



COMMUNITY BOND ADVISORY COMMITTEE MEETING #11

Scappoose School District
October 6, 2026



mahlum



AGENDA

1. Welcome / Agenda Review
2. Introductions
3. Recap of July 2026 recommendation
4. Updated CBAC schedule
5. School Board goals for CBAC moving forward
6. “The What”
 - Review Middle School programming
 - Discuss approach to MS/HS shared spaces
7. Create Collective Meeting Summary

INTRODUCTIONS

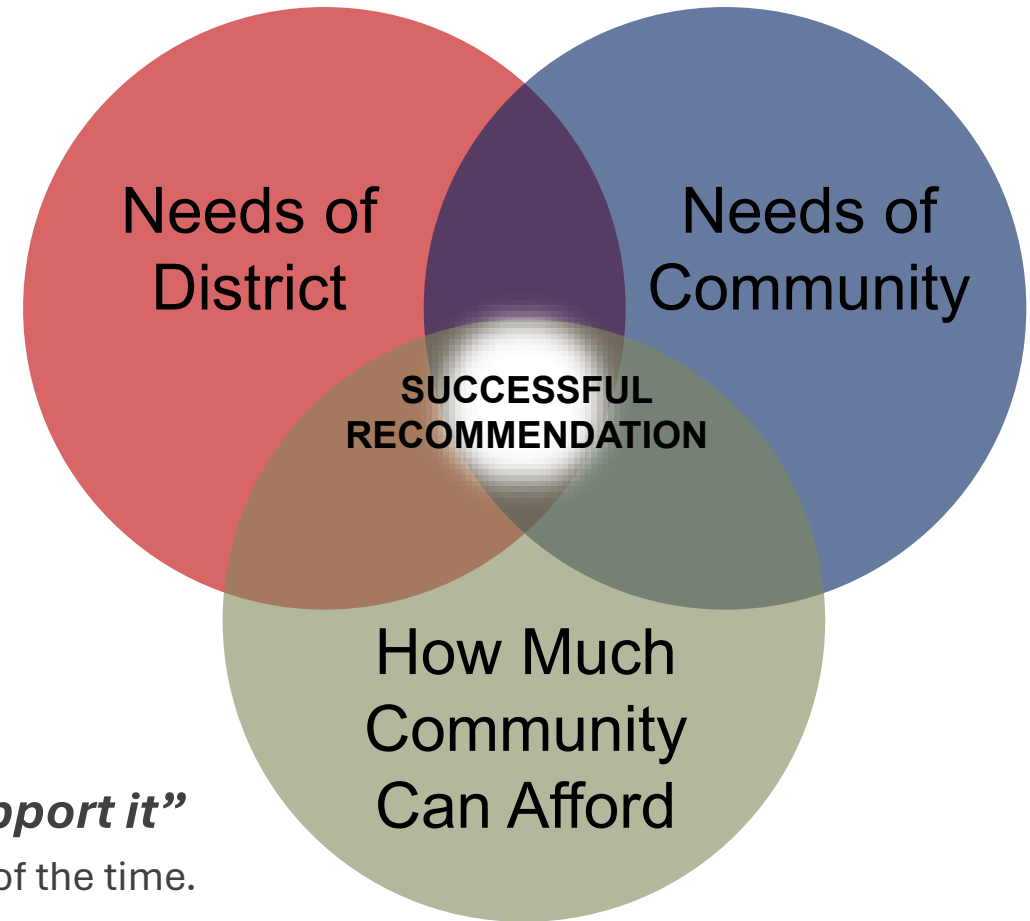
30 seconds each!

- Name
- Why you wanted to be involved in the Community Bond Advisory Committee (CBAC)
- What was your favorite book while growing up?

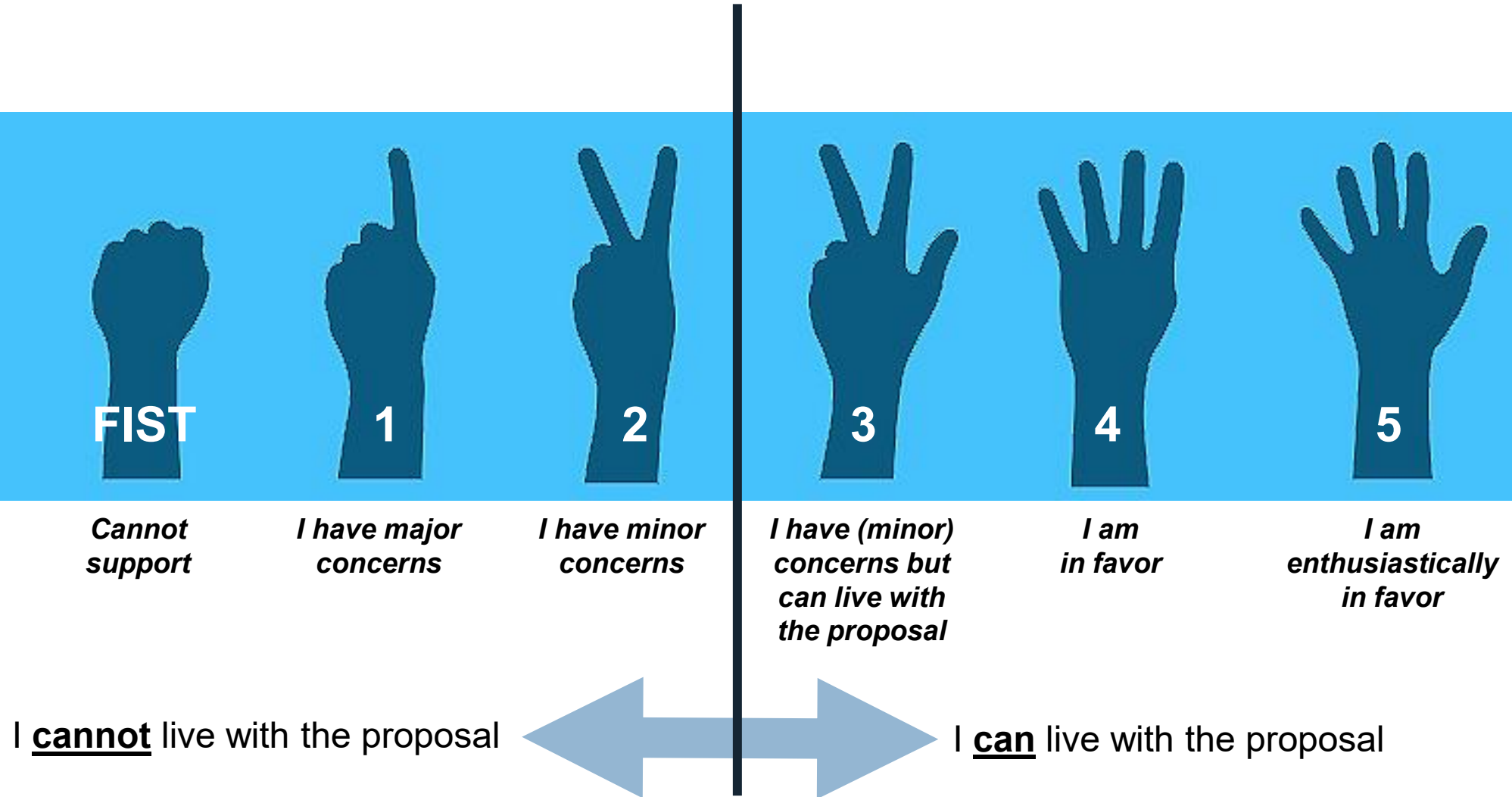
GROUND RULES

- Everyone speaks...
- **Everyone votes**
- One conversation
- eManners
- We start and end on time
- We commit to try our best to attend all CBAC meetings
- Parking boards
 - A place to put topics that come up that are not the focus of the current discussion - Issues/Further research list
- 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.
- You’re expected to freely and authentically share the process/ CBAC work with your friends, neighbors, family, colleagues, etc...
- We will strive to remember: This is about what is best for our kids!
- Additions to the list from the group?

Index
Card



“FIST TO FIVE” AKA “FIVE FINGER CONSENSUS”



Where we
left off in
July...

July 2026

CBAC Recommendation

We do not recommend putting a bond measure on the November 2026 ballot.

Though the community recognizes the need, the current economy and what we heard from residents during the community feedback period tell us now is not the right time.

COMMUNITY FEEDBACK PERIOD MAY-JUNE 2026

Broad agreement that the middle school has significant needs, with many supporting replacement or major investment.

Cost remains the biggest concern, especially around the total project price point and individual tax impact.

Trust and transparency are improving, but there are lingering concerns, with questions about the decision process, scope, and past communication.

Many people need clearer information about project costs and scope, public construction requirements, timelines, and the cost of doing nothing.

Support varies by audience, with stronger support from parents, grandparents, and those who understand current building conditions.

There are concerns about demolition, preserving the original building, and how and whether building deficiencies at other schools should also be addressed.

SSD CBAC - UPDATED TIMELINE FOR NOV 2027

		2026					2027										
		Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
CBAC	Prep	Community Bond Advisory Committee (CBAC)											Informational Campaign				
				CBAC #11 Oct 6	CBAC #12 Nov 3	CBAC #13 Dec 8 (2nd Tue)	CBAC #14 Jan 5	CBAC #15 Feb 2	CBAC #16 Mar 2	Community Feedback on Draft Options		CBAC #17 Jun 1	Informational Campaign Outreach & Information				
	Outreach to additional CBAC members			Middle School - "The What" Discuss/Prioritize Educational Needs for MS Building Spaces, Athletics	Middle School - "The Where" Discuss/Prioritize Site Options	Middle School - "The How" Discuss/Prioritize construction methods, including new construction, remodel, modular	District-Wide Projects Discuss/Prioritize district-wide projects; explore HVAC approaches	Refine options Comms outreach brainstorm	Create Draft Rec(s) Review Polling Comms outreach brainstorm			Final Rec Review Polling					
					CBAC Small Group tour of school modular buildings												
City					City present vision for capital improvements to CBAC	Meet with City on potential property/building transfer options - progress updates to CBAC		Present draft MOU to CBAC (if desired)				Finalize MOU (if desired)					
Board	Aug 25 Board Retreat Goals for Refresh	Sep 14 Board Review Updated Schedule	Oct 12 Progress Report	Nov 9 Progress Report	Dec 14 Progress Report	Jan 11 Progress Report	Feb 8 Progress Report	Mar 8 CBAC present Draft Rec(s) to Board				Jun 14 Board Meeting CBAC present final rec		Aug 9 Board Meeting Resolution for Election			
Comms/ ODE/ Election Filing								Polling	Spring Break Mar 22-26		Polling	Submit LRFP by June 30	Apply for OSCIM Grant - July 15	Election Filing Deadline (mid August)			
													Notification of OSCIM Grant				

SCHOOL BOARD GOALS FOR CBAC

1

Target a
“no tax increase”
bond proposal

2

Ethos of
“scrappiness”

3

Focus on educational
needs for Middle School
students

4

Brainstorm
communication
outreach strategies

1. WHAT IS A “NO TAX INCREASE” BOND PROPOSAL?

- Scappoose SD’s current bond ends in 2028. Currently, the rate is projected at approximately \$1.30/\$1,000 assessed value.
- When the current bond ends, it would be replaced with a bond with approximately the same rate.
- For a 20-year term, this would realize approximately **\$48M** in bond funds available for capital construction.

