



SUPERINTENDENT OF SCHOOLS *Dr. Jeff Holmberg*

Date: May 18, 2026

To: Centennial School Board

From: Dr. Jeff Holmberg, Superintendent

Re: Centennial Forward/Long Range Planning Information Overview

**Overview:**

The documents included in this memo provide the information for the Centennial School Board to consider an operating levy and bond referendum. The information provided is based on a comprehensive long-range planning process designed to address our district's evolving fiscal and facility needs. The proposals and information reflect extensive stakeholder engagement, including feedback from staff and community members, as well as school board discussions and direction at past meetings.

**Documents:**

**1. Financial Documents**

The two attachments provide an overview of the proposed Operating Levy amount and a comparison to neighboring school districts. Several key points are outlined below:

- As of the 2026 tax year, the total operating levy for Centennial Schools is \$995.91 per Adjusted Pupil Unit (APU).
- Centennial's operating levy authority is lower than that of neighboring districts and the regional average:
  - o Centennial: \$995.91 per APU.
  - o Metro Average: \$1,653.70 per APU.
  - o Metro Average w/Operating Levy: \$1,800.69 per APU.
- The proposed operating levy request is \$375 per APU, for a 10-year term, subject to inflation, which would generate \$2,469,938 annually for Centennial Schools.

**2. Building Concepts and Project Overview**

The two attachments outline the potential Bond Referendum total of \$108,890,000 and address facility maintenance, safety, academic capacity, and educational programs across the district. The proposed funding is allocated as follows:

- High School: \$40,863,000
- Golden Lake Elementary: \$15,366,000
- Centennial Elementary: \$14,598,000
- Centennial Middle School: \$12,195,000
- Centerville Elementary: \$10,624,000
- Rice Lake Elementary: \$7,708,000
- Blue Heron Elementary: \$6,855,000
- District Wide Rekeying: \$681,000

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The proposed concepts include the creation of new and remodeled secure centralized offices and entries at school sites, modern learning environments, and increased capacity for specialized programs, building maintenance and infrastructure repairs, and a new two-station gym addition featuring a new lobby, concessions, and a family locker room for the pool at the High School. The concept also includes new tennis courts at the High School and repairs to the existing track surface at the Middle School.

### 3. Centennial-Nexus Solutions Contract and AIA Agreements

The following summaries provide a general overview of the agreements with Nexus Solutions, LLC. These contracts are designed to establish a professional framework for the district's long-range goals and are contingent upon the approval of the proposed referendum.

- Master Planning & Facility Analysis (PDA): This agreement focuses on the preparatory work needed to define the district's needs. It covers a comprehensive audit of current facilities (including safety, security, and mechanical systems) and the development of modernization concepts. Additionally, it tasks Nexus with analyzing financial scenarios and efficiency opportunities to ensure a fiscally responsible approach to the district's long-term planning.
- General Operating Conditions (AIA A232): This document establishes the legal and operational ground rules for future construction. It defines the working relationships between the district, the construction manager, and various contractors. It also outlines standard protocols for project safety, quality control, and the process for resolving any disputes that may arise during construction.
- Professional Services Agreement (AIA B101): This is the primary agreement for professional oversight. It authorizes Nexus to provide a broad range of services, including architectural and engineering coordination, to ensure the project is designed and managed by licensed professionals. It also identifies the district's lead administrative contact for project decisions.
- Construction Management Services (AIA B144): This agreement integrates construction management into the professional service framework. By having the same entity oversee both the design and construction phases, the district ensures greater continuity, clearer communication, and more consistent oversight from project inception through completion.