



**CENTENNIAL**

SCHOOL DISTRICT 12

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CONNECTING. ACHIEVING. PREPARING.

# **Long Range Planning Presentation**

**School Board Work Session**

**April 7, 2025**



# STRATEGIC ROADMAP



## MISSION OUR CORE PURPOSE

By providing high quality educational opportunities, emotional support, and social development, Centennial School District prepares learners for excellence in their future.



## VISION WHAT WE INTEND TO CREATE

Centennial School District is a welcoming environment where all students, staff, and families belong and will:

- Provide innovative, personalized, rigorous, and relevant educational opportunities for each student.
- Build and strengthen relationships and partnerships with the community to offer educational programs and opportunities for all.



## CORE VALUES DRIVERS OF OUR WORDS AND ACTIONS

### CONNECTING

Engaging students in meaningful ways with their school community.

### ACHIEVING

Ensuring student success through academic excellence in learning and teaching while supporting students in their growth and achievement.

### PREPARING

Providing opportunities for academic excellence to prepare students for their future.



## STRATEGIC DIRECTIONS FOCUS OF OUR IMPROVEMENT EFFORTS

- Improving teaching and learning practices for student success and achievement.
- Increasing engagement, belonging, and strengthening the staff and student experience.
- Supporting staff in continuous improvement of professional practice.
- Increasing family engagement in student learning and school experiences.
- Improving efficiency and effectiveness in district operations.



*With input from our stakeholders, the plan includes the goals of providing an educational experience for students, families, and staff.*

### STUDENT

- I enjoy flexible learning and activity choices that meet my academic, emotional, and social needs.
- I have access to technology to support my educational needs.
- I am comfortable during passing time, lunch, and other times throughout the day.
- I enter a welcoming environment where I feel safe, accepted, and belong at school.
- My race and preferences are respected, acknowledged, and accepted.
- I have positive interactions and relationships with students and staff.

### FAMILIES

- I receive consistent communication from my student's teacher, school, and district to support my student's education.
- My student has the appropriate materials, resources, and technology.
- My student's school is welcoming, safe, and inclusive.
- I have opportunities to be involved in my student's school community.
- Staff provide attention and support to meet my student's needs.
- My student's school provides a relevant and rigorous educational experience.

### STAFF

- I receive cohesive and timely communication.
- I have a voice and my input matters.
- I receive the support necessary to be successful.
- I am a trusted, respected, and valued professional.
- I have the resources that allow me to meet all my students' needs.
- I am connected and feel like I belong to the Centennial community.
- I have a manageable workload and appropriate class sizes.
- My mental health needs are recognized and addressed.



## Guiding Change Document: Long Range Planning Committee Process

**District Mission:** By providing high quality educational opportunities, emotional support, and social development, Centennial School District prepares learners for excellence in their future.



### District Strategic Directions:

- Improving teaching and learning practices for student success and achievement.
- Increasing engagement, belonging, and strengthening the staff and student experience.
- Supporting staff in continuous improvement of professional practice.
- Increasing family engagement in student learning and school experiences.
- Improving efficiency and effectiveness in district operations.

### Current Reality “The Why”

- Plan for short and long-term capacity usage in all facilities, including space for new instructional program development.
- Meet expectations of the strategic plan, including providing adequate space for our students for instructional programming (school operations, classrooms, gymnasiums, the arts, co-curricular activities and athletics, early childhood programs, Kid’s Club).
- The district recently completed construction of additional classroom space as a result of the 2019 bond referendum and lease levy project.
- Safety and security of our students and stakeholders is essential to provide a quality education and learning environment.

### Unacceptable Means “The Not How”

- Violate laws, policies, agreements, or program commitments.
- Entertain options that are not aligned to our strategic plan.
- Eliminate district programs, services, and student opportunities.
- Create unreasonable inequities within our buildings and programs.

### Results “The What”

- Creation of multi-year plan to manage facility utilization for current and future educational and instructional programming, school operations, and co-curricular activities and athletics, early childhood programs, and Kids’ Club.
- Ensure adequate space for classrooms, gymnasiums, co-curricular and athletic programs, the arts, and school operations at elementary, secondary, and district levels.
- Provide Early Childhood and PreK offerings at neighborhood schools.
- Safe and secure facilities and environments for stakeholders, including technology and facility enhancements.



# Planning for the Future

The Centennial School District is assessing its physical environments and planning for the future by creating a 10-year facilities and enrollment plan based on:

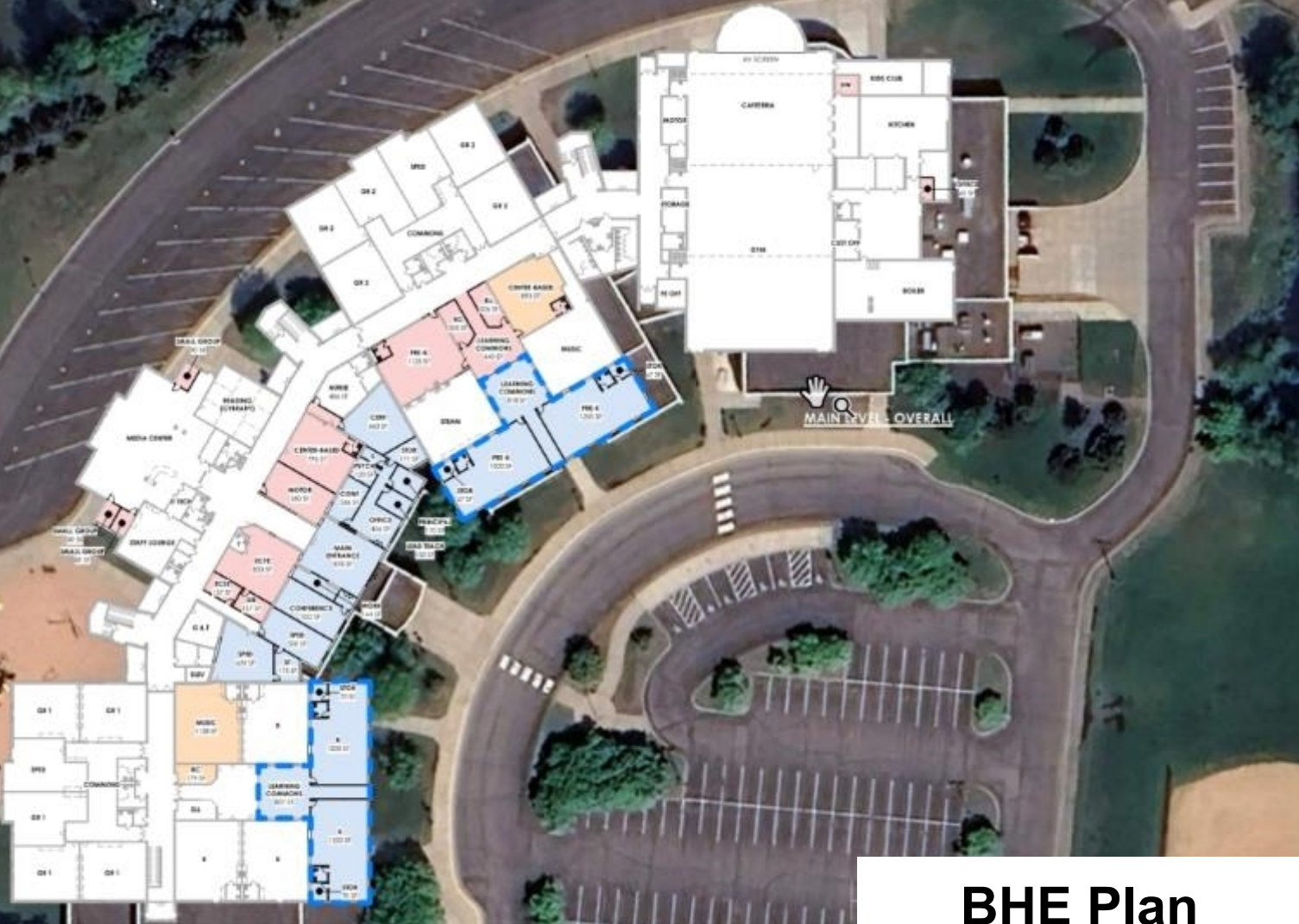
- Student enrollment trends.
- Educational capacity relative to providing current and future programming.
- Facility space for co-curricular opportunities now and in the future.
- Facility deferred maintenance needs.



