

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

**LA VILLITA ELEMENTARY SCHOOL**

**[cfbbond.com](http://cfbbond.com)**

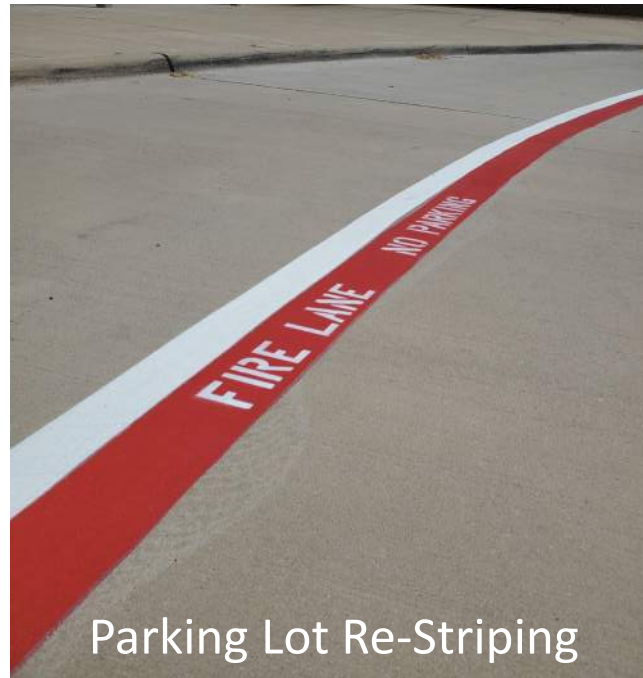




# Improvements

- Landscape Improvements
  - Playground Fall Protection Replacement
  - Restriped parking Lot
  - Replacement of Heaving Sidewalk
  - Power Wash Exterior Masonry
- Mechanical, Electrical, and Plumbing
  - New LEDs for Building Exterior Lights
  - New LEDs for Parking Lot

**PROMISES MADE  
PROMISES KEPT**



Parking Lot Re-Striping



Playground Re-Surfacing



Replace Sidewalk



Exterior Power-Wash



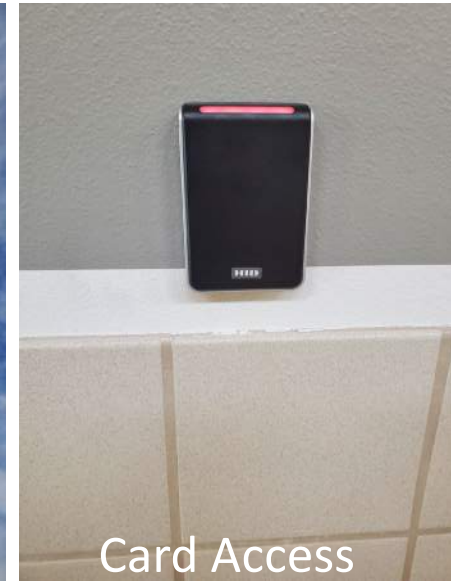


# Safety and Security

- Access control
  - Video Intercom
  - New Camera System
  - Intrusion Detection
- Fire Panel Upgrades
- Bollards



