Bond Planning Committee

Meeting #4
November 6, 2025

Committee Charge

The 2025–2026 Birdville ISD Bond Planning Committee will:

- Consider the educational needs of all students and align with the district's mission, vision, and strategic objectives.
- Represent the entire community, its values, and investment in their hometown schools.
- Assess and prioritize the district's current and long-term facility needs, including new construction, renovations, equipment/system life cycles, and capital improvements.
- Bring forward recommendations to the Board of Trustees for addressing the district's facility needs to support high-quality instruction and advancement of student programs.

Agenda

- Welcome
- Committee Charge
- Norms & Process Overview
- Demographic Report
- Project Priority Presentation
- Homework Assignment
- Closing

Housekeeping

- All relevant materials and information will be distributed to you as handouts and/or posted on the Bond and Facility Planning Committee webpage.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The Birdville ISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.

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Ground Rules



- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

Q&A Process

- Each table will discuss the information presented and select one question to ask.
- Unanswered questions or concerns will be placed on the “parking lot” to be answered later via email.

Meeting Overview

- Meeting #1 - Oct 7
  - Welcome & Introductions
  - Committee Charge
  - Norms & Process Review
  - Prior Bond Projects Update
  - School Finance 101

- Meeting #2 - Oct 28
  - Program Update: CTE/BCTAL
  - Instructionally Aligned Spaces
  - Facilities Condition Assessment

- Meeting #3 - Nov 1
  - Facility Tours

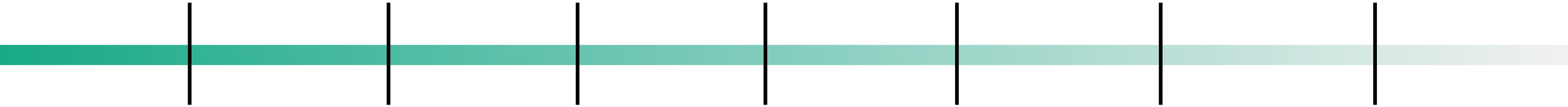
- **Meeting #4 - Nov 6**
  - **Demographic Report**
  - **Project Priority Presentation**
  - **Project Priority Worksheet**

- Meeting #5 - Nov 18
  - Financial Advisor Presentation
  - Project Priority Worksheet and Table Vote

- Meeting #6 - Dec 8
  - Bond Package Development
  - SWOT Analysis regarding potential bond

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Consensus and Gradients of Agreement . . .



ENDORSEMENT
"I like it."

ENDORSEMENT WITH A MINOR POINT OF CONTENTION
"Basically, I like it."

AGREEMENT WITH RESERVATIONS
"I can live with it."

ABSTAIN
"I have no opinion."

STAND ASIDE
"I don't like this, but I don't want to hold up the group."

FORMAL DISAGREEMENT, BUT WILLING TO GO WITH MAJORITY
"I want my disagreement noted in writing, but I'll support the decision."

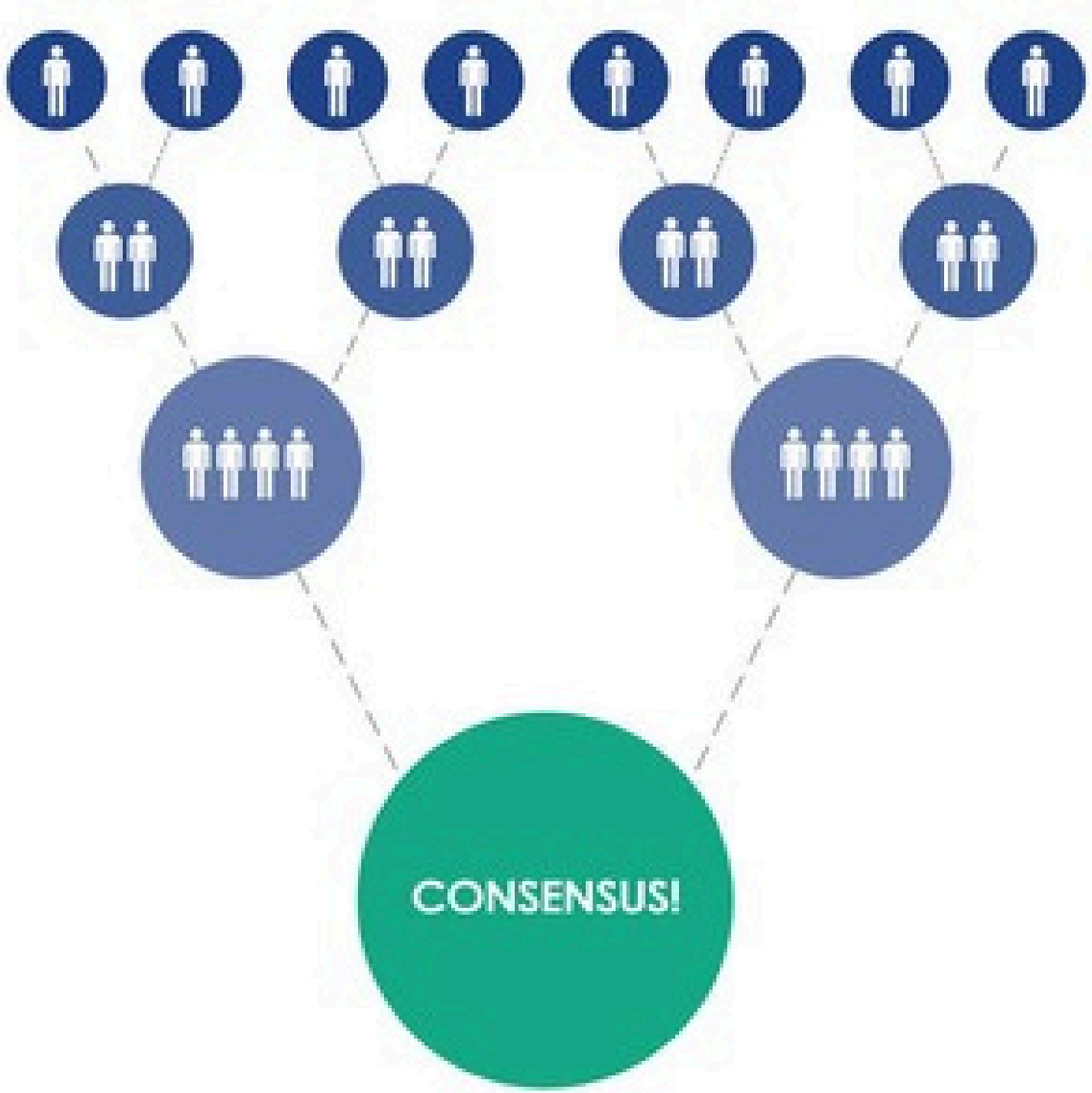
FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY
"I don't want to stop anyone else, but I don't want to be involved in implementing it."

BLOCK
"I veto this proposal."

This scale makes it easier for participants to be honest. Using it, members can register less-than-whole-hearted support without fearing that their statement will be interpreted as a veto.

Dynamics of Group Decision-Making





Consensus Building Model

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Zonda™
Demographics

Birdville Independent School District

Fall 2025 Enrollment and Housing Report

Zonda’s demographic division, formerly Templeton Demographics, was established in 2006 and has been assisting public schools with demographic services for over 18 years. From day one, our mission has been to continually improve and provide accurate and timely data combined with outstanding consulting services. The fusion of demographics with unparalleled housing data from Zonda has made us a leader in the market. The data provides an in-depth look at how the impact of housing and development influences decisions made now and in the future across the nation. The 12 dedicated employees in our division work diligently to provide the best possible data and enrollment projections to helpyou make informed decisions for your school system.

Zonda™
Demographics

We are the #1 demographer in the state of Texas and now work with clients in Arkansas, Colorado, Georgia, Missouri, Oklahoma, North Carolina and South Carolina.



Zonda™
Demographics

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Economic Conditions
Local Economic Data

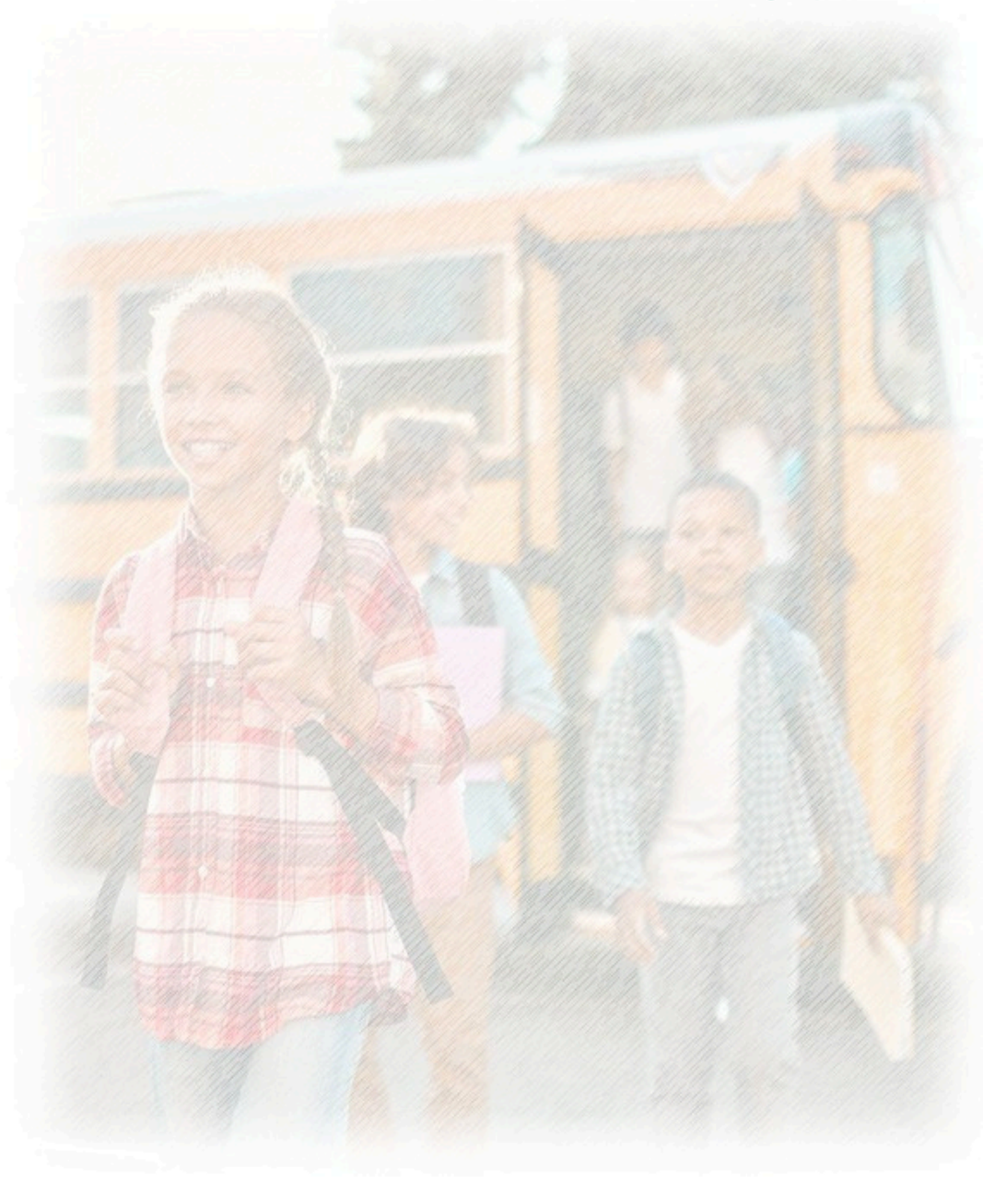
Single-Family Housing
National Market Information & Area Sales Data

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District Housing Activity Information

Multifamily
Student Yield Analysis

Enrollment – State Trends & Data
Student Mobility & Birthrates

Enrollment Forecast
10 Year Forecast & Campus Projections



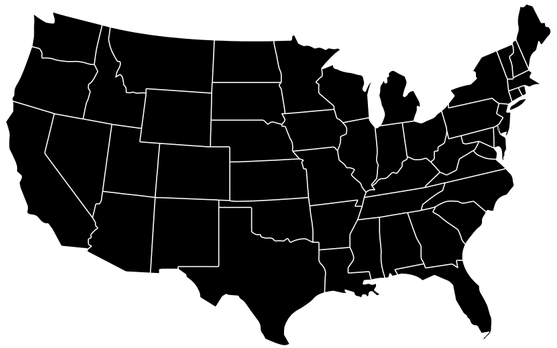
Economic Conditions

Local Economic Data

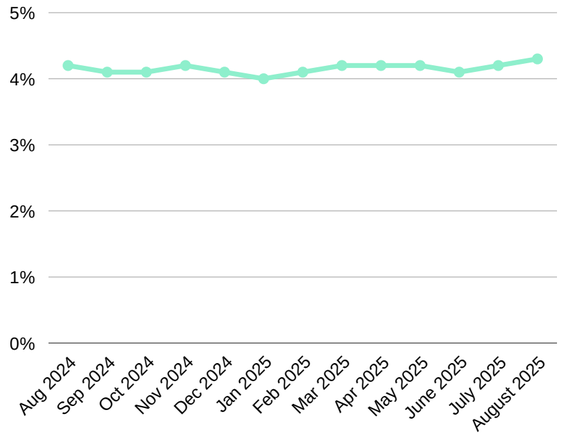
National & State
Economic Conditions

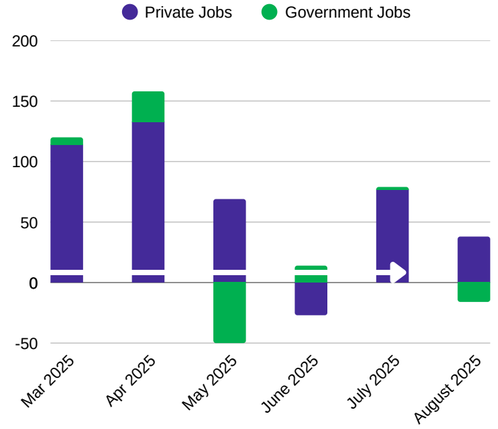
Zonda Demographics

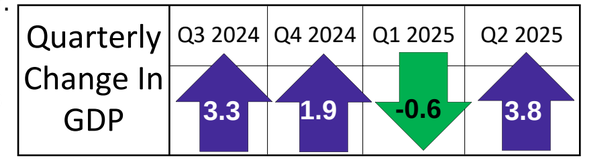
National Economic Conditions

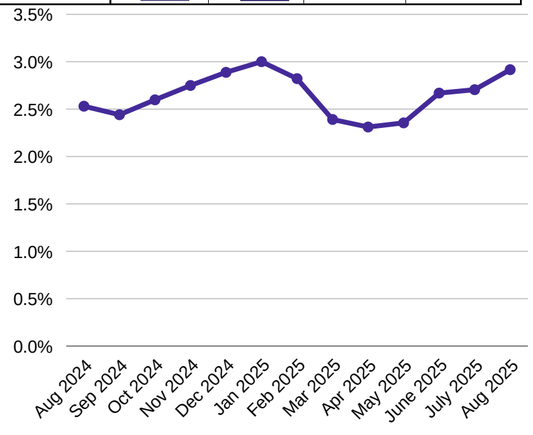


The national unemployment rate has remained tightly range-bound around 4.0-4.3% over the past year. The current year's monthly payroll numbers peaked in April and appears to have slowed into August. Core inflation rates have been slowing and approaching desired long-range rate expectations. The GDP after moderating from mid-2024, slowed into early 2025, but the 2nd quarter inflation data remains higher than the target rate.







