DLRGROUP

Centennial School District

Centennial School District
Long Range Facilities Master Plan

School Board Update

August 12, 2026

Agenda

01 What We've Done

Schedule & Process

Facility Advisory Committee

Research & Financials

Workshops Completed

02 What We're Hearing

Key Take-Aways
- Big Ideas
- Common Threads
- Outliers

Constraints, Considerations, & What We're Hearing

03 Where We're Going

Critical Needs
Aspirational Goals

Planning for the Short-Term & Long-Term

Next Steps

Long-Range Planning
Schedule

Engagement

Engagement
By the Numbers

Staff Listening Sessions	11
Administration Leadership Interviews	13
Principal / School Walks	11
Educational Summit Participants	25
Student Affinity Group Engagements	3
Parent Affinity Groups (3 schools)	1
Educational Alignment Group (8 leaders)	5
Community Facility Workshop Members	46

All-Staff Listening Sessions
Common Themes

- *Furniture Updates*
  - Flexible, moveable, adjustable
  - Right-sized furniture
- *Building Maintenance*
  - Aged restrooms
  - Doors, doors, doors
- *Interior Environments Improvements*
  - Air Conditioning
  - Daylighting
  - Fresh-air
- *Technology Alignment*
  - Tech that works with support
  - Training








Leadership Listening Sessions
Key Take-Aways

- *Lots of Shared Spaces*
    - Transportation/Food Services
    - Classrooms/Support Services
    - Afterschool and School Spaces
    - Pre-Kinder and Big kids
- *Lack of Privacy*
    - Meeting spaces for small, medium, and large groups
- *Spaces Needed to Support Staff*
    - Continued Education
    - Training Spaces

Principal Walk and Talks
Some Examples

- *Security First*
  - Better exterior lighting: dark areas and lighting fixes
  - Operable windows
- Common refrain: "*My students would say…*"
  - Refresh the restrooms
  - Improve our playgrounds
- Specific Quotes
  - "Outdoor Learning areas need to have seating"
  - "*Safety is my number 1 priority*"
  - "Need to recognize the dignity of independent movement" *(re: accessibility)*
  - "How do we set up a school in a direction the *world is moving*?"
  - "Partners are in *non-therapeutic* environments"

Educational Summit
Key Take-Aways

Our work should help Centennial create
ASPIRATIONAL LEARNING ENVIRONMENTS

HUMAN-CENTERED
- responsive, caring, safe

EQUITABLE AND INCLUSIVE
- accessible, diverse, culturally aware

EMPOWERING AND GROWTH-ORIENTED
- challenge with support, agency, voice

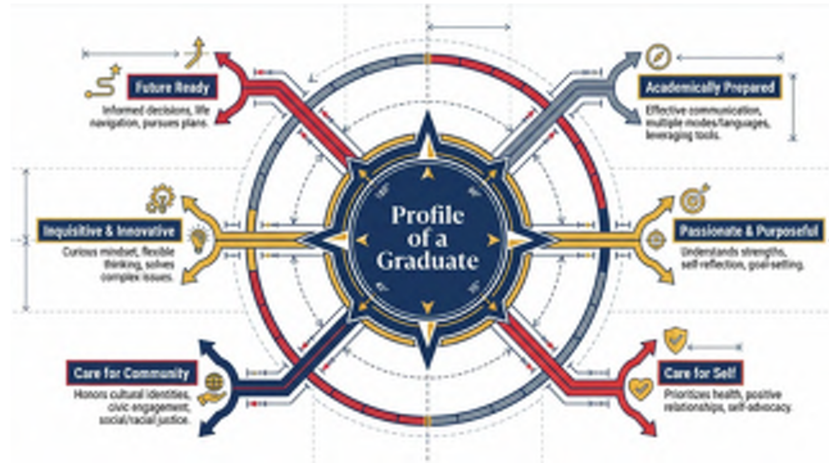
CREATIVE AND JOYFUL
- imaginative, expressive, meaningful

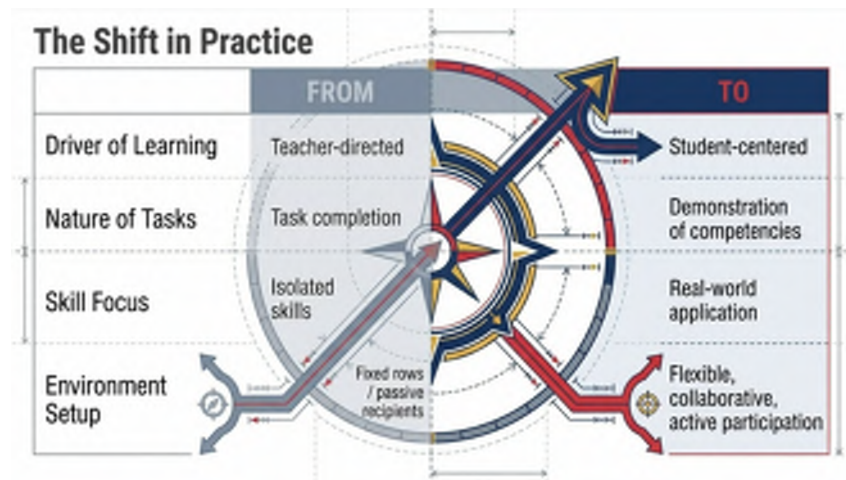
COMMUNITY-DRIVEN
- connection, collaboration, belonging

Educational Alignment Group
Meetings

Guided by the Strategic Plan, Forward-focused on supporting Learning & Teaching methodologies

1. Planned Educational Summit and reviewed results
2. Reviewed and prioritized Educational Suitability Assessments
3. Incorporated Engagement Feedback
4. Presented Educational Vision at Workshop 2
5. Analyzed Workshop 3 Big Ideas for alignment to District educational direction





Student Listening Sessions
Take-Aways

- Safety & Comfort
  - Counseling areas, Zen Den, Community rooms (all could be bigger)
  - Rest rooms perform as community areas
- Identity and Belonging
  - Libraries are welcoming spaces, would like more access
- Functionality and Inclusivity
  - Looking for spaces to speak freely (not judged by peers) and to be themselves
- Accessibility & Sensory Experience
  - Stark lighting & loud acoustics make for uncomfortable spaces

Facility Advisory Committee
Workshop Overview

Workshop 1
03.05.2026

- *Introduction*
- *Data Review*
- *Visioning & Goal Setting*

Workshop 2
04.02.2026

- *Leading with Equity*
- *How Students Learn Best*
- *Future-forward Education*

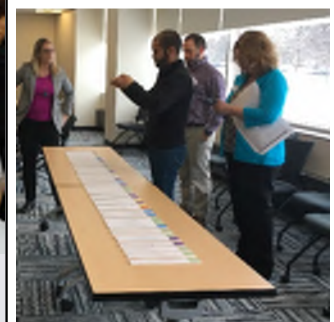
Workshop 3
04.30.2026

- *Big Ideas Brainstorming*

Workshop 4
09.30.2026

- *Scenario Planning*

Next up!



Workshop 5
10.21.2026

- *Master Plan Options*
- *Prioritization*

Workshop 6
12.02.2026

- *Master Plan Refinement*
- *Confirmation*

Facility Advisory Committee
Workshop Overview

- Mission
  To make a *RECOMMENDED Long-Range Facility Plan to the Superintendent*

Support & Encourage Participation

Share Insights & Challenges

Identify Under-represented Groups

Be Liaisons & Engage

Leverage The Process

Findings

GOAL/META #1

Building a Strong Foundation PreK-3

Construir una base de PreK al 3er Grado

Each student in Pre-kindergarten through 3rd Grade will develop foundational academic and social-emotional learning skills necessary for future success.

