



**MARCH 2026
BOND OVERSIGHT
COMMITTEE MEETING**



AGENDA

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

WELCOME

- **Opening Remarks**
- **Introductions**
- **What are you hearing about the bond projects?**

2024 Bond Projects

General Information

2024 Bond Projects – General Information

- Overall 2024 Bond Projects Budget & Schedule

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	



* Energy Improvements are an ongoing process

Note: Dollar amounts are in millions

2024 Bond Projects – Risks & Opportunities

- **Risks**

- Permit submittal review timing
- Economy, including tariffs and inflation

- **Opportunities**

- Mini-MACC (Maximum Allowable Construction Cost)/Early bid packages
- Outreach to local, small and women/minority owned businesses

2024 BOND PROJECT UPDATES

Bonney Lake HS Expansion

PROJECT TEAM (No change)

Architect: BCRA, Inc.

GC/CM Contractor: Korsmo Construction

Structural Engineer: PCS Structural Solutions

Mechanical/Electrical Engineer: GFT

Civil Engineer: Sitts & Hill Engineers

Landscape Architect: Fora Landscape Architects

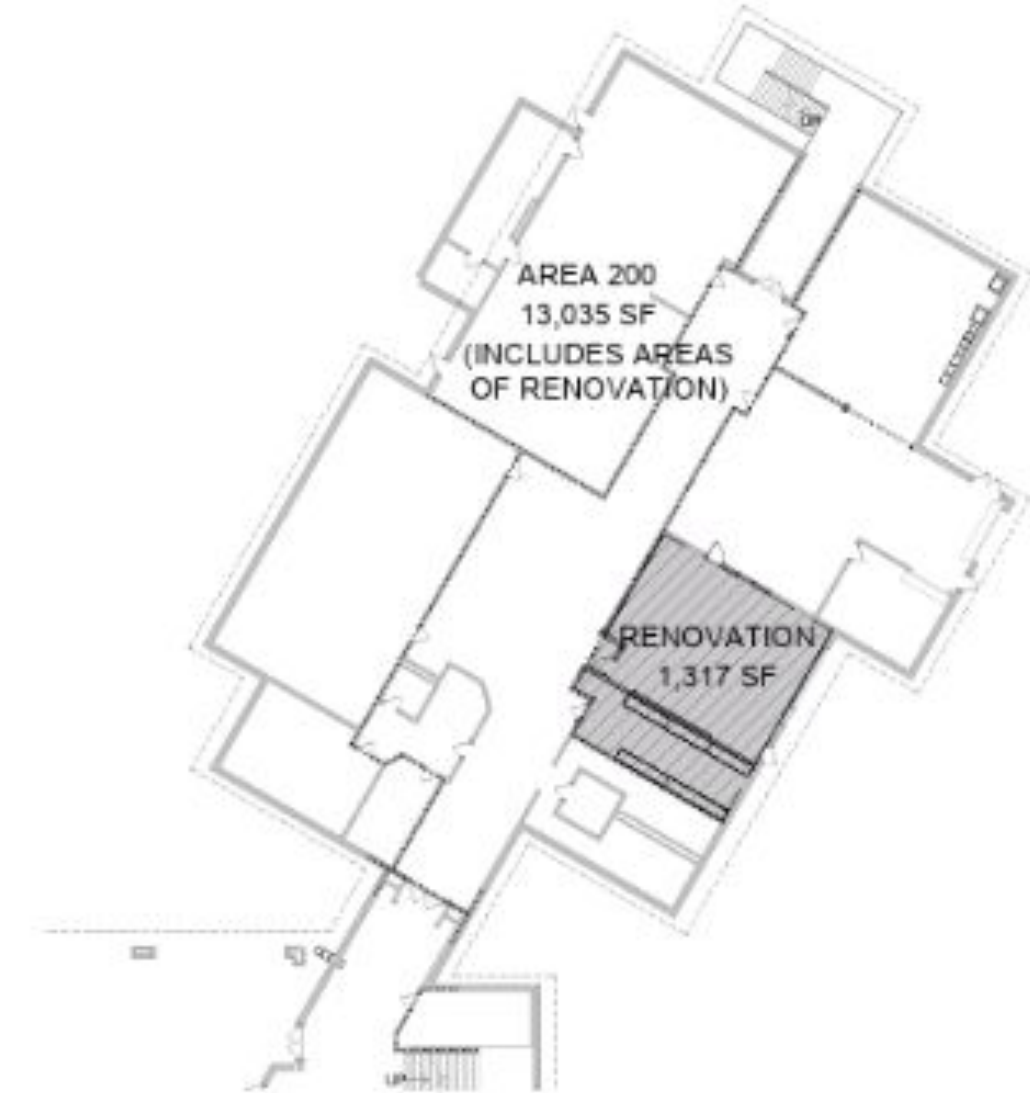
Bonney Lake HS Expansion

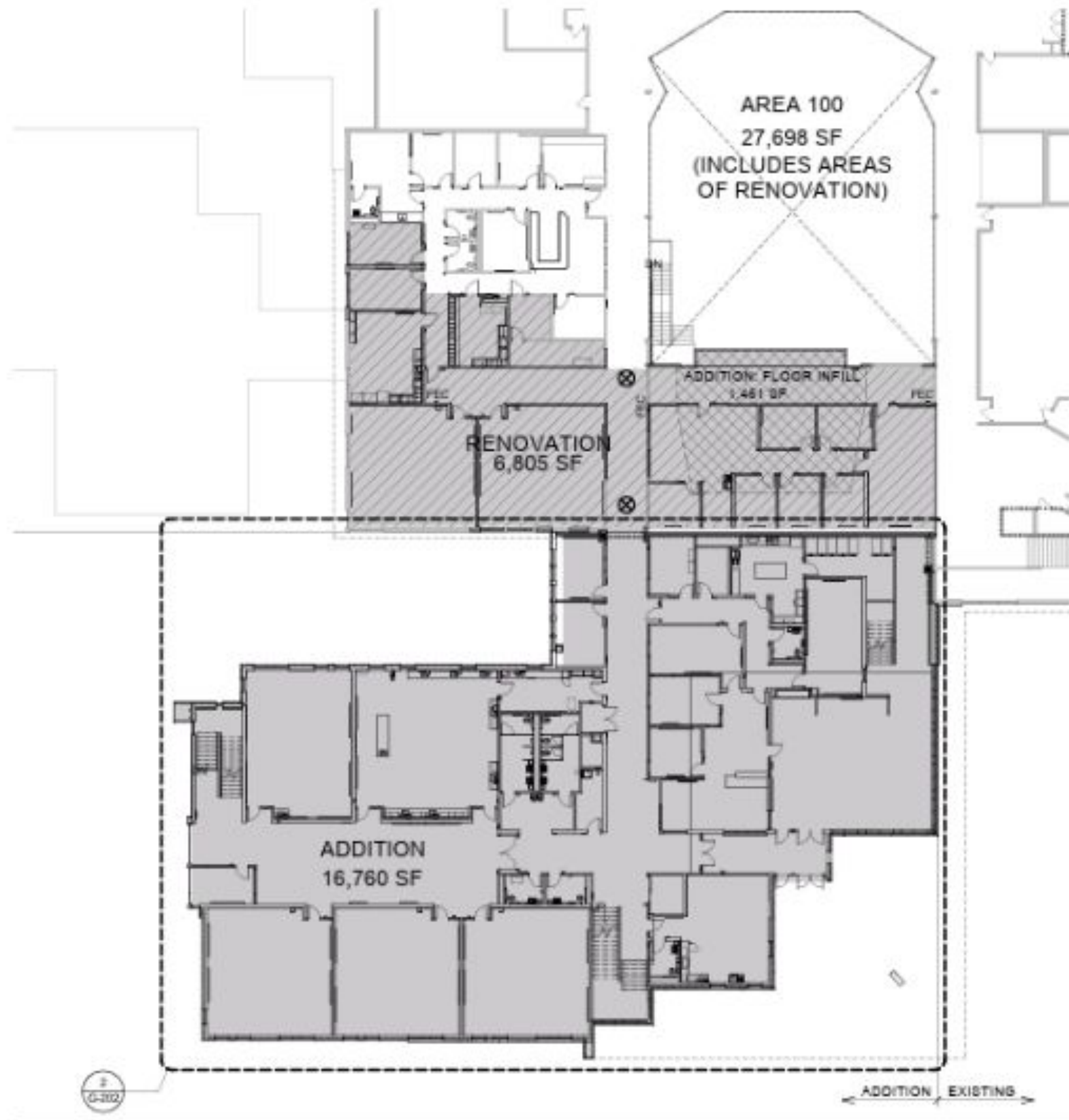
- Building construction documents submitted to City of Bonney Lake for permitting
- Design Development drawings complete and ready to present to the School Board
- Construction documents in progress
- Detailed construction sequencing in development
- Joint outreach event planned for May with Skanska



