





NORTHWEST ISD

**LONG RANGE**

**PLANNING COMMITTEE**

January 14, 2021



# Tonight's Agenda

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1. Welcome, Meeting 2 Recap
2. School Construction Costs
3. Financial Update
4. Results of Committee Survey
5. Potential Bond Scenarios
6. Finalize Recommendation
7. Determine Spokespersons & Next Steps

# Meeting 2 Recap



# Meeting 2 – January 7

- Homework Share Out
- Re-evaluate Recommendation, Continued
  - Reviewed each line item in large group discussion

### Consensus on “Keep”

PROP A – GROWTH: NEW FACILITIES AND LAND				
KEEP	POSTPONE	DISCUSS	NISD	
5	0	0		Elementary School #22
5	0	0		Elementary School #23
5	0	0		Middle School #7
5	0	0		Land Acquisition

PROP A – GROWTH: REPLACEMENT, ADDITIONS AND RENOVATIONS				
KEEP	POSTPONE	DISCUSS	NISD	
5	0	0		Replacement Elementary School – Hatfield
5	0	0		Replacement Middle School - Pike
4	0	1		Northwest HS Additions and Renovations
4	0	1		Nance Addition

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### Consensus on “Postpone”

PROP C - OTHER REC FACILITIES				
KEEP	POSTPONE	DISCUSS	NISD	
0	4	1		Cover Batting Cages
1	4	0		Add Concession for Baseball and Softball at <u>EHS</u>
0	4	1		Add Concession and Restroom Access for Soccer & Football at <u>BNHS</u>

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### Needs Discussion

PROP A - GROWTH: NEW FACILITIES AND LAND				
KEEP	POSTPONE	DISCUSS	NISD	
2	1	2		Elementary School #24
2	1	2		Middle School #8 Design
2	0	3		Comprehensive High School #4 Design

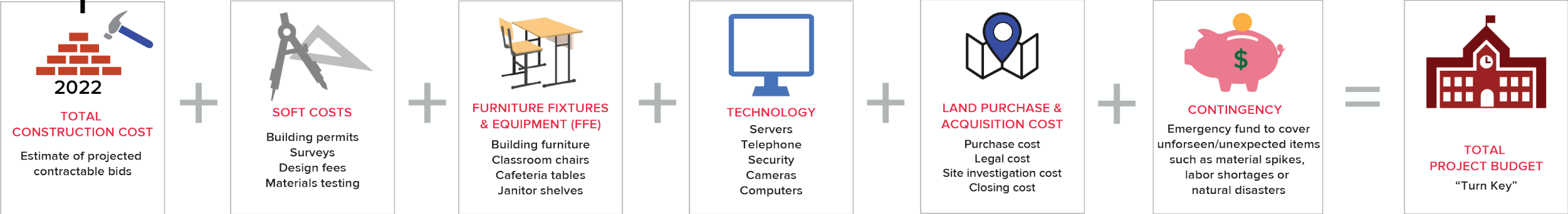
PROP A - GROWTH: REPLACEMENTS, ADDITIONS AND RENOVATIONS				
KEEP	POSTPONE	DISCUSS	NISD	
2	0	3		Conceptual Master Plan: Relocate Central Bus Barn
1	1	3		New Maintenance Building
3	1	1		Replacement Elementary School – Seven Hills
3	0	2		West Operations Facility

