

Carrollton-Farmers Branch ISD **cfb BOND** **DOLLARS AT WORK**



Changing Lives by Design®



JACKSON
CONSTRUCTION



Improvements

- Collaboration rooms
- Exterior Upgrades
- Landscaping improvements



Safety and Security

- Access control and cameras at selected exterior doors
- Bollards
- Fire sprinkler system upgrades



Technology

- Cabling
- Public Announcement System
- Bells
- Clocks

GOOD ELEMENTARY SCHOOL

cfbbond.com



Improvements

- Landscape Improvements
 - Playground Fall Protection Replacement
 - Site Furnishings
 - Restriped parking Lot
- Mechanical, Electrical, Plumbing Upgrades
 - New LED lights in parking lots

**PROMISES MADE
PROMISES KEPT**



Playground Re-Surfacing



Parking Lot Re-Striping



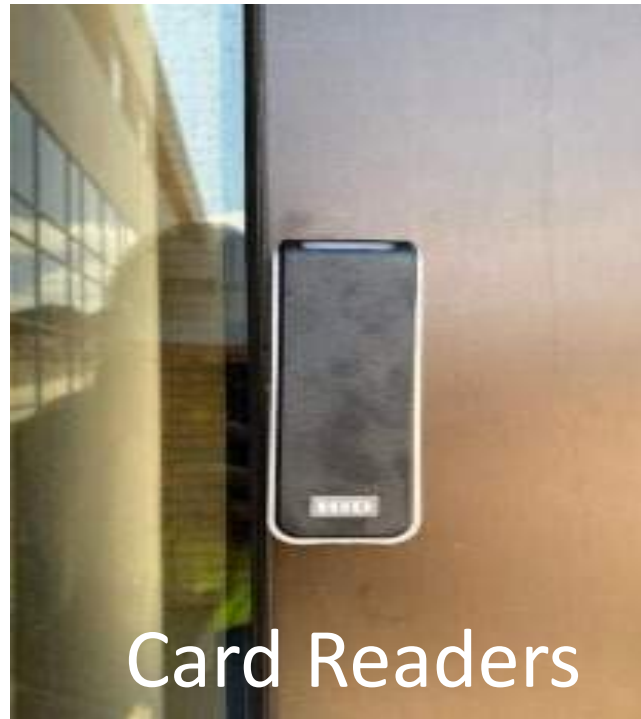
Parking Lot Lighting



Safety and Security

- Access Control
 - Video Intercom
 - New Camera Syst
 - Intrusion Alarm
 - Card Readers
- Fire Sprinkler System Upgrades
- Bollards

