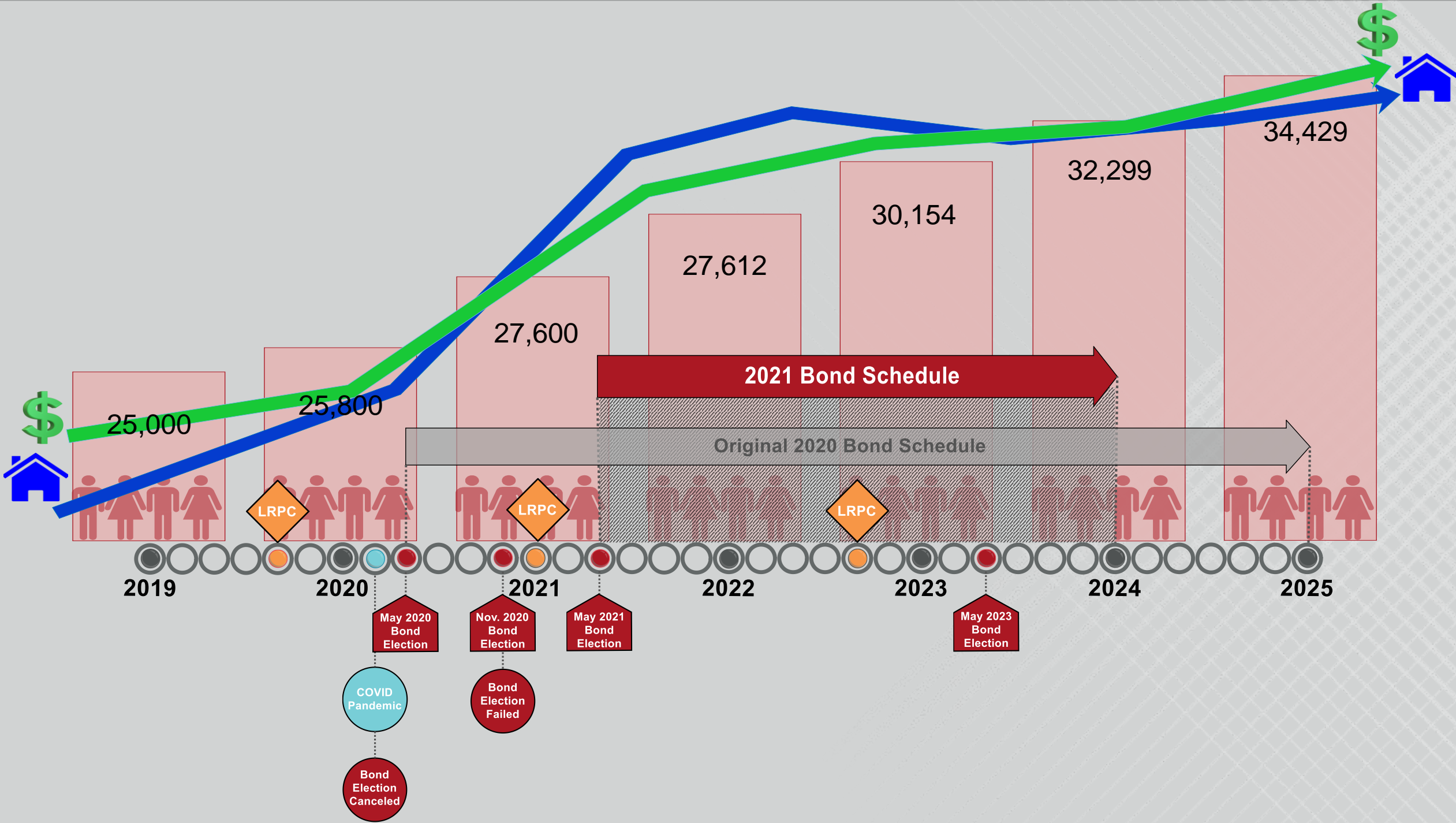


The background features a detailed illustration of a workspace. It includes a desk with a calculator, a pen, and several sheets of paper, some of which appear to be spreadsheets or financial documents. The entire scene is rendered in a monochromatic, light brown or sepia tone, creating a professional and focused atmosphere.

# **2021 Bond Program Review & Discussion**

**June 27, 2022**

# **A Review of Where We Are**

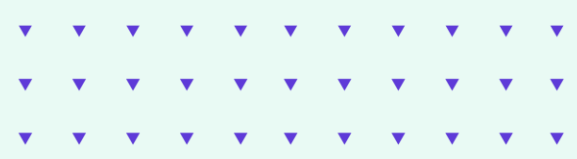


# **NISD's Demographic Forecast**

**Bob Templeton**



# Northwest ISD Historical Home Sales



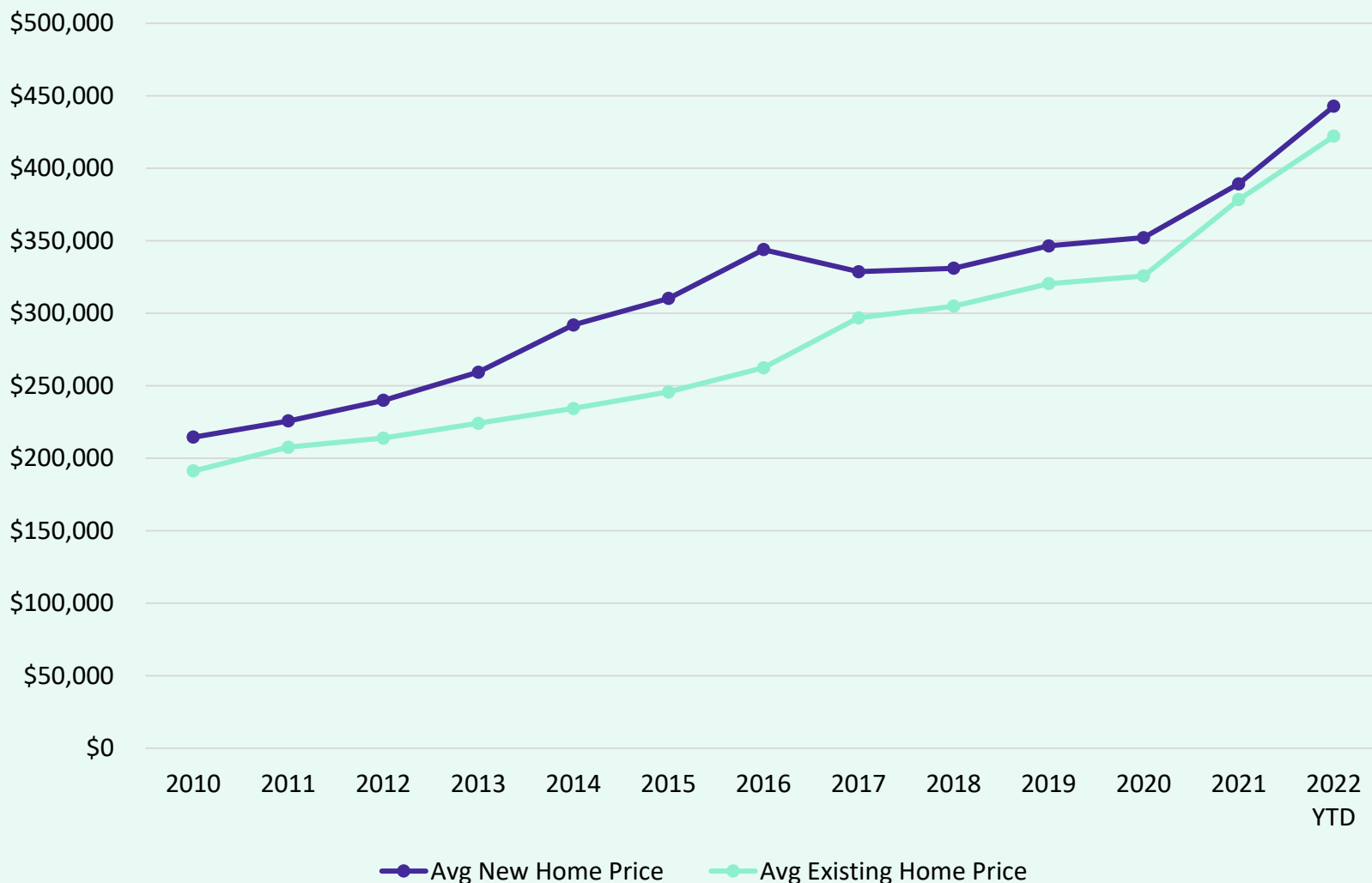
Total District Home Sales, 2010 - March 2022





