

# WELCOME

Long Range Planning Committee  
Spring Update 2022





NORTHWEST ISD  
BOND  
2021



## New Facilities & Capital Projects

- Elementary Schools #22, 23
- Middle School #7
- Replacement schools: Hatfield and Seven Hills elementary schools, Pike Middle School
- Northwest High School Expansion
- Pre-K Classrooms
- Land for future schools
- Buses



## Middle School Recreation Facilities

- Tennis courts, athletic field and track at Middle School #7
- Tennis court resurfacing at four middle schools
- Tennis courts added to Medlin Middle School

*Recreation facilities for Middle School #7 and technology devices for all new schools were required to be placed on separate ballot propositions because of new state law.*



## Technology Devices

- New student devices
- New teacher devices

# Proposition A

## **SCHOOL FACILITIES & CAPITAL IMPROVEMENTS: \$712,400,000**

### **GROWTH**

- New Elementary School #22
- New Elementary School #23
- Middle School #7
- Replacement School for Hatfield Elementary School
- Replacement School for Seven Hills Elementary School
- Replacement School for Pike Middle school
- Northwest High School Additions and Renovations
- Classroom Additions to Satisfy State Mandated Full Day Pre-K
- Land Acquisition for New Schools
- New Buses

### **CAPITAL IMPROVEMENTS & RENOVATIONS**

- Infrastructure Lifecycle Replacements (roofs, flooring, HVAC, fire alarms)
- Repurpose Hatfield Elementary School for Centralized Administrative Use
- Administration Building End-of-Life Renovations
- West Operations Facility Additions and Renovations

### **EQUITY & EVOLVING NEEDS**

- Middle School Program Standardization
- Elementary Playground Equity and Safety

### **SAFETY & SECURITY**

- Access Control, Public Address and Cameras

### **TECHNOLOGY INFRASTRUCTURE**

- Fiber and Equipment

# Propositions C, and D

## Proposition C



**Middle School  
Recreational Facilities:  
\$5,700,000**

- Tennis Courts, Athletic Field and Track at Middle School #7 (school building in Prop. A)
- Tennis Court Resurfacing at 4 Middle School campuses
- Add Tennis Courts at Medlin Middle School (currently do not have)

## Proposition D

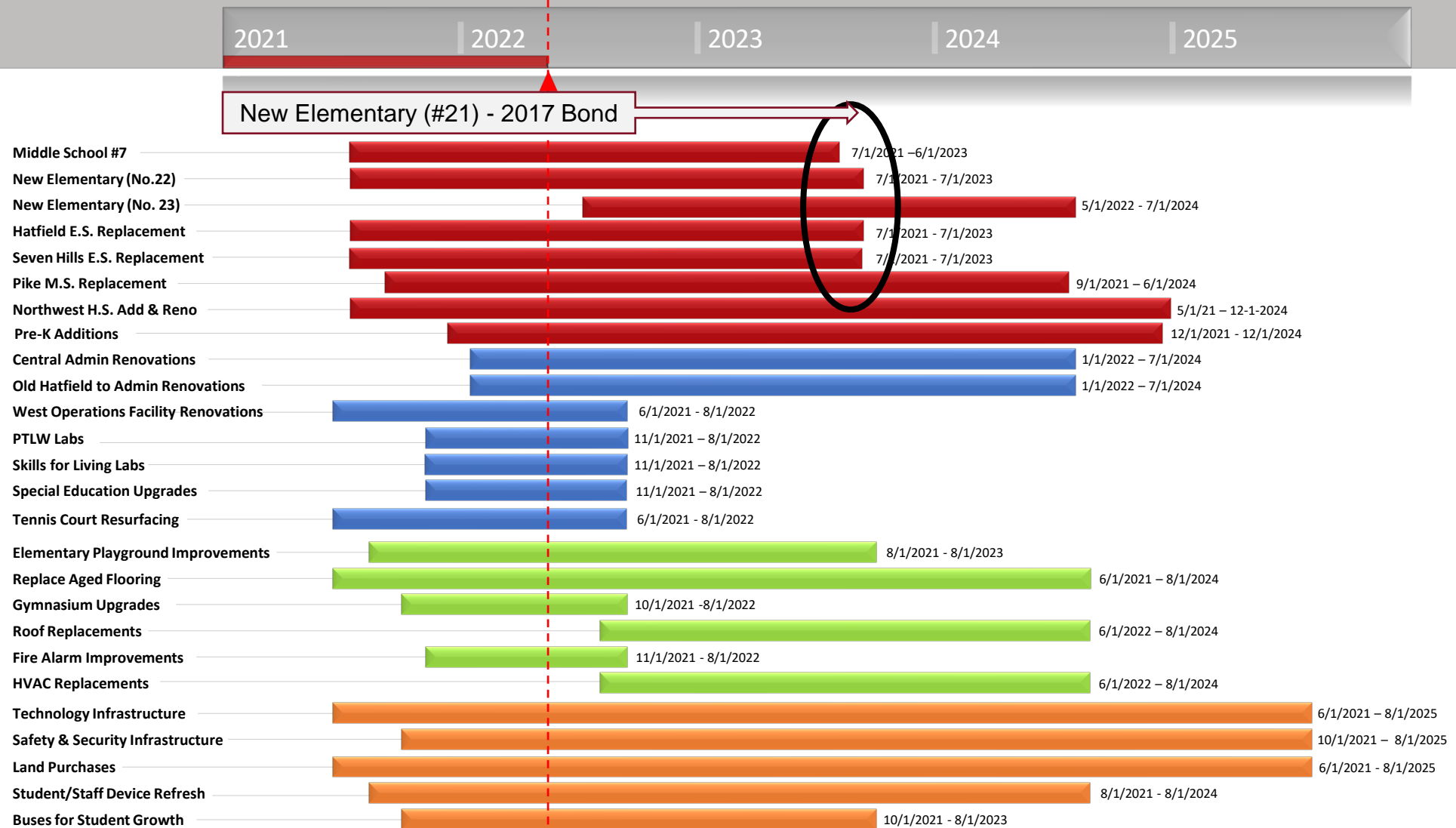


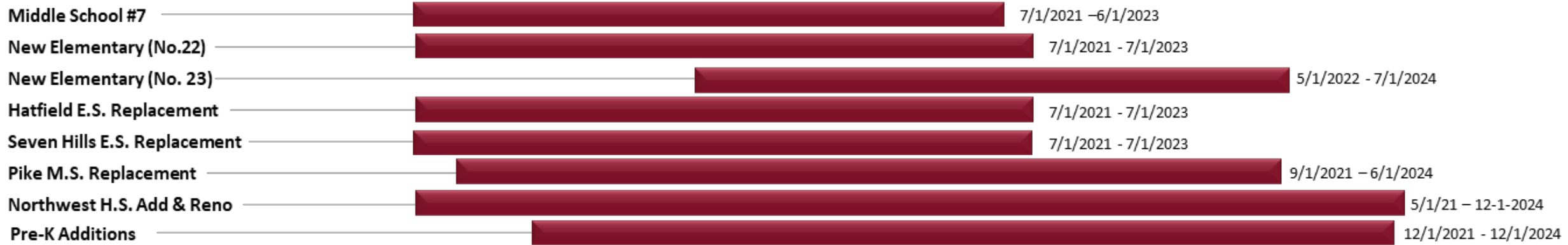
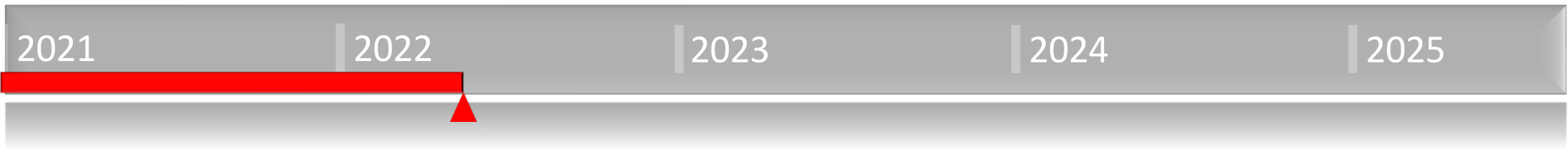
**Technology Devices:  
\$19,400,000**

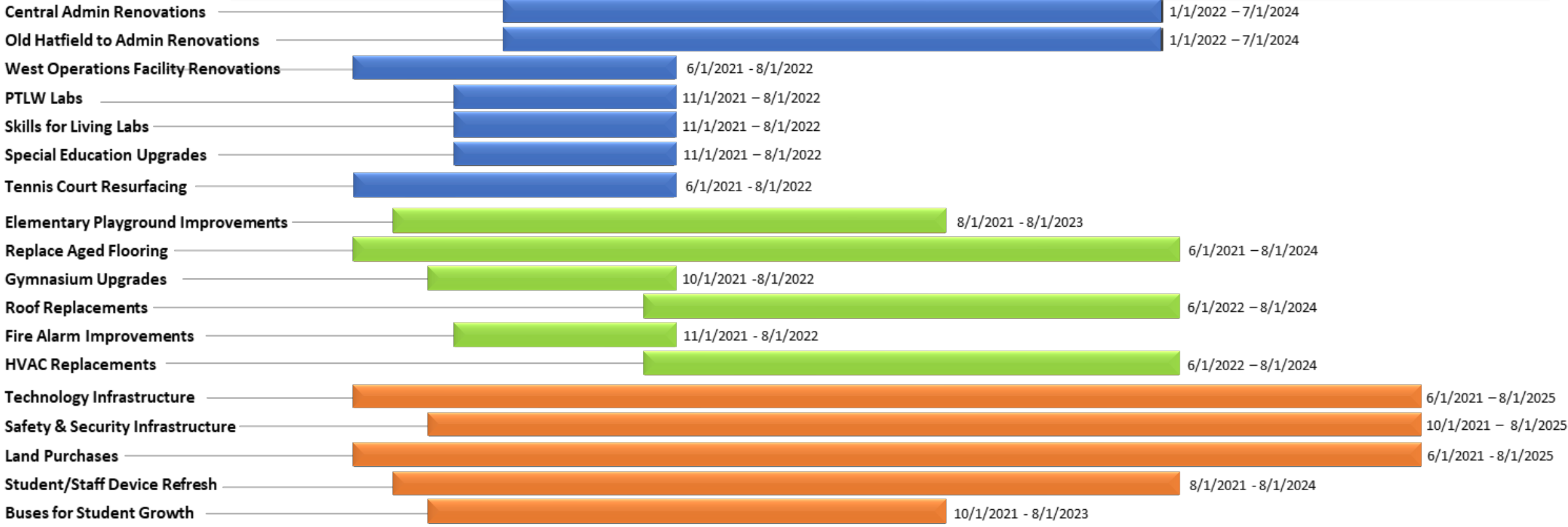
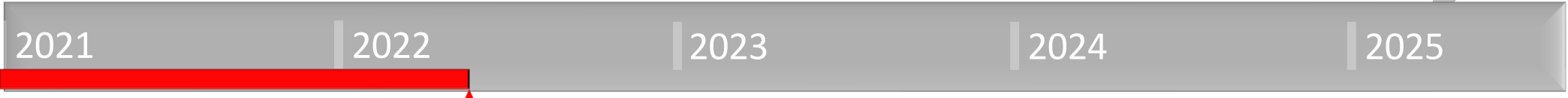
- New Devices for Students and Teachers (Lifecycle Replacements and Enrollment Growth)

