



Know. Value. Support.
1202 Wood Ave
Sumner, WA 98390
sumnersd.org
(253) 891-6080



2024 Bond Projects - Bond Oversight Committee Meeting #6, June 15, 2026

Meeting Summary

Date: June 15, 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, Ashley Degraffenreid

SBLSD, Mariah Ray

SBLSD, Bryan Verley

SBLSD, Elle Warmuth

SBLSD, Allina Holmquist

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 the committee members what they had been hearing from the community.



Know. Value. Support.
1202 Wood Ave
Sumner, WA 98390
sumnersd.org
(253) 891-6080



Committee comments:

- People appreciate that there is a BOC
- The front of the new Bonney Lake High School (BLHS) design was described as “fire” by some young people
- Some people are a little disappointed that the first project started was a field, not a building
- What is being done with the old stage at BLHS?
- What was getting built next to the Donald Eismann Elementary (DEE) School parking lot?
- When will kids go to the new middle school at Tehaleh?
- Why didn’t “our field” get on the bond?
- Money needed for teacher classroom resources, “Didn’t we just pass a bond?”

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: Marina referenced the financial overview chart provided to the BOC. She explained the numbers were current as of April 2, 2026. She pointed out a footnote that mentions costs not included in the chart. More details will be provided at a future meeting.

Schedule: Matt discussed environmental review needs. To date, the only projects subject to the State Environmental Policy Act (SEPA) review are the BLHS extension and Sumner High School (SHS). The new middle school at Tehaleh got grandfathered in. He noted that SHS SEPA is already done. BLHS SEPA is currently in the comment period.

Risks: Marina noted the economy continues to provide uncertainty, and the project team is doing as much as they can, by front-loading projects and materials, to mitigate those risks. Permitting processes continue to add risk, as the timelines are not in the District’s control.

Opportunities: No new opportunities noted.

Committee comments/questions:

- Is one million dollars ending balance at the end of this current bond sale cycle (as shown on the cash flow document) enough? *Response: That is just a placeholder. This report does not reflect a monthly cash flow. It is an overview of all the projects. There is some flexibility on when the bond sales occur, and once we get closer to the end of this bond sale cycle, we will have better information for dialing in the timing of the next bond sale.*
- Do any of the projects have National Environmental Policy Act (NEPA) requirements? *Response: No.*

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



Know. Value. Support.
1202 Wood Ave
Sumner, WA 98390
sumnersd.org
(253) 891-6080



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

BLHS Expansion & Intersection – Matt noted that BLHS has received one permit, for kitchen piping replacement. That construction will be starting the following week. There is a chance the Intersection permits may not come in when hoped for. The County's comments on the permit application are challenging. A left turn pocket may be required. The project team's analysis shows it was already needed, based on current traffic, so the project wouldn't be responsible for that need. But that remains to be determined. The intersection construction is being pushed to next summer due to permit timing. The prime contractor held an outreach event in May for sub-contractors. 134 potential subs attended. Matt responded to the question heard from the community about the old stage. He noted that behind the curtain of the stage, all will be torn down and there will be a new classroom. The actual platform of the stage is staying the same. Matt noted the project is generally on schedule.

Matt discussed the project financial chart. He noted the first round of the mini-MAAC (Maximum Allowable Construction Cost/Early bid packages) projects was done. It came in a little over budget. The second round starts in August. Matt explained the chart. There have been purchase orders issued for parts of the construction and those costs are included as encumbrances. The encumbrances are added to expenses spent to come up with the spent amount reflected in the chart.

Matt noted the BLHS expansion schedule has not changed. The intersection schedule has been pushed a year. Matt noted the project is generally on schedule.

Committee comments/questions:

- Is the opening of classrooms contingent on the intersection completion?
Response: It is not an issue. The intersection is only a six-month project, so it will be done before the classrooms.
- Will street lights cause a delay? This has happened on previous roundabout projects. *Response: We are aware of the delay on the new Hwy 410 roundabout due to lighting acquisition. We will work with the contractor to procure long-lead items early in the project. These aren't decorative fixtures so are not likely to cause a delay provided we get the permit in a timely manner*
- Are there any geometry changes as a result of permit comments? *Response: No.*

Sumner High School (SHS) Master Plan – Matt noted they received permit comments on the Site Development Permit. The City of Sumner has been great on permits. The bid opening for the MACC was a little over budget, but not significantly. The project received approval to use General Contractor/Construction Manager (GCCM) project delivery for Phase 3. Matt noted the permit status continues to be a project risk. For the MAAC, they are hitting their goals with mini-MAACs for local and small business contracts. Matt told the committee once the contracting for the MAAC is completed, the team will prepare a report for the BOC. For financials, Matt reported the budget is on track. By the next BOC meeting, the project will be close to cost certainty. The project is on track for schedule. The team has learned they need to work on Phase 3 sooner than they thought, due to



Know. Value. Support.
1202 Wood Ave
Sumner, WA 98390
sumnersd.org
(253) 891-6080



design implications. Matt noted they may be starting Phase 3 construction early. However, it depends on how budgets shake out. The limiting factor is bond issuance as issuing bonds too early could impact tax rates.