# Average New vs. Existing Home Sale Price, 2010 – March 2022

## District New vs. Existing Home Sale Price, 2010 - March 2022

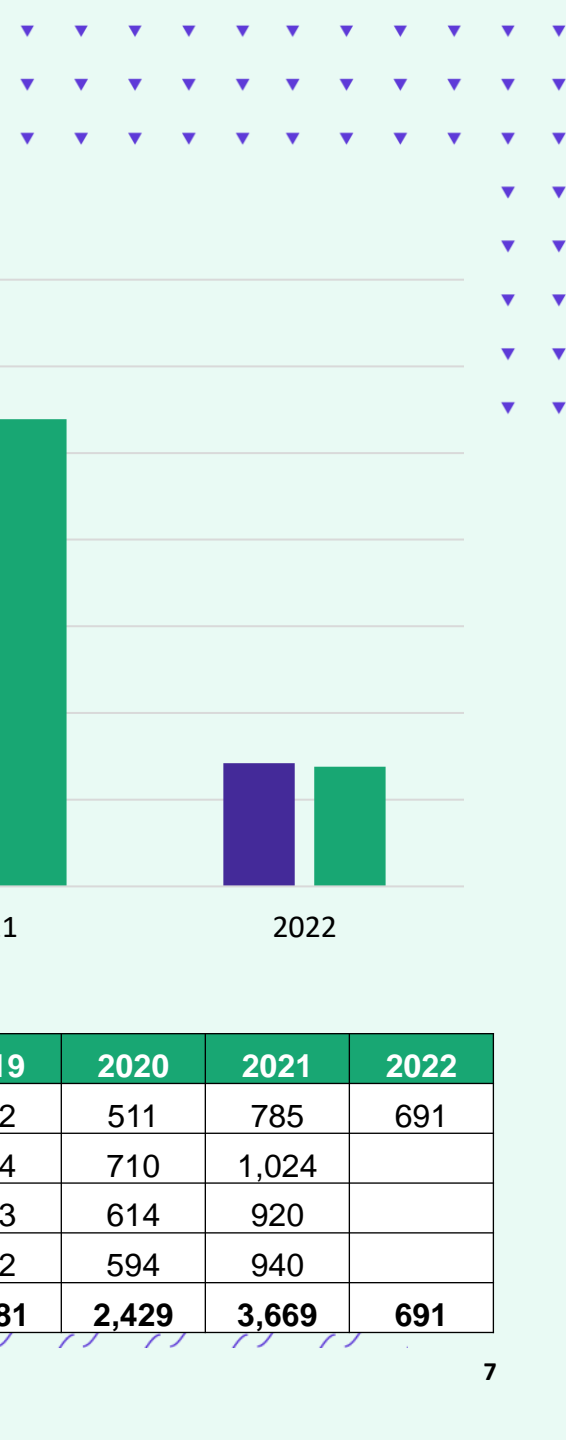


	Avg New Home Price	Avg Existing Home Price
2010	\$214,586	\$191,241
2011	\$225,780	\$207,615
2012	\$239,905	\$213,935
2013	\$259,313	\$224,141
2014	\$291,933	\$234,350
2015	\$310,196	\$245,737
2016	\$343,952	\$262,351
2017	\$328,674	\$296,887
2018	\$331,063	\$304,864
2019	\$346,476	\$320,410
2020	\$352,147	\$325,772
2021	\$389,226	\$378,332
2022 YTD	\$442,720	\$422,127

- Since 2010, the average new home price in Northwest ISD has increased by \$228,134, or 106%
- The average existing home price within the district has increased by 121%, or roughly \$230,886 since 2010



# District New Home Starts and Closings



### Annual New Home Starts and Closings



Starts	2016	2017	2018	2019	2020	2021	2022
1Q	309	449	493	493	630	719	712
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>	<b>712</b>

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	279	426	417	402	511	785	691
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>	<b>691</b>



# DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	<b>NORTHWEST ISD*</b>	<b>4,579</b>	<b>3,579</b>	<b>2,467</b>	<b>2,982</b>	<b>38,594</b>
2	DENTON ISD	3,448	2,942	2,326	2,944	31,872
3	PROSPER ISD	2,970	2,688	2,021	2,777	21,907
4	FORNEY ISD	3,162	2,629	1,539	1,466	30,700
5	FRISCO ISD	1,823	2,043	1,236	1,402	9,889
6	DALLAS ISD	1,925	1,595	1,728	2,434	6,656
7	PRINCETON ISD	2,259	1,560	1,143	2,693	9,392
8	ROYSE CITY ISD	1,813	1,525	1,007	2,040	8,595
9	CROWLEY ISD	1,423	1,224	710	1,961	16,812
10	EAGLE MT-SAGINAW ISD	1,192	1,151	692	2,063	19,526
11	CRANDALL ISD	1,293	1,136	516	1,492	13,844
12	ROCKWALL ISD	1,434	1,112	1,044	2,273	9,199
13	MIDLOTHIAN ISD	1,457	1,100	1,039	1,208	20,348
14	ANNA ISD	1,200	1,030	641	841	7,634
15	MCKINNEY ISD	1,358	1,009	873	1,683	14,404
16	COMMUNITY ISD	1,377	976	867	768	8,604
17	MANSFIELD ISD	1,275	962	961	1,739	6,557
18	WAXAHACHIE ISD	1,139	957	734	1,036	22,278
19	AUBREY ISD	1,175	943	810	1,292	5,733
20	LEWISVILLE ISD	1,194	918	963	1,568	2,373

\* Based on additional Zonda Education housing research






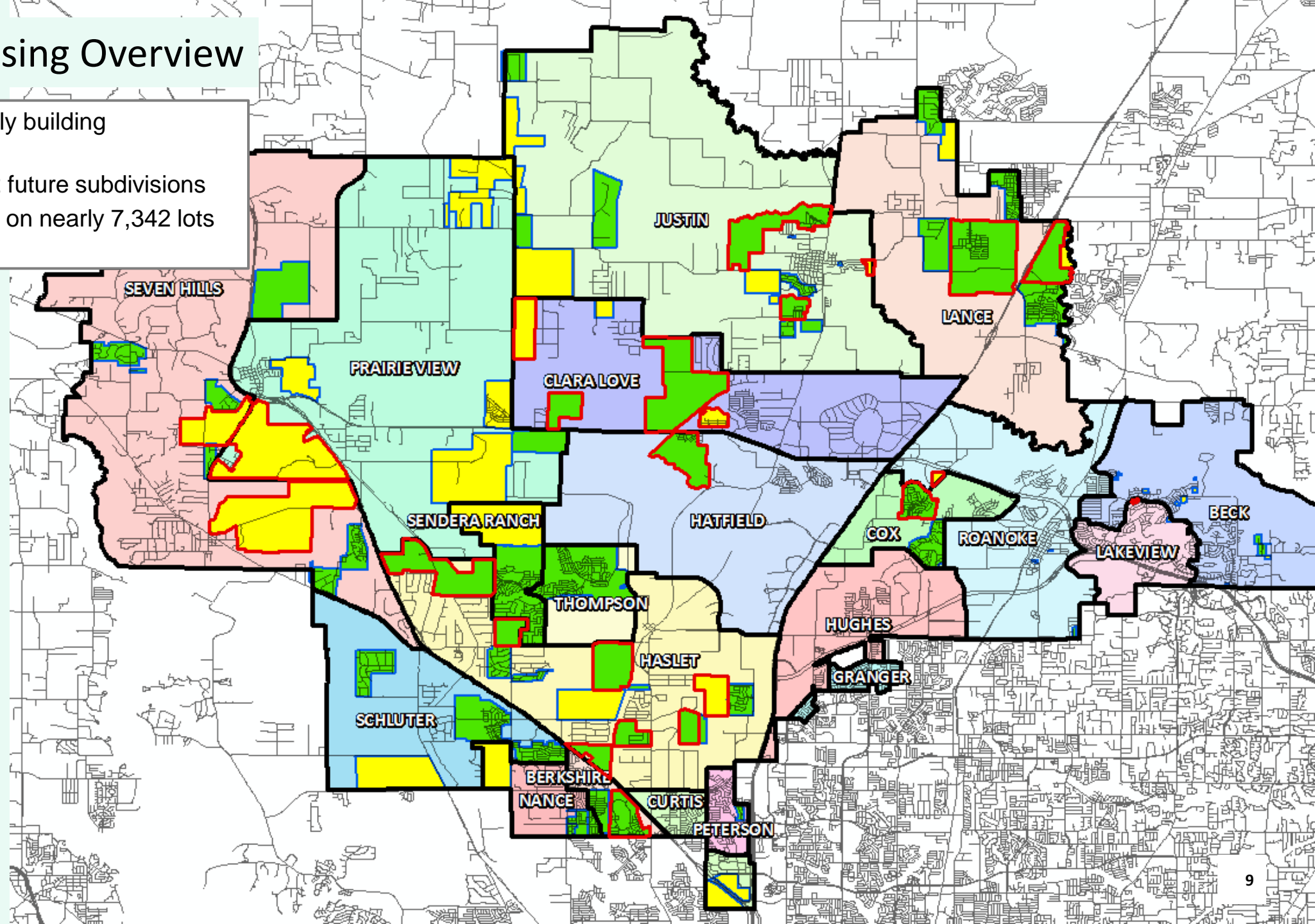


# District Housing Overview

- The district has 57 actively building subdivisions
- Within NISD there are 42 future subdivisions
- Groundwork is underway on nearly 7,342 lots within 24 subdivisions

## Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

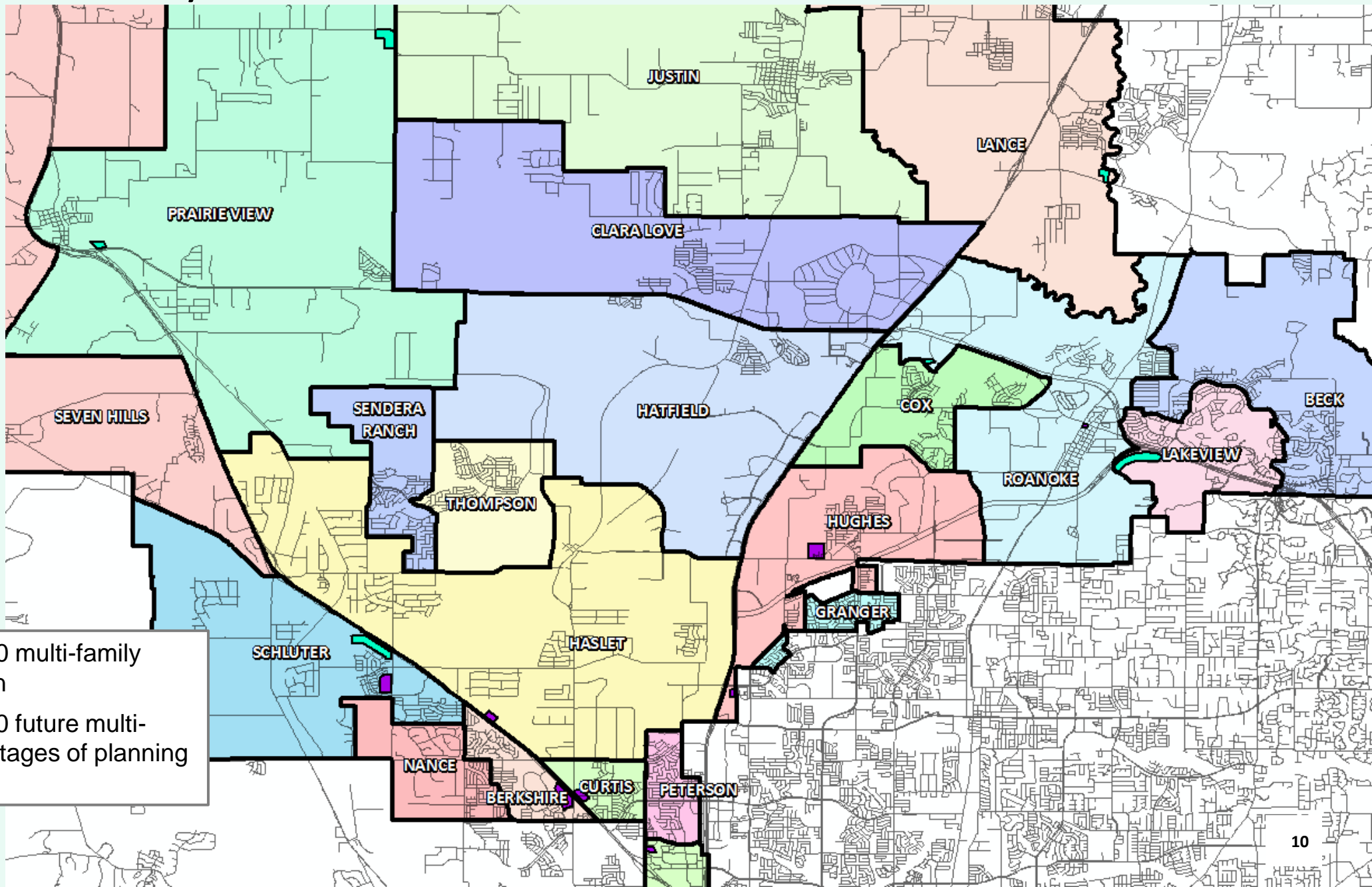




# District Multi-Family Overview

## Multi-Family Developments

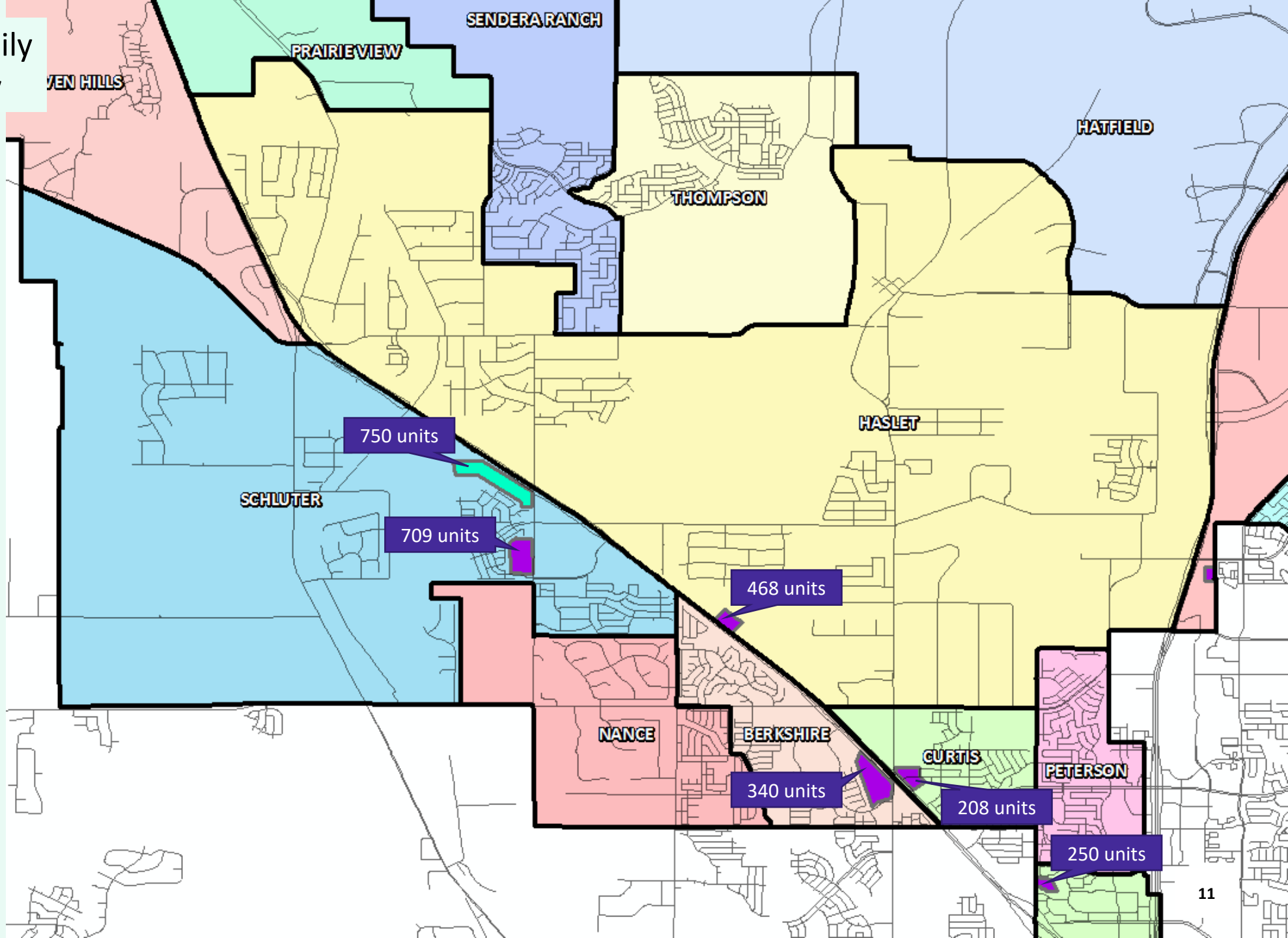
- FUTURE
- UNDER CONSTRUCTION



- There are approx. 2,700 multi-family units under construction
- There are approx. 2,500 future multi-family units in various stages of planning across the district