Cada estudiante de Pre-Kinder a 3er Grado desarrollará habilidades de aprendizaje académicas y socio-emocionales necesarias para el éxito en el futuro.

GOAL/META #2

Supporting Every Students' Wellbeing & Inclusion

Apoyar a cada estudiante en su Bienestar e Inclusión

Each student will feel safe, supported as learners, and experience inclusive classrooms and school communities that nurture their sense of belonging.

Cada estudiante se sentirá seguro y apoyado como aprendiz, y experimentará salón de clases y comunidades escolares inclusivas que fomenten su sentido de ser parte.

GOAL/META #3

Centering Student Voice, Empowerment, & Leadership

Centrar la Voz del Estudiante, Empoderamiento y Liderazgo

Each student will be empowered to use their voice and exercise choice within their classroom and school communities.

Cada estudiante será empoderado de usar su voz y ejercer la elección dentro de su salón de clases y comunidades escolares.

GOAL/META #4

Ensuring Equitable Access to High-Quality Academics

Garantizar el Acceso Equitativo Académico de Alta Calidad

Each student will engage in rigorous learning and receive the necessary support and resources to ensure their success in the academic pathways of their choosing.

Cada estudiante participará en un aprendizaje riguroso y recibirá el apoyo y los recursos necesarios para garantizar su éxito en las vias

GOAL/META #5

Preparing Every Student for Their Future

Preparando a Cada Estudiante para su Futuro

Each student will graduate with the skills necessary to thrive in a diverse and rapidly evolving world.

Cada estudiante se graduará con las habilidades necesarias para prosperar en un mundo diverso y de rápida evolución.

DLR Group Analysis
Educational Suitability Review

- Building & Site Security
- Learning Areas
- Interior Quality & Environment
- Future-Ready Instructional Spaces
- Community, Shared, & Support Spaces

DLR Group Analysis
Educational Suitability - Process

DLRGROUP

Centennial School District

DLR Group Analysis
Educational Suitability Comparison

	School	OVERALL SCORE	AVERAGE SCORE	BUILDING & SITE SECURITY	LEARNING AREAS	INTERIOR QUALITY, ENVIRONMENT	FUTURE-READY INSTRUCTIONAL SPACES	COMMUNITY, COMMON, & SUPPORT SPACES
	Escuela	Puntuación Total	Puntuación Promedio	Seguridad de los Edificios y las Instalaciones	Áreas de Aprendizaje	Calidad de los Interiores & Entorno	Espacios de Instrucción Preparados para el Futuro	Espacios Comunitarios, Compartidos y de Apoyo
Elementary Primaria	**Butler Creek**	161	2.44	*2.88*	*2.40*	*2.23*	*2.24*	*2.45*
	Meadows	127	1.85	*2.38*	*1.00*	*2.03*	*2.25*	*1.58*
	Parklane	124	1.83	*2.42*	*1.48*	*1.83*	*2.42*	*1.48*
	Patrick Lynch	129	1.86	*2.13*	*1.20*	*1.93*	*2.42*	*1.63*
	Pleasant Valley	145	2.02	*2.13*	*1.40*	*1.73*	*2.36*	*2.51*
	Powell Butte	114	1.59	*1.75*	*1.20*	*1.33*	*1.93*	*1.73*
Middle Intermedia	**Centennial**	176	2.00	*2.50*	*1.00*	*1.63*	*2.26*	*2.61*
	Oliver	175	1.98	*2.38*	*1.20*	*1.50*	*2.30*	*2.52*
High Preparatoria	**Centennial HS**	138	1.53	*2.25*	*1.00*	*1.30*	*1.39*	*1.69*

DLRGROUP

Centennial SCHOOL DISTRICT

DLR Group Analysis
Educational Suitability Outcomes

Critical Improvements

– Improve heating and ventilation systems.
– Renovate student bathrooms.
– Renovate and increase numbers of single-user staff bathrooms, distributed.
– Increase accessibility throughout and incorporate universal design principles where feasible, including stages.

Learning Spaces

– Refresh Elementary classrooms that aren't covered under the current grant program.
– Replace classroom furniture with right-sized, movable furniture for varying learning modalities.
– Provide variety of spaces for large group learning, training, and community use.
– Provide appropriate student services spaces, right-sized, equipped, and acoustically treated. (counseling, mental health services, OT/PT, Speech Language Pathology, etc.), including conference rooms.

Facility Needs
By the Numbers

Current Needs List Exceeds *$99.1 Million*

Projects Identified By Urgency:

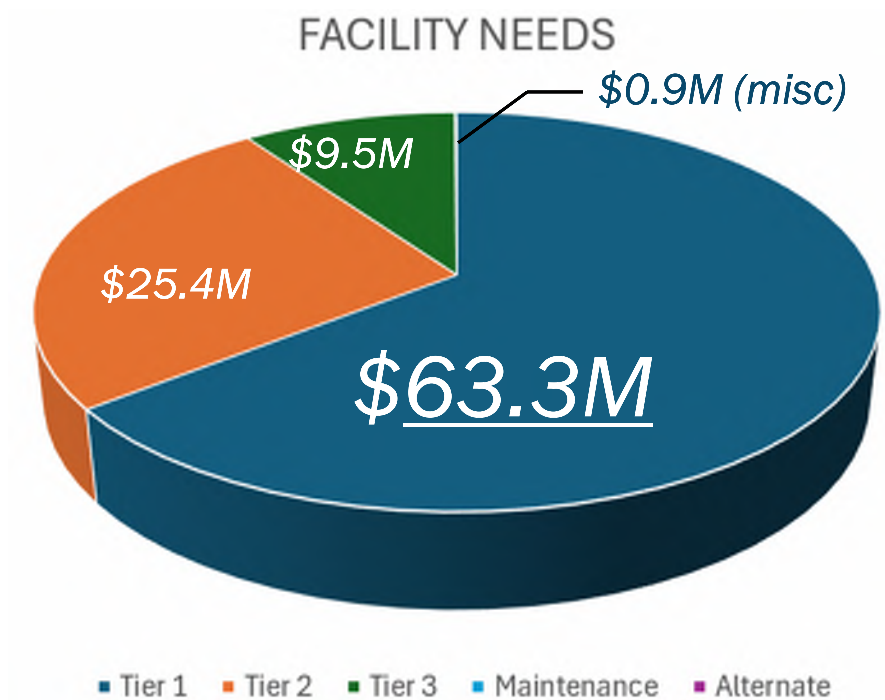
- *Critical Work (Warm, Safe, & Dry)*
- *Second & Third Tier*
- *Annual Maintenance*
- *Other Funding*

Critical Repairs
By the Numbers

TIER 1 ITEMS $63.3M
- Replace & repair critical water & sanitary lines
- Replace roofing
- Upgrade electrical distribution systems
- Replace failing boiler systems
- Refresh restrooms
- Provide play shelters (elementary schools)
- Security improvements
- Replacing end-of-life athletic flooring