20-Year Bond Term Budget – Starting Point for discussion

~ \$48M Bond funds
+ \$8M OSCIM grant

= \$56M Budget

As part of CBAC work, we will discuss other inputs to this budget such as bond term and revenue from property sales

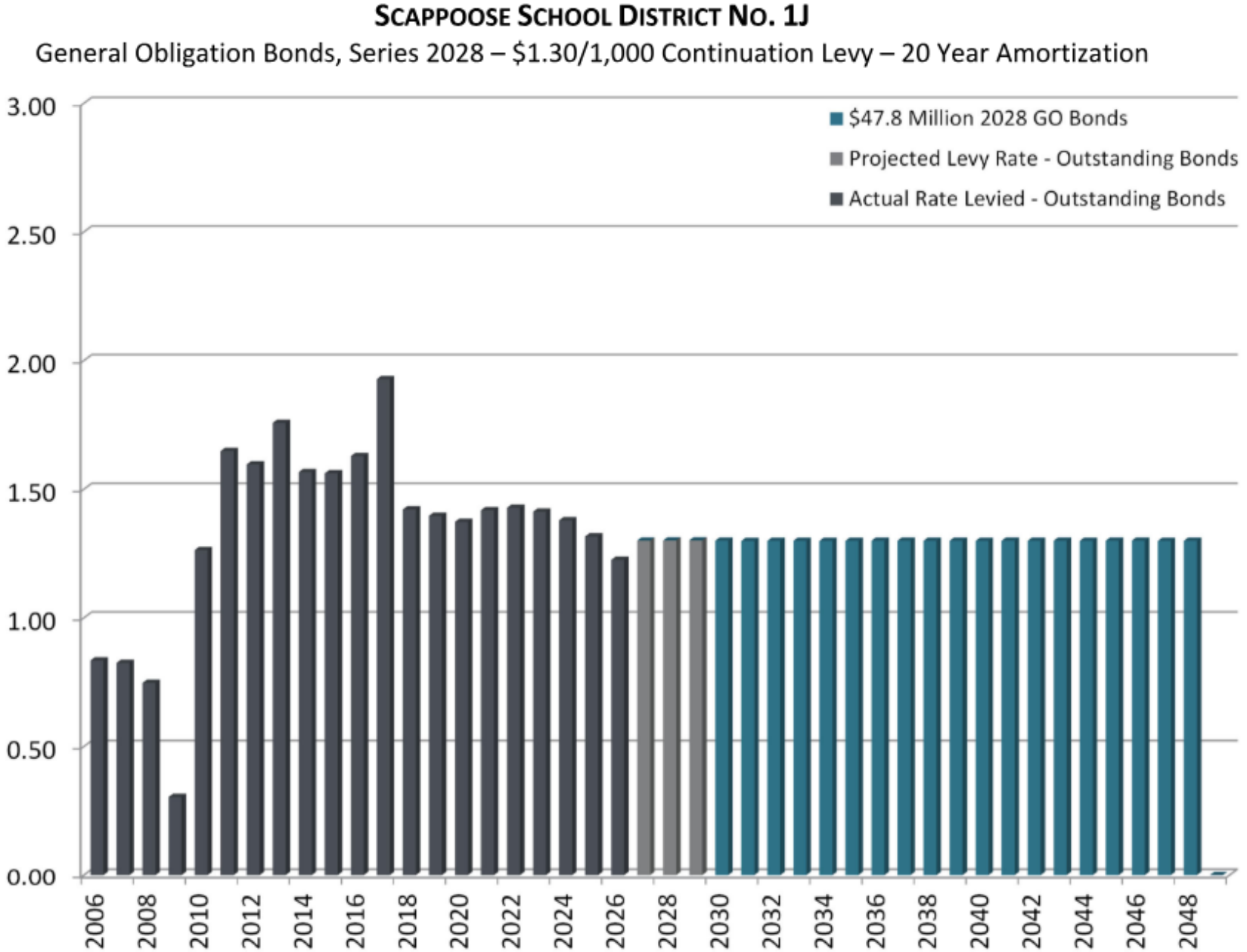
Structure		November 2027 Election	
Par Amount			
Current Interest Bonds		\$	-
Convertible Deferred Interest Bonds			<u>47,751,502</u>
Total Par Amount		\$	47,751,502
% Current Interest Bonds			-
% Deferred Interest Bonds			-
% Convert. Deferred Interest Bonds			100%
Dated Date			3/15/2028
Final Maturity			6/15/2048
Amortization Period			20.25 Years
Projected Average Levy Rates*			
	Prior Debt	New Bonds	Combined
2026.....	\$ 1.22	\$ -	\$1.22
2027-2029.....	1.30	-	1.30
2030 - 2048.....	-	1.30	1.30
2049.....	-	-	-
Interest Estimates			
Cushion over Current Interest Rates		+1.50%	
True Interest Cost (TIC)**		5.96%	
Total Interest		\$43,615,987	
Total Interest as % of Par		91%	

* 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.

Levy Rate (\$/\$1,000 AV)



2. ETHOS OF “SCRAPPINESS”

What is scrappy?

- Persistent frugality
- Right-sized and resourceful
- Clear definition of must-have and nice-to-have
- Questioning assumptions
- Looking for best value, not necessarily lowest cost
- Laser focus on must-haves
- Promises made, promises kept



What is not scrappy?

- Compromising the educational environment for students
- Magical thinking on budget
- Unreasonably reducing or eliminating contingency
- Scope creep

**What's
happening
today!**

WHAT

**define the
middle school
we need**

WHERE

**determine
where those
needs can be
accommodated**

HOW

**identify how
we approach
construction**

November

December

Strategic Plan Commitments

Scappoose School District

OUR STUDENTS

Create learning environments that support academic, personal, social-emotional, arts, athletics, extracurricular, and developmental needs.

OUR TEAM

Provide environments that support a high-quality workforce, collaboration, professional learning, well-being, and safety.

OUR COMMUNITY

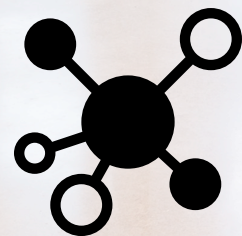
Use resources responsibly, strengthen community partnerships, and provide maximum value to the community.

Cultivating passionate lifelong learners for an ever-changing world



**understanding
adolescent
development**

**forces influencing
future of learning**



Lakeridge Middle School



Adolescent Learners

Brain Development

Prefrontal Cortex Maturation

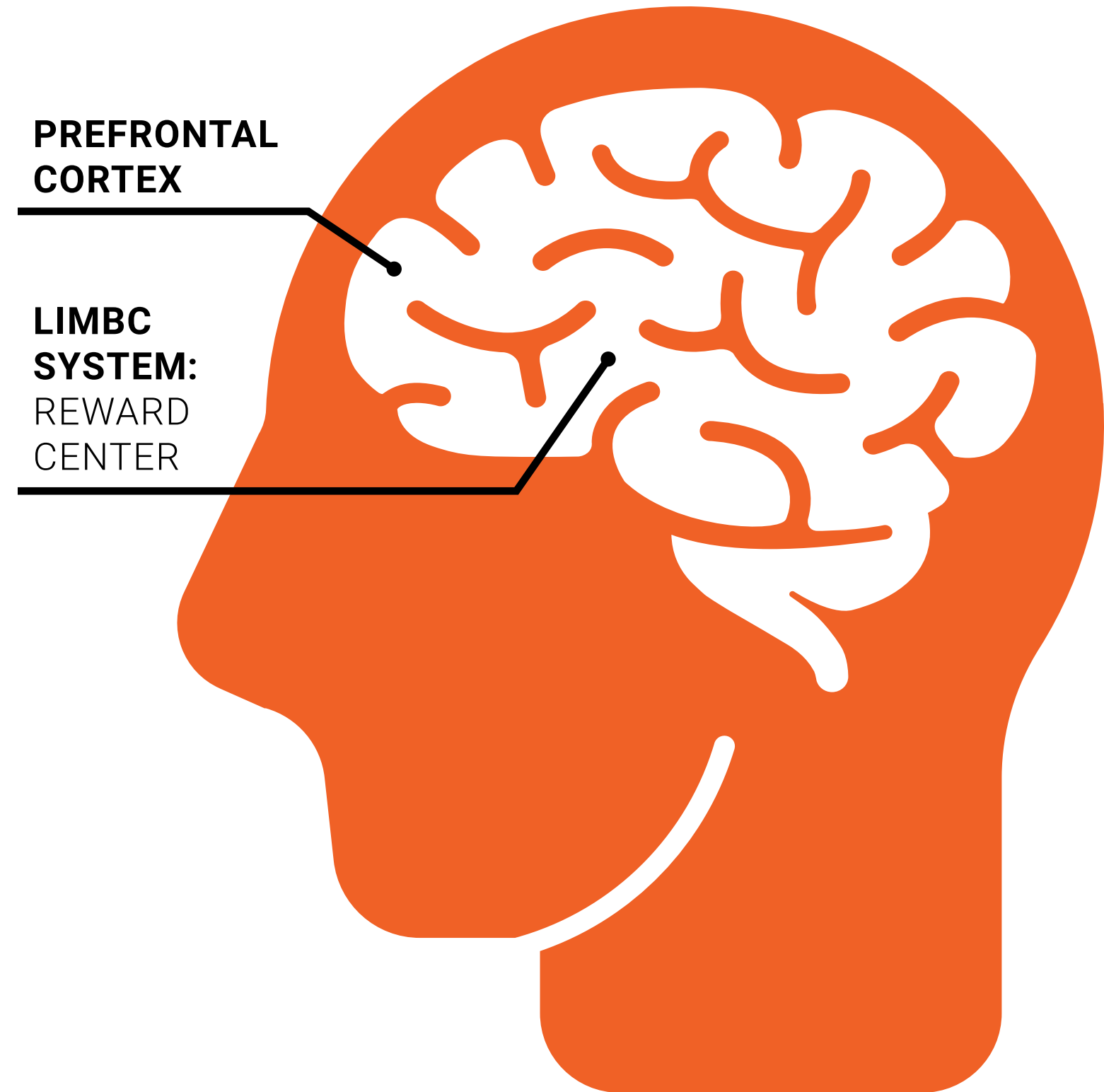
- > slow development
- > affects impulse control and decision-making