# District Multi-Family Housing Overview

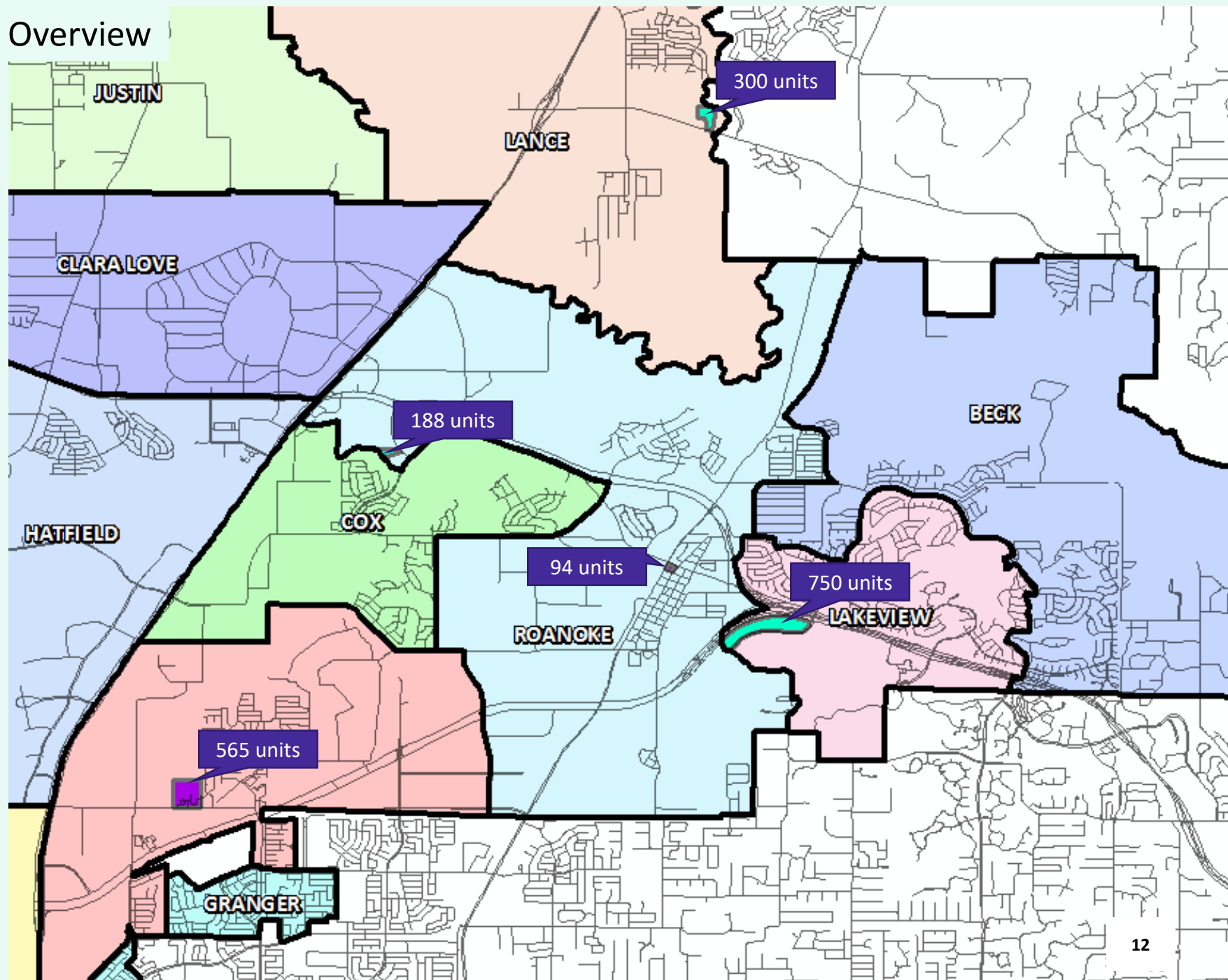


## Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



# District Multi-Family Housing Overview



## Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION



# Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2017/18	159	287	1,753	1,709	1,705	1,822	1,814	1,882	1,813	1,782	1,784	1,802	1,763	1,665	1,402	23,142		
2018/19	172	335	1,792	1,814	1,808	1,803	1,861	1,911	1,942	1,883	1,822	1,952	1,829	1,617	1,579	24,120	978	4.2%
2019/20	192	388	1,797	1,888	1,963	1,895	1,933	1,961	1,969	2,024	1,936	2,014	1,927	1,710	1,495	25,092	972	4.0%
2020/21	180	342	1,672	1,810	1,915	1,981	1,913	1,965	1,963	2,017	2,085	2,079	2,023	1,817	1,637	25,399	307	1.2%
2021/22	180	439	1,982	1,975	2,068	2,115	2,168	2,108	2,129	2,123	2,168	2,325	2,136	1,942	1,754	27,612	2,213	8.7%
2022/23	180	517	2,220	2,317	2,242	2,317	2,381	2,413	2,280	2,301	2,279	2,404	2,382	2,039	1,882	30,154	2,542	9.2%
2023/24	180	522	2,405	2,529	2,585	2,478	2,523	2,589	2,528	2,407	2,408	2,510	2,414	2,248	1,973	32,299	2,145	7.1%
2024/25	180	522	2,602	2,676	2,774	2,810	2,671	2,702	2,703	2,649	2,504	2,670	2,532	2,271	2,163	34,429	2,130	6.6%
2025/26	180	522	2,743	2,834	2,866	2,963	2,984	2,819	2,803	2,826	2,749	2,755	2,702	2,368	2,207	36,321	1,892	5.5%
2026/27	180	522	2,936	3,019	3,034	3,068	3,170	3,170	2,922	2,931	2,940	3,005	2,776	2,518	2,301	38,492	2,171	6.0%
2027/28	180	525	3,106	3,210	3,225	3,240	3,273	3,349	3,278	3,074	3,030	3,204	3,026	2,617	2,440	40,777	2,285	5.9%
2028/29	180	525	3,277	3,397	3,404	3,445	3,442	3,456	3,455	3,410	3,191	3,293	3,218	2,848	2,535	43,076	2,299	5.6%
2029/30	180	530	3,404	3,561	3,578	3,617	3,645	3,590	3,597	3,590	3,516	3,446	3,293	3,026	2,756	45,329	2,253	5.2%
2030/31	180	530	3,589	3,683	3,787	3,770	3,810	3,795	3,727	3,748	3,703	3,776	3,443	3,097	2,922	47,560	2,231	4.9%
2031/32	180	530	3,801	3,888	3,831	3,997	3,977	3,970	3,945	3,875	3,868	3,974	3,776	3,234	2,992	49,838	2,278	4.8%