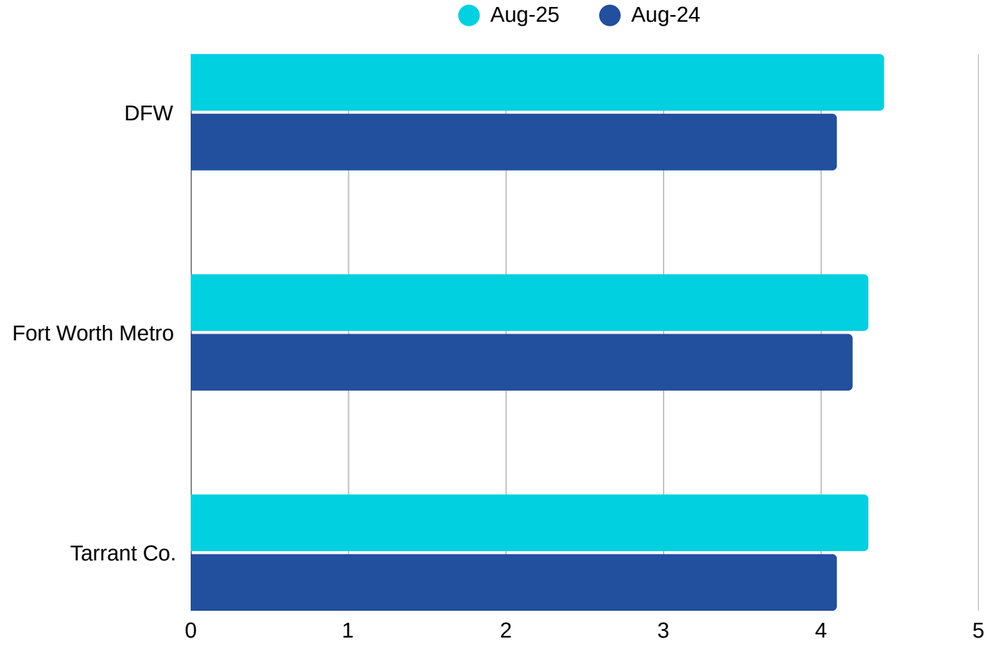


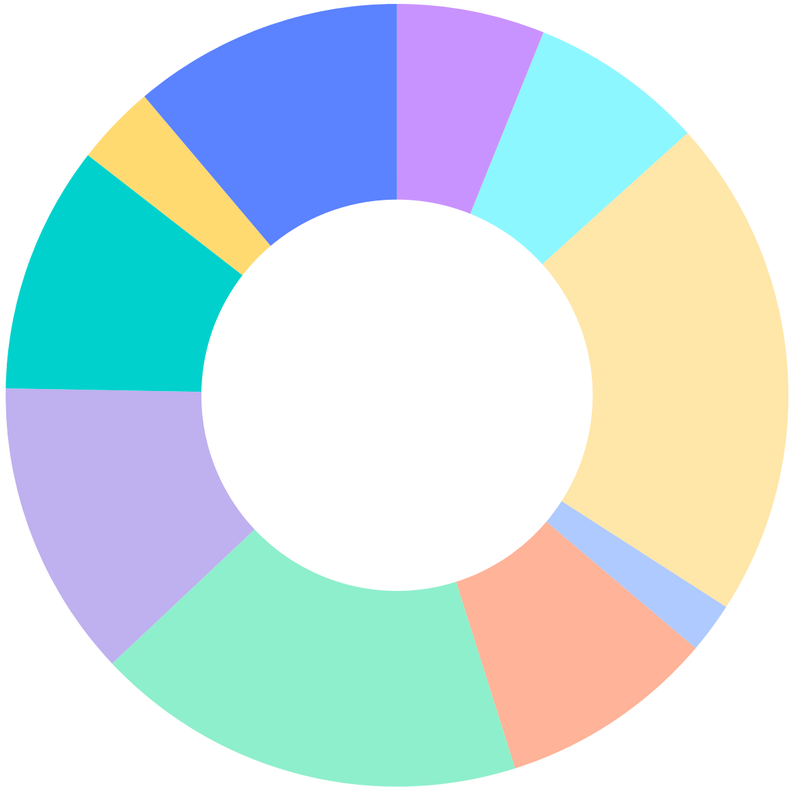
Source: US BLS; US BEA

Local
Economic Conditions

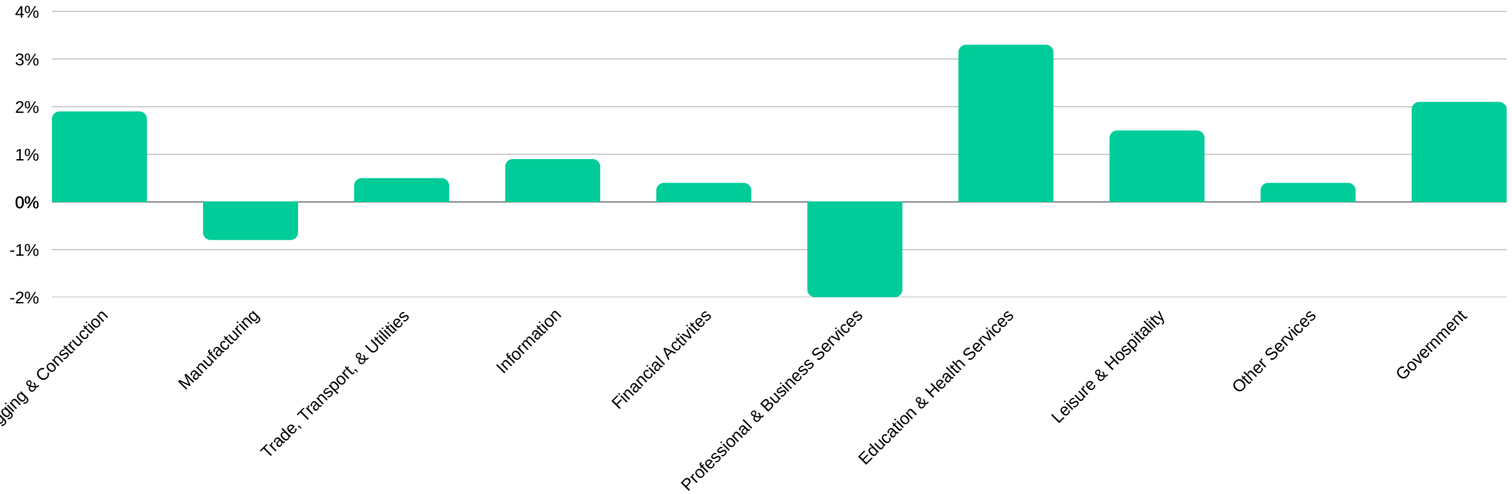
Zonda Demographics

- Unemployment levels in the region have decreased approximately 0.1% to 0.2% from last year numbers
- 33,882 jobs have been added in the area over the past 12 months
- Largest employers in the area were related to Trade, Transportation, & Utilities, as well as Professional & Business Services sectors
- Sector with the greatest increases in job numbers over the past year was in the Education and Health Services sector
- The largest decline this past year was in Professional & Business Services the last 12 months





All Industry Sectors	Aug-2024	Aug-2025	YOY Change
(DFW MSA) Total Nonfarm Employment #s	4,271,300	4,298,600	0.6%



Source: US BLS; US BEA

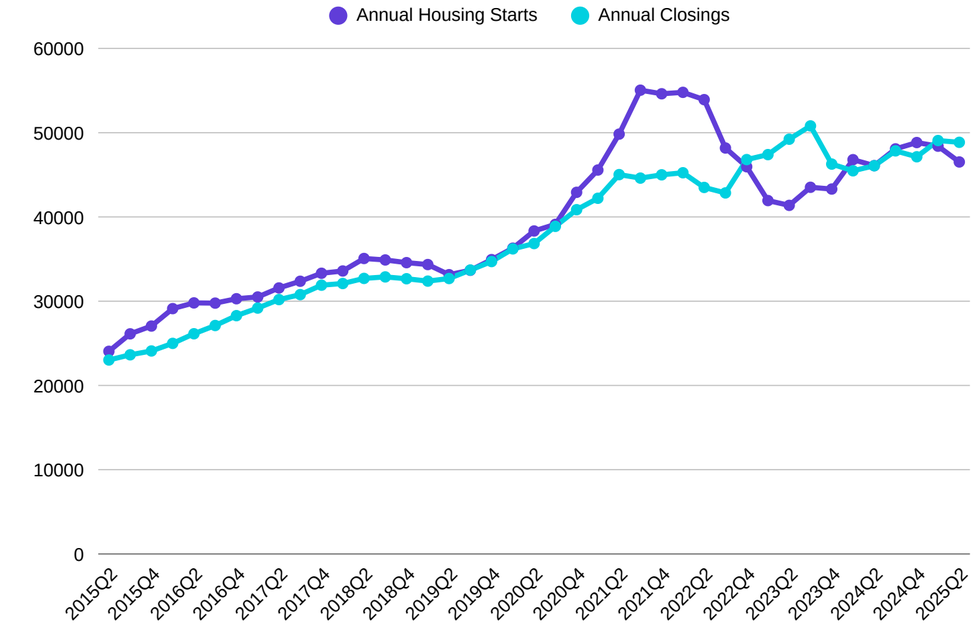
Single-Family Housing

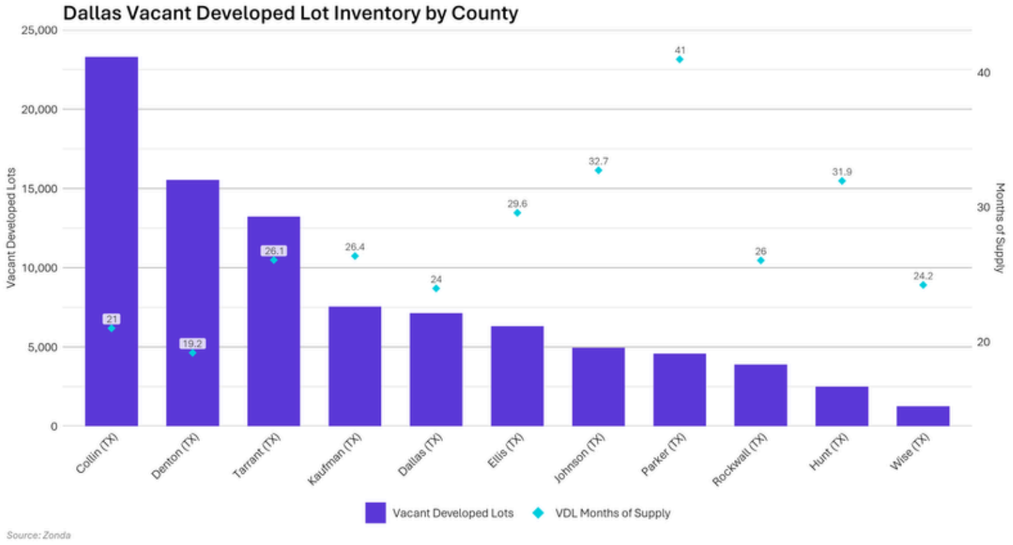
National Market Information & Area Sales Data

Regional Housing Market Conditions

Single-Family Housing







Dallas/Fort Worth maintains an average monthly sales rate of 2.1 net monthly sales per community among active projects.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

Collin County leads the region in vacant developed lots supply with over 22,500 lots currently available to build on.

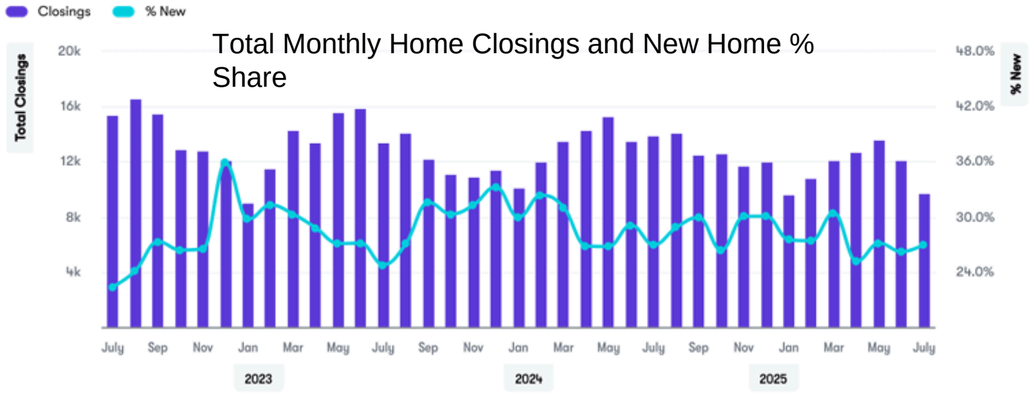
Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.

Regional Housing Market Conditions

Single-Family Housing

Zonda Demographics





	Builder	Avg. Price	Market Share	Annual Closings	Remaining Units
	Average/Totals	**$468,344**	**59.4%**	**15,013**	**3,313**
1	D.R. Horton	$377,754	16.3%	4,110	8,818
2	Lennar	$341,829	12.7%	3,208	5,518
3	Green Brick Partners	$490,835	6.9%	1,741	4,247
4	Meritage Homes	$380,006	4.8%	1,201	1,427
5	Bloomfield Homes	$528,194	4.5%	1,142	4,050
6	Highland Homes	$714,801	3.5%	893	1,809
7	Ashton Woods Homes	$388,211	3.1%	780	1,970
8	First Texas Homes	$621,217	2.7%	691	2,549
9	PulteGroup Inc.	$438,521	2.6%	662	1,726
10	M/I Homes	$402,073	2.3%	585	1,019

Dallas - Ft Worth - Arlington MSA experienced 40,319 new home closings in the last 12 months, a decrease of -10.4%.

Among Texas' four major markets, one market (San Antonio) is overperforming, two markets (Dallas and Houston) are average, and one market (Austin) is underperforming in terms of new home sales adjusted for supply and seasonality.

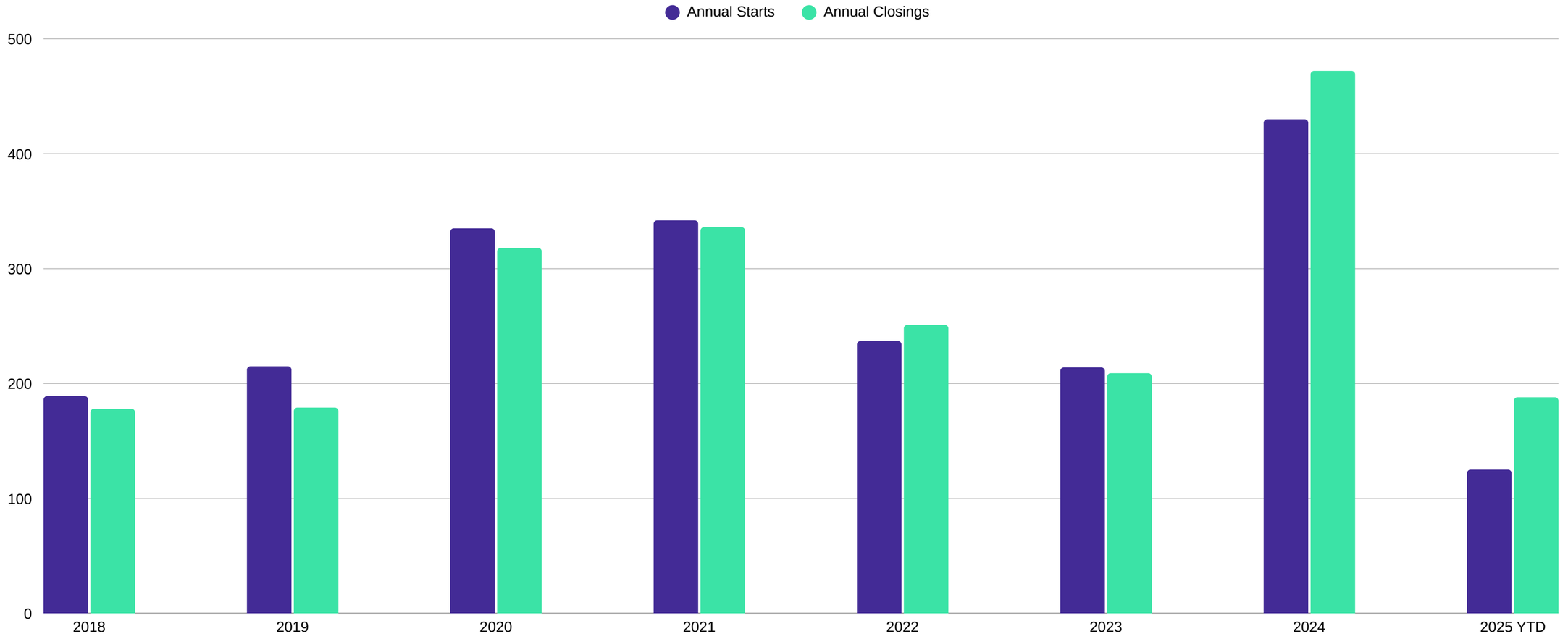
Of the Top 10 builders in the Dallas-Ft Worth-Arlington MSA, D.R. Horton and Lennar have 29% of the market.

Builder surveys report that affordability and consumer confidence are keeping consumers on the sidelines leading to tempering of new home activity.