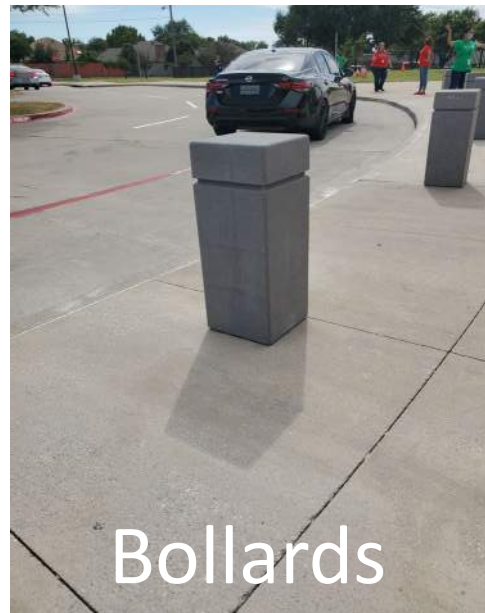
**PROMISES MADE
PROMISES KEPT**



Card Readers



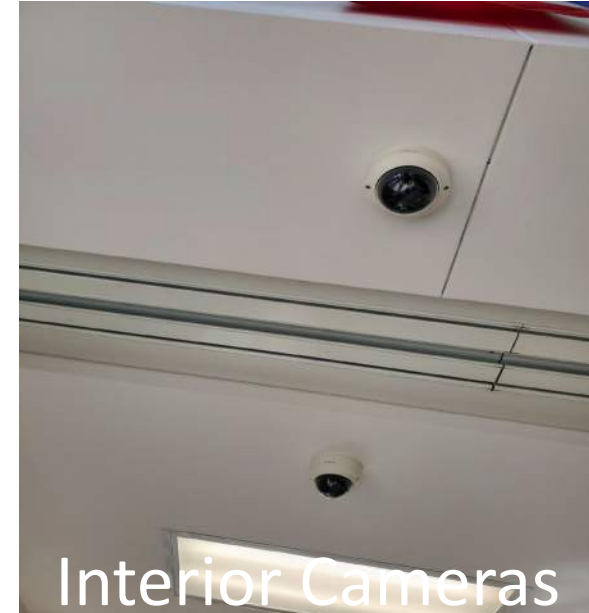
Exterior Cameras



Bollards



Video Intercom



Interior Cameras



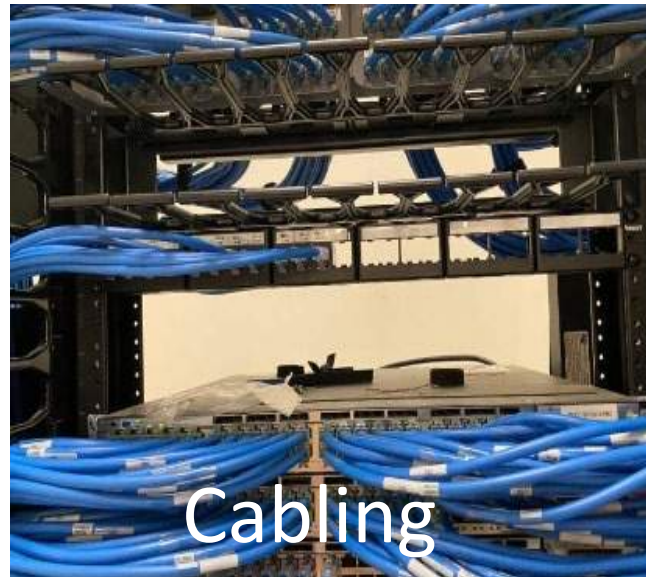
Technology

- Cabling
- Public Announcement System
- Clocks
- Bells
- New Digital Display

**PROMISES MADE
PROMISES KEPT**



Clocks



Cabling



Digital Display

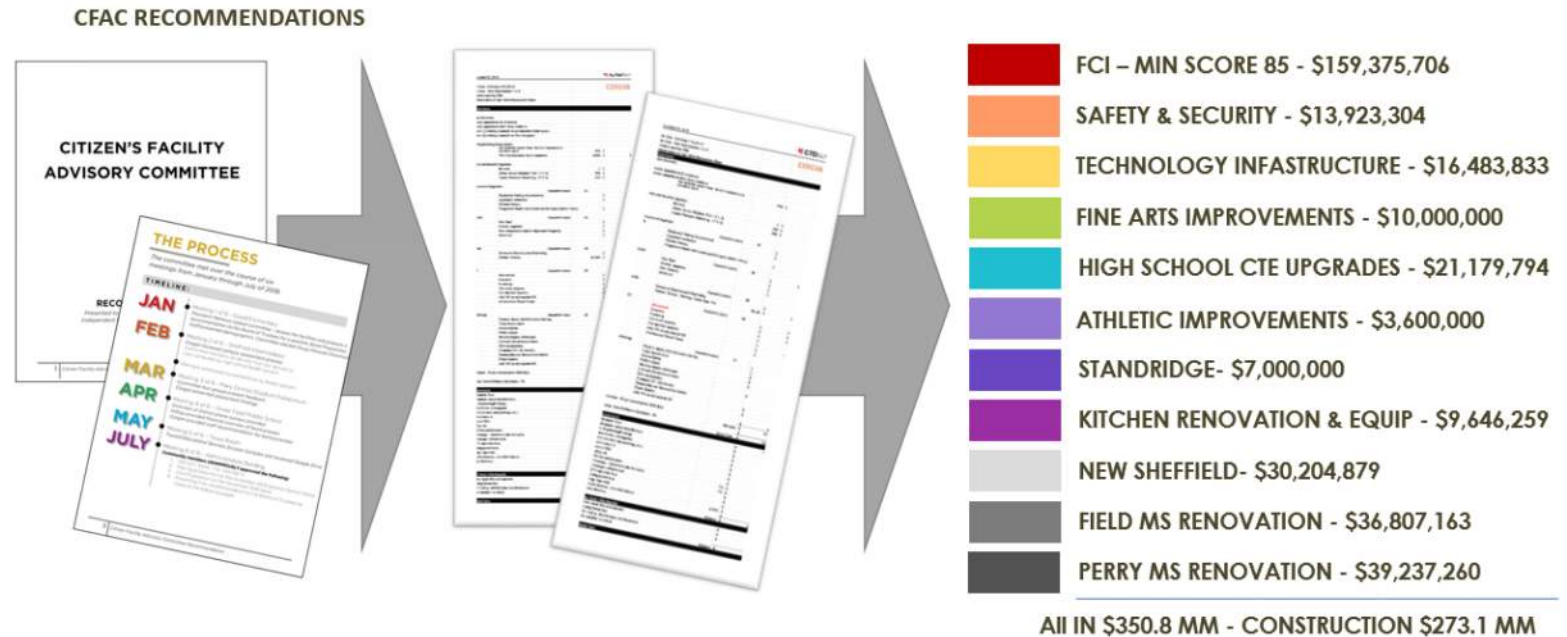
FCI Update

Good ES
Assessment

Site : 92
Exterior: 97
Interior:
MEP: 96
Technology: 85

Score: 92

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.

Building Element	Type/Material	Previous Condition	Current Condition	Description	Previous Comments	2021 Reno Comments
On-Site Utilities & Drainage						
Site Drainage / Erosion Control		Good	Good	Positive slope away from building, no visible signs of erosion or ponding water.		
Site Lighting - Parking Lots		Good	Good			Replacement of light packages in the 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			
Site Parking & Drives						
Pavement - Roads / Drives / Parking Areas		Good	Good	Clean and clear of cracks, heaving, potholes. Joint Sealer is properly in place.		
Fire Lanes		Good	Good	Fire lane paint striping in good condition.Clean and clear of cracks, heaving, potholes. Joint Sealer is properly in place.	Paint	Repainted
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		Good	Good	Free of cracks, damage and almost new in appearance.		
Site Lighting						
Site Lighting		Good	Good	All fixtures are working properly and have no visible damage. Lighting is appropriate for security.		
Site Security						
Security Cameras		Fair	Good			
Chain Link Fencing / Gates		Fair	Fair	Little to no damage to material, poles & gates. Some signs of age.	Black fence near playground wobbles. Fence near pre-k playground crooked	
Misc. Structures						
Site Walls - Retaining / Screen	Material: Stone	Good	Good	No signs of damage, settling or rotation.		
Dumpster Service Area		Good	Good	Dumpster walls have no sign of damage. Gates properly function.		
Bollards	Material: Concrete	N/A	Good			Addition of bollards at entry vestibule
Site Signage - Directional / Handicapped		Good	Good			
Misc. Site work / Site Structures		Good	Good		Playground	Addition of Playground Shade Structure
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		N/A	N/A			