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# School Construction Costs

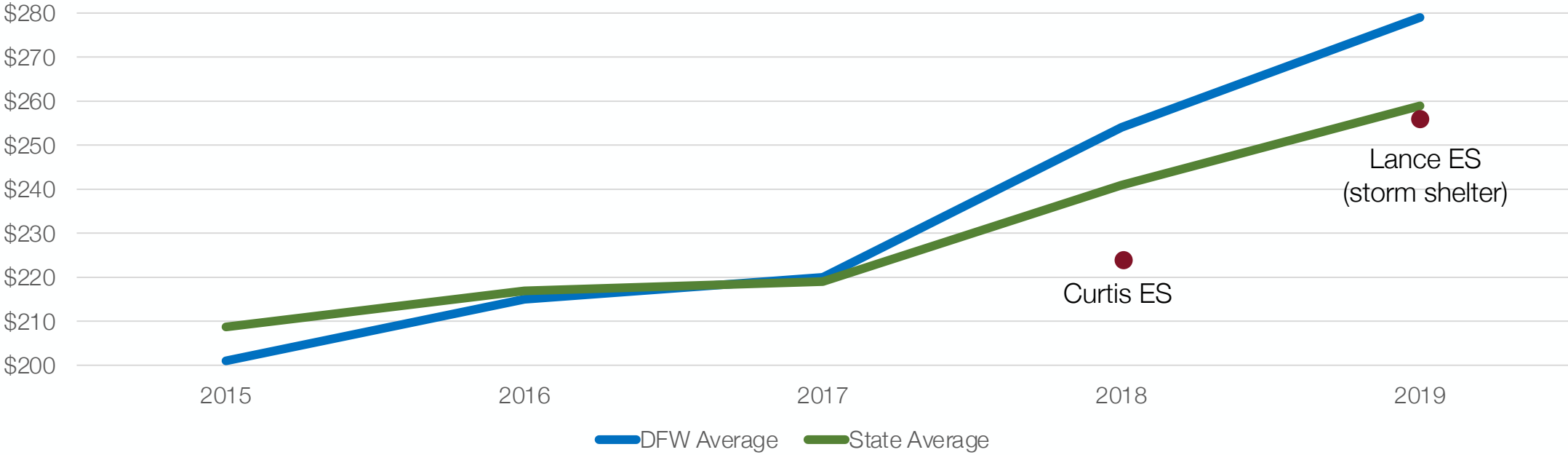


# Building a Total Project Budget



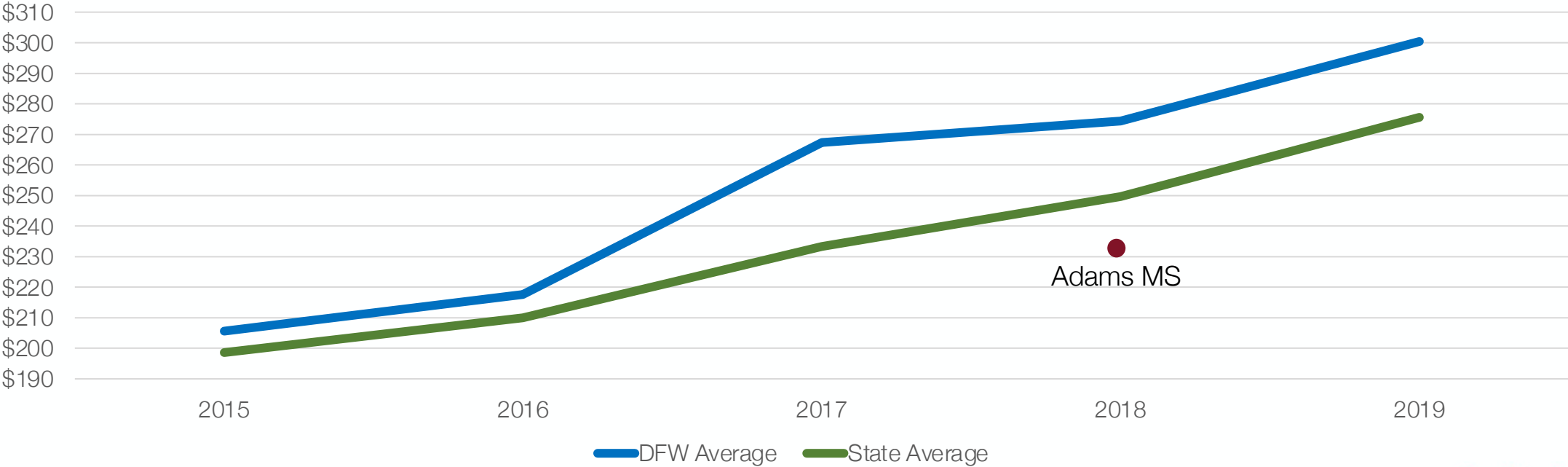
# Historical New Elementary Cost/Square Foot

	2015	% Increase	2016	% Increase	2017	% Increase	2018	% Increase	2019
<b>NISD</b>							<b>\$224.25</b>		<b>\$257.91</b>
<b>DFW Average</b>	<b>\$201</b>	7%	<b>\$215</b>	2%	<b>\$220</b>	16%	<b>\$254</b>	10%	<b>\$279</b>
<b>State Average</b>	<b>\$209</b>	4%	<b>\$217</b>	1%	<b>\$219</b>	10%	<b>\$241</b>	7%	<b>\$259</b>



