



Scappoose School District Listening Session

April 29, 2024
Scappoose Middle School

History of Facilities Planning in SSD

- The last Scappoose School District (SSD) facilities improvement bond passed in 2008 when the School Board decided to replace Otto Petersen Elementary due to its condition.
- In 2008, SSD decided not to invest in the Middle School because that would be the next school to be replaced in a future bond endeavor.
- SSD conducted a long-range facilities master plan in 2022 using a facilities grant from the state, which also recommended the replacement of the Middle School. This master plan was conducted by an outside consultant who was not seeking bond work if a bond was passed.
- In early 2023, SSD convened a bond advisory committee that reviewed multiple bond package options. **The committee decided on additional classrooms at the high school, to meet our immediate capital improvement needs at other buildings, and replace the middle school.** This was put on the November 2023 ballot for \$110 million.





Most Recent 2023 Bond Process

- The SSD School Board approved a proposed facilities improvement bond at the May 2023 Board meeting based on the recommendations of the bond advisory committee
- SSD worked with bond counsel for language used on the ballot
- \$110 million facilities improvement bond was placed on the November 2023 ballot
- The 2023 bond package included a new middle school, additions to the high school, and upgrades at all facilities, including HVAC & Security
- The November 2023 the Bond failed
- SSD is looking for input from the community on potential next steps, which is the purpose of this listening session

Updated Cost Analysis Options

Since the 2023 Bond's failure, SSD has sought and received two estimates on updated costs for a Middle School-ONLY bond package.

Option A

For a replacement of the Middle School on the High School site

- Estimate 1 came in at \$88 million
- Estimate 2 came in at \$100 million

*Both of these estimates are in 2023 dollars, so with an assumed inflation rate for commercial construction at 5.5%, that would be \$98 - \$111 million in 2025

Pros of option A

- Benefit of student and staff proximity to high school programs (efficiency, access, and increased learning hours)
- Consolidates majority of district services on a "campus" (OPE, Grant Watts, Middle School and High School)
- Removes Highway 30 as a security issue and barrier to services
- A new building has a longer expected lifespan than renovated structure



Cons of option A

- Increased traffic will require staggered start/end times with adjacent schools

Updated Cost Analysis Options Cont'd

Option B

Replacement of the Middle School on a new site

- Estimate 1 came in at \$98 million
- Estimate 2 came in at \$106 million

*Both of these estimates are in 2023 dollars, which would be \$108 - \$118 million in 2025

Pros of option B

- No site restrictions with other programs
- May be in a less congested area
- New building has longer expected lifespan than renovated structure

Cons of option B

- No site yet identified, so more costs may be incurred for on sit, off site issues, or both
- Further away from central and support services
- Estimates listed here EXCLUDE site purchase
- Building would need to be 8,4668 sq. ft. larger than new building on high school site to make up for spaces no longer shared



Updated Cost Analysis Options Cont'd

Option C

Renovation of the current Middle School building

- Estimate came in at \$70 million, which would be \$78 million in 2025.

Pros of option C

- Least cost

Cons of option C

- Housing 2 years of students in portable buildings at an additional cost
- Would need an additional 8,468 sq. ft. to add 6th grade and make up for spaces no longer shared with high school
- Renovation prevents further deterioration in the short term, but does not appreciably extend the life of the Middle School building
- Original gym remains undersized
- Dry rot and mold are present and may remain indefinitely
- Classroom size inequity between buildings
- Fence installed, but students still go outside for transitions- security issue



Updated Cost Analysis Options Cont'd

Option C Cont'd

Renovation of the current Middle School building

- Estimate came in at \$70 million, which would be \$78 million in 2025.

This option, while the least expensive estimate, also has the most risk, and the final price tag is very difficult to predict. Other districts have seen costs significantly increase once they are able to start the project and get into the walls. This estimate is based on known issues.

A known example is Klamath Union High School, whose original estimate in 2013 was for a renovation cost of \$34.2 million. This increased by \$15 million from the original estimate, which is an approximately 44% increase over the original estimate. That means that the \$78 million could easily be \$112 million with a 44% increase.