*Any bonds issued for technology devices will not exceed three years.*

# Anticipated Schedule









# Safety & Security



- Radio systems upgrade is about 90 percent complete
- Repeaters have been installed, waiting on radios (supply chain issues)
- Traka key control system- received 80% of the units, installing will begin soon

# Technology



- Cell Boosters- 20% complete (2021 Bond)
- Access Control - hard wired is 90% complete (2017 bond)
- Access Control - Migration to Avigilon - 25% complete (2021 Bond)
- Security Camera Upgrades - from Axis to Avigilon - 40% complete (2017/2021 Bond)

# Technology



- Fiber Connectivity for Future Growth and Resiliency-Planning and Engagement
- Network Upgrades - Internal backbone fiber replacement
- Planning process Campus re-cable- 90% Complete
- InformaCast - 95% complete on Phase I (100% Summer 2022)
  - Planning and engagement on Phase II (2017 Bond/2021 Bond)

# Technology

- Monitor Implementation for Classrooms - After this month, 75% complete (2021 Bond)
- Device refresh - As needed as Chromebooks age out and as teachers are added (2017/ 2021 Bond)





# Northwest ISD Construction Update

WELCOME TO THE

# Northwest ISD Construction Website

[CW WORTHINGTON MIDDLE SCHOOL #7](#)

NISD MIDDLE SCHOOL #7 LOCATED IN THE LETARA SUBDIVISION

ESTIMATED COMPLETION JULY 2023



# V.R. Eaton HS Addition

















# Medlin MS – Fine Arts Addition





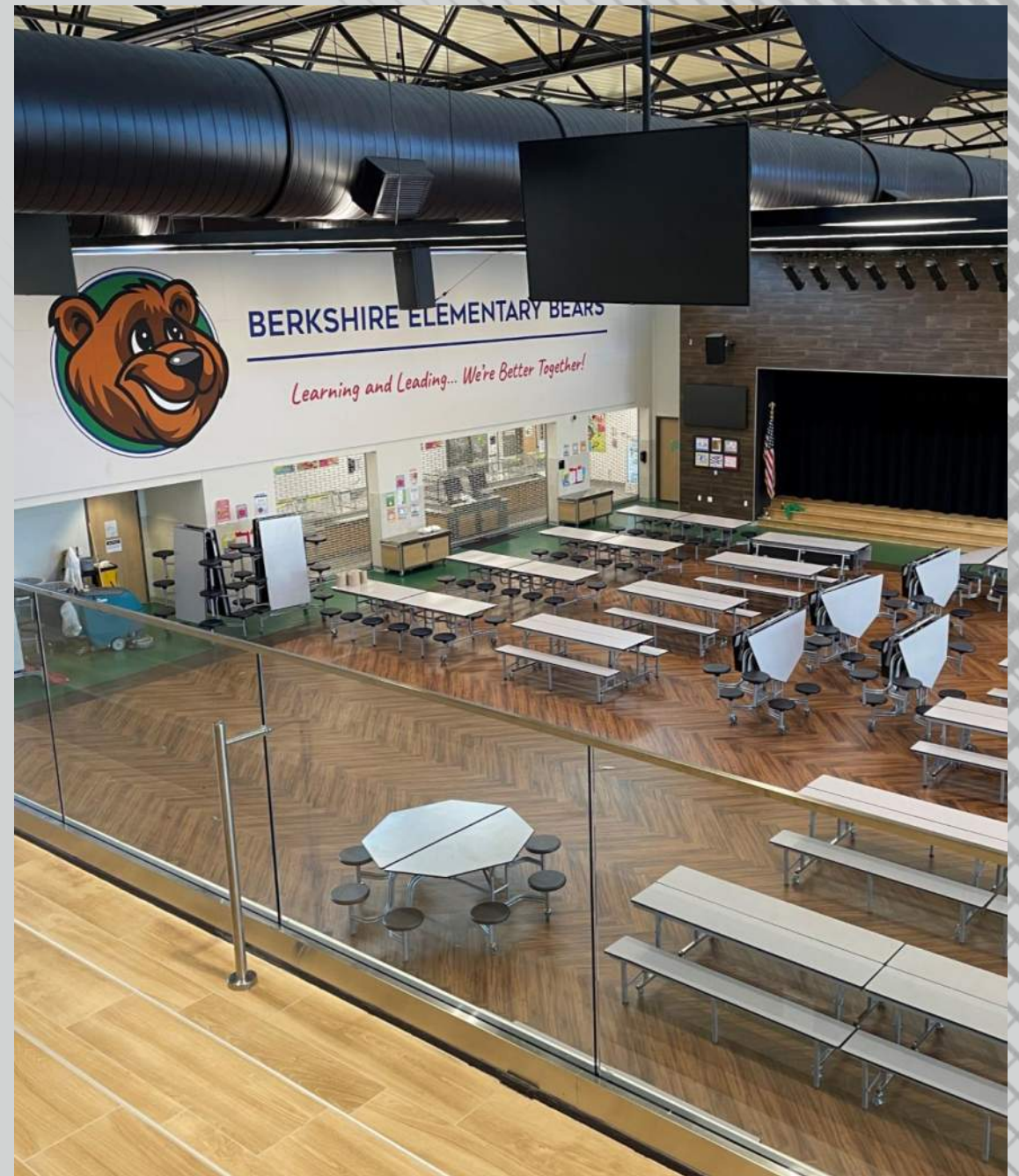






# Berkshire Elementary











# BERKSHIRE ELEMENTARY BEARS



Learning and Leading... We're Better Together!



2

## HABITATS

Different types of bears also live in different habitats. Brown bears and American black bears live in mountain forests, meadows, or near rivers. The giant panda lives in forests that are thick with bamboo. The polar bear, though, lives in a place with very little plant life. Polar bears spend their lives on large sheets of ice!



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## FOOD & DIET

Most bears are omnivores. They eat mostly plants, such as leaves, roots, nuts, berries, fruit, and twigs. However, they also eat insects, fish, and other small animals. Some bears have long tongues that they use to get honey out of beehives. Polar bears are mostly carnivores.



4

## TIME TO SLEEP

Bears that live in warmer places can stay active all year. However, most bears enter a hibernation state during the cold winter months. This is called hibernation. When a bear is ready to hibernate, it will dig a cave or hollow log in which to lie down. During that time, a bear's heart rate slows to save energy. In the fall, a bear eats extra food to store up its body. During its winter hibernation, the bear must live off the fat it is body will make up in the spring.

5

## BIG AND BIGGER

Brown and black bears spend most of their lives in the wild. However, some brown bears and black bears live in zoos. Polar bears live in zoos and are kept in large enclosures. Giant pandas live in zoos and are kept in large enclosures. Giant pandas live in zoos and are kept in large enclosures.

# LIFE CYCLE OF A BEAR

are called cubs. When they are born, they are small, blind, and hairless. Cubs start to walk soon as they are born. By the spring, they will weigh 10 to 20 pounds. Cubs live with their mothers until they are two to three years old. They eat about 100 pounds of food a day during the fall!