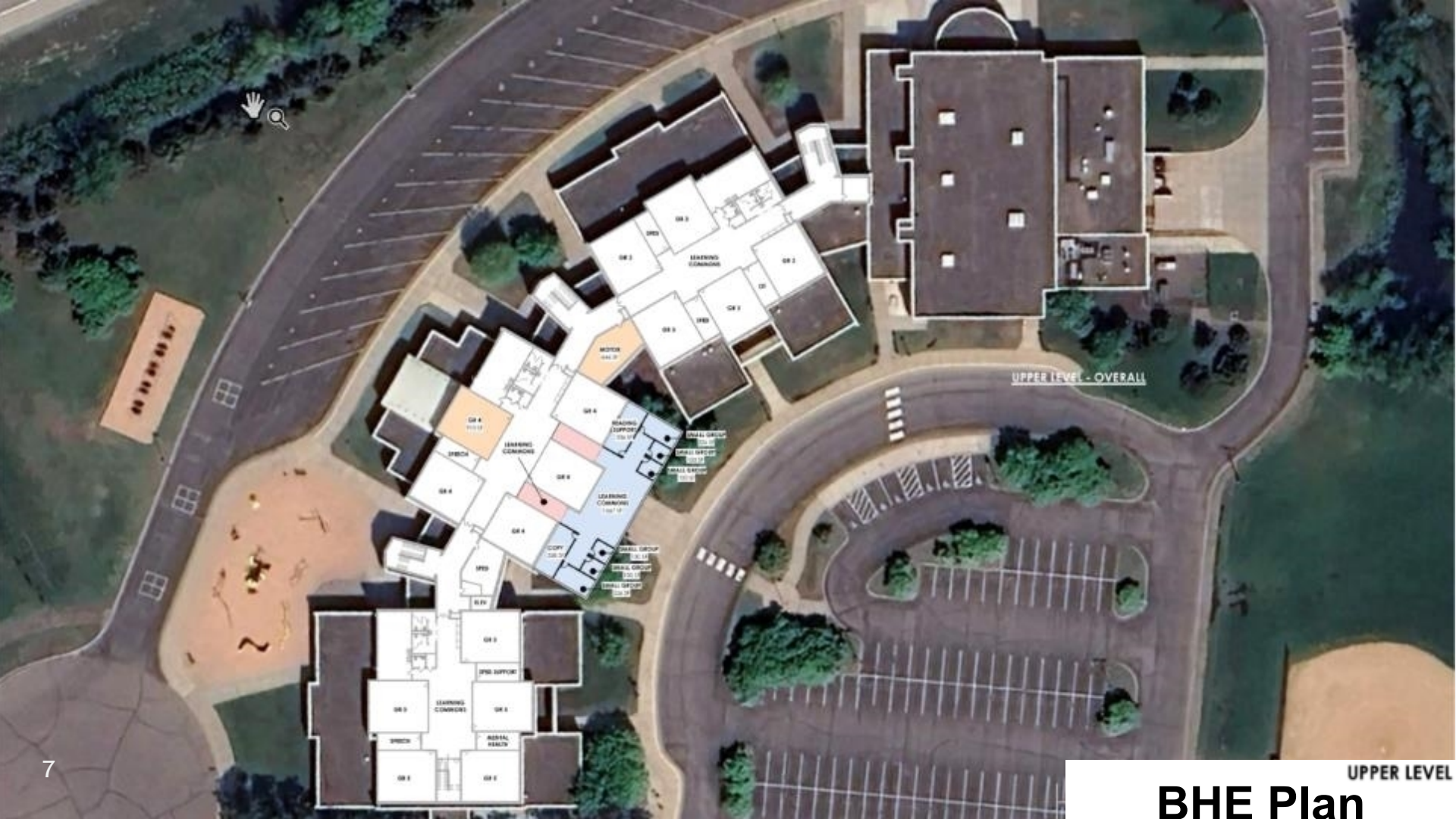
# **Building and Site Plan Concepts and Financial Estimates**



Addition Size: 12,700 sf  
Proposed Capacity: 780  
students + EC







UPPER LEVEL - OVERALL

UPPER LEVEL

BHE Plan



# Blue Heron Plan

## Deferred Maintenance Improvements – \$5.99M

### **Building Envelope: \$930,000**

*(stucco repair, joint seals, window gaskets, exterior doors)*

### **HVAC & Plumbing: \$1,350,000**

*(replace 2003 kitchen MUA & condensing units, new boilers, new water heater)*

### **Safety: \$545,000**

*(fire alarm replacement)*

### **Site: \$690,000**

*(parking repairs, crackfill/sealcoat, replace equip in large playground)*

### **Roofing: \$2,365,000**

*(entire remaining roof replacement, gym done 2025)*

### **Misc.: \$110,000**

*(kitchen elect. GFCI, carpet, ceiling tile, gym floor)*

## Space Modernization - \$10.75M

### **Program Changes: \$165,000**

*(new dishwasher room & foodservice office)*

### **Capacity Needs: \$7,375,000**

*(Addition for 2 pre-K and 2 kindergarten classrooms, new front office addition, remodel old office for center-based SPED, ECFE, ECSE, Sib care and EC motor)*

### **Innovative Learning Spaces: \$2,150,000**

*(Upper level learning commons, small group rooms in Media center, AV system for Cafeteria w/shades, lower level learning commons, ELL & Reading classrooms)*

### **Flexible Learning Spaces: \$960,000**

*(classroom furniture replacement)*

### **Interior Finishes: \$100,000**

*(misc. finishes updates due to remodeling)*



Addition Size: 3,175 sf net  
add after demo 2,065 sf  
Proposed Capacity: 595  
students + EC





# Centennial Elem. Plan

## Deferred Maintenance Improvements – \$4.1M

### **Building Envelope: \$925,000**

*(1987 and east courtyard window replacement, joint seals, window gaskets, exterior doors, tunnel vapor barrier, concrete and sump)*

### **HVAC & Plumbing: \$1,825,000**

*(2001 chiller & admin RTU, 1985 media AHU, replace galvanized plumbing)*

### **Safety: \$120,000**

*(update fire alarm)*

### **Site: \$280,000**

*(asphalt repairs, crackfill/sealcoat, replace playground equip)*

### **Roofing: \$495,000**

*(replace roof sections F, J & L)*

### **Interior Finishes: \$435,000**

*(carpet, classroom casework, interior doors, paint glazed block, stage curtain)*

### **Misc.: \$25,000**

*(kitchen elect. GFCI, basketball hoop controls)*

## Space Modernization - \$9.3M

### **Program Changes: \$1,665,000**

*(new prep kitchen, servery & dishwasher room)*

### **Capacity Needs: \$2,570,000**

*(renovate & expand cafeteria, spaces for kids club, ELL, G&T, remodel small auditorium into 2 Kindergarten classrooms, convert T&L offices back to classrooms, right size SPED)*

### **Innovative Learning Spaces: \$560,000**

*(small group rooms in media center, reimagine media center, create & furnish 2 learning commons)*

### **Safety Improvements: \$4,235,000**

*(new secured entry/office addition, eliminate road between playgrounds, new bus and parent drop off areas)*