TIER 2 ITEMS	**$25.4M**
TIER 3 ITEMS	**$9.5M**
Misc.	**$0.9M**

TOTAL $99.1M



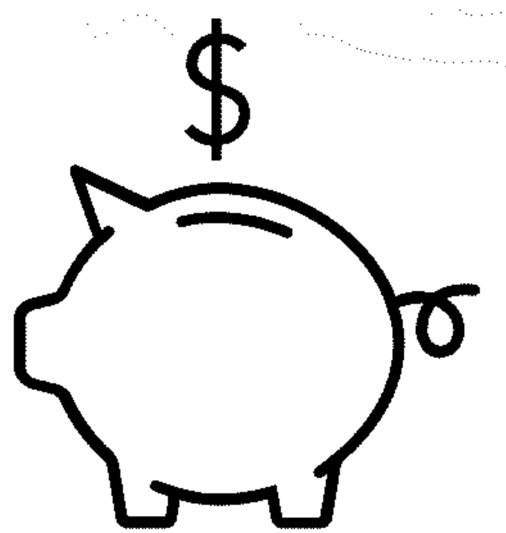
DLRGROUP

Centennial School District

Financials & Bond Funding
Funding

Funding Opportunities

- General Obligation Bonds
- ODE Matching Grants $10.2M
- ODE Seismic Grants
- PCEF Funds
- District's General Fund



FINANCIALS & BOND FUNDING

Outstanding Bonds

Centennial School District No. 28Jt
Outstanding General Obligation Bonds

Purpose		Date of Issue	Date of Maturity	Amount Issued	Amount Outstanding
General Obligation Bonds:					
Series 2020[1]	Fund school facility capital projects	9/16/20	6/15/50	$ 65,000,000	$ 61,050,000
Total General Obligation Bonds					$ 61,050,000

(1) The levy estimate per the ballot title for the Series 2020 Bonds was $1.19/$1,000.

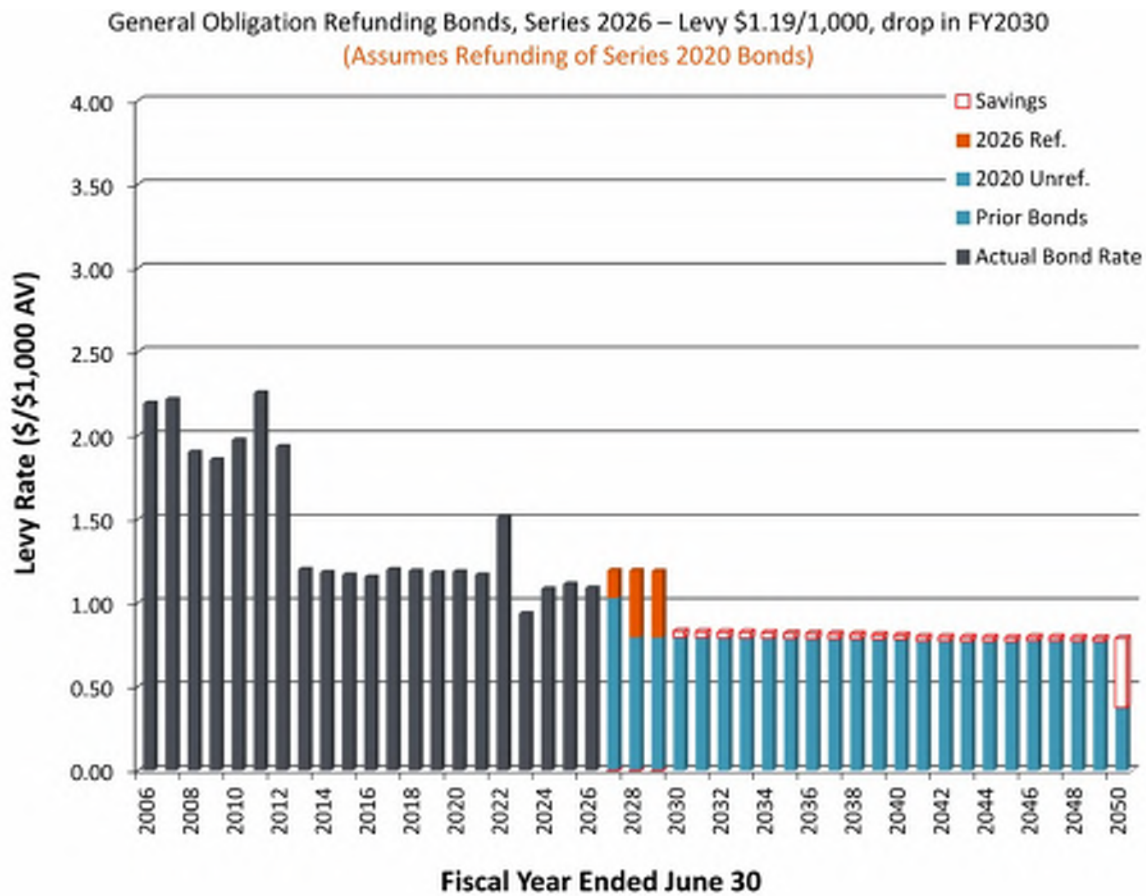
Legal General Obligation Debt Capacity

Real Market Value (Fiscal Year 2026)	$ 7,287,049,936
Debt Capacity	
General Obligation Debt Capacity (7.95% of Real Market Value)	$ 579,320,470
Less: Outstanding Debt Subject to Limit	(61,050,000)
Remaining General Obligation Debt Capacity	$ 518,270,470
Percent of Capacity Issued	10.54%

*Source: **Piper Sandler** bonds report*
March 20, 2026

FINANCIALS & BOND FUNDING

Proposed Refinancing



*Source: **Piper Sandler** bonds report*
March 20, 2026

FINANCIALS & BOND FUNDING

Comparative Levy Rates

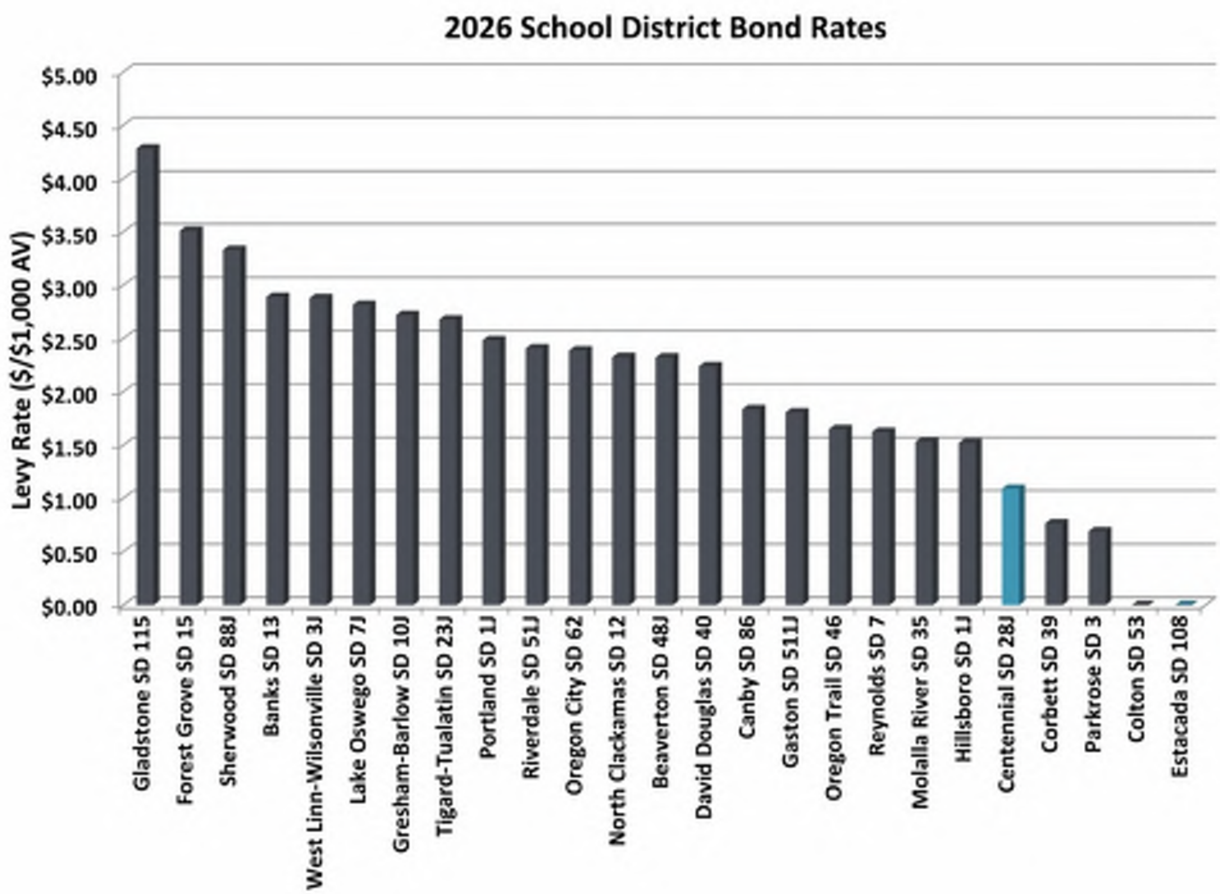
School District Levy Rates in Neighboring Districts