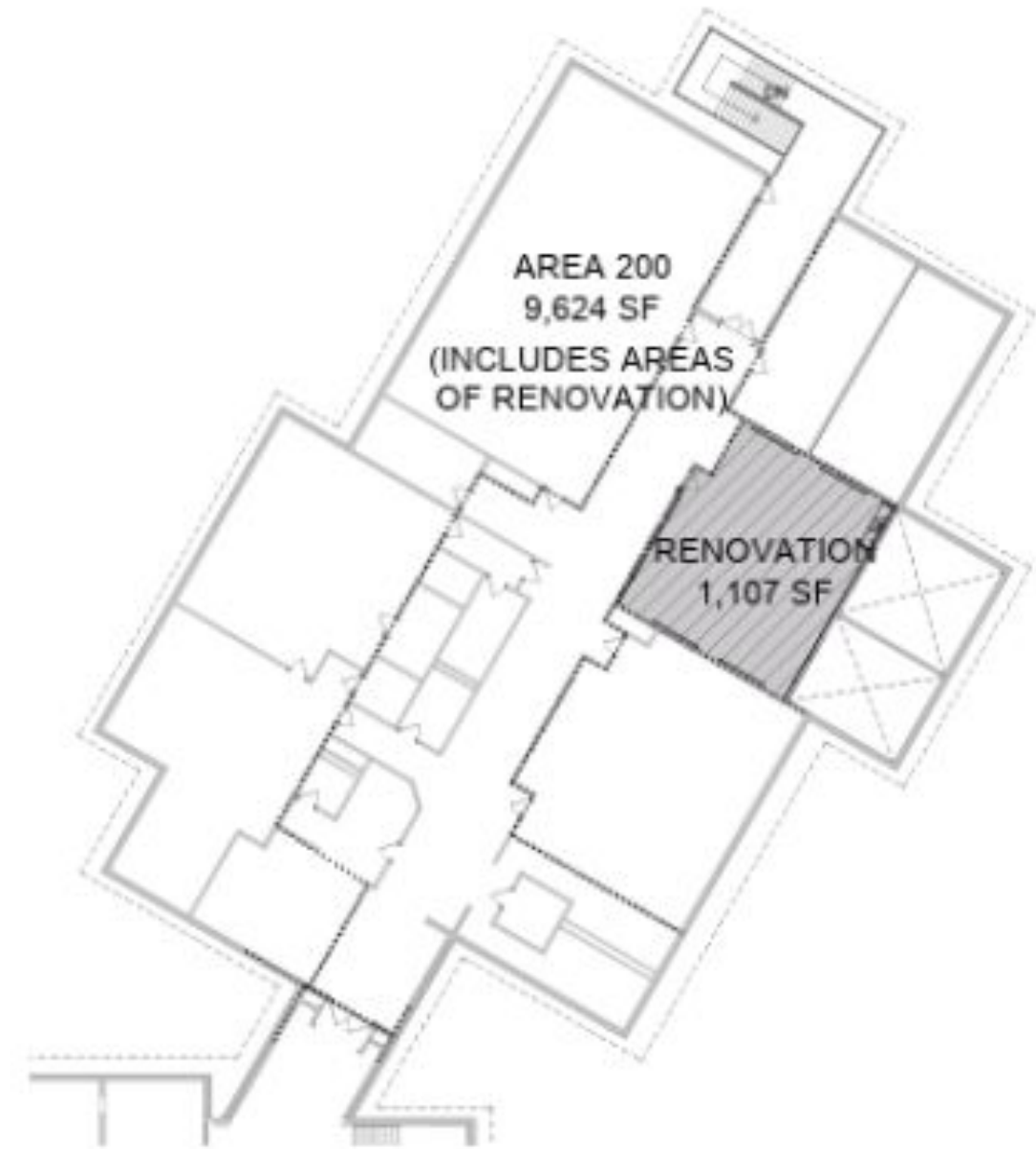


First floor





Second floor



Bonney Lake HS Intersection

PROJECT TEAM (No change)

Prime Designer: Sitts & Hill Engineer

Traffic Engineer: Transpo

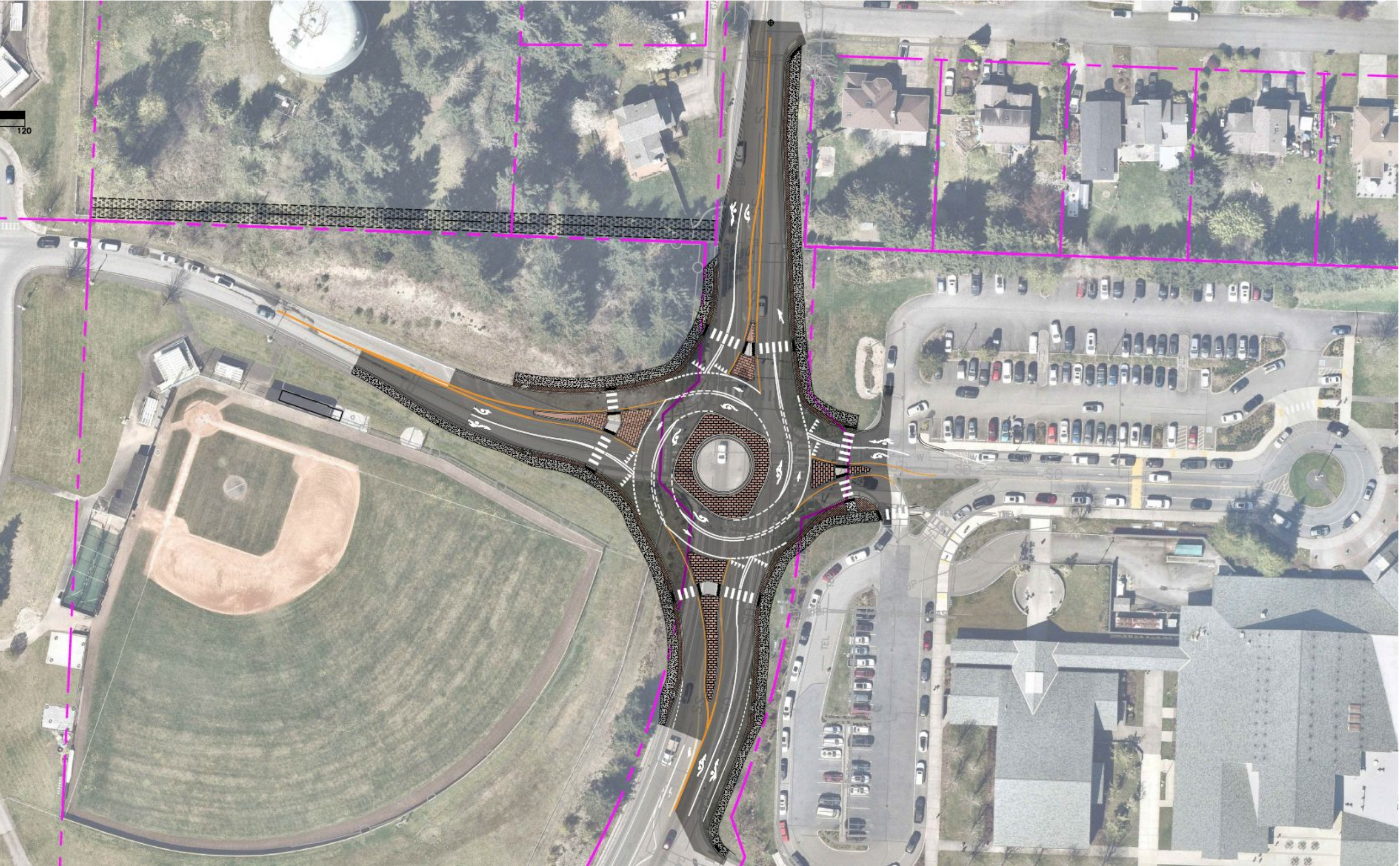
Landscape Architect: Fora Landscape Architects

GC/CM Contractor: Korsmo Construction

Bonney Lake HS Intersection

- Design Complete
- Permit submitted. Awaiting comments from the City of Bonney Lake
- Updated Traffic Impact Analysis underway

