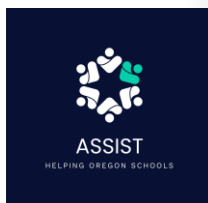




COMMUNITY BOND ADVISORY COMMITTEE MEETING #10

Scappoose School District
July 21, 2026



AGENDA

1. **Welcome / Agenda Review**
2. **Recap of Draft Recommendations**
3. **Pulse Check**
4. **What did we hear?**
5. **Community Feedback Period / Survey Summary**
6. **Polling Summary**
7. **Stretch Break**
8. **Discussion**

SSD CBAC - DETAILED TIMELINE

2025				2026										
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Community Bond Advisory Committee (CBAC)										Informational Campaign				
CBAC #1 Sep 30	CBAC #2 Oct 21	CBAC #4 Nov 18	CBAC #5 Dec 16	CBAC #6 Jan 20	CBAC #7 Feb 17	CBAC #8 Mar 17	Community Feedback on Draft Options Open Houses Community Presentations Survey/Polling			CBAC #9 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	CBAC #3 Oct 28	Building Condition Assessment High-Level Overview	How Public Projects / Prevailing Wage works	Brainstorm target projects	Review initial cost estimates									
Review prior LRFP	Tour District facilities - Part 2	Athletics	District O&M Budgeting				Present Draft Rec(s) to Board April 13			Apply for OSCIM Grant - July 15	Board Meeting Early August Resolution for Election			
		Intro to OSCIM Grant								Notification of OSCIM Grant	Election Filing Deadline (mid August)			
										Board Meeting CBAC present final recommendation				



CBAC'S DRAFT RECOMMENDATIONS



1

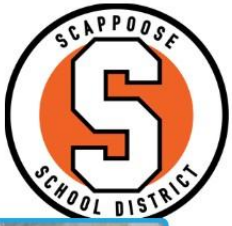
**New
Construction
Utilizing
Annex Gym**