Heightened Reward Sensitivity

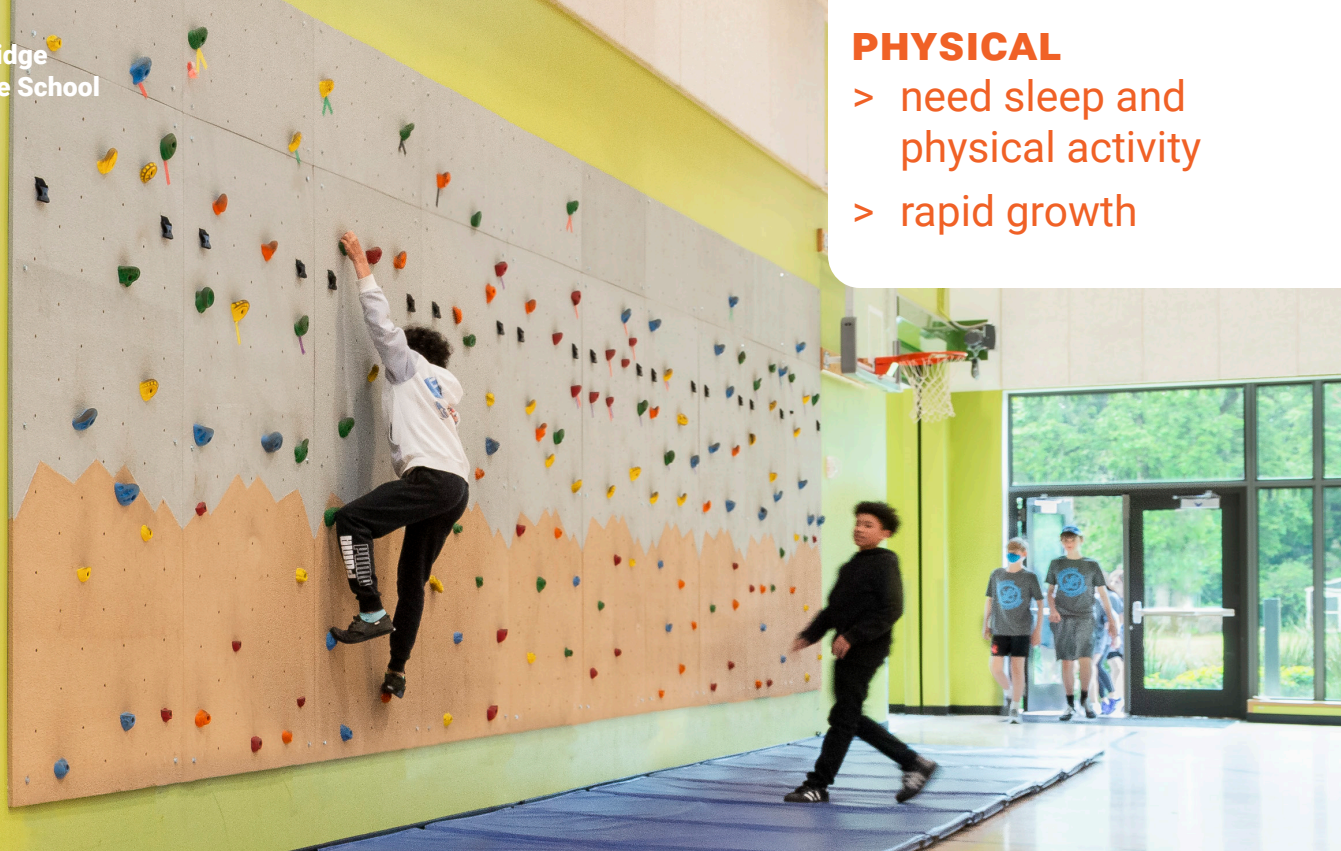
- > influences motivation and risk-taking

Neuroplasticity

- > high adaptability
- > need to reinforce positive learning experiences



Lakeridge
Middle School



PHYSICAL

- > need sleep and physical activity
- > rapid growth

Roosevelt
Middle School



COGNITIVE

- > abstract thinking
- > challenging material
- > clear structure



PSYCHOLOGICAL

- > identity formation
- > emotional regulation
- > sense of belonging



SOCIAL

- > peer relationships
- > community building

Forces Shaping the Future of Learning



TECHNOLOGY & ARTIFICIAL INTELLIGENCE

- > rapid advances in AI, automation, and machine learning
- > personalized, adaptive learning and integrated technology



EVOLVING WORK & SKILLS

- > changing career paths, remote work, and cross-disciplinary fields
- > growing demand for critical thinking, collaboration, media literacy, and adaptability
- > greater emphasis on experiential, interdisciplinary, and project-based learning



MENTAL HEALTH & WELLNESS

- > rising awareness of mental health, stress, and well-being
- > greater emphasis on social-emotional learning, mental health support, and supportive learning environments



EQUITY, INCLUSION & ENVIRONMENTAL RESPONSIBILITY

- > increasing diversity in learner identities, backgrounds, and needs
- > growing emphasis on inclusion, cultural relevance, and belonging
- > climate action and understanding individual and collective impact



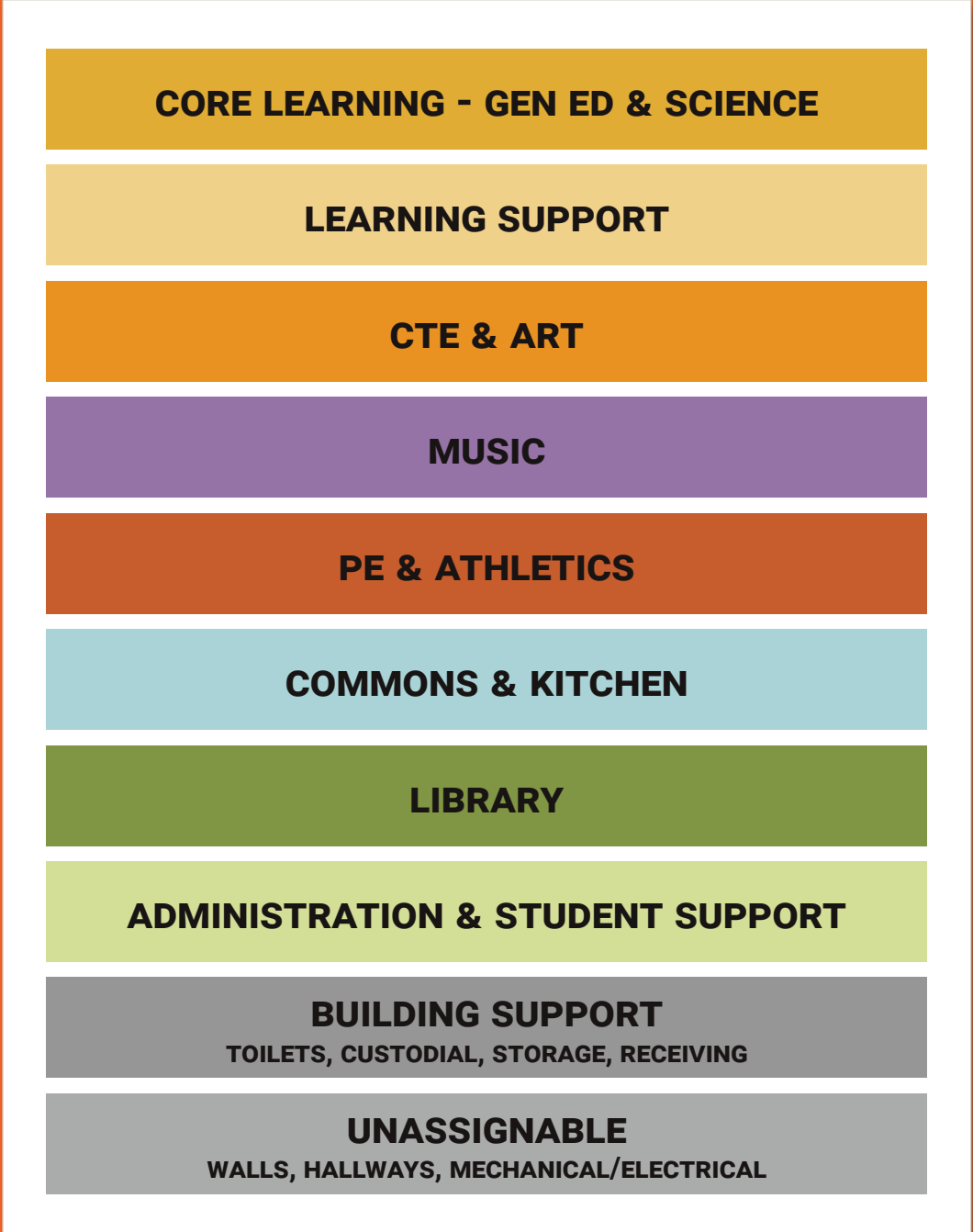
share and discuss the
essential program for
Scappoose Middle
School

Defining the What

Understand the **activities and experiences** happening at Scappoose Middle School, and translate them into the **types of spaces, quantities, and sizes** they require.



NUMERIC PROGRAM



Defining the What

- >How is the existing school used?
- >What spaces are needed to accommodate future use?
- >How can we be resourceful with the building numeric program?

CORE LEARNING - GEN ED & SCIENCE

LEARNING SUPPORT

CTE & ART

MUSIC

PE & ATHLETICS

COMMONS & KITCHEN

LIBRARY

ADMINISTRATION & STUDENT SUPPORT

BUILDING SUPPORT

TOILETS, CUSTODIAL, STORAGE, RECEIVING

UNASSIGNABLE

WALLS, HALLWAYS, MECHANICAL/ELECTRICAL

How is the existing building used?



small cafeteria: 2,600 sf



non-compliant restrooms

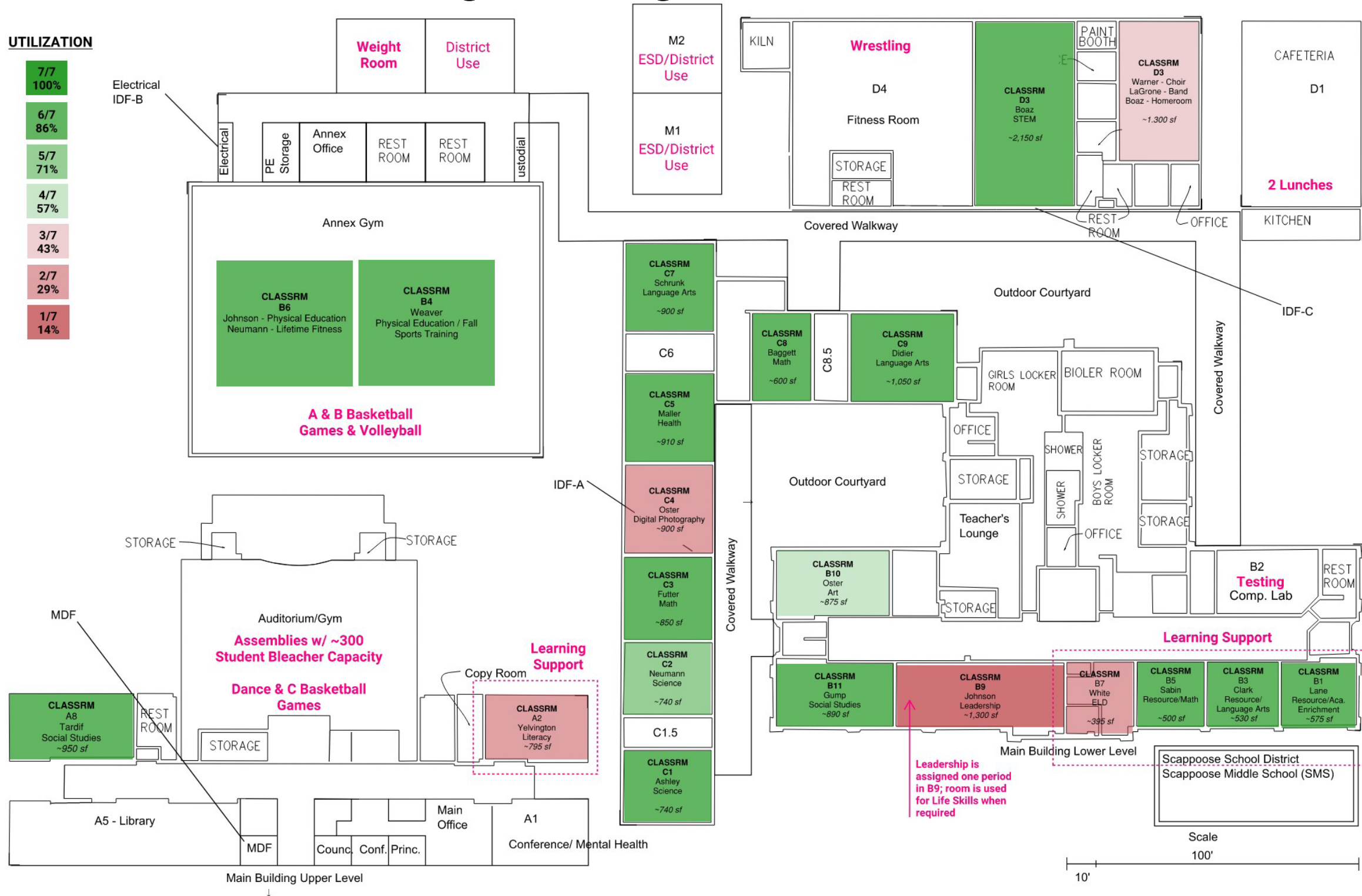
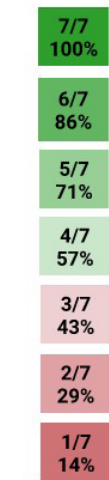


