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2024 Bond Projects - Bond Oversight Committee Meeting #5, March 23, 2026

Meeting Summary

Date: March 23, 2026

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 Pilcher
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, Trisha Nicholas

SBLSD, Mariah Ray

SBLSD, Bryan Verley

SBLSD, Elle Warmuth

SBLSD, Allina Holmquist

SBLSD, Paige Schroeder

SBLSD, Thu Ament

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



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Mabie Consulting, facilitator, asked the committee members what they have been hearing from the community.

Committee comments:

- People have questions about the roundabout, including complaints about a light at the location of the proposed roundabout and wondering how challenging traffic will be during construction
- People want to know when re-boundarying will occur
- People are wondering when Sumner High School will be completed / others ask didn't a new Sumner HS already get built?
- Questions regarding when the whole Donald Eisman field will be usable
- People are concerned about queuing for Donald Eisman
- Someone had a question about how the bond gets paid

2024 Bond Project General Information

Marina Tanay, Director of Capital Projects, SBLSD, and Matt Guilanians, Falcon and Fern, Program Manager, provided updates on the 2024 Bond Projects budget, schedule, risks, and opportunities.

Budget: Matt explained that some modifications to the overall 2024 Bond Schedule and Budget chart were made. Two colors were added – purple to signify delay and light blue to signify a schedule reduction. 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: For the new middle school at Tehaleh, Matt explained that a pause was inserted in the start schedule to make the sequence work better. It didn't make sense to have the building completed in December, as was previously scheduled, as that meant the building would sit empty for a significant period of time. The pause prevents that from happening. Liberty Ridge and Crestwood Elementaries are starting on time. However, there is some contractor concern about getting all the work done in one year, so the work will likely be split and a second year of construction added.

Risks: The economy continues to provide uncertainty due to shifting tariff decisions and inflation risks. Marina noted that permitting processes continue to add risk, as the timelines are not in the District's control. This affects contractor procurement, as the District doesn't want to advertise for contractors until the permits are in hand.

Opportunities: The District is working on mini-MACC (Maximum Allowable Construction Cost) contracts, which help to manage risk by getting some work done earlier, before prices go up. Korsmo, Skanska and Absher, the General Contracting/Construction Manager (GC/CM) contractors for Bonney Lake High School (BLHS), Sumner High School (SHS) and Tehaleh Heights



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Elementary (THE) respectively, co-hosted an outreach event with the District to support increasing local and minority and women-owned contractors bidding on projects.

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

Matt presented updates on all the projects in the 2024 Bond Projects.

BLHS Expansion & Intersection – SLBSD has paid the City of Sumner for an expedited permitting process. A Mini-MACC contract will be awarded in May. The team is deep in plan details. For the intersection project, the permit application has been submitted. The team is awaiting comments from the City of Bonney Lake. The District is awaiting a cost estimate from the contractor. The BLHS Expansion & Intersection project is still on schedule for its start date. There have been no design changes thus far, and the project is on budget.

Committee comments/questions:

- Who is doing the traffic analysis? *Response: Heffron Transportation is doing the analysis, Transpo is the designer.*
- Is there a county permit? *Response: Yes, that is also in process.*

Sumner High School (SHS) Master Plan – Matt noted the Sumner High School Master Plan design is on track. Permits have been submitted to the City of Sumner. The building permitting review got outsourced to a third-party reviewer. Detailed contracting strategy and construction sequencing are under development. The project is trending to be under or just at budget and the schedule is holding.

Committee comments/questions:

- Is Skanska the GC/CM contractor for all of the project? *Response: Skanska is only contracted for Phase 2.*

New middle school at Tehaleh – Matt shared that the test well mentioned last meeting was dug. The test did not go well. The contractor burned through a \$1,000 drill bit at around 200' of depth. The target was to drill to 360'. A different method is being considered. The project schedule has been pushed to align with the 29-30 school year. There have been some changes made to the design. For example, dowel-laminated timber (DLT) will be used instead of glue-laminated timber (glulam). Matt noted that while DLT costs a bit more, its use saves time. Also, it provides a cleaner look and holds up better than exposed glulam. The team also looked at cross-laminated timber (CLT), but it also required additional treatment.

Committee comments/questions:



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- Will the District pursue LEED certification for the new building? *Response: The District is currently planning to follow Washington State Sustainable Schools Protocols, not LEED. It is easier to attain and manage. However, the team will check in with the architect to see what they are thinking.*

Daffodil Valley Elementary Field Improvements – Matt informed the committee the city, in its permit response, said the street lighting on Graham needs to be changed. The residents are happy about that. The District received a State Environmental Policy Act (SEPA) exemption. The schedule is targeting a fall finish, before the start of softball. U-10 soccer fields are being added.

Donald Eismann Elementary Parking, Queueing, and Field Improvements – Matt noted the bid came in at \$3.7 million - the construction estimate was higher. The project contract was awarded at the March 17, 2026 school board meeting. There is no change in the schedule.

