

Real Estate Strategic Initiative

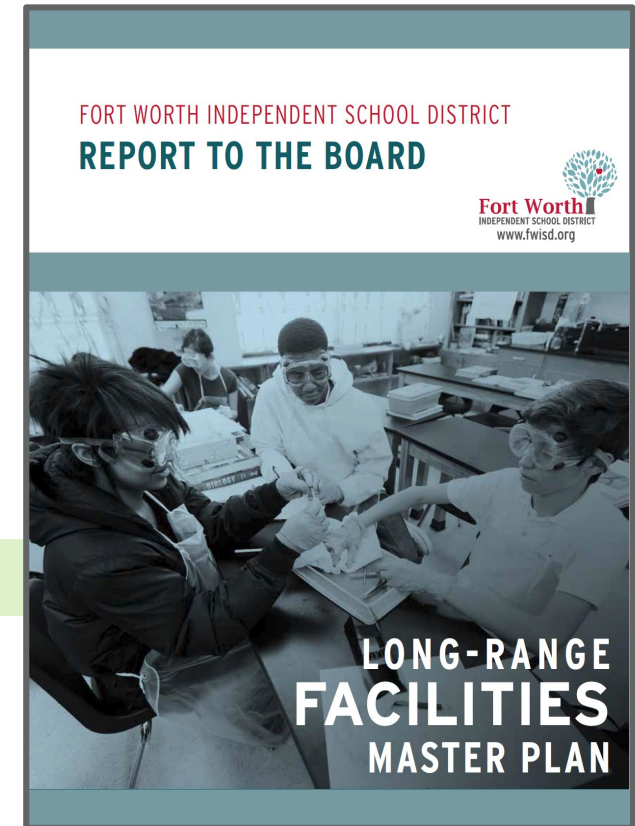
Fort Worth ISD Special Board Meeting
Tuesday, August 9, 2022
5:30 P.M.





Guiding Principles

- 1.1 Instruction Drives Construction
- 1.2 Academic Adequacy & Functional Equity in Facilities
- 1.3 Health & Safety
- 1.4 Security
- 1.5 Extra & Co-Curricular Adequacy Support
- 1.6 Optimal Asset Utilization**
- 1.7 Protection & Management of Financial Investment
- 1.8 Environmental Stewardship, Sustainability & Historic Legacy
- 1.9 Community Engagement



Facilities Master Plan (FMP)



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FMP = 3 Parallel Initiatives

Pyramid Planning and Realignment

- Refresh old boundary lines
- Keep class cohorts together
- Align resources for planning and consistency
- Plan for population change and maintain efficient utilization
- **Repurpose Existing Facilities**

Capital Improvement Programs

- Modernize Aging Infrastructure
- Bring our facilities to today's standards
- HS First, MS & ES Next
- Replacements Schools = get as many students in new square footage as possible
- **Repurpose Existing Facilities**