exterior circulation: 6,400 sf



tiny science rooms: 740 sf each

UTILIZATION

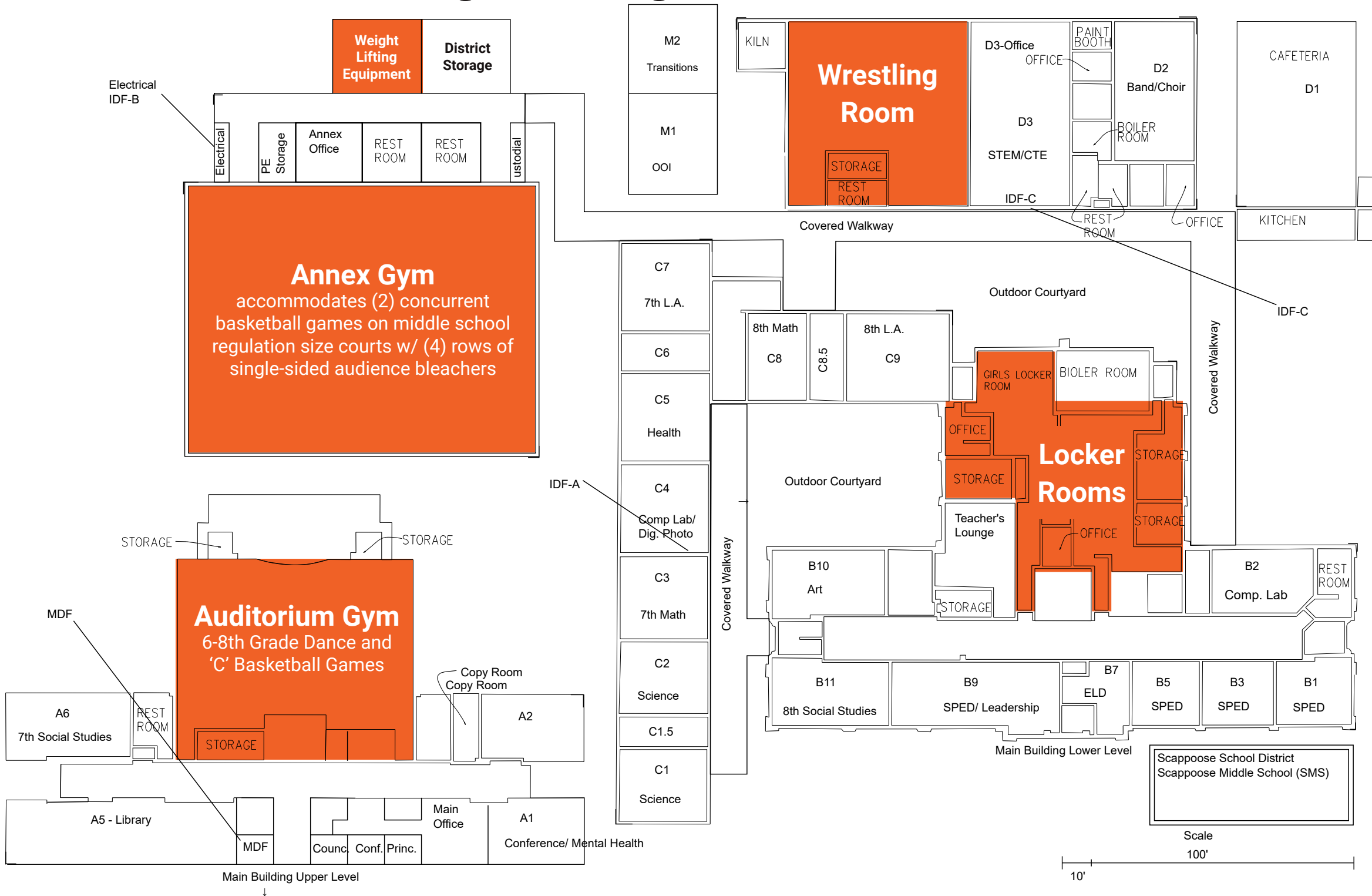


80,000
gross
square feet

+ 6,400
exterior
circulation

=86,400
approximate
building size

How is the existing building used?



Fall Season
Football - Field
Cross Country - Track
Volleyball - Annex Gym
6-8th Dance - Auditorium Gym

Winter Season 1
Boys Basketball - Annex Gym*
Girls Wrestling - D4 Wrestling Room**

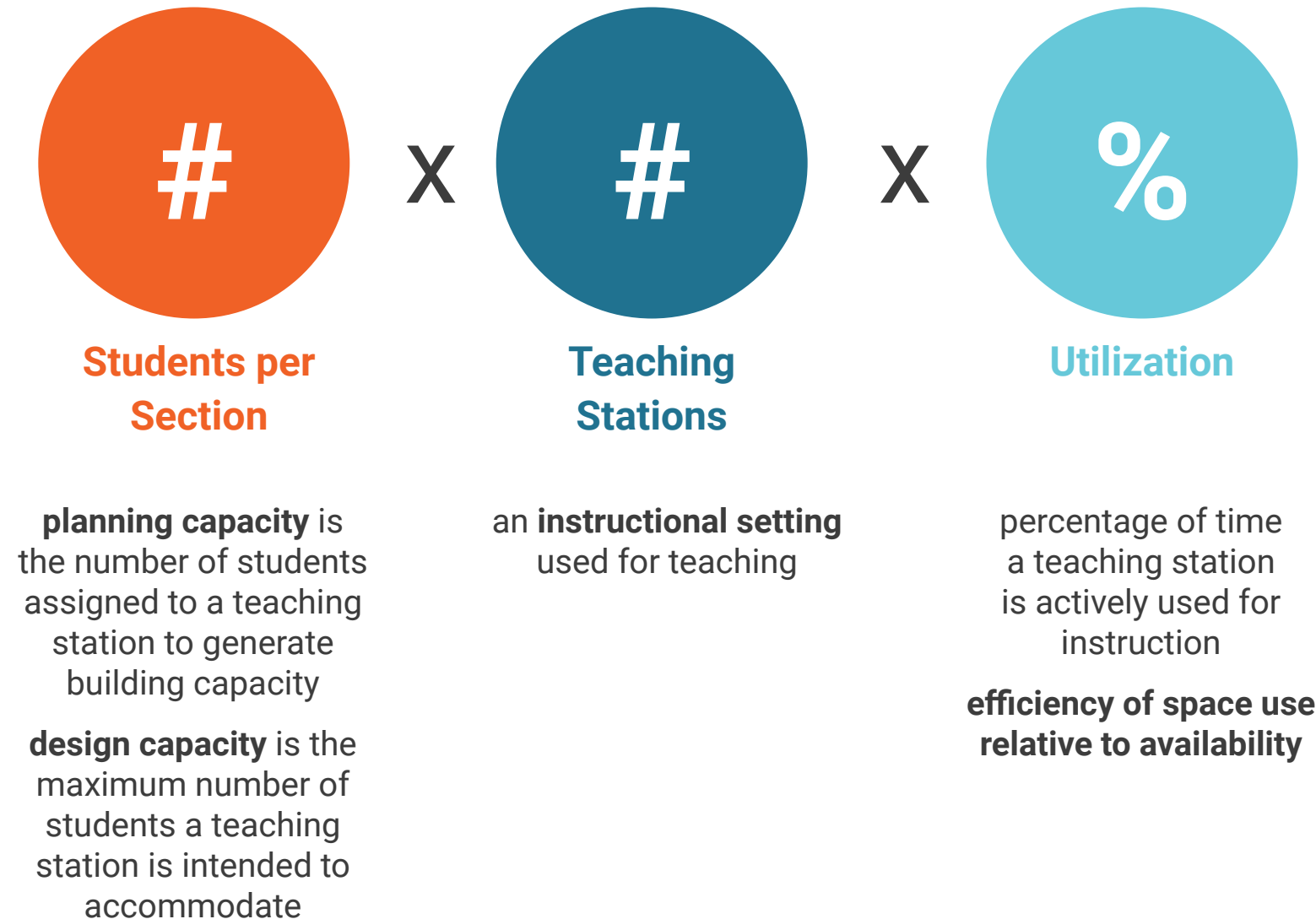
Winter Season 2
Girls Basketball - Annex Gym*
Boys Wrestling - D4 Wrestling Room**

**A/B Games at Annex Gym & C Games at Auditorium*
*** Meets in Gym*

Spring Season
Track and Field - Track

Defining the What

Utilization & Capacity Formula



What students take and how many students take each course drives the **number and type of teaching stations needed.**

How is the existing building used? (example)

						2026-27 Enrollment						
Teaching Station Type	Room Number	Teacher	Subject	Periods in Use	Utilization Rate	1	2	3	4	5	6	7
CORE INSTRUCTION												
					7							
CORE INSTRUCTION												
General Classroom	C8	Baggett	Pre-Algebra (4/P1-4), Algebra I (1/P5), Foundations (1/P7)	6	86%	21	24	23	24	35	-	7
General Classroom	C9	Didier	Gr 8 Language Arts (6/P1,2,4-7)	6	86%	22	24	-	29	18	15	21
General Classroom	C3	Futter	Gr 7 Math (4/P1-4)), Gr 7 Math Acc (1/P5), Foundations	6	86%	19	25	25	20	30	-	6
General Classroom	B11	Gump	Gr 8 Social Studies (6)	6	86%	20	-	25	22	21	19	28
General Classroom	C7	Schrunk	Gr 7 Language Arts (6/P1-4, 6-7)	6	86%	20	23	25	20	-	19	17
General Classroom	A8	Tardif	Gr 7 Social Studies (6)	6	86%	22	27	-	25	17	19	22
6 teaching stations				36 per.	85.7% avg util (Core Instruction)	21.6 avg class size: CORE						
Teaching Stations Utilization Students per Section												

How is the existing building used?