### **Flexible Learning Spaces: \$145,000**

*(20% classroom furniture replacement)*

### **Interior Finishes: \$125,000**

*(misc. finishes updates due to remodeling, renovate 2 center-based SPED classrooms & 2 Kindergarten classrooms)*









SYMBOL LEGEND

- BUILDING ADDITION
- BITUMINOUS PAVEMENT, HEAVY DUTY
- BITUMINOUS PAVEMENT, LIGHT DUTY
- CONCRETE SIDEWALK
- PROPOSED GRASS

Main Street (County Road 14)

Centerville Road



# Centerville Elem. Plan

## Deferred Maintenance Improvements – \$1.39M

### **Building Envelope: \$405,000**

*(brick tuckpointing, joint seals, tunnel vapor barrier, concrete and sump)*

### **HVAC & Plumbing: \$410,000**

*(2002 chiller replacement, replace wash basins)*

### **Safety: \$70,000**

*(update fire alarm)*

### **Site: \$90,000**

*(asphalt repairs, crackfill/sealcoat)*

### **Electrical: \$245,000**

*(replace original electrical panels)*

### **Interior Finishes: \$165,000**

*(carpet, interior doors, student lockers, gym divider wall)*

## Space Modernization - \$17.7M

### **Program Changes: \$550,000**

*(2<sup>nd</sup> circulation path into Kindergarten wing, space for Math corps, motor & sensory rooms, expand nurse area and add new dishwasher room, replace outdoor maintenance garage)*

### **Capacity Needs: \$17,150,000**

*(right size SPED rooms, remodel existing gymnasium for expanded cafeteria, Cybrary, G&T and ELL programs, new addition for 2 station gymnasium, 2<sup>nd</sup> music room, ECFE and ECSE, kids club program)*





## EDUCATIONAL ADEQUACY

- NEW ADDITION
- REMODEL EXISTING
- ROOM RE-ASSIGNMENT
- STORM SHELTER



Addition Size: 8,000 sf  
Proposed Capacity: 440  
students + EC

I  
**GLE Site**





# Golden Lake Plan

## Deferred Maintenance Improvements – \$2.6M

### **Building Envelope: \$235,000**

*(joint seals, gasket replacement, tuckpointing, louver painting, spot brick replacement, exterior doors)*

### **HVAC & Plumbing: \$980,000**

*(2003 chiller & pumps, 1970 cafeteria MUA, water heater, replace galvanized plumbing, misc. exhaust fans)*

### **Safety: \$130,000**

*(update fire alarm)*

### **Site: \$660,000**

*(asphalt repairs, crackfill/sealcoat, correct drainage on NE corner of building, replace playground equip)*

### **Interior Finishes: \$555,000**

*(carpet, ceiling tile, classroom casework, interior doors, gym divider wall)*

### **Electrical: \$45,000**

*(kitchen elect. panels for GFCI, gymnasium sound system, replace UPS and batteries)*

## Space Modernization - \$10M

### **Program Changes: \$1,275,000**

*(reconfigure kitchen & server, new dishwasher room, add cooling to MDF tech room)*

### **Capacity Needs: \$3,630,000**

*(addition for Compass Social and SPED, lower addition to expand cafeteria & kids club, right size Reading, ELL & Speech, remodel old office for staff lounge, Title 1 & conf. room, new lower parent drop-off loop)*

### **Innovative Learning Spaces: \$170,000**

*(small group rooms/learning commons for upper and lower levels)*

### **Safety Improvements: \$3,895,000**

*(new secured entry/office addition and 2 new kindergarten rooms)*

### **Flexible Learning Spaces: \$115,000**

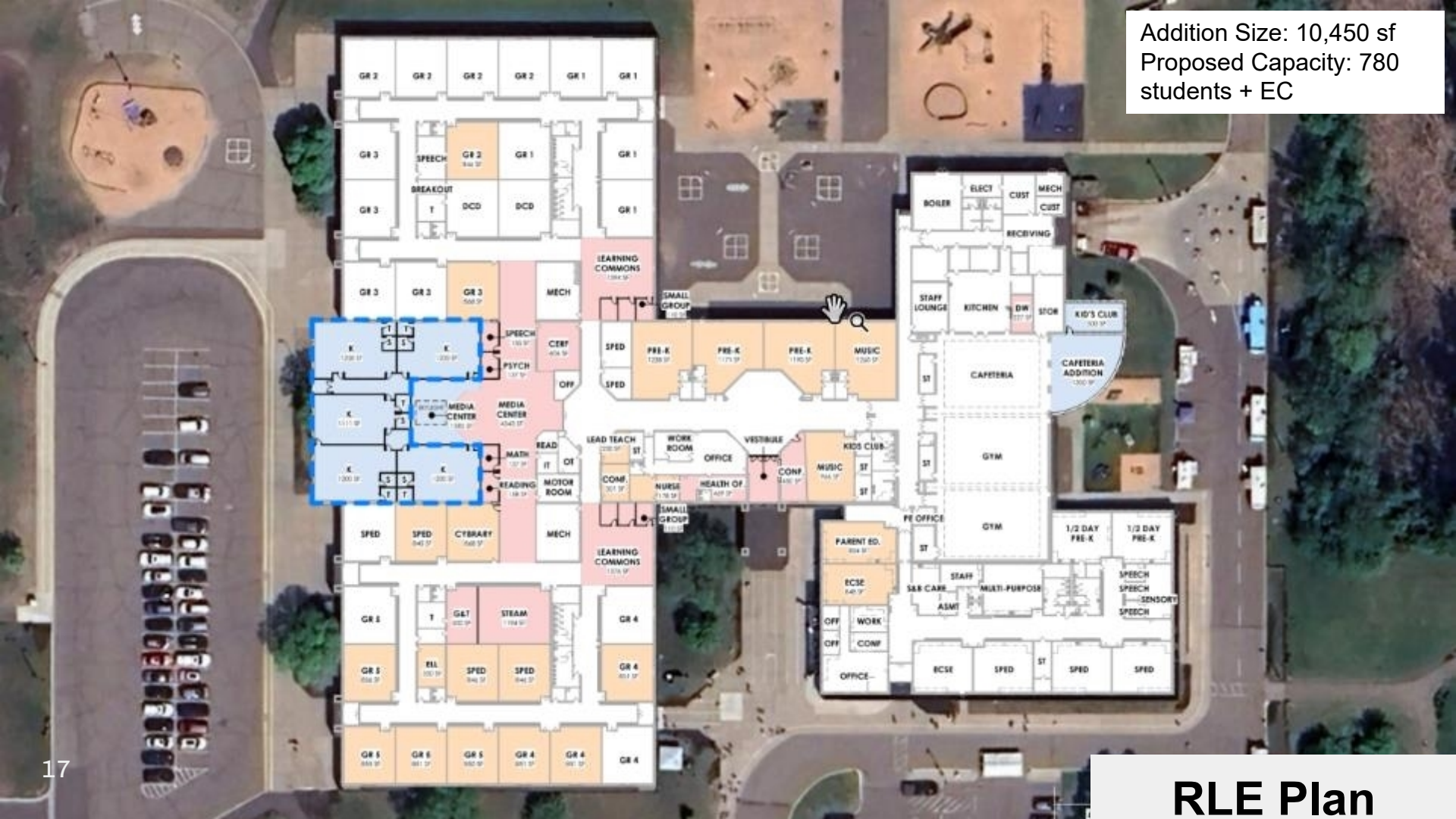
*(20% classroom furniture replacement)*

### **Interior Finishes: \$915,000**

*(misc. finishes updates due to remodeling, paint gym ductwork, paint lockers, replace fabric demountable walls with sheetrock walls)*