# Network Operation Centers





BUILDING 2

GENERAC INDUSTRIAL POWER







# Renovations to former Haslet ES – Phase 1







# Legacy Learning Center – Phase 2





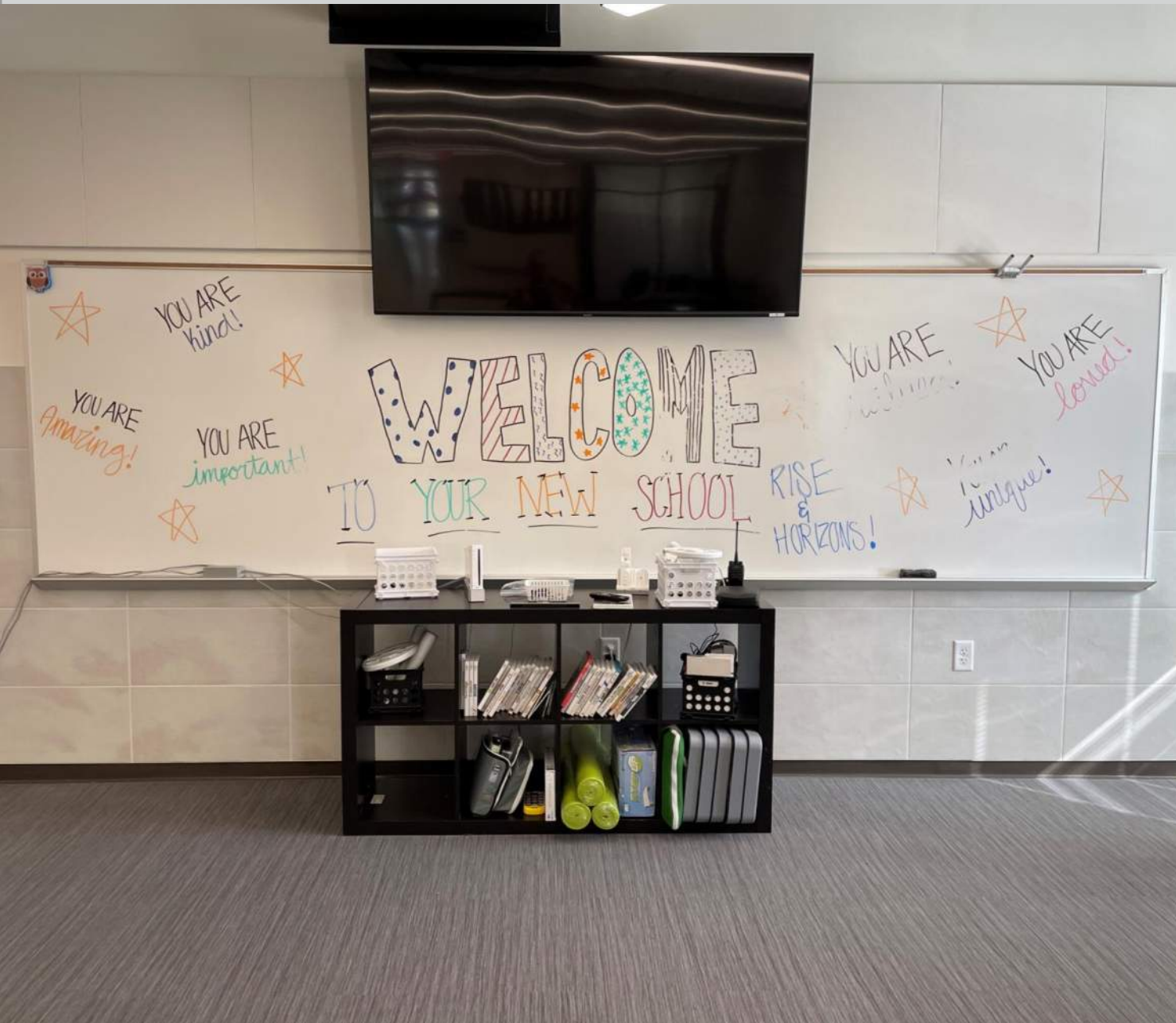












# West Operations Facility









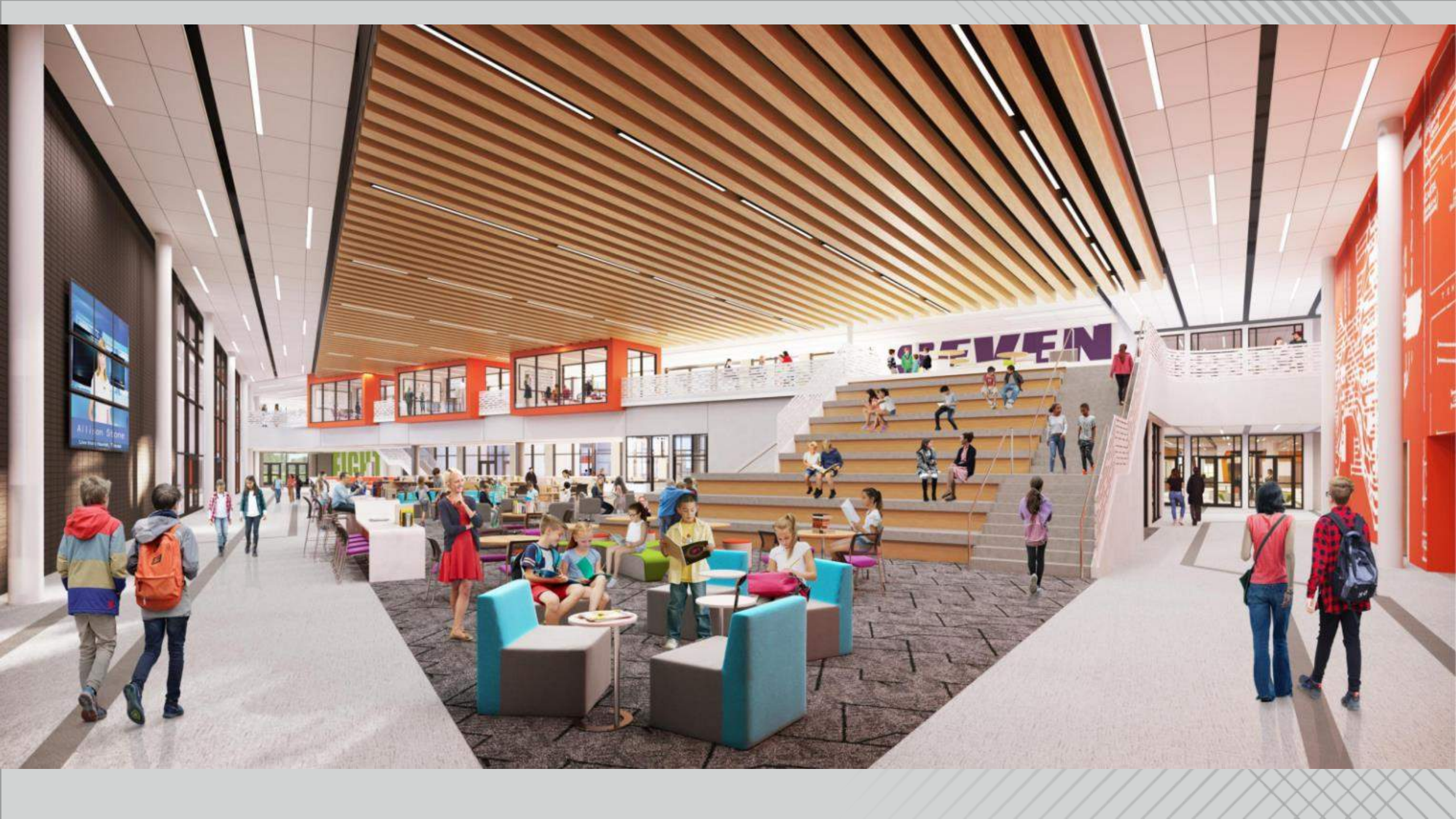
# C.W. Worthington Middle School





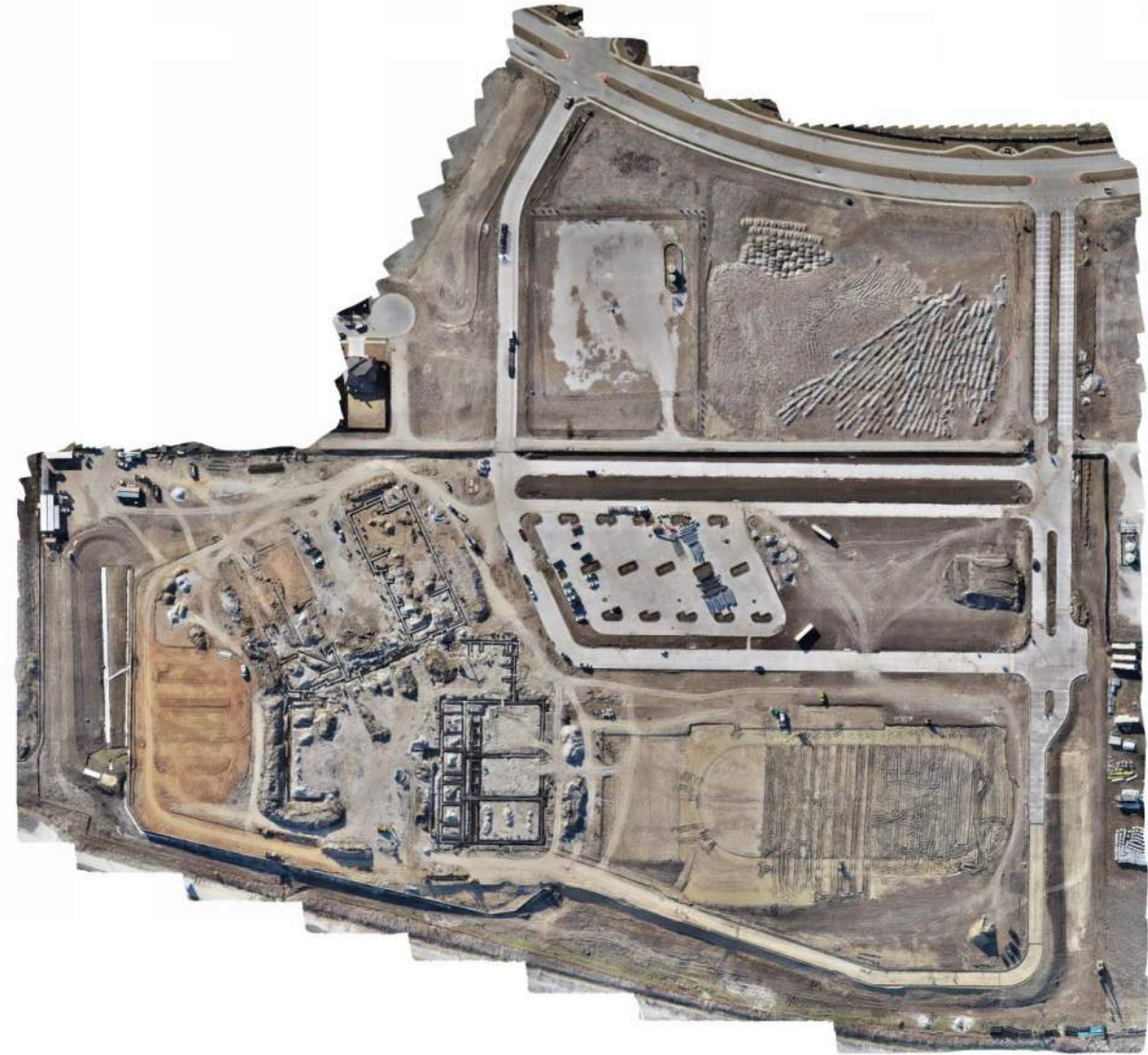
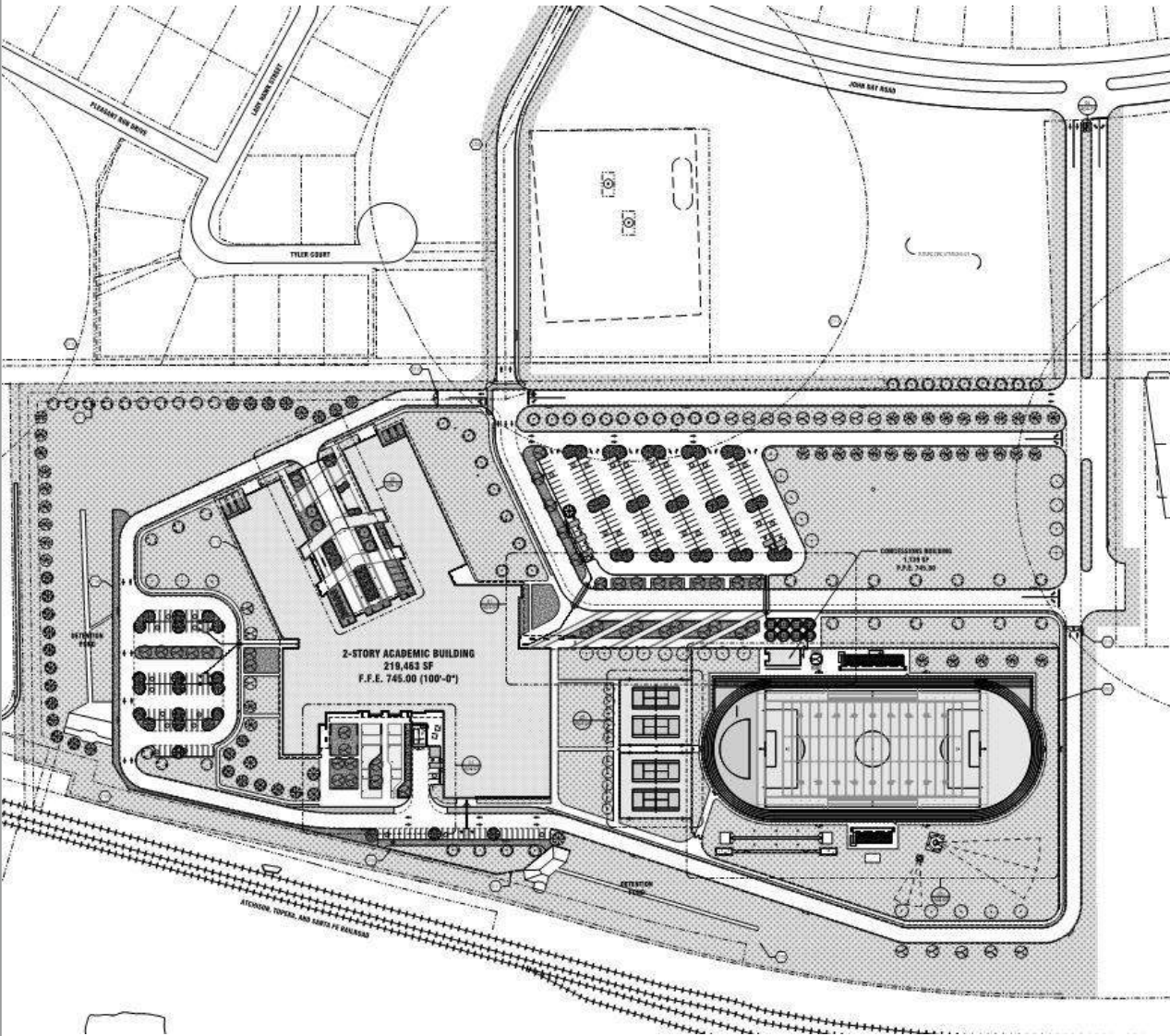