Students per Section	Teaching Stations	Utilization
22.5	8 CORE LEARNING Math, Language Arts, Social Studies, Science	84%
6	5 LEARNING SUPPORT Resource, English Language Development, Slower-paced Gen Ed	63%
18	3 CTE & ART STEM, 2d Art, Digital Photography	57%
20	1 MUSIC Band, Choir	43%
25.8	3 PHYSICAL EDUCATION Physical Education, Lifetime Fitness, Sports Training, Health	86%

Learning spaces not considered in capacity and utilization calculation

Life Skills Classroom

used when school community has a student
with significant needs; currently **scheduled
by Leadership for one period**

Computer Lab

used for **state testing** or occasionally
reserved by another teacher

Library

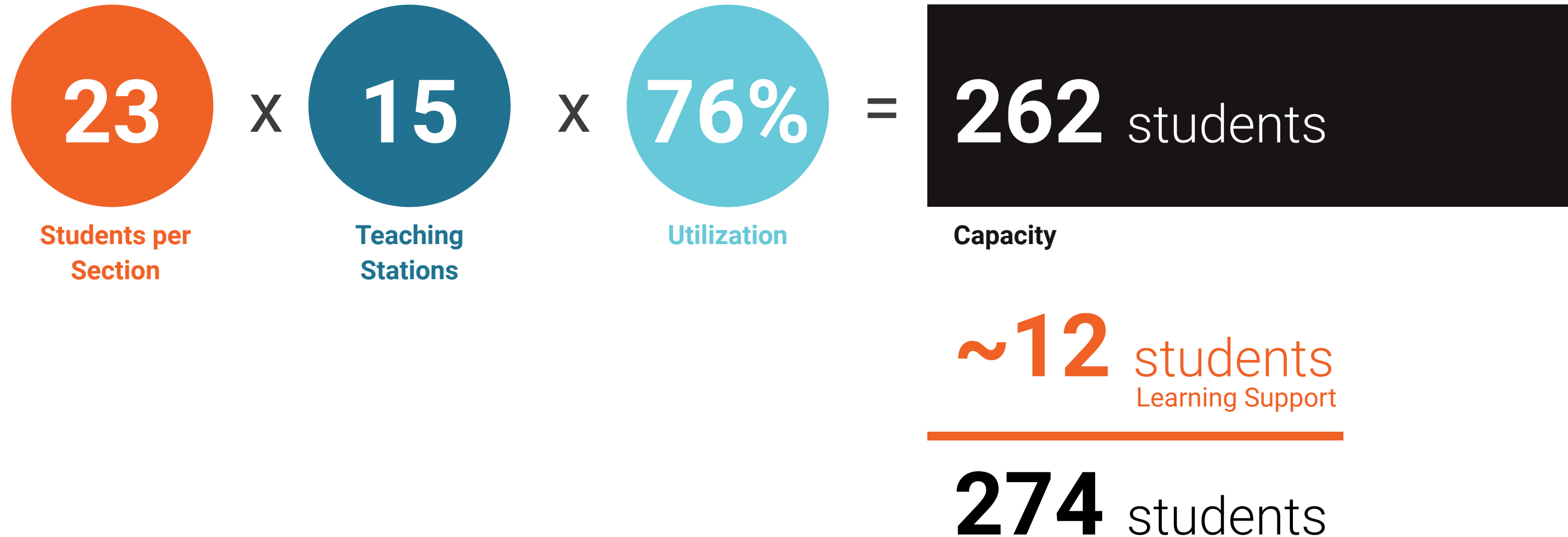
Small group and intervention / learning
support

Athletics: Wrestling Room, Weight Room, Auditorium/Gym

supplemental physical education spaces for
athletics and fitness programs; **weight room
used for one period**

How is the existing building used?

Utilization & Capacity



How would the school be used in the future?

325 target capacity



Students per
Section

*Higher average per
classroom*

x



Teaching
Stations

Stays constant

x



Average
Utilization

*Means every teaching
space is used almost
every period*

=

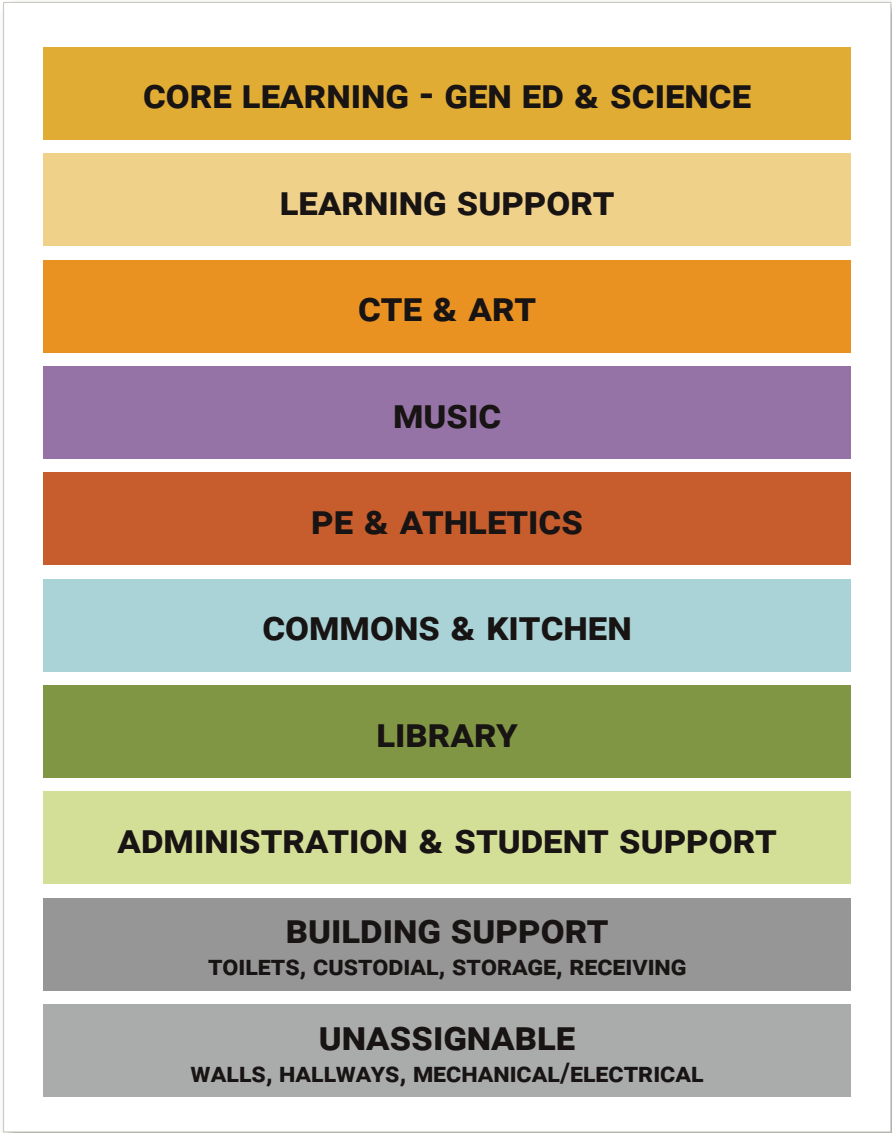
311 students

Capacity

~14 students
Learning Support

325 students

What is in a Middle School for 325 students?

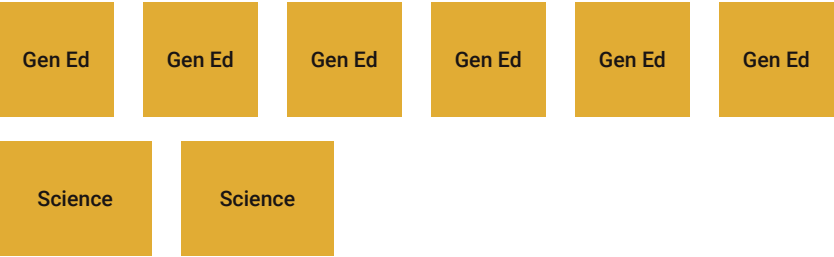


How big should each program area be?

325 students
7th & 8th Grade

00,000 GSF

What is in a Middle School for 325 students?



6 Gen Ed Classrooms
maintains teaching stations. Limits future flexibility for schedule or fluctuations in capacity

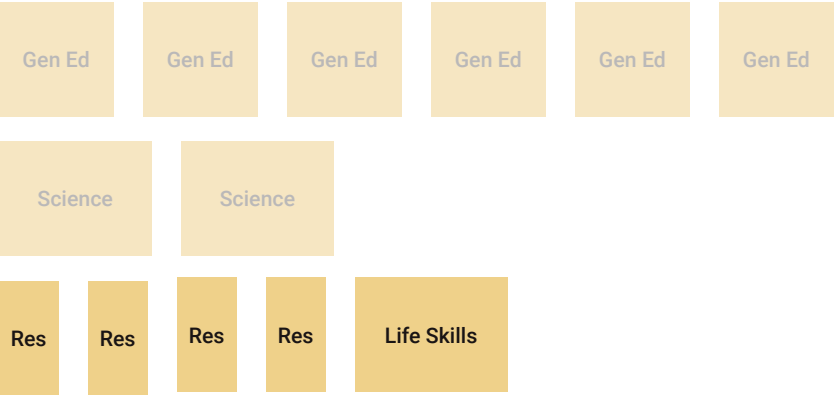
two educational material storage rooms

2 Science Classrooms
maintains teaching stations. Note: science classrooms are currently at high utilization and capacity

one shared science prep room

8,300 NSF

What is in a Middle School for 325 students?



4 Resource Classrooms

reduce by **one teaching stations** and optimize utilization; half-size classroom

Life Skills Classroom

maintain **one teaching station** for when school has student with significant needs; flexible room that can be scheduled for another class like ‘Leadership’

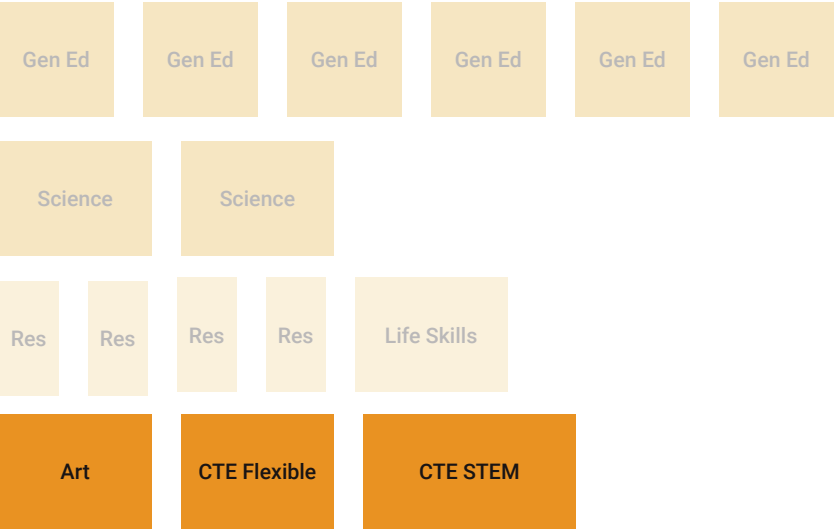
storage room for specialized equipment

Shared Office

intervention services like SLP/OP

3,245 NSF

What is in a Middle School for 325 students?



Art Classroom

maintain **one teaching station**; space for 2d and computer-based work

CTE Flexible Room

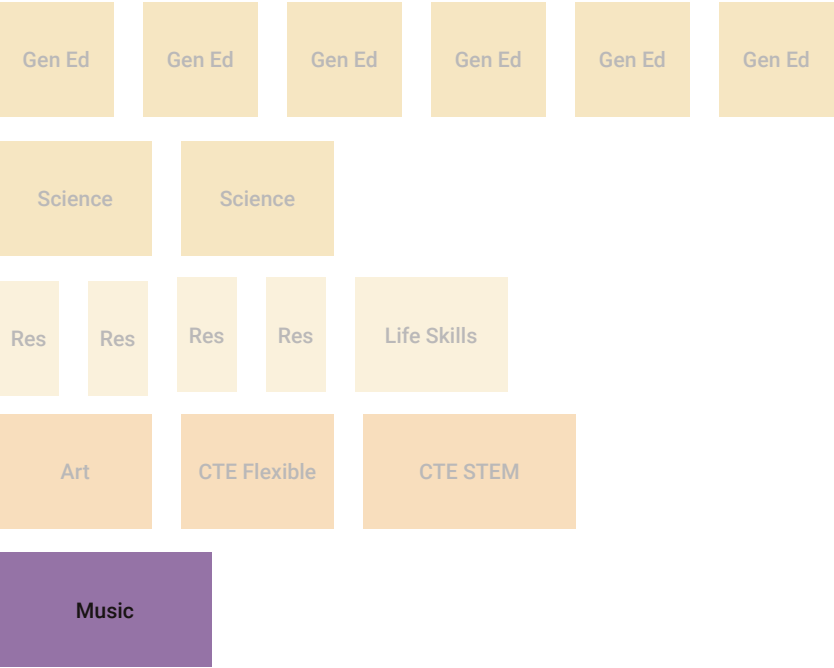
reimagine **one teaching station** from dedicated computer lab to flexible CTE studio space for future curriculum opportunities

CTE STEM

maintain **one teaching station** as large STEM studio with dedicated equipment and instructional space

4,500 NSF

What is in a Middle School for 325 students?