District	2026 Extended ADMw (6/16/25)	Assessed Value (Net of Urban Renewal)	2026 Levy Rates ($/ $1000) Permanent Rate	Local Option Rate	Bond Rate	Total District Rate
Portland SD 1J	52,441.21	$ 72,252,792,598	$ 5.2781	$ 1.9900	$ 2.4835	$ 9.7516
Sherwood SD 88J	5,410.51	4,970,521,202	4.8123	1.5000	3.3309	9.6432
West Linn-Wilsonville SD 3J	10,236.50	11,021,145,625	4.8684	1.5000	2.8796	9.2480
Gladstone SD 115	1,882.69	1,105,410,554	4.8650	-	4.2817	9.1467
Lake Oswego SD 7J	7,677.48	10,558,383,148	4.4707	1.6400	2.8162	8.9269
North Clackamas SD 12	20,597.28	18,208,782,821	4.8701	1.6300	2.3256	8.8257
Tigard-Tualatin SD 23J	13,454.60	14,409,121,511	4.9892	1.0000	2.6797	8.6689
Forest Grove SD 15	7,202.89	3,747,988,119	4.9142	-	3.5092	8.4234
Beaverton SD 48J	45,836.67	40,770,555,851	4.6930	1.2500	2.3217	8.2647
Banks SD 13	1,235.30	836,642,692	5.0152	-	2.8906	7.9058
Riverdale SD 51J	628.84	890,098,635	3.8149	1.3700	2.4065	7.5914
Oregon City SD 62	8,448.65	7,664,038,228	4.9629	-	2.3860	7.3489
Gresham-Barlow SD 10J	13,988.36	8,694,098,728	4.5268	-	2.7207	7.2475
David Douglas SD 40	11,401.41	4,527,339,967	4.6394	-	2.2396	6.8790
Gaston SD 511J	640.16	353,093,558	5.0494	-	1.8068	6.8562
Hillsboro SD 1J	23,148.29	27,137,305,977	4.9749	-	1.5221	6.4970
Canby SD 86	4,961.90	4,619,965,091	4.5765	-	1.8373	6.4138
Oregon Trail SD 46	4,822.00	4,653,160,628	4.6397	-	1.6504	6.2901
Molalla River SD 35	3,085.82	2,487,409,271	4.7001	-	1.5322	6.2323
Reynolds SD 7	13,014.94	8,164,353,388	4.4626	-	1.6246	6.0872
Centennial SD 28J	6,905.90	3,792,556,847	4.7448	-	1.0902	5.8350
Parkrose SD 3	3,492.01	5,344,490,777	4.8906	-	0.6913	5.5819
Corbett SD 39	1,398.62	503,007,460	4.5941	-	0.7661	5.3602
Colton SD 53	726.00	520,110,257	4.9801	-	-	4.9801
Estacada SD 108	3,775.80	2,443,293,955	4.1476	-	-	4.1476

*Source: **Piper Sandler** bonds report*
March 20, 2026

FINANCIALS & BOND FUNDING

Comparative Bond Rates



*Source: **Piper Sandler** bonds report*
March 20, 2026

CAPACITY ANALYSIS

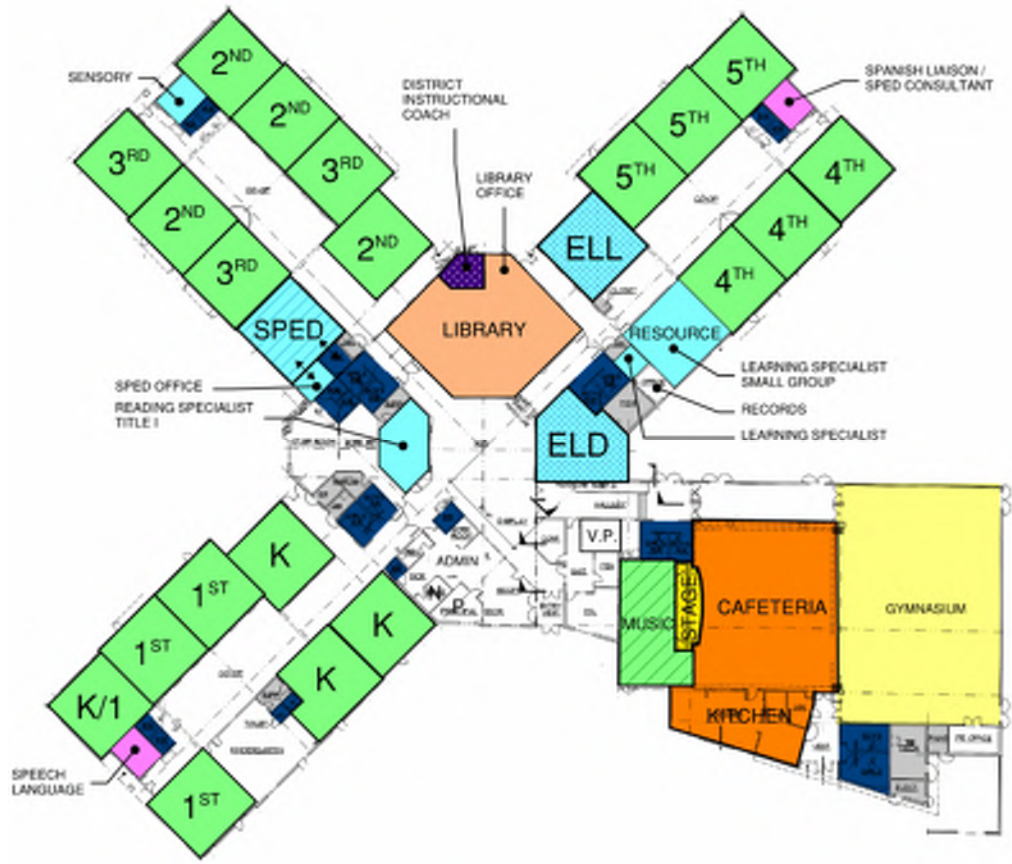
School Board Update
August 12, 2026

Capacity-Driving Rooms
ASSUMPTIONS

Elementary Schools
- Grade Level Classrooms Kinder – 5th
- (Pre-K, Music, SPED, ELL/ELD, Resource, Title I)

