



JUNE 2025 BOND OVERSIGHT COMMITTEE MEETING



AGENDA

- **Welcome and Introductions**
- **Committee Business**
- **2024 Bond Projects – General Information**
- **2024 Bond Projects – Project-by-Project Update**
- **What's Ahead**
- **Wrap Up**
- **Adjourn**

WELCOME AND INTRODUCTIONS

INTRODUCTIONS

- **Members of the BOC**
 - **Name, expertise and your promise to the community**
- **District Project Team**

COMMITTEE

BUSINESS

COMMITTEE BUSINESS

- Review of proposed adjustments to draft Charter
- Definition of oversight as it applies to this committee
- Finalize Charter
- Committee Discussion

COMMITTEE CHARGE

- Reviewing the process to solicit, qualify and select general contractors, architects, vendors, and consultants for major projects;
- Reviewing financial statements, project scope, construction documents, and bid solicitations to ensure that bond dollars are only being spent on projects approved by voters;
- Regularly inspecting school facilities and grounds to ensure bond revenues are expended appropriately;
- Making recommendations to the Superintendent as to policies and procedures which will enhance accountability for bond dollars to district stakeholders;
- Assisting in maintaining public trust and confidence in the district through active involvement in communications related to the bond projects.

2024 Bond Projects

General Information

2024 Bond Projects – General Information

- **Update on Credit Rating from Moody's Investor Services**
 - **"Aa3"** - rating maintained due to our strong fiscal position even as many other school Districts in Washington have been downgraded recently
 - **"Positive Outlook"** placed on District's rating, which indicates a possible upgrade within the next 12-18 months
- **Successful Bond Sale - Closed on May 13th**
 - \$175,164,484
 - 4.42% - overall borrowing cost

2024 Bond Projects – General Information

- **Selection Process split between consultant fees above and below \$500,000 (Board Procedure 6925P)**
 - **Above \$500,000** - After the opportunity is announced, statements of qualifications are screened by staff to identify firms to be interviewed. The Interview Committee, assigned by the Superintendent, recommends a candidate and contract negotiations begin.
 - **Below \$500,000** - District advertises annually and maintains a consultant roster. SOQs are reviewed and scored to narrow down to top three candidates. The selection team then sets criteria and rescreens to select final candidate. Once selected, contract is negotiated.

2024 Bond Projects – General Information

- Overall 2024 Bond Projects Budget

2024 Bond Projects - Schedules and Cash Flow										
Bond Sales		\$175m			\$150m		\$275m	\$132m		\$732m
Projects	Budget	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Totals
BLHS Classroom Addition & Intersection	\$76.9m	\$2.0m	\$6.0m	\$40.0m	\$28.9m					\$76.9m
Sumner HS Phase 2 West Building	\$114.0m	\$2.0m	\$6.0m	\$40.0m	\$40.0m	\$26.0m				\$114.0m
New Middle School at Tehaleh	\$200.0m	\$2.0m	\$6.0m	\$20.0m	\$88.0m	\$84.0m				\$200.0m
Liberty Ridge Elementary Improvements	\$2.9m		\$0.8m	\$1.4m	\$0.6m					\$2.9m
Crestwood Elementary Improvements	\$2.9m		\$0.8m	\$1.4m	\$0.6m					\$2.9m
Tehaleh Heights Elementary Expansion	\$19.0m		\$1.0m	\$3.0m	\$15.0m					\$19.0m
Donald Eismann Ele. Queueing, Parking & Field	\$7.8m		\$1.0m	\$6.8m						\$7.8m
Daffodil Valley Ele. Field Improvements	\$6.0m			\$6.0m						\$6.0m
Sumner HS (Master Plan Build Out)	\$298.2m				\$2.0m	\$54.0m	\$116.2m	\$92.0m	\$34.0m	\$298.2m
Energy Efficiency Improvements*	\$4.0m	\$0.3m	\$0.8m	\$1.0m	\$0.5m	\$1.0m	\$0.5m			\$4.0m
Totals		\$6.3m	\$22.4m	\$119.7m	\$175.7m	\$165.0m	\$116.8m	\$92.0m	\$34.0m	\$731.8m
Ending Balance		\$168.8m	\$146.4m	\$26.7m	\$1.0m	\$111.0m	\$126.2m	\$34.2m	\$0.2m	