2

**Renovate 1960s
Buildings &
Annex Gym,
Replace 1931
Building**



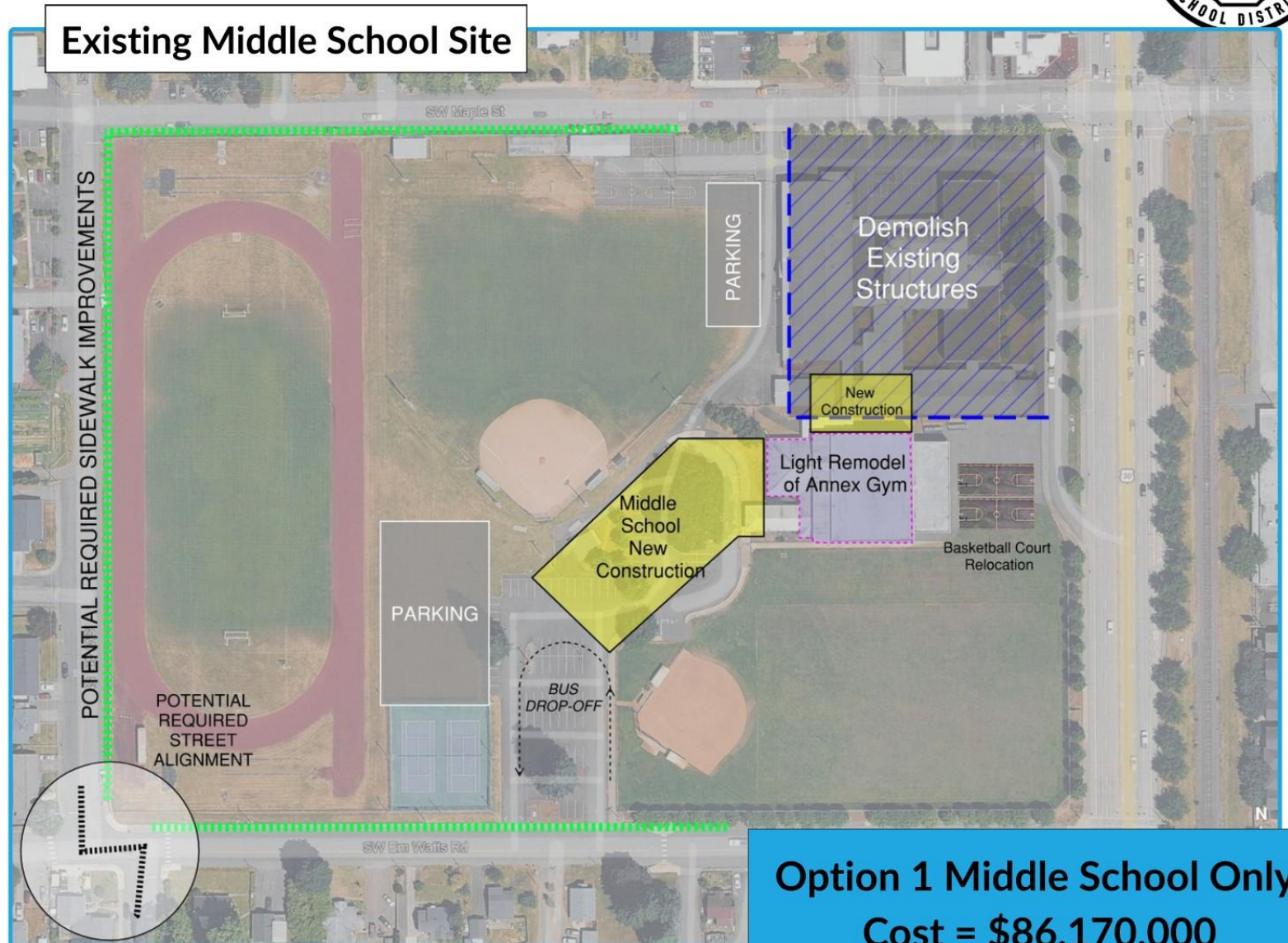
CBAC'S DRAFT RECOMMENDATIONS



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



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



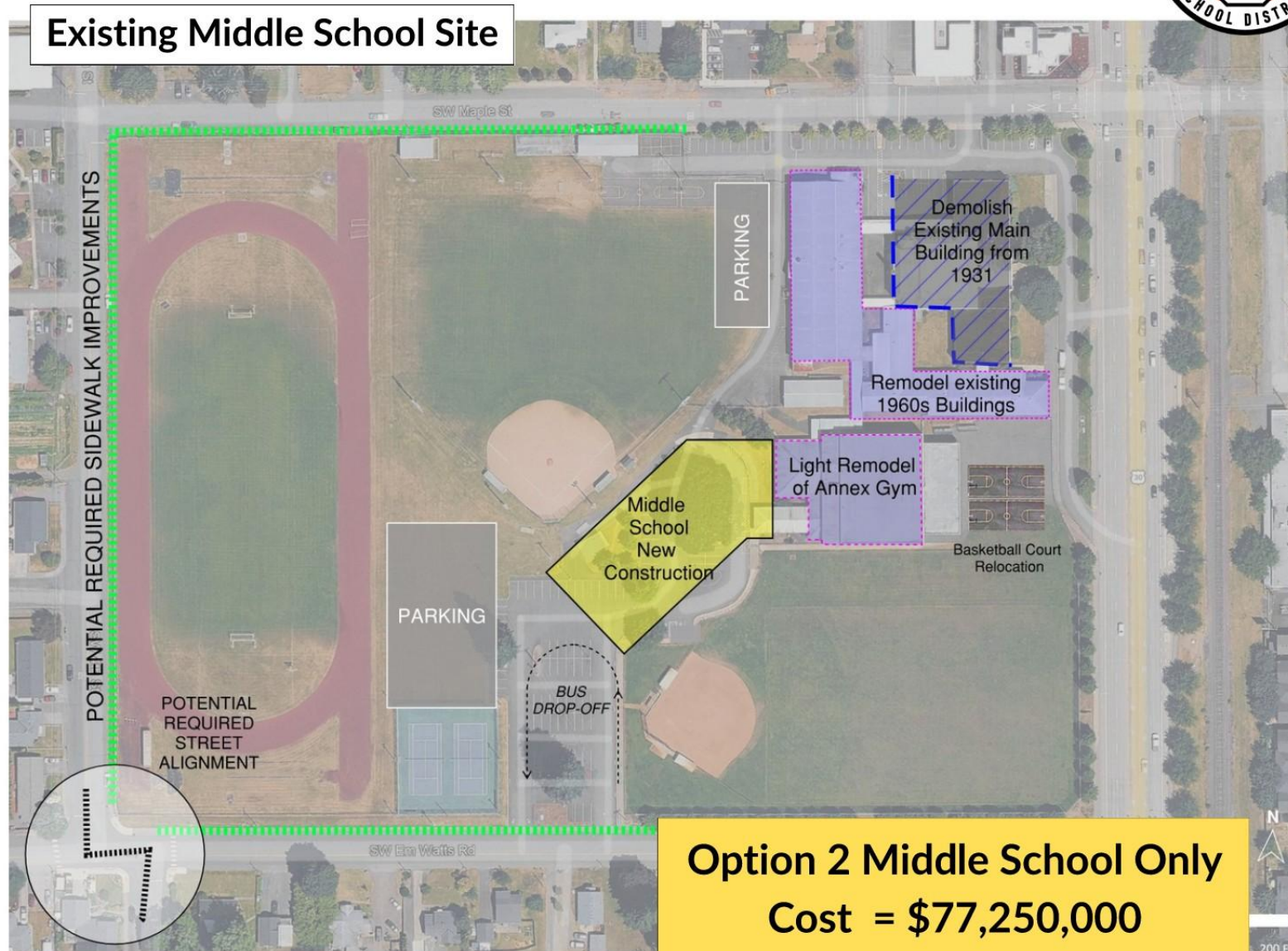
CBAC'S DRAFT RECOMMENDATIONS



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



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



CBAC'S DRAFT RECOMMENDATIONS



Grant Watts
Elementary Roof -
2025 Drone View

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

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)**

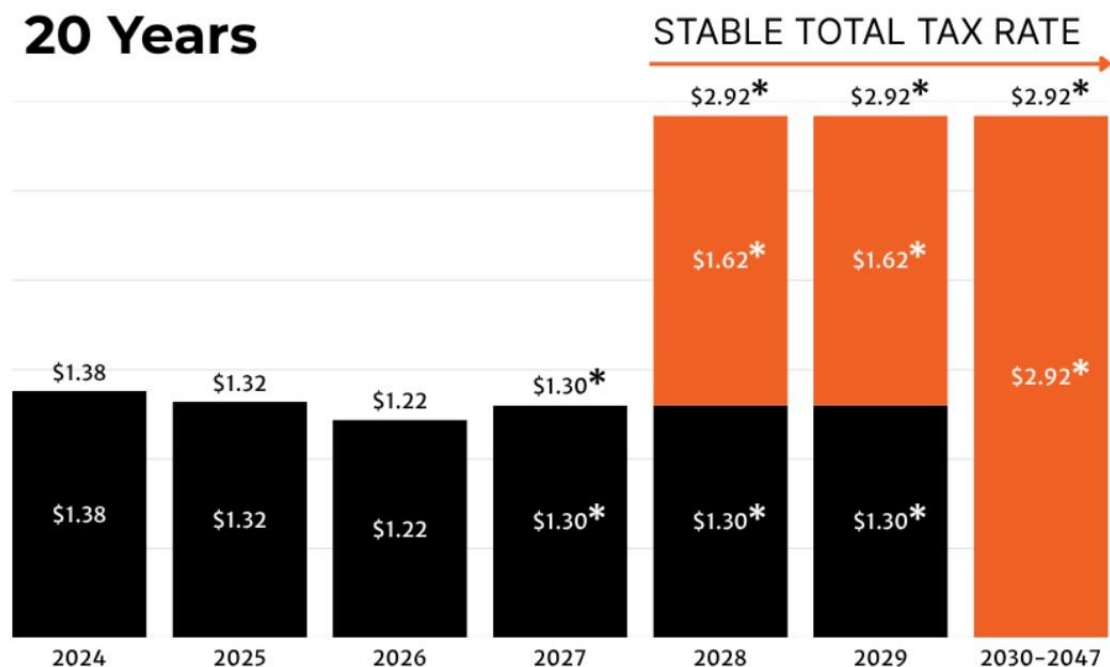
Bond Amount \$ **99,984,000**

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





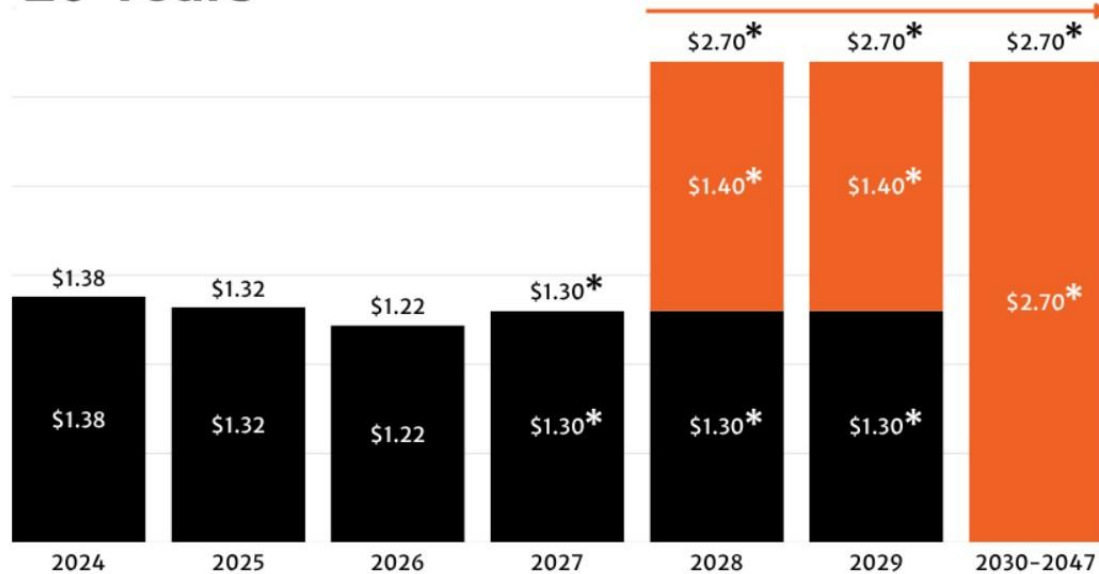
Option 2- Current & Projected Bond Rates

\$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.