Addition Size: 10,450 sf  
Proposed Capacity: 780  
students + EC





# Rice Lake Plan

## Deferred Maintenance Improvements – \$4.4M

### **Building Envelope: \$85,000**

*(replace 8 west windows with condensation issues)*

### **HVAC & Plumbing: \$1,755,000**

*(replace 1992 condensing units, add glycol to heating loop, ReCx and rebalance systems, replace wash basins, replace boilers, add AHU VFDs)*

### **Safety: \$145,000**

*(update fire alarm)*

### **Site: \$775,000**

*(asphalt repairs, crackfill & sealcoat, replace equipment in large & early childhood playgrounds)*

### **Interior Finishes: \$1,425,000**

*(carpet, classroom casework, interior doors, gym divider wall)*

### **Electrical: \$50,000**

*(kitchen elect. panels for GFCI, replace basketball hoop controls, replace emergency lighting inverters)*

### **Roofing: \$165,000**

*(replace roof section #4)*

## Space Modernization - \$8M

### **Program Changes: \$140,000**

*(create dishwasher room)*

### **Capacity Needs: \$6,385,000**

*(Kindergarten addition for 5 classrooms, repurpose old K area for preschool, enlarge nurse and entry vestibule, addition to expand cafeteria and kids club space)*

### **Innovative Learning Spaces: \$515,000**

*(create & furnish 2 learning commons with small group rooms, create a STEAM lab)*

### **Flexible Learning Spaces: \$710,000**

*(80% classroom furniture replacement)*

### **Interior Finishes: \$250,000**

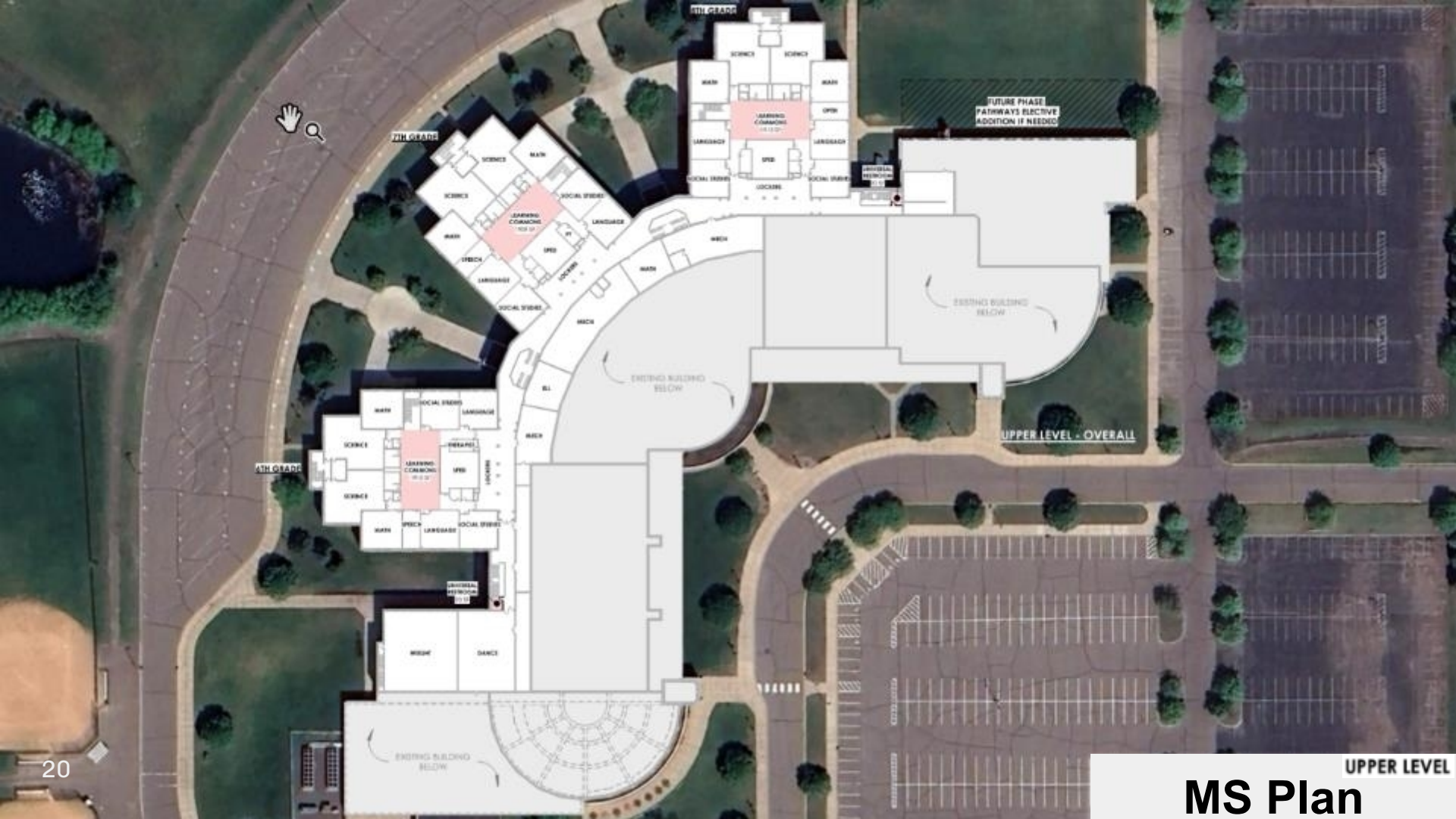
*(misc. finishes updates due to remodeling, paint hallways, interior metal doors, paint lockers, repair stoops)*



Addition Size: 23,000 sf  
Proposed Capacity: 1,740 students









# MS Site





# Middle School Plan

## Deferred Maintenance Improvements – \$4M

### **Building Envelope: \$400,000**

*(window thermal breaks, gaskets & seals, exterior doors)*

### **HVAC & Plumbing: \$1,375,000**

*(replace kitchen MUA, 3 water heaters, water softener, 3 new boilers)*

### **Safety: \$850,000**

*(replace fire alarm system)*

### **Site: \$890,000**

*(asphalt repairs, crackfill & sealcoat, reconstruct baseball & NE parking lots, misc. concrete repairs)*

### **Interior Finishes: \$285,000**

*(~~carpet~~, science casework, interior doors, replace wood veneer)*

### **Electrical: \$30,000**

*(kitchen elect. panels for GFCI)*

### **Athletics: \$165,000**

*(running track repair and new structural top coat spray)*

## Space Modernization - \$22.75M

### **Program Changes: \$275,000**

*(create dishwasher room, additional point of sale line)*

### **Capacity Needs: \$11,905,000**

*(addition for health classroom, WL & HS team rooms, cafeteria expansion, centralize SPED programs, added general ed classrooms)*

### **Innovative Learning Spaces: \$1,370,000**

*(create & furnish 6 learning commons in each pod)*

### **Flexible Learning Spaces: \$1,155,000**

*(90% classroom furniture replacement)*

### **Interior Finishes: \$200,000**

*(misc. finishes updates due to remodeling, reconfigure media center circulation desk and new flooring)*

### **Athletics: \$2,870,000**

*(construct 4 additional tennis courts for HS use, modify baseball field and softball fields for HS softball use)*