# Historical New Middle School Cost/Square Foot

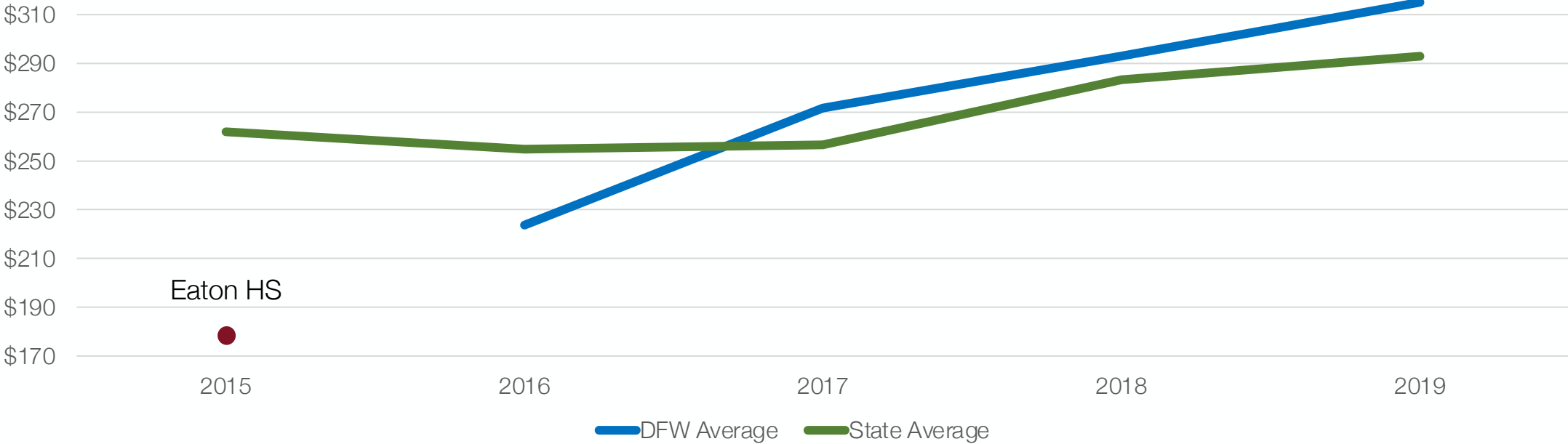
	2015	% Increase	2016	% Increase	2017	% Increase	2018	% Increase	2019
<b>NISD</b>							<b>\$232.60</b>		
<b>DFW Average</b>	<b>\$206</b>	6%	<b>\$218</b>	23%	<b>\$267</b>	3%	<b>\$274</b>	9%	<b>\$300</b>
<b>State Average</b>	<b>\$199</b>	6%	<b>\$210</b>	11%	<b>\$233</b>	7%	<b>\$250</b>	10%	<b>\$276</b>





# Historical New High School Cost/Square Foot

	2015	% Increase	2016	% Increase	2017	% Increase	2018	% Increase	2019
<b>NISD</b>	<b>\$179</b>								
<b>DFW Average</b>			<b>\$224</b>	21%	<b>\$272</b>	8%	<b>\$293</b>	7%	<b>\$315</b>
<b>State Average</b>	<b>\$262</b>		<b>\$255</b>	1%	<b>\$257</b>	10%	<b>\$283</b>	3%	<b>\$293</b>



# Financial Update



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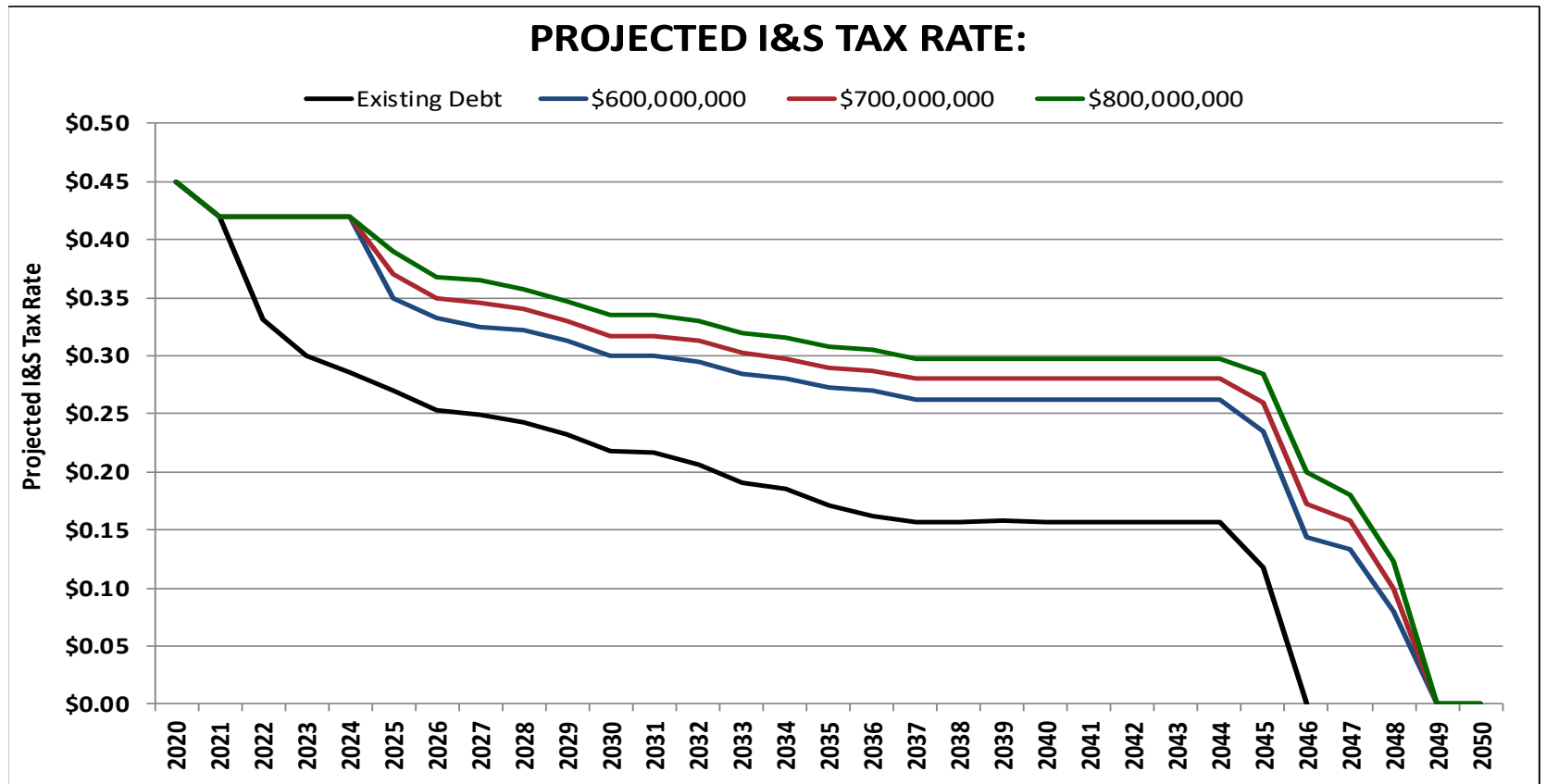
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**PROJECTED: January 11, 2021 'AAA' Tax Exempt Rates/Yields:**