Birdville ISD New Home Activity

Single-Family Housing

Zonda Demographics



Starts	2018	2019	2020	2021	2022	2023	2024	2025
1Q	28	20	76	94	69	30	176	64
2Q	63	56	69	100	68	50	120	31
3Q	51	78	67	77	40	67	60	30
4Q	47	61	123	71	60	67	74	
Total	**189**	**215**	**335**	**342**	**237**	**214**	**430**	**125**

Closings	2018	2019	2020	2021	2022	2023	2024	2025
1Q	50	35	49	59	52	72	78	42
2Q	57	40	96	94	76	71	150	88
3Q	38	57	92	102	66	33	154	58
4Q	33	47	81	81	57	33	90	
Total	**178**	**179**	**318**	**336**	**251**	**209**	**472**	**188**

Source: Zonda

Birdville ISD New Home Activity by Elementary Zone

Single-Family Housing

Zonda Demographics

ELEMENTARY	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	U/C	INV	VDL	Future
ACADEMY AT CARRIE F THOMAS	0	0	0	0	0	0	0	0
BIRDVILLE	0	0	0	0	0	0	0	0
BINION	131	14	165	41	15	49	45	0
CHENEY HILLS	3	0	19	0	0	0	0	57
FOSTER VILLAGE	0	0	0	0	0	0	0	0
FRANCISCO	0	0	0	0	0	0	0	0
GREEN VALLEY	2	0	0	0	2	2	3	93
HARDEMAN	0	0	0	0	0	0	0	27
HOLIDAY HEIGHTS	0	0	0	0	0	0	18	14
MULLENDORE	2	0	2	0	1	3	3	0
NORTH RIDGE	1	0	1	0	0	0	1	0
PORTER	0	0	3	0	0	0	0	0
SMITH	0	0	0	0	0	0	0	0
SMITHFIELD	8	4	10	4	4	6	7	127
SNOW HEIGHTS	0	0	0	0	0	0	0	0
SPICER	0	0	0	0	0	0	0	0
STOWE	42	12	64	13	12	26	75	0
WALKER CREEK	9	0	14	0	4	8	7	267
WATAUGA	0	0	0	0	0	0	0	0
WEST BIRDVILLE	0	0	0	0	0	0	0	0
GRAND TOTAL	**198**	**30**	**278**	**58**	**38**	**94**	**159**	**585**

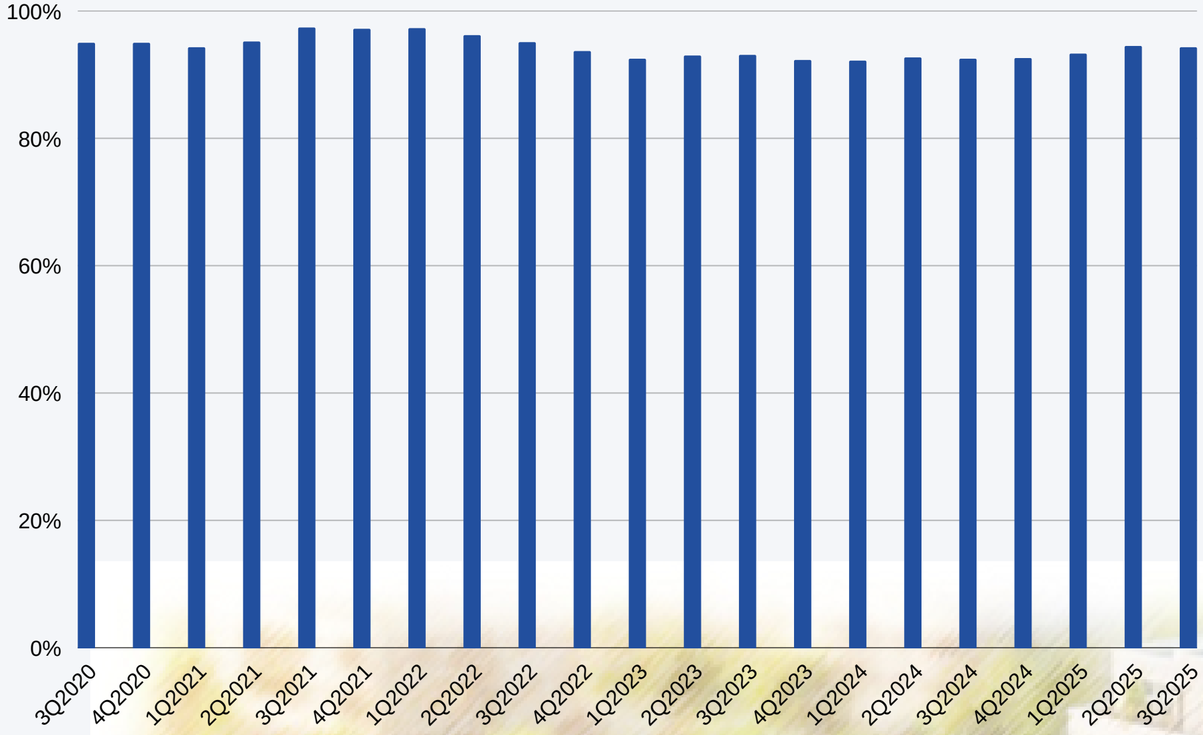
Highest activity in the category

Second highest activity in the category

Apartment Profile

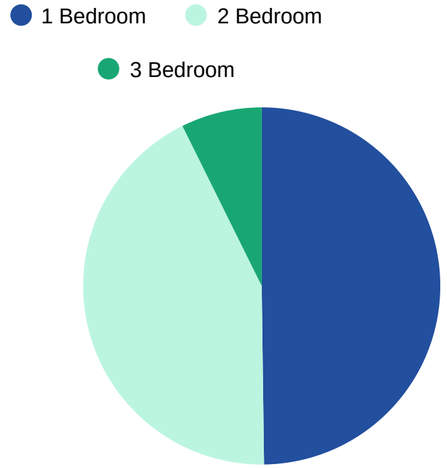
Multifamily Housing – Regional

Occupancy has decreased by about 0.7% from 2020, though this is an increase from the lowest points in 2024.



Submarket represents Northeast Fort Worth, North Richland Hills, and Haltom City. Senior product is excluded.

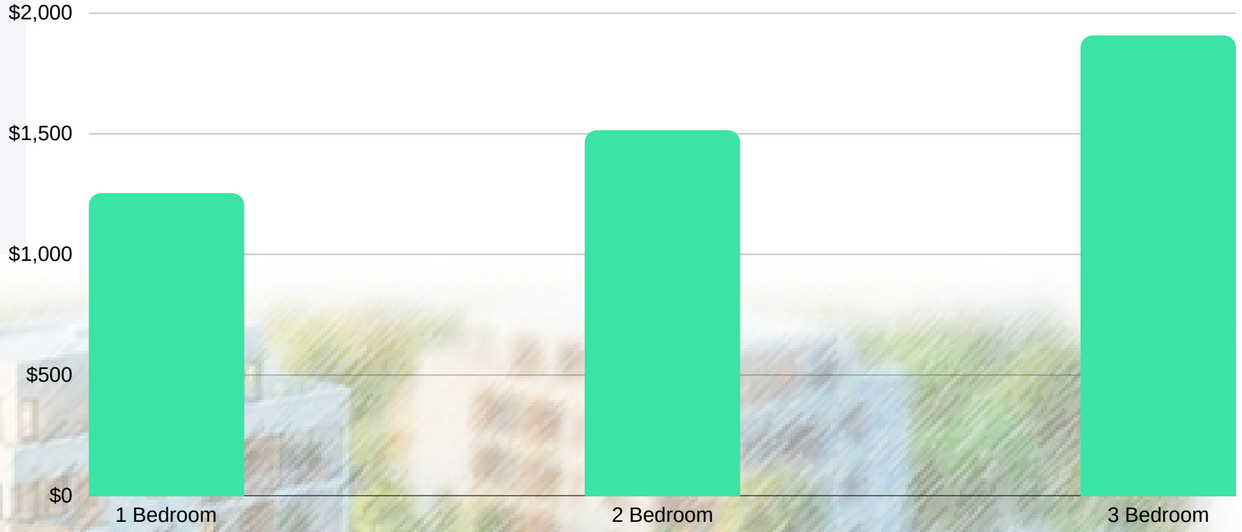
Multifamily Bedroom Mix



Average Age of Apartment Buildings in the Submarket

35 years
(Avg. 1989)





Source: ALN & Realpage Apartment Data

District Apartments' Student Yield

Multifamily Housing



Student Yield – The number of students enrolled in school divided by the total number of housing units being evaluated in a specific area.

The average yield within the overall District is approximately .275.

Total Multifamily Student Yield Analysis –

Total Number of Apartment Units included in Market Study	Number of Students Enrolled in school in the Apartment Units	Yield
16,222 Units	4,464 Students	0.275

Age of Apartment Building & Yield –

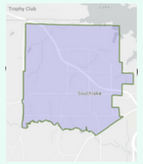
Prior to 1982	1983 - 1995	1996 - 2010	2010 - Current
0.347	0.170	0.249	0.137

Demographics

District Demographic Data/Statistics



Fall 2025 Birdville ISD Enrollment and Housing Report

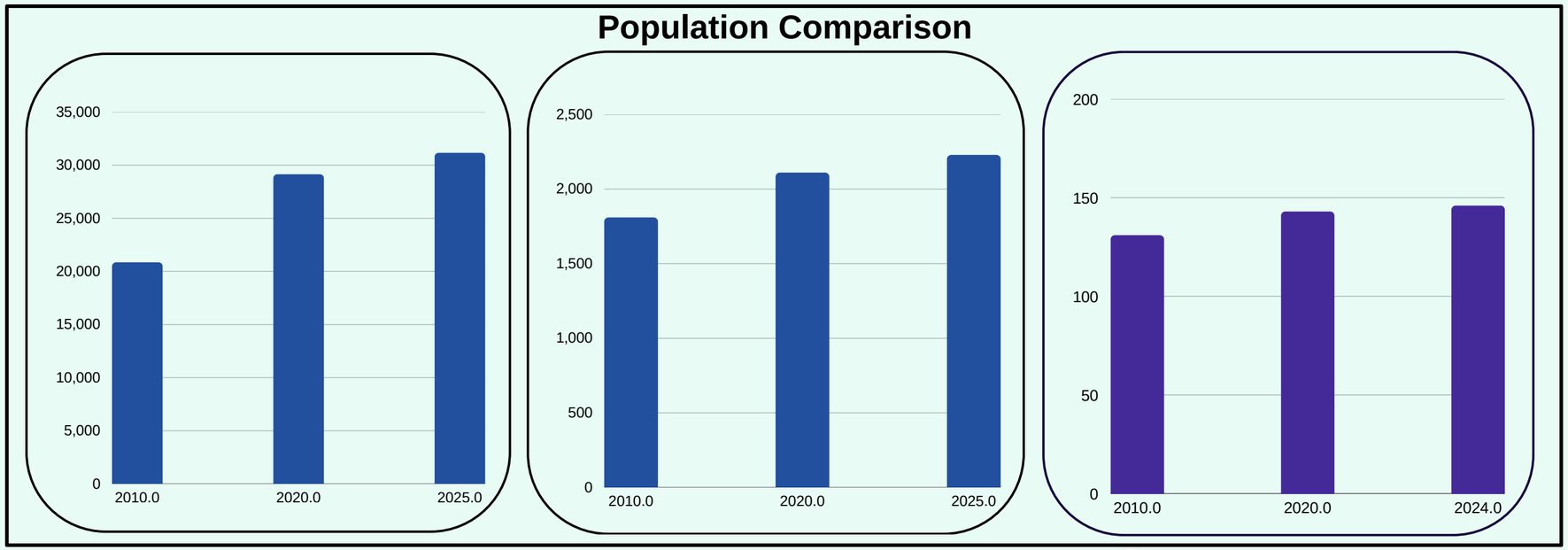


District Demographic Snapshot

Demographics

Zonda Demographics

Population Comparison



Population by Generation

- G — 3.8% — Greatest Gen: Born 1945/Earlier
- B — 18.9% — Baby Boomer: Born 1946 to 1964
- X — 17.2% — Generation X: Born 1965 to 1980
- M — 28.7% — Millennial: Born 1981 to 1998
- Z — 19.2% — Generation Z: Born 1999 to 2016
- A — 12.2% — Alpha: 2017 to Present

Commuters

Approx.
5.9%
Spend 5+ hours commuting to and from work per week

Age/Income

Median Age: 37.7

Median Household Income: $77,612

85	Wealth Index
77	Housing Affordability
79	Diversity Index

Education

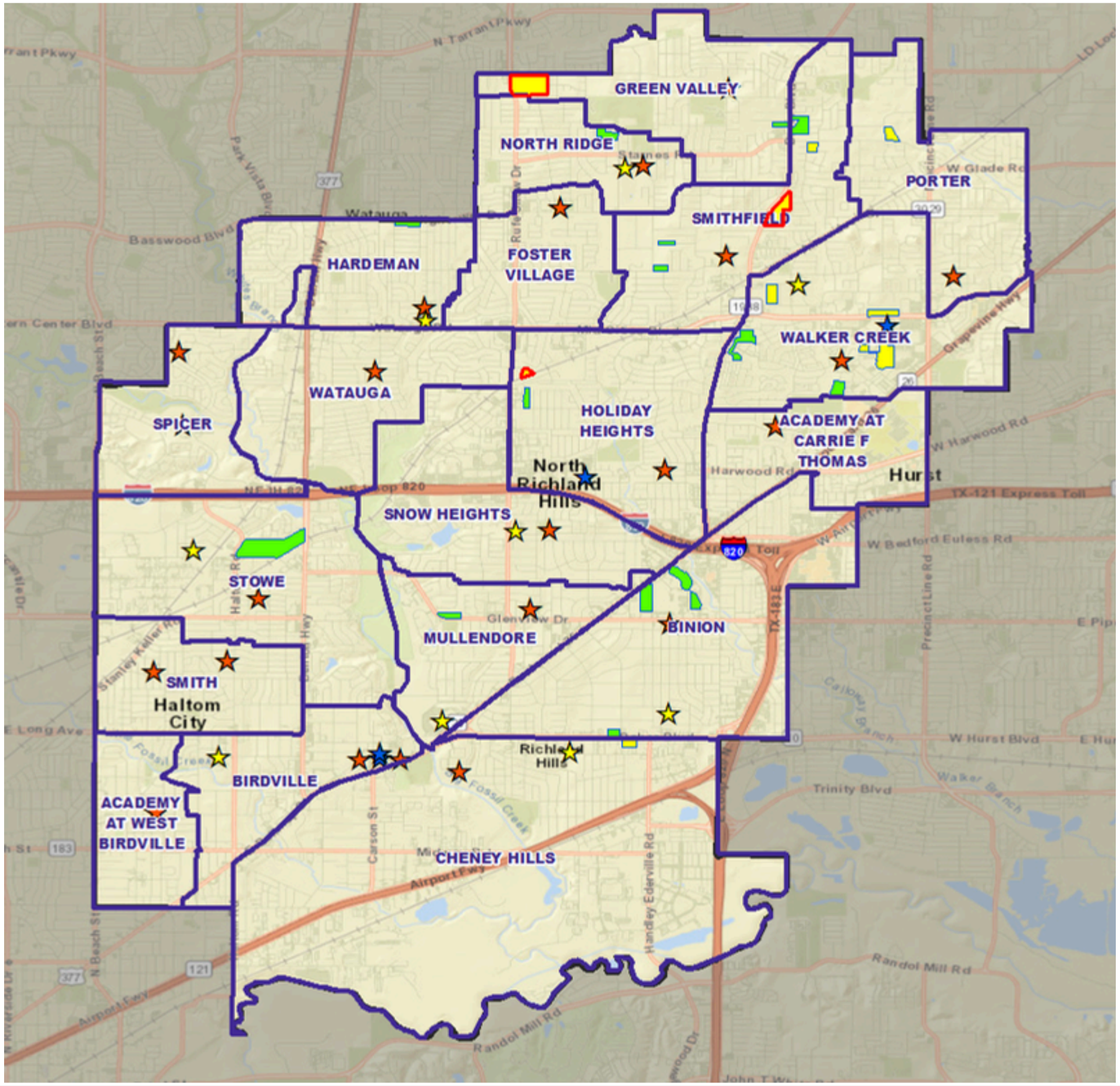
- 11.1% — No High School Diploma
- 30.1% — High School Graduate
- 30.4% — Some College/ Associate's Degree
- 27.3% — Bachelor's/Grad/ Prof Degree

Source: This infographic information contains data provided by Esri (2024), Esri-U.S. BLS (2024), ACS (2018-2022).

***62% Drive Alone to Work**

Single-Family Housing Construction

District Housing Activity Information



Zonda Demographics

District Future Housing Overview

- The district has 15 active subdivisions with approximately 40 homes under construction and 160 lots ready to be built on
- Within BISD there are currently nine potential future subdivisions totaling appx. 640 single family lots
- Groundwork is underway on more than 170 lots within three subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

The following pages highlight major and new developments

District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

October





Willow Springs

- 63 total future lots
- Final plat approved December 2024
- Groundwork underway on all lots
- Developer: Lakeview Development
- No assigned builder at present

Golden Grove

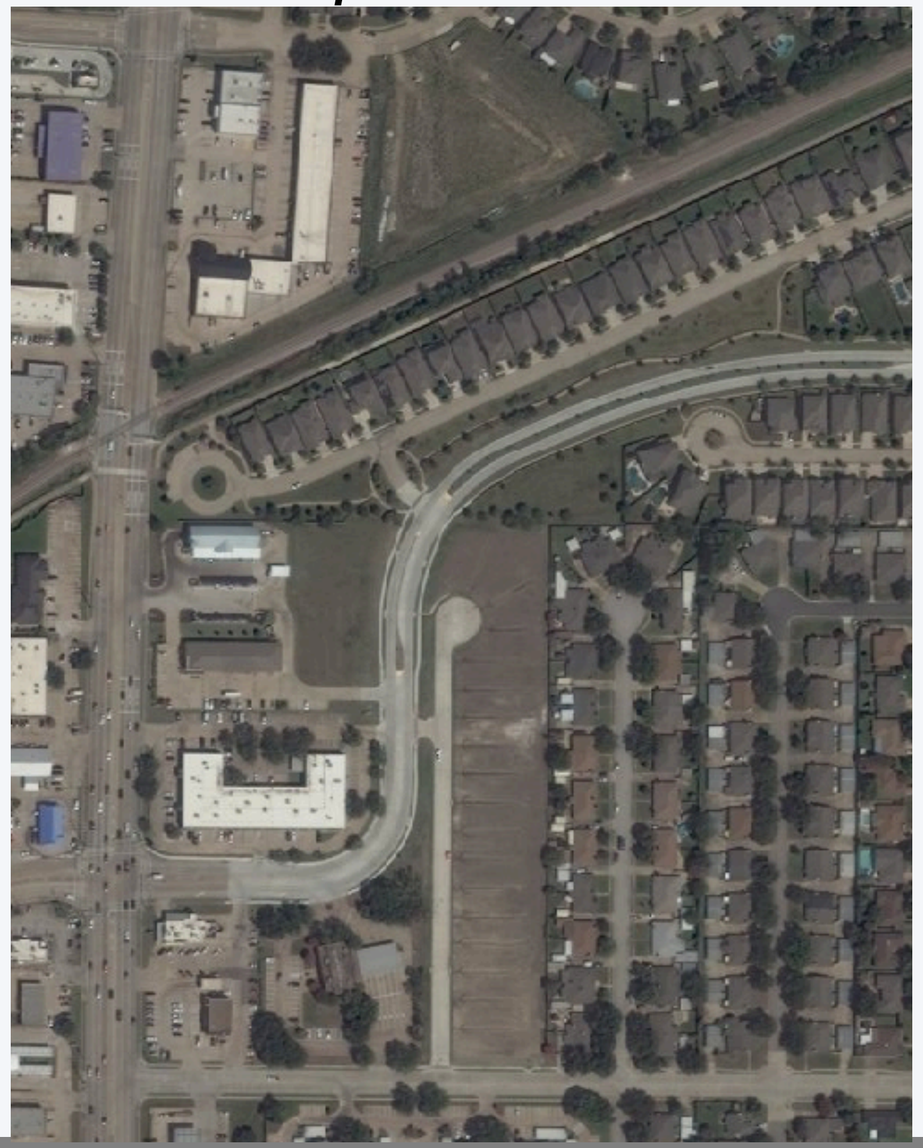
- 56 total future lots
- Preliminary plat filed October 2024
- No recent developments