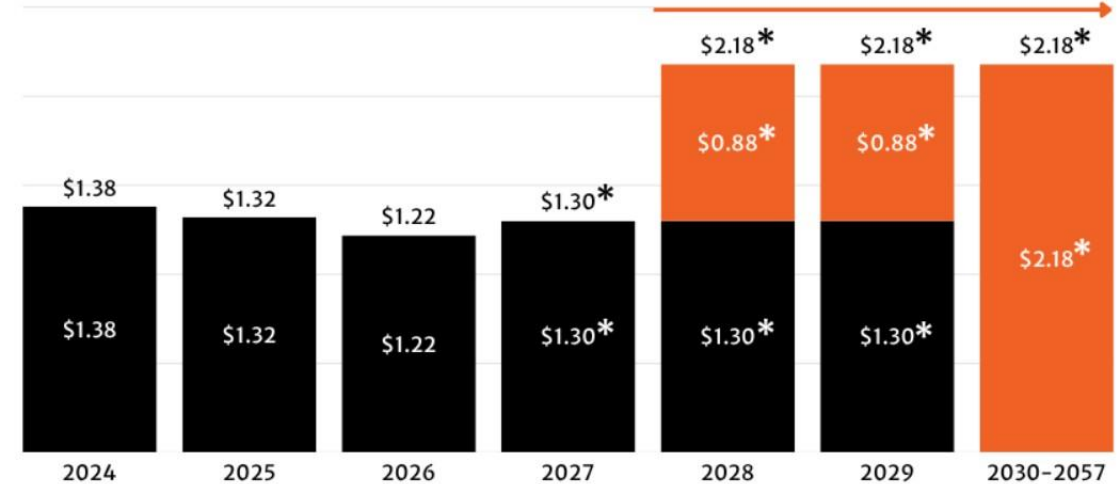
20 Years

STABLE TOTAL TAX RATE



30 Years

STABLE TOTAL TAX RATE



Current Bond Rate



Proposed Bond Rate

*Projected Rate



Pulse Check

What did we hear?

COMMUNITY FEEDBACK PERIOD

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:



- Website with all CBAC work available
- 3 Open Houses
- 26 Road Show presentations to community groups
- Mailer to all residences in the District
- Direct email outreach
- District newsletter articles
- Social media posts
- Flyers/business cards to local businesses
- Online community survey

Community Feedback Survey

Presentation to Community Bond Advisory Committee

July 21, 2026



The Community Feedback survey received **320 responses** between May 11 and July 11, 2026.



Because participation was voluntary and limited to individuals who accessed the district website or attended a community presentation, the results should be treated as directional community feedback rather than a scientific measure of likely voter behavior.



About the Survey

Survey Overview



320 community responses



Open May 11 – July 11, 2026



Voluntary participation through the CBAC website and live presentations



Results should be viewed as directional community feedback, not a scientific poll



Survey Finding #1



Survey responses indicate broad recognition of the district's facility needs.

92%

of respondents were **very** or **somewhat aware** that multiple schools need roof and HVAC replacements.

95%

of respondents rated the roof and HVAC work as **very** or **somewhat important**.

26%

of respondents said they had concerns with **both options** and would **not** support either as currently presented.

4%

of respondents said they needed additional information.

Bottom Line

Survey responses suggest that many respondents who selected “I have concerns with both options and would not support either as presented” still **recognize the need for roof and HVAC improvements**. Of the 82 respondents who would not support either option as presented, 67, (or approximately 82%), still rated the roof and HVAC work as **very** or **somewhat important**.

Survey feedback also indicates that many respondents are looking for a proposal that is affordable, appropriately scoped, and supported by clear, transparent cost information.

Survey Finding #2

Respondents Who Did Not Support Either Option As Presented



Among respondents who did not support either option:

82 people opposed both options

67 of those (**82%**), still rated the roof and HVAC work as **very or somewhat important**.

Common themes among these respondents included:



Affordable



Appropriately scoped



Supported by clear and transparent cost information



Survey Finding #3

No Clear Preference Between the Two Concepts



Survey responses did not identify a clear preference for either middle school option.

30%

of respondents would support either option.

23%

of respondents selected Option 1

17%

of respondents selected Option 2.

26%

of respondents said they had concerns with both options and would not support either as currently presented.

4%

of respondents said they needed additional information.

Option 1 received a higher level of support than Option 2 among respondents who selected one option; however, overall survey responses did not identify a clear preference between the two concepts.

Survey Finding #4



If the overall investment needed to be reduced...

When asked how the district should prioritize if the total investment must be reduced:

37%

of respondents favored balancing both needs while scaling back each.

28%

of respondents favored prioritizing a new or modernized middle school.

28%

of respondents favored prioritizing roofs and HVAC.

8%

of respondents were unsure.

Survey responses do not indicate a strong preference for removing either the middle school improvements or districtwide roof and HVAC work from the overall package.

Among respondents who did not support either option, responses more frequently favored reducing the overall scope or prioritizing roof and HVAC improvements.

Survey Finding #5

The bond-length question was essentially tied among the 284 people who responded:

52%

of respondents preferred a 30-year bond.

48%

of respondents preferred a 20-year bond.



Survey responses alone do not identify a clear preference for a 20-year or 30-year bond term.

Other considerations, including annual tax impact, total borrowing costs, the expected life of the improvements, and future facility needs, would also be considered when evaluating the bond term

Major themes in the written feedback



A total of 172 respondents provided at least one written comment. The most common themes included:

- Affordability, property-tax impact, fixed-income households, and current economic conditions.
- More detailed cost information, including line-item budgets, multiple estimates, square-foot costs, and explanations of contingencies.
- Clearer identification of what must be completed now, what could be reduced, and what could be phased or deferred.
- Urgency around roofs, heating, cooling, ventilation, air quality, and student and staff health.
- A desire for a long-term facilities plan that addresses enrollment, high school capacity, future growth, and the likelihood of another bond request.
- Questions about preserving or repurposing portions of the existing middle school site.
- Bond ask remaining under \$100m
- Traffic, pedestrian safety, street realignment, and access around the middle school and high school sites.
- Concerns about the loss or replacement of gym and athletic space.
- Requests to pursue grants, state matching funds, developer contributions, property sales, and other funding sources.
- Questions about prior maintenance practices and how the district will protect the community's future investment.
- There is general support for investing in students.
- Appreciation for the work of the CBAC and District.

Thank You!

Our community's input makes a difference.

Thank you to everyone who took the time to participate in the Community Feedback Survey and engagement process.



Completed the Survey

Responses helped provide valuable insight



Attended Community Meetings

Thank you for showing up & being a part of the conversation



Helped Spread the Word

Your efforts encouraged others to learn more and participate



Shared valuable feedback

Your ideas and perspectives are essential



Your participation has provided valuable community feedback that will help inform the Community Bond Advisory Committee as it continues developing a recommendation.

Thank You!