### **Safety: \$4,975,000**

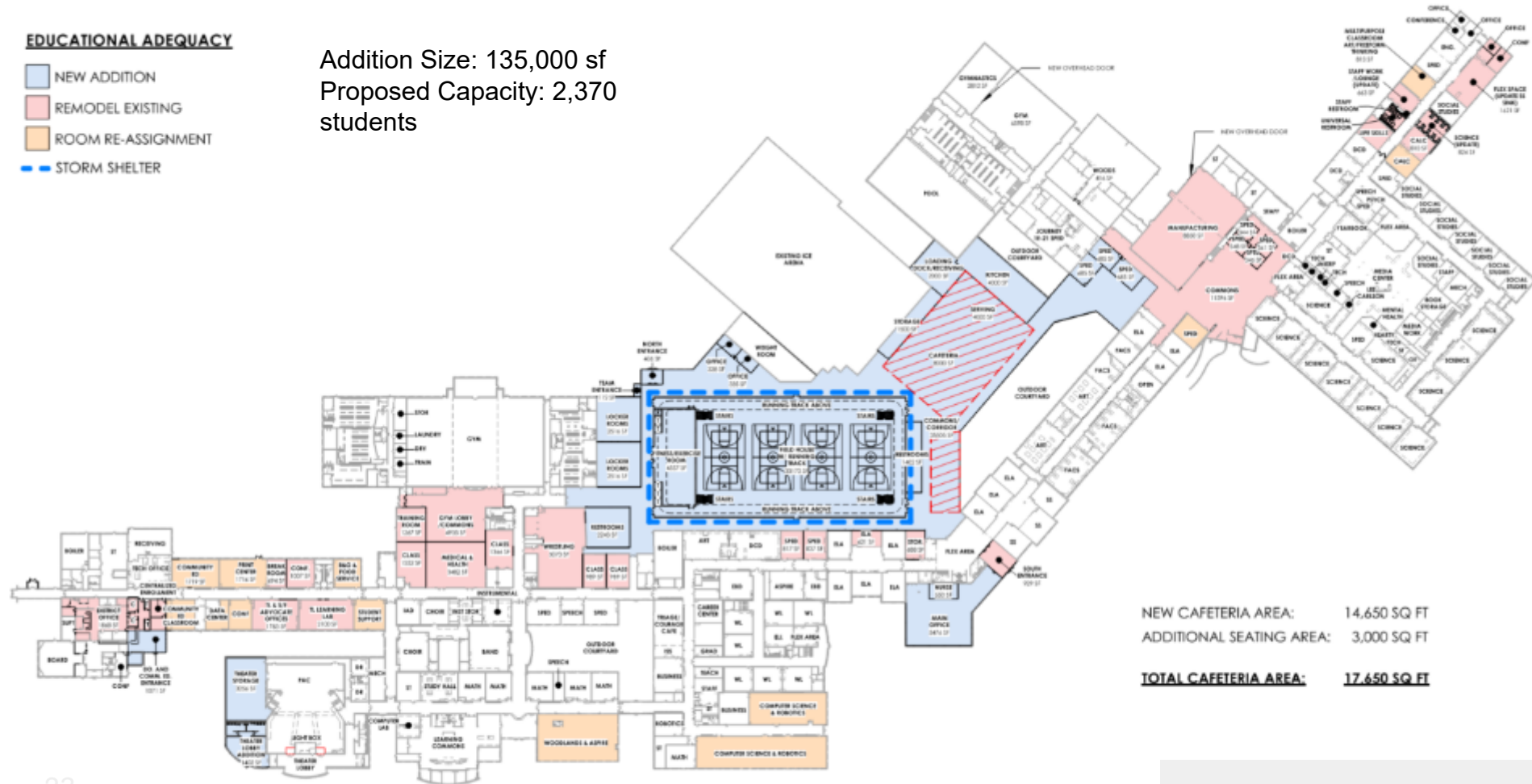
*(new secured entry & office on exterior, added SPED, reopen hallway)*



## EDUCATIONAL ADEQUACY

- NEW ADDITION
- REMODEL EXISTING
- ROOM RE-ASSIGNMENT
- STORM SHELTER

Addition Size: 135,000 sf  
Proposed Capacity: 2,370 students





# High School Plan

## Deferred Maintenance Improvements – \$11.06M

### **Building Envelope: \$385,000**

*(exterior doors, masonry sealants & gaskets, tuckpointing, brick cleaning)*

### **HVAC & Plumbing: \$4,135,000**

*(replace 1995/98 kitchen MUAs, replace pool AHU, replace galvanized piping mains, replace 1999 weight rm AHU, refurbish PAC RTUs, replace '98 RTUs)*

### **Safety: \$825,000**

*(replace fire alarm system east building)*

### **Site: \$665,000**

*(asphalt repairs, crackfill & sealcoat, misc. concrete repairs)*

### **Interior Finishes: \$905,000**

*(carpet, ceiling tile, classroom casework, interior doors, refinish east gym floor)*

### **Electrical: \$1,005,000**

*(replace west gym sound system, 1958/1960 electrical panels, east gym scoreboards)*

### **Roofing: \$1,210,000**

*(replace east roof sections E1, E21, west roof sections L, N, O, 7 & 11)*

### **Athletics: \$205,000**

*(tennis court spray, baseball dugouts, replace pool ventilation, filtration, surge & circulation systems, pool lights and deck tile, chemical storage)*

### **Pool: \$1,720,000**

*(Replace stainless recirculation system, pool filtration, chemical system, remove in-pool surge weirs & add surge capacity. Add depth and no diving markers to meet state code, new pool & deck tile)*



# High School Plan

## **Program Changes: \$29,030,000**

*(CALC wing: life skills lab, staff workroom, office and additional classroom, new private restrooms and science lab; new centralized kitchen, cafeteria, commons, north entrance, elevator and receiving addition; )*

## **Capacity Needs: \$6,340,000**

*(creation of 6 SPED rooms, new NE student entrance, 2 new commons restroom groups, remodel print shop and east wrestling into 4 classrooms, new PAC lobby, restrooms and scene storage)*

## **Innovative Learning Spaces: \$4,360,000**

*(new manufacturing center, remodel west café into health care center, athletic training, gym lobby, west office into Aspire/Woodlands)*

