

 Carrollton-Farmers Branch ISD
cfb BOND 
DOLLARS AT WORK



Changing Lives by Design®



JACKSON
CONSTRUCTION



Improvements

- Collaboration Spaces
- Exterior Upgrades
- Mechanical, Electrical, Plumbing Systems Upgrades
- New Marquees at Multiple Elementary Schools
- Landscape Improvements



Safety and Security

- Access Control
- Video Intercom
- New Camera System with Upgrade Interior & Exterior Devices
- Classroom Door Hardware
- Intrusion
- Fire Sprinkler System Upgrades



Technology

- Cabling
- Public Announcement System
- Bells
- Clocks

FREEMAN ELEMENTARY SCHOOL

cfbbond.com



Improvements

- Collaboration Spaces
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 - New Maker Space
- Exterior Upgrades
 - Roof Repairs
- Mechanical, Electrical, Plumbing, Systems Upgrades
 - New HVAC and Controls
 - New LED Lighting in Gym
 - New LED Lighting in Parking Lots
 - Replaced Damaged Drinking Fountains
- New Marquees
 - To be done over the oncoming months as part of this renovation package
- Landscape Improvements
 - Replaced Playground Fall Protection
 - New Site Furnishings
 - Restriped Parking Lot

PROMISES MADE PROMISES KEPT





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Drinking Fountains



LED Lighting in
Parking Lot



HVAC Controls



HVAC Units



LED Lighting in Gym



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PROMISES MADE PROMISES KEPT



New Playground Fall Protection



Site Furnishings – Winter 2022



Restriped Parking Lot



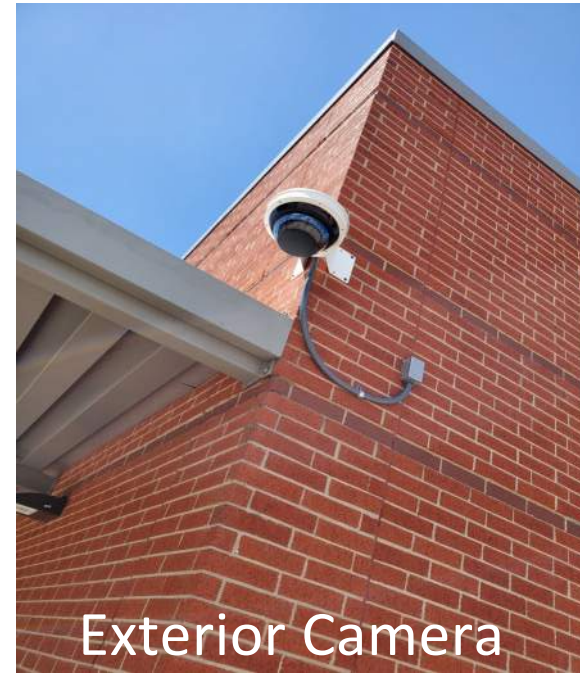
Safety and Security

- Access Control
 - Video Intercom
 - Card Readers
 - New Camera System
 - Classroom Door Locks
 - Intrusion Alarm
- Fire Sprinkler System Upgrades
- Bollards – Pending Completion of Drainage Work