Scappoose School District Messaging Survey Analysis

July 2026



**PATINKIN
RESEARCH
STRATEGIES**

Methodology:

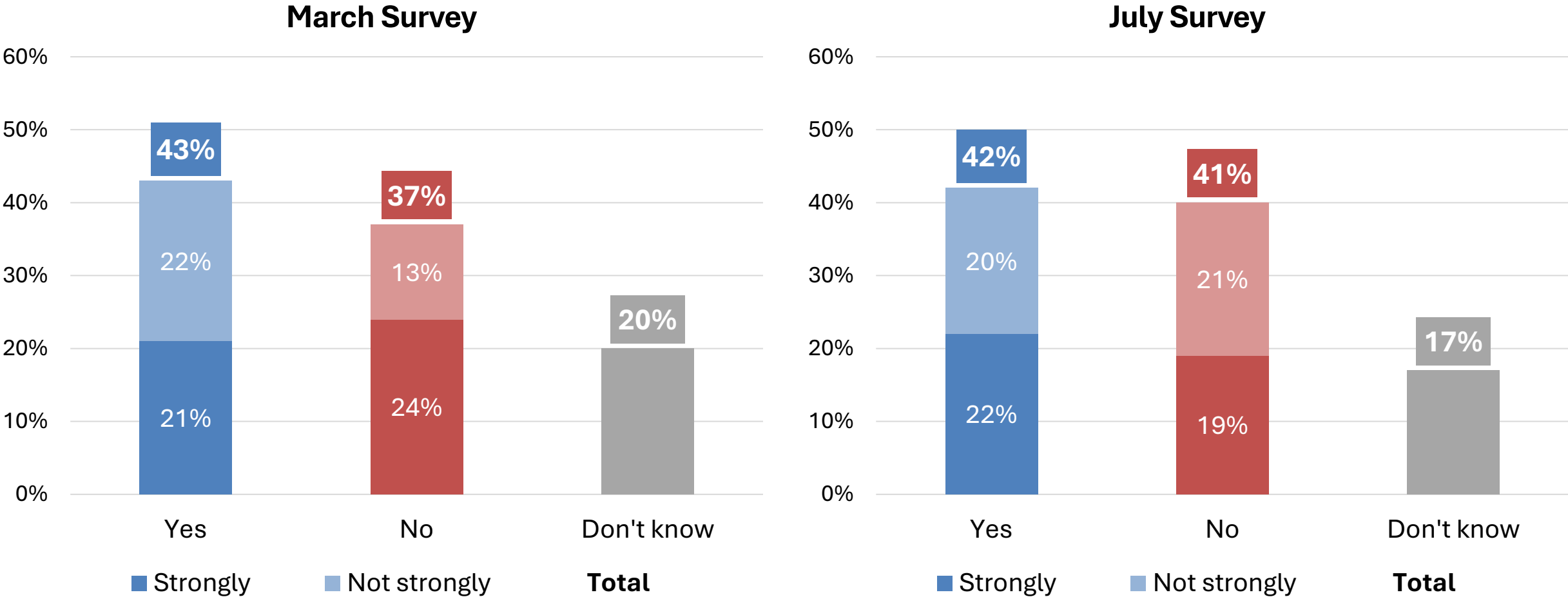


- A survey of n=400 likely voters in the Scappoose School District was conducted via telephone using professional interviewers. Interviews were conducted via both landline and cell phone.
- A voter file sample was used and quotas and weights were implemented to reflect a November 2026 likely electorate.
- Interviews were conducted July 8-14, 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.



Where We Start

No has increased since March while Yes has held steady though intensity has dropped

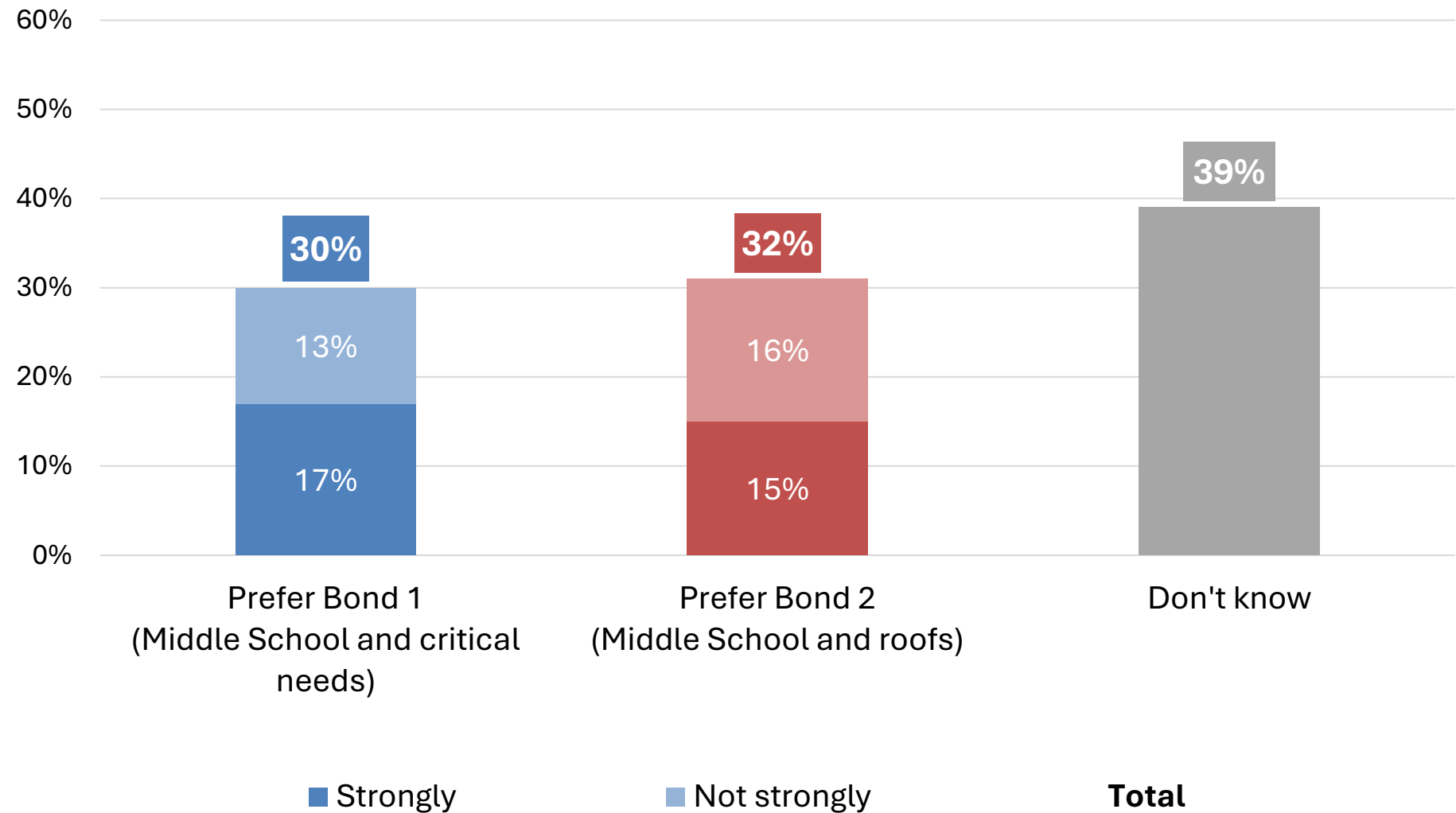


q3. There may be a bond measure placed on the ballot this November for the Scappoose School District. It would read: “Bonds to increase safety, repair facilities, replace Scappoose Middle School. Shall district increase safety, improve accessibility, repair facilities, and replace middle school; issue \$108 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?

Voters are not sure which bond they would prefer



Bond Preference



The Scappoose School District is considering two options for a bond measure that could go on this November’s ballot. They are...

[BOND 1] A bond that would be primarily focused on rebuilding Scappoose Middle School but would also address critical needs across the district including classroom heating and cooling systems and replacing aging roofs. This bond is estimated to cost property owners an additional \$24 dollars and 46 cents a month.