Green = Planning/Permitting

Blue = Construction

* Energy Improvements are an ongoing process

Note: Dollar amounts are in millions

2024 Bond Projects – Risks & Opportunities

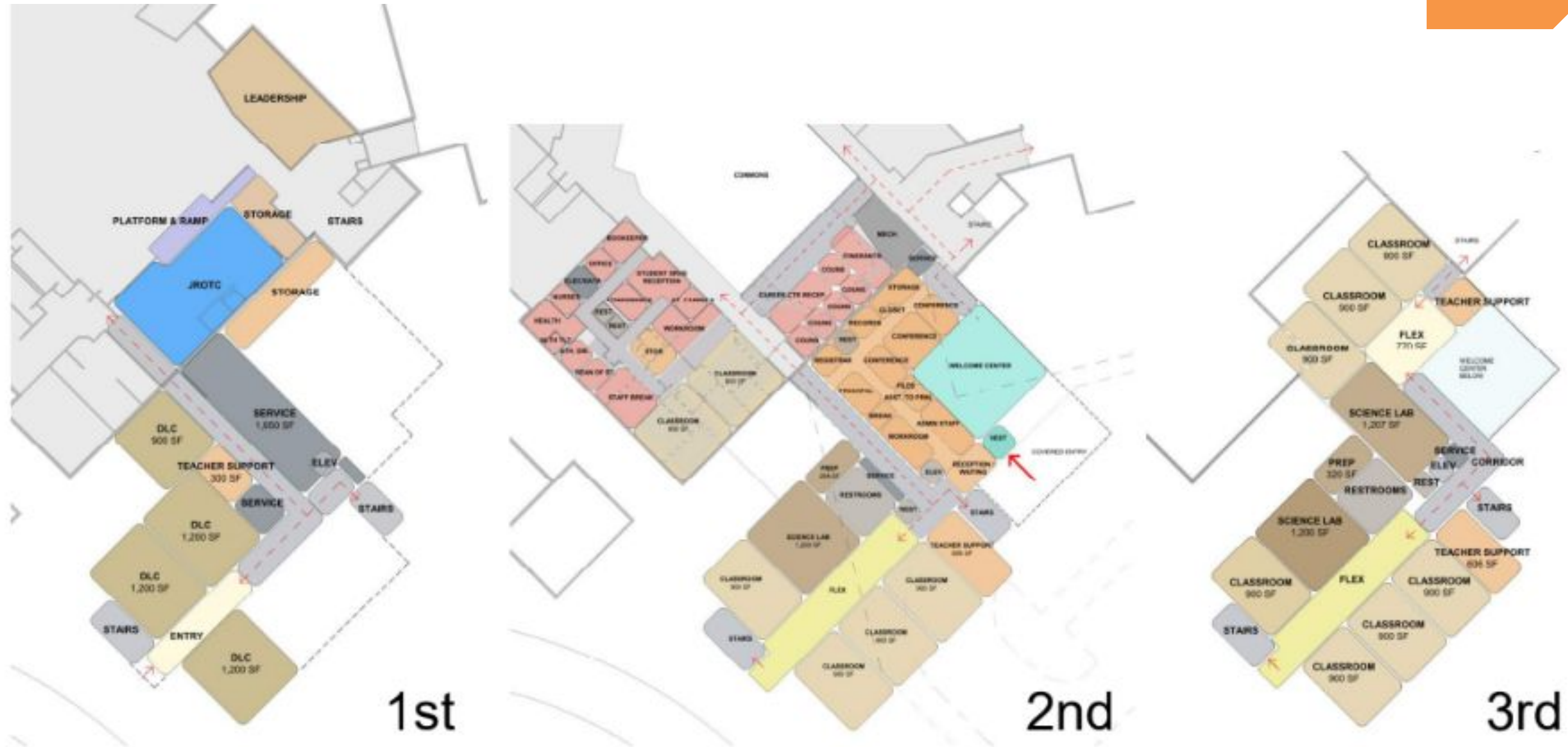
- **Risks**
 - **Economy**
 - **Tariffs**
 - **Inflation**
- **Opportunities**
 - **Alternative Delivery Methods**
 - **GC/CM**
 - **Early bid packages**
 - **Bill Heath Sports Complex**

2024 BOND PROJECT UPDATES

Bonney Lake HS Expansion & Intersection

- Ed Spec meetings have wrapped up. A final Ed Spec document will go to the board for acceptance.
- Architect contract is signed by all parties.
- Schematic Design will continue through August. The first estimate will coincide with the completion of Schematic Design.
- Design of the roundabout has started.
- Floor plan concept has been completed and reviewed with the Superintendent, Board of Directors, principal and Ed Spec team.

-  Welcome Center
-  Admin / Teacher Support
-  Gen Ed Classrooms
-  Science
-  DLC
-  Student Services
-  JROTC
-  Commons Platform
-  Circulation
-  Services



New Learning Spaces

19 NET ADDITIONAL LEARNING SPACES

- 11 new Gen Ed Classrooms
- 3 new Science Labs
- 4 new DLC rooms
- = 18 new Learning Spaces in addition
- + 2 in existing Admin
- 1 Science Lab at expanded Robotics Lab