Crestwood Elementary and Liberty Ridge Elementary – Matt informed the committee the construction schedule for the front office remodel, classroom casework revisions, and construction of office spaces in the building have been extended out to next summer for both projects. An additional summer may be added should scope require an extension. Flooring in the central corridors, library, gym, music room and some office spaces will be completed this summer. Scoping is complete for both projects; drawings are being developed to present to staff.

Tehaleh Heights Elementary Expansion - Matt informed the BOC that Absher Construction was selected as the GC/CM contractor and scope is currently being negotiated. Schematic design is underway. A complicated factor is an internal stairway that has to be kept open during construction. The team is doing a traffic study to see if there can be only one entry/egress to parking.

Energy Efficiency – Marina shared an overview of the projects included in the energy efficiency work. The large schools are being changed to LED lighting. She noted that Puget Sound Energy (PSE) is a great partner and the engineer the District is working with is extremely helpful. The District has applied for Department of Commerce energy grants. Marina talked about the challenges with large, complex buildings such as BLHS. It is difficult to reach energy efficiency targets. These projects will help. Solar is being included as part of the BLHS expansion and SHS Phase 2 construction projects. The District is starting with the big buildings (BLHS, LMS, MMS, and SMS) and will be following Clean Building performance standards. All lighting projects are to be done by school start.

Committee comments/questions:

- Will the new Sumner High School meet all targets? *Response: Yes, the Phase 1 building is still being fine-tuned. The District gets a one-year start-up period after construction is complete. They are doing some tweaks to the systems. These are*



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very complex systems, and they are trying to dial in the performance. While it is efficient, the District is working to get more efficiency out of the building. As an example: There were valves installed that are not operating at 100%. The team is working to either get them to work better or replace them.

- A committee member noted that there is a Berkeley Parkway project in permitting right now. The project will add a center turn lane. As this is adjacent to the Tehaleh Heights Elementary site, it might have an impact on planning. The timeline for construction is probably in the next year or two.

Committee Business

Penny asked committee members how the meeting schedule / frequency was working. Generally, committee members thought the quarterly schedule was fine. There were suggestions that if something out of the ordinary were to occur, whether positive or negative, an email update would be welcomed. And an update to the community would probably be warranted as well. Elle Warmuth, SBLSD Communications Director, noted the recommendation.

First annual report to the School Board and Committee

Penny noted the BOC received the final version of the Annual Report prior to the meeting. She asked if there were any concerns or discussion needed before approving the report. After reviewing changes made, she asked the committee for their consent to approve the final report.

Action: The BOC unanimously approved / consented to the delivery of the Annual Report to the School Board and the community.

Penny noted that the annual report will be presented to the School Board at its April 21, 2026 board meeting. Committee members are welcome to attend.

Committee questions/comments:

- It would be good if the presentation could be early in the meeting, so we don't have to attend the whole meeting. *Response: We will request it be early in the meeting.*

Additional general committee questions/comments:

- We are very close to the King County border. Are they informed/included in discussions about construction? *Response: Yes, they are.*
- In the outreach for GC/CM sub-contractors, could SBLSD alumni be included as a discriminator in procurement? *Response: No, the categories for outreach are defined in the GC/CM state requirements. People tend to tell us if they are alumni during interviews. It is not easy to find out information at the sub-contractor level. Marina will talk to the GC/CM people as to what is possible. It would be good to know if any of the contractors or sub-contractors' staff went through the District's Career and Technical Education (CTE) program.*



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- It could be a potential marketing idea for contractors. Perhaps do an employee spotlight or something. But we need to try to avoid making it a burden.
- Is project delay that results in overlapping projects a concern from jurisdiction?
Response: Our major projects have different jurisdictions. SHS and Daffodil Valley field improvements are governed by City of Sumner. BLHS is governed by the City of Bonney Lake. The roundabout is in both the City of Bonney Lake and Pierce County. Each project has different consultants and different contractors, so permit delays on one project would not affect another.
- If property values sink, what happens to tax rates? *Response: If that happens, it is likely the overall costs of construction will also come down, which would dampen impacts to tax rates.*
- How much contingency for materials cost inflation is built in? *Response: The District sets a high annual inflation rate. We escalated project costs to the middle point of the bond payback period. We are starting projects sooner to build in additional contingency through inflation hedging.*

Wrap Up

BOC key messages from the meeting

- We learned that some dates have shifted and why. There is logic – some shifts are being made to reduce impacts to students, etc.
- The District is already looking ahead at details such as building and facility warranties.
- Tehaleh Heights has its GC/CM contractor
- There is potential for overlapping neighborhood construction.
- We approved our annual report.

Meeting evaluation

- The BOC found the meeting to be useful and liked its efficiency.
- No changes to meeting format were suggested.

What's Ahead?

The next committee meeting is June 15, 2026. In addition to regular updates, the focus will be on permitting process updates, and discussion about contracts reliability, given the state of the national economy.

Meeting Adjourned