Yellow box = largest grade per year  
Green box = second largest grade per year



# 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%



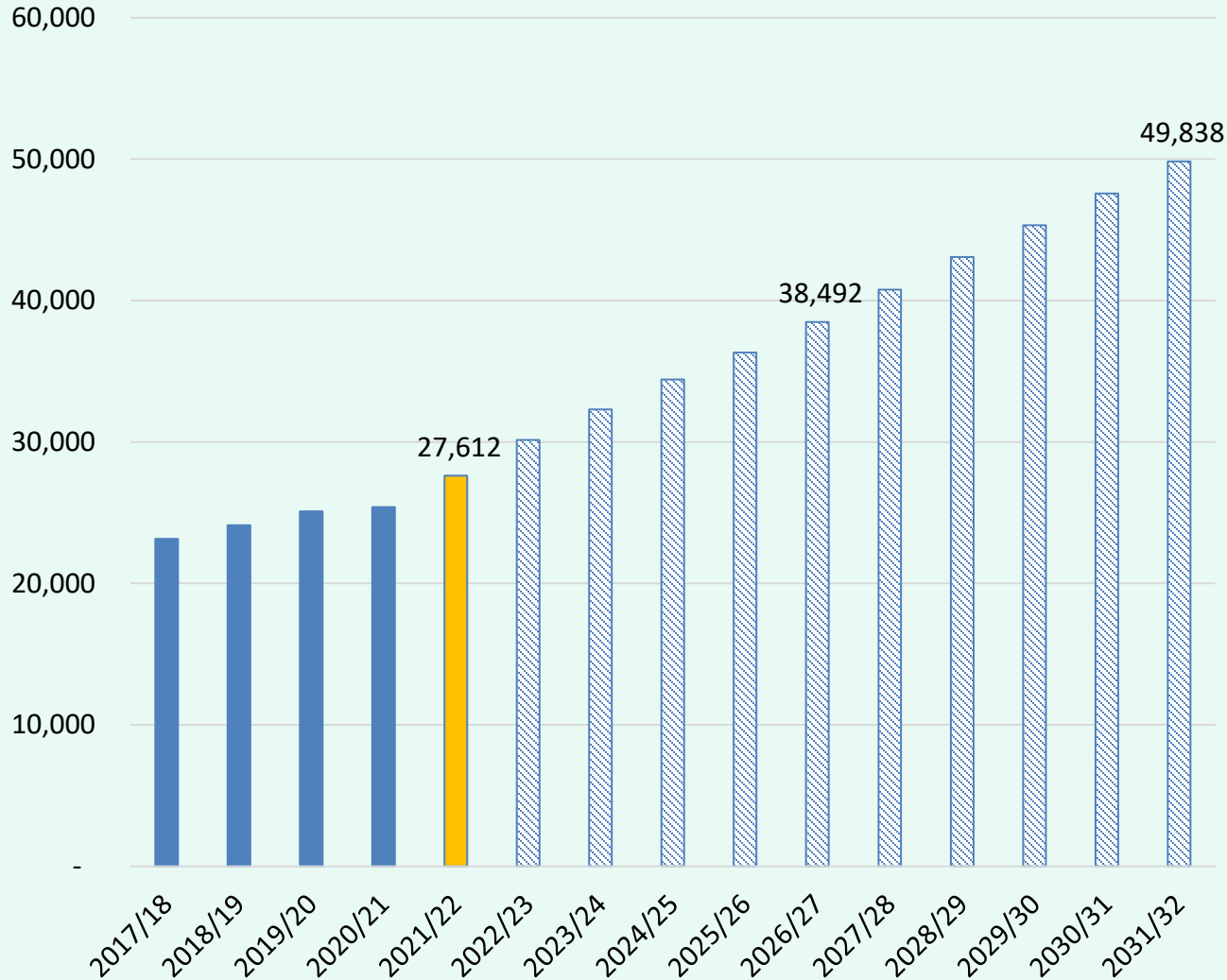
# Ten Year Forecast by Secondary Campus

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%



# Key Takeaways

Enrollement Forecast





- New housing units for both single family(4,500) and multifamily(2,700) at record pace
- Groundwork is underway on nearly 7,342 lots within 24 subdivisions
- Interest rate hikes could start to impact the sales rates over the next two quarters
- Northwest ISD can expect to enroll more than 38,400 students by 2026/27 and more than 49,800 by 2031/32



# Anticipated Forecasting Schedule

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<b>ELEM. SCHOOLS</b>	Lance Thompson (#19)	Haslet Elem. Replacement	New Elem. #20 (Berkshire)		New Elem. #21 (Livengood Carter)	New Elementary #23	New Elementary #24	New Elementary #26	New Elementary #27	New Elementary #28	New Elementary #29	
	Expansions		Renovate Existing Haslet Elem.		New Elem. #22 (Daniel)							New Elementary #25
	Sendera Ranch				Replacement Elementary #1 (Hatfield)							Replacement ES (Justin)
	JC Thompson				Replacement Elementary #2 (Seven Hills)	Nance Addition	Replacement ES (PVES)					
<b>MIDDLE SCHOOLS</b>		MS Fine Arts Additions & Renovations			New Middle School #7 (Worthington)	Pike MS Replacement	New Middle School #8		New Middle School #9		New Middle School #10	
		Medlin Addition										
<b>HIGH SCHOOLS</b>		Expansions - BNHS - EHS				NHS Expansion		New Comp. High School #4	New Stadium #2		New Comp. High School #5	

 2017 Bond Program

 2021 Bond Program

 Future Bond Programs

# **NISD's Bonding Forecast**

**Jeff Robert**

## Recent Tax Base and Tax Rate History

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Fiscal Year	Tax Base	Growth Rate	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
2015	\$ 11,616,927,849	10.13%	\$1.0400	\$0.4125	\$1.4525
2016	11,705,540,408	0.76%*	\$1.0400	\$0.4125	\$1.4525
2017	12,420,509,000	6.11%	\$1.0400	\$0.4125	\$1.4525
2018	14,924,184,765	20.16%	\$1.0400	\$0.4500	\$1.4900
2019	17,503,055,570	17.28%	\$1.0400	\$0.4500	\$1.4900
2020	19,861,198,380	13.47%	\$0.9700	\$0.4500	\$1.4200
2021	22,197,028,362	11.76%	\$0.9163	\$0.4200	\$1.3363
2022	25,980,836,220	17.05%	\$0.8720	\$0.4200	\$1.2920

\* - State Homestead Exemption increased from \$15k to \$25k and Oil & Gas values dropped by over \$250 million

**NOTE:** NISD's current total tax rate is the lowest it has been since fiscal year 1993

**SOURCE:** Municipal Advisory Council of Texas website

## Tax Base Assumptions

Tax Base Growth Assumptions		
Fiscal Year	Tax Base	Growth Rate
2023*	\$ 30,397,578,377	17.00%
2024	32,677,396,756	7.50%
2025	35,128,201,512	7.50%
2026	37,762,816,626	7.50%
2027	40,595,027,873	7.50%
2028	42,624,779,266	5.00%
2029	44,329,770,437	4.00%
2030	45,659,663,550	3.00%
2031	46,572,856,821	2.00%
<b><u>Tax Base Assumed to Grow @ 1.00% thereafter</u></b>		

\* - 2023 Value based on Preliminary Certified Estimate received from appraisal districts in late April

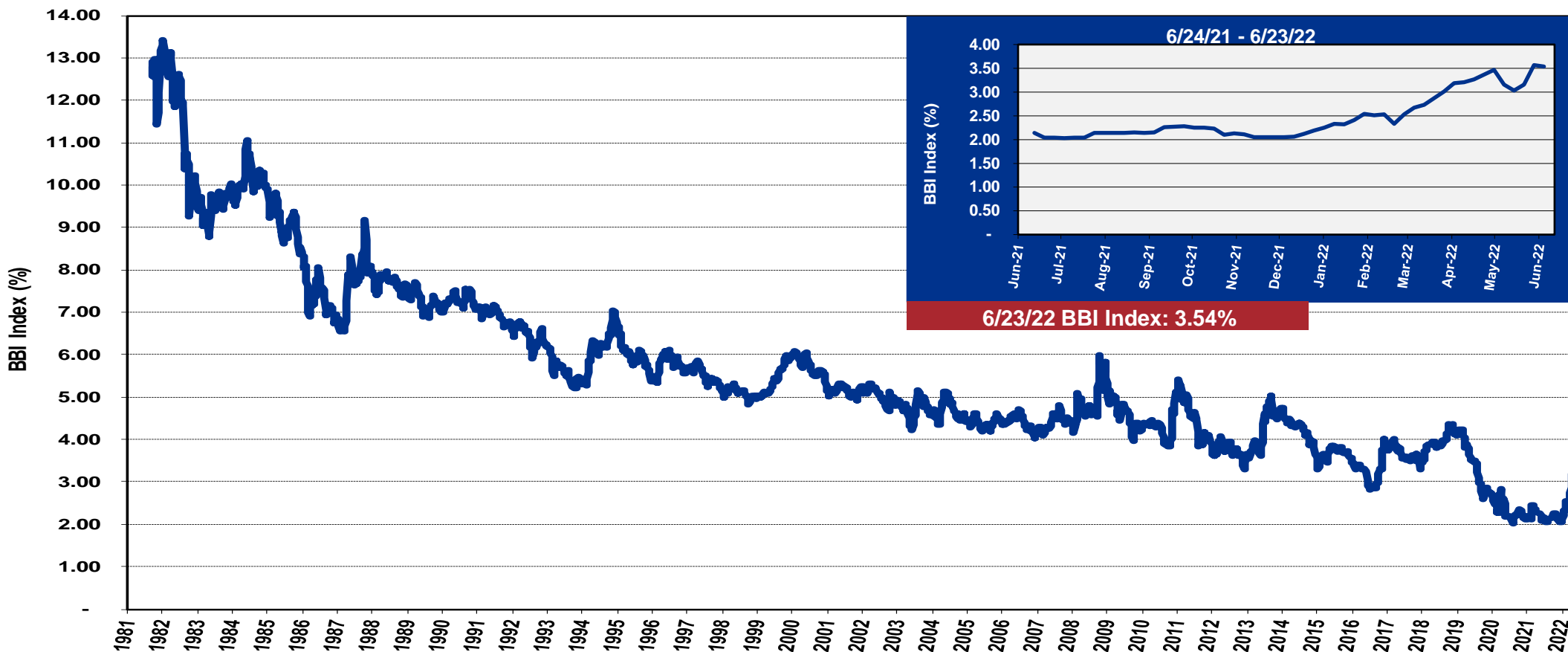
*Tax base growth is a primary factor in determining how many bonds can be issued each year. If actual growth is below our assumptions, less bonds will be issued. If actual growth is higher than our assumptions, more bonds can be issued.*