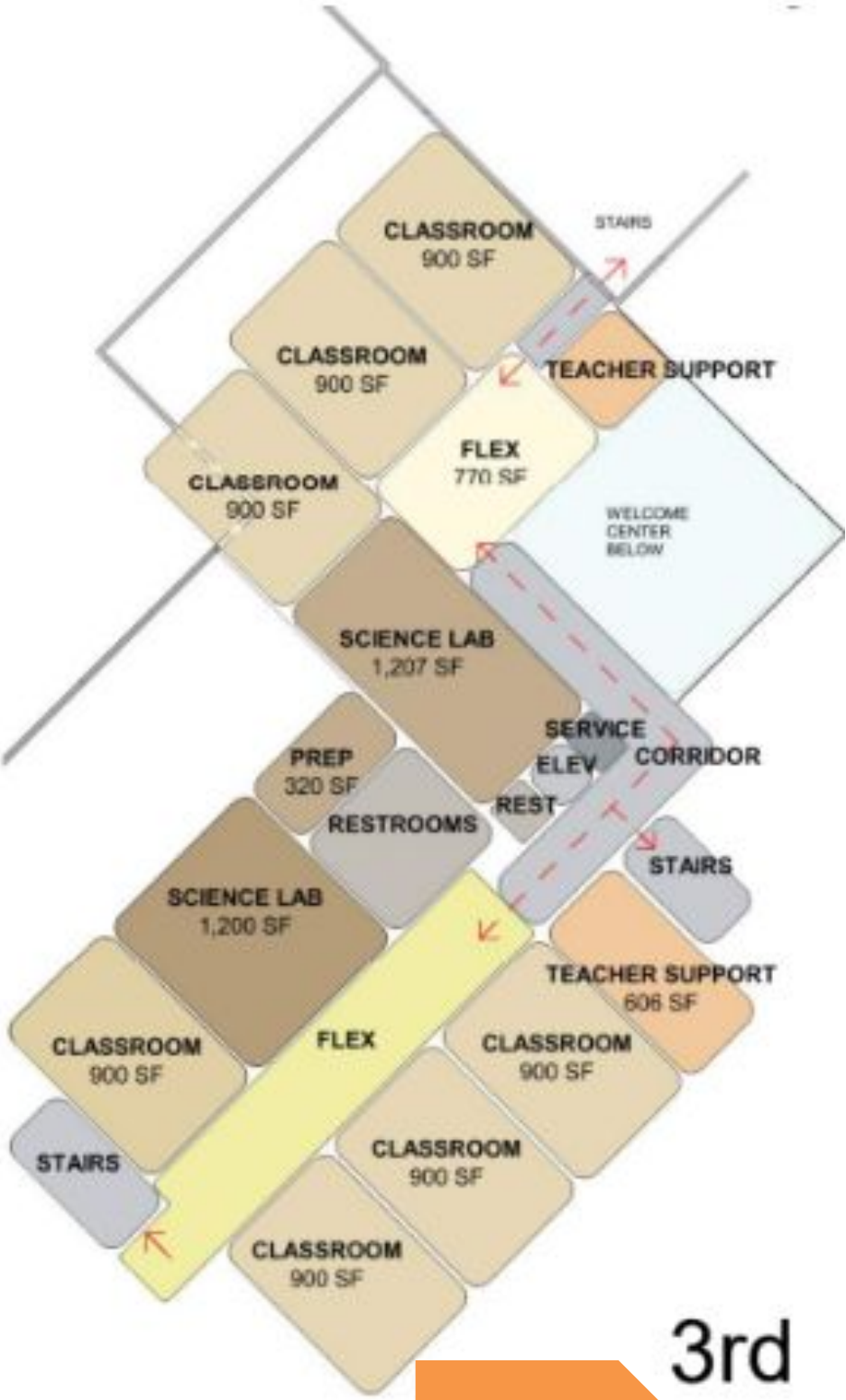
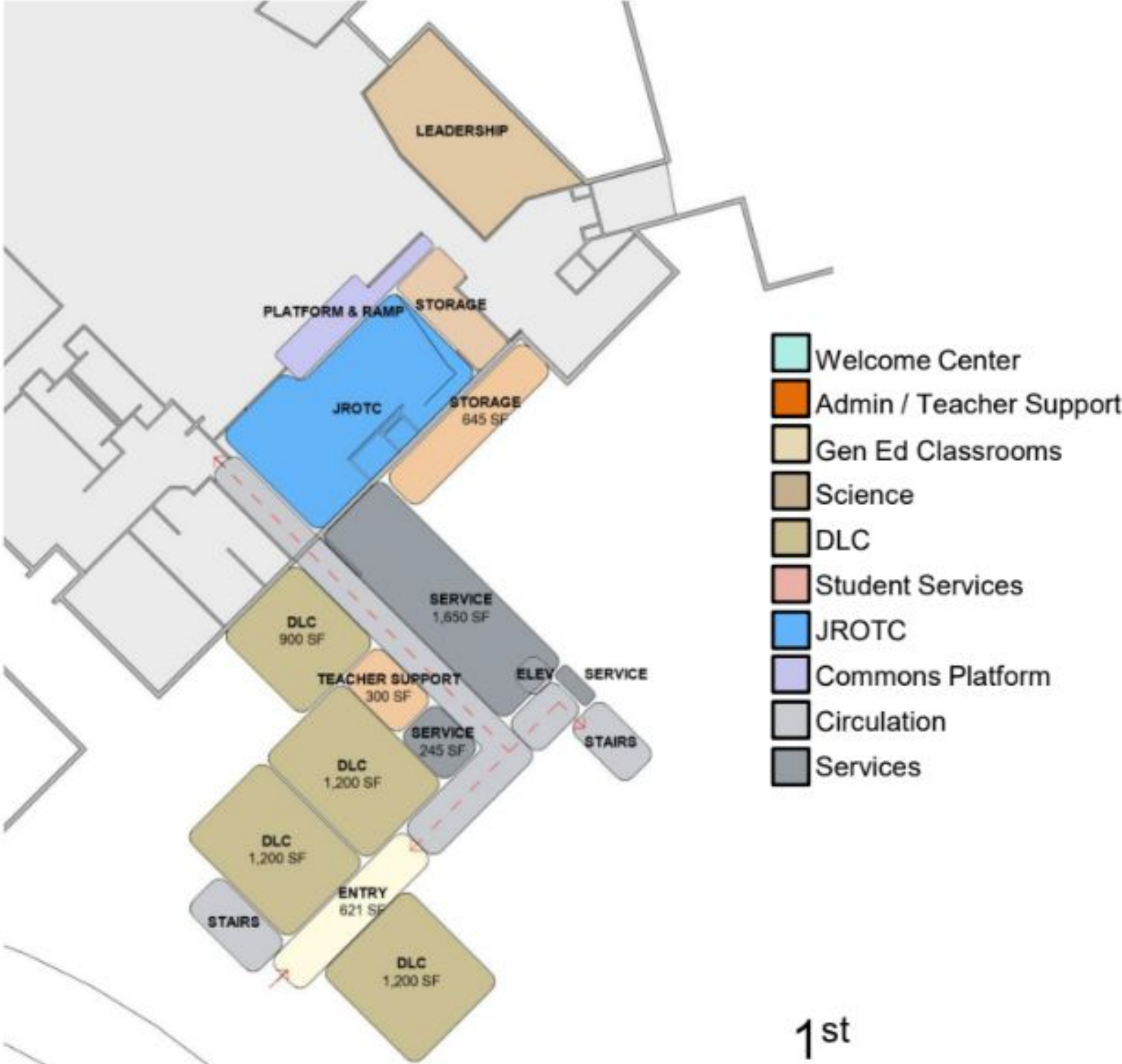
New Learning Spaces