# C.W. Worthington - Middle School #7

















# Pike Replacement School









Gene Pike  
Middle School



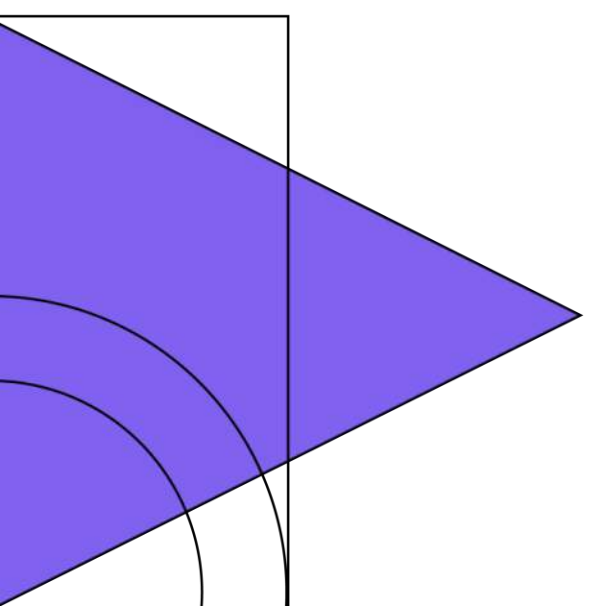
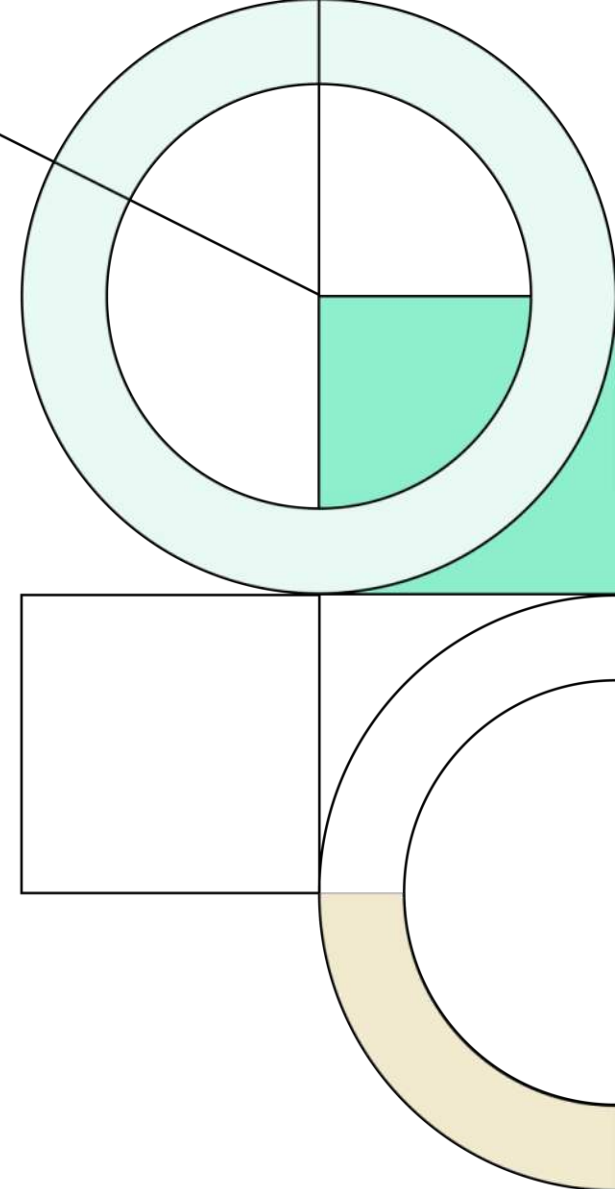






4Q21

Demographic Report





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 4Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD*	4,590	3,669	2,451	3,144	38,366
2	Denton ISD	3,546	2,946	2,109	2,927	18,228
3	Prosper ISD	3,459	2,589	2,269	2,694	22,114
4	Forney ISD	3,224	2,525	1,707	1,684	30,754
5	Frisco ISD	2,064	2,037	1,327	1,598	8,154
6	Dallas ISD	1,952	1,636	1,798	2,359	6,354
7	Eagle Mt.-Saginaw ISD	1,194	1,462	535	1,372	20,504
8	Princeton ISD	2,054	1,423	1,167	1,872	6,356
9	Royse City ISD	1,753	1,416	1,014	1,824	8,411
10	Crandall ISD	1,281	1,216	507	1,483	7,420
11	Crowley ISD	1,389	1,172	582	1,702	17,416
12	Rockwall ISD	1,208	1,166	731	2,483	9,617
13	Anna ISD	1,270	1,046	661	981	5,690
14	Aubrey ISD	951	998	468	921	5,179
15	McKinney ISD	1,369	991	851	1,620	13,350
16	Midlothian ISD	1,337	989	908	1,632	16,658
17	Mansfield ISD	1,149	930	854	1,988	6,264
18	Community ISD	1,175	918	664	1,125	6,802
19	Fort Worth ISD	961	879	487	1,598	5,080
20	Lewisville ISD	1,191	879	873	1,807	2,062