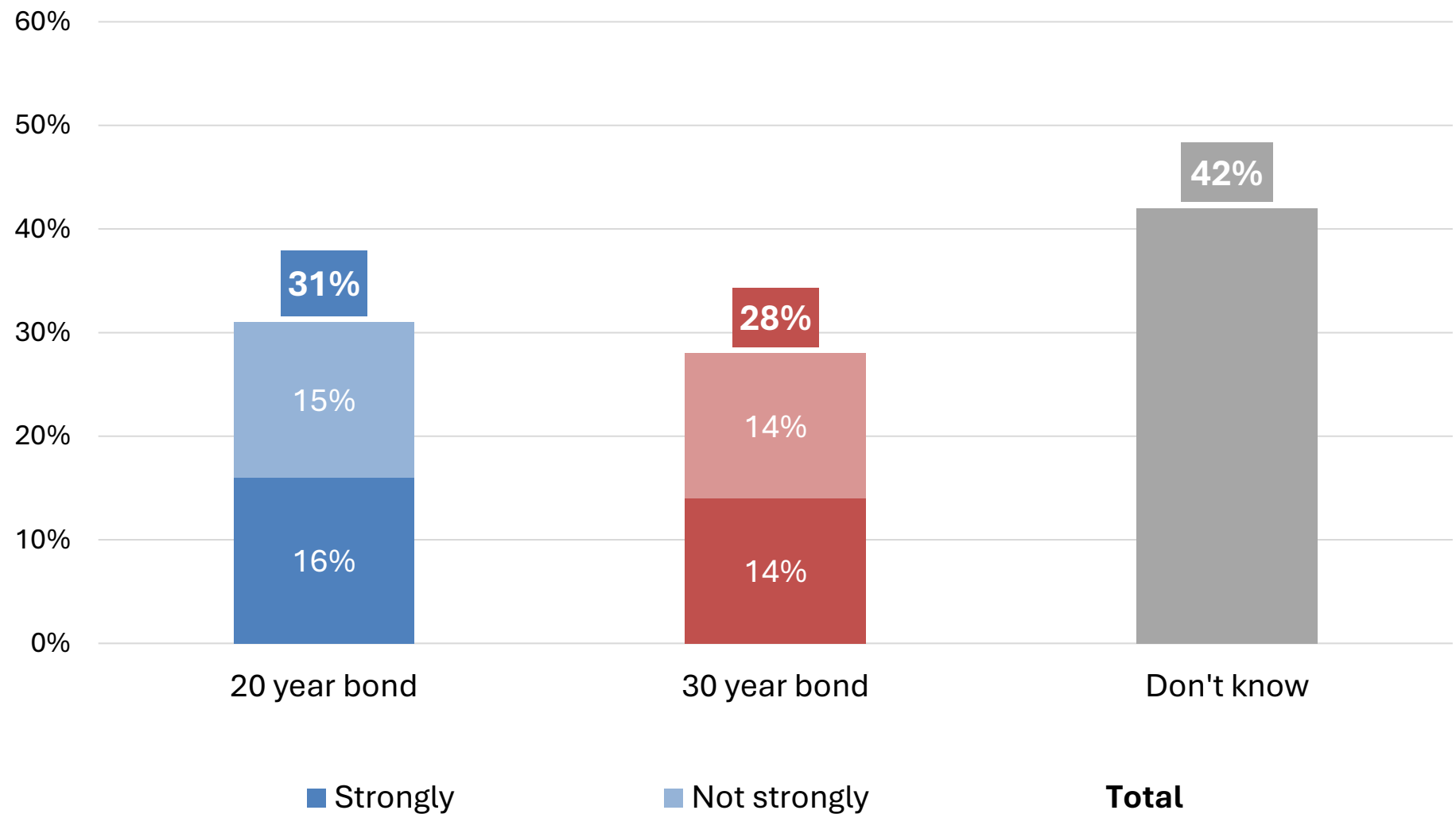
[BOND 2] A bond that would only be focused on rebuilding Scappoose Middle School and replacing roofs that are close to critical failure. This bond is estimated to cost property owners an additional \$14 dollars and 31 cents a month.

q4. Having heard this, which bond option do you prefer more? [IF BOND 1 OR BOND 2; ASK:] Do you feel that way strongly or not so strongly?

Voters do not have a preference on the bond's structure



Bond Structure Preference



Much like a home mortgage, the Scappoose School District has a few options with how to structure a bond. Here are the two options its considering:

A 20-year bond with a higher annual tax rate but lower total interest costs over time;

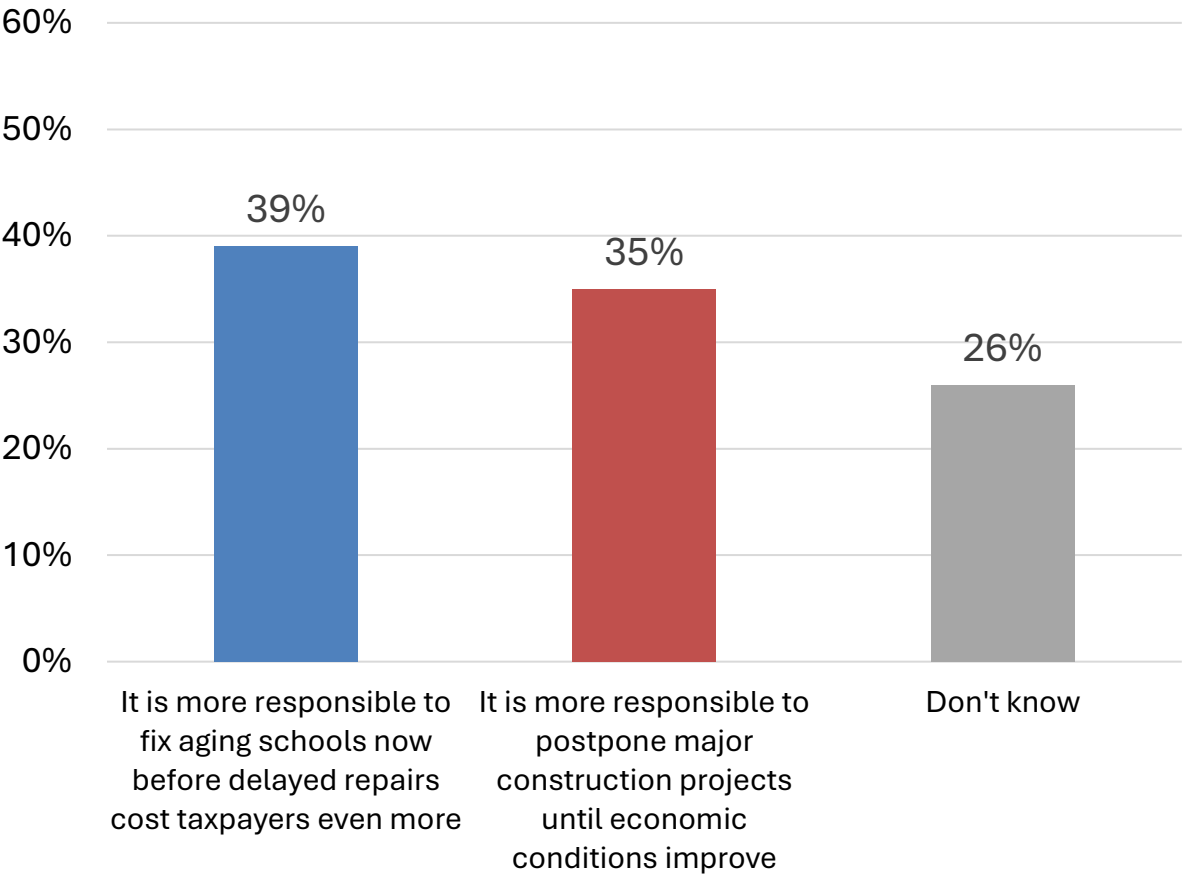
A 30-year bond with a lower annual tax rate but higher interest costs over time

q5. Now, which bond structure do you prefer more? [IF 20-YEAR OR 30-YEAR] Do you feel that way strongly or not so strongly?