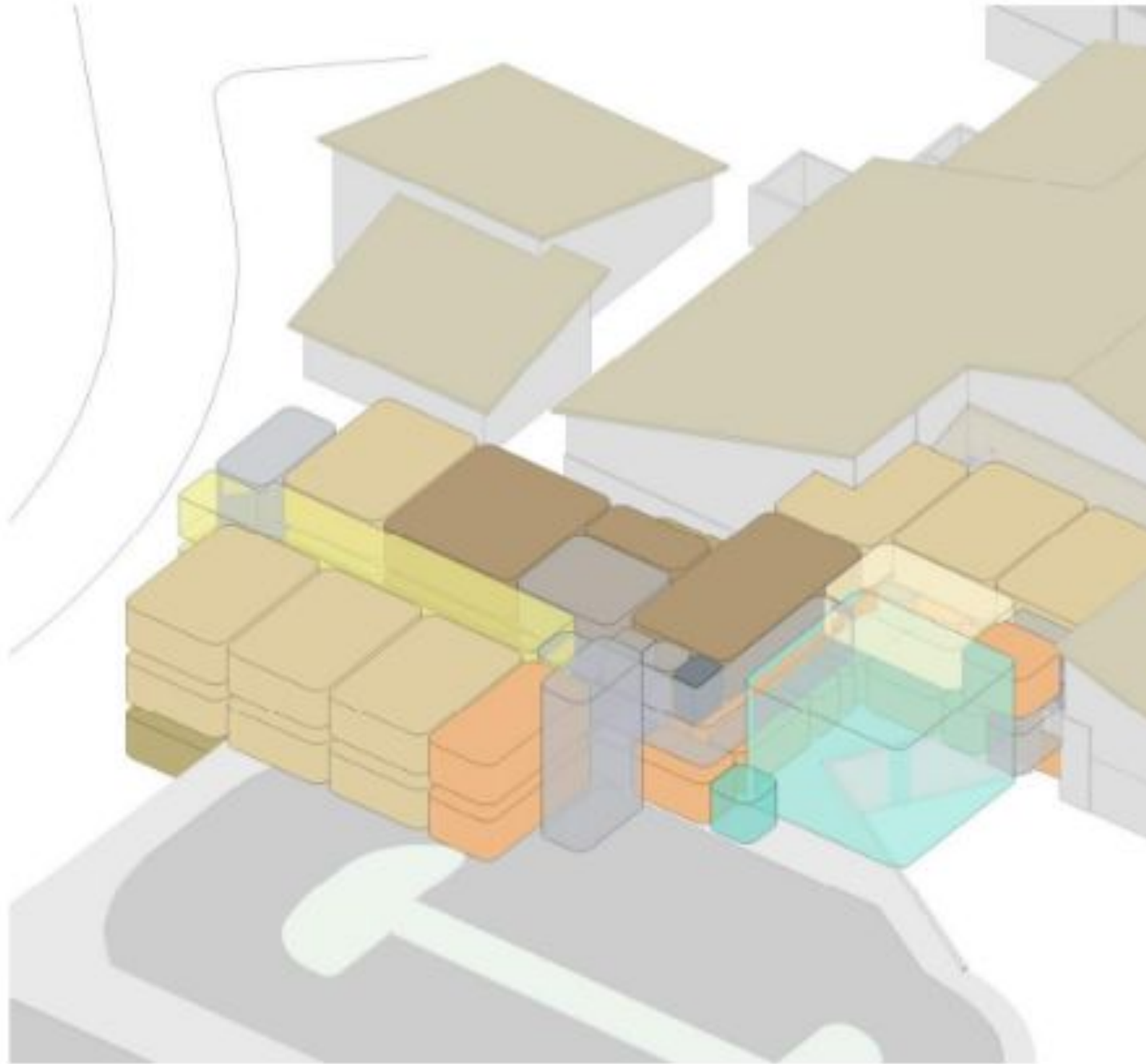
New Learning Spaces



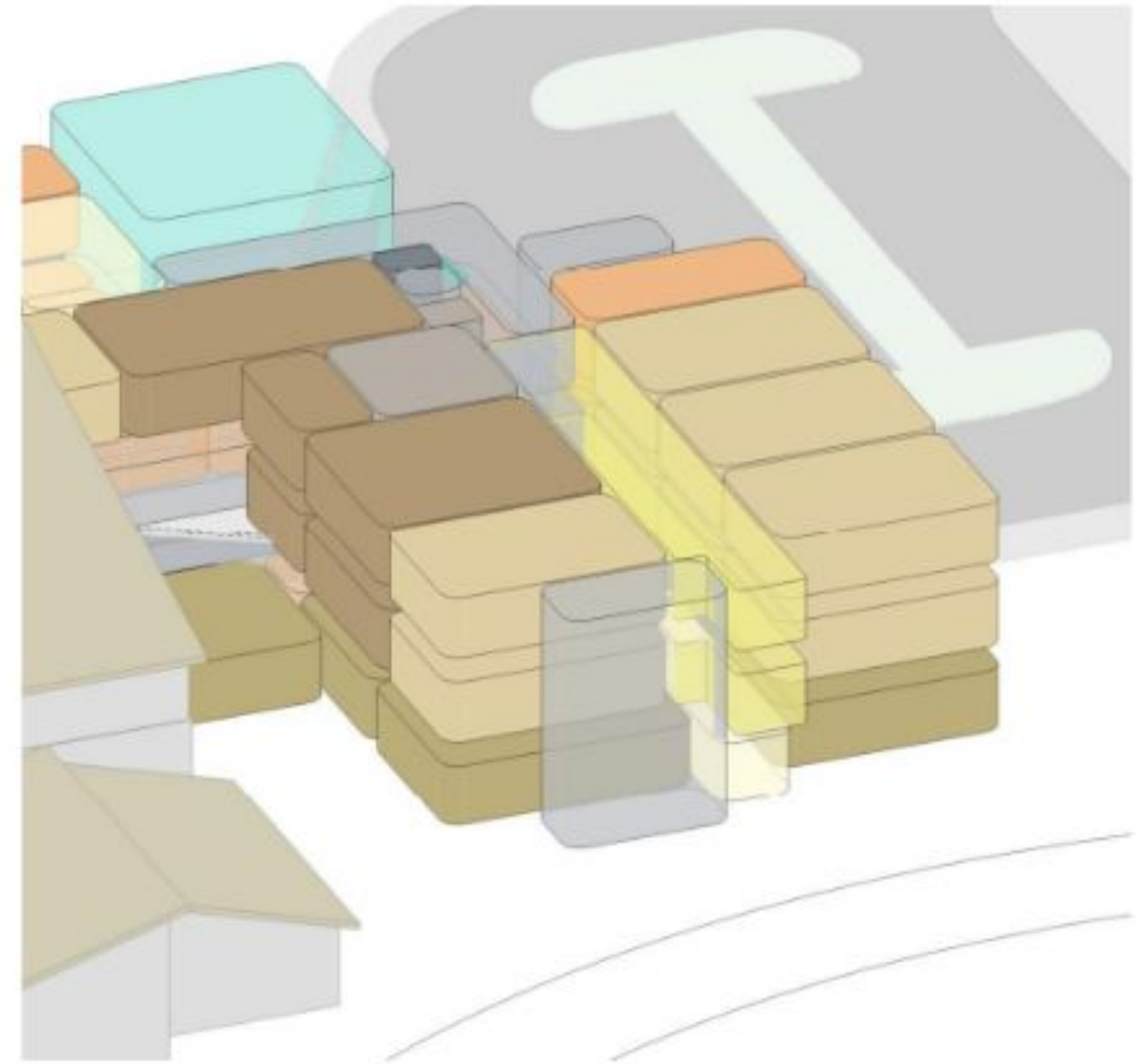
New Learning Spaces



New Learning Spaces



FROM THE NORTHEAST



FROM THE SOUTHWEST

Bonney Lake HS Expansion & Intersection

Budget Status		
Project Budget (includes all contingencies)		\$ 76,882,286
Costs to Date		\$ 48,058
Percent Spent		0%
Project Contingencies		
Construction		\$ 4,934,054
Support Costs		\$ 1,520,548
Program		\$ 1,537,645
Contingency Accessed to Date		\$ 0