Middle Schools
- All Classrooms x Utilization Rate

High Schools
- All Classrooms x Utilization Rate



Criteria

Class Sizes (Students)

Pre-Kinder/Pre-escolar	15
Kinder	22
1st Grade	23
2nd Grade	25
3rd Grade	28
4th Grade	30
5th Grade	30
6th-12th Grades	30

80% Utilization at secondary level

Support Programs Classrooms

Pre-Kinder (2)
SPED Classroom(s)
Title 1
Resource(s)
English Language Development(s)
Music

Optimal School Size

Elementary: 300 – 550 students
Middle: 650 – 720 students
High: 1,500 +/- students

Elementary Schools

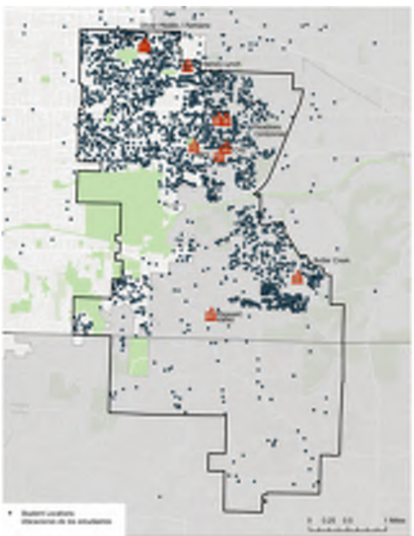
	Current Enrollment	2029-30 Projection	Design Capacity	Space for More Students
Butler Creek	515	478	500	-15
Meadows	314	288	316	2
Parklane	408	349	474	66
Patrick Lynch	339	271	422	83
Pleasant Valley	325	379	422	97
Powell Butte	394	331	474	80
Total	2,361	2,096	2,608	313

Middle & High Schools

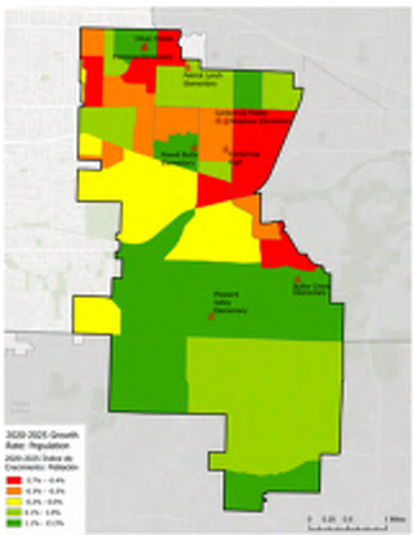
	Current Enrollment	2029-30 Projection	Design Capacity	Space for More Students
Centennial Middle	832	876	936	104
Oliver Middle	417	331	528	111
Total	1,249	1,207	1,464	215
Centennial High	1,553	1,638	1,680	127

GIS
Additional Data Points

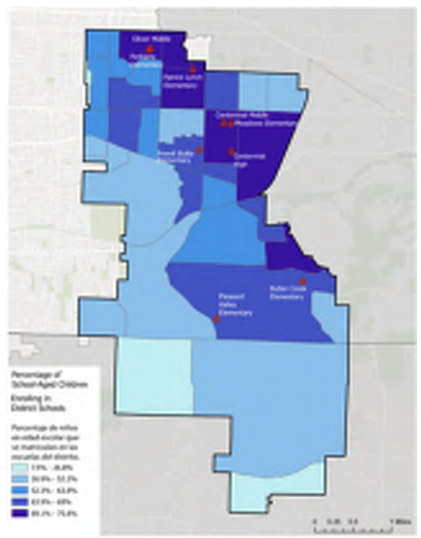
Student Locations



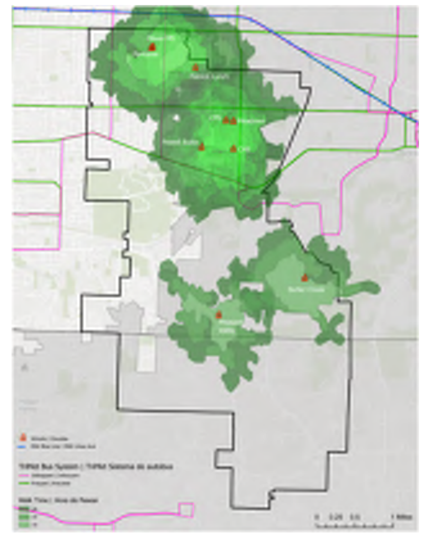
Rate of Growth



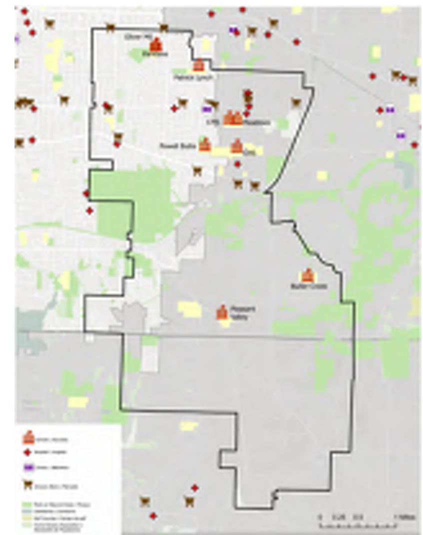
Percent Enrolling



Walking Distances



Asset Mapping



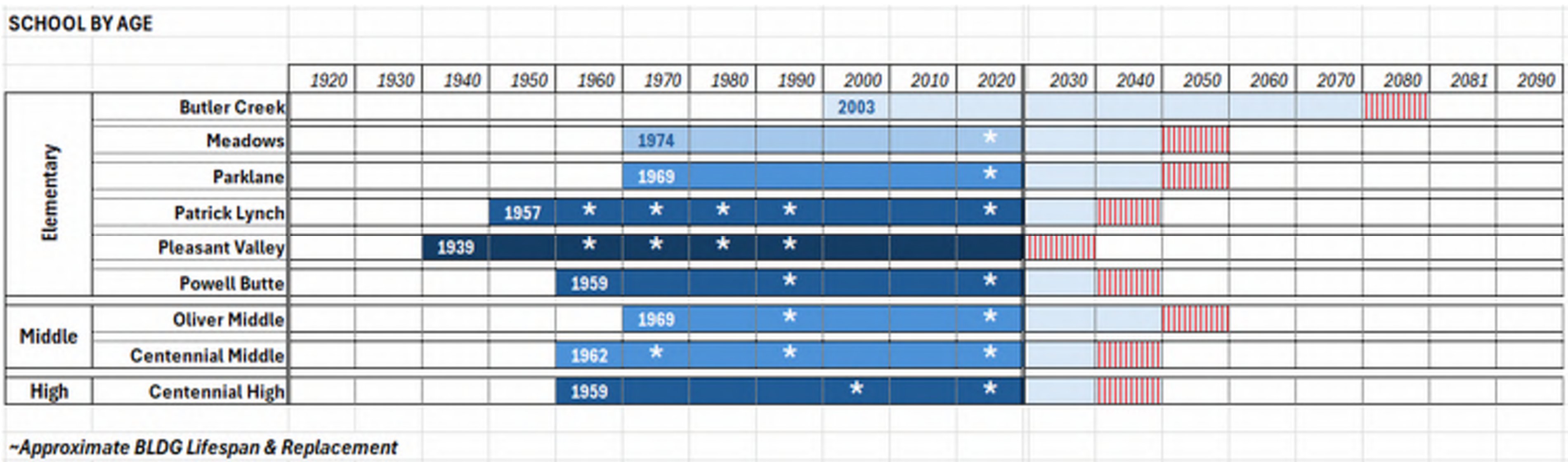
Facility Advisory Committee
Age of Facilities