Bonney Lake HS Intersection



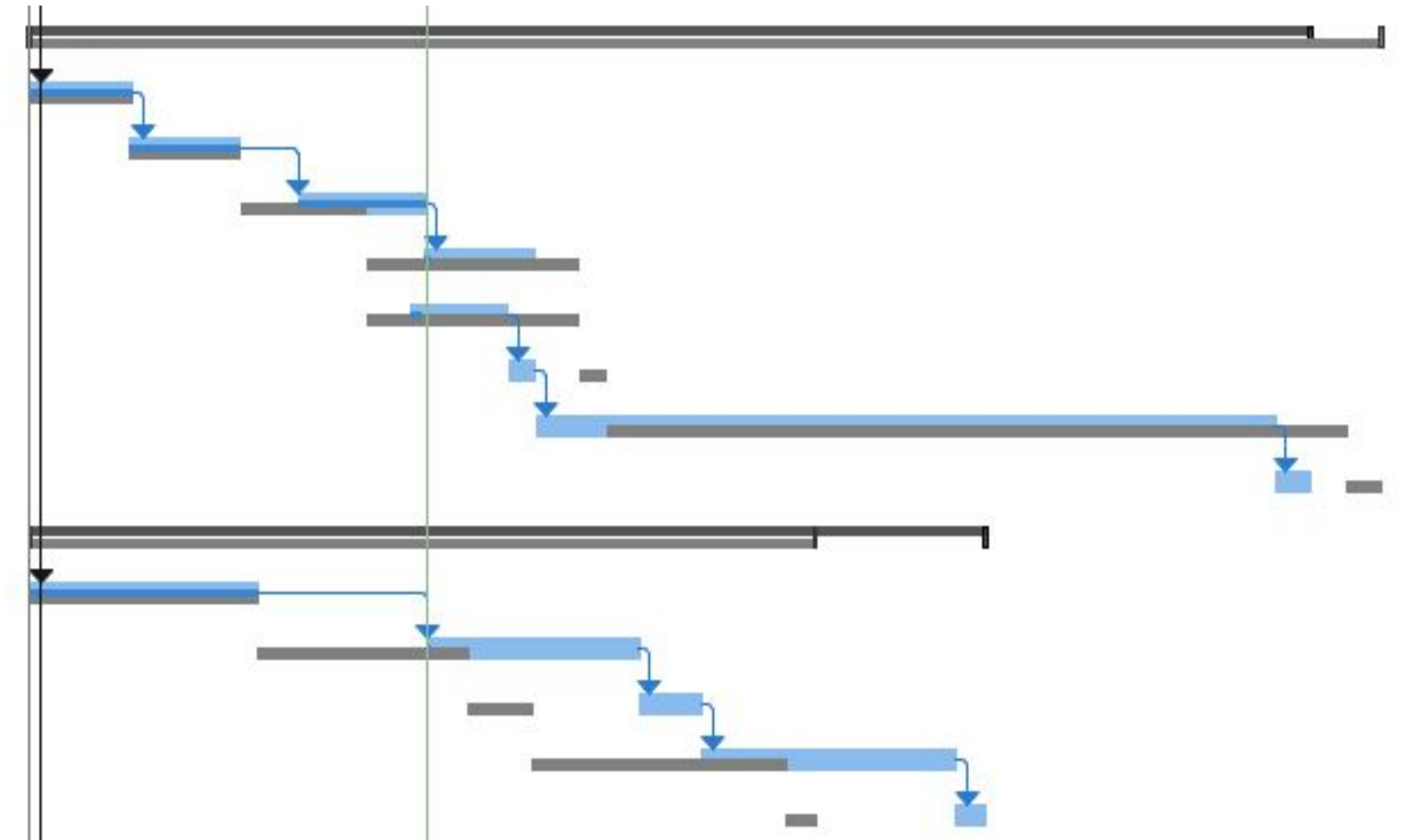
Bonney Lake HS Expansion & Intersection

Budget Status		
Project Budget (includes all contingencies)		\$ 76,882,286
Costs to Date		\$ 2,313,070
Percent Spent		3%
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	908 days	Mon 2/3/25	Tue 7/25/28	27%	
✓	→	EdSpec	75 days	Mon 2/3/25	Fri 5/16/25	100%	2
✓	→	Schematic Design	79 days	Tue 5/13/25	Fri 8/29/25	100%	18FS-4 days
✓	→	Design Development	90 days	Tue 10/28/25	Mon 3/2/26	100%	19
	→	Construction Drawings	79 days	Tue 3/3/26	Fri 6/19/26	5%	20
	→	Permit	70 days	Mon 2/16/26	Fri 5/22/26	11%	
	→	Bid	20 days	Mon 5/25/26	Fri 6/19/26	0%	22
	→	Construct	523 days	Mon 6/22/26	Tue 6/20/28	0%	23
	→	Occupy	25 days	Wed 6/21/28	Tue 7/25/28	0%	24
	→	BLHS Intersection	676 days	Wed 2/5/25	Tue 9/7/27	29%	
✓	→	Develop Civil & LS Drawings	160 days	Wed 2/5/25	Tue 9/16/25	100%	2
	→	Permit	150 days	Thu 3/5/26	Tue 9/29/26	1%	27
	→	Bid	45 days	Wed 9/30/26	Tue 12/1/26	0%	28
	→	Construct	180 days	Wed 12/2/26	Tue 8/10/27	0%	29
	→	City Acceptance	20 days	Wed 8/11/27	Tue 9/7/27	0%	30



Sumner High School Master Plan

PROJECT TEAM (No change)

Architect: Hutteball + Oremus Architecture, Inc.

GC/CM Contractor: Skanska USA Building

Structural Engineer: PCS Structural Solutions

Mechanical Engineer: Metrix Engineers

Electrical Engineer: Hargis Engineers

Civil Engineer: Jacobsen Consulting Engineers

Landscape Architect: Fora Landscape Architects

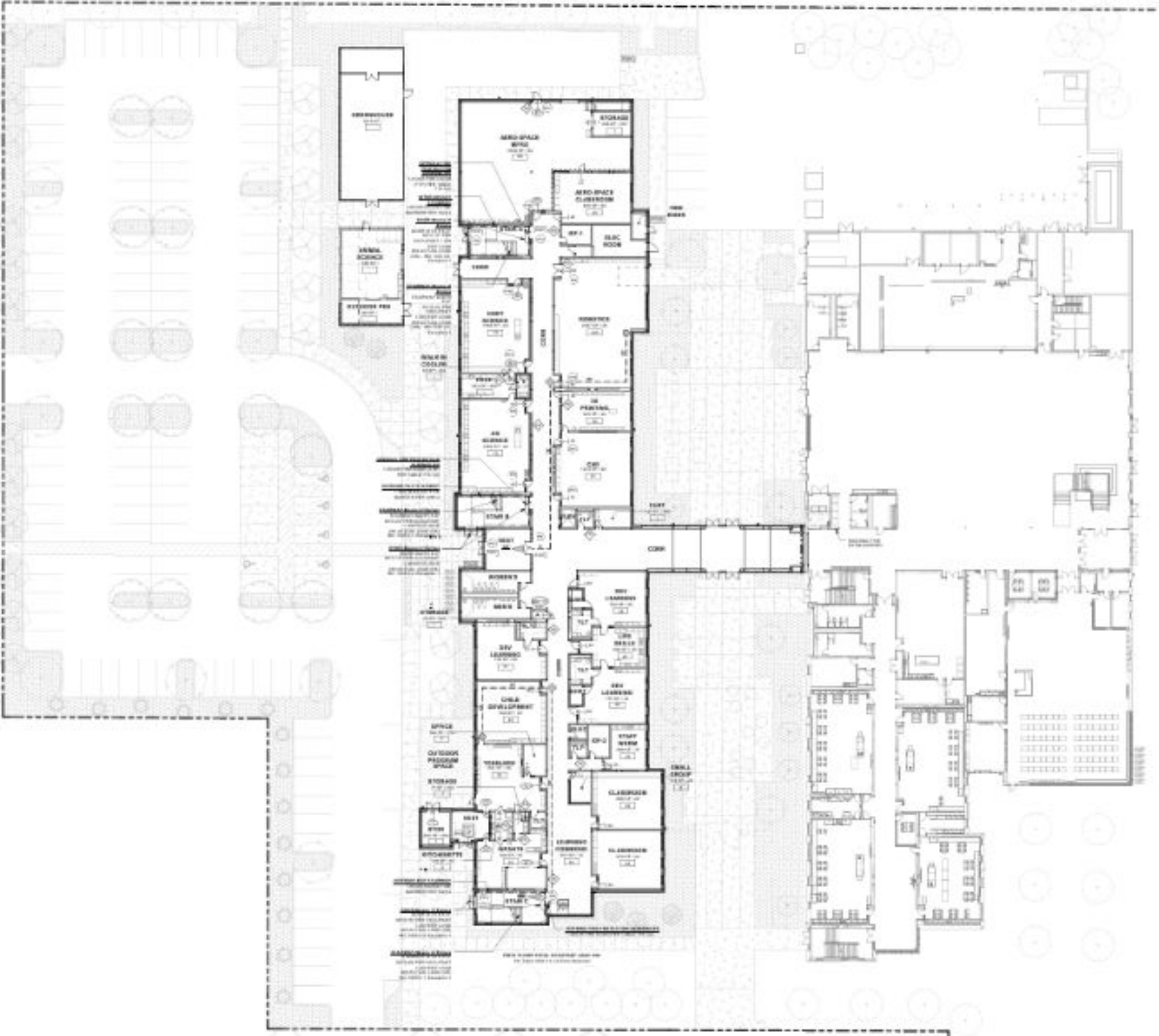
Sumner High School Master Plan

- **Construction Documents at 60% completion**
- **Permit set submitted to the City of Sumner for review**
- **Detailed contracting strategy under development**
- **Detailed construction sequencing under development**

Sumner HS Phase II



First floor



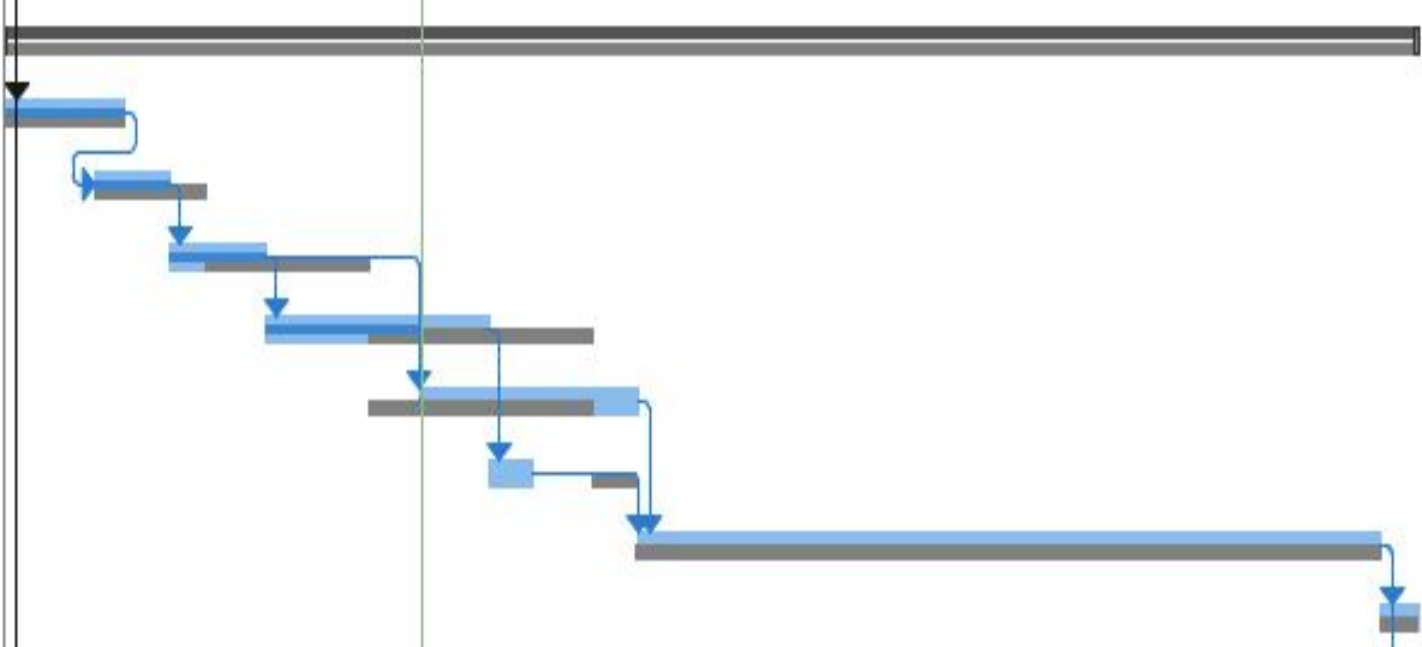
Sumner High School Master Plan – West Building