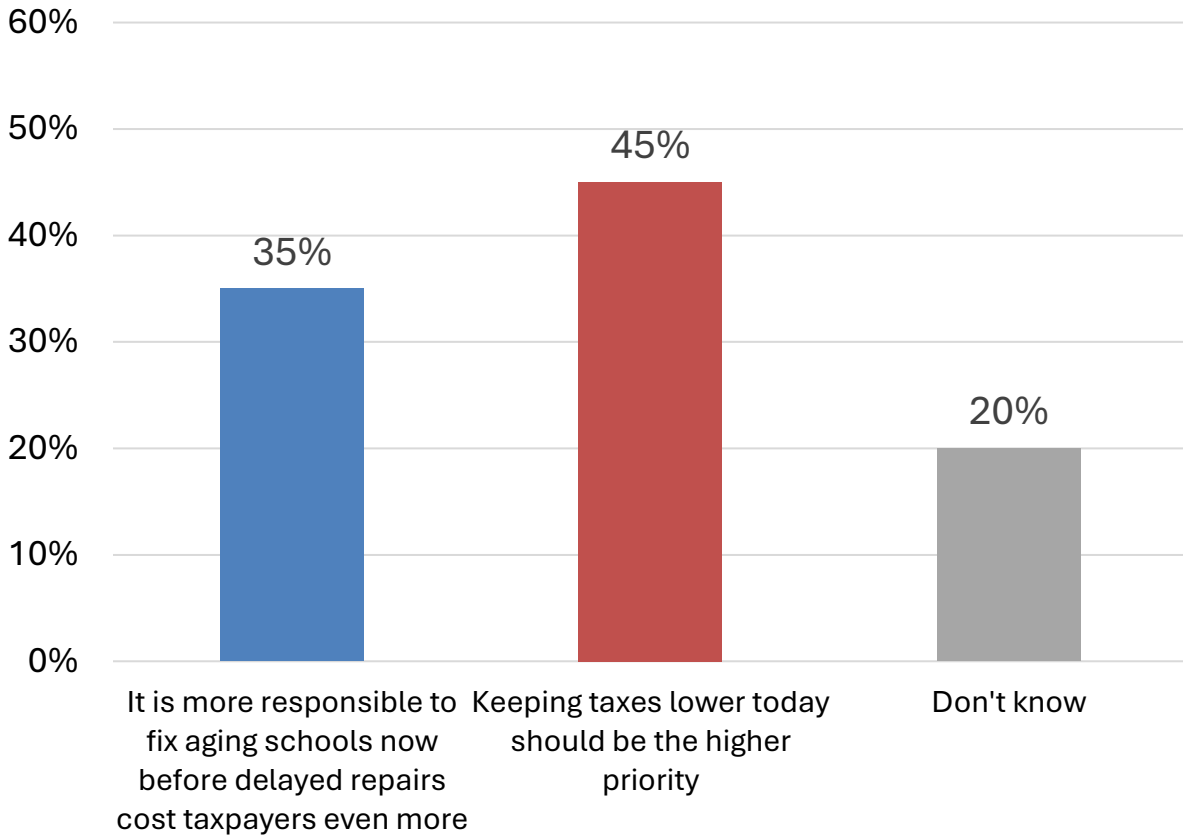
Voters prefer keeping taxes low to addressing repairs now to prevent higher costs later



[SPLIT] Fix now vs wait until better economy



[SPLIT] Fix now vs keep taxes low



q6. [SPLIT A] Next are two points of view about the proposed bond for the Scappoose School District. ___It is more responsible to fix aging schools now before delayed repairs cost taxpayers even more ___It is more responsible to postpone major construction projects until economic conditions improve Having heard these, which opinion do you agree with more even if neither is exactly right?

q7. [SPLIT B] Next are two points of view about the proposed bond for the Scappoose School District. ___ It is more responsible to fix aging schools now before delayed repairs cost taxpayers even more ___Keeping taxes lower today should be the higher priority. Having heard these, which opinion do you agree with more even if neither is exactly right?



Messaging

Yes messaging key



ACCOUNTABLE

The bond includes built-in oversight and transparency steps such as independent auditing and a community oversight committee to make sure our tax dollars are spent wisely and efficiently

LOCAL CONTROL

Bond measure funds would be raised locally and could only be spent on improvements to schools within the Scappoose School District as approved by voters and overseen by our school board

DON'T WAIT

The school district can either address aging facilities now or pay significantly more later. Replacing aging buildings and infrastructure before major failures occur is the most responsible way to protect taxpayers and students

REALLY OLD

Many Scappoose students spend their school day in facilities that were built generations ago. Today's students deserve learning environments that support modern instruction, technology, safety and career preparation

MIDDLE SCHOOL

Scappoose Middle School is the district's oldest and most significant challenge. Addressing the community's greatest facility need first is a practical and responsible investment

FUTURE

The schools serving Scappoose students today were built because previous generations felt it was important to invest in the future. This bond continues that tradition by ensuring today's students and future generations have safe and reliable schools

AGING SYSTEMS

Students should not have to learn in facilities with aging systems like boilers and air conditioning, outdated layouts, and growing maintenance problems. This bond would create safer and more secure learning environments for students and staff

100 YEARS OLD

Taxpayers should not be asked to keep pouring money into a building that is nearly 100 years old. Replacing the district's oldest middle school would help avoid decades of costly repairs and provide a more fiscally responsible solution