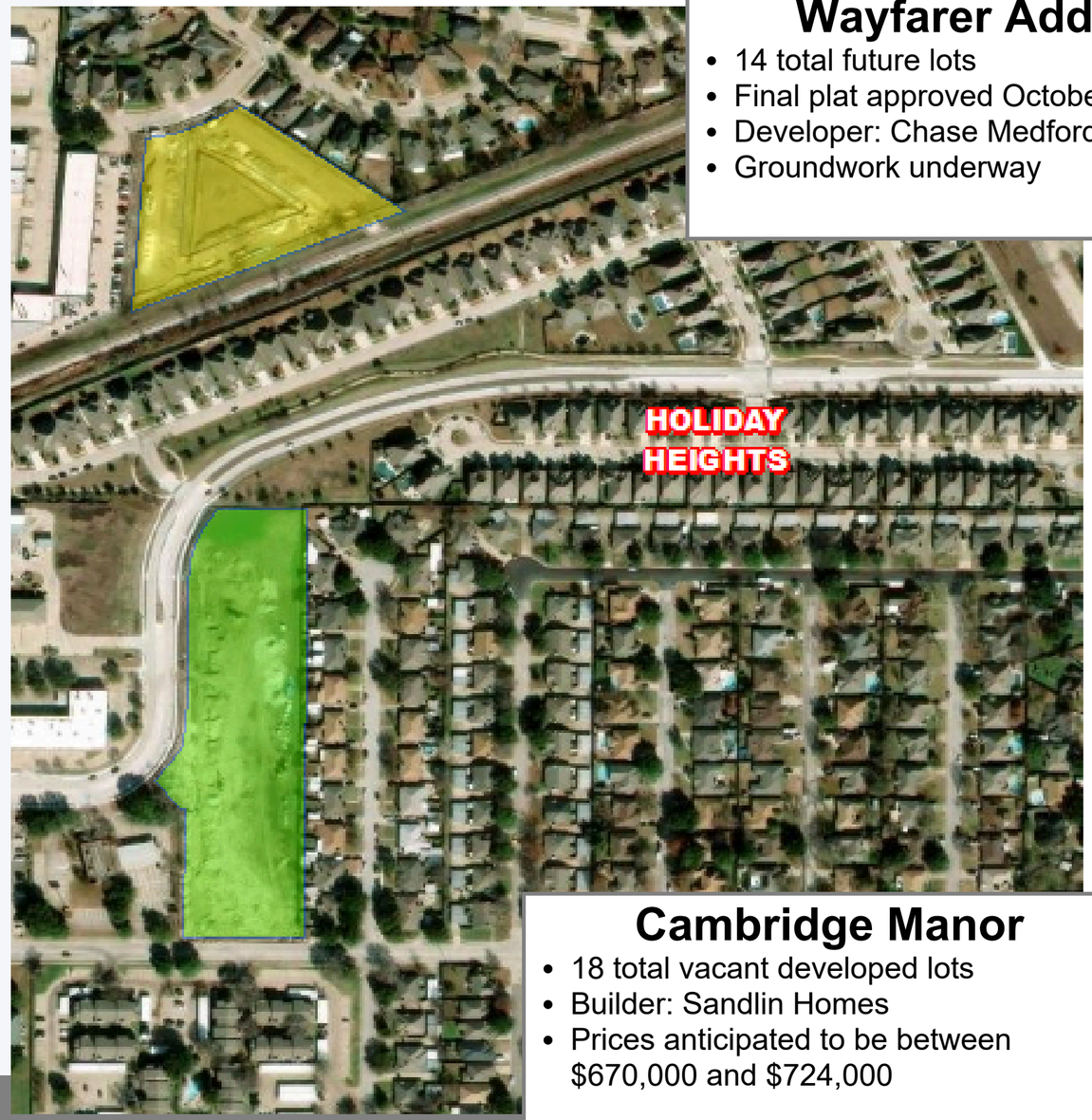
District Single-Family Activity

Single-Family Housing Construction

September 2025

Zonda Demographics





Wayfarer Addition

- 14 total future lots
- Final plat approved October 2024
- Developer: Chase Medford
- Groundwork underway

Cambridge Manor

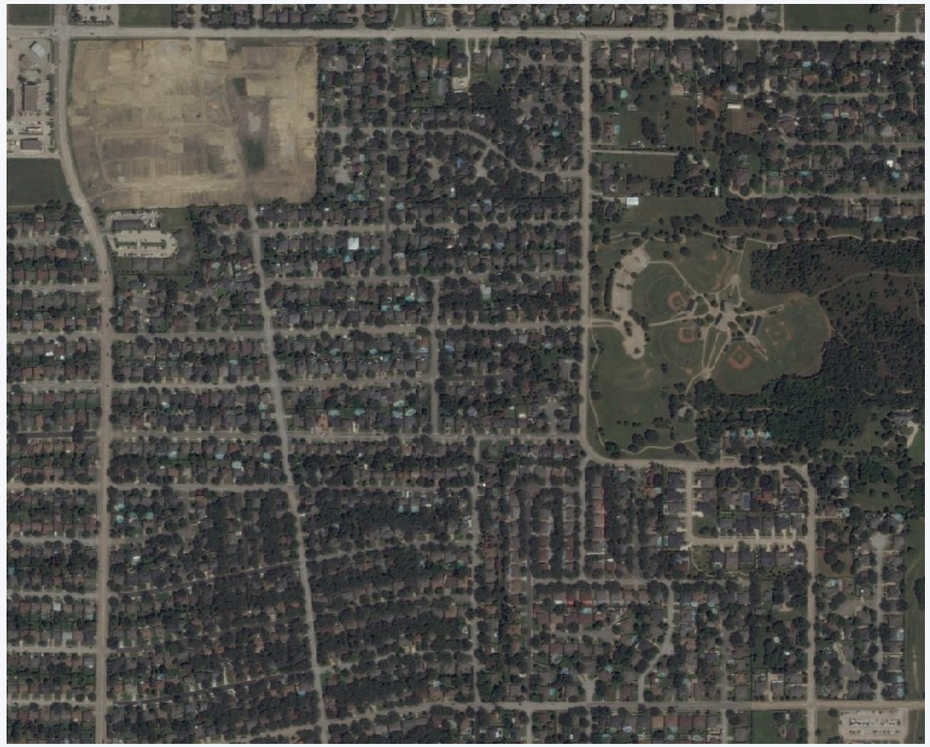
- 18 total vacant developed lots
- Builder: Sandlin Homes
- Prices anticipated to be between $670,000 and $724,000

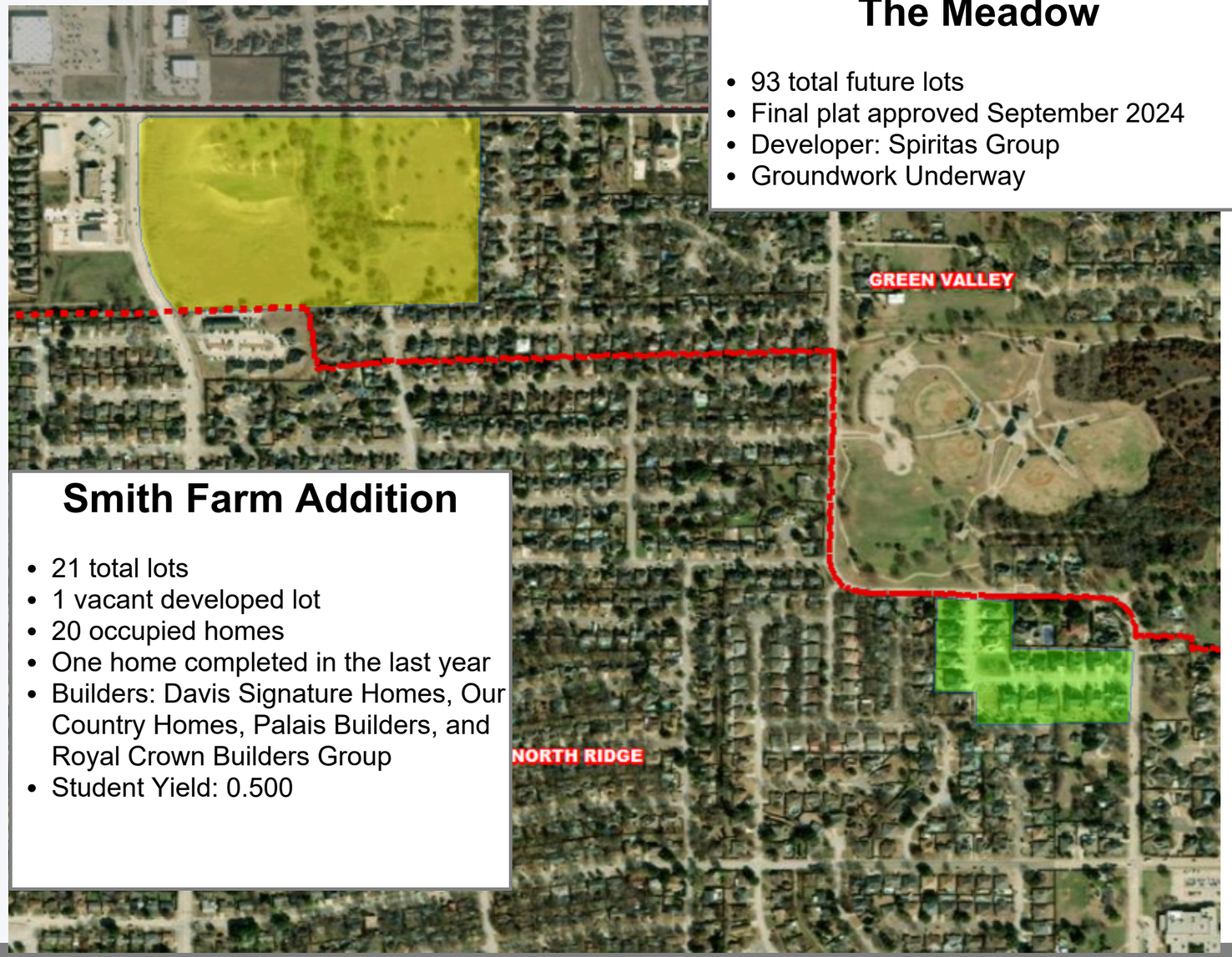
District Single-Family Activity

Single-Family Housing Construction

Zonda Demographics

September 2025





The Meadow

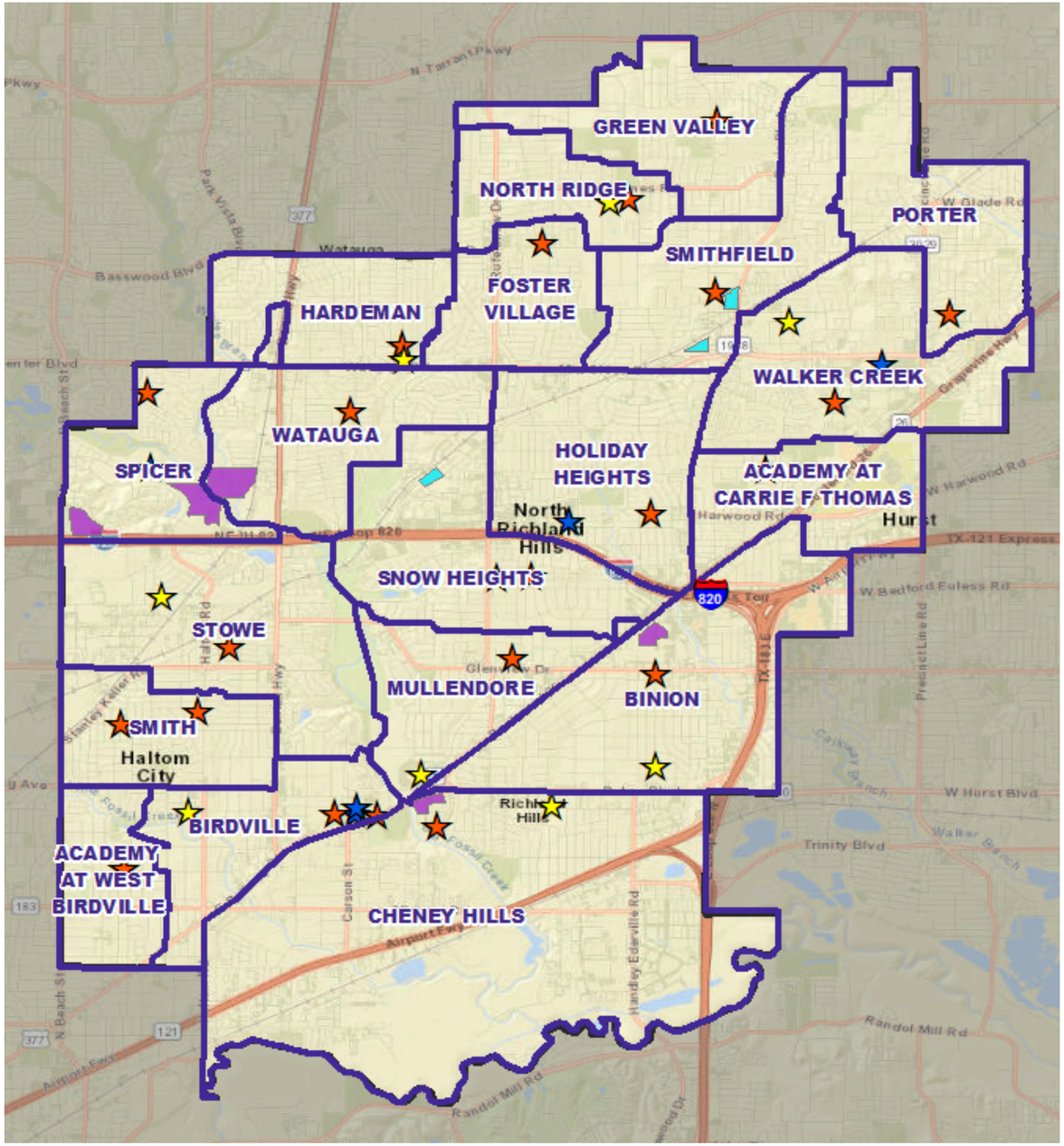
- 93 total future lots
- Final plat approved September 2024
- Developer: Spiritas Group
- Groundwork Underway

Smith Farm Addition

- 21 total lots
- 1 vacant developed lot
- 20 occupied homes
- One home completed in the last year
- Builders: Davis Signature Homes, Our Country Homes, Palais Builders, and Royal Crown Builders Group
- Student Yield: 0.500

Multifamily Housing Activity

Area Housing Activity Information



District Multifamily Overview

- The district has approximately 1,850 multifamily units under construction
- There are approximately 800 multifamily units in various stages of planning