Budget Status		
Project Budget (includes all contingencies)		\$113,540,360
Costs to Date		\$ 4,104,603
Percent Spent		3.6%
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	953 days	Wed 2/5/25	Thu 9/28/28	29%	
✓	→	EdSpec	80 days	Wed 2/5/25	Tue 5/27/25	100%	2
✓	→	Schematic Design	50 days	Wed 4/30/25	Tue 7/8/25	100%	33FS-20 days
✓	→	Design Development	65 days	Wed 7/9/25	Tue 10/7/25	100%	34
	→	Construction Drawings	150 days	Wed 10/8/25	Tue 5/5/26	70%	35
	→	Permit	150 days	Mon 3/2/26	Thu 9/24/26	2%	35
	→	Bid	30 days	Wed 5/6/26	Tue 6/16/26	0%	36
	→	Construct	500 days	Fri 9/25/26	Thu 8/24/28	0%	38,37
	→	Occupy	25 days	Fri 8/25/28	Thu 9/28/28	0%	39



New Middle School @ Tehaleh

PROJECT TEAM (No change)

Architect: McGranahanPBK

Structural Engineer: PCS Structural Solutions

Mechanical/Electrical Engineer: Hargis Engineers

Civil Engineer: Sitts & Hill Engineers

Landscape Architect: Fora Landscape Architects

New Middle School @ Tehaleh

- Design development set of plans underway
- Test wells for ground-source heat pumps installed
- Construction start schedule pushed to align with 29/30

New Middle School @ Tehaleh



New Middle School @ Tehaleh



New Middle School @ Tehaleh



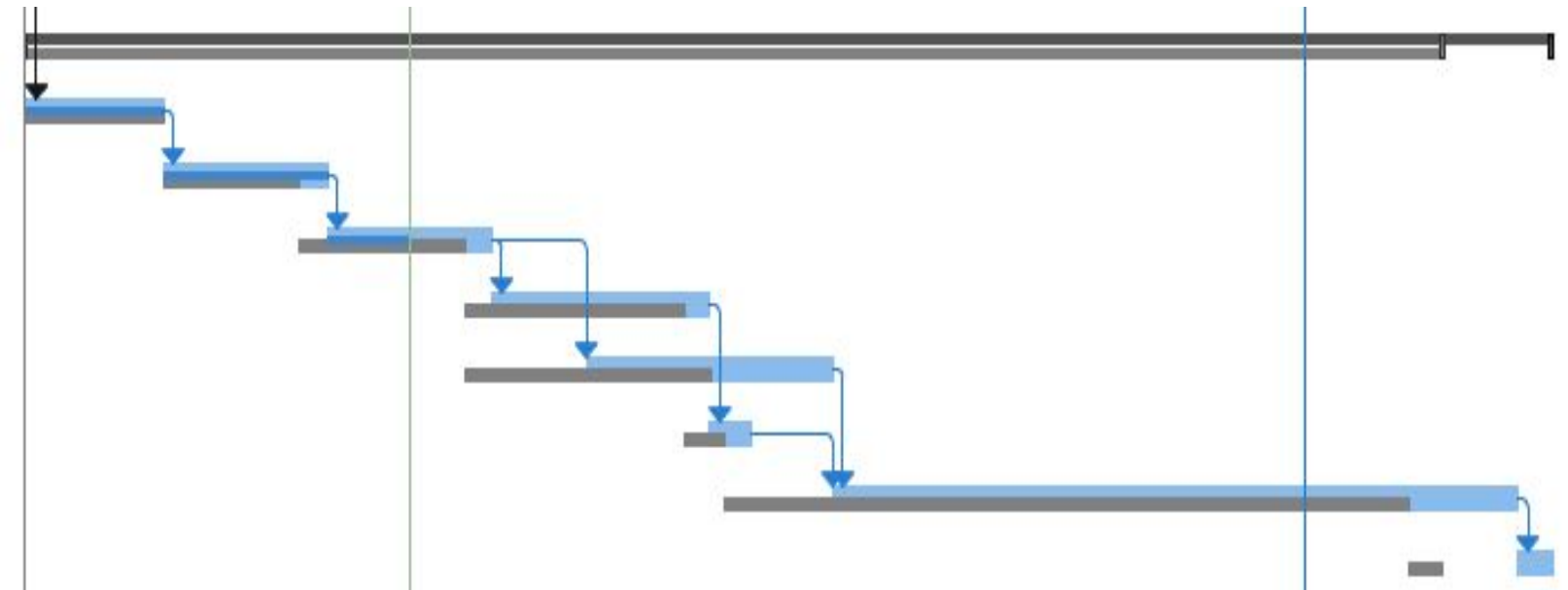
New Middle School @ Tehaleh

Budget Status		
Project Budget (includes all contingencies)		\$200,000,000
Costs to Date		\$ 2,258,580
Percent Spent		1.13%
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**

	➔	New Middle School @ Tehaleh	1115 days	Wed 2/5/25	Mon 5/14/29	23%	
✓	➔	EdSpec	100 days	Wed 2/5/25	Tue 6/24/25	100%	2
✓	➔	Schematic Design	120 days	Wed 6/25/25	Tue 12/9/25	100%	42
	➔	Design Development	120 days	Wed 12/10/25	Tue 5/26/26	50%	43
	➔	Construction Drawings	160 days	Wed 5/27/26	Mon 1/4/27	0%	44
	➔	Permit	180 days	Tue 9/1/26	Mon 5/10/27	0%	44
	➔	Bid	30 days	Tue 1/5/27	Mon 2/15/27	0%	45
	➔	Construct	500 days	Tue 5/11/27	Mon 4/9/29	0%	46,47
	➔	Occupy	25 days	Tue 4/10/29	Mon 5/14/29	0%	48



Daffodil Valley Elementary Field Improvements

PROJECT TEAM (No change)

Landscape Architect: Second Nature Consulting

Civil Engineer: Momentum Civil

Architecture: Zervas Group

Structural Engineer: Kingworks

Mechanical/Electrical Engineer: Hultz BHU

Daffodil Valley Elementary Field Improvements

- **Permit submitted. Awaiting comments from City of Sumner**
- **Developing Street lighting as required by City of Sumner**
- **SEPA exemption granted (informally). Formal submission pending**

Daffodil Valley Elementary Field Improvements



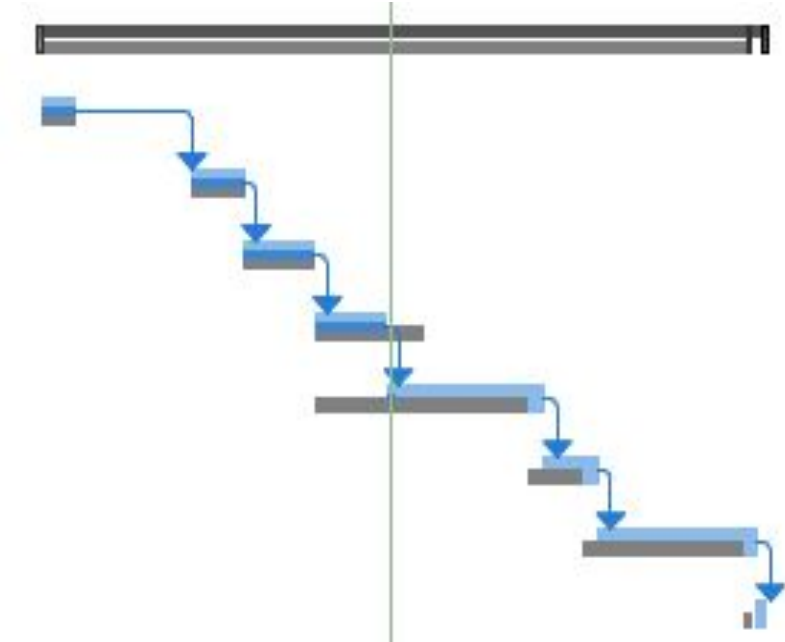
Daffodil Valley Elementary Field Improvements

Budget Status		
Project Budget (includes all contingencies)		\$ 6,022,014
Costs to Date		\$ 137,757
Percent Spent		2.3%
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	410 days	Mon 6/2/25	Thu 12/24/26	39%	
✓	➔	EdSpec	20 days	Mon 6/2/25	Fri 6/27/25	100%	
✓	➔	Schematic Design	30 days	Mon 9/29/25	Fri 11/7/25	100%	91
✓	➔	Design Development	40 days	Mon 11/10/25	Fri 1/2/26	100%	92
✓	➔	Construction Drawings	40 days	Mon 1/5/26	Fri 2/27/26	100%	93
	➔	Permit	90 days	Mon 3/2/26	Thu 7/2/26	5%	94
	➔	Bid	30 days	Fri 7/3/26	Thu 8/13/26	0%	95
	➔	Construct	90 days	Fri 8/14/26	Thu 12/17/26	0%	96
	➔	Occupy	5 days	Fri 12/18/26	Thu 12/24/26	0%	97



Donald Eismann Elementary Parking, Queuing and Field Improvements

PROJECT TEAM (No change)