**THREE YEAR BOND PROGRAM**

Prospective Election Size	PLUS 0.50%	PLUS 0.75%	PLUS 1.50%	Maximum I&S Tax Rate	Current I&S Tax Rate	I&S Tax Rate Increase
	Series 2021 25 Yr @ 2.90%	Series 2022 25 Yr @ 3.10%	Series 2023 25 Yr @ 3.80%			
\$ 600,000,000	\$ 200,000,000	\$ 200,000,000	\$ 200,000,000	\$ 0.4200	\$ 0.4200	\$ -
\$ 700,000,000	\$ 233,000,000	\$ 233,000,000	\$ 234,000,000	\$ 0.4200	\$ 0.4200	\$ -
\$ 800,000,000	\$ 266,000,000	\$ 267,000,000	\$ 267,000,000	\$ 0.4200	\$ 0.4200	\$ -



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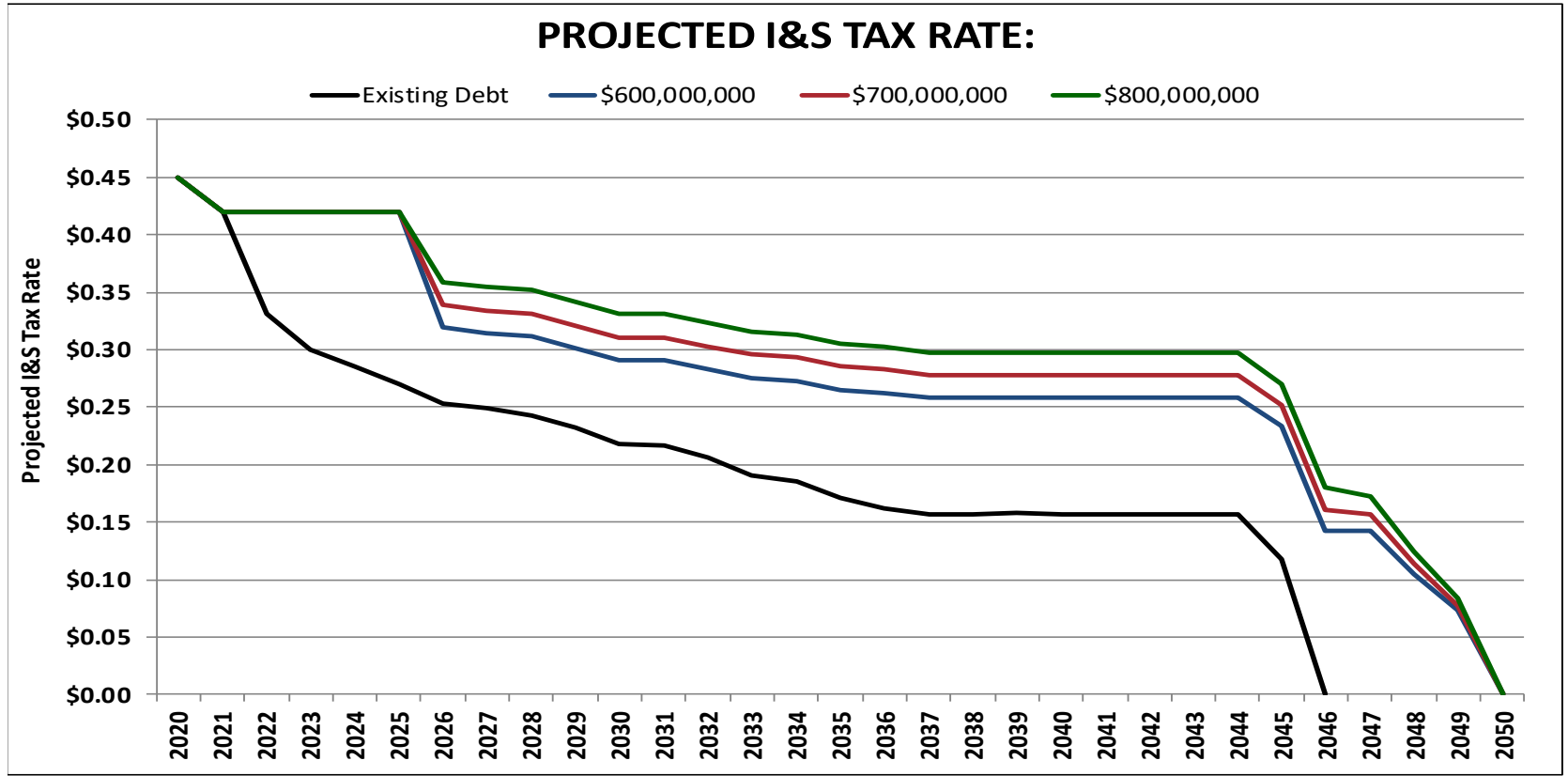
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**PROJECTED: January 11, 2021 'AAA' Tax Exempt Rates/Yields:**