\* Based on additional Templeton Demographics housing research

\*\*Includes Age-Restricted subdivisions



# Average New vs. Existing Home Sale Price, 2010 – 2021

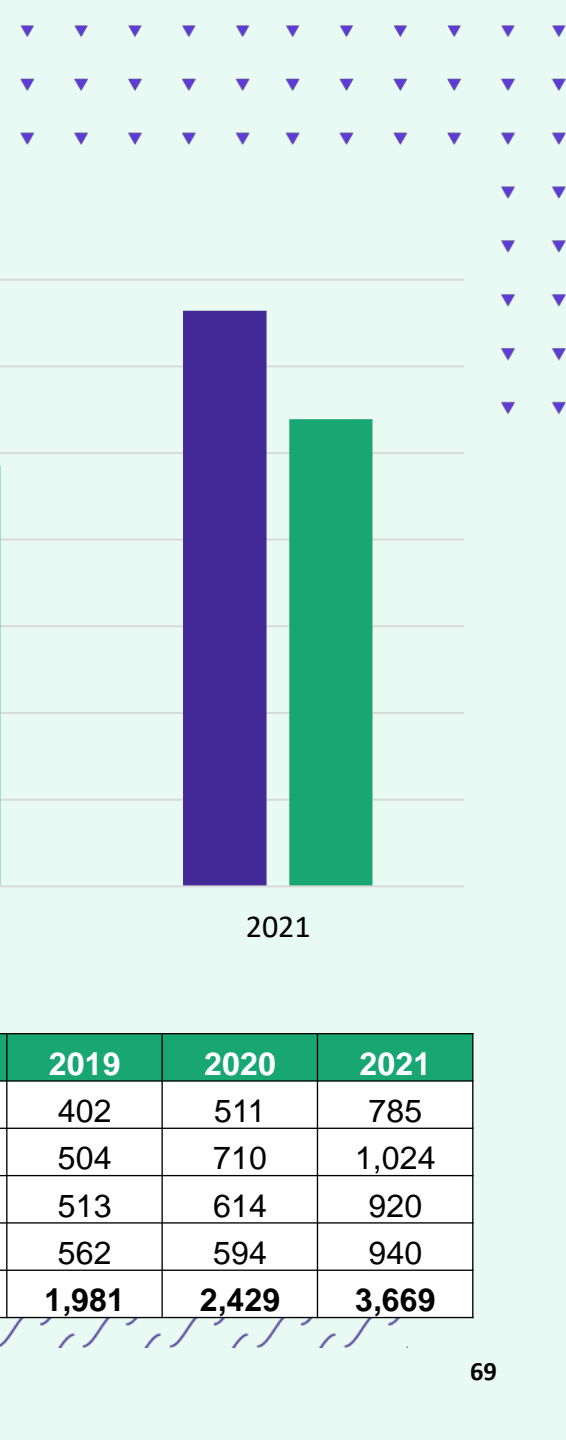


	Avg New Home Price	Avg Existing Home Price
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772
2021	\$389,226	\$378,332

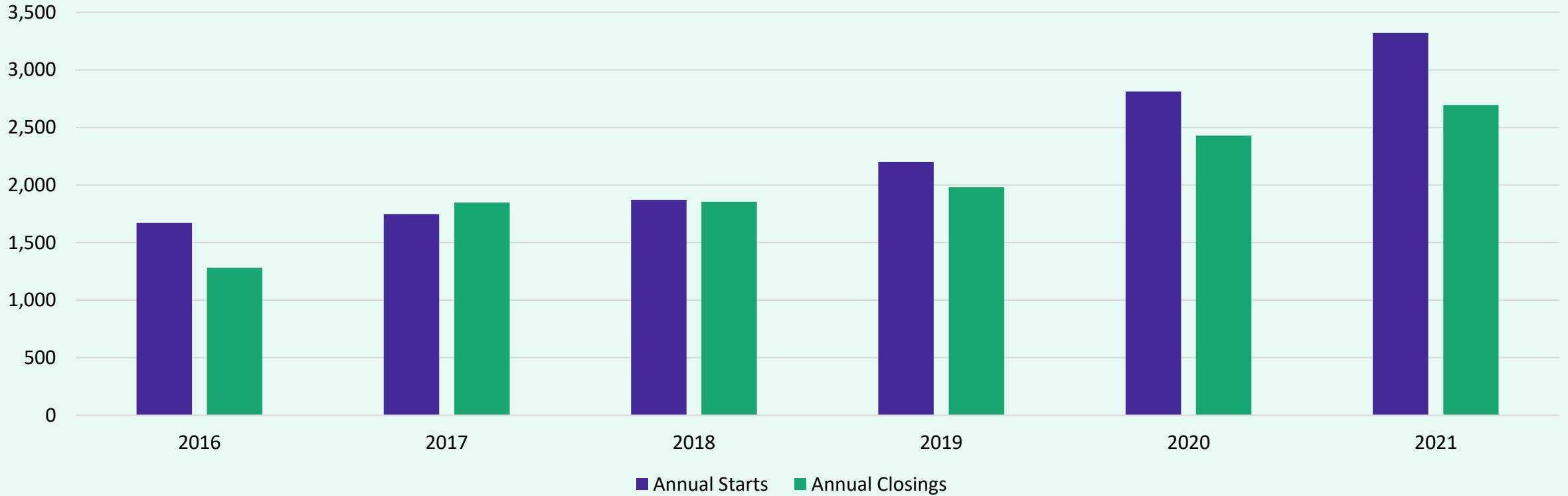
- Since 2010, the average new home price in Northwest ISD has increased by \$174,640, or 81.4%
- The average existing home price within the district has increased by 97.8%, or roughly \$187,091 since 2010



# District New Home Starts and Closings



### Annual New Home Starts and Closings



Starts	2016	2017	2018	2019	2020	2021
1Q	309	449	493	493	630	719
2Q	321	445	471	490	557	1,156
3Q	537	458	501	599	560	1,415
4Q	503	396	407	619	1,066	1,300
<b>Total</b>	<b>1,670</b>	<b>1,748</b>	<b>1,872</b>	<b>2,201</b>	<b>2,813</b>	<b>4,590</b>

Closings	2016	2017	2018	2019	2020	2021
1Q	279	426	417	402	511	785
2Q	345	562	517	504	710	1,024
3Q	320	473	549	513	614	920
4Q	337	386	373	562	594	940
<b>Total</b>	<b>1,281</b>	<b>1,847</b>	<b>1,856</b>	<b>1,981</b>	<b>2,429</b>	<b>3,669</b>



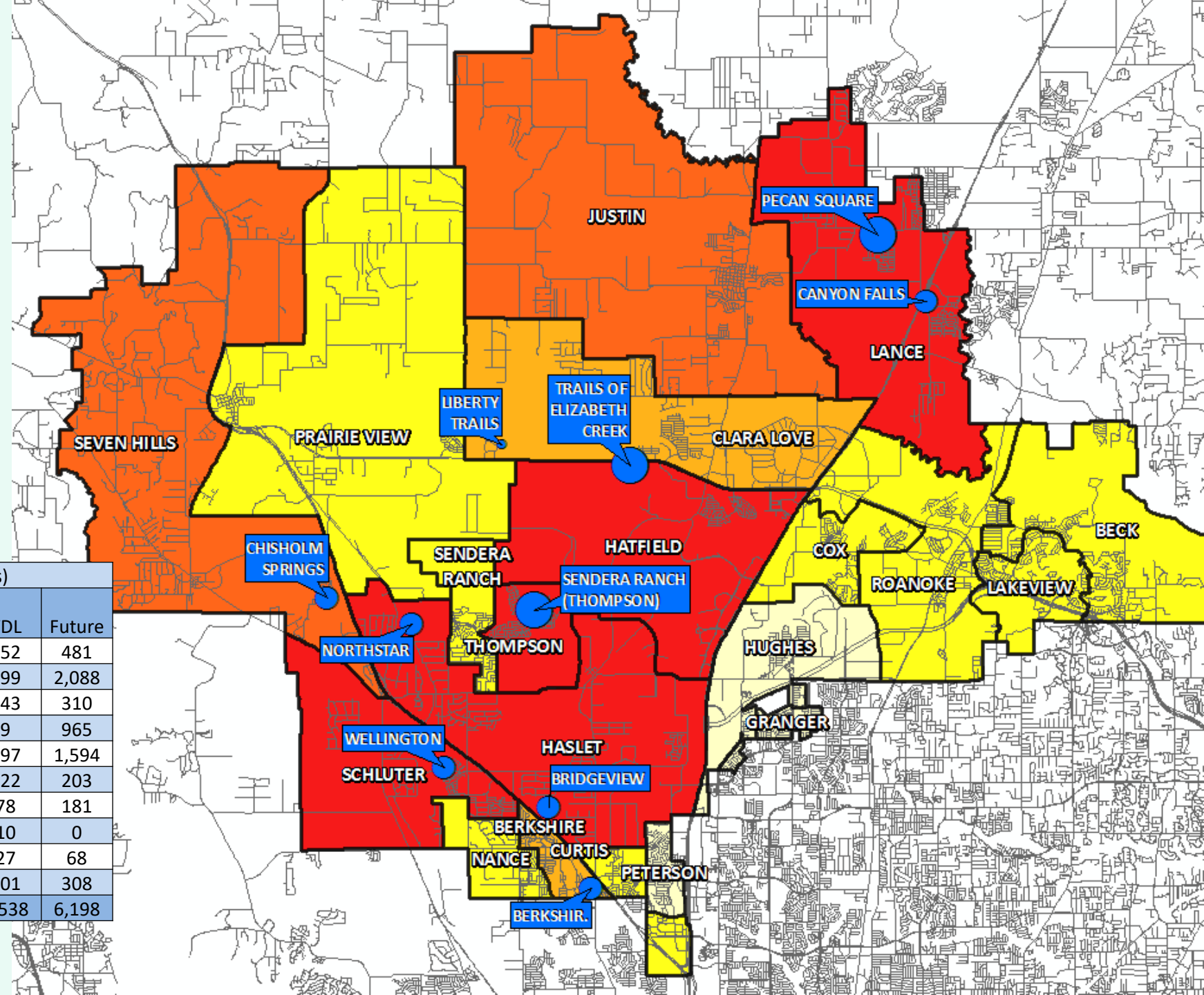
# Annual Closing Distribution

## Annual Closings by Sub

- < 150
- 150 - 300
- > 300

## Annual Closings by Elem

- 0
- 1 - 100
- 101 - 200
- 201 - 300
- > 300



Top 10 Subdivisions- 4Q21 (Ranked by Annual Closings)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	SENDERA RANCH (THOMPSON)	366	67	152	481
2	PECAN SQUARE	360	73	299	2,088
3	TRAILS OF ELIZABETH CREEK	327	152	343	310
4	WELLINGTON	298	48	9	965
5	NORTHSTAR	241	47	197	1,594
6	CHISHOLM SPRINGS	196	40	222	203
7	BRIDGEVIEW	192	0	78	181
8	CANYON FALLS	186	61	10	0
9	BERKSHIRE	183	30	27	68
10	LIBERTY TRAILS	126	92	201	308
	TOTALS	2,475	610	1,538	6,198