Civil Engineer: Ethos Civil

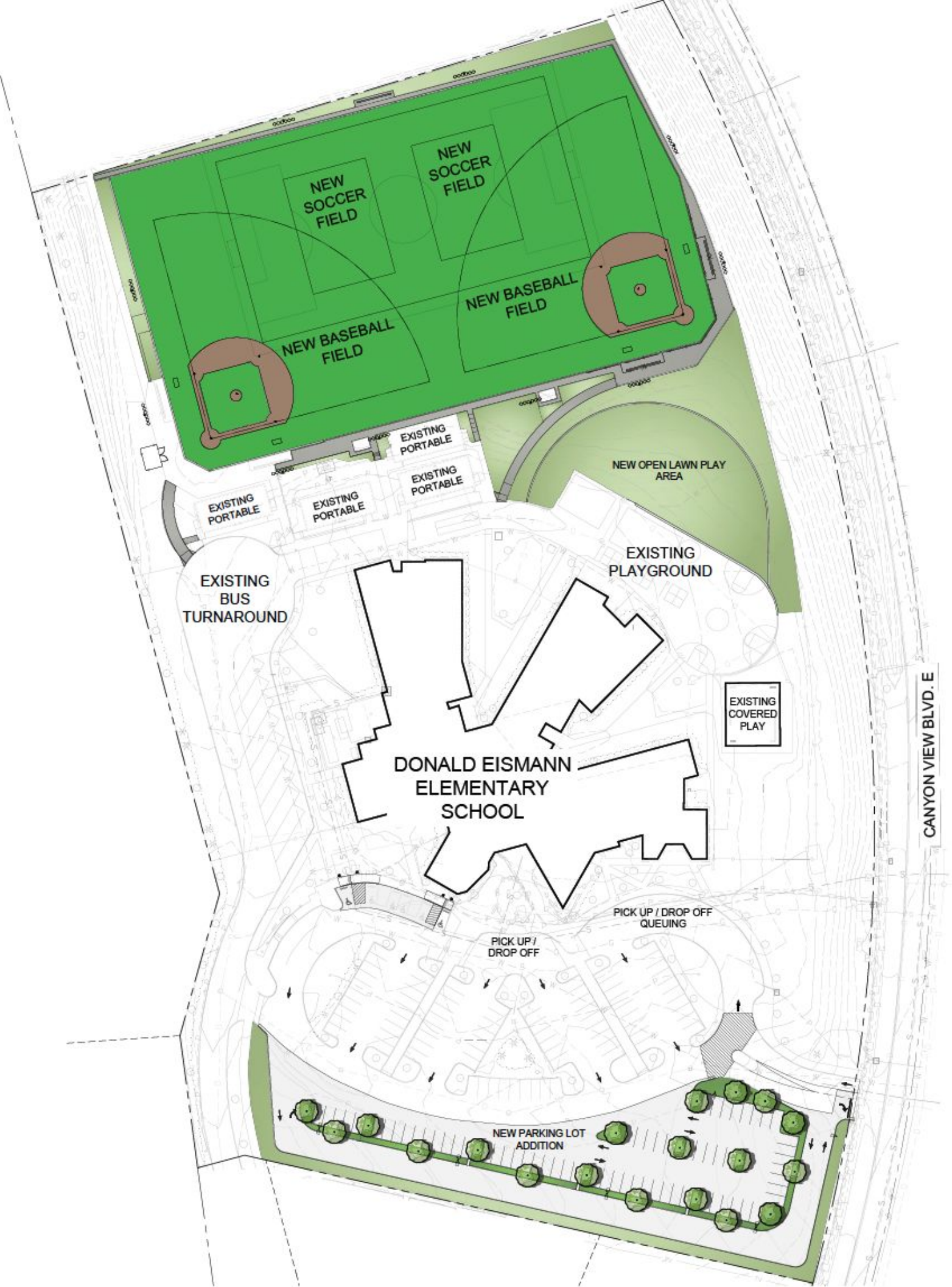
Landscape Architect: KG Designs

Electrical Engineer: Tres West Engineers

Donald Eismann Elementary Parking, Queuing and Field Improvements

- Permits issued by Pierce County
- Bids opened March 12
- Project awarded at March 17 board meeting

Donald Eismann Elementary Parking, Queuing and Field Improvements



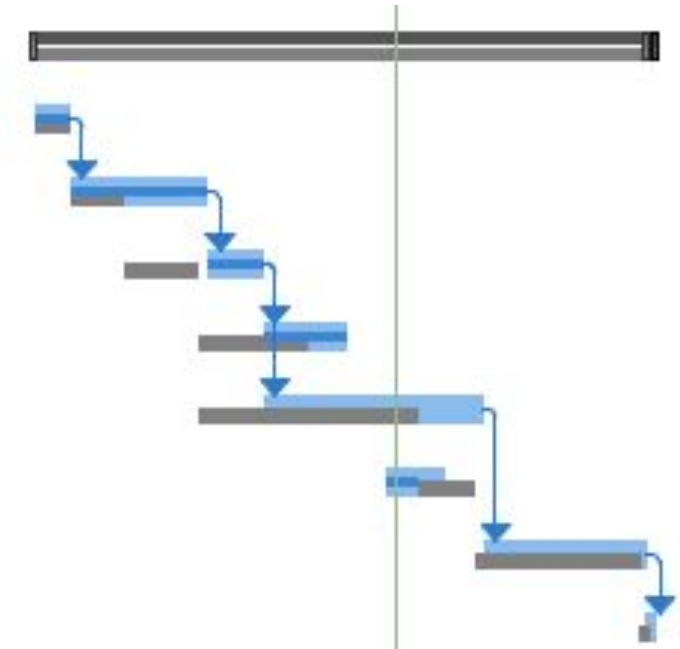
Donald Eismann Elementary Parking, Queuing and Field Improvements

Budget Status		
Project Budget (includes all contingencies)		\$ 7,806,605
Costs to Date		\$ 240,220
Percent Spent		3%
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	340 days	Mon 6/2/25	Thu 9/17/26	45%	
✓	➔	EdSpec	20 days	Mon 6/2/25	Fri 6/27/25	100%	
✓	➔	Schematic Design	75 days	Mon 6/30/25	Fri 10/10/25	100%	82
✓	➔	Design Development	30 days	Mon 10/13/25	Fri 11/21/25	100%	83
✓	➔	Construction Drawings	45 days	Mon 11/24/25	Fri 1/23/26	100%	84
	➔	Permit	120 days	Mon 11/24/25	Fri 5/8/26	0%	84
	➔	Bid	30 days	Fri 2/27/26	Thu 4/9/26	50%	
	➔	Construct	90 days	Mon 5/11/26	Thu 9/10/26	0%	86
	➔	Occupy	5 days	Fri 9/11/26	Thu 9/17/26	0%	88



Crestwood Elementary Improvements

PROJECT TEAM (No change)

Architect: Studio Meng Strazzara

Mechanical/Electrical Engineer: Hargis

Crestwood Elementary Improvements

- Scoping complete. Added casework in lieu of teaching walls
- Design concepts for admin area and security vestibule complete
- Developing drawings for presentation to staff
- Pricing flooring for Summer of 26

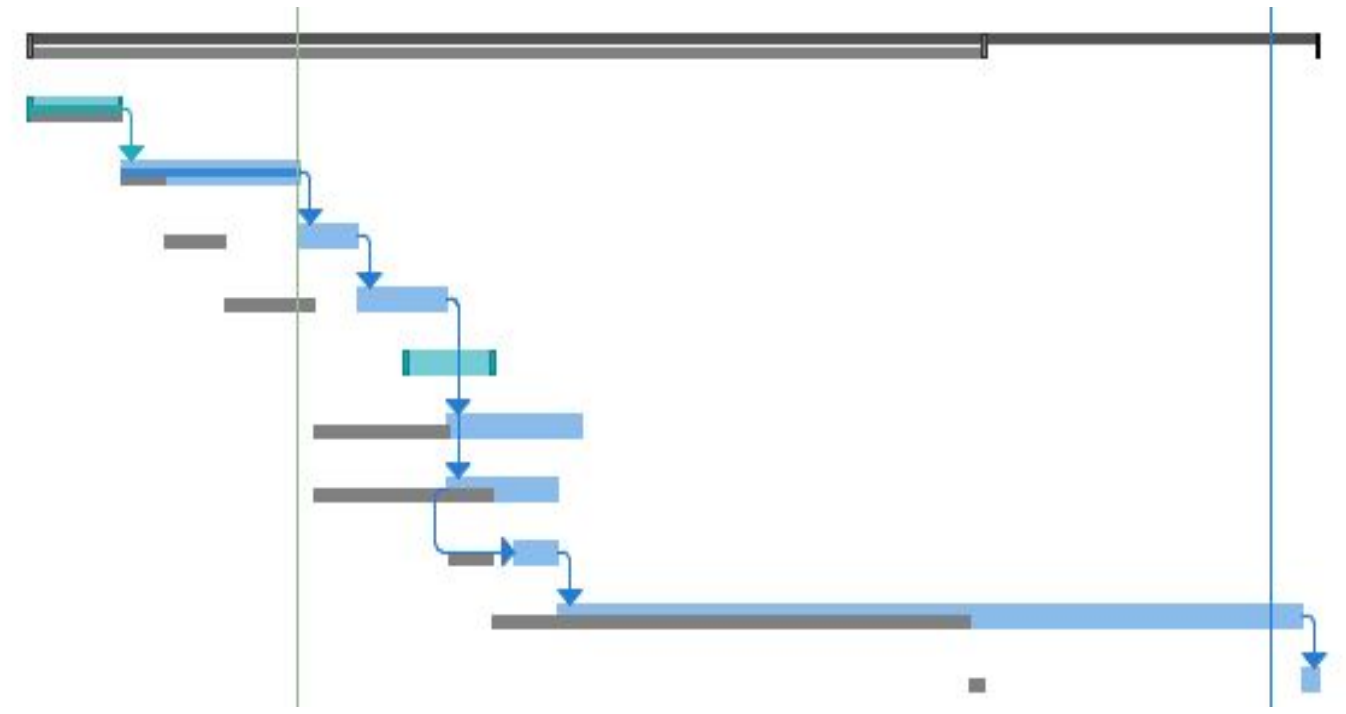
Crestwood Elementary Improvements

Budget Status		048
Project Budget (includes all contingencies)		\$ 2,885,048
Costs to Date		\$ 47,383
Percent Spent		1.6%
Project Contingencies		
Construction		\$ 134,636
Support Costs		\$ 44,689
Program		\$ 223,751
Contingency Accessed to Date		\$ 0

Crestwood Elementary Improvements

- Schedule

	→	Crestwood Improvements	865 days	Fri 6/27/25	Wed 10/18/28	17%	
✓	→	Architect Selection	60 days	Fri 6/27/25	Thu 9/18/25	100%	
✓	→	EdSpec	120 days	Fri 9/19/25	Thu 3/5/26	100%	62
	→	Schematic Design	40 days	Fri 3/6/26	Thu 4/30/26	0%	63
	→	Design Development	60 days	Fri 5/1/26	Wed 7/22/26	0%	64
	→	Flooring Installation	60 days	Mon 6/15/26	Thu 9/3/26	0%	
	→	Construction Drawings	90 days	Thu 7/23/26	Wed 11/25/26	0%	65
	→	Permit	75 days	Thu 7/23/26	Wed 11/4/26	0%	65
	→	Bid	30 days	Thu 9/24/26	Wed 11/4/26	0%	68SS+45 days
	→	Construct	500 days	Thu 11/5/26	Wed 10/4/28	0%	69
	→	Occupy	10 days	Thu 10/5/28	Wed 10/18/28	0%	70