Music Classroom

maintain **one teaching station**

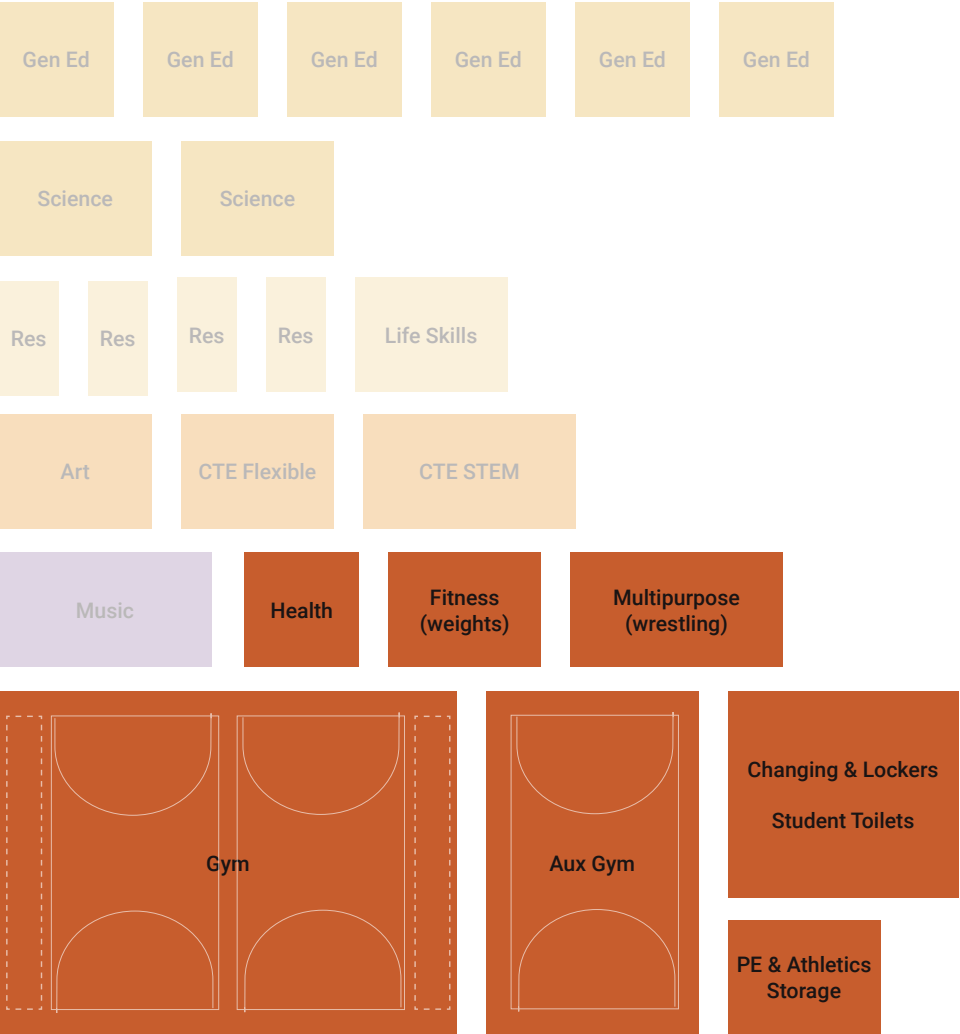
dedicated instrument storage and separate equipment storage for band and choir

No Stage

concerts will continue to be held at the high school

2,300 NSF

What is in a Middle School for 325 students?



‘Large’ Gym

maintain **two teaching stations** or **two concurrent games** with dedicated bleachers

‘Small’ Aux Gym

maintain **dance** and **‘C’ basketball games** without dedicated bleachers

Health Classroom

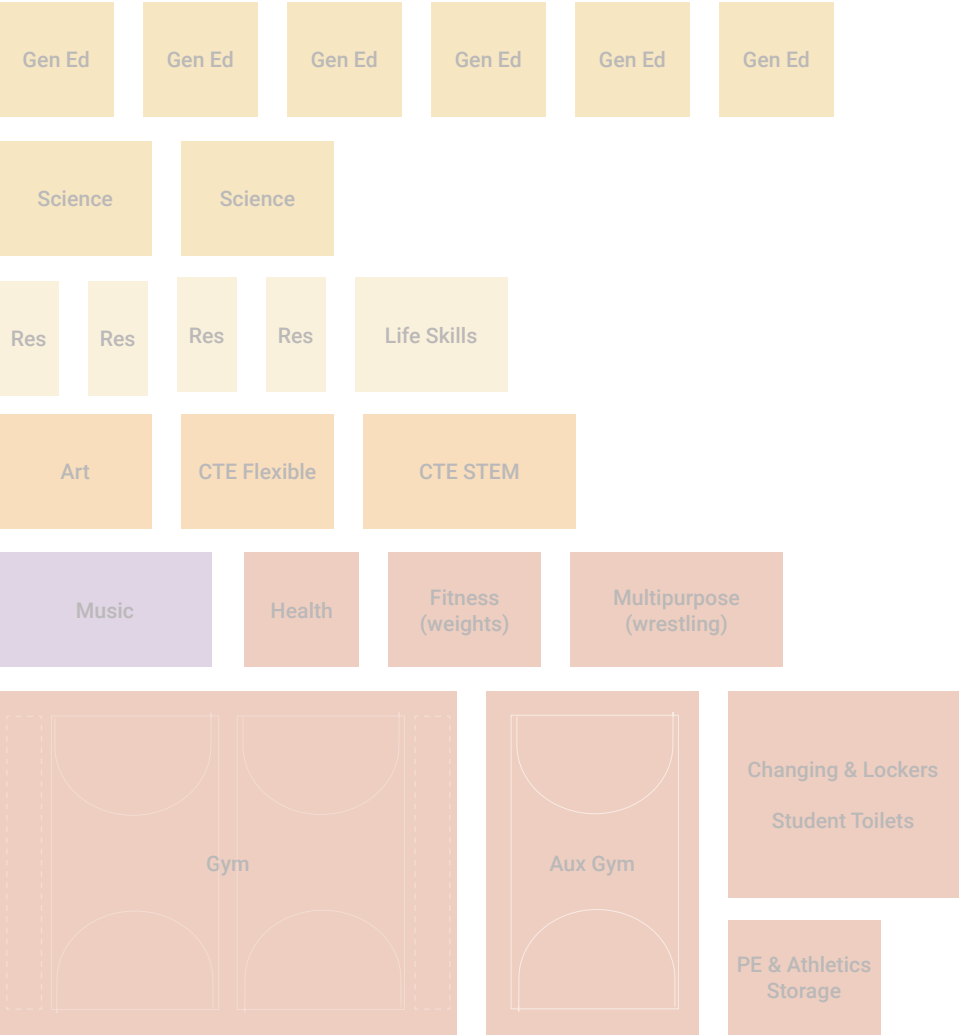
maintain **one teaching station**

Ancillary Spaces

fitness (weights), multipurpose (wrestling), lockers and changes space, pe and athletic storage

23,358 NSF

What is in a Middle School for 325 students?



Commons & Servery

Kitchen

Commons

maintain **two lunches**; increase size slightly to accommodate capacity increase (current commons is tight)

alternate lunch and ‘play’ period (outside play on blacktop or library)

table and chair storage

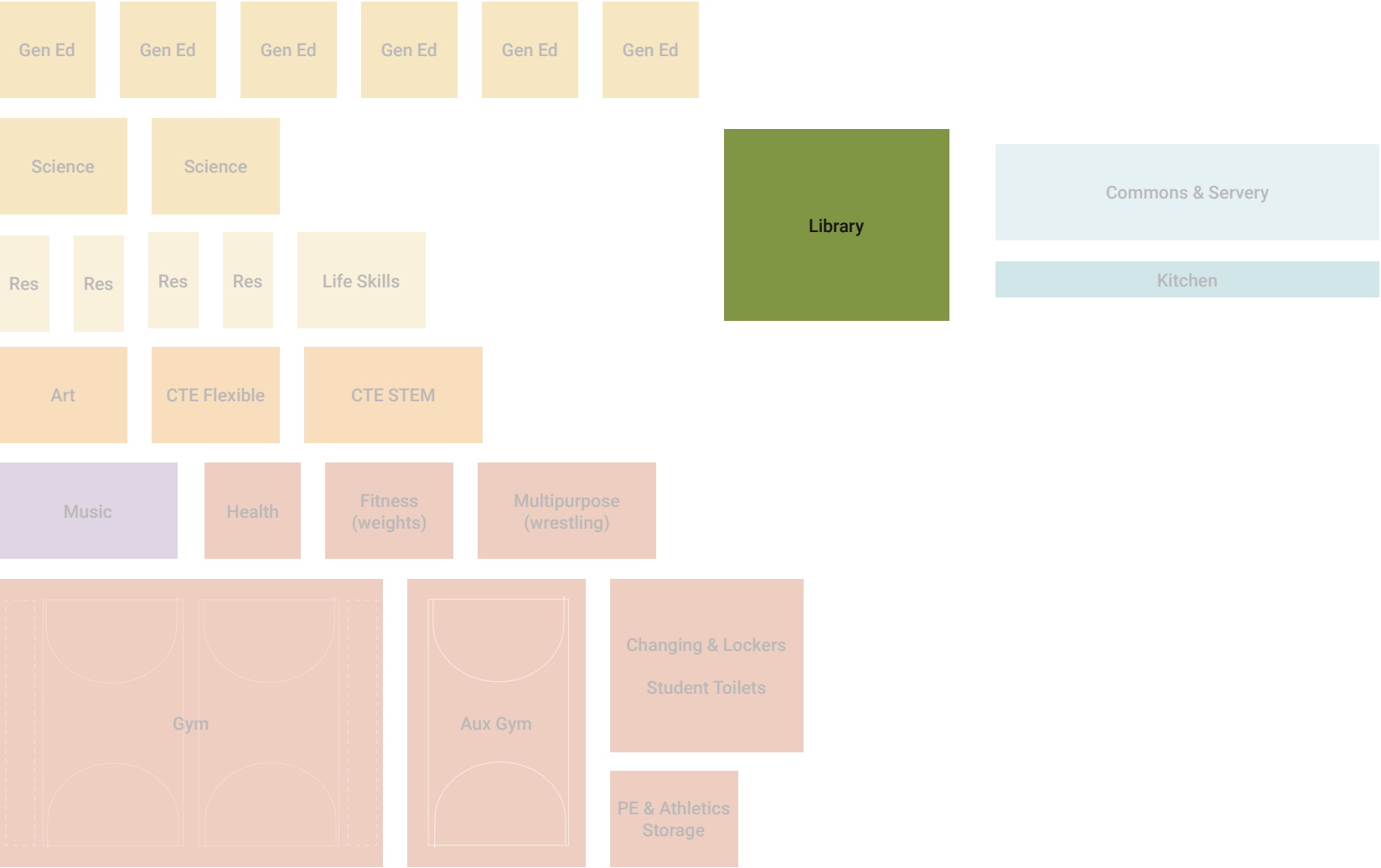
Kitchen

increase size to accommodate modernized equipment



5,770 NSF

What is in a Middle School for 325 students?