**FOUR YEAR BOND PROGRAM**

Prospective Election Size	PLUS 0.50%	PLUS 0.75%	PLUS 1.50%	PLUS 1.50%	Maximum I&S Tax Rate	Current I&S Tax Rate	I&S Tax Rate Increase
	Series 2021 25 Yr @ 2.90%	Series 2022 25 Yr @ 3.10%	Series 2023 25 Yr @ 3.80%	Series 2024 25 Yr @ 3.80%			
<b>\$ 600,000,000</b>	\$150,000,000	\$150,000,000	\$150,000,000	\$150,000,000	\$ 0.4200	\$ 0.4200	\$ -
<b>\$ 700,000,000</b>	\$175,000,000	\$175,000,000	\$175,000,000	\$175,000,000	\$ 0.4200	\$ 0.4200	\$ -
<b>\$ 800,000,000</b>	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000	\$ 0.4200	\$ 0.4200	\$ -

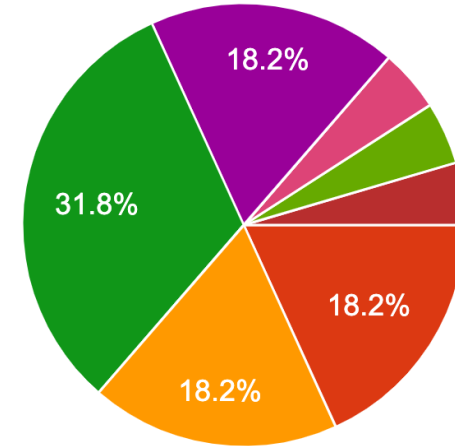
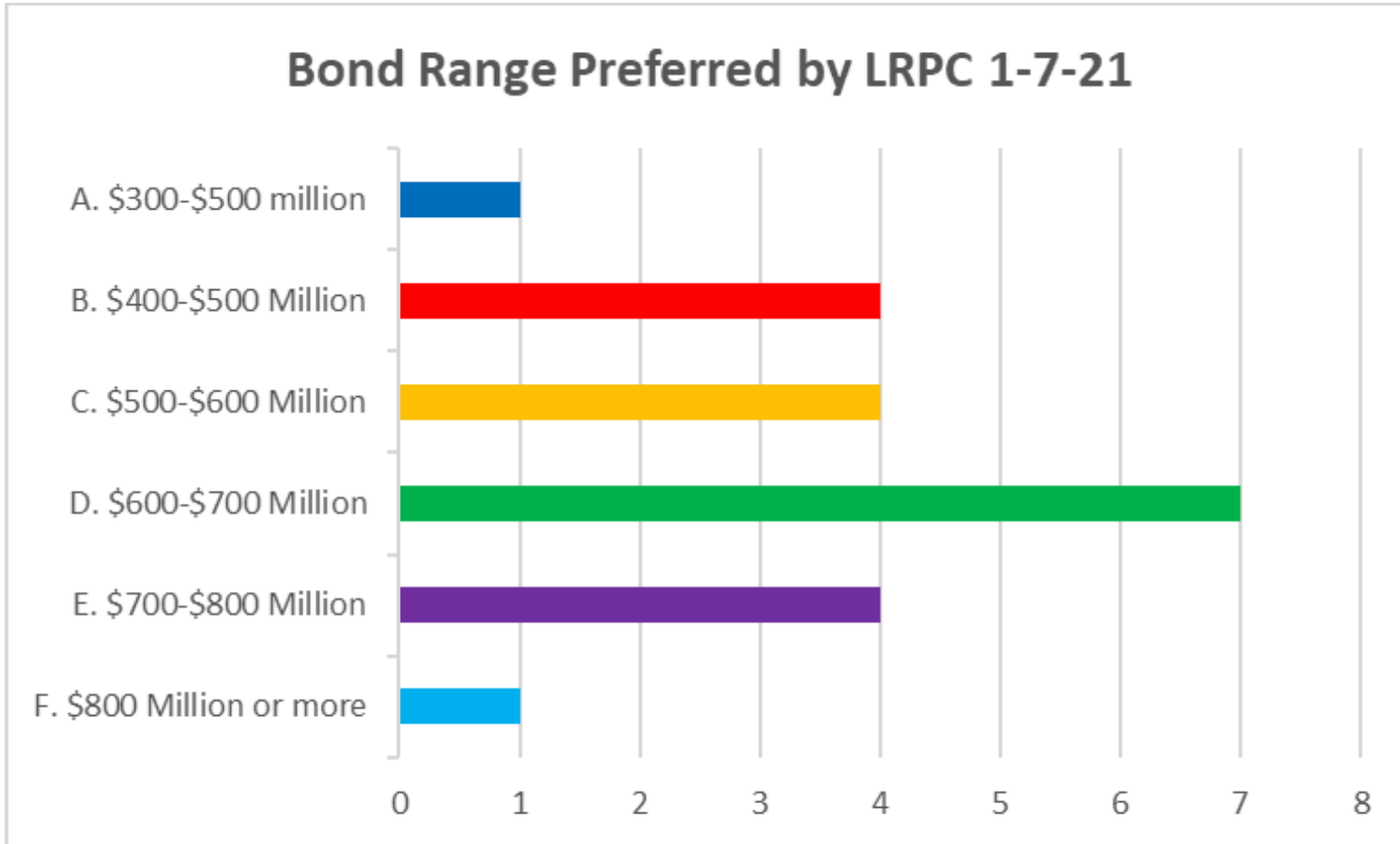