ADA Compliance / Accessibility						
Compliant Sidewalks/Curbs		Good	Good			
Compliant Ramps		Fair	Fair		No ramps into playground	
Compliant Handrails		Good	Good		Missing crosswalks	Repainted sidewalks as needed

Scored Categories	21	22
Good	16	19
Fair	5	3
Poor	0	0
N/A	2	1

Assessment Score:	92
Score After Bond Improvements:	96

*Original Assessment did not evaluate video cameras on site. Assigned a value of fair which decreased the assessment score from 95 to 92

Building Element	Type/Material	Previous Condition	Current Condition	Description	Previous Comments	2021 Reno Comments
Building Structure/Foundation						
Foundation	Type: Slab on Grade	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		Good	Good		Sprinkler system as singular use of fireproofing	
Pre-Engineered Metal building		N/A	N/A			
Building Exterior Shell						
Roofing	CTEM					
		Good	Good	Roofing system is still within it's expected useful life span. No active leaks reported. No ponding areas visible. Sealants and flashings are maintained and in good condition.		
General Roof Condition (Visual Inspection)				Valid		
Roof Warranty Status				Hyload Armko		
Roofing Manufacturer / Warranty Issuer				15 years		
Years Remaining in Warranty Period						
Skylights		N/A	N/A			
Roof Curbs / Openings / Misc.		N/A	N/A			
Exterior Walls						
Exterior Wall Material	Material: Brick	Good	Good	Veneer is free of cracks, signs of settling, rotation or damage.		
Building Caulking/Sealant		Good	Good	Almost new condition.	Some Weeps on north side of bldg are buried	
Exterior Painting		N/A	N/A			
Windows/Glazed Walls						
Windows	Glazing Type: Insulated	Fair	Fair			
	Frame Type: Aluminum			Minor scratches or signs of wear.		
Exterior Doors Systems						
Exterior Doors						
	Frame Type: Aluminum Storefront	Good	Good			
	Panel Type: Aluminum Storefront			No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.		
Exterior Overhead Doors	Type: N/A	N/A	N/A			
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.	Canopy on south wall near playground has drainage issues	
Loading Area						
Raised Loading Dock		N/A	N/A			
Independent Loading Area		Good	Good	No visible damage, no signs of settling or movement.		
Misc. Exterior						
Exterior Soffit - Material	Material: Plaster	Good	Good	Almost new in appearance, no visible fading or stains.		
Exterior Louvers / Sunscreens		Good	Good	Almost new in appearance.		