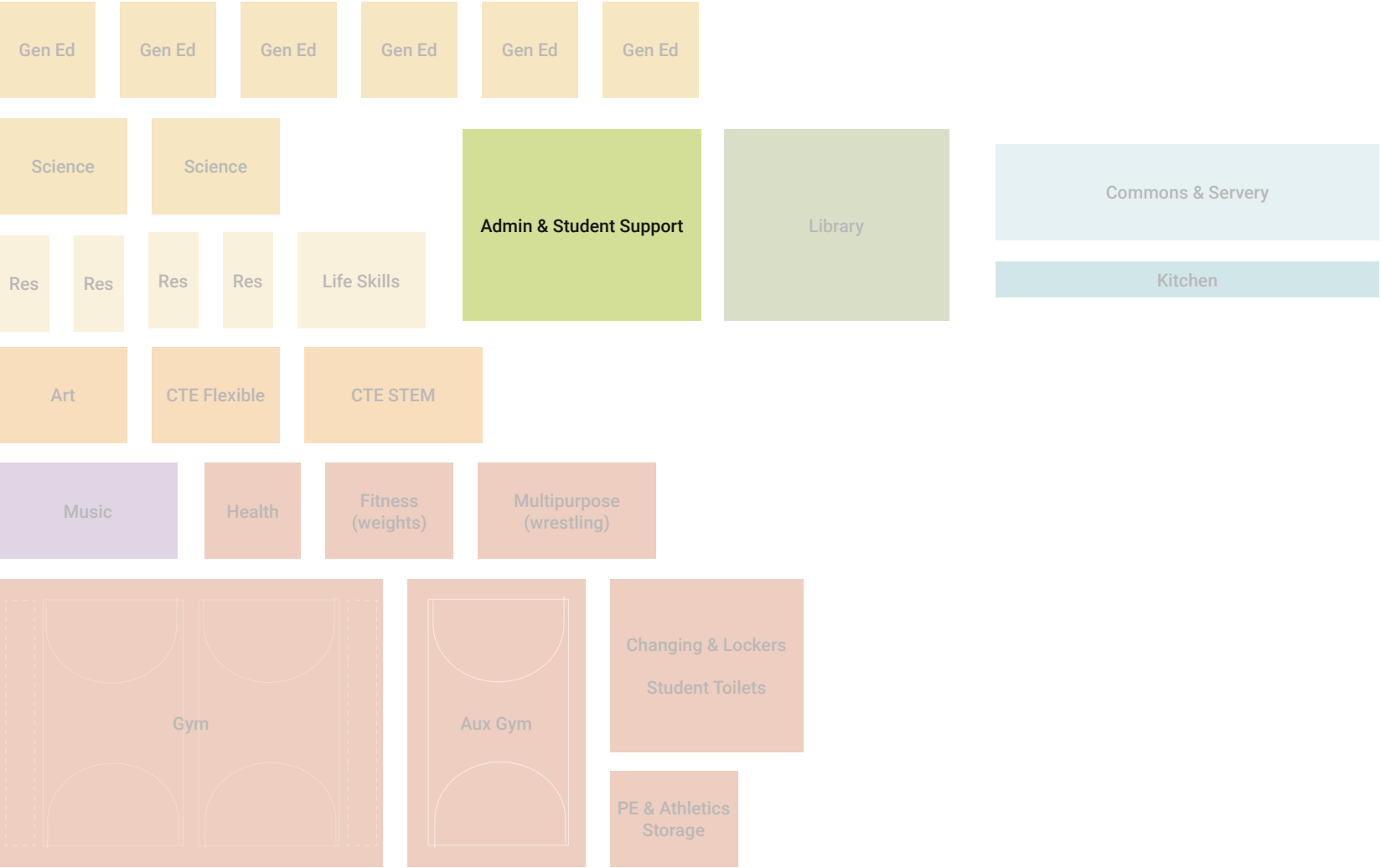
Library
dedicated **instruction area for 32 students**; flexible areas for small group work

Workroom

Technology Office

3,630 NSF

What is in a Middle School for 325 students?



Front Office

reception area, four offices to accommodate administrative team and school counselor, nurse's office and cot room, conference room, workroom, records storage

Student Support

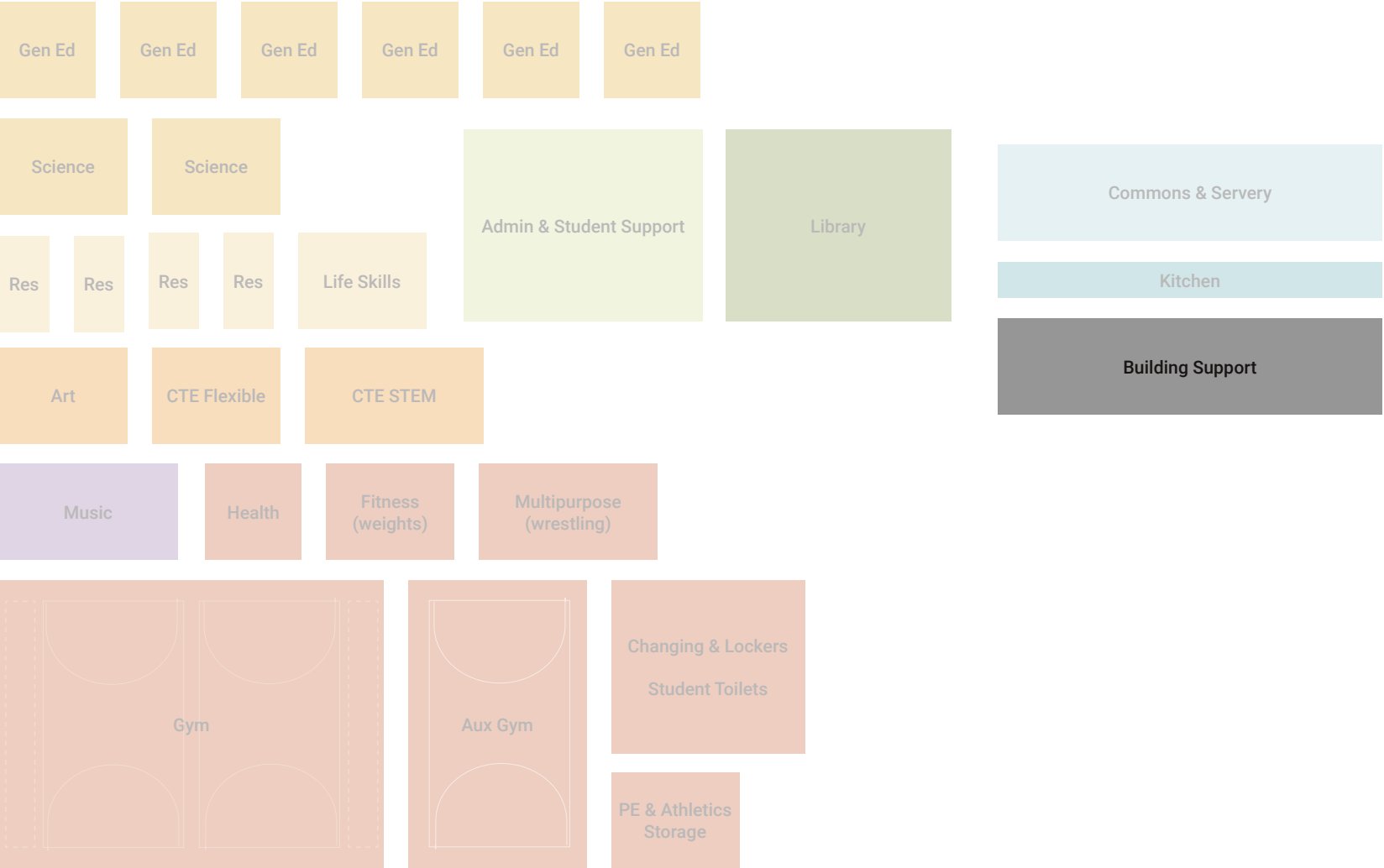
three offices to accommodate psych and mental health counselors, food pantry, flexible conference space

Staff Lounge

kitchenette, well room

3,970 NSF

What is in a Middle School for 325 students?



Toilets

student and staff toilets in learning community; assembly toilets near gym and commons

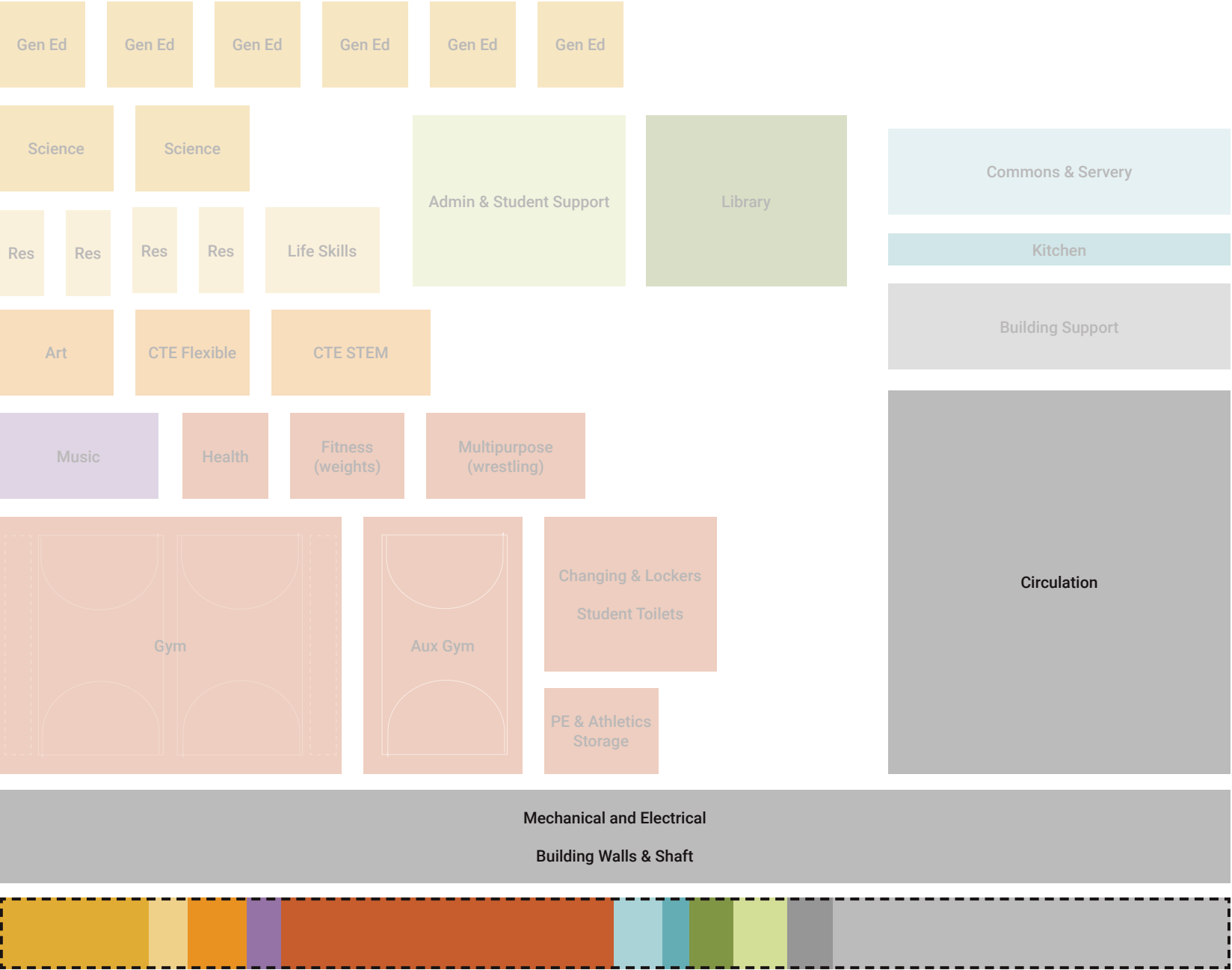
Miscellaneous Support

custodial rooms, receiving area, building and grounds storage



3,725 NSF

What is in a Middle School for 325 students?