Multi-Family Developments

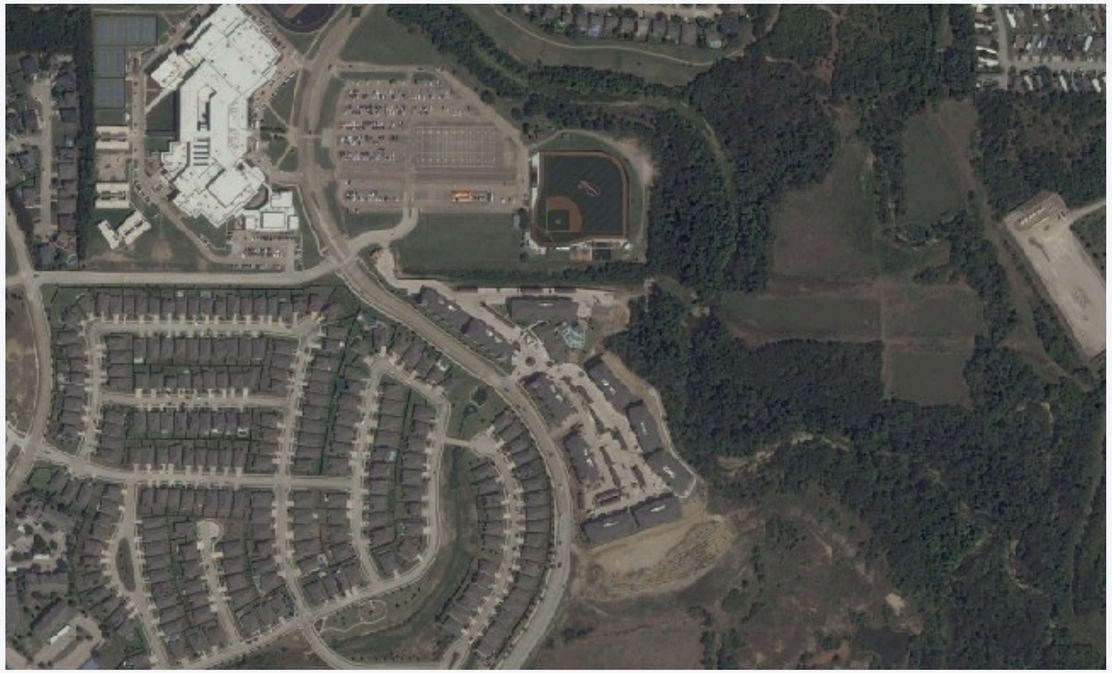
- FUTURE
- UNDER CONSTRUCTION

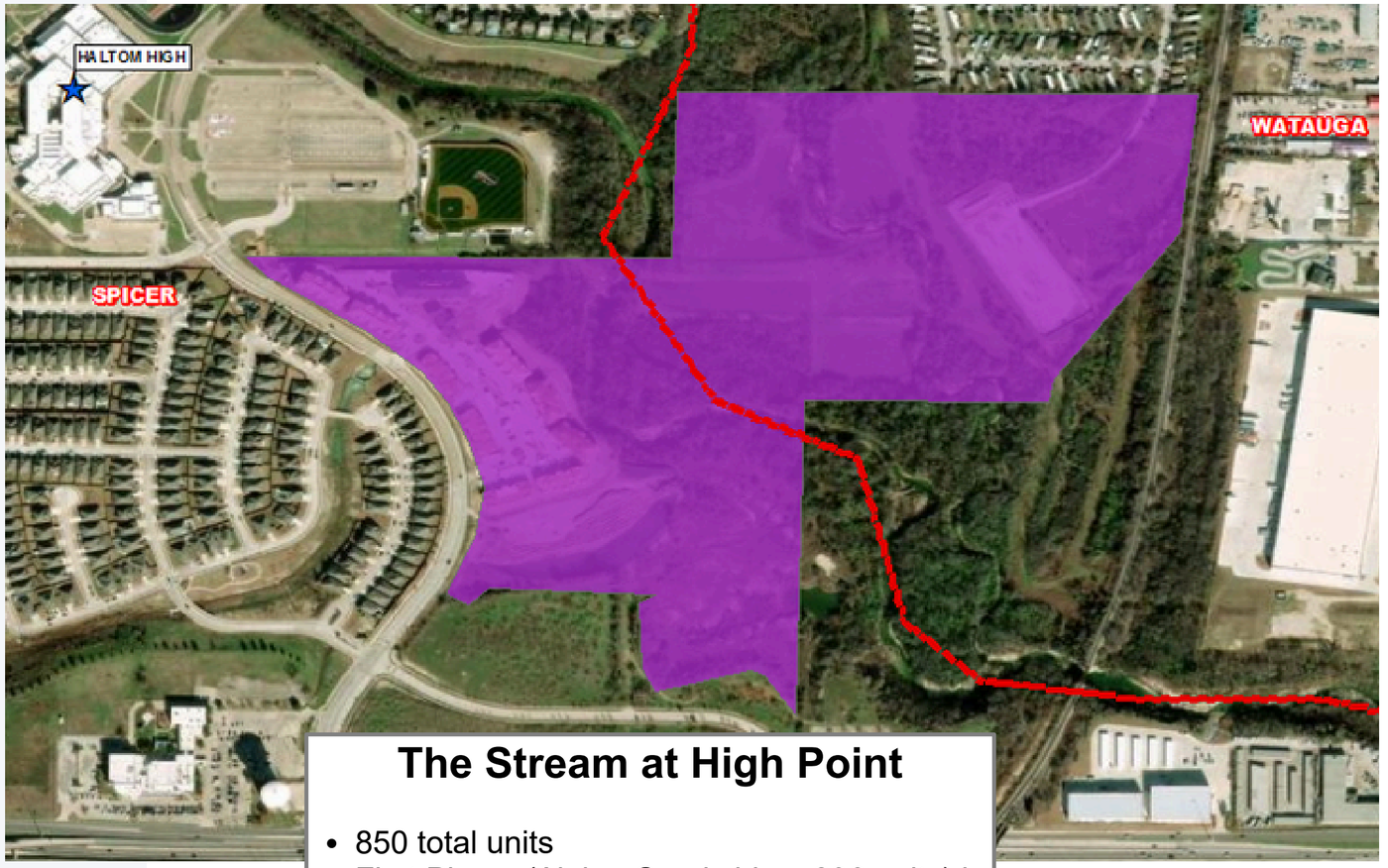
The following pages highlight major and new developments

District Multi-family Activity

Multi-family Housing Construction

October 2025





The Stream at High Point

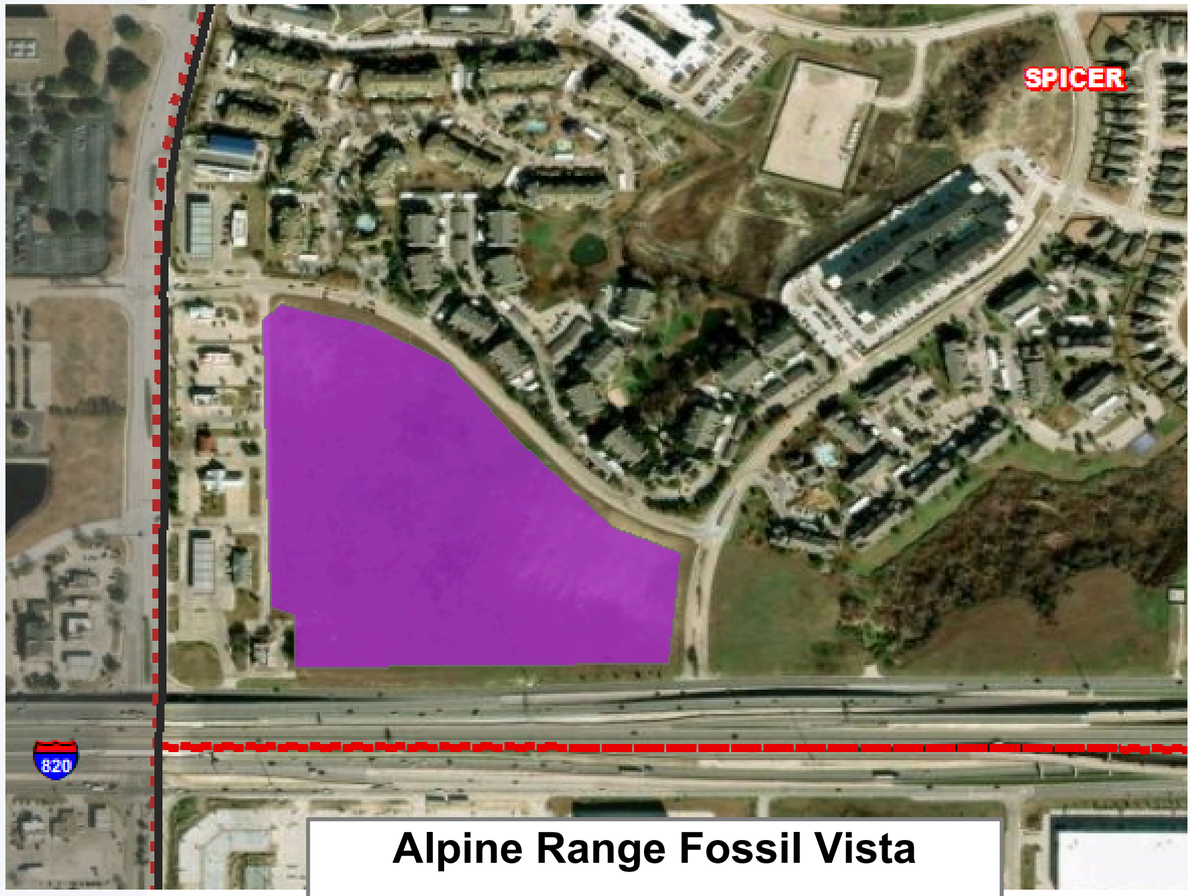
- 850 total units
- First Phase (Alpine Creekside – 296 units) is leasing units
- Construction is ongoing on future phases

District Multi-family Activity

Multi-family Housing Construction

October 2025





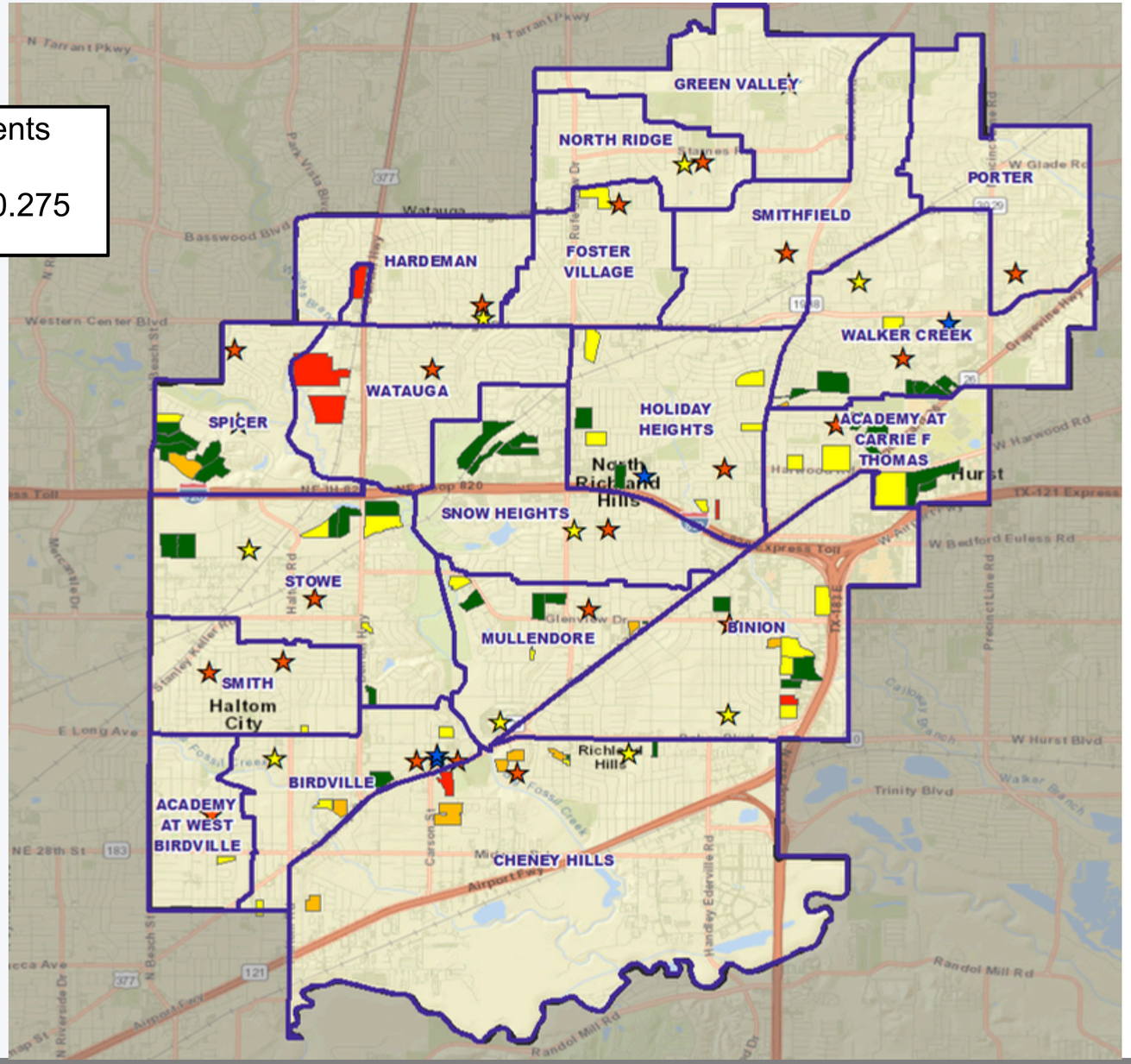
Alpine Range Fossil Vista

- 296 total units
- Construction underway on first buildings
- Anticipate first units leasing late 2026

District Multifamily Yield Analysis

Future Housing

- Within Birdville ISD there are 4,464 students residing in 16,222 multi-family units
- The district average multi-family yield is 0.275