PROMISES MADE PROMISES KEPT



Fire Alarm Panel



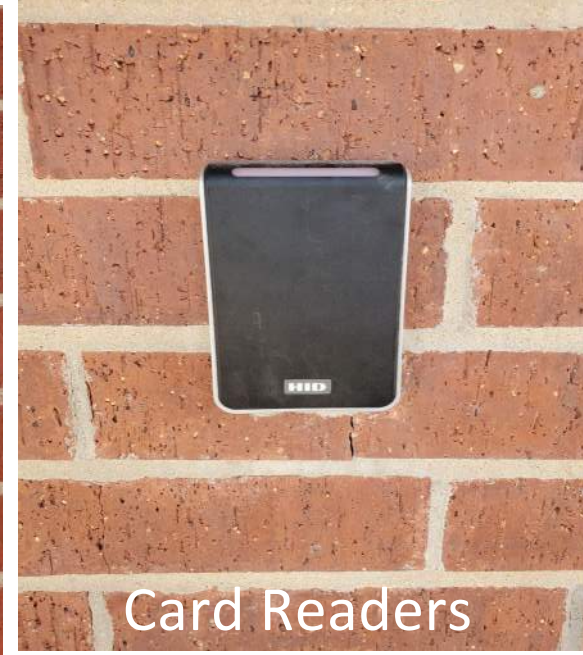
Exterior Camera



Door Hardware



Video Intercom



Card Readers



Bollards
Winter 2022



Technology

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Cabling



Cabling

**PROMISES MADE
PROMISES KEPT**



Clocks/Bells

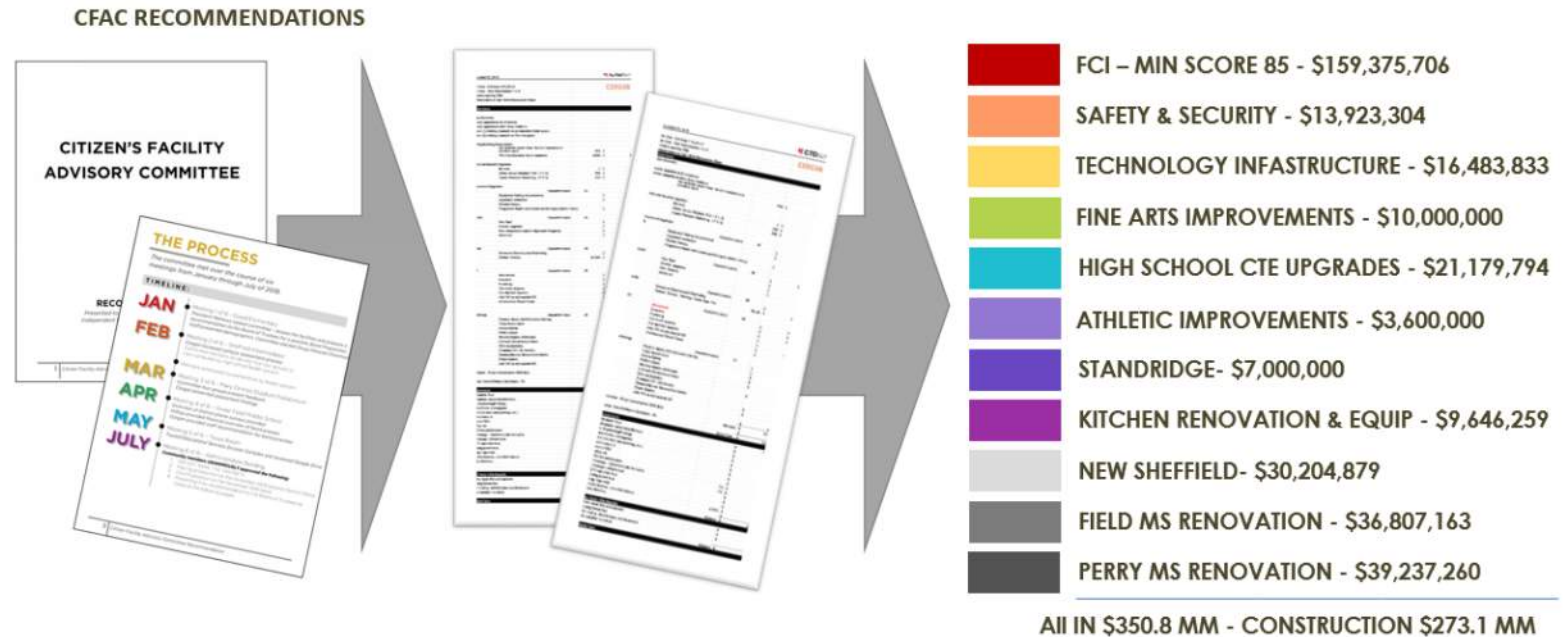
FCI Update

Freeman ES Assessment

Site : 82
Exterior: 89
Interior: 82
MEP: 90
Technology: 85

Score: 86