New middle school at Tehaleh – Matt reported that naming and mascot selection will occur next year. The name and mascots are needed for design and construction. The Value Engineering (VE) study required by the state is complete. The project team got a great suggestion about the foundation that will save almost \$2 million. The VE review also solved some problems. They suggested a dedicated drop-off for the Developmental Learning Center (DLC). Matt reported that the developer is putting in roads and utilities now and the purchase and sales agreement is signed. The District will close on the property once the developer work is done. Matt noted the numbers coming back from contractors are lower than estimated.

Committee comments/questions:

- Do the budget numbers include escalation? *Response: Yes, and they don't reflect the VE savings.*

Daffodil Valley Elementary Field Improvements – Matt informed the committee they received permit comments. The project bids came back way over budget – several million dollars over the budget. He noted the acquisition of the City of Sumner's Bill Heath Sports Complex has come back to life. The District and the City have come to agreement on terms of the sale. The City Council has to approve the terms, and then the School Board must approve them as well. Because of the property acquisition, it makes sense to do work on all of the fields at the same time. Therefore, the project team is considering pushing the field project to next year, after the acquisition is final. This will save at least \$1 million from not having to mobilize twice. The fields would be ready for the 2028 baseball season. The project team is looking for any efficiencies of doing the two parts of the project together.

Matt noted that they have to build a new restroom, so it makes sense to build with capacity for both parts of the fields. The City of Sumner wanted all amenities to be open to the public at all times, but that isn't something the District can do. The District did, though, agree to have tennis and basketball courts open to the public. The acquisition would also add parking for Sumner High School. Matt asked the BOC their thoughts about this schedule change.

Regarding the budget, Matt noted that only design dollars have been spent to date. They will add the budget information for the Bill Heath Complex work once everything is final. The schedule would be pushed one year out.

Committee comments/questions:



Know. Value. Support.

1202 Wood Ave
Sumner, WA 98390

sumnersd.org

(253) 891-6080



- Do you think turf prices will go back down in the extra year? *Response: This is dependent on so many factors. We will get competitive prices from multiple vendors who can meet our specification to ensure the most competitive price.*
- With new regulations that consider turf as pollution-generating, will the city require the project to meet new stormwater codes? *Response: It depends on timing.*
- Have you looked at prefabricated bathrooms? *Response: Yes, we are looking at two different types.*
- Will all the high schools have turf fields after this project? *Response: Yes, all high schools will have turf fields. Some of the middle schools will; some will not.*
- I like the idea of saving money by combining the two parts.
- Does the entire site have to be raised? *Response: Yes, including the Sports Complex.*
- Have you considered putting parking in the middle of the property to provide access to both fields? *Response: That's an interesting idea. We would have to see if traffic would get difficult with that configuration.*
- Will the purchase money for the Bill Heath Complex come from the 2024 Bond? *Response: We do not know yet.*
- Would the design we've already seen stay the same? *Response: Yes, the only thing that would change would be the lower field. That would not affect design dollars already spent.*
- Was the purchase authorized in the 2024 Bond? *Response: Yes, it is covered.*
- Would the fields be available during construction? *Response: Yes, the work will be done between seasons.*

Donald Eismann Elementary Parking, Queueing, and Field Improvements – Matt noted groundbreaking occurred and construction starts this week. The project is on schedule and under budget. The project team will know for sure in a couple of weeks whether the project will come in under budget.

Crestwood Elementary and Liberty Ridge Elementary – Matt reported that staff are very happy with the classroom spaces. The design team is now working on resource rooms. The same layouts will be used for both Crestwood and Liberty Ridge Elementary Schools. Matt noted there are some risks. The scope currently exceeds the budget. Classrooms need to be redone. The operable walls are not working well, are aging, and transmit sound. The project team would like to adjust the scope and bring money over from other projects. Matt noted the opportunity that comes with augmenting the budget. It would allow additional needs to be included in the scope.

Matt opened a discussion with the committee about exterior classroom doors. He noted the original plan calls for their removal to improve classroom safety. However, due to experiences in the country with school shootings (E.g. Uvalde in Texas), some of the thinking is shifting. Some teachers have told the project team they want to keep their external doors. Matt said the police department and fire departments have not expressed



Know. Value. Support.
1202 Wood Ave
Sumner, WA 98390
sumnersd.org
(253) 891-6080



an opinion on the issue. The District does already have systems in place to monitor the doors. He asked for the BOC's thoughts.

