



1202 Wood Ave
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(253) 891-6000



Capital Facilities Advisory Committee

March 4, 2024

Capital Facilities Advisory Committee

Meeting #10

Lakeridge Middle School, Library
5909 Myers Road East
Bonney Lake

Summary

Topic	Objectives	Lead Speaker
Optional Tour	Learn about the school and its capital facilities needs A number of committee members attended the tour.	Toby Udager, LMS Principal
Welcome and Introductions - Superintendent's welcome - Staff and Capital Facilities Advisory Committee (CFAC) Members' introductions	- Set the stage - Continue to develop relationships Laurie welcomed everyone and thanked them for their work to ensure a quality learning environment for SBLSD students.	Laurie Dent, Sumner-Bonney Lake School District, Superintendent Penny Mabie, Definitely Mabie Consulting LLC, Facilitator
CFAC Committee Business CFAC purpose and ground rules	Review CFAC meeting norms	Penny Mabie
Recap of Meeting #9 - Review outcomes - Respond to information requests from Meeting #9	Progress made and key rationales -- What we heard Penny noted there were a number of commonalities found at meeting #9, but still some sticking points. She also noted that the District had developed a proposed package of projects for the committee's consideration. She also noted that the committee had asked for updated information about bond tax rates.	Penny Mabie Bang Parkinson, Sumner-Bonney Lake School District, Chief Finance Officer



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	• Provide information about bonding capacity, current and future • Committee questions and discussion Bang Parkinson provided updated information for the committee regarding tax rates for various bond scenarios. • \$566 million authorization in Fall 2024 & \$235 million in Spring 2028 • \$566 million authorization in Fall 2024 • \$450 million authorization in Spring 2025 • \$350 million authorization in Spring 2025	
District Considerations and Proposal • Present district priorities and a proposal to reflect	• District shares an alternative proposal that responds to priorities from November 2023 committee meeting The District shared a proposal that included the following projects: - BLHS Classroom Addition - Tehaleh Heights Expansion - BLHS/MMS Roundabout/Intersection - Lakeridge MS Expansion - SHS Master Plan - Total: \$412,239,957 • Committee questions and discussion - One member thought this was the most economical way to open seats. - Clarification: This proposal would include turf field improvements and new pool at Sumner HS. - It feels like Sumner wouldn't have incentive to vote yes to Tehaleh improvements/expansion later - Would Lakeridge expansion open enough seats in the middle school category? - Lakeridge expansion would leave 81 middle school seats throughout the district in 2028. - New Tehaleh MS would provide a gross overage in available seats at the MS level. Is this necessary?	Marina Tanay



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	- Can Lakeridge MS expansion be done- concerns over soils. - This week's studies show that the soil infiltration is better than anticipated. This seems more practical than previously discussed. - People don't think that Tehaleh voters would vote yes without a new middle school on the bond. Realtors have been marketing a new MS for years and there are Facebook posts providing misinformation that this is already a done deal. - Would it make sense to add some design and feasibility studies into this bond so the next bond is less burdened, and projects can be shovel ready pending a yes vote. - There is an impression that voters already said yes to replacing Sumner HS. There would need to be clear communication that Phase 1 was only part of the whole project.	
Recommendations Development	• Review guiding principles, other committee priorities, and district priorities • Compare and contrast committee proposal and district proposal • Identify points of alignment A committee member made a proposal that included the following: • Bonney Lake HS Classroom Expansion • New Tehaleh MS • Tehaleh ES Expansion • Donald Eismann Queuing • Donald Eisman Field Improvements • All phases of Sumner HS • BLHS/MMS roundabout/intersection • Lakeridge MS Queuing • Crestwood ES modernization • Liberty Ridge ES modernization • Energy Efficiency throughout district • Total cost approximately \$750 • Assumes District can find other budget for turf field projects, weight room, and stadium security	Penny Mabie Committee Members



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	Committee Discussion • Would need to confirm if district can propose a bond that is past their current capacity. - Much of this is assuming that the Tehaleh MS would be towards the tail end as bonding capacity frees up. There is still a bit of time before the property is ready to build on and the district has sufficient information to appropriately size and scope the project. - Question: Is there a risk of the bond not being enough if we are projecting costs out that far? What if things change and one of the projects no longer makes sense. Does district have to use all of the funds of the bond? How does this impact taxpayers? • Pros: - This feels like the district is being transparent with voters. - It identifies all the needs. All other proposals had to exclude one major project. - To the average voter, \$700m and \$550 million sound like the same big number. - It addresses all the needs so that the district doesn't need to ask for more money in four years (just vote once and be done with it). Voters seem to be a bit fatigued or trying to remember what the last vote was for and why the district needs more money again. • Cons: - What holds the district accountable if we give them this much money? - The new middle school still feels like more than what we need. How can this be made to be beneficial to the district and not just Tehaleh? • Determine elements for inclusion in committee recommendation	
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	- After committee discussion, consensus was reached that the \$750 million project list contained in one bond proposal would be their recommendation to the board. • Identify key rationale for inclusion in recommendations report. - Unites the District, with investments touching all corners of the district - Constructs facilities to meet current needs and allows flexibility for the future - Aligns with the District's Future Ready goals - Upholds and maintains high standards across the District and ensures quality - Acknowledges that a great district requires supportive facilities for all stakeholders - Provides the District with the opportunity to improve facilities in the proper sequence allowing room for flexibility	
Prepare for Recommendation	• Determine elements for inclusion in committee recommendation • Identify alignment with district priorities and committee guiding principles and other drivers Committee said the proposal addresses all urgent needs within the District. These needs include capacity improvements across all grade levels, optimizing existing investments, resolving significant traffic congestion and queuing issues, expanding turf fields to enhance both quality and quantity of year-round athletic facilities, and ensuring compliance with the American with Disabilities Act and the new Washington State energy efficiency standards throughout the District.	Committee Members Penny



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	100% consensus among all attending committee members was achieved.	
Next Steps and Wrap-up	• Volunteers for report development assistance - Committee will review draft report. • Review action items • Evaluation	Penny
Adjourn		

Ground Rules

- Silence electronic devices during meetings
- Be respectful of all
- Listen actively, without side conversations
- Give everyone equal opportunity to speak
- Respect other's contributions and learn from them
- Look for ways to achieve mutual gain
- Together we know more; be willing to change your mind in light of new information