Bonney Lake HS Expansion & Intersection

- Schedule

BLHS Expansion	958 days	Mon 2/3/25	Wed 10/4/28
EdSpec	75 days	Mon 2/3/25	Fri 5/16/25
Schematic Design	79 days	Tue 5/13/25	Fri 8/29/25
Design Development	90 days	Mon 9/1/25	Fri 1/2/26
Contruction Drawings	150 days	Mon 1/5/26	Fri 7/31/26
Permit	150 days	Mon 1/5/26	Fri 7/31/26
Bid	20 days	Mon 8/3/26	Fri 8/28/26
Construct	523 days	Mon 8/31/26	Wed 8/30/28
Occupy	25 days	Thu 8/31/28	Wed 10/4/28
BLHS Intersection	555 days	Wed 2/5/25	Tue 3/23/27
Develop Civil & LS Drawings	160 days	Wed 2/5/25	Tue 9/16/25
Permit	150 days	Wed 9/17/25	Tue 4/14/26
Bid	45 days	Wed 4/15/26	Tue 6/16/26
Construct	180 days	Wed 6/17/26	Tue 2/23/27
City Acceptance	20 days	Wed 2/24/27	Tue 3/23/27

Sumner High School Master Plan

- Ed Spec meetings have wrapped up. Once the final Ed Spec document is complete, it will go to the board for acceptance.
- Geotechnical exploration is complete.
- Architect contract has been approved and executed.
- Schematic Design will continue through mid-July. The first estimate will coincide with the completion of Schematic Design.
- Floor plan concepts have been completed and reviewed with Superintendent, Board of Directors, principal and Ed Spec team.

Sumner HS Phase II



Sumner HS Phase II



Sumner HS Phase II



Sumner HS Phase II



Sumner High School Master Plan – West Building

Budget Status		
Project Budget (includes all contingencies)		\$113,540,360
Costs to Date		\$ 140,568
Percent Spent		0%
Project Contingencies		
Construction		\$ 7,947,825
Support Costs		\$ 3,000,000
Program		\$ 2,000,000
Contingency Accessed to Date		\$ 0

Sumner High School Master Plan

- Schedule

SHS Phase 2 - West Building	950 days	Wed 2/5/25	Tue 9/26/28
EdSpec	80 days	Wed 2/5/25	Tue 5/27/25
Schematic Design	75 days	Wed 4/30/25	Tue 8/12/25
Design Development	110 days	Wed 8/13/25	Tue 1/13/26
Contruction Drawings	150 days	Wed 1/14/26	Tue 8/11/26
Permit	150 days	Wed 1/14/26	Tue 8/11/26
Bid	30 days	Wed 8/12/26	Tue 9/22/26
Construct	500 days	Wed 9/23/26	Tue 8/22/28
Occupy	25 days	Wed 8/23/28	Tue 9/26/28

New Middle School @ Tehaleh

- Ed Spec meetings have wrapped up. Once the final Ed Spec document is complete, it will go to the board for acceptance.
- Geotechnical exploration is complete.
- Architect contract has been approved and executed.
- Schematic Design will continue through September. The first estimate will coincide with the completion of Schematic Design.
- The land acquisition process is ongoing. The site is cleared and grubbed, but not yet graded.

New Middle School @ Tehaleh

Budget Status		
Project Budget (includes all contingencies)		\$200,000,000
Costs to Date		\$ 19,877
Percent Spent		0%
Project Contingencies		
Construction		\$ 9,280,592
Support Costs		\$ 8,000,000
Program		\$ 3,000,000
Contingency Accessed to Date		\$ 0