# LRPC Survey Results



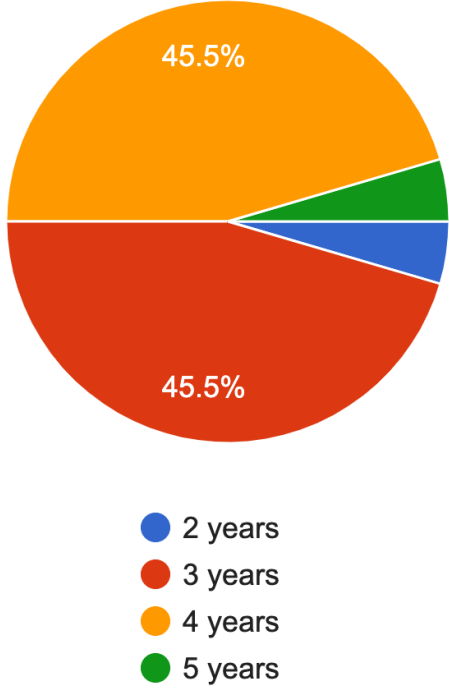
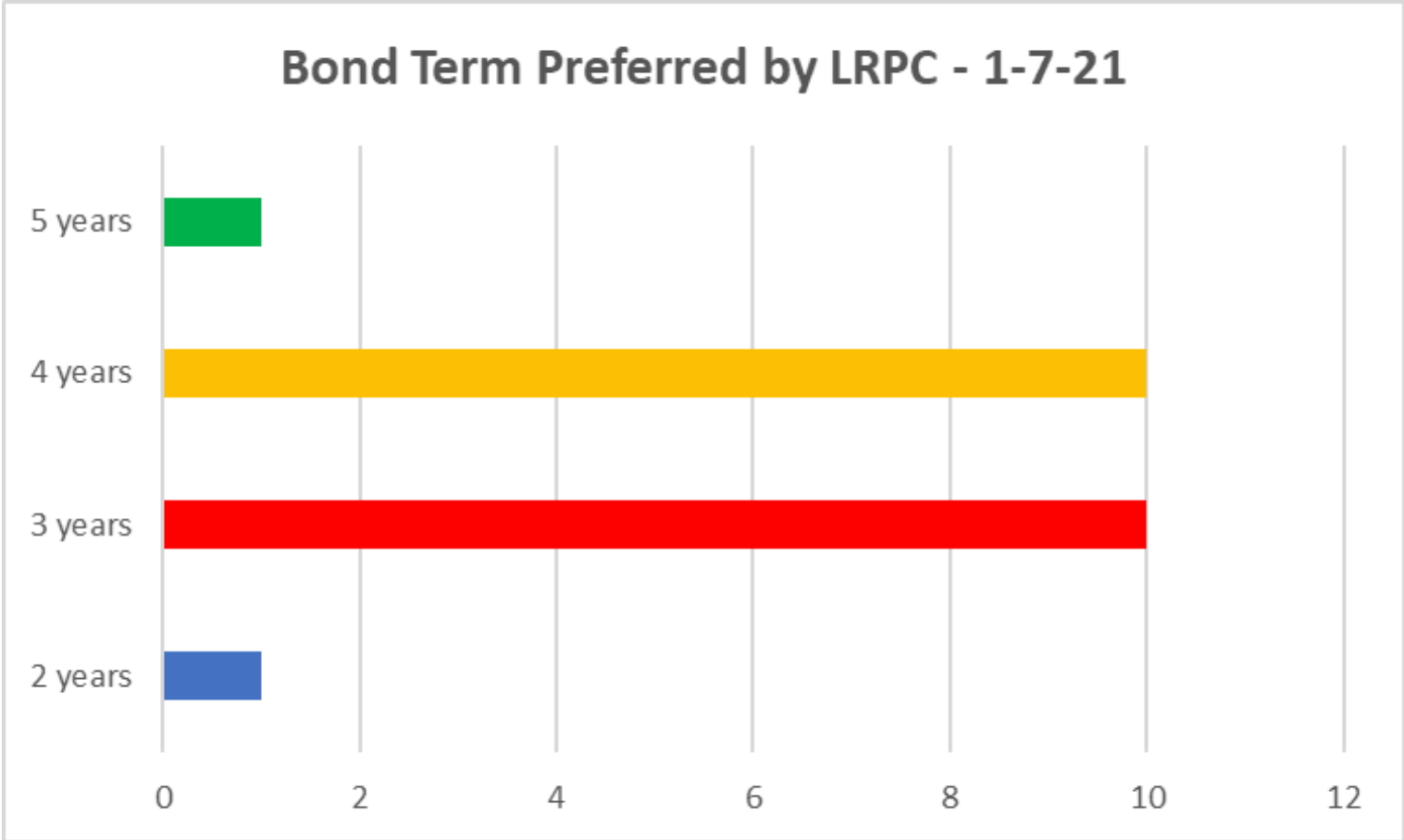
# Total Bond Dollar Amount