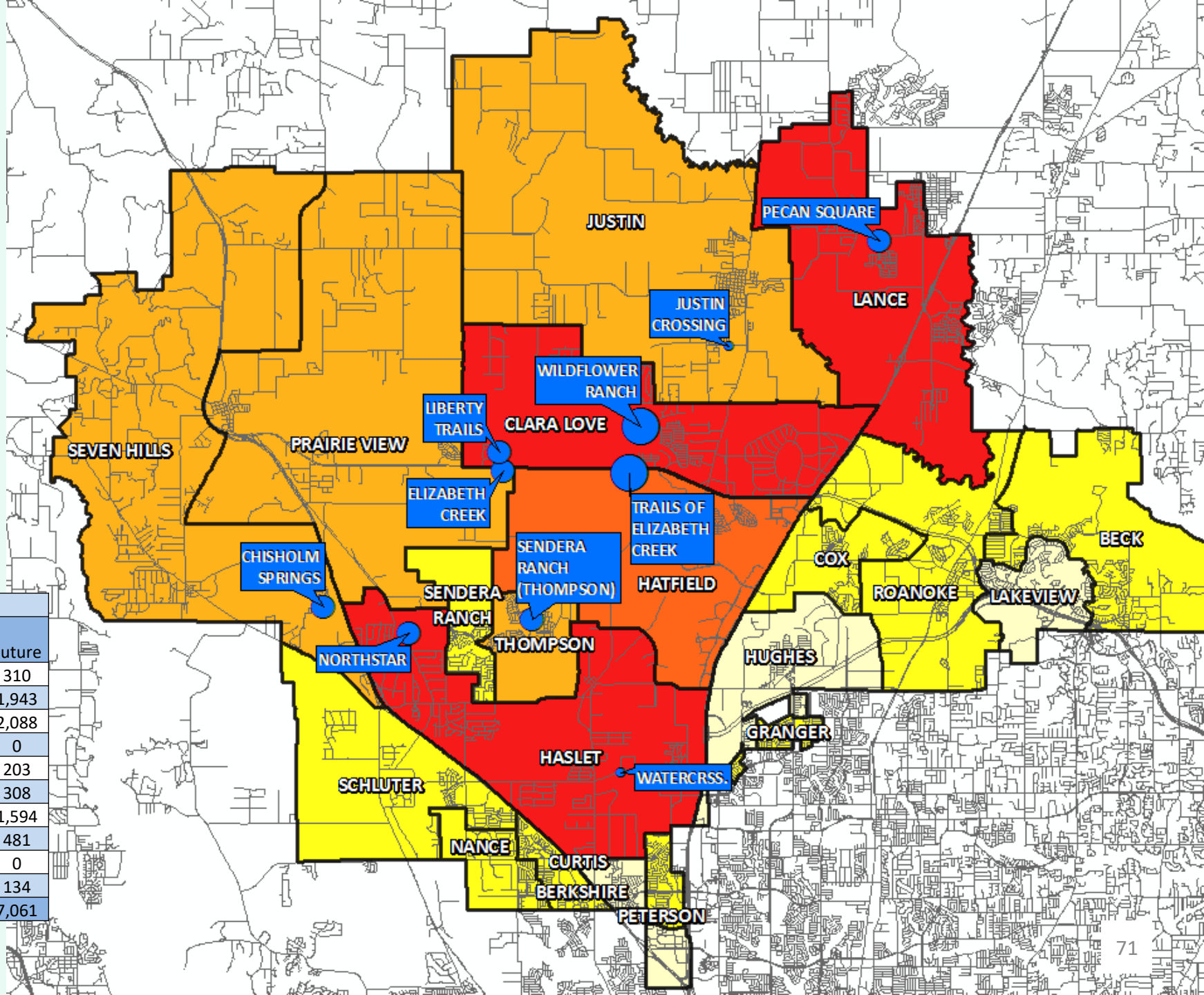
# VDL Distribution

## VDL by Sub

- < 150
- 150 - 300
- > 300

## VDL by Elem

- 0
- 1 - 150
- 151 - 300
- 301 - 450
- > 450



Top 10 Subdivisions- 4Q21 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	TRAILS OF ELIZABETH CREEK	327	152	343	310
2	WILDFLOWER RANCH	0	0	336	1,943
3	PECAN SQUARE	360	73	299	2,088
4	ELIZABETH CREEK	58	33	224	0
5	CHISHOLM SPRINGS	196	40	222	203
6	LIBERTY TRAILS	126	92	201	308
7	NORTHSTAR	241	47	197	1,594
8	SENDERA RANCH (THOMPSON)	366	67	152	481
9	JUSTIN CROSSING	0	0	116	0
10	WATERCRESS	0	0	115	134
TOTALS		1,674	504	2,205	7,061



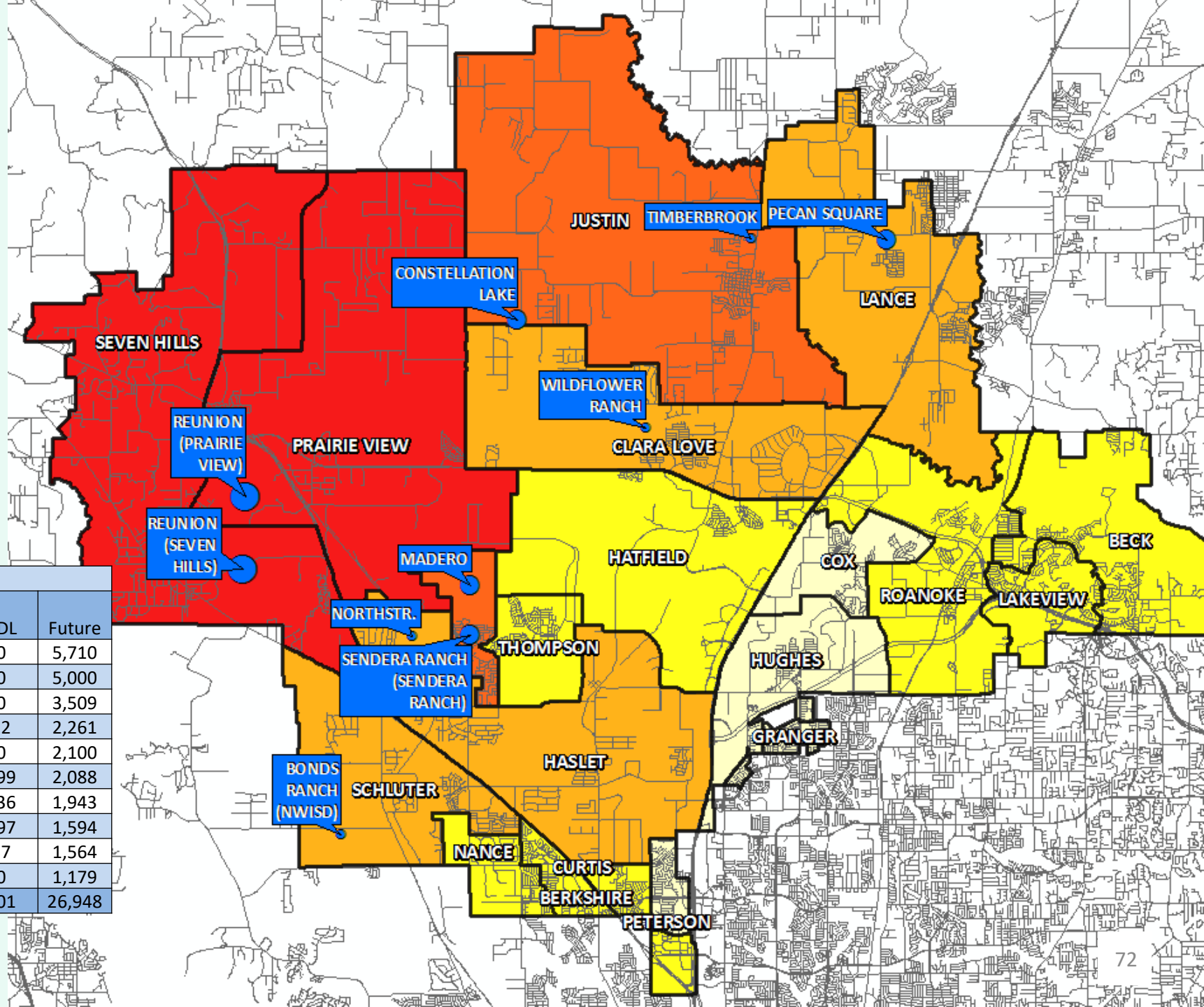
# Futures Distribution

## Futures by Sub

- < 2,000
- 2,000 - 4,000
- > 4,000

## Futures by Elem

- 0
- 1 - 2,000
- 2,001 - 4,000
- 4,001 - 6,000
- > 6,000



Top 10 Subdivisions - 4Q21 (Ranked by Future Inventory)

Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	REUNION (SEVEN HILLS)	0	0	0	5,710
2	REUNION (PRAIRIE VIEW)	0	0	0	5,000
3	MADERO	0	0	0	3,509
4	SENDERA RANCH (SENDERA RANCH)	3	0	12	2,261
5	CONSTELLATION LAKE	0	0	0	2,100
6	PECAN SQUARE	360	73	299	2,088
7	WILDFLOWER RANCH	0	0	336	1,943
8	NORTHSTAR	241	47	197	1,594
9	TIMBERBROOK	126	23	57	1,564
10	BONDS RANCH (NWISD)	0	0	0	1,179
TOTALS		730	143	901	26,948