**PROMISES MADE
PROMISES KEPT**



PROMISES MADE

ALL CFBISD SCHOOLS \$189.7m



Bring all CFBISD facilities to a minimum assessment score of 85*

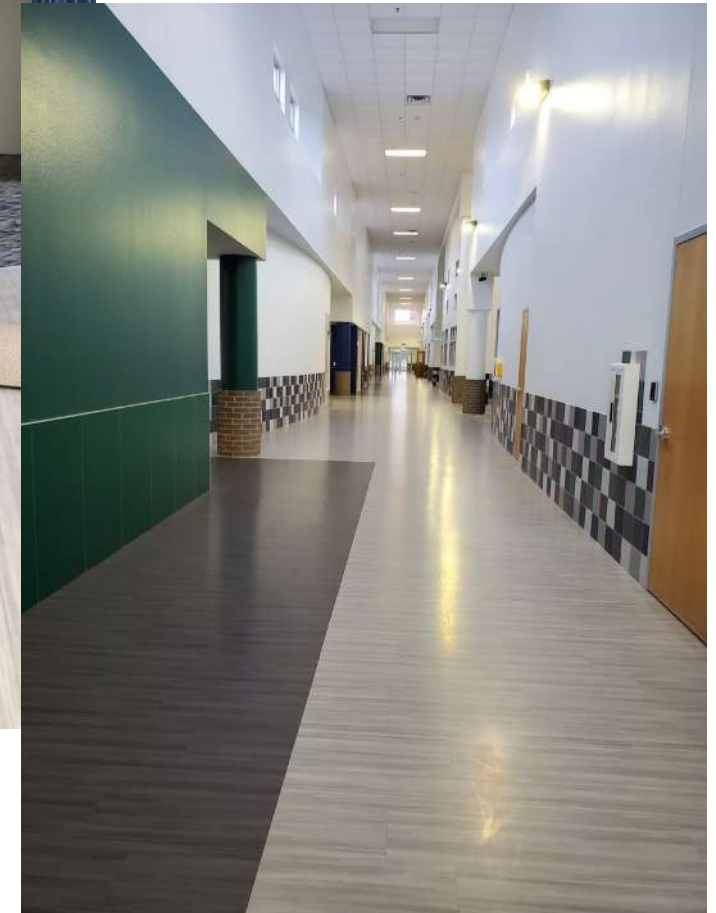
Mechanical, electrical and plumbing (MEP)
Collaboration
Roofs, Exteriors and Finishes etc.



Improvements

- FCI Improvements
 - Finish Upgrades
 - New Resilient Flooring in Dining and Main Corridor
 - New Carpet in Select Areas
 - Plastic Laminate Wainscot
 - New Paint and Wayfinding Graphics

