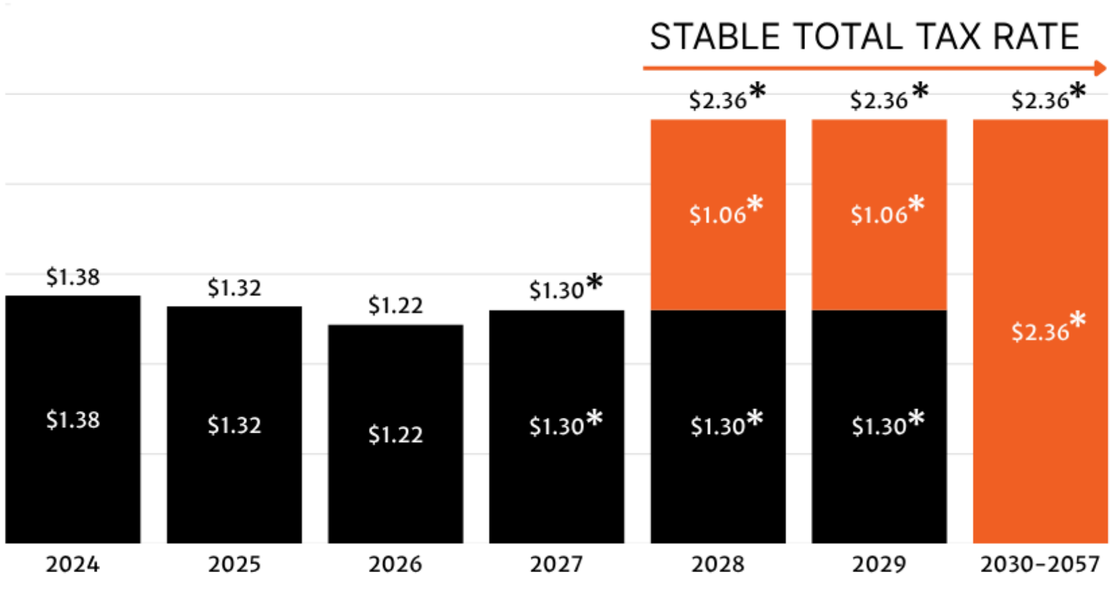
$108.904 Million | 20 Years & 30 Years

If approved by voters, the 20-year bond is estimated to result in a property tax rate of approximately $2.92 per $1,000 of assessed value and would expire in 2047. The 30-year bond is estimated to result in a property tax rate of approximately $2.36 per $1,000 of assessed value and would expire in 2057.

