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2024 Bond Projects - Bond Oversight Committee Meeting September 22, 2025

Meeting Summary

Date: September 22, 2025

Location: Sumner-Bonney Lake School District (SBLSD) Administration Building

Meeting Attendance:

SBLSD Project Team

Organization / Title	Name
SBLSD Superintendent	Laurie Dent, PhD
SBLSD Director of Capital Projects	Marina Tanay
SBLSD Capital Projects Manager	John Boatman
Falcon & Fern Program Manager	Matt Guilanians
Definitely Mabie Consulting LLC, Facilitator	Penny Mabie

Bond Oversight Committee Members

Organization/Entity/Interest	Name
Construction/architect/engineering/planning	Eric Pilchur
Construction/architect/engineering/planning	James Lawrence
Business Organization	Wilbur Clark
Owns/operates/senior leadership	Randy Kroum
Finance/accounting fields, financial	Justin Evans
Finance/accounting fields, financial	Bill Davis
Parent	Jenn Dery
Parent	Tamara Stramel
Capital Facility Advisory Committee	Derek Barry
Capital Facility Advisory Committee	Penny Kreil
Capital Facility Advisory Committee	Tiffany Binkowski
Capital Facility Advisory Committee	Neil Symes

Additional Attendees

SBLSD, Thu Ament

SBLSD, Tricia Nicholas

SBLSD, Elle Warmuth

Welcome and Introductions. Laurie Dent, Superintendent, SBLSD, welcomed all to the meeting and introduced Penny Mabie, Bond Oversight Committee (BOC) facilitator. The District project team introduced themselves and BOC members introduced themselves. Penny Mabie, Definitely Mabie Consulting, Facilitator, asked committee members what they've been hearing about the bond as they talk with people in the community.



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Committee responses:

- There is a lot of misinformation about the bond. People have asked questions such as “Why isn’t there more money for para-professionals, since the bond passed.”
- People have a lot of questions about the bond.
- Some people think there is more on the bond list than in actuality. E.g., someone told a community member they thought the District was building a new stadium.

2024 Bond Project General Information

Marina Tanay, Director of Capital Projects, SBLSD, provided an overview of the General Contractor/Construction Management (GC/CM) procurement schedule and process. She noted the District has to do an interview with the state for each of the three proposed GC/CM projects – Sumner High School, Bonney Lake High School, and the new middle school at Tehaleh. She noted the District would like to have one Bond Oversight Committee (BOC) member attend each interview as an observer. Justin Evans, Randy Kroum, Tiffany Binkowski, James Lawrence, and Neil Symes all expressed interest in being observers.

Marina also presented updates on the 2024 Bond Projects budget, schedule, risks, and opportunities.

Budget: The overall budget is still on track. There have not been many large expenditures yet as the first phase of projects are still in the early stages of procurement and conceptualization.

Schedule: At this time, all projects are still within their stated schedule.

Risks: The economy continues to provide uncertainty due to shifting tariff decisions at the federal level. Inflation is still a risk. Marina noted the team will be monitoring impacts from national tariff decisions and other federal decisions and will provide proposed responses if/when it becomes necessary.

Opportunities: SBLSD is continuing to move forward with requesting use of the GC/CM delivery method for contracting the biggest three school projects. The District believes GC/CM will provide advantages such as a more collaborative environment between the project designer and constructor, as well as allowing for early work to begin.

At the June BOC meeting, Marina informed the committee that the District was in discussions with the City of Sumner regarding purchasing the Bill Heath Sports Complex. Since that report, the discussions have been tabled for now due to too many conditions involved in the potential sale.

Committee questions:

- Was the Bill Heath Sports Complex decision tabled due to limitations of use?
Response: No, there were some other key issues. The relationship between the District and the City is still good.



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- Would acquiring the Bill Heath Sports Complex change the Daffodil Valley project significantly? *Response: No.*

2024 Bond Projects – Project-by-Project Update (see presentation on website for project details)

Matt Guilanians, Falcon and Fern, Program Manager, presented updates on all the projects in the 2024 Bond Projects. He noted that the slides now included the contracted project team for each project.