Exterior Cameras



Card Access



Interior Cameras



Bollards

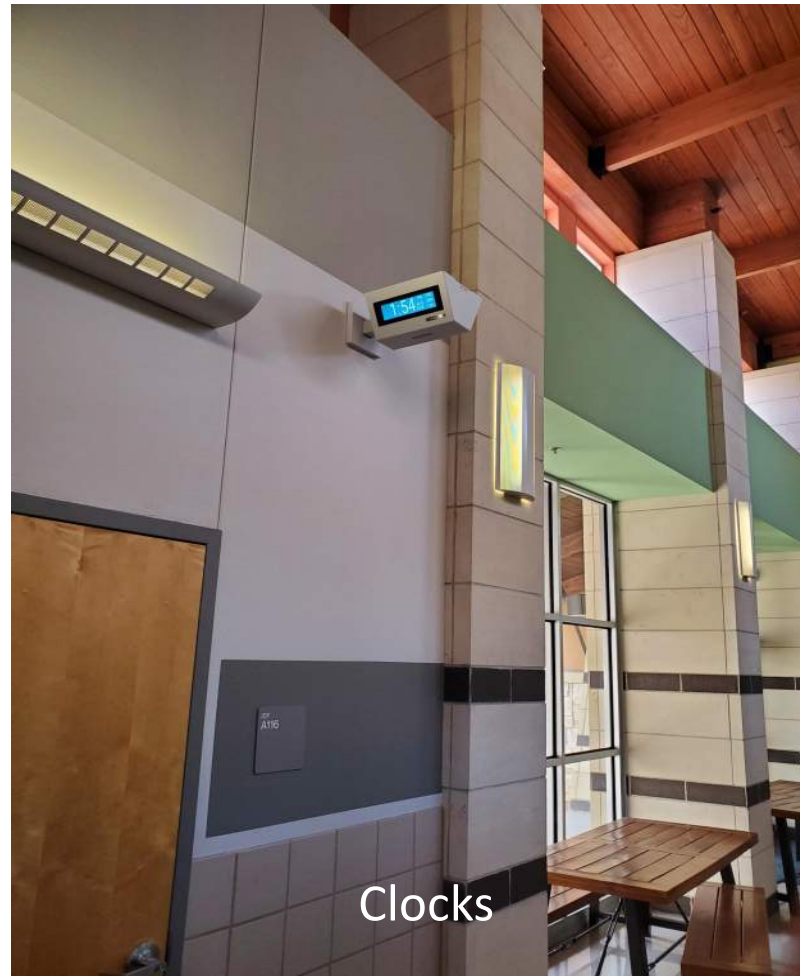


**PROMISES MADE  
PROMISES KEPT**

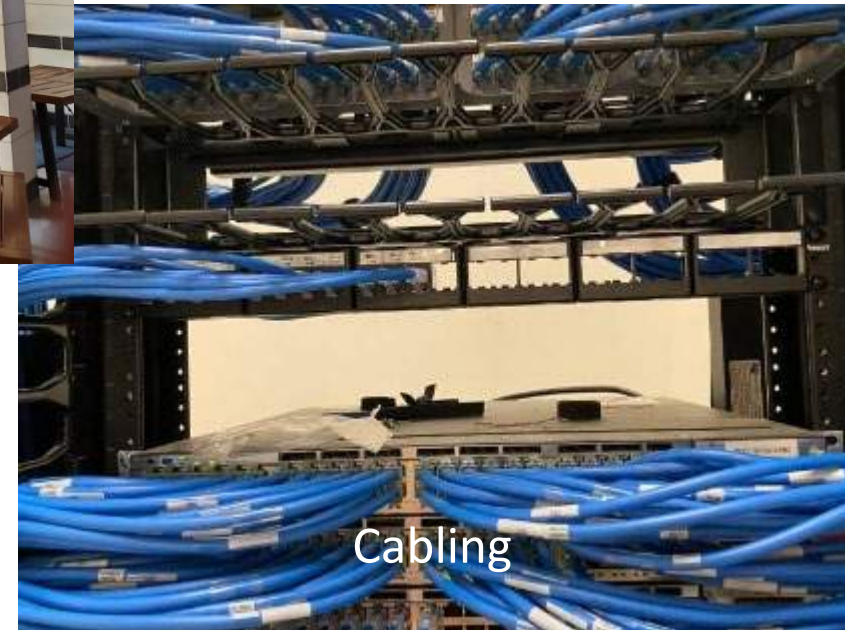


# Technology

- Cabling
- Bell
- Clock
- Public Announcement System



Clocks



Cabling

**PROMISES MADE  
PROMISES KEPT**



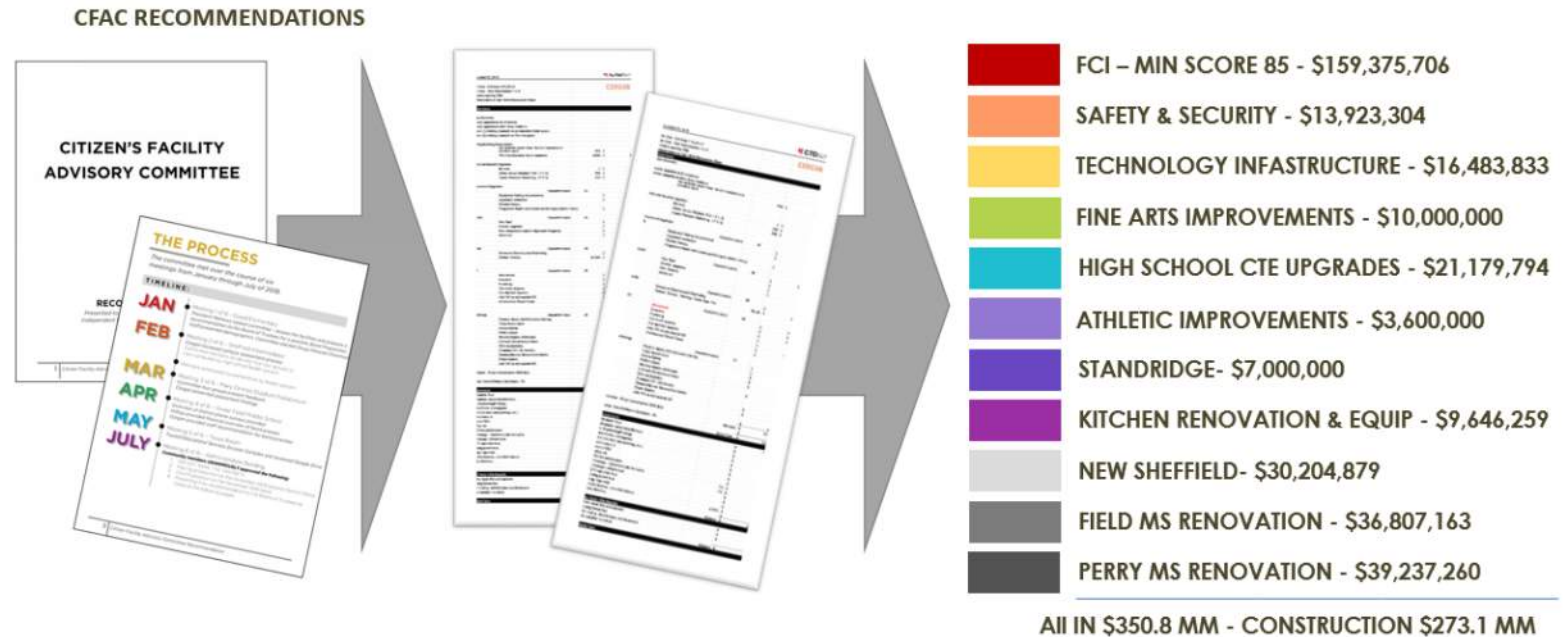
# FCI Update

## La Villita ES Assessment

Site : 91  
Exterior: 90  
Interior: 94  
MEP: 94  
Technology: 85

Score: 91

**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			
Exterior Concrete Pads & Pavement-Around building, mechanical yards		Good	Good			
Fire Hydrants / Utility Vaults / Misc.		Good	Good			
Grease Trap		Good	Good			
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.		
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		Fair	Good	Very few fixtures have minor damage or are not working. Lighting is adequate for security.		Replacement of exterior light fixtures
Site Security						
Security Cameras		Fair	Good			
Chain Link Fencing / Gates		Good	Good	No damage to material and poles, gates are working properly.		
Misc. Structures						
Site Walls - Retaining / Screen	Material: Stone	Good	Good	No signs of damage, settling or rotation.	CMU and stone	
Dumpster Service Area		Fair	Good	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.		Replacement of dumpster gates
Bollards	Material: Concrete	N/A	Good			Addition of new bollards at entry level vestibule
Site Signage - Directional / Handicapped		Good	Good			
Misc. Site work / Site Structures		Good	Good			
Circulation						
Sidewalks - Various site Sidewalks		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
Sidewalks - Perimeter playground sidewalks		Poor	Fair		Significant heaving of sidewalk	Replacement of portions of heaving sidewalk
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	22	23
Good	17	22
Fair	4	1
Poor	1	0
N/A	1	0