20 Years



30 Years



Current Bond Rate

Proposed Bond Rate

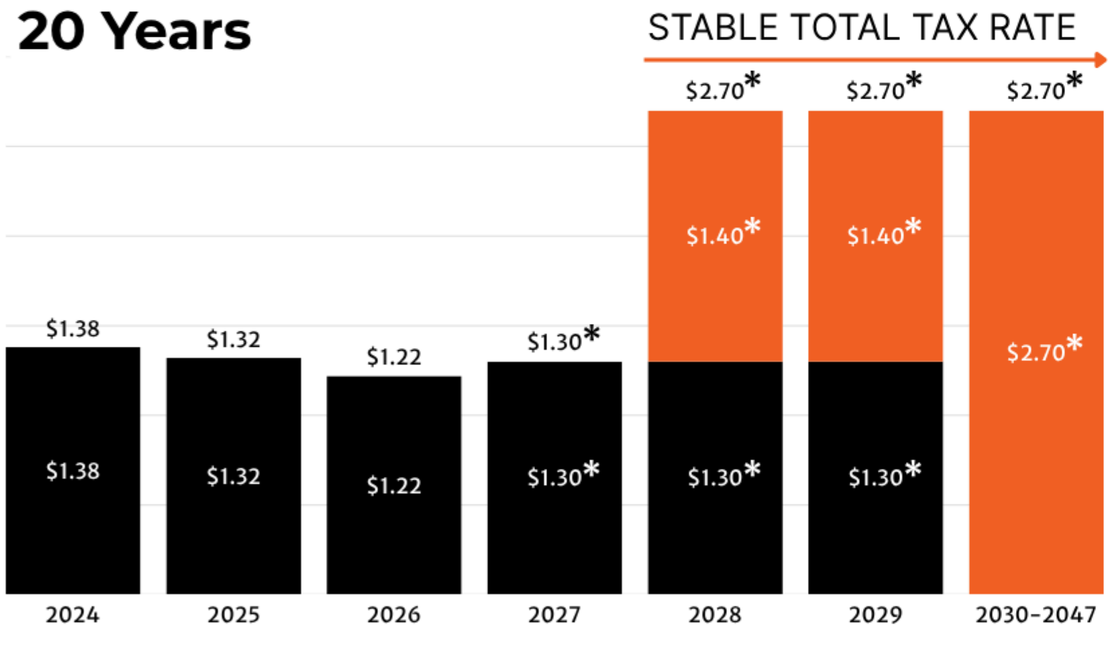
*Projected Rate

Option 2 - Current & Projected Bond Rates

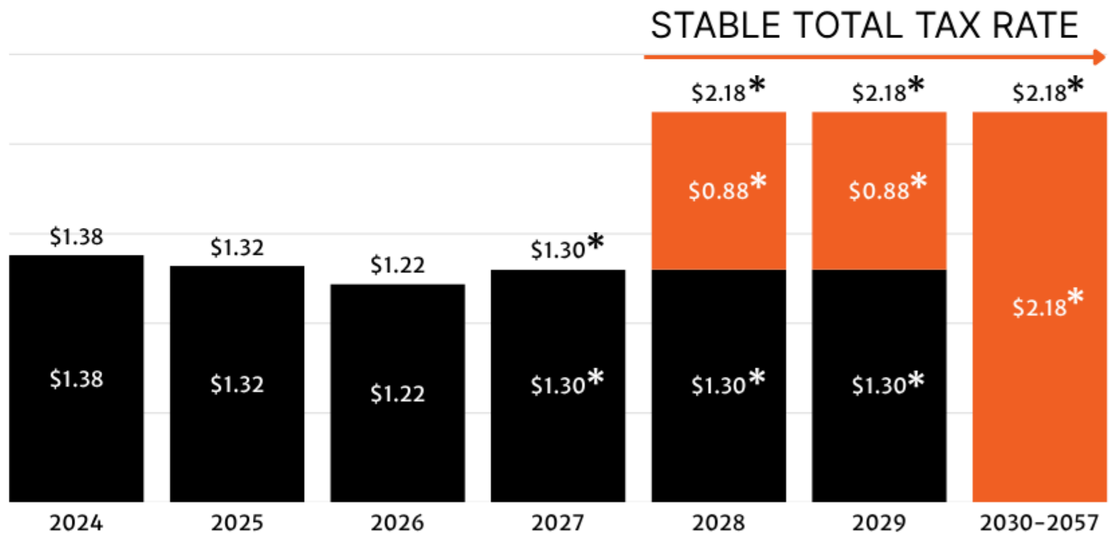
$99.984 Million | 20 Years & 30 Years

If approved by voters, the 20-year bond is estimated to result in a property tax rate of approximately $2.70 per $1,000 of assessed value and would expire in 2047. The 30-year bond is estimated to result in a property tax rate of approximately $2.18 per $1,000 of assessed value and would expire in 2057.

20 Years



30 Years



Current Bond Rate

Proposed Bond Rate

*Projected Rate

ASSESSED VALUE VS. REAL MARKET VALUE



VS.



Assessed Value

The value used to calculate property taxes

- ✓ Grows by no more than 3% per year (Measure 50)
- ✓ Capped and more stable
- ✓ Typically lower than RMV

Real Market Value

The amount a property could reasonably expect to sell for as of January 1 each year

- ✓ Estimated market price of the property today
- ✓ Can rise or fall each year
- ✓ Often higher than AV

HOW WILL THESE RATES AFFECT MY TAXES?

All prices are projections based on 5.5.26 bond modeling from Piper Sandler

Option 1 - New Construction Utilizing Annex Gym - $108.905 Million

20 Year Bond

Based on Average Assessed Value in SSD = $277,000*

$2.92 per $1,000AV

increase of ~$39.00/month

= $67.40/month

= $808.84/year

30 Year Bond

Based on Average Assessed Value in SSD = $277,000*

$2.36 per $1,000AV

increase of ~$26.00/month

= $54.48/month

= $653.72/year

Option 2 - Renovate 1960s Buildings & Annex Gym, Replace 1931 Building $99.985 Million

20 Year Bond

Based on Average Assessed Value in SSD = $277,000*

$2.70 per $1,000AV

increase of ~$34.00/month

= $62.33/month

= $747.90/year

30 Year Bond

Based on Average Assessed Value in SSD = $277,000*

$2.18 per $1,000AV

increase of ~$22.00/month

= $50.31/month

= $603.86/year

HOW DO I FIND MY ASSESSED PROPERTY VALUE?

Look it up Online

Go to the county's property search tool:
Find Property Tax Records
Search by address, owner name, or account number
Click your property
Look for:

- Assessed Value (this is the number used for taxes)
- You'll also see Real Market Value (different number)

SCAN ME

Check your property tax statement

Mailed every, typically in the Fall
Includes:

- Assessed Value
- Real Market Value
- Tax rate
- Overall tax owed

For more information

Visit the Columbia County website & navigate to their tax office page:

IN THE NEWS

MULTNOMAH COUNTY

‘Very devastating’: Gresham-Barlow parents voice concerns over cuts to 70 jobs, programs amid budget woes

by: Ariel Salk
Posted: Apr 27, 2026 / 04:00 PM PDT

EDUCATION

'There's no more fat to cut': Portland Public Schools leaders react to $56 million in budget cuts

The district faces a looming $56 million budget gap for the upcoming school year. More significant budget cuts could be on the horizon as well.

Reynolds School District proposes 158 job cuts to close nearly $20M shortfall

by Jennifer Singh | Fri, April 10, 2026 at 8:46 PM
Updated Fri, April 10, 2026 at 9:27 PM

Gresham-Barlow School District proposes cutting 70 positions

Published 4:11 pm Sunday, April 26, 2026

By Christopher Keizur

Plymouth High School to close and merge into St. Helens High School amid budget woes

ALERT TOP STORY

Albanny schools now face $10 million deficit

Hans Boyle Feb 24, 2026 Updated Apr 21, 2026 0

TTSD moves to reduce budget deficit by eliminating teaching positions

Published 10:58 am Wednesday, April 15, 2026

EDUCATION

Teachers grieve as 4J layoff notices go out to hundreds



BY LILLY ST. ANGELO May 2, 2026

Beaverton parents alarmed by potential multi-grade classrooms amid budget cuts

by Deb Knapp | Tue, April 21, 2026 at 3:30 PM
Updated Tue, April 21, 2026 at 10:23 PM



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  - Technology replacement
  - PERS rate increases
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SESSIONS AT SCAPPOOSE MIDDLE SCHOOL

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

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

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