**PROMISES MADE
PROMISES KEPT**



FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Prior Comments	2021 Reno Comments
On-Site Utilities & Drainage						
Site Drainage / Erosion Control		Poor	Good	Negative slope or drainage toward the building, severe erosion & visible ponding.	south has neg slope at building and erosion at parking lot	Work includes regrading, new concrete pours, and revised drainage plans to mitigate ponding
Site Lighting - Parking Lots		Fair	Good			Replaced lights in parking lot power poles
Exterior Concrete Pads & Pavement-Around building, mechanical yards		Good	Good			
Fire Hydrants / Utility Vaults / Misc.		Good	Good			
Grease Trap		Fair	Fair	Insert assessment data from MEP Engineer		
Site Parking & Drives						
Pavement - Roads / Drives / Parking Areas		Fair	Fair	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving.		
Fire Lanes		Fair	Fair	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving. Striping in fair condition.		
Striping - Parking lot and fire lane		Fair	Good	Minor to moderate signs of age and deterioration but still visible. Handicapped spaces incorrectly marked or striped.		Repainted
Curbs		Fair	Fair	Minor to moderate signs of age and deterioration, no major damage.		
Site Lighting						
Site Lighting		Fair	Good	Very few fixtures have minor damage or are not working. Lighting is adequate for security.	lights are in good condition but more are needed on west facade	Replaced existing parking lot light fixtures
Site Security						
Security Cameras		Fair	Good		more cameras needed by playground and west end	
Chain Link Fencing / Gates		Good	Good	No damage to material and poles, gates are working properly.		
Misc. Structures						
Site Walls - Retaining / Screen		N/A	N/A			
Dumpster Service Area		Fair	Fair	Moderate to Minor signs of damage to dumpster walls, may need a refresh of finish paint if applicable and additional bollards. Gates function as required.	screen wall needs to be repainted	
Bollards	Material: Concrete	N/A	Good			Installation of new bollards at entry vestibule
Site Signage - Directional / Handicapped		Good	Good			
Misc. Site work / Site Structures		Good	Good		playground	
Circulation						
Sidewalks		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
Stairs		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place. Rise and Run is compliant. Handrails (if present) are compliant & finish is in good standing.		
Ramps		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place. Slope is compliant. Handrails (if present) are compliant & finish is in good condition.		
ADA Compliance / Accessibility						
Compliant Sidewalks/Curbs		Good	Good			
Compliant Ramps & Handrails		Good	Good			

Scored Categories 20 21 *Original site assessment did not assess drainage issues site wide. Changed from N/A to Poor resulting in a change from 86 to 82

Good	10	16
Fair	9	5
Poor	1	0
N/A	2	1

Assessment Score:	82
Score After Bond Improvements:	92

FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Prior Comments	2021 Reno Comments
Building Structure/Foundation						
Foundation	Type: Crawlspace	Good	Good	No signs of cracking or heaving.		
Substructure - Slab - on - Grade						
Basement / Below Grade Exterior Walls		N/A	N/A			
Miscellaneous		N/A	N/A			
Superstructure						
Fireproofing		N/A	N/A			
Pre-Engineered Metal building		N/A	N/A			
Building Exterior Shell						
Roofing	built up roof					
General Roof Condition (Visual Inspection)		Fair	Fair	Roof is nearing the end of it's expected useful life. Some leaks are reported with areas of ponding. Some sealants and flashings are in need of repair or replacement.		Minor roofing repairs completed to extend useful life
Roof Warranty Status				N/A		
Roofing Manufacturer / Warranty Issuer				Johns Manville		
Years Remaining in Warranty Period				out of warranty 3 years		
Skylights						
Roof Curbs / Openings / Misc.		Fair	Good			Replacement of damaged curbs as needed
Exterior Walls						
Exterior Wall Material	Material: Brick	Good	Good	Veneer is free of cracks, signs of settling, rotation or damage.		
Building Caulking/Sealant		Fair	Good	May show minor signs of aging, minor fading or stains.		Exterior building sealant replaced as needed
Exterior Painting		N/A	N/A			
Windows/Glazed Walls						
Windows	Glazing Type: Insulated Frame Type: Aluminum	Good	Good	No visible damage, proper weatherproofing apparent.		
Exterior Doors Systems						
Exterior Doors	Frame Type: Aluminum Storefront Panel Type:	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.		
Exterior Overhead Doors	Type:					
Card Access Reader	Yes					
Door Bell	Yes					
Peep Hole	No					
Canopies						
Canopy	Type: Attached to Building	Good	Good	No visible damage, proper weather coverage, finishes are almost new in appearance. No signs of settling or movement.	insufficient drainage leaving residue on east wall	
Loading Area						
Raised Loading Dock		N/A	N/A		0	
Independent Loading Area		N/A	N/A		0	
Misc. Exterior						
Exterior Soffit - Material	Material: Plaster	Good	Good	Almost new in appearance, no visible fading or stains.		
Exterior Louvers / Sunscreens						