*The goal is to use tax base assumptions that are conservative. Historically, actual growth has exceeded the growth projections we have used.*

*Bond refundings and I&S fund balance are also utilized to ensure that the I&S tax rate does not exceed the maximum level communicated to District Constituents.*

# Historical Tax Exempt Interest Rates – BBI 20 Yr Index

**Bond Buyer 20 Year GO Index  
September 1981 - June 23, 2022**



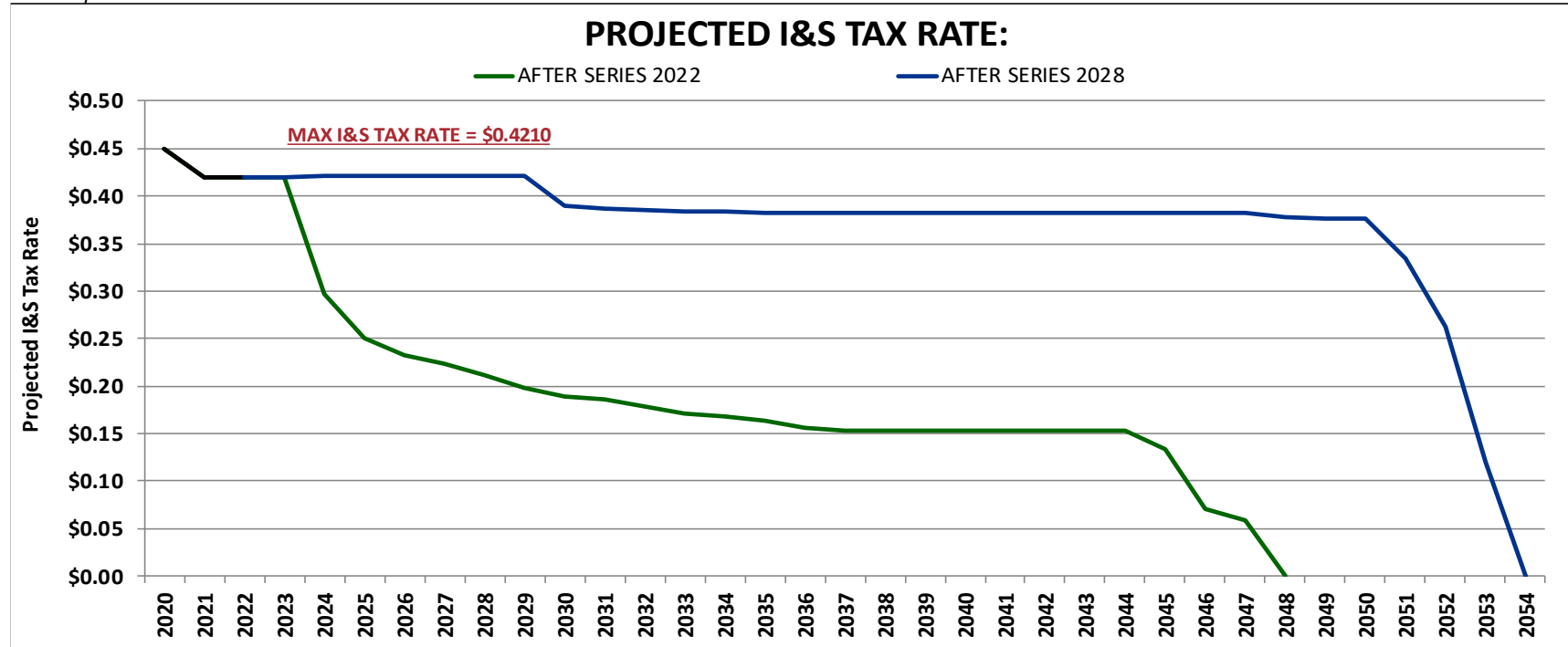
Bond Buyer 20 Year GO Index is a weekly index estimating the composite yield on 20 general obligation bonds rated "A" or better.

*This graph depicts historical interest rates. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, the supply and demand of short term securities, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of changes in such factors individually or in any combination could materially affect the relationships and effective interest rates. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.*

# Projected Issuance of 2021 & Prospective 2023 Bond Authorizations

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>
	<i>FINAL</i>	<i>FINAL</i>	<i>PROJECTED</i>	<i>PROJECTED</i>	<i>PROJECTED</i>	<i>PROJECTED</i>	<i>PROJECTED</i>	<i>PROJECTED</i>	<i>PROJECTED</i>
Authorization Series	Series 2021	Series 2022	Series 2023	Series 2024	Series 2025	Series 2026	Series 2027	Series 2028	
Amounts	25 Yr @ 2.367%	25 Yr @ 3.717%	25 Yr @ 5.00%	25 Yr @ 5.00%	25 Yr @ 5.00%	25 Yr @ 5.00%	25 Yr @ 5.00%	25 Yr @ 5.00%	25 Yr @ 5.00%
<b>\$ 737,500,000</b>	\$200,000,000	\$200,000,000	\$200,000,000	\$137,500,000					
<b>\$ 1,500,000,000 *</b>			\$150,000,000	\$200,000,000	\$300,000,000	\$300,000,000	\$300,000,000	\$250,000,000	

\* - Prospective



**NOTE:** Size and timing of issuance amounts subject to change depending on construction cashflow needs, tax base growth and interest rates



# Max I&S Tax Rate Impact on NISD Homeowners

Year	Max I&S Tax Rate Increase	State Mandatory Hmst Exemption	HOME VALUES <sup>(2)</sup>									
			\$ 200,000	\$ 300,000	\$ 400,000	\$ 450,000	\$ 500,000	\$ 600,000	\$ 700,000	\$ 800,000	\$ 900,000	
2023-24	<u>\$ 0.0010</u>	\$ 40,000 <sup>(1)</sup>	\$ 1.60	\$ 2.60	\$ 3.60	\$ 4.10	\$ 4.60	\$ 5.60	\$ 6.60	\$ 7.60	\$ 8.60	

<sup>(1)</sup> State Mandatory Homestead Exemption increased to \$40,000 from \$25,000 after passage of May 2022 state-wide election

<sup>(2)</sup> Home Values BEFORE applying State Mandatory Homestead Exemption

**NOTE: Over 65 Homeowners with frozen taxes will not see their school taxes increase as a result of this projected tax rate increase.**

# **Laws for School Bond Elections**

**Jeff Gulbus**



# Bills Passed during 86<sup>th</sup> Legislative Session

## HB 3

School finance/property tax relief bill that lowered the M&O tax rate this summer.

Ballot Language – “THIS IS A PROPERTY TAX INCREASE.”

## HB 440

Requires Board of Trustees to hold special meeting and separate vote before spending unspent bond funds.

## HB 477

Requires separate voter information document for each proposition and requires additional information in the election order.

## SB 30

Requires separate ballot for construction, acquisition or equipment of:

- a stadium with a capacity of 1,000 or more;
- a natatorium;
- a recreational facility other than a gymnasium, playground or play area;
- a performing arts facility;
- housing for teachers necessary to address teacher shortages; and
- the acquisition or update of technology other than equipment used for school security purposes or technology infrastructure integral to the construction of a facility.

# 2021 Ballot Language

## Proposition A

		NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION A	
FOR	_____	)	THE ISSUANCE OF \$712,400,000 OF BONDS BY THE NORTHWEST
		)	INDEPENDENT SCHOOL DISTRICT FOR SCHOOL FACILITIES AND THE
AGAINST	_____	)	PURCHASE OF LAND, BUSES AND VEHICLES AND LEVYING THE TAX IN
		)	PAYMENT THEREOF. THIS IS A PROPERTY TAX INCREASE.
		)	

## Proposition B

		NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION B	
FOR	_____	)	THE ISSUANCE OF \$8,200,000 OF BONDS BY THE NORTHWEST
		)	INDEPENDENT SCHOOL DISTRICT FOR RENOVATIONS TO THE TRACK
AGAINST	_____	)	AND FIELD COMPLEX (TEXAN STADIUM) AND NORTHWEST ISD
		)	STADIUM AND LEVYING THE TAX IN PAYMENT THEREOF. THIS IS A
		)	PROPERTY TAX INCREASE.
		)	

## Proposition C

		NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION C	
FOR	_____	)	THE ISSUANCE OF \$5,700,000 OF BONDS BY THE NORTHWEST
		)	INDEPENDENT SCHOOL DISTRICT FOR MIDDLE SCHOOL RECREATIONAL
AGAINST	_____	)	FACILITIES AND LEVYING THE TAX IN PAYMENT THEREOF. THIS IS A
		)	PROPERTY TAX INCREASE.
		)	

## Proposition D

		NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION D	
FOR	_____	)	THE ISSUANCE OF \$19,400,000 OF BONDS (WITH A MAXIMUM MATURITY
		)	OF THREE YEARS) BY THE NORTHWEST INDEPENDENT SCHOOL
AGAINST	_____	)	DISTRICT FOR INSTRUCTIONAL TECHNOLOGY AND LEVYING THE TAX
		)	IN PAYMENT THEREOF. THIS IS A PROPERTY TAX INCREASE.
		)	

The NISD tax rate did not increase as a result of the 2021 bond election.