MAINTENANCE

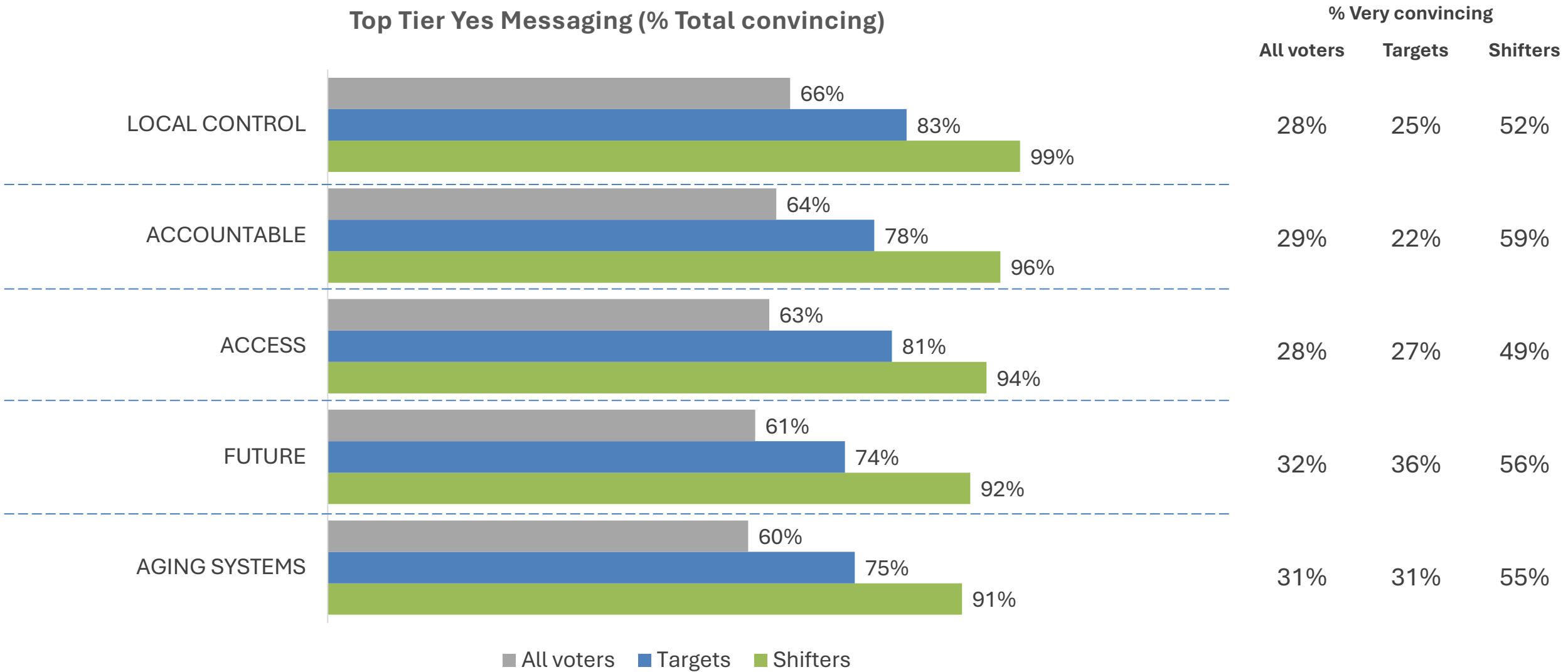
Replacing the aging middle school is a responsible long-term investment because it would reduce the district's largest facility challenge and allow maintenance dollars to be redirected towards protecting and preserving other school buildings

ACCESS

Our schools are a community resource and everyone – including students, staff, and community members – should have equal access to high quality schools. This bond not only pays to update schools that no longer meet our needs but also makes upgrades to improve accessibility to ensure people with disabilities can have access to school buildings

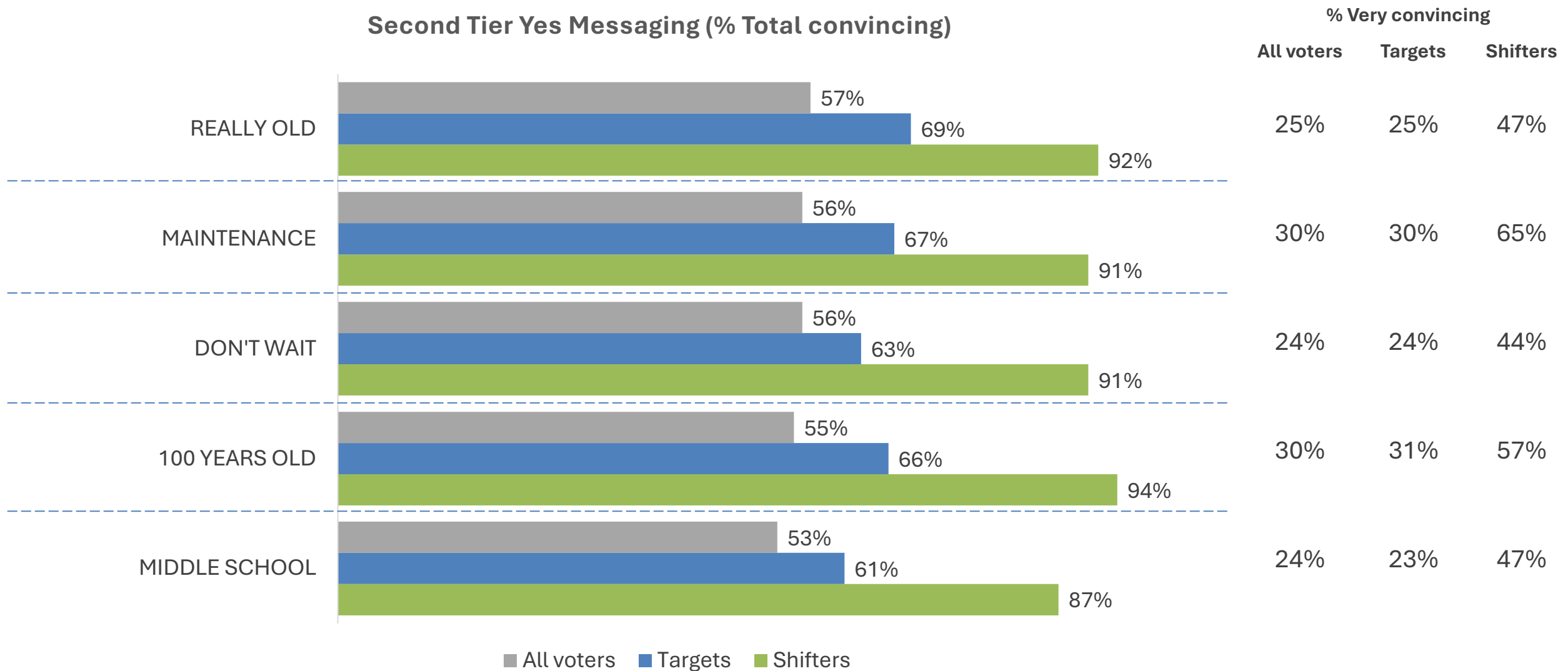
I'm now going to read you several statements people have made as a reason to consider supporting a potential bond for the Scappoose School District. After each, please tell me whether you find that statement a very convincing reason to support this potential bond measure, somewhat convincing, not too convincing or not convincing at all. If you aren't sure, you can tell me that, too, and we will move on.

Support messages perform well overall and among key cohorts



I'm now going to read you several statements people have made as a reason to consider supporting a potential bond for the Scappoose School District. After each, please tell me whether you find that statement a very convincing reason to support this potential bond measure, somewhat convincing, not too convincing or not convincing at all. If you aren't sure, you can tell me that, too, and we will move on.

Even lower tier messaging is strong with key cohorts



I'm now going to read you several statements people have made as a reason to consider supporting a potential bond for the Scappoose School District. After each, please tell me whether you find that statement a very convincing reason to support this potential bond measure, somewhat convincing, not too convincing or not convincing at all. If you aren't sure, you can tell me that, too, and we will move on.