Liberty Ridge Elementary Improvements

PROJECT TEAM (No change)

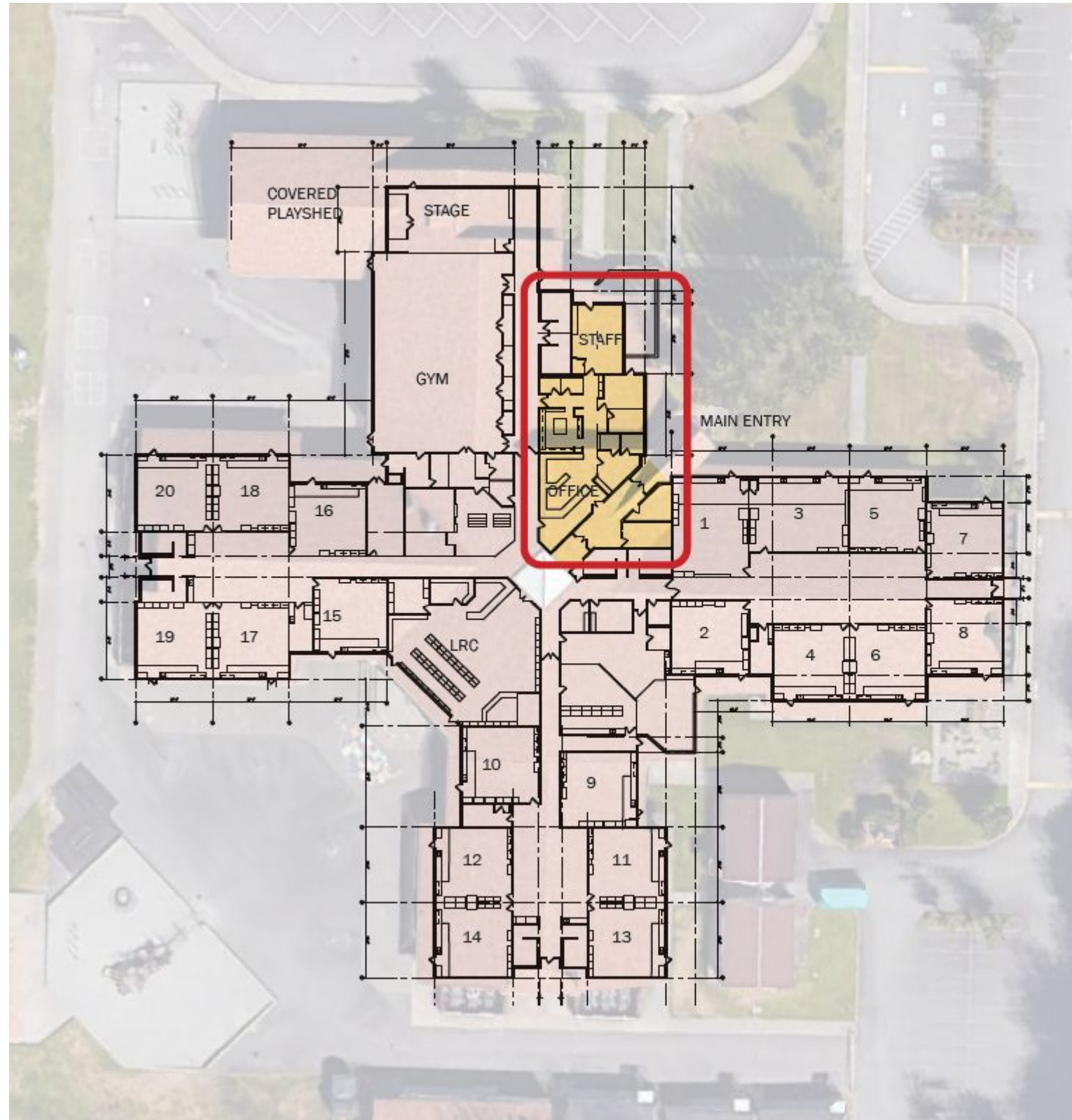
Architect: fi Architecture

Mechanical/Electrical Engineer: TBD

Liberty Ridge Elementary Improvements

- Scoping complete. Added casework in lieu of teaching walls
- Design concepts for admin area and security vestibule complete
- Developing drawings for presentation to staff
- Pricing flooring for Summer of 26

Liberty Ridge Elementary Improvements



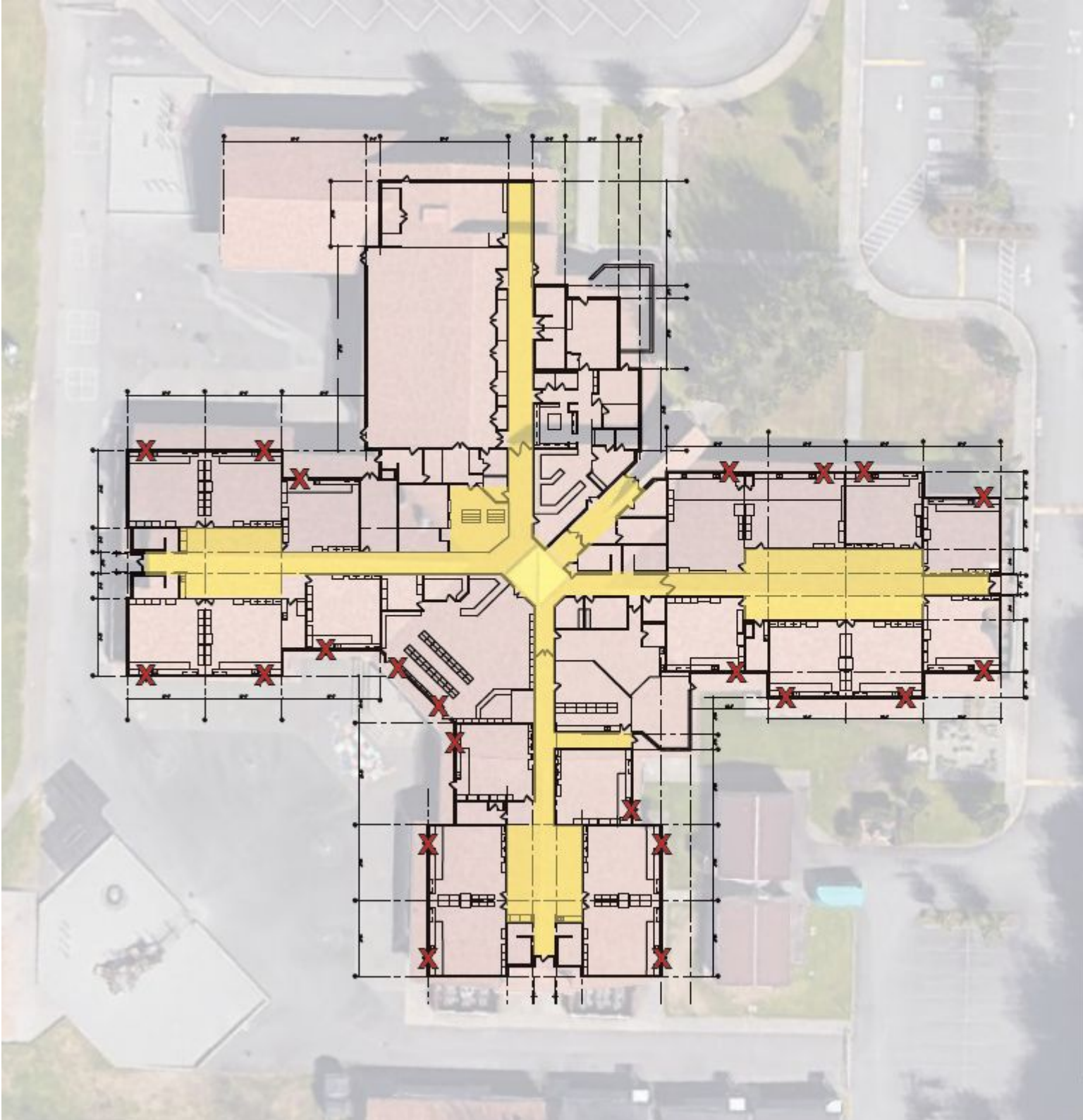
SCOPE OF WORK

Front Office Modernization

- Vestibule
- Reception Area
- Offices
- Staff Lounge
- Workroom
- Keep original bell out front!