# District Housing Overview by Elementary Zone

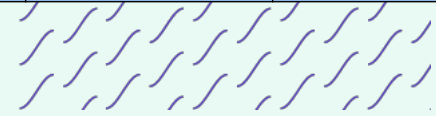


Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BECK	5	1	6	0	6	8	23	93
BERKSHIRE	121	20	197	37	33	37	31	417
CLARA LOVE	381	180	126	92	251	255	537	2,753
COX	64	9	76	11	37	39	29	0
CURTIS	0	0	2	0	0	0	0	40
GRANGER	0	0	0	0	0	0	4	0
HASLET	1,191	301	759	159	676	729	657	3,436
HATFIELD	319	152	327	152	163	166	343	310
HUGHES	0	0	0	0	0	0	0	0
JUSTIN	309	94	238	43	200	212	296	4,565
LAKEVIEW	0	0	26	0	0	0	0	16
LANCE	989	257	707	206	484	530	514	2,868
NANCE	81	13	75	18	39	43	20	1,323
PETERSON	0	0	0	0	0	1	2	0
PRAIRIE VIEW	153	68	64	33	91	95	224	7,451
ROANOKE	10	2	6	1	19	19	14	85
SCHLUTER	320	42	396	73	100	113	39	2,322
SENDERA RANCH	3	2	3	0	2	4	12	5,770
SEVEN HILLS	256	64	295	48	63	67	247	6,436
THOMPSON	388	95	366	67	114	133	152	481
<b>TOTAL</b>	<b>4,590</b>	<b>1,300</b>	<b>3,669</b>	<b>940</b>	<b>2,278</b>	<b>2,451</b>	<b>3,144</b>	<b>38,366</b>

Highest activity in the category

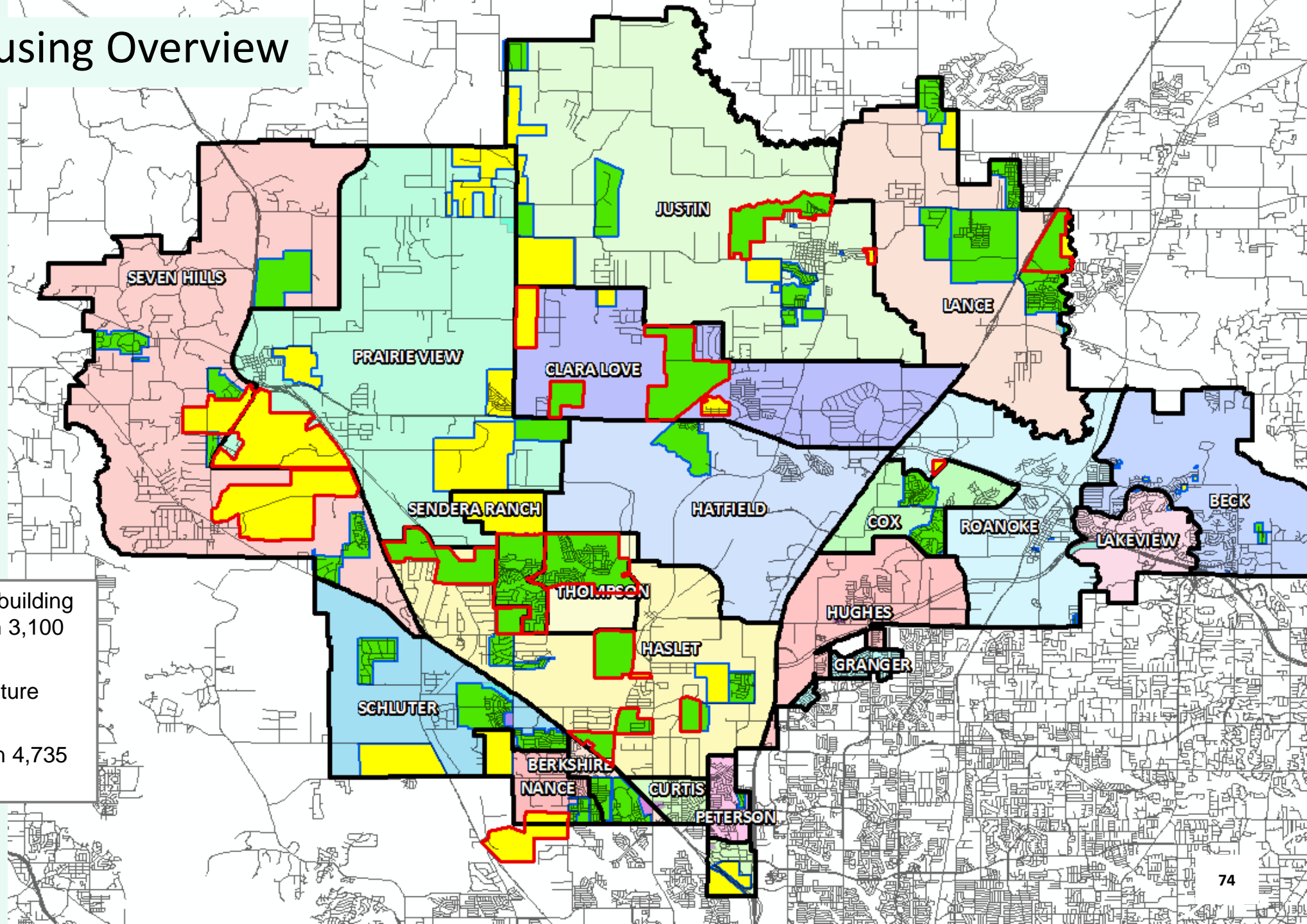
Second highest activity in the category

Third highest activity in the category





# District Housing Overview



**Subdivisions**

- ACTIVE
- FUTURE
- Groundwork Underway

- The district has 54 actively building subdivisions with more than 3,100 lots available to build on
- Within NISD there are 41 future subdivisions proposed
- Groundwork is underway on 4,735 lots in 18 subdivisions



# Ten Year Forecast by Elementary Campus

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Beck Elementary	850	755	758	733	745	750	738	737	743	748	760	776
Berkshire Elementary	850	598	690	737	788	828	864	860	862	857	860	869
Clara Love Elementary	850	644	757	874	976	1,082	1,193	1,315	1,440	1,570	1,712	1,867
Cox Elementary	850	757	801	797	808	810	821	831	822	824	822	831
Curtis Elementary	850	618	628	632	631	642	651	659	669	685	704	717
Granger Elementary	850	743	723	694	685	662	675	699	715	729	743	759
Haslet Elementary	850	775	1,104	1,365	1,627	1,823	2,001	2,112	2,204	2,283	2,353	2,406
Hatfield Elementary	450/850	510	622	735	817	869	919	966	1,018	1,078	1,132	1,188
Hughes Elementary	850	673	697	705	695	688	694	717	728	738	747	769
Justin Elementary	650	608	714	807	889	959	1,019	1,100	1,179	1,268	1,380	1,475
Lakeview Elementary	650	561	548	551	548	541	565	577	590	612	624	643
Lance Elementary	850	674	955	1,184	1,422	1,596	1,762	1,929	2,098	2,253	2,418	2,565
Nance Elementary	650	521	558	611	634	682	730	756	784	809	815	822
Peterson Elementary	850	685	682	652	633	605	623	624	629	631	640	653
Prairie View Elementary	650	590	694	755	829	935	1,090	1,242	1,398	1,536	1,688	1,824
Roanoke Elementary	850	656	651	671	679	675	670	678	690	708	725	741
Sendera Ranch Elementary	850	586	594	607	615	631	656	695	761	819	876	935
Seven Hills Elementary	650	602	710	832	951	1,071	1,200	1,290	1,401	1,512	1,627	1,745
Schluter Elementary	850	684	765	841	895	977	1,103	1,187	1,282	1,340	1,404	1,482
Thompson Elementary	850	795	936	1,028	1,070	1,085	1,125	1,134	1,113	1,105	1,114	1,107
<b>ELEMENTARY SCHOOL TOTALS</b>	15,150	13,035	14,587	15,811	16,937	17,911	19,099	20,108	21,126	22,105	23,144	24,174
Elementary Absolute Growth		1,257	1,552	1,224	1,126	974	1,188	1,009	1,018	979	1,039	1,030
Elementary Percent Growth		10.67%	11.91%	8.39%	7.12%	5.75%	6.63%	5.28%	5.06%	4.63%	4.70%	4.45%



# Ten Year Forecast by Secondary Campus

Campus	Capacity	Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Adams Middle School	1,200	1,331	1,418	1,491	1,561	1,576	1,583	1,663	1,814	1,978	2,023	2,051
Chisholm Trail Middle School	1,100	629	724	806	846	914	946	1,066	1,235	1,442	1,584	1,753
Gene Pike Middle School	1,100	1,111	1,237	1,369	1,572	1,805	2,090	2,348	2,582	2,753	2,928	3,166
Medlin Middle School	1,200	994	1,017	1,052	1,051	1,026	1,014	1,006	992	974	1,006	1,024
Tidwell Middle School	1,200	1,061	1,053	1,083	1,108	1,170	1,148	1,114	1,078	1,065	1,112	1,126
Wilson Middle School	1,200	1,294	1,411	1,542	1,718	1,887	2,012	2,185	2,355	2,491	2,525	2,568
<b>MIDDLE SCHOOL TOTALS</b>	<b>7,000</b>	<b>6,420</b>	<b>6,860</b>	<b>7,343</b>	<b>7,856</b>	<b>8,378</b>	<b>8,793</b>	<b>9,382</b>	<b>10,056</b>	<b>10,703</b>	<b>11,178</b>	<b>11,688</b>
Middle School Absolute Growth		355	440	483	513	522	415	589	674	647	475	510
Middle School Percent Growth		5.85%	6.85%	7.04%	6.99%	6.64%	4.95%	6.70%	7.18%	6.43%	4.44%	4.56%
Northwest High School	3,200	2,181	2,387	2,570	2,815	2,990	3,268	3,589	3,909	4,326	4,770	5,210
Byron Nelson High School	3,200	2,737	2,843	2,874	2,870	2,893	2,938	2,968	3,040	3,043	2,934	2,924
Eaton High School	3,200	2,999	3,237	3,461	3,711	3,909	4,154	4,490	4,705	4,912	5,294	5,602
Steele Accelerated High School	450	237	237	237	237	237	237	237	237	237	237	237
Denton County JJAEP		3	3	3	3	3	3	3	3	3	3	3
<b>HIGH SCHOOL TOTALS</b>	<b>10,050</b>	<b>8,157</b>	<b>8,707</b>	<b>9,145</b>	<b>9,636</b>	<b>10,032</b>	<b>10,600</b>	<b>11,287</b>	<b>11,894</b>	<b>12,521</b>	<b>13,238</b>	<b>13,976</b>
High School Absolute Growth		601	550	438	491	396	568	687	607	627	717	738
High School Percent Growth		7.95%	6.74%	5.03%	5.37%	4.11%	5.66%	6.48%	5.38%	5.27%	5.73%	5.57%
<b>DISTRICT TOTALS</b>	<b>32,200</b>	<b>27,612</b>	<b>30,154</b>	<b>32,299</b>	<b>34,429</b>	<b>36,321</b>	<b>38,492</b>	<b>40,777</b>	<b>43,076</b>	<b>45,329</b>	<b>47,560</b>	<b>49,838</b>
District Absolute Growth		2,213	2,542	2,145	2,130	1,892	2,171	2,285	2,299	2,253	2,231	2,278
District Percent Growth		8.7%	9.2%	7.1%	6.6%	5.5%	6.0%	5.9%	5.6%	5.2%	4.9%	4.8%