No messaging key



OVERPRICED

The school bond is overpriced. \$108 million dollars in principal and an additional up to \$72 million in interest for a total of up to \$180 million dollars. This is over three times larger than our largest school bond ever

ASSESSMENT

A home assessed at \$277 thousand dollars would pay nearly \$300 dollars more per year if this bond passes with a total cost per year coming to just over \$650 dollars for the average homeowner—plus annual property tax increases for the next 30 years

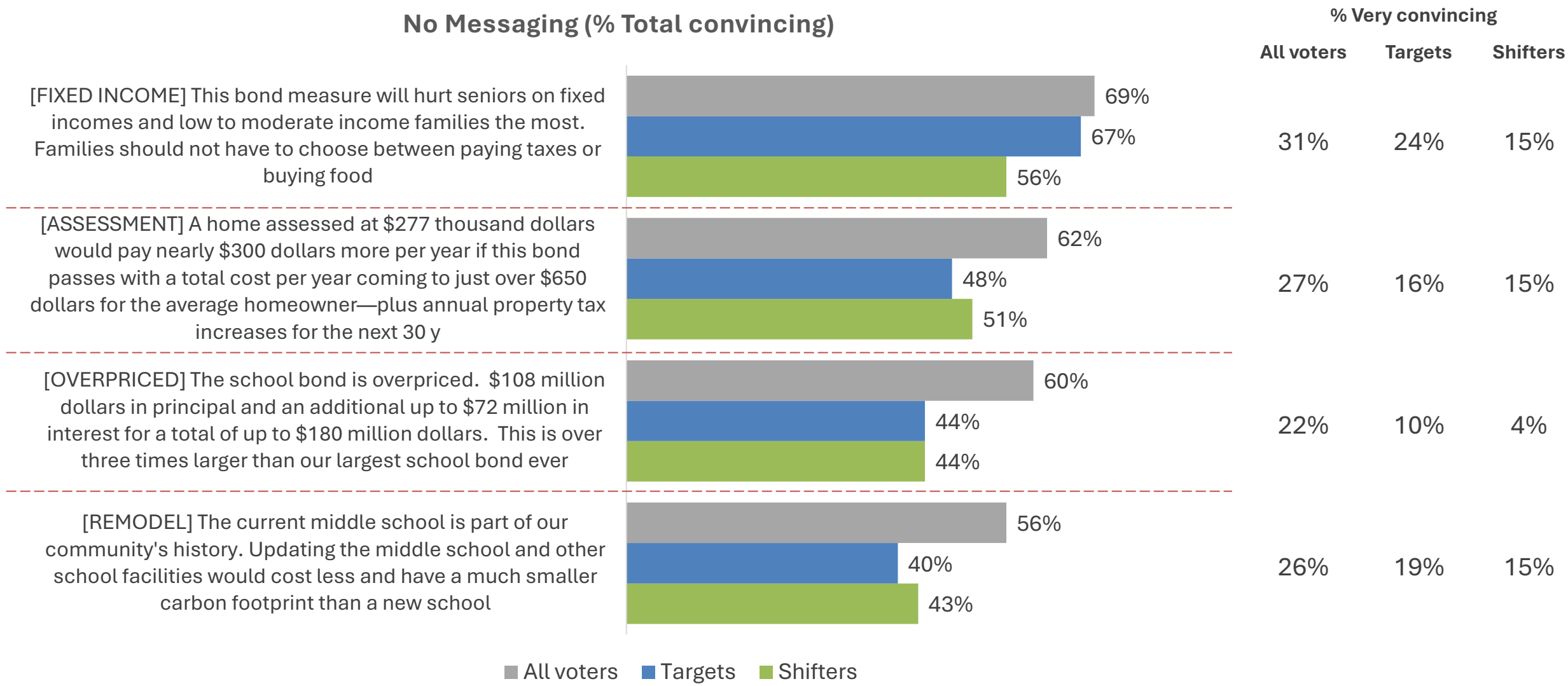
FIXED INCOME

This bond measure will hurt seniors on fixed incomes and low to moderate income families the most. Families should not have to choose between paying taxes or buying food

REMODEL

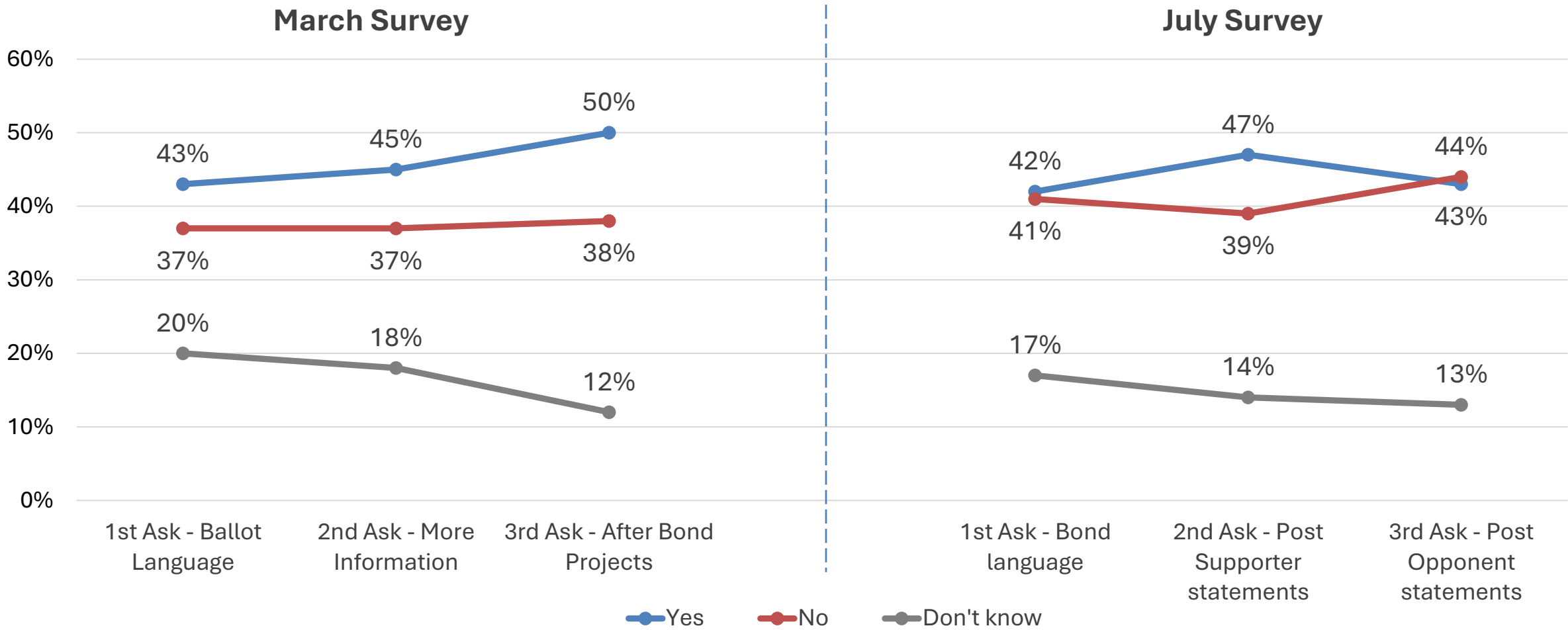
The current middle school is part of our community's history. Updating the middle school and other school facilities would cost less and have a much smaller carbon footprint than a new school

Hurting seniors and providing a cost per household are strong messages against the bond, even with our target groups



I'm now going to read you several statements people have made as a reason to consider opposing a potential bond for the Scappoose School District. After each, please tell me whether you find that statement a very convincing reason to oppose this potential bond measure, somewhat convincing, not too convincing or not convincing at all. If you aren't sure, you can tell me that, too, and we will move on.

While supporter statements increase support, it only takes a handful of negative messages to erode the gains



q23. Sometimes over the course of a survey people change their minds. Now, once again, the Scappoose School District may place a bond measure on the November 3rd, 2026, ballot which 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 \$108 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? [IF YES/NO] Do you feel that way strongly or not so strongly?



Questions? Please reach out!

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m: 503.317.5486

maggie@patinkinresearch.com

m: 503.577.5007

WHO, WHAT, AND WHEN

Who: Who else do we need to bring into the conversation?

What: What other project ideas could we put on the table?

When: When might be a target election?

NEXT STEPS

- 2-3 CBAC Volunteers to provide progress update to the Board on Wed, August 5
- District will create updated CBAC process/schedule based on our “Who, What, When” discussion tonight