Bonney Lake High School (BLHS) Expansion & Intersection – Matt shared concept drawings. He noted the front entrance treatment was a community request. The team is awaiting the City of Bonney Lake's review of the intersection portion of the project before starting design. There is no property acquisition associated with the intersection. The project (both school and intersection) is on budget and on schedule. He noted they expect to break ground in fall of 2026 and open two years later.

Committee comments/questions:

- How much parking will be lost? *Response: Not much. We are removing inefficient areas.*
- Is the roundabout in the city or the county? *Response: Most of it is in the city, one section to the north and another to the south is in the county. Therefore it requires two permit applications.*
- Are you encountering any concerns with project reviews by the city? *Response: No, we have had pre-meetings and shared our intentions, so all is going well.*

Sumner High School (SHS) Master Plan – Matt noted the Sumner High School Master Plan is almost at the end of schematic design. The Washington State Office of Superintendent of Public Instruction (OSPI) requires Value Engineering (VE) for projects of a certain size. That has been completed. Value Engineering is a process where a neutral engineering team looks over plans and specifications with the intent of finding ways to reduce costs. The School Board has the choice to accept or reject the Value Engineering team's recommendations. The project is on track with its schedule and budget. It is about a month and a half ahead of BLHS, although permitting may affect that.

Committee comments/questions:

- How can the District justify any disagreement with the VE recommendations? *Response: The VE team has only five days to do their work. They were not part of the educational specifications process and other detailed design processes, so their work cannot reflect all the nuances of the processes.*



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- Does the District risk losing state funding if the VE recommendations aren't followed? *Response: No. OSPI wants school districts to take the time to consider any possibilities for reducing cost based on the VE process but does not mandate recommendations be followed.*

New middle school at Tehaleh – Matt provided an overview. He noted that this project is the last of the three big projects (SHS, BLHS, and the new middle school) in terms of the schedule order. The land acquisition process is ongoing and the project is in the early third of schematic design. Matt noted the budget and schedule are on track. The schedule is dependent on the land being platted.

Committee comments/questions:

- The District is using some of the same contractors on different projects. Are they staged up enough to do all these projects? *Response: That is why we don't have all the same consultants on all the projects. There is a big risk of one firm getting overloaded.*
- Will the capacity be about the same as the other middle schools? *Response: No. The other middle schools have a design capacity of 600 – 700. This one is designed for 900 students. It will have three stories of classrooms and the commons will be two stories.*
- In the Capital Facilities Advisory Committee (CFAC), we talked about leaving part of the school uncompleted, for future capacity. Is that still under discussion? *Response: No, we downsized the project from 1200 to 900 students as we didn't need the additional capacity.*
- What is the capacity of BLHS? *Response: Current capacity is 1,400 – 1,500 students. The expansion will add between 350-450.*
- When will reboundarying take place? *Response: That is too soon to know. There will be a separate public process for that.*
- What does plat mean? *Response: Platting is the process of subdividing large pieces of land into separate parcels. The process is regulated by the county and there is a permitting process that must be followed. The property the new Tehaleh Middle School will be on is a multi-acre property that is being sub-divided, so the developer has to go through the platting process. The timeline is determined by the county.*

Daffodil Valley Elementary Field Improvements – Matt noted the contractor is working on the design. It will be a similar layout to the current field.

Committee comments/questions:

- Will there be a soccer field? *Response: There will be a mini-pitch and a walkable track around the school.*
- Will any part of the facilities be covered? *Response: Yes, the dugouts.*
- Will the fields be grass? *Response: Yes.*



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Donald Eismann Elementary Parking, Queueing, and Field Improvements – Matt informed the committee the site layout is complete. The project is on budget. The schedule has slipped a bit but is still on track for construction in 2026.