## **Space Modernization - \$69M**

### **Safety: \$3,590,000**

*(new centralized office/nurse area/visitor entrance)*

### **Flexible Learning Spaces: \$160,000**

*(10% classroom furniture replacement)*

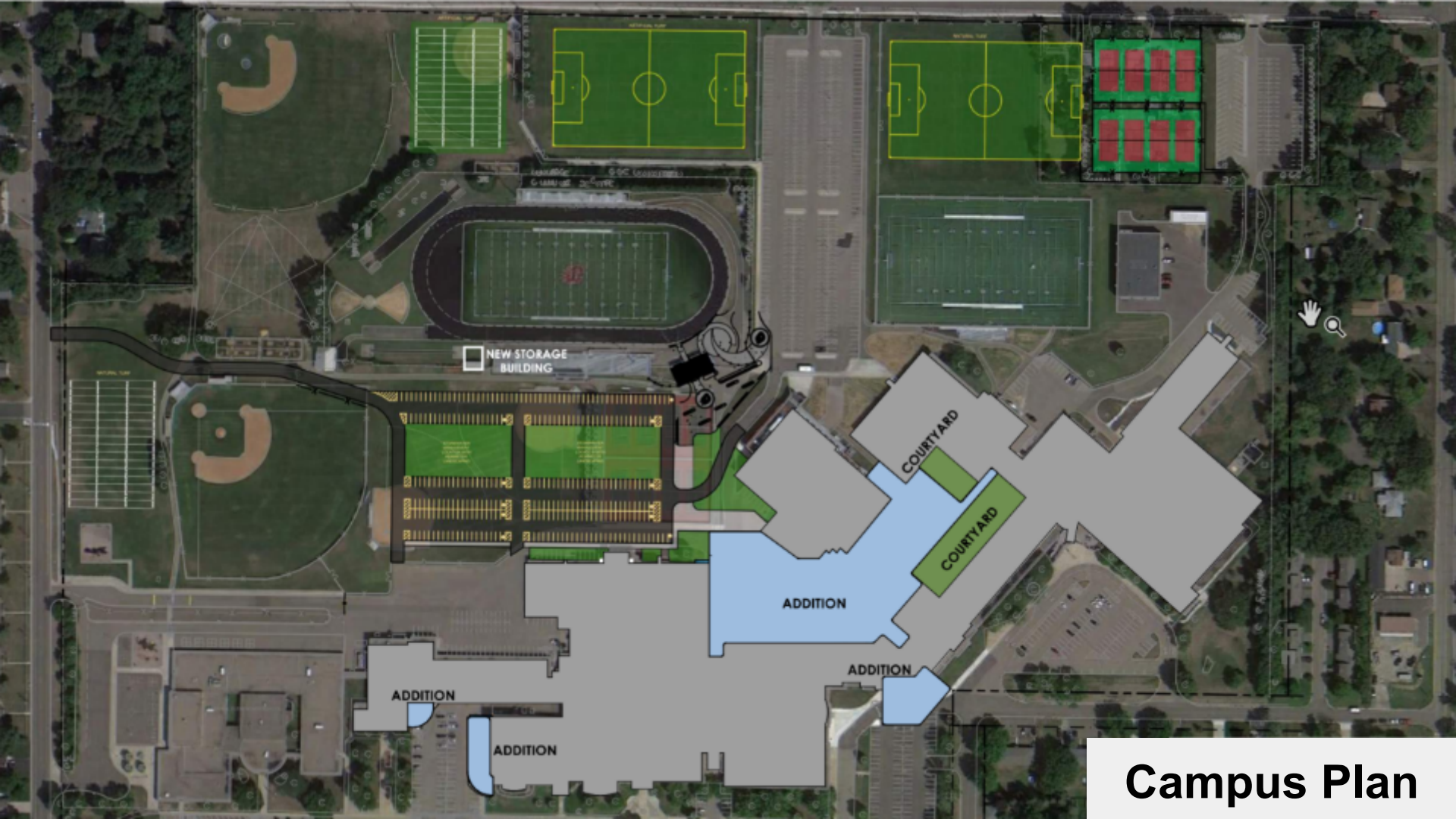
### **Interior Finishes: \$2,675,000**

*(update east bldg commons & west corridor; woods lab paint, lights, washstations, overhead door; south computer science area & restrooms; athletic locker rooms; west gym operable hoops; misc. finishes updates)*

### **Athletics: \$22,845,000**

*(new fieldhouse, locker rooms, fitness center with upper-level track, expand west wrestling into old weight room, remodel pool locker rooms)*





NEW STORAGE BUILDING

COURTYARD

COURTYARD

ADDITION

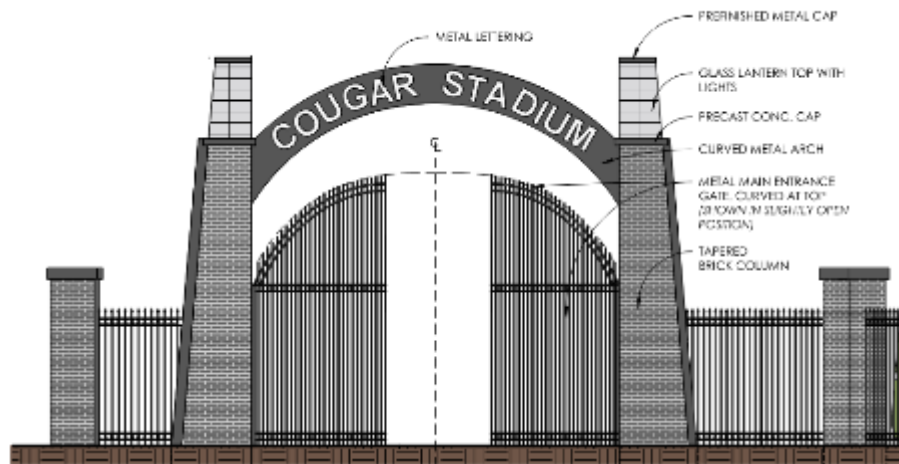
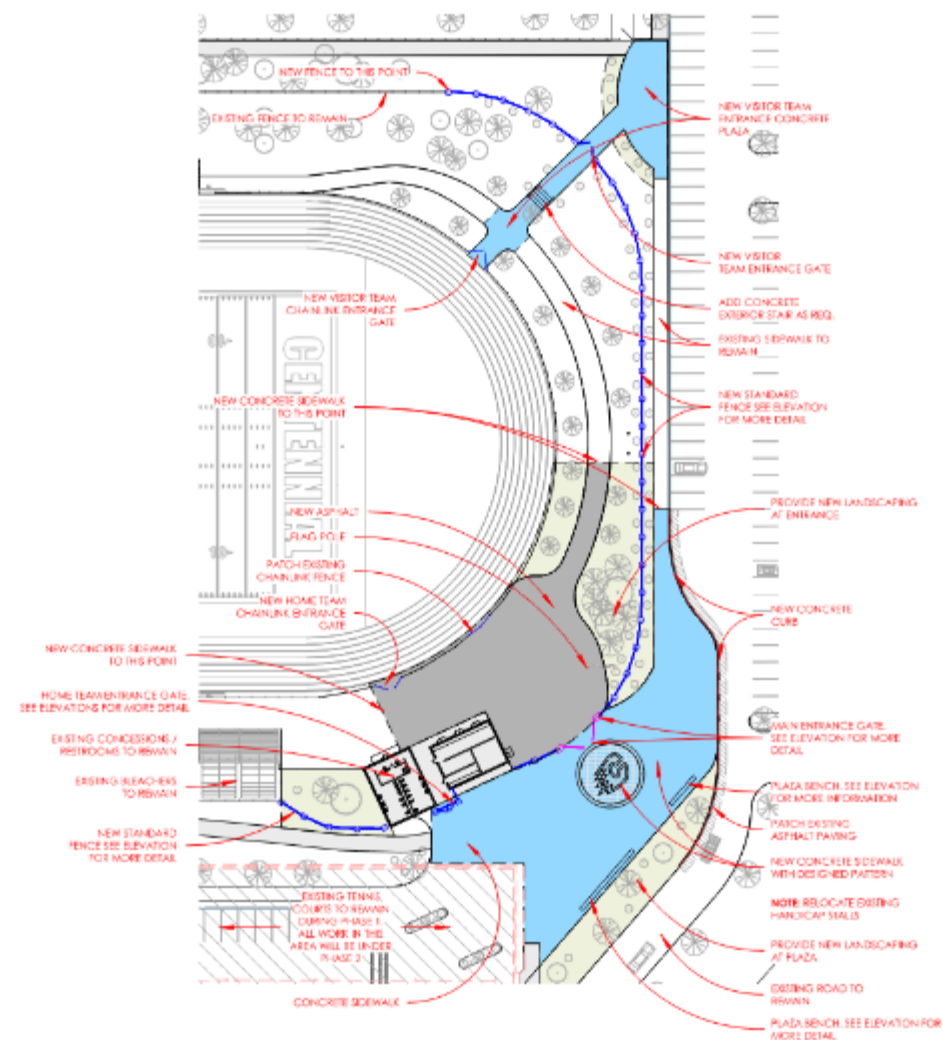
ADDITION

ADDITION

ADDITION

Campus Plan





# Campus Plan



# HS Arena & Campus Plan

## Arena Deferred Maintenance Improvements – \$5.1M

### **Building Envelope: \$21,500**

*(replace joint sealants, tuckpointing, clean block)*

### **Site: \$7,500**

*(repair damaged concrete)*

### **Interior Finishes: \$71,000**

*(misc. interior painting, replace rubber flooring, epoxy coat lobby toilet area, add PVC type flooring in Olympia room)*

### **Roofing: \$5,000,000**

*(complete removal of existing roof structure, added structural bracing, new roof structure with vapor barrier)*