New Middle School @ Tehaleh

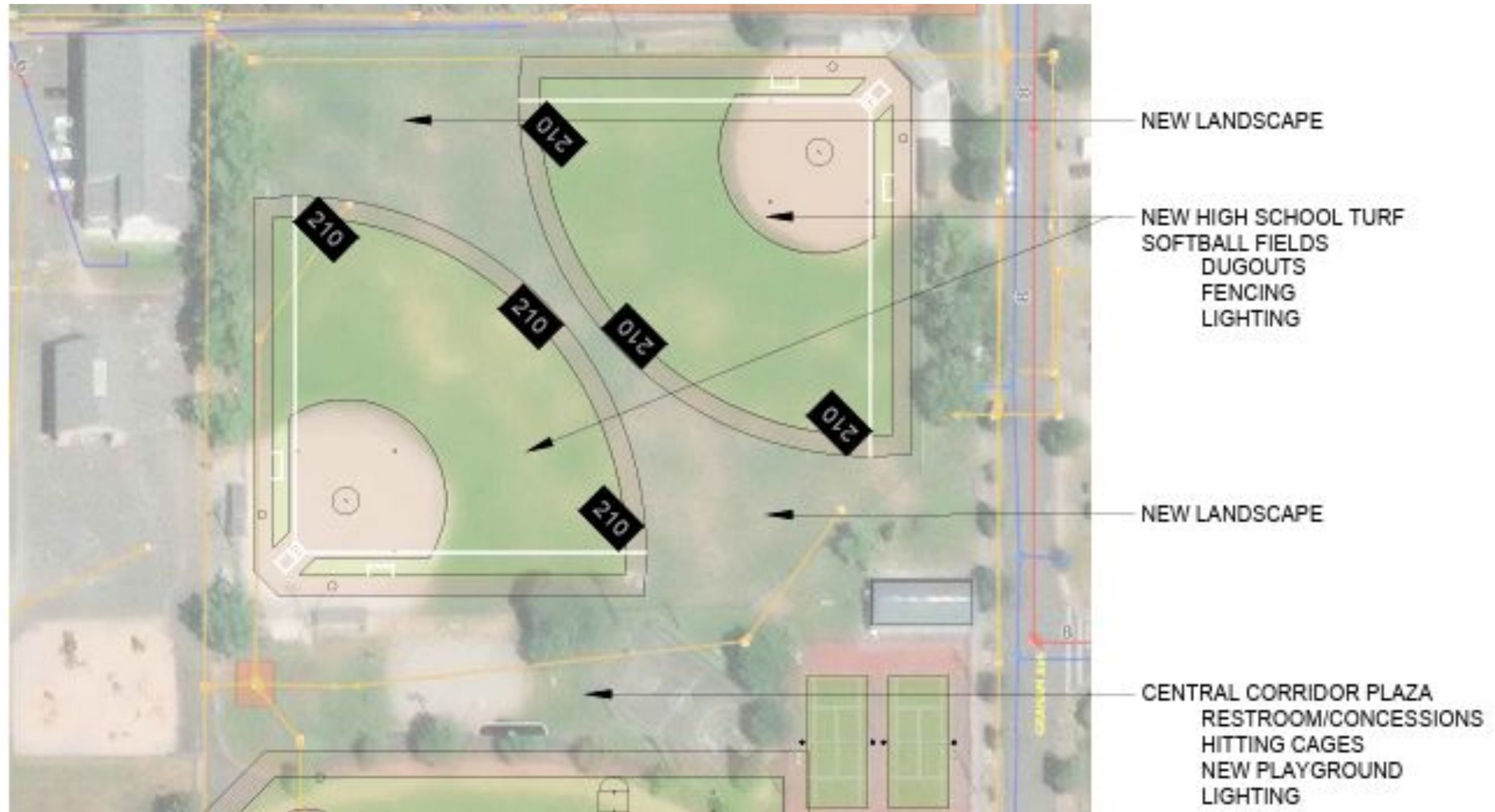
- **Schedule**

Tehaleh Middle School	1035 days	Wed 2/5/25	Tue 1/23/29
EdSpec	100 days	Wed 2/5/25	Tue 6/24/25
Schematic Design	100 days	Wed 6/25/25	Tue 11/11/25
Design Development	120 days	Wed 11/12/25	Tue 4/28/26
Contruction Drawings	160 days	Wed 4/29/26	Tue 12/8/26
Permit	180 days	Wed 4/29/26	Tue 1/5/27
Bid	30 days	Wed 12/9/26	Tue 1/19/27
Construct	500 days	Wed 1/20/27	Tue 12/19/28
Occupy	25 days	Wed 12/20/28	Tue 1/23/29

Daffodil Valley Elementary Field Improvements

- Designer has been selected.
- Contract with landscape architect under negotiation.
- Concepts for field are being prepared.
- Design elements will include a mini-pitch and outdoor learning space.

Daffodil Valley Elementary Field Improvements



Daffodil Valley Elementary Field Improvements

Budget Status		
Project Budget (includes all contingencies)		\$ 6,022,014
Costs to Date		\$ 0
Percent Spent		0%
Project Contingencies		
Construction		\$ 281,000
Support Costs		\$ 480,000
Program		\$ 120,000
Contingency Accessed to Date		\$ 0