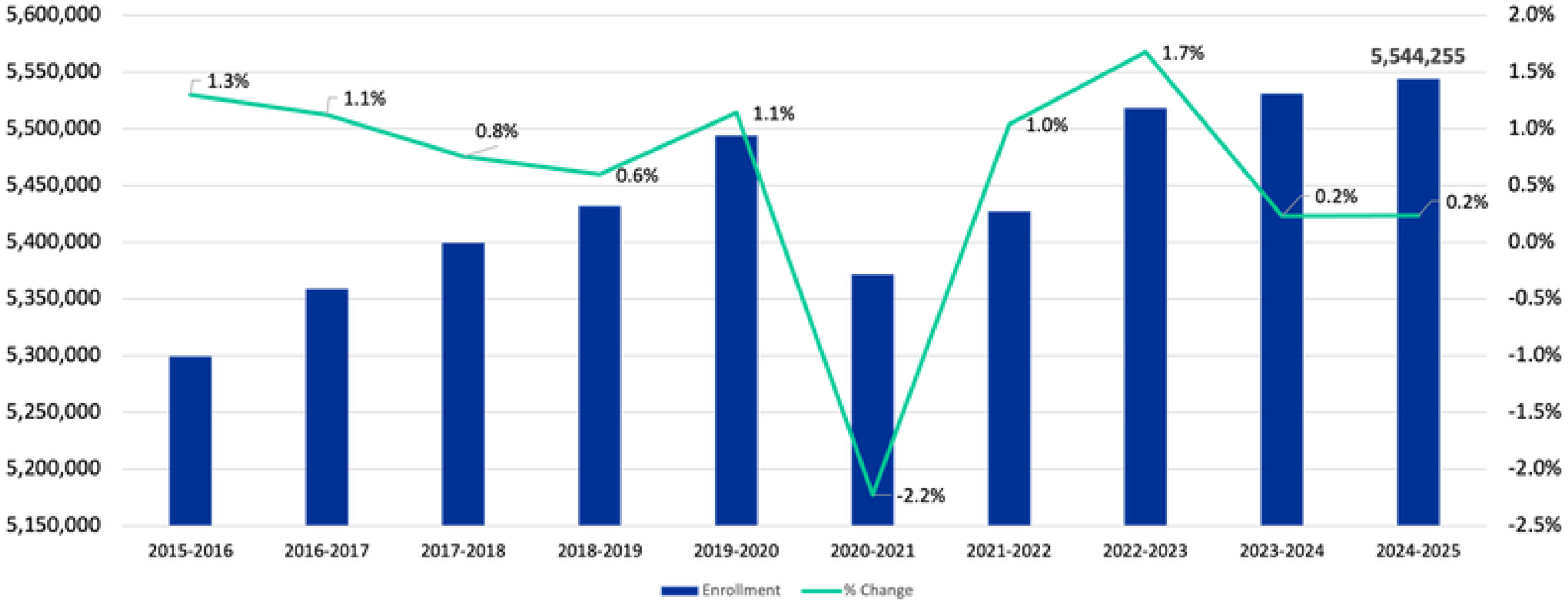


Enrollment – Trends & Data

State, Regional & Local Information

Texas - State Enrollment Overview

Enrollment – State & Area Trends & Data

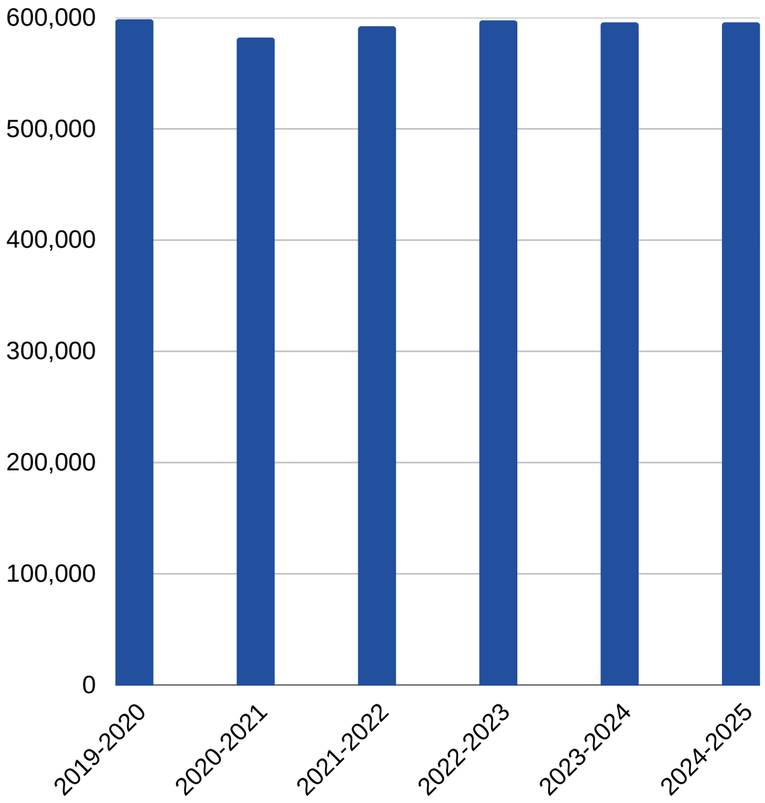


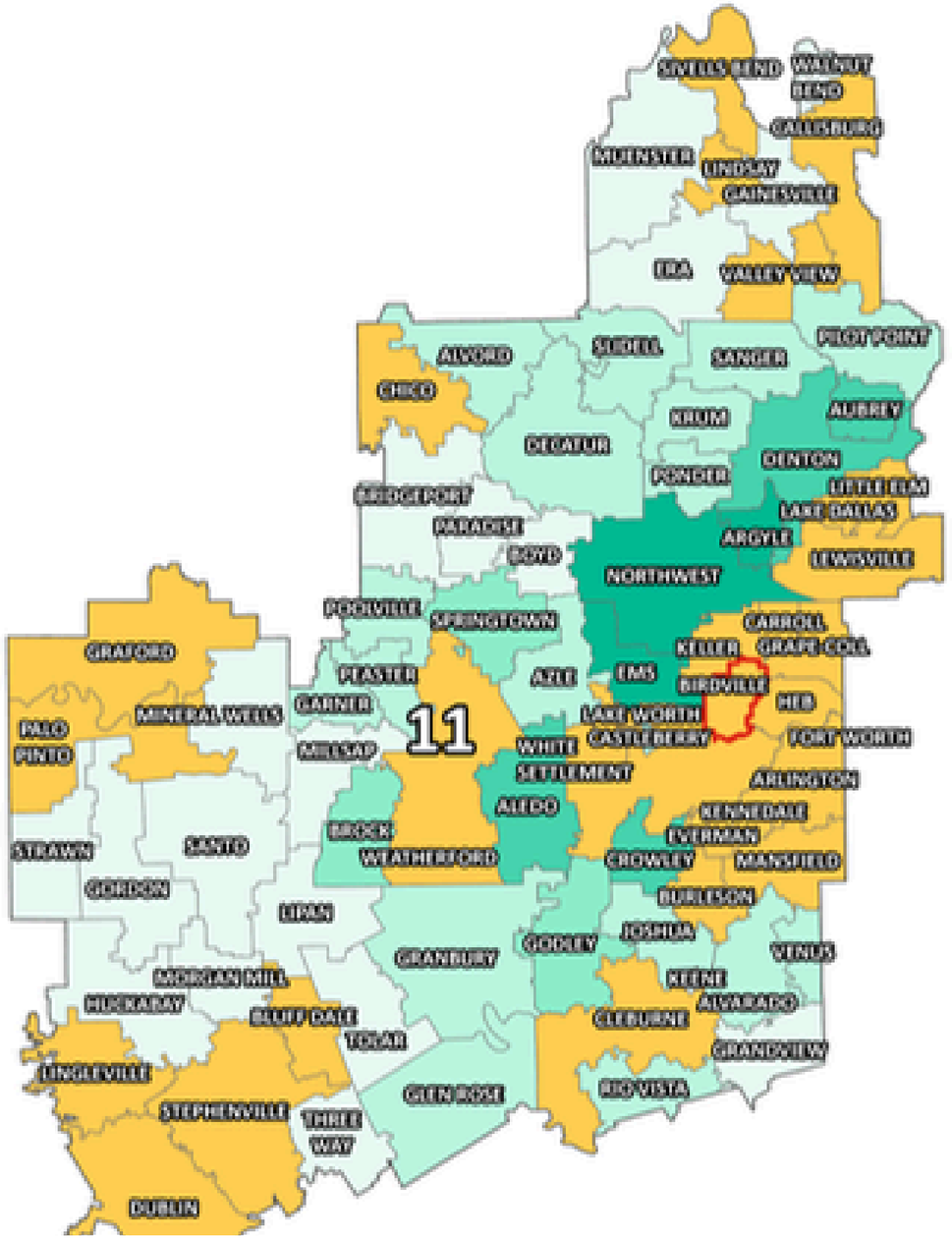
Region 11 - Enrollment Trends

Enrollment – State & Area Trends & Data

5 Year Change Analysis -

- Region 11 has seen a 5-year enrollment <u>decrease</u> of -2,793 students (-0.5% decline).



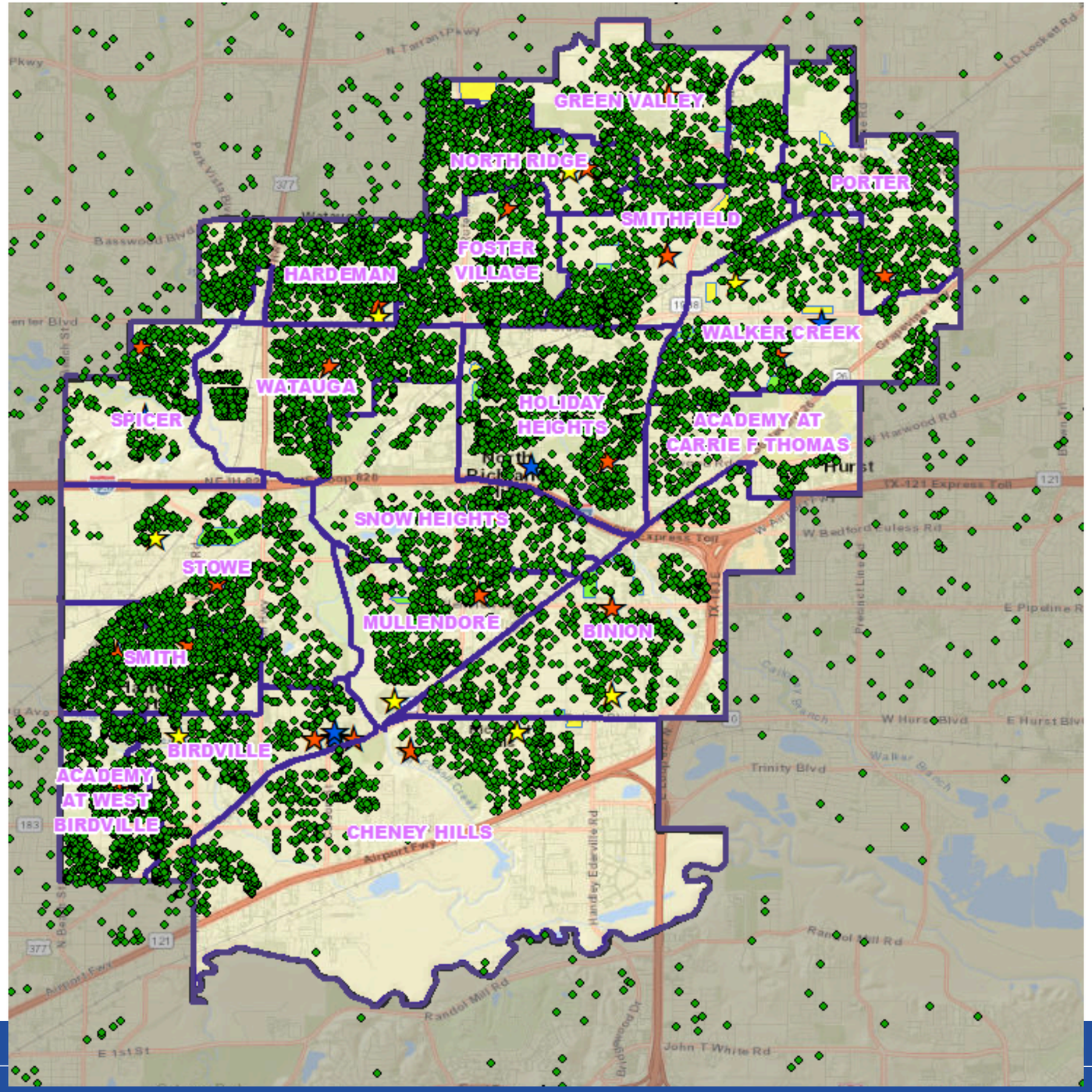


Birdville ISD – Student Density

Enrollment – State & Area Trends & Data

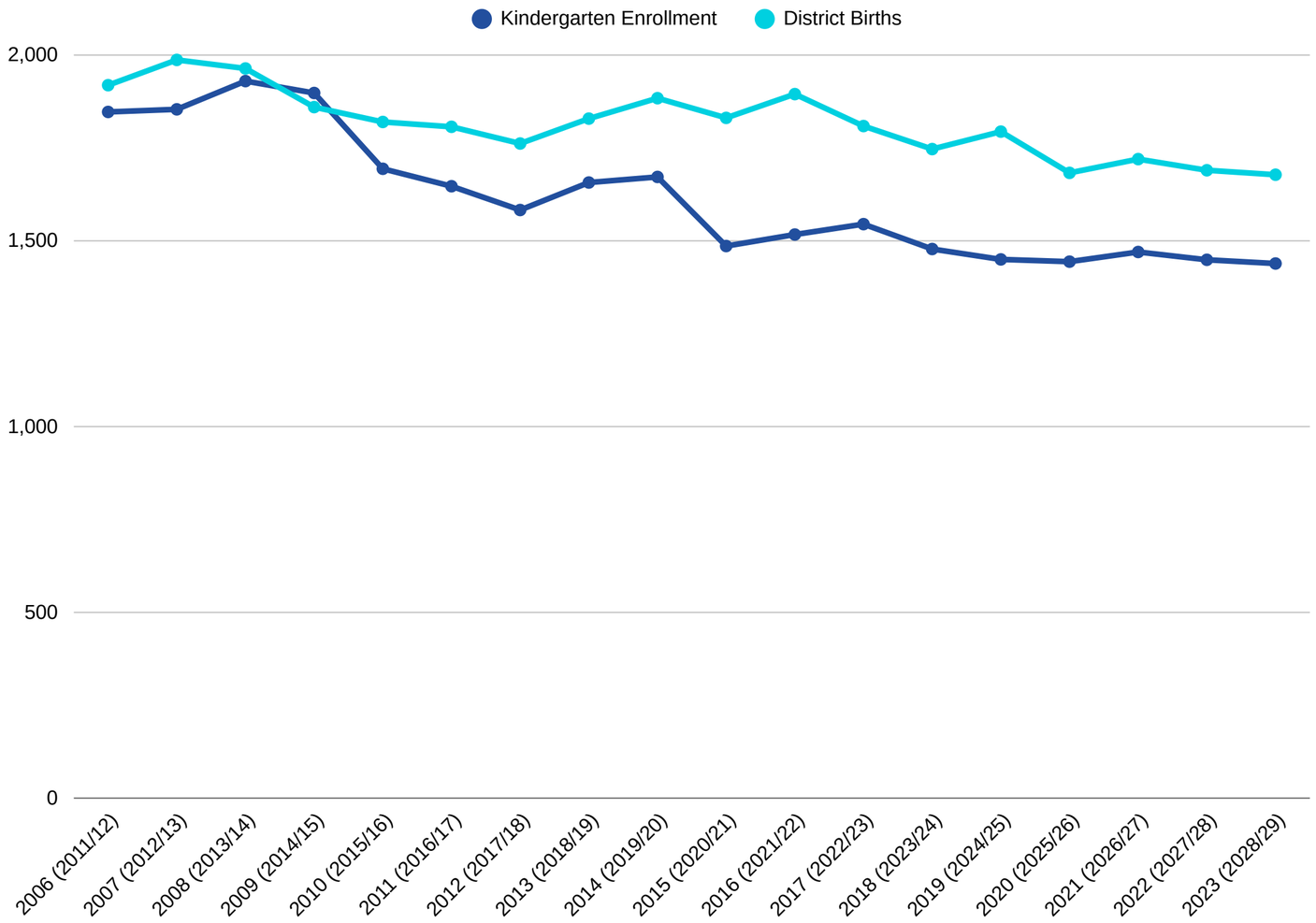
Student Density Numbers (2025-26 School Year) -

- 8,904 students, or 40% of the total student population, resides within the North Richland Hills city limits
- 7,254 students, or 33% of the total student population, resides within the Haltom City limits
- 2,676 students, or 12% of the total student population, resides within the Watauga city limits
- 1,194 students, or 5.4% of the total student population resides within the Richland Hills city limits



Birdville ISD – Birth Rate Analysis

Enrollment- Data & Trends



Birth Yr (School Yr)	District Births	Kindergarten Enrollment	Enrolled Ratio
2006 (2011/12)	1,919	1,847	0.962
2007 (2012/13)	1,987	1,854	0.933
2008 (2013/14)	1,964	1,930	0.983
2009 (2014/15)	1,860	1,898	1.020
2010 (2015/16)	1,820	1,694	0.931
2011 (2016/17)	1,807	1,647	0.911
2012 (2017/18)	1,762	1,583	0.898
2013 (2018/19)	1,829	1,657	0.906
2014 (2019/20)	1,884	1,672	0.887
2015 (2020/21)	1,831	1,486	0.812
2016 (2021/22)	1,895	1,517	0.801
2017 (2022/23)	1,809	1,545	0.854
2018 (2023/24)	1,747	1,478	0.846
2019 (2024/25)	1,794	1,450	0.808
2020 (2025/26)	1,683	1,444	0.858
2021 (2026/27)	1,720	1,470	0.855
2022 (2027/28)	1,690	1,449	0.857
2023 (2028/29)	1,678	1,439	0.858

Source: Texas Dept. of Health and Human Services

Enrollment Forecast

10 Year Forecast & Campus Projections



Fall 2025 Birdville ISD Enrollment and Housing Report

Annual Enrollment Changes
Enrollment Forecast

Zonda Demographics

GRADE LEVEL ENROLLMENT HISTORY																		
Year	**EE**	**PK**	**K**	**1st**	**2nd**	**3rd**	**4th**	**5th**	**6th**	**7th**	**8th**	**9th**	**10th**	**11th**	**12th**	**Total**	**Total Growth**	**Total %**
2021/22	88	655	1,517	1,580	1,593	1,587	1,540	1,644	1,666	1,754	1,806	2,130	1,760	1,581	1,649	22,550	-187	-0.82%
2022/23	160	891	1,545	1,556	1,589	1,596	1,603	1,583	1,679	1,664	1,773	1,987	1,888	1,487	1,663	22,664	114	0.51%
2023/24	174	884	1,478	1,538	1,529	1,575	1,550	1,605	1,614	1,659	1,681	1,917	1,824	1,654	1,606	22,288	-376	-1.66%
2024/25	133	947	1,450	1,498	1,558	1,519	1,569	1,614	1,674	1,616	1,644	1,899	1,847	1,609	1,748	22,325	37	0.17%
2025/26	135	1,052	1,444	1,480	1,488	1,542	1,543	1,578	1,634	1,645	1,620	1,809	1,776	1,663	1,684	22,093	-232	-1.04%

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

GRADE LEVEL COHORT HISTORY																
Year	**K**	**1st**	**2nd**	**3rd**	**4th**	**5th**	**6th**	**7th**	**8th**	**9th**	**10th**	**11th**	**12th**	**ELEM**	**MID**	**HIGH**
Prev 3 yr avg	0.978	1.010	0.996	0.991	0.994	1.016	1.025	0.991	1.001	1.104	0.939	0.886	1.061	0.998	1.006	0.997
2022/23	1.018	1.026	1.006	1.002	1.010	1.028	1.021	0.999	1.011	1.100	0.886	0.845	1.052	1.015	1.010	0.971
2023/24	0.957	0.995	0.983	0.991	0.971	1.001	1.020	0.988	1.010	1.081	0.918	0.876	1.080	0.983	1.006	0.989
2024/25	0.981	1.014	1.013	0.993	0.996	1.041	1.043	1.001	0.991	1.130	0.963	0.882	1.057	1.006	1.012	1.008
2025/26	0.996	1.021	0.993	0.990	1.016	1.006	1.012	0.983	1.002	1.100	0.935	0.900	1.047	1.004	0.999	0.996

- The highest cohort occurred in 9th Grade
- Additional grades with higher cohorts include 1st , 4th, and 12th grades

Enrollment Forecast by Grade Level

Zonda Demographics

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2021/22	88	655	1,517	1,580	1,593	1,587	1,540	1,644	1,666	1,754	1,806	2,130	1,760	1,581	1,649	22,550	-187	-0.82%
2022/23	160	891	1,545	1,556	1,589	1,596	1,603	1,583	1,679	1,664	1,773	1,987	1,888	1,487	1,663	22,664	114	0.51%
2023/24	174	884	1,478	1,538	1,529	1,575	1,550	1,605	1,614	1,659	1,681	1,917	1,824	1,654	1,606	22,288	-376	-1.66%
2024/25	133	947	1,450	1,498	1,558	1,519	1,569	1,614	1,674	1,616	1,644	1,899	1,847	1,609	1,748	22,325	37	0.17%
2025/26	135	1,052	1,444	1,480	1,488	1,542	1,543	1,578	1,634	1,645	1,620	1,809	1,776	1,663	1,684	22,093	-232	-1.04%
2026/27	135	1,052	1,470	1,477	1,477	1,472	1,540	1,557	1,602	1,609	1,649	1,783	1,696	1,583	1,719	21,821	-272	-1.23%
2027/28	135	1,052	1,449	1,502	1,472	1,458	1,475	1,558	1,576	1,581	1,613	1,817	1,666	1,512	1,635	21,501	-320	-1.47%
2028/29	135	1,052	1,439	1,483	1,490	1,463	1,452	1,477	1,573	1,554	1,583	1,777	1,692	1,475	1,563	21,208	-293	-1.36%

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

Enrollment Forecast by Elementary Campus Level

Zonda Demographics

	Fall	ENROLLMENT PROJECTIONS		
Campus	**2025/26**	**2026/27**	**2027/28**	**2028/29**
Academy At Carrie F Thomas	535	511	498	478
Alliene Mullendore Elementary	423	417	427	436
Birdville Elementary	487	483	476	483
David E Smith Elementary	666	663	668	674
Foster Village Elementary	413	413	416	415
Grace E Hardeman Elementary	577	561	530	488
Green Valley Elementary	405	388	397	396
Holiday Heights Elementary	454	474	465	446
Jack C Binion Elementary	662	645	635	639
John D Spicer Elementary	431	434	426	433
Cheney Hills Elementary	654	626	585	548
North Ridge Elementary	524	521	523	523
O H Stowe Elementary	657	677	686	687
Richland Elementary	0	0	0	0
Smithfield Elementary	676	693	696	692
Snow Heights Elementary	367	365	364	356
W A Porter Elementary	540	535	524	524
W T Francisco Elementary	0	0	0	0
Walker Creek Elementary	523	540	553	564
Watauga Elementary	659	650	644	630
West Birdville Elementary	609	584	588	579
ELEMENTARY SCHOOL TOTALS	**10,262**	**10,180**	**10,101**	**9,991**
Elementary Absolute Growth	-26	-82	-79	-110
Elementary Percent Growth	-0.25%	-0.80%	-0.78%	-1.09%

Enrollment Forecast by Secondary Campus Level

	Fall	ENROLLMENT PROJECTIONS		
Campus	**2025/26**	**2026/27**	**2027/28**	**2028/29**
Haltom Middle School	915	886	820	767
North Oaks Middle School	497	493	500	477
North Richland Middle School	865	789	738	686
North Ridge Middle School	636	659	635	638
Richland Middle School	650	735	762	802
Smithfield Middle School	782	774	786	802
Watauga Middle School	554	524	529	538
MIDDLE SCHOOL TOTALS	**4,899**	**4,860**	**4,770**	**4,710**
Middle School Absolute Growth	-35	-39	-90	-60
Middle School Percent Growth	-0.71%	-0.80%	-1.85%	-1.26%
Birdville High School	2,042	2,011	2,002	2,001
Haltom High School	2,563	2,446	2,343	2,271
Richland High School	2,045	2,042	2,003	1,953
Shannon High School	282	282	282	282
HIGH SCHOOL TOTALS	**6,932**	**6,781**	**6,630**	**6,507**
High School Absolute Growth	-171	-151	-151	-123
High School Percent Growth	-2.41%	-2.18%	-2.23%	-1.86%
DISTRICT TOTALS	**22,093**	**21,821**	**21,501**	**21,208**
District Absolute Growth	-232	-272	-320	-293
District Percent Growth	-1.0%	-1.2%	-1.5%	-1.4%

Key Takeaways

Zonda Demographics

District Information -



While enrollment has decreased in alignment with state trends, the decline in number of students enrolled in Birdville ISD has been less than projected.