## Campus Modernization - \$6.9M

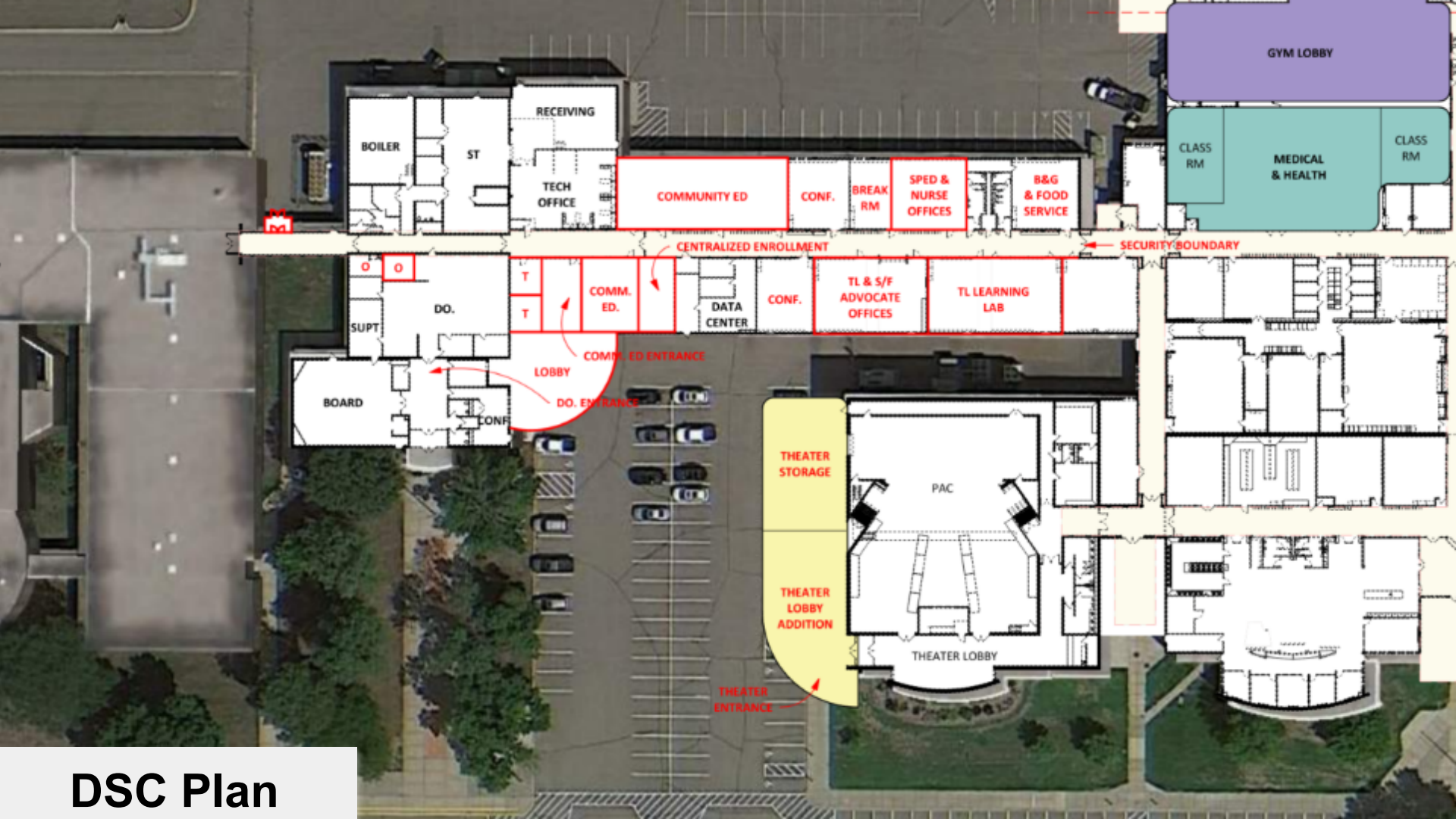
### **Safety: \$2,900,000**

*(new west campus entrance off of Lever St., demolish tennis courts and softball fields to create new staff and student parking lots)*

### **Athletics: \$4,000,000**

*(new stadium entry plaza with wrought iron fencing and decorative columns complete with entry arches, lighting, logo, fencing, and landscaping. Create additional synthetic turf multi-purpose field, create new natural grass multi-purpose field and football practice area, additional bleachers for fields and campus bleacher repairs, add ceiling insulation and electric heat to stadium restroom/concessions building, new masonry storage building for football/track)*





DSC Plan



# DSC/District-Wide Improvements

## Deferred Maintenance Improvements – \$625k

### **HVAC & Plumbing: \$70,000**

*(add thermal equalizers to maintenance building, replace condensing units serving the DSC)*

### **Safety: \$555,000**

*(district-wide rekeying of interior and exterior doors)*

## Space Modernization - \$2.6M

### **Program Changes: \$365,000**

*(district-wide entry canopy & signage design for standardization of branding and wayfinding)*

### **Capacity Needs: \$2,200,000**

*(remodel west HS 700 wing for DSC use, reconfiguration of existing DSC space for improved efficiency, new DSC/community ed. entrance addition for improved public access, additional conference rooms, enrollment station, restrooms and a new north entry vestibule for proposed staff parking area in back)*

### **Interior Finishes: \$35,000**

*(misc. finishes updates due to remodeling)*



# Plan Summary

<b>Building</b>	<b>Deferred Maintenance</b>	<b>Space Modernization</b>	<b>Building Total</b>
<b>Blue Heron</b>	<b>\$5,990,000</b>	<b>\$10,750,000</b>	<b>\$16,740,000</b>
<b>Centennial Elem.</b>	<b>\$4,105,000</b>	<b>\$9,300,000</b>	<b>\$13,405,000</b>
<b>Centerville Elem.</b>	<b>\$1,385,000</b>	<b>\$17,700,000</b>	<b>\$19,085,000</b>
<b>Golden Lake</b>	<b>\$2,605,000</b>	<b>\$10,000,000</b>	<b>\$12,605,000</b>
<b>Rice Lake</b>	<b>\$4,390,000</b>	<b>\$8,000,000</b>	<b>\$12,390,000</b>
<b>Middle School</b>	<b>\$3,995,000</b>	<b>\$22,750,000</b>	<b>\$26,745,000</b>
<b>High School</b>	<b>\$11,055,000</b>	<b>\$69,000,000</b>	<b>\$80,055,000</b>
<b>Arena/Campus</b>	<b>\$5,100,000</b>	<b>\$6,900,000</b>	<b>\$12,000,000</b>
<b>DSC/District-Wide</b>	<b>\$625,000</b>	<b>\$2,600,000</b>	<b>\$3,225,000</b>
<b>Totals</b>	<b>\$39,250,000</b>	<b>\$157,000,000</b>	<b>\$196,250,000</b>

Note: Depending on when the referendum takes place, and the duration of construction, an inflation allowance will have to be added.