Bond Range Preferred by LRPC 1-7-21



- \$300 – \$400 million
- \$400 – \$500 million
- \$500 – \$600 million
- \$600 – \$700 million
- \$700 – \$800 million
- \$800 million or more
- 5 years at 850 million or a very clear communication of 3 years at 6## million
- It all boils down to explanation. Once t...
- keep bond the same, just educate on f...

# Bond Term



# Potential Bond Scenarios





# Forecasting Schedule

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>ELEM. SCHOOLS</b>	New Elementary #21 (2017 Bond)  Replacement Elementary #1 (Hatfield) \$40M  Replacement Elementary #2 (Seven Hills) \$40M	New Elementary #22 \$42.5M	New Elementary #23 \$46M	New Elementary #24 \$49.5M	New Elementary #25 \$TBD  Nance Addition \$TBD		New Elementary #26 \$TBD
<b>MIDDLE SCHOOLS</b>		New Middle School #7 \$86M	Pike MS Replacement \$93M		New Middle School #8 \$TBD		
<b>HIGH SCHOOLS</b>				NHS Expansion \$187M		New Comp. High School #4 \$TBD	New Stadium #2 \$TBD
<b>ESTIMATED TOTAL</b>	<b>\$80M</b>	<b>\$128.5M</b>	<b>\$139M</b>	<b>\$236.5M</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>