Housing Market Conditions -



The market is currently lagging in new home starts and closings compared to 2024, due in part to little new growth and in part to the market tempering housing growth.

Housing Activity & Future Developments -



The district currently has approximately **100 homes in active inventory**, roughly 160 lots available to build on, and roughly 590 planned in the future.

Enrollment Forecast -



BISD enrollment is forecasted to reach about 22,200 students by the 2028-29 school year, if economic conditions and demographic trends remain stable.

Table Talk Q&A Process

PROJECT CONSIDERATIONS

- FACILITIES
- SAFETY & SECURITY
- TECHNOLOGY
- MAINTENANCE & SYSTEMS
- TRANSPORTATION
- FINE ARTS
- ATHLETICS

Overview

October 28, 2025 Bond Planning Meeting

- BCTAL needs for space and updated equipment and technology
- Facility Condition Report on needs across the district
  - Architect and engineer facility reviews
  - District campus and department input
  - Identified system deficiencies, lifecycle replacements, TEA requirements and program needs
  - Priority 1 items include equipment and systems needing replacement within the next five years

November 1, 2025 Bond Planning Facility Tour

- BCTAL
- Haltom Middle School
- North Oaks Middle School
- Watauga Middle School
- Smithfield Middle
- Transportation Facility



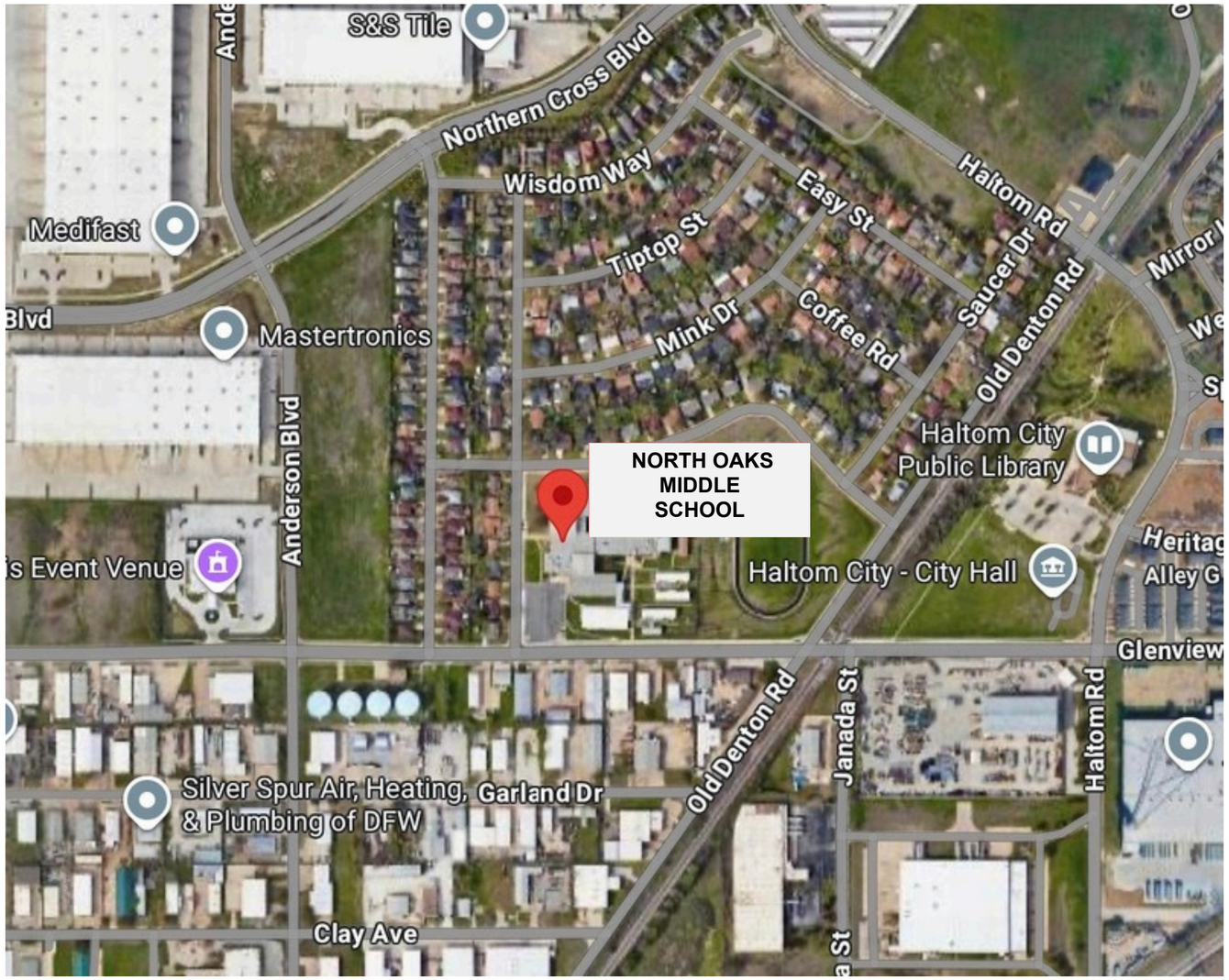
PROJECT CONSIDERATIONS



FACILITIES

BISD
BIRDVILLE ISD

Current North Oaks MS Site



AGE OF CAMPUS: 59 (1966)

CHALLENGES:

- 17 portable classrooms
- Industrial area
- Some students cross two RR tracks
- Field limitations during construction
- Smallest middle school by enrollment
- Site = 14.99 acres



Current Watauga MS Site



AGE OF CAMPUS: 56 (1969)

CHALLENGES:

- Elevation issues
- Limited traffic flow due to site
- Field limitations during construction
- Second smallest middle school by enrollment
- 17.29 acres



New Replacement Middle School

SCOPE:

- A new Middle School campus to serve 1,100 students grades 6-8
- Would replace current North Oaks MS and Watauga MS as a partner school model
- Incorporate flexible design and infrastructure to support collaborative, engaging learning

ADVANTAGES:

- Replaces two aging facilities with a student-centered flexible learning environment.

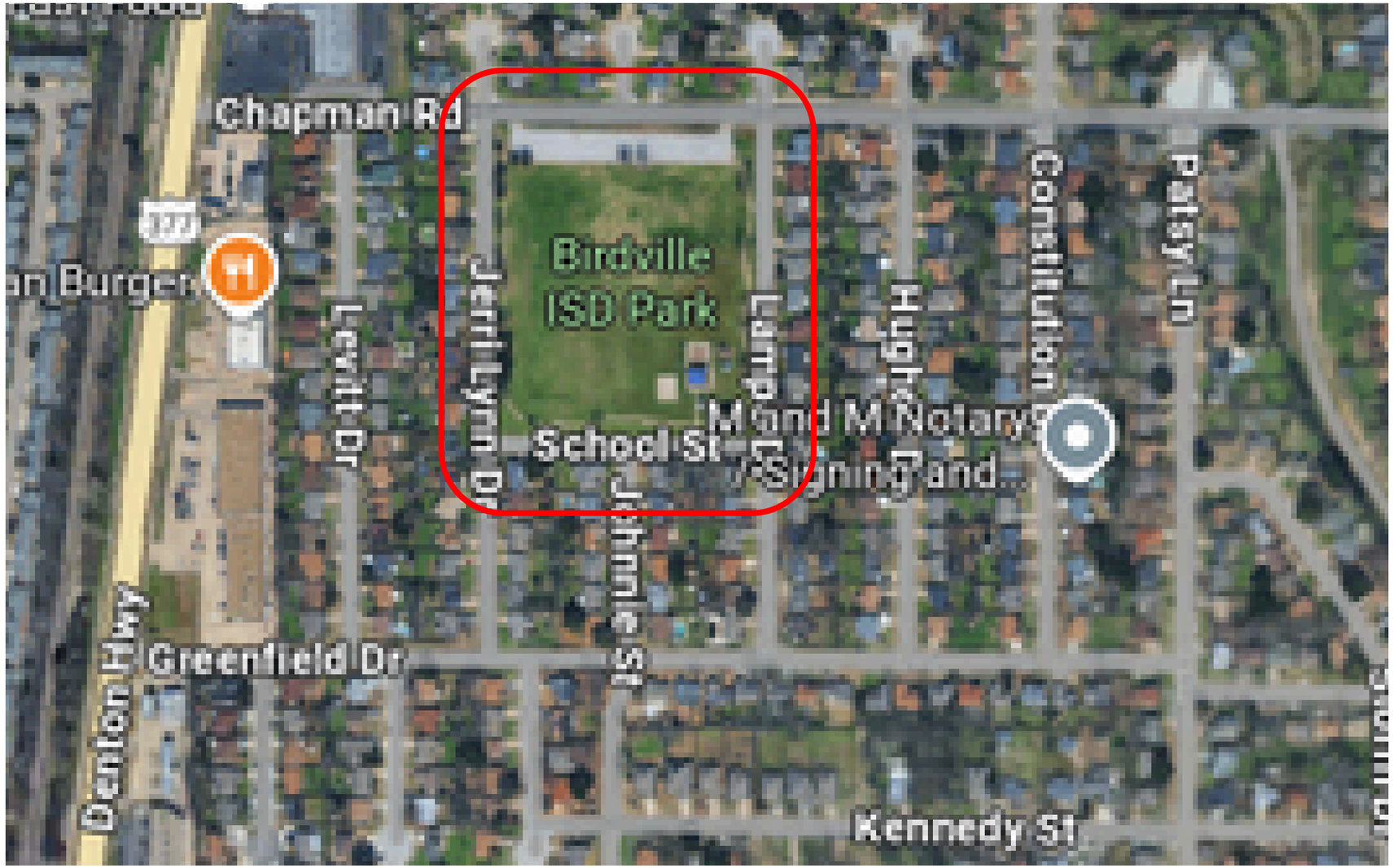
CHALLENGES/CONSIDERATIONS:

- Tight site limits construction area in order to keep campus operational.

PROJECTED COST WITH ESCALATION:
$126,031,250

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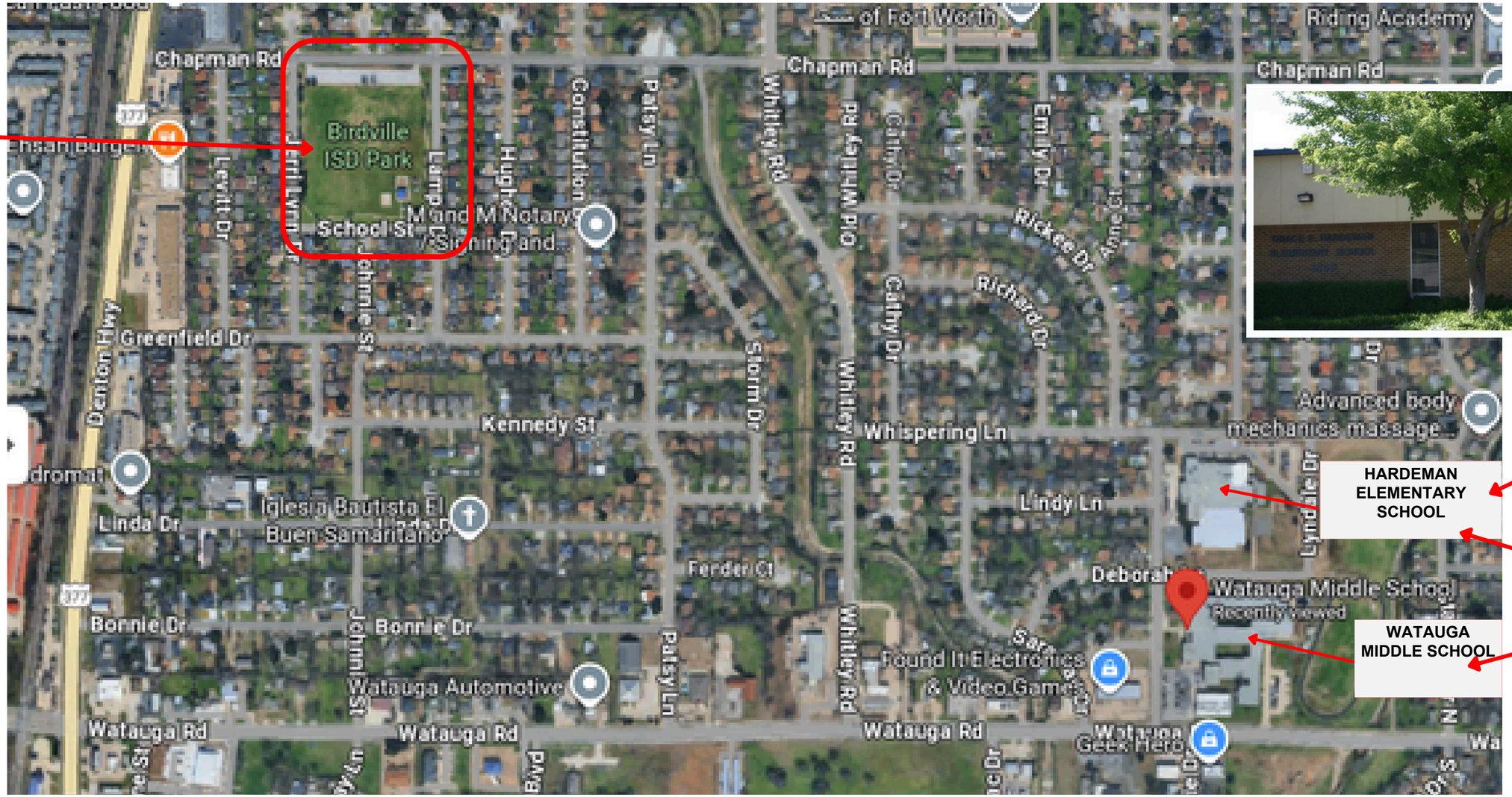
New Replacement Elementary School



7.18 acres

New Replacement Middle School

7.18 acres



6.24 acres

HARDEMAN ELEMENTARY SCHOOL

23.53 acres

WATAUGA MIDDLE SCHOOL

New Replacement Elementary School

SCOPE:

- A new Elementary School campus to replace Hardeman Elementary School
- Contingent upon voter approval of new replacement Middle School
- Incorporate flexible design and infrastructure to support collaborative, engaging learning

ADVANTAGES:

- Replaces an aging facility with a student-centered flexible learning environment - current campus is 54 years old (1971)
- Centrally located in existing Hardeman attendance zone
- New site is slightly larger than current site
- Improved traffic patterns

CHALLENGES/CONSIDERATIONS:

- No property purchase required

PROJECTED COST WITH ESCALATION:
$59,064,375

Additions & Renovations to the BCTAL

SCOPE:

- Building addition for programs housed in portables and programs that have outgrown their current space in the building
- Renovations to Health Science Area to modernize space to align with program needs
- Building & systems improvements including updating technology equipment to support current and emerging technical fields of study

ADVANTAGES:

- Remove portable classrooms to improve safety/security, weather concerns, etc.
- Addition of cafeteria to serve students & staff
- Provide student-centered flexible learning environment to support current and future district CTE and community needs

CHALLENGES/CONSIDERATIONS:

- Temporary relocation of students currently in portables during construction

PROJECTED COST WITH ESCALATION:
$37,643,205

Smithfield MS – Option 1: Additions & Renovations

SCOPE:

- Building addition to house new band hall and new library
- Renovations to existing cafeteria to expand into space occupied by library



ADVANTAGES:

- Provides needed spaces to support student population, specifically fine arts programs including band (the largest in the district) as well as choir

CHALLENGES/CONSIDERATIONS:

- Remaining areas are not modernized as flexible learning environments — current campus is 50 years old (1975)
- Acoustical challenges in current space
- Program equity across middle schools