# Northwest ISD Long Range Planning Committee

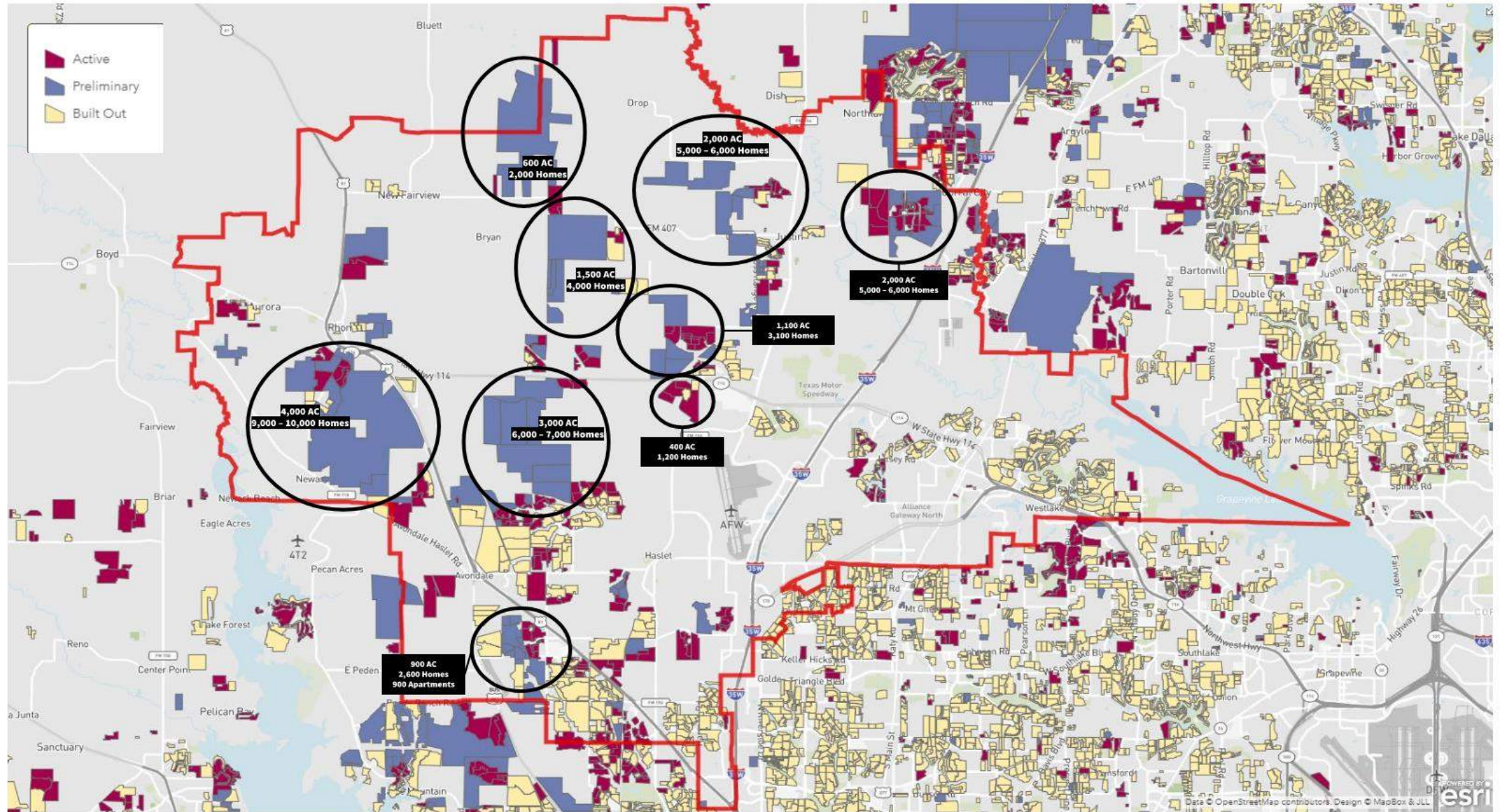


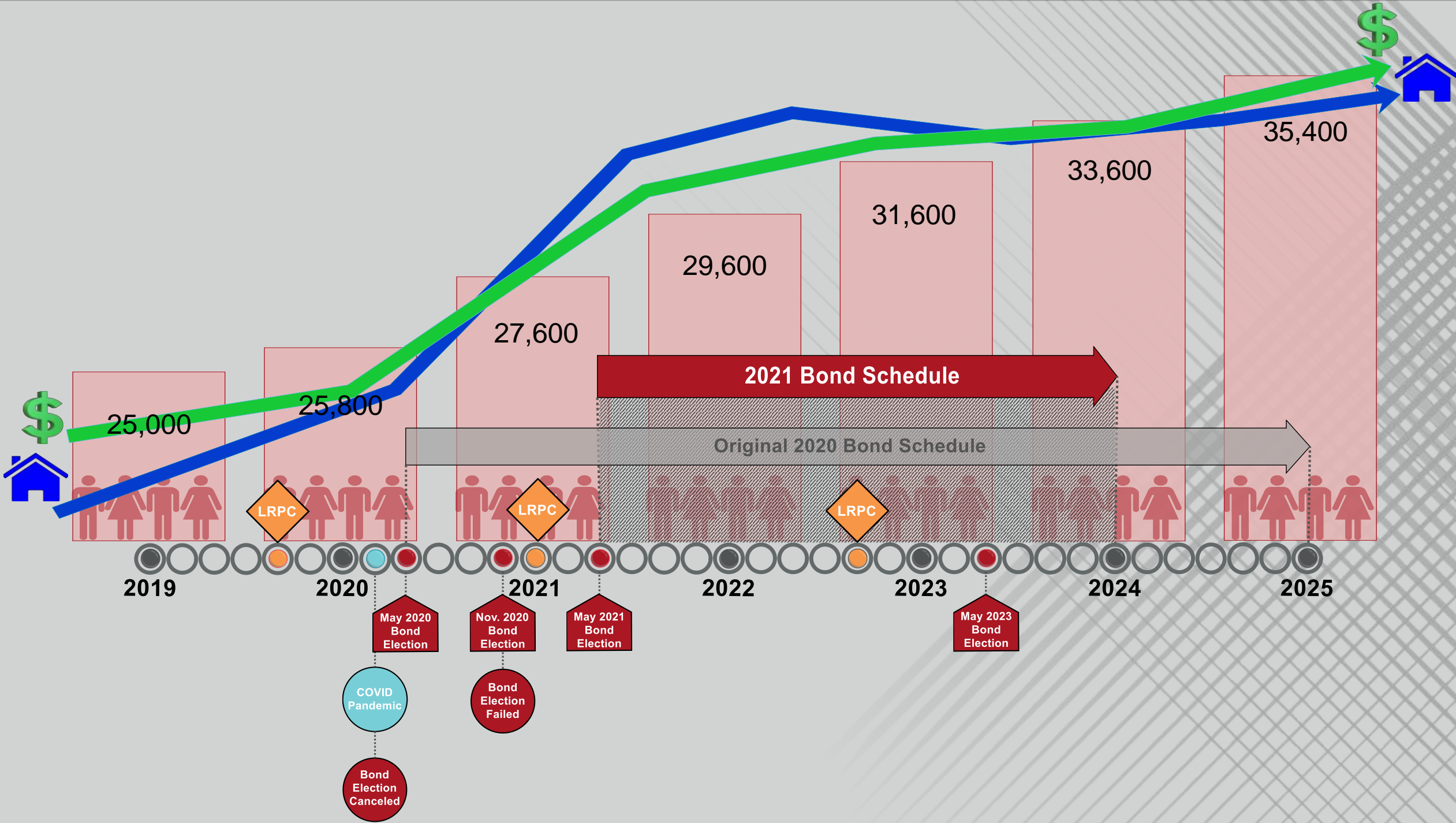
# Northwest ISD Residential Pipeline

Dallas-Fort Worth, TX | 2021



11/16/2021





# Northwest ISD Construction Website

Visit

[NISDtxconstruction.org](https://www.nisdtxconstruction.org)

for updated information on active and  
planned projects.

Remember

[NISDtxlrpc.org](https://www.nisdtxlrpc.org)



Active Projects Projects in Planning Completed Projects Background + Resources

WELCOME TO THE

# Northwest ISD Construction Website

<b>MAY 2017</b> Vickers Agiprive Sand Station	<b>DECEMBER 2018</b> Aij Barn Complete	<b>OCTOBER 2019</b> BNSF Field House Complete	<b>MAY 2020</b> NHS RNC Renovations Complete	<b>SEPTEMBER 2020</b> Fine Arts Addition Complete at CTMS, TMS, WMS	<b>AUGUST 2021</b> Berkshire Elementary Complete Maple Addition Complete
<b>AUGUST 2018</b> Adams MS Complete Lizlie Curtis ES Complete Renovations Complete at Hughes ES, Hatfield ES, Prairie View ES	<b>AUGUST 2019</b> Lanica Thompson ES Complete Renovations Complete at Berkshire Ranch ES and J.C. Thompson ES NHS CTE Renovations Complete	<b>JANUARY 2020</b> BNSF Field House Complete	<b>AUGUST 2020</b> Hosler ES Replacement Complete BNSF Addition Complete	<b>JANUARY 2021</b> Aquatic Center Complete Earlton HS Addition Complete	

MIDDLE SCHOOL #7