Circulation

includes all hallways and additional circulation spaces in areas like admins; lockers would be included in circulation area

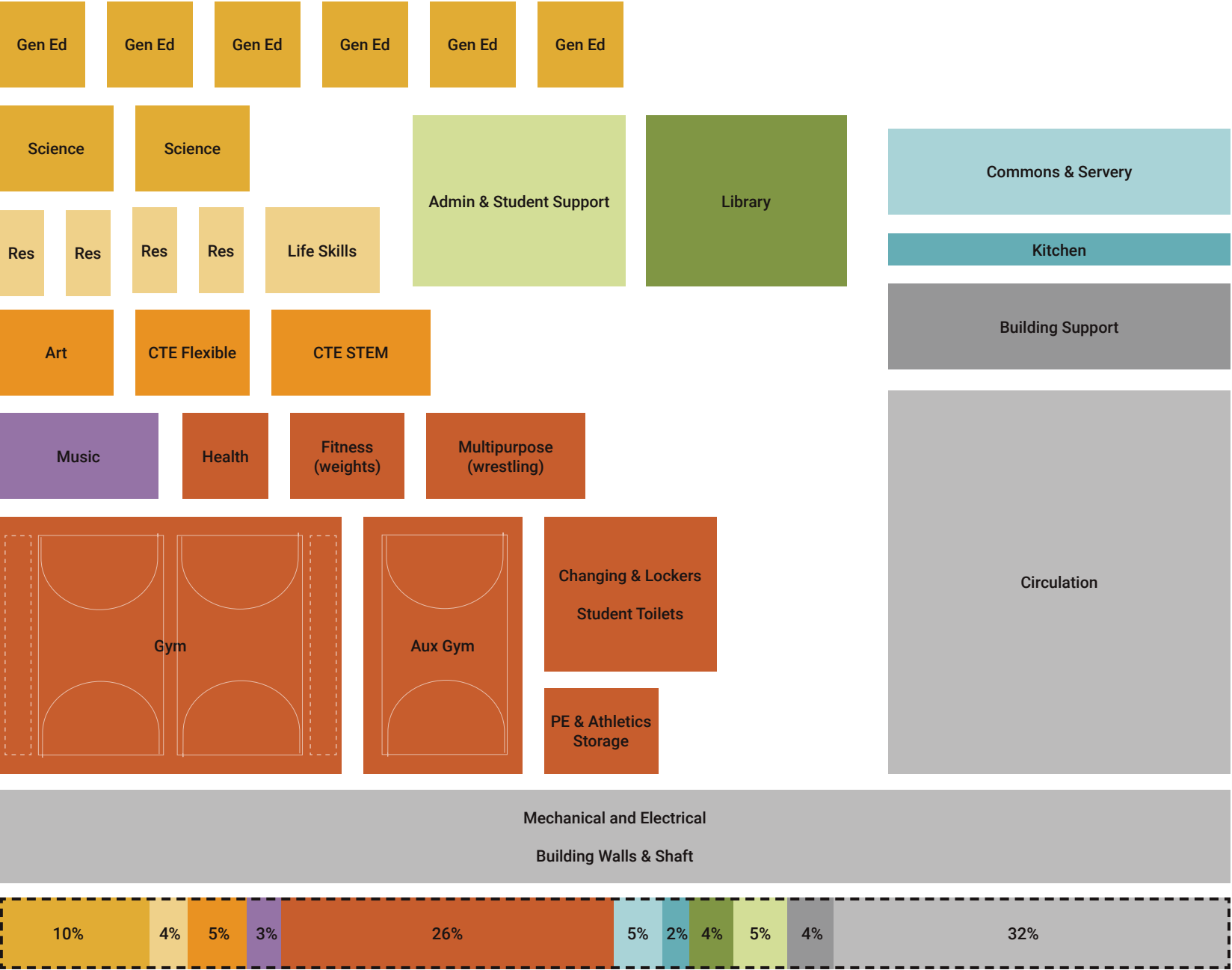
Miscellaneous Unassignable

dedicated mechanical and electrical rooms; building walls and shafts to meet modern code requirements

Recommended **best practice** for a school building **68% assignable square footage** and **32% unassignable square footage**

27,670 NSF

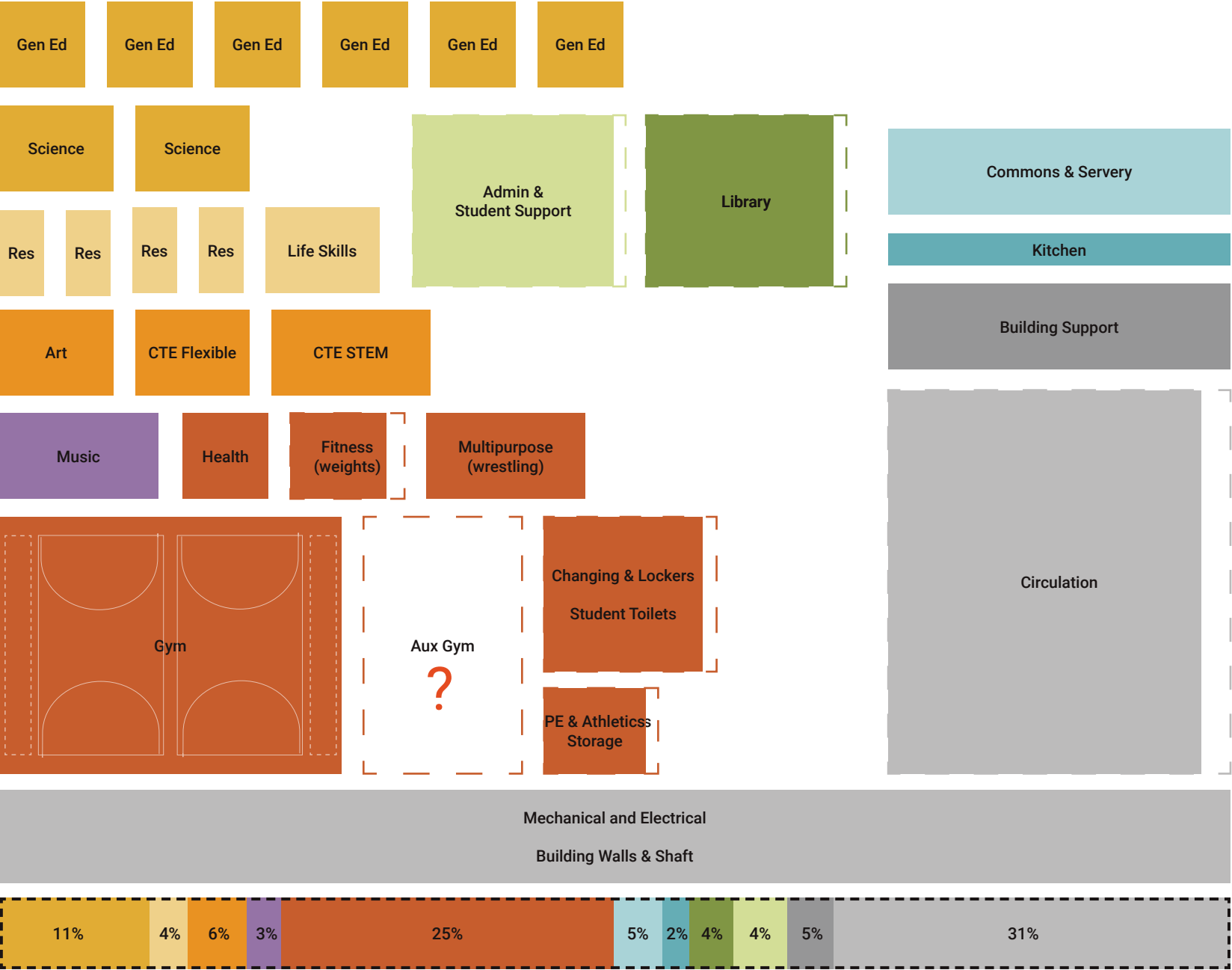
What is in a Middle School for 325 students?



325 students
7th & 8th Grade

~86,500 GSF

What is in a Middle School for 325 students?



Potential 'scrappiness' reductions
based on initial analysis by design team

325 students
7th & 8th Grade



~75,000 GSF

325 students
7th & 8th Grade

~86,500 GSF

325 students
7th & 8th Grade



~75,000 GSF

What if we bring sixth grade
in to the Middle School?

450 students
6th & 7th & 8th Grade

Add **6 Teaching Stations**
with proportionally
increased support spaces,
including increased dining
capacity.

+ ~18,700 GSF

~105,200 GSF

**Group
Activity**



**What questions do you have
about the essential Middle
School program?**

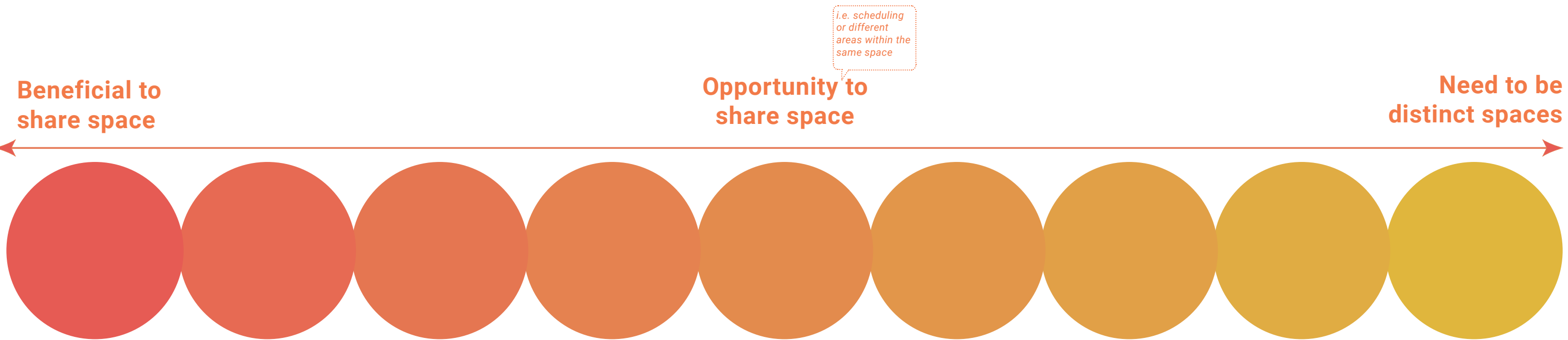
**What are your ideas for
where Scappoose can be
scrappy?**



Spectrum Exercise

Tell us what YOU think!

If the Middle School and High School are co-located . . .



Strategic Plan Commitments

Scappoose School District

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Cultivating passionate lifelong learners for an ever-changing world