Committee comments/questions:

- Is the lighting the kind that doesn't bleed? *Response: Yes, that is the District standard.*
- You mentioned there will be savings from not replacing the backstops. Can the savings be used for playground equipment? *Response: Savings from any of the bond projects are saved and used on any other project that might go over budget. Playground equipment is currently managed by capital projects through non-bond capital funding. Marina described how the District is working on the playground out of a separate fund. The District assesses the conditions of each playground and schedules improvements accordingly.*

Crestwood Elementary and Liberty Ridge Elementary – Matt informed the committee the architects have been selected and the projects are in the scoping process.

Tehaleh Heights Elementary Expansion - Matt noted they are in the consultant procurement process. Eleven Statement of Qualifications (SOQs) were submitted. Four firms were notified they have been short-listed for interviews. Interviews are next. The project is on budget. The schedule has slipped a bit, but it is still due to open by the fall of 2028. Construction is planned for spring of 2027.

Committee comments/questions:

- How much float do you include in the schedule? *Response: We include a lot. We'll include six months float for an 18-month contract term.*
- In terms of educational specifications (ed specs), since this is a master plan, how much can be changed? *Response: There will be fewer changes. Things like grade adjacency, queuing, and a few other site things may be adjusted.*
- Will the portables get removed? *Response: The portables were a significant investment. There are no requirements to remove them like there are at Sumner High School. They will remain until we're absolutely sure we don't need them. Currently they're being used by itinerant programs, etc. They will eventually be removed.*

Committee Business

Penny asked if there were any requests for the next BOC meeting.

Committee questions/comments:

- Is the budget forecast by project? *Response: Yes*
- Can you include the percentage of budget expended against percent of project completed? *Response: Not effectively. Once we begin construction and we have physical progress from the contractor, this type of reporting makes more sense on*



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the larger projects. On the smaller projects with shorter durations, the reporting would be skewed because of invoicing lag.

- What are the rough, soft cost percentages the District uses? *Response: Soft costs include things such as district staff, project management, design & engineering fees, specialty consultants such as traffic engineering, noise and light consultants, and sales tax. If we include sales tax, the percentage of a project's budget that is soft costs is about 40%.*
- Does the District pay property taxes? *Response: We do have to pay some fees, but not like residential or business taxes.*

Annual report - Penny introduced the draft outline of the BOC's first Annual Community/School Board Report and asked for committee review.

Committee questions/comments:

- Include a general overview of bond sales and how taxes have been impacted and a cross reference to current assessed value.
- Include a discussion of what the bond covers and what it doesn't. Some kind of graphic showing that – perhaps using a dollar bill to show what parts of the dollar cover what.
- Include a schedule summary that shows each project's opening day / school year.
- Include infographics and QR codes for easy sharing.
- Include a brief tie-in to our "prepping for future-ready" value.
- Organize the report project by project.
- Include information about risks, such as tariffs, the economy and any mitigations.

Penny noted the next step will be to bring a more fully developed outline back for committee review and content suggestions in January, then a draft report to be reviewed via email, with the goal of approving the final report in March.

Wrap Up

BOC key messages from the meeting

- Projects and budgets are on track
- The District is being accountable with the budget
- Projects are still in the early stages, so the work is not yet visible. There is a lot that happens before a project gets into design and construction.
- The BLHS entry will be "lit."
- There are always jurisdictional challenges and complexities in designing facilities
- Project design teams have been selected for all but one of the projects.
- The GC/CM process is proceeding.
- The bond doesn't cover widening the road out to the nearest intersections – only the roundabout. The widening of the road is too complex of a civil project and involves the acquisition of Right-of-Way which is outside of the scope of this bond.



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- A lot of projects will be delivered at the same time.
- Transparency – we are getting more detail than we expected.
- The District is forecasting more growth/enrollment – we need to be building for the future to be ready for the growth.
- We saw lots of new drawings – we are seeing the things are developing.

What's Ahead?

The next committee meeting is January 26, 2026. Marina noted that if there is inclement weather, the meeting will have a virtual option.

Meeting Adjourned