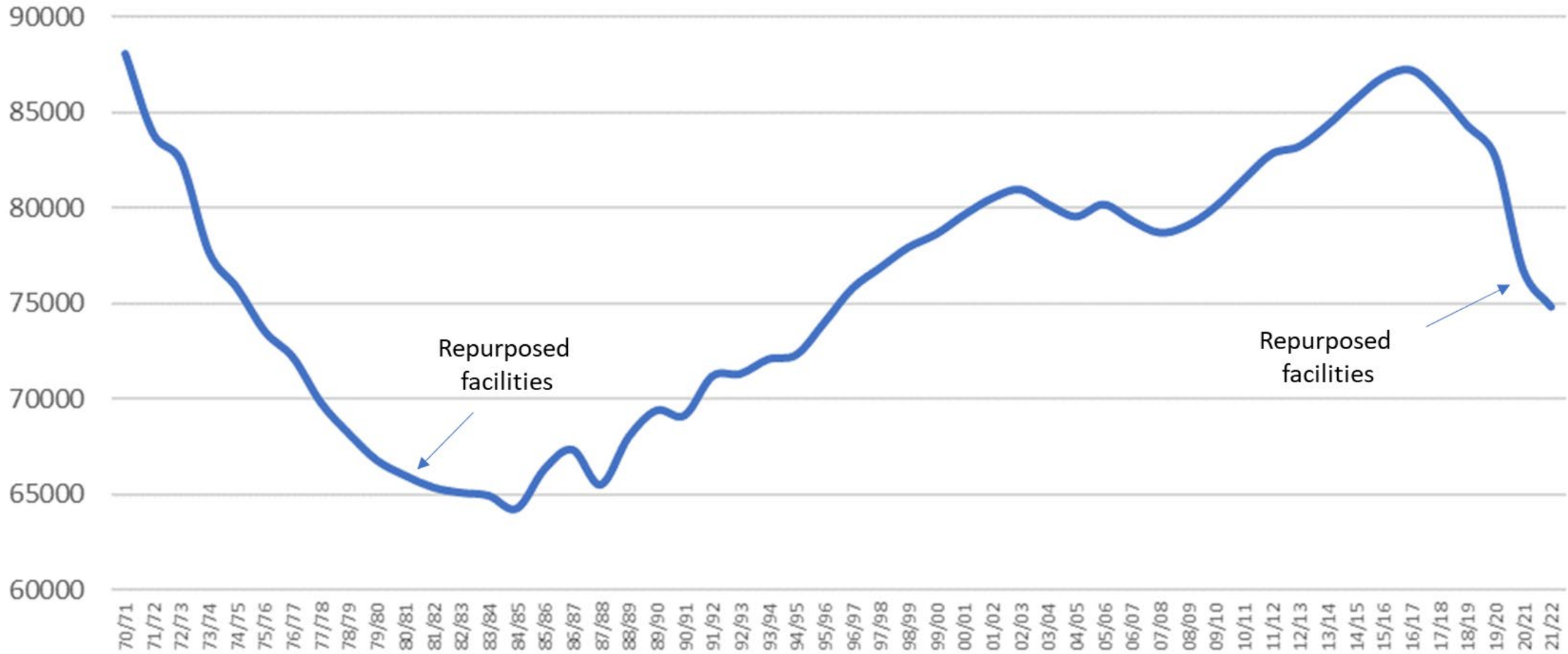
Strategic Real Estate

- Right-size FWISD Assets
- Monetize outdated buildings
- Buy land in growth areas
- Decentralize non-instructional resources
- **Repurpose Existing Facilities**

FWISD 50-year Enrollment History



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Optimal Asset Utilization



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Educational Facilities





Board Action - October 23, 2018

- Plan to address the need for timely acquisition, design, and construction of facilities
- Administrative Facilities Project to improve efficiency
- **Board Approval of Professional Services:**
Legal, Financial Advisory, and Real Estate Development

Real Estate Strategic Plan



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September 24, 2019

Board Approval of Real Estate Brokerage Services

“Building a Smarter Future for FWISD”

Process to identify and monetize outdated, inefficient and/or underutilized non-instructional resources.

18

Properties
Reviewed
200+ Acres

11

Properties
Identified
516,751 SF

8

Properties
Sold
422,276 SF

3

Properties
On Hold
120,475 SF

Surplus Property Declarations



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Board Action - May 12, 2020

- Central Administration Site Properties (Including Board of Education, Warehouse, Security, CIP, Metro and Maintenance)
- 4201 Lafayette Street (Thomas Place Community Center)
- 1066 W. Magnolia Building and Parking Lot
- 3150 McCart Avenue (Professional Development Center) **POSTPONED**
- NW Corner of Wichita Street and I-20 (Land Up to 5 Acres) **POSTPONED**
- 840 Cooks Lane South of Lowery Road (Land) **PENDING**

Property Sales



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Address of Sold Parcels:	Sale Proceeds	Date Sold
100 N. UNIVERSITY DRIVE	\$ 4,969,196.08	10/30/2020
300 & 3008 SHOTTS STREET	\$ 706,097.45	10/30/2020
2808 TILLAR STREET	\$ 4,477,614.97	10/30/2020
2720 CULLEN STREET	\$ 3,401,321.28	10/30/2020
2901 SHOTTS STREET	\$ 2,359,792.87	10/30/2020
2821 CULLEN STREET	\$ 1,067,293.65	10/30/2020
2801-2809 CULLEN STREET	\$ 1,067,245.65	10/30/2020
4201 LAFAYETTE ST	\$ 1,479,950.00	12/10/2020
1066 MAGNOLIA	\$ 2,603,020.81	12/29/2020
Total Proceeds from Sales:	\$ 22,131,533.00	



2017 Capital Improvement Program

- 4865 Briarhaven (Overton Park) – 6 acres
- Vincennes/Dillard/Willie (YMLA) – 1.145 acre
- Ventana (Westpark Relief) - 15 acres
- 1901 RM RD 2871 (Vacant) - 15 acres
- 11553 Benbrook Blvd (Vacant) - 14 acres
- Andrews Property/Bus Barn (Vacant) – 31.3 acres



Repurposed Facilities

- **Handley:** Metro/Middle Level, Support Services, JROTC, FWAS
- **MG Ellis:** Special Education, Parent Partnerships, Counseling
- **Rosemont 6th:** Applied Learning Academy
- **Middle Level (Valentine):** International Newcomer Academy
- **PDC:** Capital Improvement and ADQ
- **Applied Learning Academy:** New Central Administration
- **Renovated Lubbock Facility:** Maintenance and Technology

Cost Savings (Repurposed Facilities)



Total Annual Cost Savings = \$7,305,961

- **Rosemont 6th**
\$742,003 Administrative
- **Rosemont Elementary**
\$460,544 Administrative
- **Handley**
\$573,687 Administrative
- **Metro/Middle Level Consolidated**
\$1,901,995 Administrative/Instructional
\$122,634 Custodial
\$32,171 CNS
\$33,174 Utilities
- **MG Ellis**
\$480,901 Administrative
\$68,993 CNS
- **Como Montessori**
\$2,617,794 Administrative/Instructional
\$137,929 Custodial
\$83,380 CNS
\$50,756 Utilities

RIGHTSIZING

New Central Administration Site



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Academy Building
7000 Camp Bowie Boulevard

140,000 square feet

12 acres

Year Built 1962

Parking Capacity - 160

Purchased in 1998

Relocations:
INA, ALA, Special Ed Offices



New Central Administration Building



A New Standard for FWISD Facilities

FALL 2023



Westpark Relief Elementary School at Ventana

A New Standard for FWISD Facilities



A New Standard for FWISD Facilities

Young Men's Leadership Academy



**A New Standard for
FWISD Facilities**

Questions



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