PROJECTED COST WITH ESCALATION: $28,818,794

BISD THIS IS MY BIRDVILLEISD

Smithfield MS – Option 2: Replacement Campus

SCOPE:

- New replacement campus built over existing field
- Retain new gym addition, existing auxiliary gyms and locker rooms, and new science lab addition



ADVANTAGES:

- Replaces an aging facility with a student-centered flexible learning environment
  Current campus is 50 years old (1975)
- Existing gym (storm shelter) and science labs would not need to be rebuilt

CHALLENGES/CONSIDERATIONS:

- Neighborhood-centered location
- Constructing on site during school
- Program equity across middle schools

PROJECTED COST WITH ESCALATION:
$99,462,500

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New Auxiliary Support Center:
Transportation and Facility Maintenance

SCOPE:

- A new Auxiliary Services Support Center to house facilities and transportation in currently owned district property
- Includes bus and fleet vehicle parking
- Includes maintenance and transportation shops

ADVANTAGES:

- New center would provide centralized facility for two departments that can share shops, parking and office areas
- Availability to have canopy structures to protect district vehicles in inclement weather

CHALLENGES/CONSIDERATIONS:

- Timeline
- May be able to use/repurpose available district property

PROJECTED COST WITH ESCALATION:
$30,792,500

Multipurpose Indoor Facilities

SCOPE:

- Construct and equip a multipurpose indoor facility for each comprehensive high school – includes roof and enclosed walls, turf field for student use across multiple programs, air circulation and heating system

ADVANTAGES:

- Serve students across multiple programs such as fine arts, athletics, physical education programs, athletic training instruction, campus field days, extracurricular and staff events (i.e., banquets, professional development)
- Level the field for competition with neighboring districts that have similar facilities

CHALLENGES/CONSIDERATIONS:

- Previous community support

PROJECTED COST WITH ESCALATION:
$60,000,000

PROJECT CONSIDERATIONS



SAFETY & SECURITY

BISD
BIRDVILLE ISD

Safety & Security

SCOPE:

- Includes updates/replacements/additions of facility items to enhance security of facilities and safety for all — fencing, security cameras, intercoms, card access system, fire alarm systems, etc.
- TEA-required security equipment for safe schools (HB33)
- Health safety equipment

ADVANTAGES:

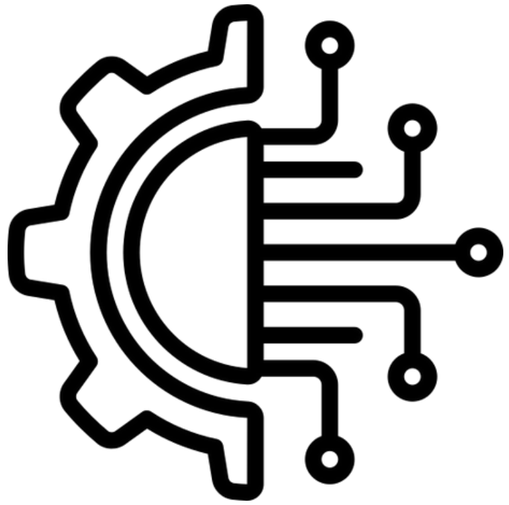
- Maintains and/or improves safety for individuals and security of buildings to protect taxpayer investment

CHALLENGES/CONSIDERATIONS:

- Replacement cycles for security equipment
- Select projects that cannot be funded through federal safety grants

PROJECTED COST WITH ESCALATION:
$7,500,000

PROJECT CONSIDERATIONS



TECHNOLOGY

BISD
BIRDVILLE ISD

Technology:
Student and Staff Devices

SCOPE:

- **Devices:** Includes the replacement of aging instructional devices for students and teachers

ADVANTAGES:

- Replaces outdated technologies
- Keeps classrooms equipped with dependable technology to support evolving needs for learning, testing, and instruction

CHALLENGES/CONSIDERATIONS:

- Phased purchases aligned with end-of-life device replacement schedules
- Current devices will continue to age

PROJECTED COST WITH ESCALATION:
$35,000,000 (all technology items)

Technology
Equipment, Infrastructure & Systems

SCOPE:

- **Equipment:** Upgrades aging equipment that stores and protects student and staff information
- **Infrastructure & Systems:** Upgrades district-wide to maintain systems and equipment

ADVANTAGES:

- Replaces outdated technologies
- Keeps classrooms equipped with dependable technology to support evolving needs for learning, testing, and instruction
- Improves reliability and cybersecurity across all campuses and facilities

CHALLENGES/CONSIDERATIONS:

- Phased purchases aligned with end-of-life replacement schedules
- Current equipment will continue to age

PROJECTED COST WITH ESCALATION:
$35,000,000 (all technology items)

PROJECT CONSIDERATIONS



MAINTENANCE & SYSTEMS

BISD
BIRDVILLE ISD

Critical Maintenance & Systems Replacements

SCOPE:

- Work Includes Priority 1 Mechanical, Electrical, & Plumbing System Replacements & Upgrades Across Multiple Campuses

ADVANTAGES:

- Replaces/upgrades end-of-life systems
- Improves operational costs

CHALLENGES/CONSIDERATIONS:

- Yearly projects can be carried out more efficiently, saving money and reducing disruptions on campus

PROJECTED COST WITH ESCALATION:
$55,238,907

PROJECT CONSIDERATIONS



TRANSPORTATION

BISD
BIRDVILLE ISD

Birdville Transportation At A Glance

The Transportation Department serves approximately:

- Students transported per year: **5,203**
- Field Trips Traveled 2024–25: **3,532**

Fast Facts about Bus Routes for 2024-2025

- 44 Regular Routes
- 43 Special Education Routes
- Four Dedicated McKinney Vento Routes/seven buses combined McKinney Vento
- Other route services include Athletic Shuttles Gate, Collegiate Academy, TCC Shuttles BCTAL, PALS, Ready-Set-Teach, TAB student work programs, Community-based Instruction, Tutorials, and Clinicals.

2024-25 Miles	1,047,986
Regular Ed	455,852
Special Ed	392,061
CTE	73,075
Field Trips	126,998

Transportation Replacement Cycle

Current Bus Inventory:
12-year Replacement Cycle as of Nov 5, 2025

Age of Buses	Regular Buses	Special Needs Buses	Micro Buses	Total Buses
New to 5 years	43	22	5	70
6 to 10 years	12	7	2	21
11 to 15 years	8	13	0	21
16 to 20 years	2	7	0	9
21 years or older	0	0	0	0
Totals	**65**	**49**	**7**	**121**

Replacement Recommendation:

- Minimum six buses per year

Bond 2022 – Total 34 Buses
Totaling $5,000,000
-13 Regular Buses
-18 Sped Buses
-3 Micro Buses

Transportation

SCOPE:

- Includes replacement of aging bus fleet, approximately 33 buses over a five-year period

ADVANTAGES:

- Replaces outdated vehicles
- Improves operational costs

CHALLENGES/CONSIDERATIONS:

- Phased purchases to align with end-of-life vehicle replacement schedules

PROJECTED COST WITH ESCALATION:
$5,000,000

PROJECT CONSIDERATIONS

FINE ARTS

New Band Hall — North Ridge MS

SCOPE:

- Includes construction of a new band hall at North Ridge Middle School

ADVANTAGES:

- Provide space for band program that aligns with program enrollment
- Would provide ability to create space to support choir program

CHALLENGES/CONSIDERATIONS:

- Over 200 band students (comparable to Richland HS marching band)
- Acoustical challenges in current space
- Smaller spaces for band hall, practice rooms, music library/storage
- Program equity across middle schools

PROJECTED COST WITH ESCALATION:
$4,915,625

Auditorium Improvements — Birdville HS

SCOPE:

- Includes auditorium seat replacement, stage curtain replacement, conversion of spotlight rooms to storage, and lighting upgrades at lobby

ADVANTAGES:

- Upgrades a highly used space by replacing poor condition systems
- Improves auditorium support spaces

CHALLENGES/CONSIDERATIONS:

- Built in 1999 with only minor repairs since

PROJECTED COST WITH ESCALATION:
$2,835,938

PROJECT CONSIDERATIONS



ATHLETICS

BISD
BIRDVILLE ISD

High School Weight Room Refurbishment

SCOPE:

- Work includes refurbishment of high school weight rooms, including replacement of weight room equipment and flooring

ADVANTAGES:

- Provide updated weight room facilities to be used by all students

CHALLENGES/CONSIDERATIONS:

- Current weight room equipment is more than 10 years old at all high schools

PROJECTED COST WITH ESCALATION: $2,701,325

Turf Field Replacements

SCOPE:

- Includes replacement of artificial turf at football/soccer field at each high school (not FAAC or Birdville stadiums)

ADVANTAGES:

- Replaces end-of-life system for added safety and playability
- Improves operational costs

CHALLENGES/CONSIDERATIONS:

- Reached end-of-life and beyond for all three high schools

PROJECTED COST WITH ESCALATION:
$4,537,500

LED Field Light Replacements

SCOPE:

- Includes replacement of all athletic lighting at high schools with high-efficiency LED systems

ADVANTAGES:

- Replaces outdated lighting systems with longer lasting, more efficient lighting
- Increases life expectancy of systems
- Improves operational costs

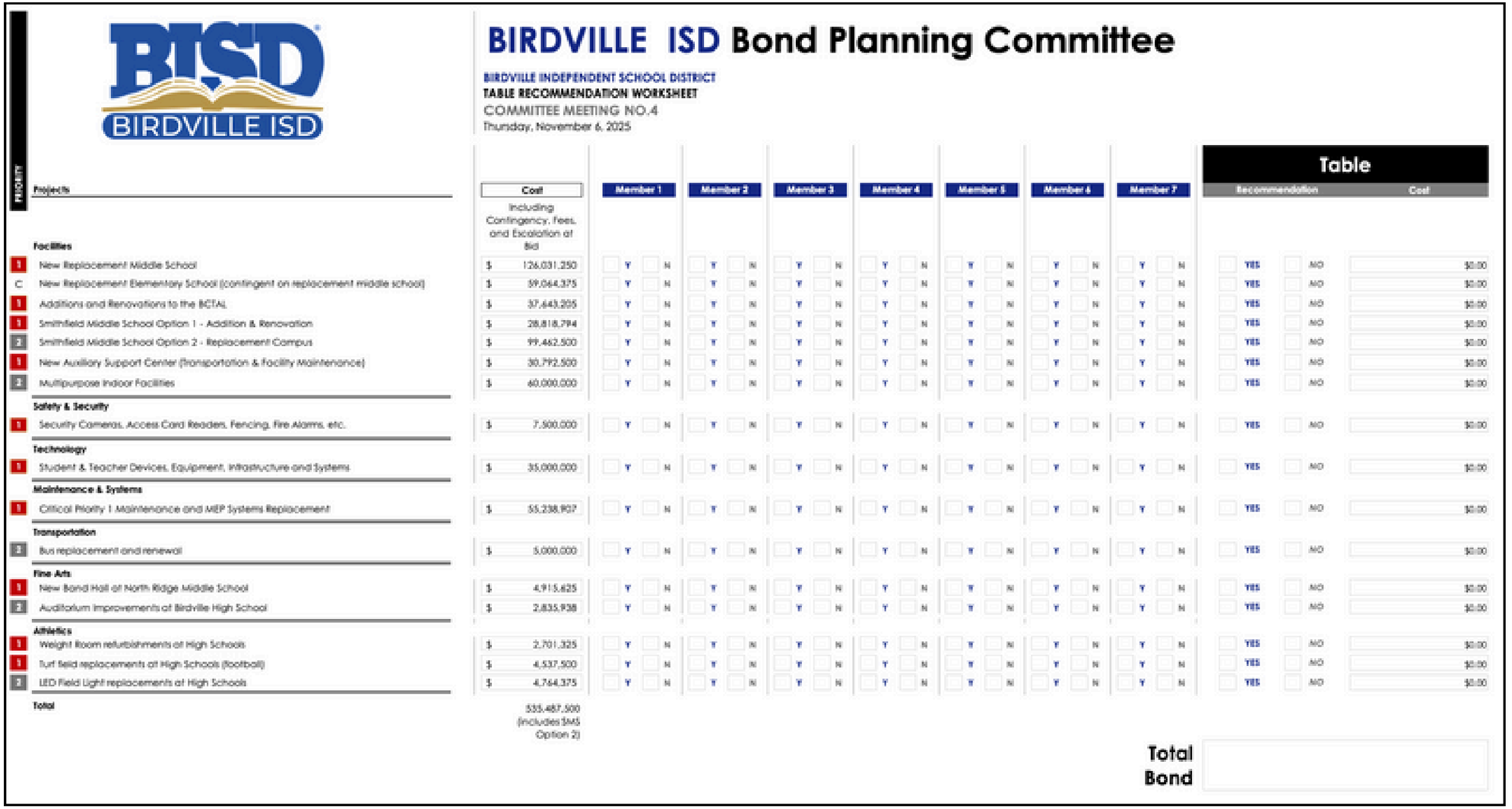
CHALLENGES/CONSIDERATIONS:

- Aligns with district replacement cycles

PROJECTED COST WITH ESCALATION:
$4,764,375

Table Talk Q&A Process

Homework Assignment



BIRDVILLE ISD

BIRDVILLE ISD Bond Planning Committee

BIRDVILLE INDEPENDENT SCHOOL DISTRICT
TABLE RECOMMENDATION WORKSHEET
COMMITTEE MEETING NO.4
Thursday, November 6, 2025

PRIORITY	Projects	Cost (Including Contingency, Fees, and Escalation at Bid)	Member 1	Member 2	Member 3	Member 4	Member 5	Member 6	Member 7	Table Recommendation	Table Cost
	Facilities										
1	New Replacement Middle School	$ 126,031,250	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
C	New Replacement Elementary School (contingent on replacement middle school)	$ 59,064,375	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
1	Additions and Renovations to the BCTAL	$ 37,443,205	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
1	Smithfield Middle School Option 1 - Addition & Renovation	$ 28,818,794	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
2	Smithfield Middle School Option 2 - Replacement Campus	$ 99,462,500	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
1	New Auxiliary Support Center (Transportation & Facility Maintenance)	$ 30,792,500	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
2	Multipurpose Indoor Facilities	$ 60,000,000	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Safety & Security										
1	Security Cameras, Access Card Readers, Fencing, Fire Alarms, etc.	$ 7,500,000	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Technology										
1	Student & Teacher Devices, Equipment, Infrastructure and Systems	$ 35,000,000	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Maintenance & Systems										
1	Critical Priority 1 Maintenance and MEP Systems Replacement	$ 55,238,907	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Transportation										
2	Bus replacement and renewal	$ 5,000,000	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Fine Arts										
1	New Band Hall at North Ridge Middle School	$ 4,915,625	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
2	Auditorium Improvements at Birdville High School	$ 2,835,938	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Athletics										
1	Weight Room refurbishments at High Schools	$ 2,701,325	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
1	Turf field replacements at High Schools (football)	$ 4,537,500	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
2	LED Field Light replacements at High Schools	$ 4,764,375	Y N	Y N	Y N	Y N	Y N	Y N	Y N	YES NO	$0.00
	Total	535,487,500 (Includes $M5 Option 2)									
										Total Bond	

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Meeting Resources

- Printed Meeting Highlights
- Committee Website

HOME / BOND AND FACILITIES PLANNING COMMITTEE

BISD BIRDVILLE ISD

Bond and Facilities Planning Committee

This committee serves in an advisory role to our Birdville ISD Board of Trustees, with the goal of reviewing District facility needs and considering a possible bond package recommendation for next spring. Specifically, **the charge of this committee is to:**

- Consider the educational needs of all students and align with the district's mission, vision, and strategic objectives.
- Represent the entire community, its values, and investment in their hometown schools.
- Assess and prioritize the district's current and long-term facility needs, including new construction, renovations, equipment/system life cycles, and capital improvements.
- Bring forward recommendations to the Board of Trustees for addressing the district's facility needs to support high-quality instruction and advancement of student programs.

Birdville ISD appreciates the community members who are donating their time and efforts to this important process. Input from all members of our community is welcome — **please submit your questions here** regarding BISD Bonds or the Bond and Facility Planning process and a member of the BISD Administrative Team will follow up with you.



Meeting Dates:

- **Tuesday, Oct. 7**
  - Agenda | Presentation
  - Video: **School Funding Overview**
  - Video: **Mullendore ES Open House**
  - Video: **Birdville HS Courtyard Flythrough**
- Tuesday, Oct. 28
- Saturday, Nov. 1 (Campus Tours)
- Thursday, Nov. 6
- Tuesday, Nov. 18
- Monday, Dec. 8

Each meeting will be from 6–8 p.m. All meetings will be hosted at the BISD Plaza Professional Learning Center, located at 6351 Boulevard 26 in North Richland Hills.

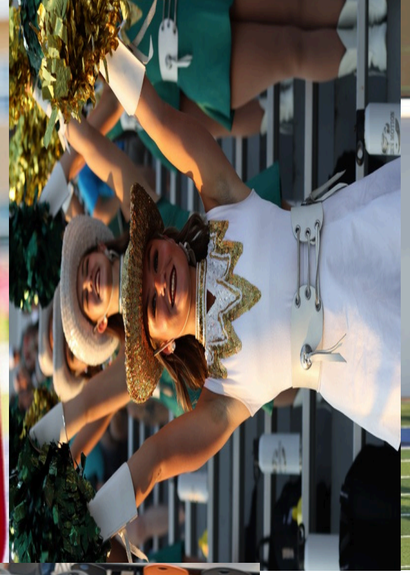
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Next Meeting Information

Meeting #5 - Nov 18

Financial Advisor Presentation

Project Priority Worksheet and Table Vote




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Thank you!