Liberty Ridge Elementary Improvements



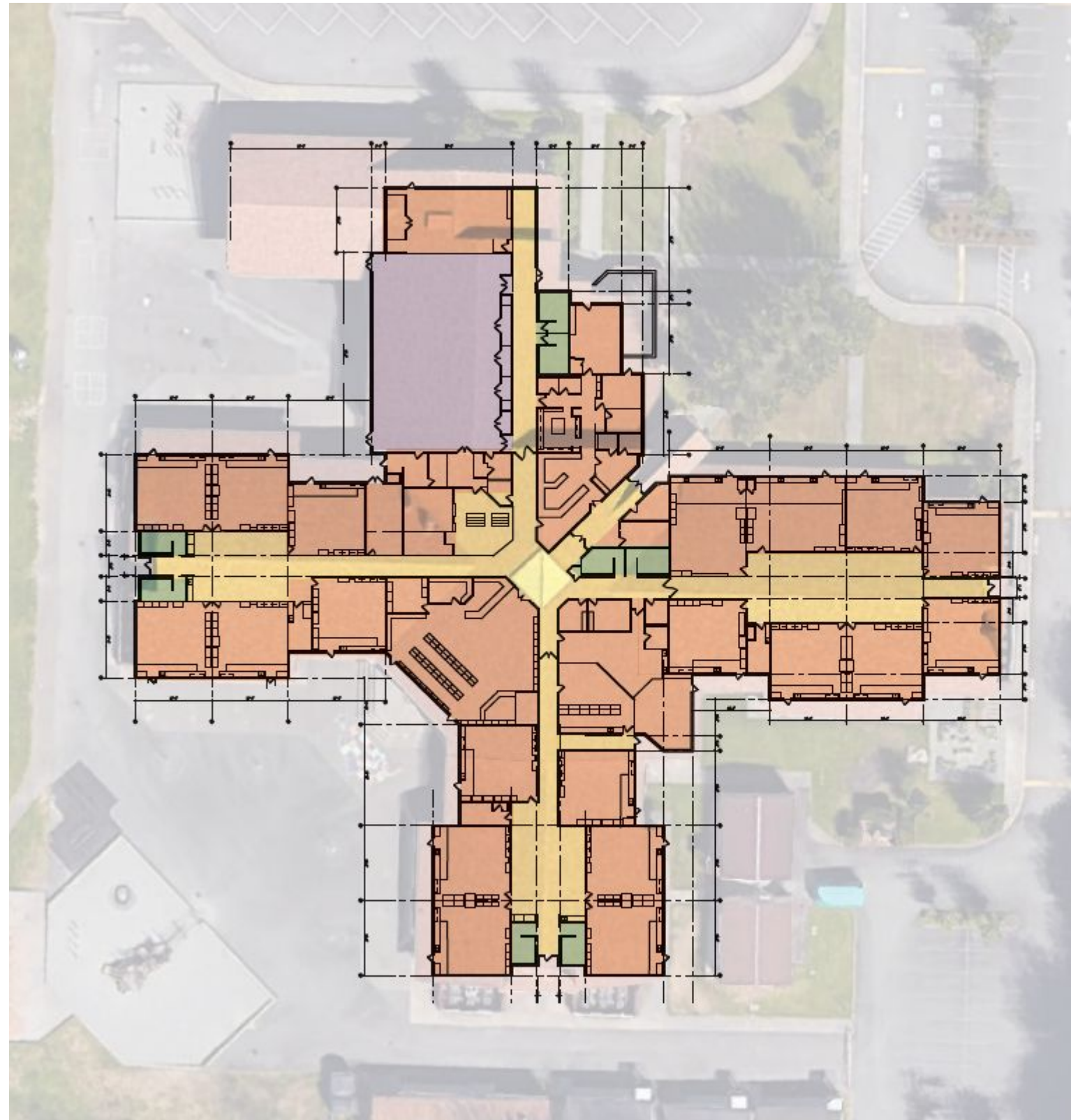
SCOPE OF WORK

Exterior Classroom Doors

- Remove and infill openings
- Improved access controls
- Revised exiting pathways



Liberty Ridge Elementary Improvements



SCOPE OF WORK

New Interior Finishes

- New wood gym floor
- New flooring throughout
 - Classrooms
 - Corridors
 - Support spaces
- Paint walls throughout



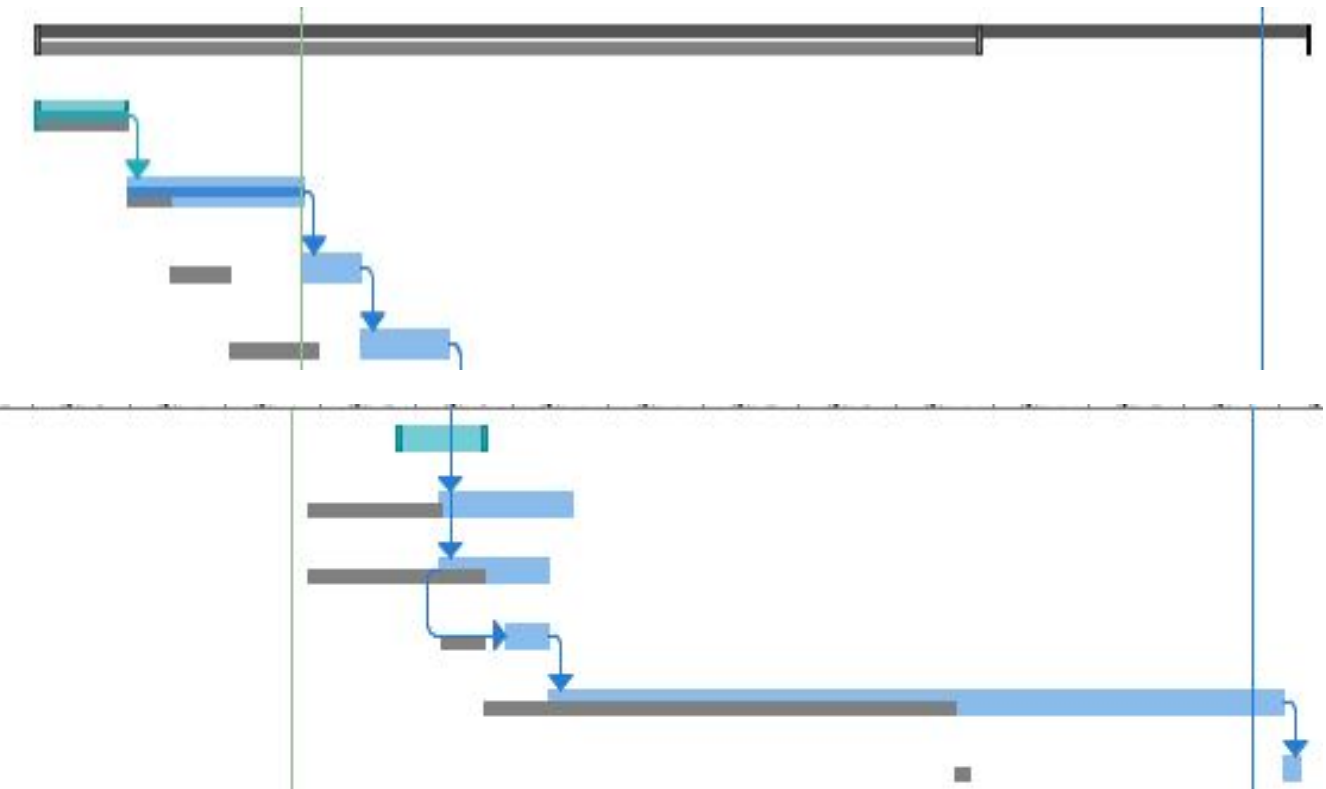
Liberty Ridge Elementary Improvements

Budget Status		048
Project Budget (includes all contingencies)		\$ 2,885,048
Costs to Date		\$ 27,405
Percent Spent		0.95%
Project Contingencies		
Construction		\$ 134,636
Support Costs		\$ 44,689
Program		\$ 223,751
Contingency Accessed to Date		\$ 0

Liberty Ridge Elementary Improvements

- Schedule

	+	LRE Improvements	865 days	Fri 6/27/25	Wed 10/18/28	17%	
✓	+	Architect Selection	60 days	Fri 6/27/25	Thu 9/18/25	100%	
✓	+	EdSpec	120 days	Fri 9/19/25	Thu 3/5/26	100%	51
	+	Schematic Design	40 days	Fri 3/6/26	Thu 4/30/26	0%	52
	+	Design Development	60 days	Fri 5/1/26	Wed 7/22/26	0%	53
	+	Flooring Installation	60 days	Mon 6/15/26	Thu 9/3/26	0%	
	+	Construction Drawings	90 days	Thu 7/23/26	Wed 11/25/26	0%	54
	+	Permit	75 days	Thu 7/23/26	Wed 11/4/26	0%	54
	+	Bid	30 days	Thu 9/24/26	Wed 11/4/26	0%	57SS+45 days
	+	Construct	500 days	Thu 11/5/26	Wed 10/4/28	0%	58
	+	Occupy	10 days	Thu 10/5/28	Wed 10/18/28	0%	59



Tehaleh Heights Elementary Expansion

- **PROJECT TEAM**
- **Architecture: McGranahanPBK**
- **GC/CM: Absher Construction**
- **Mechanical/Electrical Engineer: Hargis**
- **Structural Engineer: PCS Structural Solutions**
- **Landscape Architect: Fora Landscape Architects**
- **Civil Engineer: Sitts & Hill**

Tehaleh Heights Elementary Expansion

- Absher Construction selected as GC/CM
- Contract with Absher being developed and will go to the board when finalized
- Developing pre-construction scope and cost
- Planning meetings and walks with school staff completed
- Schematic design underway

Tehaleh Heights Elementary Expansion



Tehaleh Heights Elementary Expansion



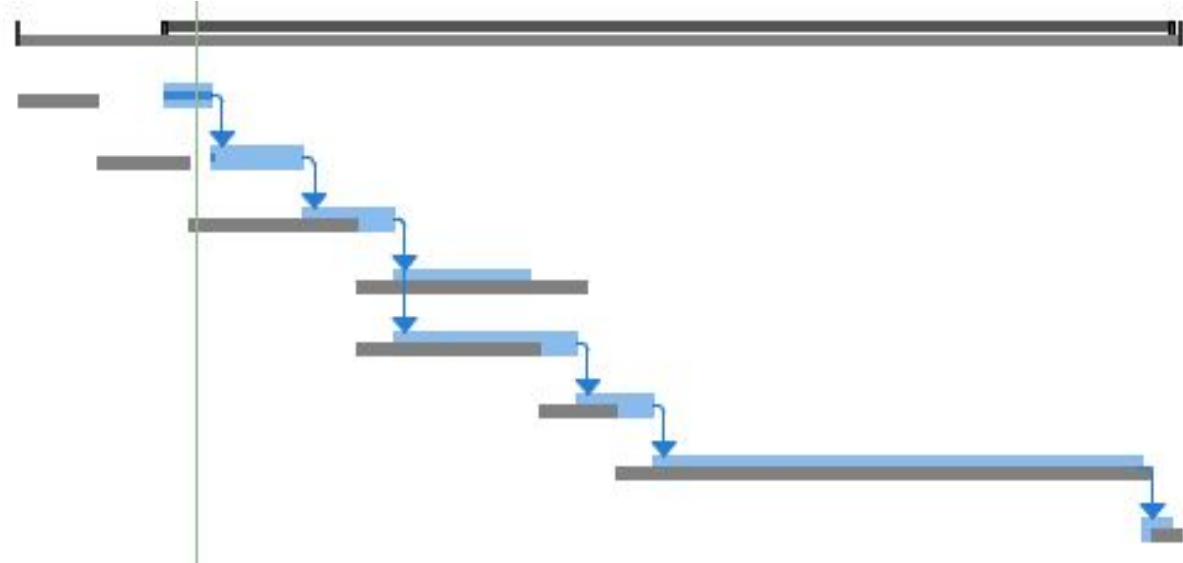
Tehaleh Heights Elementary Expansion

Budget Status		
Project Budget (includes all contingencies)		\$19,019,250
Costs to Date		\$ 18,053
Percent Spent		0.09%
Project Contingencies		
Construction		\$ 1,318,985
Support Costs		\$ 237,016
Program		\$ 16,500
Contingency Accessed to Date		\$ 0