# Four Propositions on 2021 NISD Ballot

## PROPOSITION

# A

### School Facilities & Capital Improvements

## PROPOSITION

# B

### Stadiums

## PROPOSITION

# C

### Other Recreational Facilities

## PROPOSITION

# D

### Technology Devices

2 New Elem. Schools  
2 Replacement Elem. Schools  
1 New Middle School  
1 Replacement Middle School  
NHS Additions & Renovations  
Pre-K Additions  
Repurpose Hatfield E.S. for Administrative Use  
Administrative Building End-of-Life Renovations  
West Operations Renovations  
Land Acquisition  
Capital Improvements -  
(Flooring, Roofs, HVAC, Fire Alarm Panels, Lighting)

Safety & Security  
Technology Infrastructure  
Playground Expansions  
CTE Program Expansions & Additions  
Special Education Classroom Improvements  
Additional Buses

Updates to \*Texan Stadium  
LED Lighting at Stadiums  
Turf Replacement Cycle at Texan Stadium  
Carpet Replacement Cycle at NISD Stadium  
Roof Replacement Cycle at NISD Stadium

*\*Texan Stadium is NISD's track and field complex, located west of the NISD Stadium.*

Tennis & Football Field at M.S. #7  
M.S. Tennis Courts Resurfacing (5)  
Add Tennis Courts at Medlin M.S.

Technology \*Devices for Students and Teachers

*\*NISD currently issues laptops to teachers and Chromebooks to students, grades 6-12.*

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

# Four Propositions on 2021 NISD Ballot

## PROPOSITION

# A

### School Facilities & Capital Improvements

- 2 New Elem. Schools
- 2 Replacement Elem. Schools
- 1 New Middle School
- 1 Replacement Middle School
- NHS Additions & Renovations
- Pre-K Additions
- Repurpose Hatfield E.S. for Administrative Use
- Administrative Building End-of-Life Renovations
- West Operations Renovations
- Land Acquisition
- Capital Improvements - (Flooring, Roofs, HVAC, Fire Alarm Panels, Lighting)

- Safety & Security
- Technology Infrastructure
- Playground Expansions
- CTE Program Expansions & Additions
- Special Education Classroom Improvements
- Additional Buses

## PROPOSITION

# B

### Stadiums

- Updates to \*Texan Stadium
- LED Lighting at Stadiums
- Turf Replacement Cycle at Texan Stadium
- Carpet Replacement Cycle at NISD Stadium
- Roof Replacement Cycle at NISD Stadium

*\*Texan Stadium is NISD's track and field complex, located west of the NISD Stadium.*

## PROPOSITION

# C

### Other Recreational Facilities

- Tennis & Football Field at M.S. #7
- M.S. Tennis Courts Resurfacing (5)
- Add Tennis Courts at Medlin M.S.

## PROPOSITION

# D

### Technology Devices

- Technology \*Devices for Students and Teachers

*\*NISD currently issues laptops to teachers and Chromebooks to students, grades 6-12.*

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

# Challenges

# Recent Elections & Political Climate

- Number of registered voters in NISD has increased from 35,000 in May 2017 to more than 55,000 expected by May 2023.
- Increased scrutiny of public education and school boards.
- Increased number and intensity of organized opposition groups.
- Required ballot language “THIS IS A PROPERTY TAX INCREASE” continues to create communication and trust issues.



# NISD Voter Snapshot

<b>Election</b>	<b>Registered Voters</b>	<b>Turnout</b>
May 2017 Bond	35,666	2,776
November 2020 Bond	50,527	26,000
May 2021 Bond	50,973	6,017
May 2022 School Board	54,937	3,227
May 2023 Bond	55,000+	?



# What other districts are doing?

CONSOLIDATE	SCALE BACK	POSTPONE	ELECTION
<p>Large DFW area district has <b>consolidated</b> some projects but has not cut any projects.</p>	<p>Central Texas area districts report they have <b>scaled back scope</b>, but no projects have been canceled.</p>	<p>A small but growing district south of DFW has <b>postponed</b> a portion of projects in order to fund the highest priority items.</p> <p>Considering a May 2023 bond election.</p>	<p>A nearby district held a bond <b>election</b>, asking for authorization for \$130M for COVID inflation.</p> <p>Voters did not support this measure.</p>





# Example Scale Back

## **ORIGINAL PLAN**

Renovate a 9th grade center to a full high school with a robust CTE addition and a capacity of 2400 students.

## **POTENTIAL REVISIONS**

- Reduce the capacity from 2400 to 2200 students.
- Pare down square footage.
- Reduce CTE addition.
  
- Expecting to reduce the program by \$40 to \$60K.
- Future bond may allow for future expansions.



# From the Godley ISD Website

2021 experienced unanticipated and unprecedented inflation rates in the construction industry.

## COVID Market Impact

### COVID IMPACT ON MARKET ESCALATION

■ BUDGETED PROJECT COST  
■ COVID ESCALATION IMPACT



<b>NEW ELEMENTARY #3</b>   UPDATED COST: \$37,720,967	\$37,720,967	
<b>GODLEY ELEMENTARY</b>   UPDATED COST: \$15,178,514	\$12,188,948	-\$2,989,566
<b>GODLEY INTERMEDIATE</b>   UPDATED COST: \$10,071,137	\$8,087,522	-\$1,983,615
<b>GODLEY HIGH SCHOOL (PHASE 2) (INCL. BB/SB/TENNIS)</b>   UPDATED COST: \$91,064,153	\$68,632,269	\$22,431,884
<b>GODLEY HIGH SCHOOL (PHASE 3)</b>   UPDATED COST: \$32,206,656	\$25,302,255	-\$6,904,401
<b>NEW TRANSPORTATION FACILITY</b>   UPDATED COST: \$4,611,439	\$3,764,557	-\$876,882
<b>GODLEY 5-6 &amp; MIDDLE SCHOOL</b>   UPDATED COST: \$3,576,286	\$2,852,660	-\$723,626
<b>TOTAL (INCL. STADIUM COSTS) 2015 + 2021 BOND</b>   UPDATED COST: \$205,501,178	\$168,924,138	\$36,577,039

Inputs and 'bid price' producer price indexes (PPIs)  
cumulative change in PPIs, April 2020 - November 2021 (not seasonally adjusted)



\*1 Source: Bureau of Labor Statistics, producer price indexes, [www.bls.gov/](https://www.bls.gov/) ©2022 The Associated General Contractors of America, Inc.



# From the Godley ISD Website

- While Godley ISD did plan for some cost escalation when preparing project budgets for the May 2021 bond, there was no way to anticipate the extreme jump that occurred.
- As much as possible, scope is being reduced where it will have little or no impact on the ability for students to be productive learners. This was achieved in large part by delaying some non-growth related projects to a future bond.
- Delayed projects include the reconfiguration of some spaces at the Godley Intermediate and Godley Middle School campuses and reducing finish updates at Godley Elementary. It also postpones some roof and HVAC unit replacements at multiple campuses and delays portions of the addition originally planned behind the visitor side of the stadium.