SCHOOL BY AGE

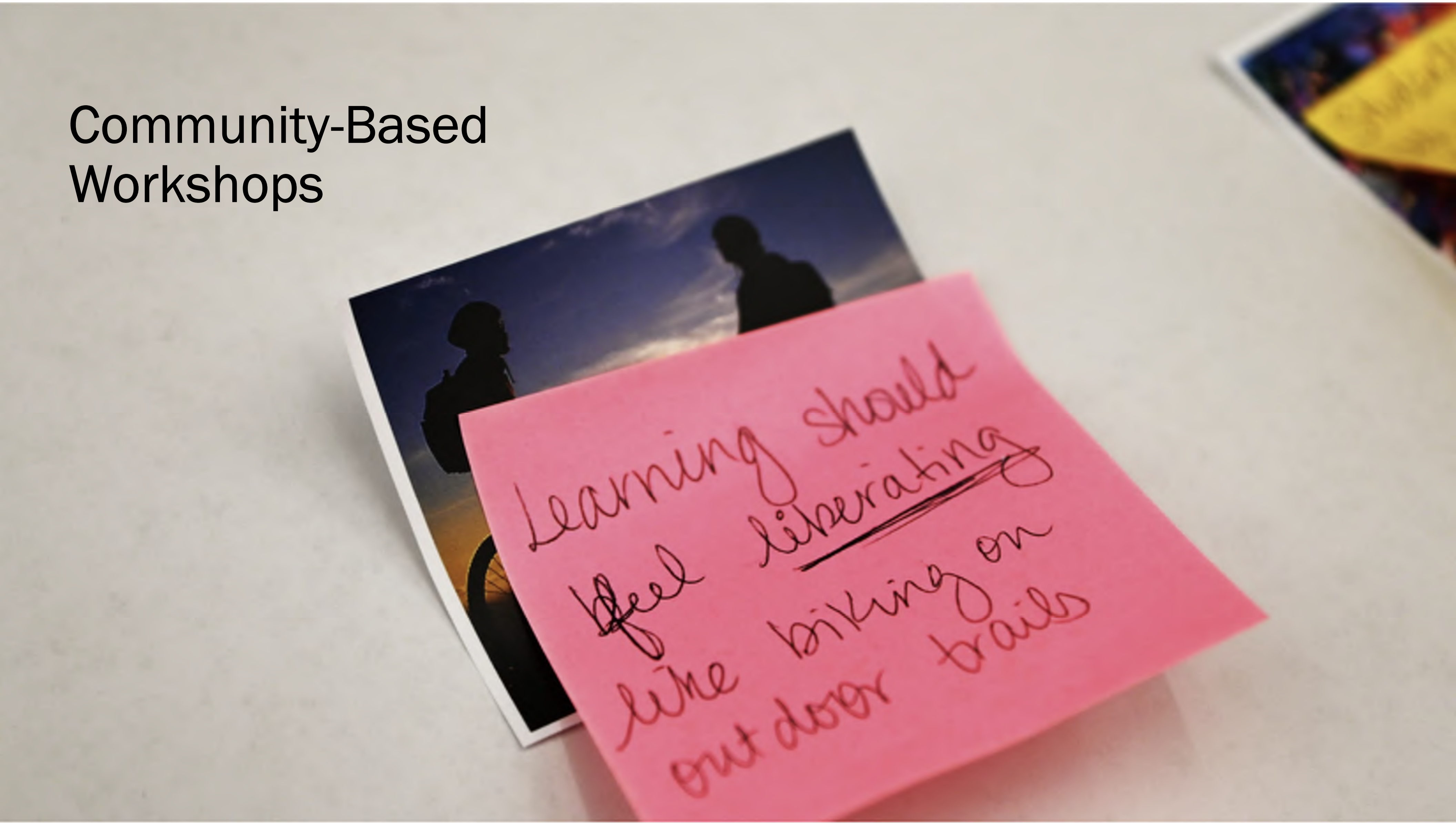
		1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050	2060	2070	2080	2090	2090
Elementary	Butler Creek									2003										
Elementary	Meadows						1974					*								
Elementary	Parklane						1969					*								
Elementary	Patrick Lynch				1957	*	*	*	*			*								
Elementary	Pleasant Valley			1939		*	*	*	*											
Elementary	Powell Butte					1959			*			*								
Middle	Oliver Middle						1969		*			*								
Middle	Centennial Middle					1962	*		*			*								
High	Centennial High					1959				*		*								