Scored Categories	11	11
Good	10	10
Fair	1	1
Poor	0	0
N/A	7	7

Assessment Score:	97
Score After Bond Improvements:	97

Building Element	Type/Material	PreviousCondition	Current Condition	Description	Previous 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.	Scrubable in kitchen
	Scrubable Finish	N/A	N/A	N/A		
Acoustical Ceilings - 2x4 Tiles	Plaster Ceilings	N/A	N/A	N/A		
Painted Gypsum Ceiling		Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
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		Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
Special/Misc.		N/A	N/A			
Interior Floor Finishes						
Resilient Flooring - VCT		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Quarry Tile		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	Textured floor only near freezer	
Ceramic Tile		N/A	N/A			
Terrazzo		N/A	N/A			
Poured Resinous Epoxy		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Finish Concrete - (sealed)		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Carpet - Classrooms and Admin Suite		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Carpet - Maker Space		Fair	Good			Replacement of carpet tiles in maker space
Natural Stone		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
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		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
Full Height Tile		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
PLAM		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
FRP		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	Kitchen	
Wood Panels		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
Interior Wall Base & Trim						
Rubber Base		Good	Good	Almost new in appearance, no signs of damage and properly installed.		
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	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.	
		Manual	Good		Good	No visible damage, proper weatherproofing/threshold installed, door hardware compliant and functioning properly, motor works as required (if applicable).
Interior Overhead Door/Grille	Type:		N/A	N/A		
Specialty Doors	Type:		Good	Good		
Millwork Cabinets			Good	Good		
Corner Guards	Type:	Stainless Steel	Good	Good	Almost new in appearance.	
Interior Signage			Good	Good		
Digital Clocks			N/A	Good		Inclusion of the PA/Bell/Clock Systems
Operable Partitions			N/A	N/A		
Marker & Tack Boards			Good	Good	No cracking or warping of the board surface.	
Projection Screens			Good	Good		
AV Equipment - Classrooms			Good	Good		
AV Equipment - Large TV Display			Poor	Good		Existing A/V solution is not operable Replacement of digital display
Lockers			N/A	N/A		
Railings			Good	Good		
Elevator Cab Finishes			Fair	Fair		Slight cracking on VCT
Wireless Access			Good	Good		
Toilet Partitions	Material Type:	Plastic	Good	Good		
Toilet Accessories			Good	Good	Almost new condition, proper installation.	
Interior Window Blinds/Shades	Type of Blinds:	Metal	Good	Good		
	Type of Shades:	N/A				
	Operation:	Manual				
Food Service Area						
Equipment Condition		Good	Good			
Digital Menu Boards		N/A	N/A			
Restrooms open to Kitchen?		No	No			
Drinking Fountains in Cafeteria?		Yes	Yes			
Accessibility						
Restrooms		Good	Good	Compliant		
Drinking Fountains		Good	Good	Compliant		
Ramps		Good	Good	Compliant	No exit sign from exiting stage	
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant	Possible dead end corridor past 50 ft	
Millwork		Good	Good	Compliant	AED protudes more than 4ins	

Scored Categories		44	45			
Good		39	42			
Fair		2	1			
Poor		1	0			
N/A		17	16			
				Assessment Score:	92	
				Score After Bond Improvements:	95	

FCI Update

GOOD ELEMENTARY SCHOOL

82,146 SF

OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR GRADE	CURRENT
HVAC	Task: None		95	95
EMCS	Task: None			
PLUMBING	Task: None			
ELECTRICAL SYSTEM	Task: None		95	95
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Task: Removed from project scope.	95	95
EXTERIOR LIGHTING	Task: Renovate all exterior parking lot lighting to LED.	Task: Renovate all exterior parking lot lighting to LED.	95	99
FIRE ALARM SYSTEMS	Task: None		95	95
FIRE PROTECTION SYSTEM	Task: None		100	100
			96	96

MEP

FCI Update

Good 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

Good ES Assessment

Site : 92
Exterior: 97
Interior: 92
MEP: 96
Technology: 85

Score: 92

**PROMISES MADE
PROMISES KEPT**

After Bond Improvements

Site : 96
Exterior: 97
Interior: 95
MEP: 96
Technology: 96

Score: 96

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.