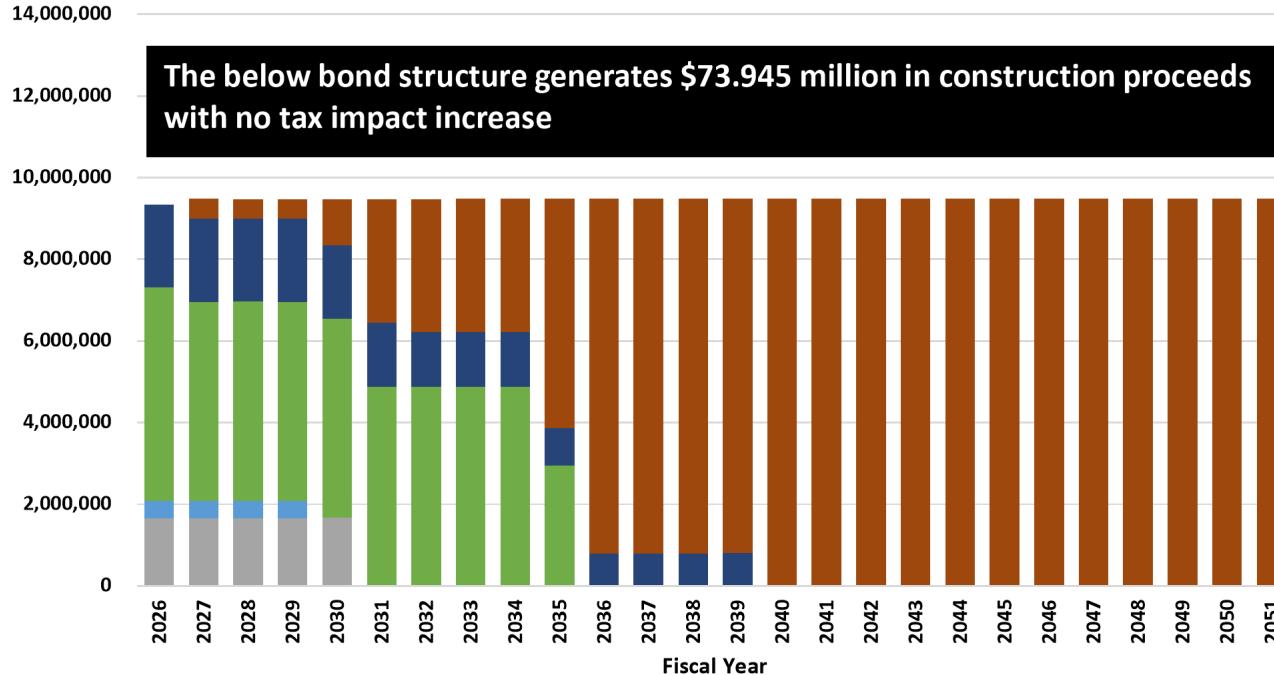
# Referendum and Tax Impact Scenarios



# \$74m Tax Neutral Referendum

## ISD 12 Centennial - Existing + New Debt Levy @ 105%

The below bond structure generates \$73.945 million in construction proceeds with no tax impact increase



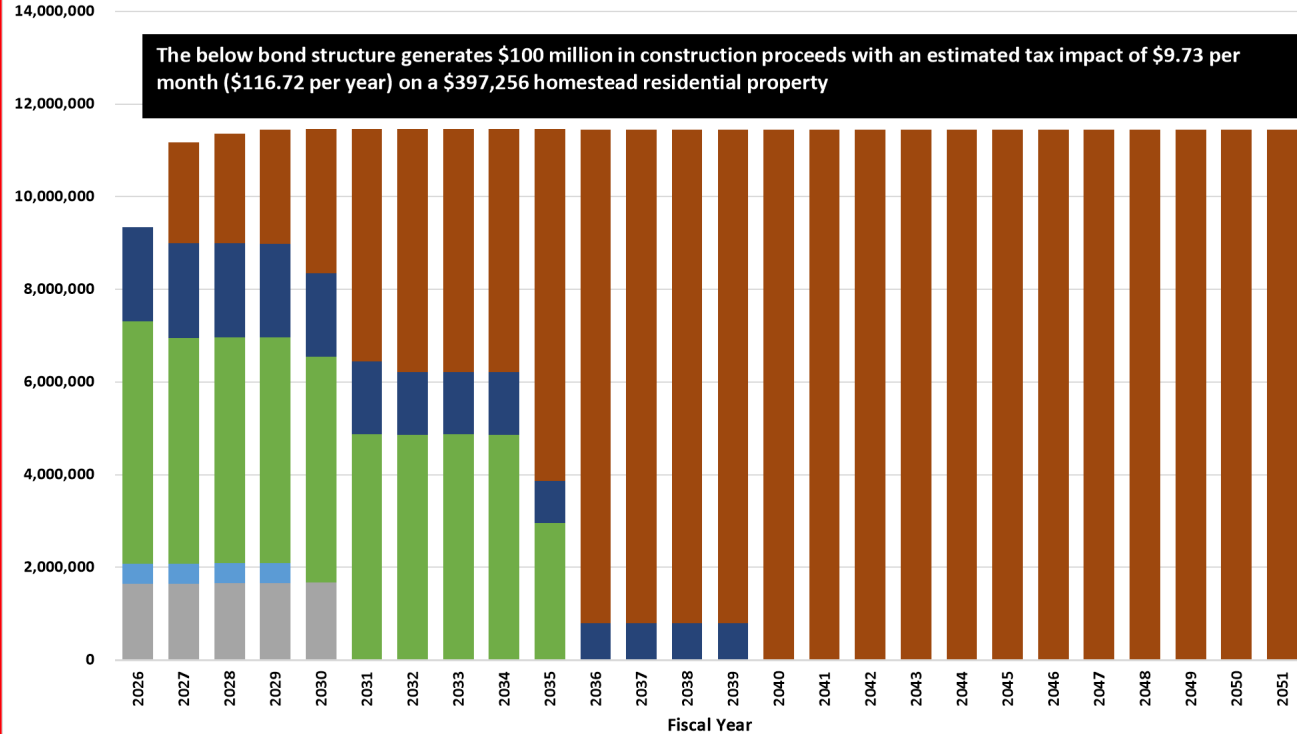
- G.O. Capital Facilities Bonds, Series 2014A
- Taxable G.O. OPEB Refunding Bonds, 2016B
- Taxable G.O. Refunding Bonds, 2022A (2014B Ref Portion)
- Taxable G.O. Refunding Bonds, 2022A (2019A Ref Portion)
- G.O. School Building Bonds, Series 2015A
- G.O. School Building Bonds, Series 2019A
- Taxable G.O. Refunding Bonds, 2022A (2015A Ref Portion)
- Tax Neutral - \$73.945MM



# \$100m Referendum = \$10/month

## ISD 12 Centennial - Existing + New Debt Levy @ 105%

The below bond structure generates \$100 million in construction proceeds with an estimated tax impact of \$9.73 per month (\$116.72 per year) on a \$397,256 homestead residential property



- G.O. Capital Facilities Bonds, Series 2014A
- Taxable G.O. OPEB Refunding Bonds, 2016B
- Taxable G.O. Refunding Bonds, 2022A (2014B Ref Portion)
- Taxable G.O. Refunding Bonds, 2022A (2019A Ref Portion)
- G.O. School Building Bonds, Series 2015A
- G.O. School Building Bonds, Series 2019A
- Taxable G.O. Refunding Bonds, 2022A (2015A Ref Portion)
- \$100MM



# **Next Steps in the Planning Process**



# Communications and Input Steps

## Input Team Meetings:

- Thursday, April 10: 6:00 PM – 8:00 PM (CMS Media Center)
- Thursday, April 24: 6:00 PM – 8:00 PM (CMS Media Center)
- Future Meetings – TBD

## Design Team Meetings: (Ongoing)

- Incorporate Input Team Feedback
- Prioritize Long-Range Planning Needs

## Community Outreach Presentations (April – October)

- PTO/PTA, Advisory Groups, Booster Clubs, Community Groups, Staff Groups/Meetings, City Mayors/Administrators, etc.



# Communications and Input Steps - Continued

## District Survey – Scientific Survey (Fall, 2025)

- Develop/Review Survey Questions
- Implement Survey
- Communicate and Incorporate Survey Results for Future Planning

## School Board:

- Work Sessions and Regular Meetings
- Continued Refinement, Prioritization, and Direction of Plan
- Discuss Financial Options, Scenarios, and Possible Timelines
  - Review Prioritization of Long-Range Plan Needs
- Consider Future Referendum Request and Question(s):
  - Fall, 2026
  - Beyond



# Discussion