***Repairs, Renovations, & Additions**

Facility Advisory Committee
Age of Facilities

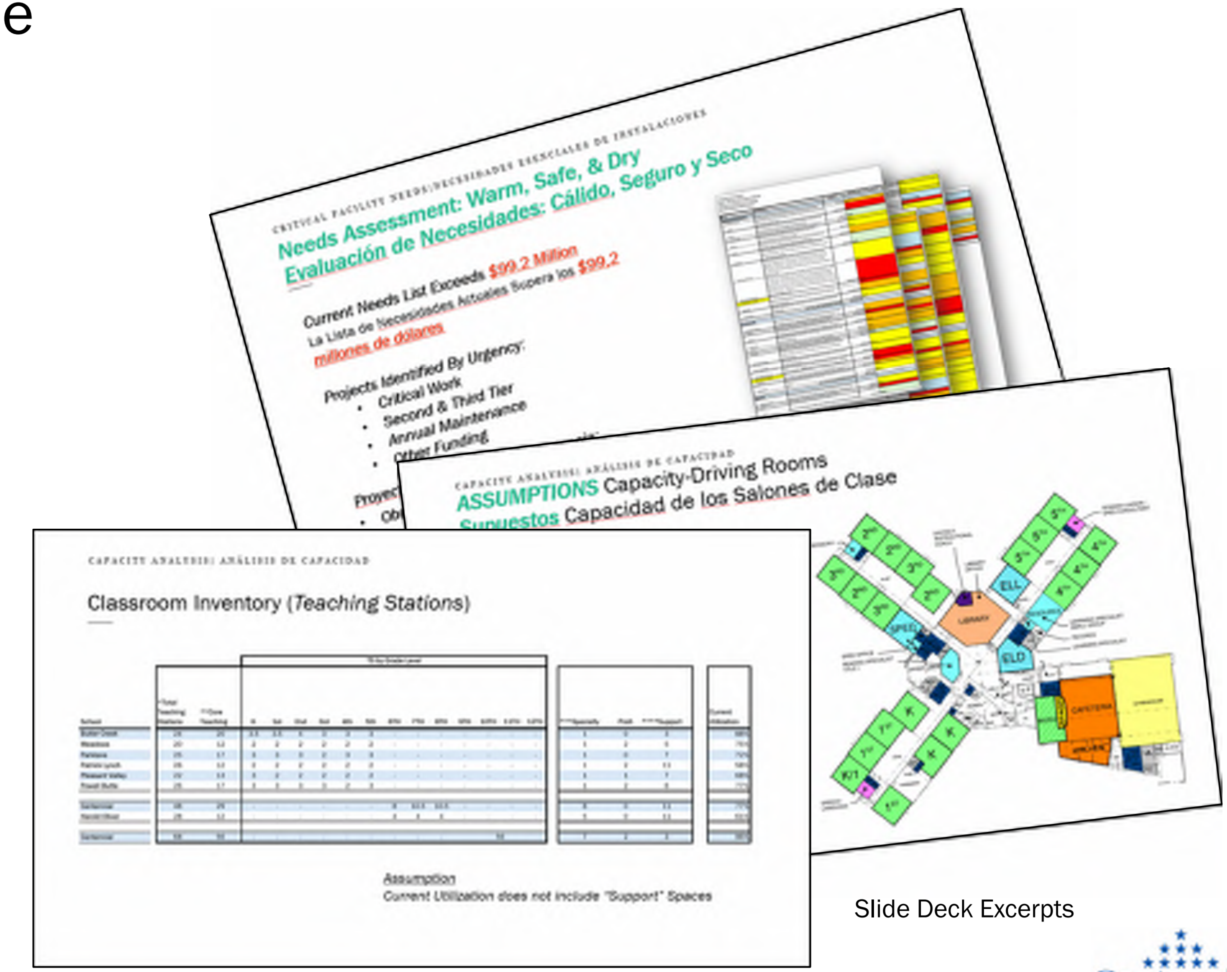


Community-Based Workshops



Facility Advisory Committee
Workshop 1 – Overview

- ❖ Facility Condition Assessment
- ❖ Capacity & Program



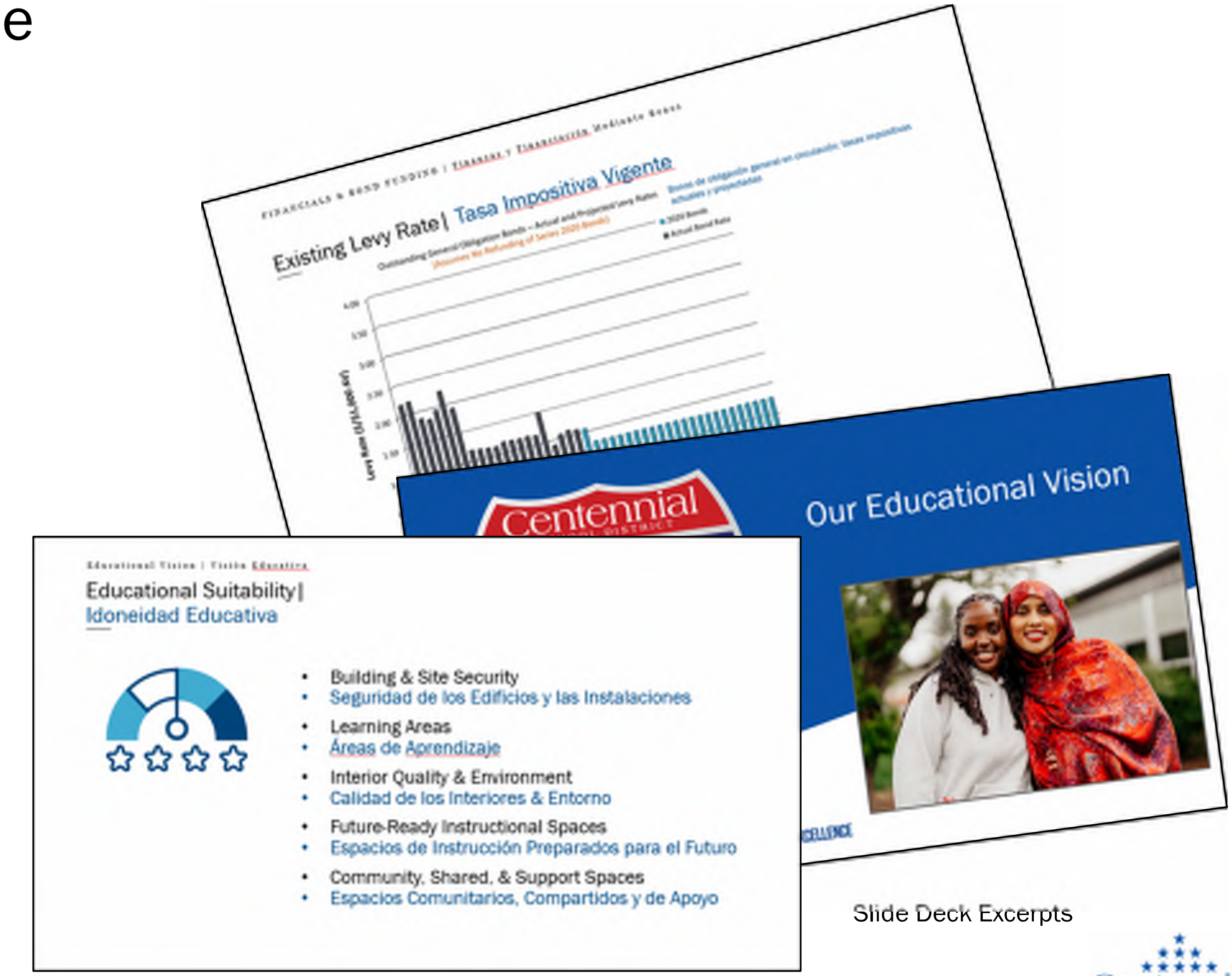
Slide Deck Excerpts

DLRGROUP

Centennial School District

Facility Advisory Committee
Workshop 2 – Overview

- Financials & Bond Funding
- Educational Vision
- Educational Suitability



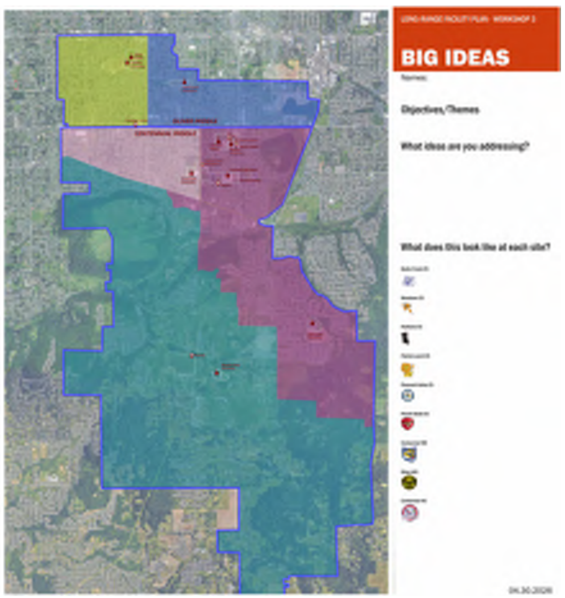
Slide Deck Excerpts

DLRGROUP

Centennial School District

Facility Advisory Committee
Workshop 3 – Overview

- Big Ideas Brainstorming Session



Facility Advisory Committee
Workshop 3 – Overview

Extra! Extra! Headline News

- “Centennial District leads metro area in CTE Programs & Higher Graduate Salaries!”
- “Student Centered learning and flexible options lead to great engagement and great gains!”
- “Centennial is a destination school district!”
- “Centennial students knock Portland’s socks off in latest off-Broadway performance!”
- “I love to go to school!”