Scored Categories 9 9

Good	6	8
Fair	3	1
Poor	0	0
N/A	8	8

*Original assessment evaluated skylights, which do not exist on the campus. Original exterior assessment score was 86

Assessment Score:	89
Score After Bond Improvements:	96

Exterior

FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Prior Comments	2021 Reno Comments
Interior Finishes						
Interior Ceiling Finishes						
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish Yes	Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	scrubbable in kitchen	
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish	N/A	N/A			
Plaster Ceilings		N/A	N/A			
Painted Gypsum Ceiling		N/A	N/A			
Metal Ceilings		N/A	N/A			
Exposed / Painted Ceilings		Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
Soffit / Bulkhead Walls		N/A	N/A			
Special/Misc.		N/A	N/A			
Interior Floor Finishes						
Resilient Flooring - Classroom Cooridors/Classrooms		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Resilient Flooring - Main Cooridor, Cafeteria, Admin Spaces		Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.		VCT Flooring replacement in main hallway and partial cooridors. Replacement of flooring in Cafeteria
Quarry Tile		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Ceramic Tile		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	kitchen	
Terrazzo		N/A	N/A			
Poured Resinous Epoxy		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	one bubble in gym	
Finish Concrete - (sealed)		N/A	N/A			
Carpet - Classrooms		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	has minimal snags	
Carpet - Library/Makerspace/Admin Suite		Fair	Good			Replacement of carpet tiles in Library and Makerspaces
Natural Stone		N/A	N/A			
Wood		N/A	N/A			
Special/Misc.		N/A	N/A			
Interior Wall Finishes						
Painted Gypsum Board - Full Height		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
Painted CMU - Full Height		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
Painted Gypsum Board + Tile Wainscot		Fair	Good	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.	south wing has some cracks in gyp	Replacement of cracking wainscoating and repainting of gypsum board
Full Height Tile		N/A	N/A			
PLAM		N/A	Good			Addition of laminate for cooridor entry ways
FRP		N/A	N/A			
Wood Panels		N/A	N/A			
Interior Wall Base & Trim						
Rubber Base - Library/Maker Space, Admin Suite, Corridor		Fair	Good	Minor signs of aging with minimal damage and properly installed.	gym has minor tear in rubber base	Replacement of rubber bases a main cooridor, library, maker space, and admin suite
Rubber Base - Classrooms, Classroom Cooridors		Fair	Fair			
Quarry Tile		N/A	N/A			
Ceramic Tile		Good	Good	Almost new in appearance, no signs of damage and properly installed.		
Terrazzo		N/A	N/A			
Poured Resinous Epoxy		N/A	N/A			
Wood Base		N/A	N/A			
Misc. Interior						
Interior Door Systems						
Frame Type:	Hollow Metal	Fair	Good	Minor scratches or signs of wear, may need a refresh of finish, door hardware is compliant and functioning properly.		Repainting interior door frames and door replacements as needed on classroom doors
Panel Type:	Hollow Metal					
Interior Overhead Door/Grille	Type:	N/A	N/A			
Specialty Doors	Type:	N/A	N/A			