Tehaleh Heights Elementary Expansion

- **Schedule**

	→	Tehaleh Heights Elementary	660 days	Wed 2/4/26	Mon 8/14/28	4%	
✓	→	EdSpec	30 days	Wed 2/4/26	Tue 3/17/26	100%	
	→	Schematic Design	60 days	Wed 3/18/26	Tue 6/9/26	5%	73
	→	Design Development	60 days	Wed 6/10/26	Mon 8/31/26	0%	74
	→	Construction Drawings	90 days	Tue 9/1/26	Mon 1/4/27	0%	75
	→	Permit	120 days	Tue 9/1/26	Mon 2/15/27	0%	75
	→	Bid	50 days	Tue 2/16/27	Mon 4/26/27	0%	77
	→	Construct	320 days	Tue 4/27/27	Mon 7/17/28	0%	78
	→	Occupy	20 days	Tue 7/18/28	Mon 8/14/28	0%	79



Energy Efficiency

- LED Lighting Conversion this summer
 - BLHS, LMS, MMS, SMS
- Working with McKinstry as an Energy Services Contract
 - Procurement through cooperative contract
- Working with PSE to qualify for rebates/incentives on materials and installation
- Applied for related Department of Commerce grants

Energy Efficiency

Budget Status		
Project Budget (includes all contingencies)		\$4,014,677
Costs to Date		\$ 0
Percent Spent		0%
Project Contingencies		
Construction		\$ 281,027
Support Costs		\$ 0
Program		\$ 0
Contingency Accessed to Date		\$ 0

Energy Efficiency

- Schedule

Summer Work	55 days	Tue 6/16/26	Mon 8/31/26	0%
Bonney Lake HS	50 days	Tue 6/16/26	Mon 8/24/26	0%
Electrical Panel Upgrade	1 wk	Mon 7/6/26	Fri 7/10/26 86,79,84	0%
Interior & Exterior	7 wks	Tue 6/16/26	Mon 8/3/26 86	0%
BLHS Gym Retrofit	1 wk	Tue 6/16/26	Mon 6/22/26 91SS	0%
Variable Driver Design Intent Verification	1 day	Tue 6/16/26	Tue 6/16/26 91SS	0%
Exterior & Commons Lighting Controls	5 days	Tue 8/4/26	Mon 8/10/26 90,91	0%
Punch, Start Up, CX, Inspections & Training	10 days	Tue 8/11/26	Mon 8/24/26 94	0%
Lakeridge MS	40 days	Tue 6/16/26	Mon 8/10/26	0%
Interior & Exterior	5 wks	Tue 6/16/26	Mon 7/20/26 86	0%
LRMS Gym Retrofit	1 wk	Tue 6/16/26	Mon 6/22/26 97SS	0%
Variable Driver Design Intent Verification	1 day	Tue 6/16/26	Tue 6/16/26 97SS	0%
Classroom Lighting Controls	5 days	Tue 7/21/26	Mon 7/27/26 97	0%
Punch, Start Up, CX, Inspections & Training	10 days	Tue 7/28/26	Mon 8/10/26 100	0%
Mountain View - MS	14 days	Tue 8/11/26	Fri 8/28/26	0%
Interior & Exterior	2 wks	Tue 8/11/26	Mon 8/24/26 94	0%
MVMS Gym Retrofit	1 wk	Tue 8/11/26	Mon 8/17/26 103SS	0%
Variable Driver Design Intent Verification	1 day	Tue 8/11/26	Tue 8/11/26 103SS	0%
Punch, Start Up, CX, Inspections & Training	4 days	Tue 8/25/26	Fri 8/28/26 103	0%
Sumner MS	25 days	Tue 7/28/26	Mon 8/31/26	0%
Interior & Exterior	3 wks	Tue 7/28/26	Mon 8/17/26 100	0%
SMS Gym Retrofit	1 wk	Tue 7/28/26	Mon 8/3/26 108SS	0%
Variable Driver Design Intent Verification	1 day	Tue 7/28/26	Tue 7/28/26 108SS	0%
Lighting Controls - Panel Replacement	5 days	Tue 8/18/26	Mon 8/24/26 108	0%
Punch, Start Up, CX, Inspections & Training	5 days	Tue 8/25/26	Mon 8/31/26 111	0%

COMMITTEE BUSINESS

COMMITTEE BUSINESS

- **BOC Meeting #4 requests**
- **Approve Annual Community/School Board Report**
- **Committee Discussion**

Questions / Requests from January BOC Meeting

Asked

1. Monthly Updates
2. MWBE - how local is local?
3. Suggestion - asking how many SBLSD alumni does your firm employ?
4. Age considerations to encourage newer generations

Response

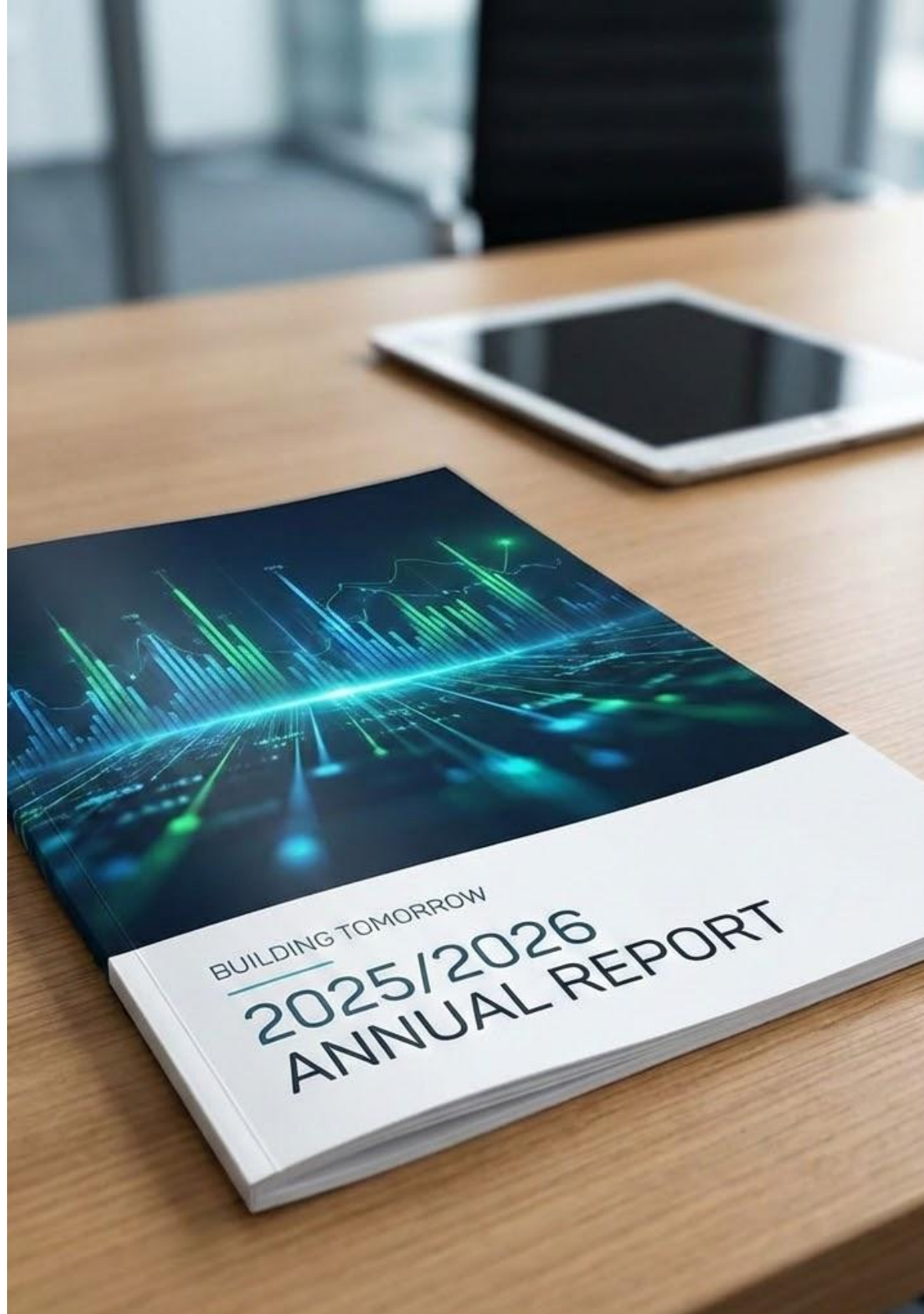
1. Is this request a consensus by all members of the BOC? If so, how much detail is needed?
2. Within Pierce County, with an emphasis on businesses located within district boundaries.
3. How and when would this be reported?
4. Apprenticeships are required on projects over \$1million dollars



Annual Report

- I. Introduction & executive summary
- II. BOC makeup and activities
- III. Bond funding overview
- IV. BOC's work
- V. BOC's findings
- VI. BOC's recommendations
- VII. Next year's forecast
- VIII. Any proposed changes to project schedules, sequences or finances





Annual Report

- Does the committee accept this report?
- Does the committee endorse the delivery of this annual report to the School Board and to the community?

ACTION: Approve 2025/2026 Annual Report to the School Board and to the Community.

Note: The report will be presented to the School Board on April 21. Committee members are invited to attend the meeting.

BOC Meeting Outcomes

We learned about:

-

Key messages:

-

WHAT'S AHEAD

WHAT'S AHEAD

- **Preview of Meeting #6, June 15, 2026**
- **Questions for BOC Discussion at June meeting**

WRAP UP

WRAP UP

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



THANK YOU