Committee comments/questions:

- If the classrooms are behind the fence line, I think it is all right to keep the doors.
- Crestwood Elementary is different – it is set back. However, people expect the doors to be removed. And are there any fire risks?
- What's the likelihood that in three years, best practices shift and say to remove doors again? *Response: The doors can be disabled. They can also be alarmed at different intervals. The alarms can be managed locally or only in the office. Access control can be dialed in for different purposes.*
- I like having the doors for ingress/egress.
- What would have been done with the wall space if the doors were removed? *Response: A reading nook with a bench and a new bookcase were included in the design. If the doors stay, the nook with the bench would be lost, but the bookcase would be retained.*
- If the majority of people want to keep them, so be it.

Penny asked the members of the BOC if anyone opposed keeping the doors. Four members said they had serious concerns about leaving the doors in place.

Matt noted the schedule is changing due to the scope changes. They will start on the exterior on schedule, but the projects will be divided into two summers of construction. This will be the same for both Liberty Ridge and Crestwood.

Tehaleh Heights Elementary Expansion - Matt informed the BOC that potholing, which is a utility location done by digging holes to expose buried pipes and cables, is happening. The project team is coordinating plans with the traffic engineers on a nearby intersection project that Eric Pilcher mentioned in a previous meeting. Matt described some changes being made to the entranceway. He noted the estimate is right on budget, and the schedule is on track.

Committee comments/questions:

- Will the changes result in moving kindergarten? *Response: Yes, that will be done when reboundarying is done.*
- Will reboundarying be for K-12? *Response: It will be for Pre-Kindergarten through 12.*

Energy Efficiency – Marina reported that LED lighting conversion starts the next day. First up are BLHS, Lakeridge, Mountain View and Sumner middle schools. They are working school-by-school and expect to finish by August. Another batch of schools will be done next year. Marina noted the District is actively working with PSE to maximize eligibility for incentives. She also noted that the bigger buildings in the District have a state compliance targets/requirements timeline of June 1, 2027. The smaller buildings



Know. Value. Support.
1202 Wood Ave
Sumner, WA 98390
sumnersd.org
(253) 891-6080



don't have the same timeline. The District applied to the Washington State Department of Commerce for grant funding. Having the LED lighting already installed will get the smaller buildings well on the way to compliance when the targets for them do emerge. Marina noted that Crestwood and Liberty Ridge Elementary Schools are currently the most energy efficient buildings in the District.

Committee comments/questions:

- Will Sumner High School be out of compliance until it is demolished? *Response: No – there are exceptions in the rules for buildings that are to be demolished.*
- Is there a figure as to how much money will be saved by these improvements? *Response: It is hard to quantify savings and compare them to rates, which are going up. We do all this good work to save energy and what it is doing is offsetting rate increases.*

Committee Business

Penny reviewed the previous “asks” from the BOC. She asked if the permit update was enough and received a general yes. She noted the BOC had requested more photos of construction – the project team said so far there would only be pictures of dirt, but when there were meaningful opportunities, photos would be provided. Regarding questions about contract stability, Marina noted competition is vigorous for District projects and that will help keep costs reasonable. Marina also noted that the contracts are solid. However, at the very end, the owner (District) carries the risk.

Committee questions/comments:

- Are there liquidated damages in the contracts? *Response: Yes, but they are minimal.*

Additional general committee questions/comments:

- What is happening at Lakeridge? *Response: There is a non-bond project being done. It is adding a queue and another parking lot.*
- A member recommended putting up signage to inform people they can turn around at the new roundabout.

Wrap Up

BOC outcomes from the meeting

- We are saving money on the middle school projects. Those funds will be used to re-scope and cover needs at the elementary school projects.
- We learned that the Daffodil Valley Elementary Field Improvements are over budget but there are potential savings on other projects.
- The District is using strategic delays to maximize efforts.
- The District clearly cares what the community wants – there is very interactive engagement regarding the 2024 Bond funding and expenditures.



Know. Value. Support.

1202 Wood Ave
Sumner, WA 98390

sumnersd.org

(253) 891-6080



BOC key messages from the meeting

- Have faith and stay the course. We have been encouraged to ask questions. We trust the process.
- Doing the field project at Donald Eismann Elementary was because that was the first permit to come in.
- There is a lot of construction about to start. Sumner High School Phase 2 groundbreaking is August 25th, and Bonney Lake High School groundbreaking will be around home coming.

Meeting evaluation

- The BOC found the meeting to be useful.
- No changes to meeting format were suggested.

What's Ahead?

The next committee meeting is September 21, 2026. In addition to regular updates, the decisions on removing doors from classrooms (or not) and the Bill Heath Sports Complex acquisition will be shared. The next annual report will also be on the agenda.

Meeting Adjourned