# Green & Yellow Ranking Scenario

<b>PROPOSITION A</b>						
<b>GROWTH: New Facilities, Additions, &amp; Land</b>						
Elementary School #22		2023	\$42,542,290			
Elementary School #23		2024	\$45,897,260			
Middle School #7		2023	\$81,541,819			
Replacement Elementary School - Hatfield		2022	\$40,421,453			
Replacement Elementary School - Seven Hills		2022	\$40,358,603			
Additional Pre-K Classrooms - 14 Schools		<b>2024</b>	\$17,031,269			
Pike Replacement Middle School		2024	\$94,820,871			
Northwest HS Additions and Renovations		2025	\$174,588,607			
Land Acquisition		<b>2024</b>	\$20,846,717			
Elementary School #24		2025	\$49,516,810			
<b>CAPITAL IMPROVEMENTS &amp; RENOVATIONS</b>						
Hatfield ES to Admin Space		2024	\$20,685,370			
Central Admin		2024	\$20,231,818			
Fire Alarm		2022	\$834,412			
Kitchen Floor - Prairie View		2021	\$75,745			
Gymnasium Upgrades (flooring, sound system...)		2024	\$1,955,682			
West Operations Facility		2023	\$7,712,714			
2023 Roofs (3)		2023	\$7,731,055			
2022 Hard Floors (3)		2022	\$914,317			
2020 Carpet (7)		2020	\$3,122,657			
2021 Carpet (2)		2021	\$808,603			
2023 Carpet (1)		2023	\$614,034			
2020 HVAC (3)		2020	\$6,317,852			
2022 HVAC (2)		2022	\$4,196,104			
<b>EQUITY/EVOLVING NEEDS</b>						
Special Education Upgrades - Middle School		2022	\$610,578			
Buses for Growth		2025	\$2,695,852			
PLTW Labs		2022	\$339,736			
Skills for Living - CTMS and Medlin		2022	\$870,147			
Elementary Playground Accessibility Additions		<b>2023</b>	\$2,529,197			
Elementary Playground Expansion		<b>2023</b>	\$3,787,154			
Elementary Playground Surfacing		<b>2023</b>	\$2,036,051			
2021 E.S. Stage Sound (3)		2021	\$244,643			
2022 E.S. Stage Sound (2)		2022	\$163,095			
2023 E.S. Stage Sound (3)		2023	\$263,936			
<b>TECHNOLOGY</b>						
Tech Priority 1 (Infrastructure & Equipment)		<b>2025</b>	\$79,533,813			
Tech Priority 2 (Safety and Security: PA)		<b>2025</b>	\$13,545,594			
Tech Priority 3 (Replace Projectors w TVs)		<b>2025</b>	\$5,352,796			
Radio Upgrades and Repeaters		<b>2022</b>	\$210,566			
<b>PROPOSITION A SUBTOTAL</b>						<b>\$794,949,220</b>
<b>PROPOSITION B</b>						
<b>STADIUMS</b>						
Texan Stadium (NISD Track and Field Complex)		2022	\$7,425,281			
Stadium LED Lighting (Both NISD and Texan)		2028	\$745,233			
<b>PROPOSITION B SUBTOTAL</b>						<b>\$8,170,514</b>
<b>PROPOSITION C</b>						
<b>OTHER REC FACILITIES</b>						
Middle School #7 - Tennis and Football Field		2023	\$3,440,934			
Middle School Tennis Courts Resurfacing (4 MS)		2021	\$1,818,797			
Medlin MS Tennis Courts		2022	\$1,026,217			
Turf Replacement (Wilson, NHS Subvarsity)		2024	\$2,647,146			
Athletic Ticket Booths		2022	\$191,895			
<b>PROPOSITION C SUBTOTAL</b>						<b>\$9,124,989</b>
<b>PROPOSITION D</b>						
<b>TEACHER AND STUDENT DEVICES</b>						
Full Device Refresh for Teachers and Students		<b>2024</b>	\$16,205,940			
<b>PROPOSITION D SUBTOTAL</b>						<b>\$16,205,940</b>
<b>GRAND TOTAL</b>						<b>\$828,450,663</b>

# Green Only Ranking Scenario

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Radio Upgrades and Repeaters		<b>2022</b>	\$210,566
<b>PROPOSITION A SUBTOTAL</b>			<b>\$707,520,195</b>
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<b>STADIUMS</b>			
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Stadium LED Lighting (Both NISD and Texan)		2028	\$745,233
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<b>PROPOSITION C</b>			
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Turf Replacement (Wilson, NHS Subvarsity)		2024	\$2,647,146
Athletic Ticket Booths		2022	\$191,895
<b>PROPOSITION C SUBTOTAL</b>			<b>\$9,124,989</b>
<b>PROPOSITION D</b>			
<b>TEACHER AND STUDENT DEVICES</b>			
Full Device Refresh for Teachers and Students		<b>2024</b>	\$16,205,940
<b>PROPOSITION D SUBTOTAL</b>			<b>\$16,205,940</b>
<b>GRAND TOTAL</b>			<b>\$741,021,638</b>

# Finalize Recommendation



# Wrap-Up & Next Steps



# LRPC Workshop with NISD Board of Trustees

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Thursday, January 21, 2021

6:00 p.m.

Zoom link will be sent

# Determine Spokespersons

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Recommendations to the Board of Trustees

Monday, January 25, 2021

6:30 p.m.

Currently scheduled in person

NISD Administration Building - Board Room

2001 Texan Drive

# What's Ahead

JAN 3	4	5	6	7 LRPC Meeting #2	8	9
10	11	12	13	14 LRPC Meeting #3	15	16
17	18	19	20	21 Board Workshop	22	23
24	25 Board Mtg: LRPC Recommendation	26	27	28 Communications Planning Meeting	29	30
31	FEB 1	2	3	4	5	6
7	8 Board Mtg: Consider Calling Election	9	10	11	12 Deadline to Call Election	



**Questions?**