# Our Options

# 2021 Bond Potential Adjustments



PROPOSITION A					
GROWTH (New Facilities, Additions, & Land)	Year to Open	Estimated Total Project Cost	Estimated Construction Cost	Construction Contract/Budget	Difference
Elementary School #22	2023	\$42,450,998	\$ 31,753,902	\$ 37,491,000	(\$ 5,737,098)
Elementary School #23	2024	\$45,798,768	\$ 34,258,078		
Middle School #7	2023	\$81,366,837	\$ 68,181,256	\$ 69,500,000	(\$ 1,318,744)
Replacement School - Hatfield	2022	\$40,341,710	\$ 32,653,140	\$ 35,802,000	(\$ 3,148,860)
Replacement School – Seven Hills	2022	\$40,279,606	\$ 32,347,692	\$ 43,930,786	(\$ 11,583,094)
2022 Pre-K Classrooms (7 ES)	2022	\$8,532,893	\$ 6,336,000		
2024 Pre-K Classrooms (4 ES)	2024	\$4,905,939	\$ 3,621,000		
Pike Replacement Middle School	2024	\$94,617,393	\$70,800,000	\$ 80,000,000	(\$ 10,800,000 )
Northwest HS Additions & Reno.	2025	\$160,334,637	\$123,145,000	\$ 170,000,000	(\$ 46,855,000 )
2022 Land acquisition	2022	\$10,971,956			
2023 Land acquisition	2023	\$5,918,613			
Hatfield ES Renovation to Admin.	2024	\$18,397,589	\$14,668,000		
Central Admin Renovation	2024	\$17,009,622	\$13,562,000		

Move to 2023 Bond to Re-capture Funds

Estimated at \$80,000,000

Estimated at \$170,000,000

Move to 2023 Bond to Re-capture Funds

Total Recaptured = \$81,205,979

Total Need = \$79,442,796

# Option 1

Move the following projects to the 2023 bond program:

- Elementary School #23 (scheduled to open 2024) - \$45,798,768
- Hatfield ES Renovation to Admin (Const. to begin Fall 2023) - \$18,397,589
- Central Admin Renovation (Const. to begin Fall 2023) - \$17,009,622
- Total amount re-captured - \$81,205,979



# Option 2

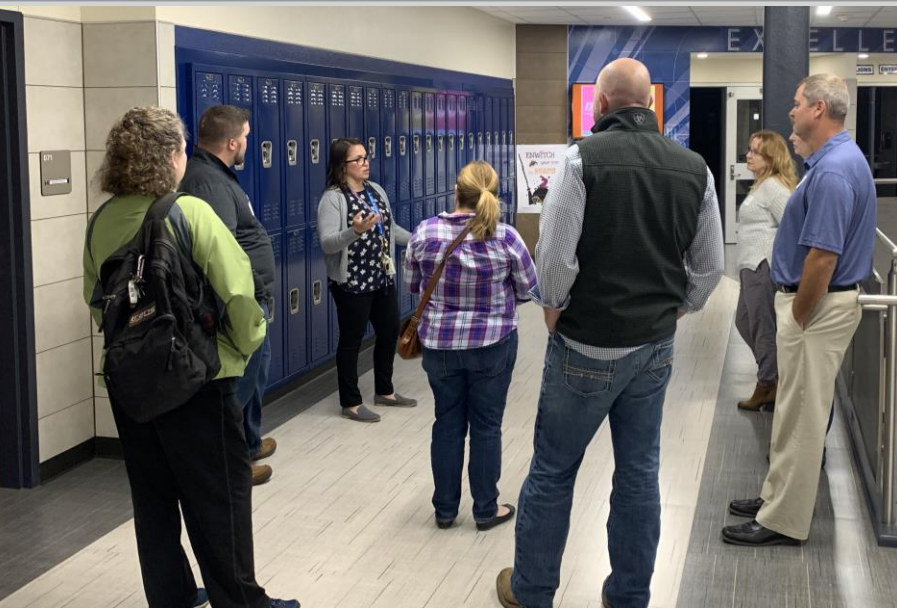
Keep all 2021 projects and add additional funds in the 2023 Bond to cover construction escalation. Estimated additional funds needed:

- Elementary School #22 - \$5,737,098
- Middle School #7 - \$1,318,744
- Hatfield Replacement School - \$3,148,860
- Seven Hills Replacement School - \$11,583,094
- Pike Replacement Middle School - \$10,800,000
- Northwest HS Additions & Reno. - \$46,855,000
- Elementary School #23 (scheduled to open 2024) - \$8,500,000
- Hatfield ES Renovation to Admin (Const. to begin Fall 2023) - \$5,800,000
- Central Admin Renovation (Const. to begin Fall 2023) - \$5,400,000
- Total amount needed - \$100,905,979



# **Next Steps with the Long Range Planning Committee**

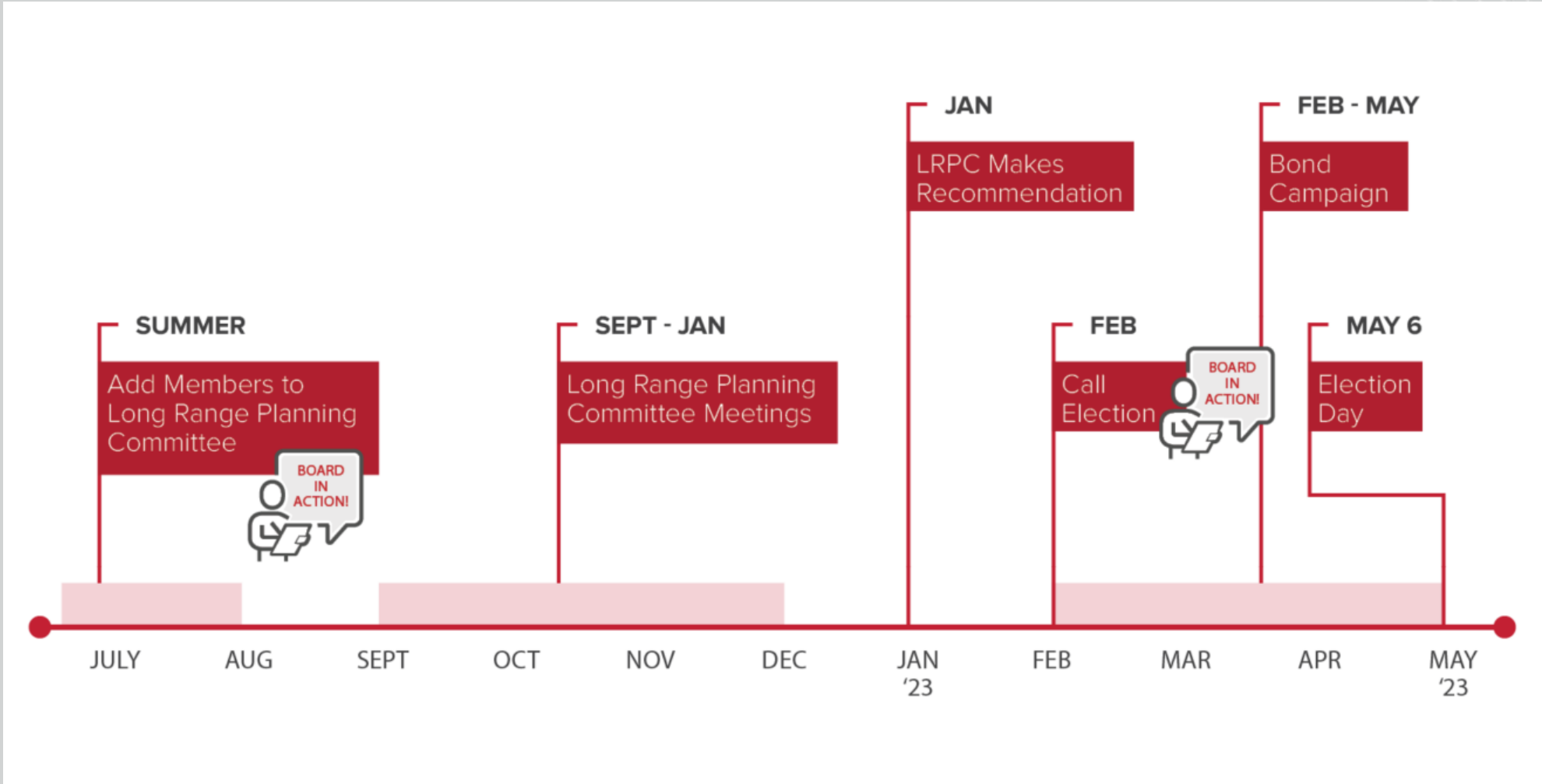




# LRPC Bond Planning

- Transparent
- Representative
- Diversity of Voices
- Consensus
- Ownership

# May 2023 Bond Timeline



# LRPC Schedule

Meetings will take place in the evenings, last approximately 2 hours and rotate through the district. Tentative dates are as follows:

<b>Meeting #1</b>	<b>Tuesday, September 13</b>	<b><i>Legacy Learning Center</i></b>
<b>Meeting #2</b>	<b>Tuesday, September 27</b>	<b><i>Berkshire Elementary School</i></b>
<b>Meeting #3</b>	<b>Tuesday, October 11</b>	<b><i>Justin Elementary School</i></b>
<b>Meeting #4</b>	<b>Tuesday, October 25</b>	<b><i>Adams Middle School</i></b>
<b>Meeting #5</b>	<b>Tuesday, November 8</b>	<b><i>Chisholm Trail Middle School</i></b>
<b>Meeting #6</b>	<b>Tuesday, November 29</b>	<b><i>Eaton High School</i></b>
<b>Meeting #7</b>	<b>Tuesday, December 13</b>	<b><i>Northwest High School</i></b>
<b>Meeting #8</b>	<b>Tuesday, January 10</b>	<b><i>Legacy Learning Center</i></b>



# Discussion