Facility Advisory Committee
Issues Facing the District

- Shrinking Enrollments
- Aging Facilities
- Appropriate/Inefficient Space Utilization
- Equitable Access to Career & Technical Education Programs
- Lack of Central Community/Identity (multiple geographic areas)
- Spaces for Partner Programs
- Underutilized Outdoor Areas
- Potential Mismatch Between Specialty Programs and Needs

Facility Advisory Committee
Workshop 3 – Big Ideas | Take-aways

Group 1 Big Ideas
- New K-8
- New HS

Group 2 Big Ideas
- New (3rd) MS (Combine OMS & PE ES)
- Convert MES to Early Learning Center

Group 3 Big Ideas
- New K-8 @ Foster Rd Property
- New Alternative School @ PVES

Group 4 Big Ideas
- Combining
- New K-8
- CTE Renovation

Group 5 Big Ideas
- CTE Themed Schools
- Renovate All Existing Schools

Group 6 Big Ideas
- Right-size All Schools
- Relocate/Redistribute Programs
- New PVES & New PVMS
- New K-8 (@ Pleasant Valley area)

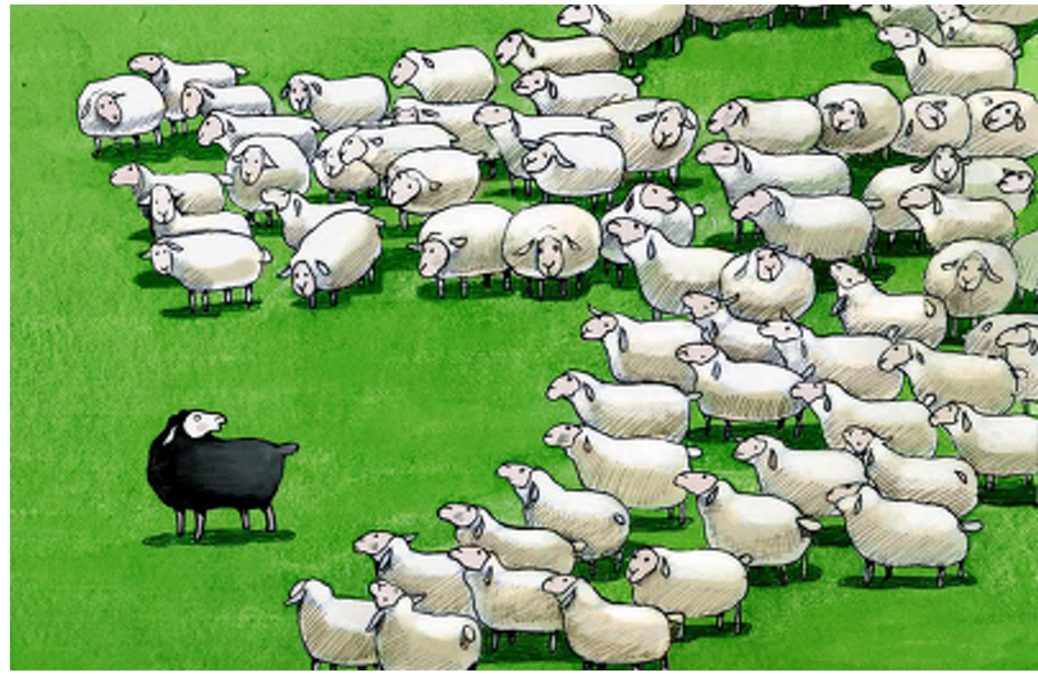
Group 7 Big Ideas
- Enhancing Equity
- Connection to Nature

Facility Advisory Committee
Common Themes

- Right-Sizing Schools
- K-8 & MS Consideration
- Equitable Distribution of Services
- Support/Develop CTE

Facility Advisory Committee
Outlier Concepts

- Early Learning Center
- Community Center
- Alternative School
- Elementary School Replacement (PVES)
- CVA, ITC Relocation
- Training / Professional Development Center



Core Team
Discussions & Review

Wonderings

- Current School Boundaries to Remain
- All Elementary Schools are to Remain (count & location)
- Is District is committed to supporting smaller school?
- Serving SPED students where they are
- Foster Road property

Where to Go From Here
Planning for the Short & Long Term

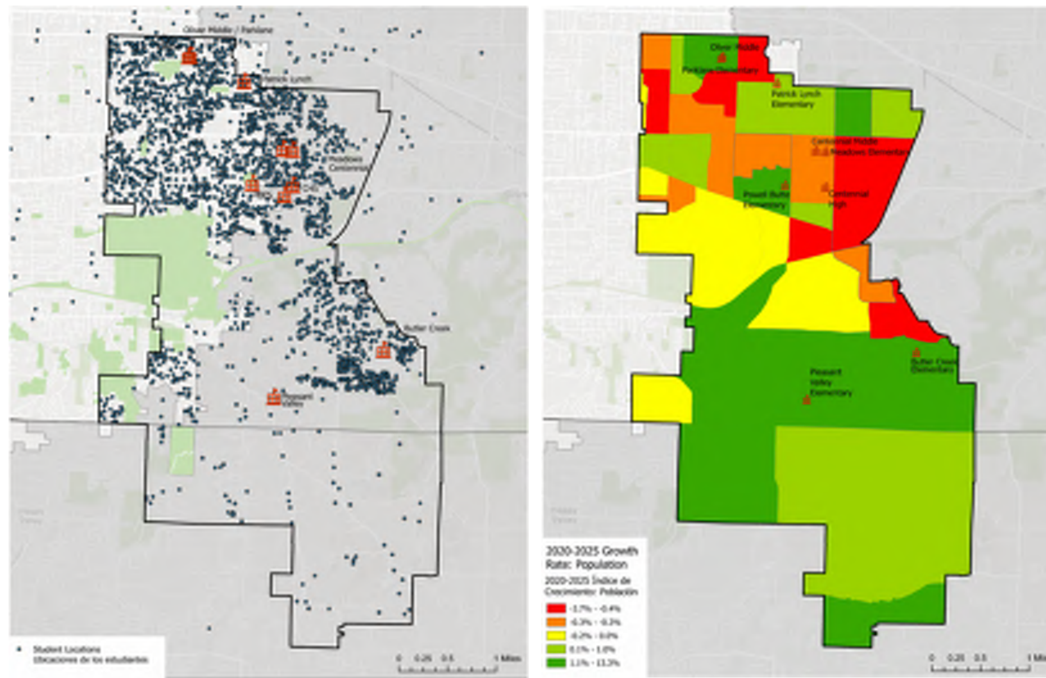
SHORT TERM

❖ ***Critical Needs/Repairs*** to address the aging lifecycle of the buildings

❖ ***Educational Improvements*** to address the evolving student needs and educational delivery models

LONG TERM

❖ Addressing north side Elementary & Middle schools to lay groundwork for growth in south area developments



Next Steps

<u>REMAINING WORKSHOPS</u>

Workshop 4
- Scenario Planning

Workshop 5
- Plan Options & Prioritization

Workshop 6
- Refinement

<u>BOARD SESSIONS</u>
- Plan Review & Vote

<u>COMMUNITY OUTREACH</u>

Session 1 *(between Workshops 4 & 5)*
- Goal to garner feedback on initial LRFMP Proposal
- In person

Session 2 *(between Workshop 5 & 6)*
- Goal to show impact of feedback to FAC and adjusted LRFMP where needed.
- Virtual

Continued Student / Affinity Group Engagement Sessions


Thank you!
DLRGROUP