Interior

FCI Update

Millwork Cabinets		Fair	Good			Replacement of millwork in library, makerspace, and STEM classrooms
Corner Guards	Type:	N/A	N/A			
Interior Signage - Classrooms		Good	Good		some missing exit signage	
Interior Signage - Classroom Corridors		Fair	Good			New signage for classroom corridors
Digital Clocks		Fair	Good			Replacement of digital clocks
Operable Partitions		N/A	Good			Addition of operable wall in STEM classrooms
Markerboards and Tack Boards - Classrooms and Classroom Hallways		Fair	Fair	Some cracking or warping present.		
Markerboard and Tack Boards - Main Corridor		Fair	Good			Replacement of tackboards and markerboards in main corridor
Projection Screens		Good	Good			
A/V Equipment		N/A	N/A			
Lockers	N/A	N/A	N/A			
Railings						
Elevator Cab Finishes		N/A	N/A			
Wireless Access		Fair	Good			New cabling for wireless system
Toilet Partitions	Material Type: Plastic	Good	Good			
Toilet Accessories		Good	Good	Almost new condition, proper installation.		
Interior Window Blinds/Shades	Type of Blinds:					
	Type of Shades:					
	Operation:					
Food Service Area						
Equipment Condition		Fair	Good			Kitchen equipment repaired and replaced as needed
Digital Menu Boards		N/A	N/A			
Restrooms open to Kitchen?		No	No			
Drinking Fountains in Cafeteria?		No	No			
Accessibility						
Restrooms		Good	Good	Compliant		
Drinking Fountains		Good	Good	Compliant		
Ramps		Good	Good	Compliant		
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant	doorknobs in special ed	
Millwork		Good	Good	Compliant		

Scored Categories 35 37

Good	20	33
Fair	13	2
Poor	0	0
N/A	27	25

Assessment Score: 82
Scor After Bond Improvements: 93

FCI Update

FREEMAN ELEMENTARY SCHOOL OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR	CURRENT
HVAC	Task: Replace Trane DX packaged units installed in 2003.	Task: Replaced Trane DX packaged units installed in 2003.	85	98
EMCS	Task: Replace Alerton controls installed with 2003 system; price included in HVAC replacement.	Task: Replaced Alerton controls installed with 2003 system.		
PLUMBING	Task: Replace Lochinvar 200-gallon domestic boiler and tank installed in 2004.	Task: Scope completed before this summer	95	97
	Task: Provide new EWCs With bottle fillers in select locations.	Task: Provided new EWCs With bottle fillers in select locations.		
	Task: Add redundant sump pumps under new addition.	Task: Item removed from project scope		
ELECTRICAL SYSTEM	Task:	Task:	95	95
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Task: Item removed from project scope.	90	94
	Task: Replace metal halide fixtures in gym with LED fixtures.	Task: Replaced metal halide fixtures in gym with LED fixtures.		
EXTERIOR LIGHTING	Task: Replace all existing exterior non-LED wall packs with LED fixtures.	Task: Replaced all existing exterior non-LED wall packs with LED fixtures.	87	98
	Task: Renovate all exterior parking lot lighting to LED.	Task: Renovated all exterior parking lot lighting to LED.		
FIRE ALARM SYSTEMS	Task: Replace Fire Alarm System.	Task: Replaced Fire Alarm System.	75	100
FIRE PROTECTION SYSTEM	Task:	Task:	100	100
			90	97

FCI Update

Freeman ES Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2020)	Notes
Cabling Infrastructure	10	8	8	Upgrades done for wireless and major systems.
Local Area Network	15	12	14	
Wireless LAN	15	12	14	
Unified Comm (Phone) System	10	9	10	New phones installed and active
Video Management System	10	7	10	New high resolution cameras installed
Public Address	10	8	10	New Informacast PA System. Great Condition
Premise Access Control	10	8	10	Access controls at primary entrances and front office
Intercom System	5	5	5	New video intercom integrated to phone system
Special Space AV	5	5	5	
Instruction Space Presentation	10	10	10	New interactive displays matching district standard.
Total Score	100	85	96	

Technology

FCI Update

Freeman ES Assessment

Site : 82
Exterior: 89
Interior: 82
MEP: 90
Technology: 85

Score: 86

**PROMISES MADE
PROMISES KEPT**

After Bond Improvements

Site : 92
Exterior: 96
Interior: 93
MEP: 97
Technology: 96

Score: 95

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Mechanical, electrical and plumbing (MEP)
Collaboration
Roofs, Exteriors and Finishes etc.