Daffodil Valley Elementary Field Improvements

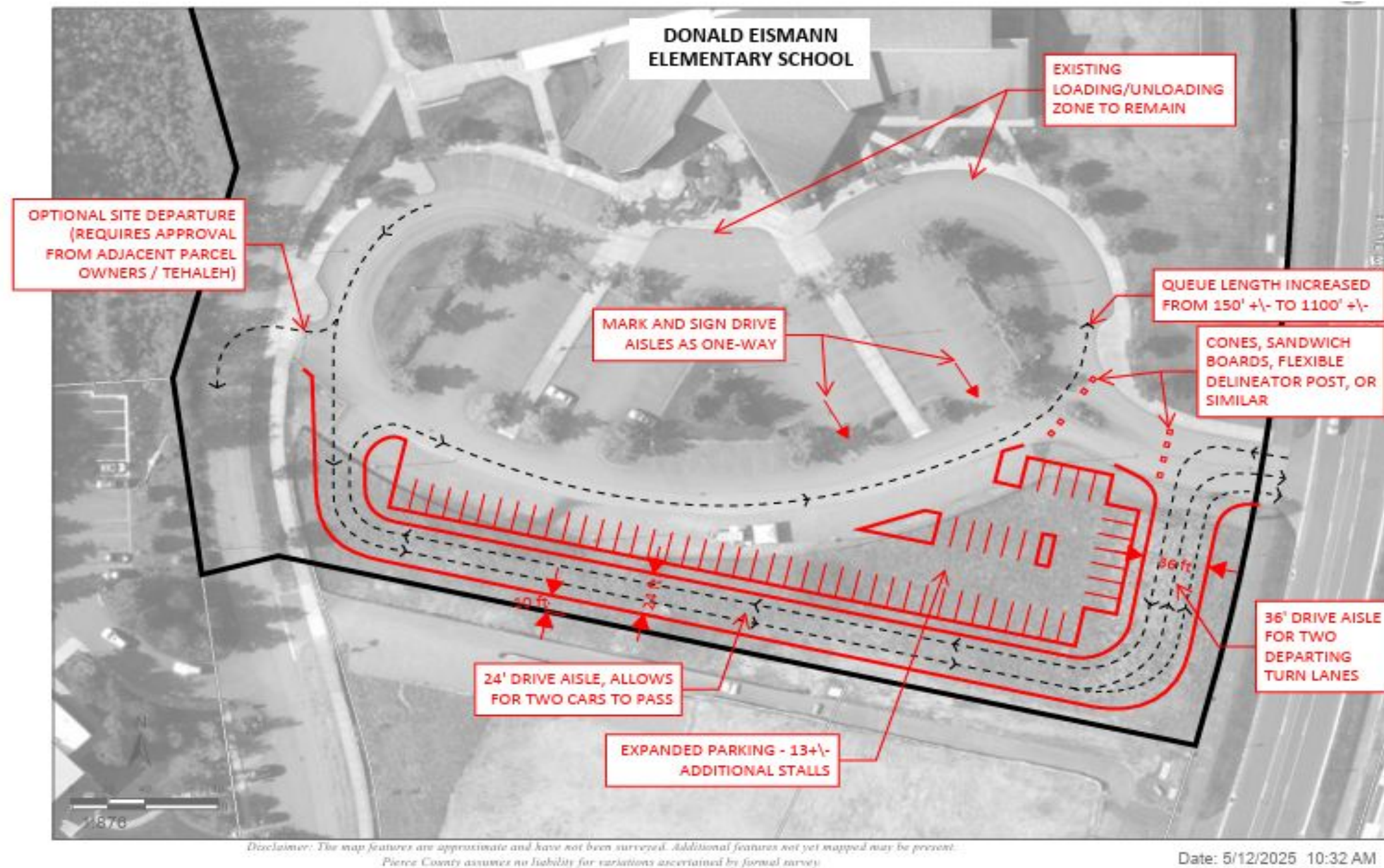
- Schedule

Daffodil Valley Field	400 days	Mon 6/2/25	Fri 12/11/26
EdSpec	20 days	Mon 6/2/25	Fri 6/27/25
Geotech Exploration (After Bill Heath Decision)	10 days	Mon 9/15/25	Fri 9/26/25
Schematic Design	30 days	Mon 9/29/25	Fri 11/7/25
Design Development	40 days	Mon 11/10/25	Fri 1/2/26
Construction Drawings	60 days	Mon 1/5/26	Fri 3/27/26
Permit	120 days	Mon 1/5/26	Fri 6/19/26
Bid	30 days	Mon 6/22/26	Fri 7/31/26
Construct	90 days	Mon 8/3/26	Fri 12/4/26
Occupy	5 days	Mon 12/7/26	Fri 12/11/26

Donald Eismann Elementary Parking, Queuing and Field Improvements

- Design team has been selected.
- Purchase order has been issued to the civil engineer taking lead.
- Initial concept for parking lot and queuing has been prepared.

Donald Eismann Elementary Parking, Queuing and Field Improvements



Donald Eismann Elementary Parking, Queuing and Field Improvements

Budget Status		
Project Budget (includes all contingencies)		\$ 7,806,605
Costs to Date		\$ 134
Percent Spent		0%
Project Contingencies		
Construction		\$ 364,308
Support Costs		\$ 624,528
Program		\$ 156,132
Contingency Accessed to Date		\$ 0

Donald Eismann Elementary Parking, Queuing and Field Improvements

- **Schedule**

Donald Eisman Queueing & Field	335 days	Mon 6/2/25	Fri 9/11/26
EdSpec	20 days	Mon 6/2/25	Fri 6/27/25
Schematic Design	30 days	Mon 6/30/25	Fri 8/8/25
Design Development	40 days	Mon 8/11/25	Fri 10/3/25
Contruction Drawings	60 days	Mon 10/6/25	Fri 12/26/25
Permit	120 days	Mon 10/6/25	Fri 3/20/26
Bid	30 days	Mon 3/23/26	Fri 5/1/26
Construct	90 days	Mon 5/4/26	Fri 9/4/26
Occupy	5 days	Mon 9/7/26	Fri 9/11/26

**WHAT'S
AHEAD**

WHAT'S AHEAD

- **Preview of Meeting #3, September 22, 2025**
- **Annual Report preliminary work - outline**
- **Questions for BOC Discussion at September meeting**

WRAP UP

WRAP UP

- **Key messages**
 - **What were the key outcomes of this meeting?**
- **Evaluation**
- **Process**
 - **Content**
 - **Discussions**
- **Gratitude and adjournment**



THANK YOU