Assessment Score	91
Score After Bond Improvements	99

\*Original Assessment Score was 92, but did not score security cameras. Added a rating of Fair which lowered score to 91

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		N/A	N/A			
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)						
Roof Warranty Status				Valid		
Roofing Manufacturer / Warranty Issuer				Hyload Armko		
Years Remaining in Warranty Period				11 years		
Skylights		N/A	N/A			
Roof Curbs / Openings / Misc.		Good	Good			
Exterior Walls						
Exterior Wall Material	Material: Brick	Good	Good	Veneer is free of cracks, signs of settling, rotation or damage.	Stone and efis	
Building Caulking/Sealant		Fair	Good	May show minor signs of aging, minor fading or stains.		Replacement of building sealant
Exterior Painting		Fair	Fair	Minor wear or fading, minimal stains apparent.	Efis is cracking near garbage	
Exterior Wall Material Condition		Fair	Good			Powerwashing all exterior masonry
Windows/Glazed Walls						
Windows						
	Glazing Type: Single Pane	Good	Good	No visible damage, proper weatherproofing apparent.	Leaking where sprinklers hit window in library	
	Frame Type: Aluminum					
Exterior Doors Systems						
Exterior Doors						
	Frame Type: Aluminum Storefront	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.		
	Panel Type: Aluminum Storefront					
Exterior Overhead Doors	Type: N/A	N/A	N/A			
Card Access Reader	Yes					
Door Bell	Yes					
Peep Hole	Yes					
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.	Wood needs to be treated	
Loading Area						
Raised Loading Dock		N/A	N/A			
Independent Loading Area		N/A	N/A			
Misc. Exterior						
Exterior Soffit - Material	Material: N/A	N/A	N/A			
Exterior Louvers / Sunscreens		N/A	N/A			

Scored Categories	10	10
Good	7	9
Fair	3	1
Poor	0	0
N/A	10	10

Assessment Score	90
Score After Bond Improvements	97

# FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Additional Comments	2021 Reno Comments
<b>Interior Finishes</b>						
Interior Ceiling Finishes						
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish	Yes	Fair	Fair	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	Tiles have been replaced and are not uniform.
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish	N/A	N/A	N/A		
Plaster Ceilings			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
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			N/A	N/A		
Soffit / Bulkhead Walls			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Special/Misc.			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	Wood
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.	
Ceramic Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Terrazzo			N/A	N/A		
Poured Resinous Epoxy Finish Concrete - (sealed)			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Carpet			N/A	N/A		
Natural Stone			N/A	N/A		
Wood			N/A	N/A		
Special/Misc.			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	Rubber flooring bubbling in gym
Interior Wall Finishes						
Painted Gypsum Board - Full Height			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	Repaint
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.	Grout and tile in restroom is worn
PLAM			N/A	N/A		
FRP			N/A	N/A		
Wood Panels			N/A	N/A		
Interior Wall Base & Trim						
Rubber Base			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Ceramic Tile			Fair	Fair	Minor signs of aging with minimal 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



# FCI Update

## Interior Door Systems

Frame Type:	Hollow Metal	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.	Solid core wood	
Interior Overhead Door/Grille	Type: Manual	Good	Good	No visible damage, proper weatherproofing/threshold installed, door hardware compliant and functioning properly, motor works as required (if applicable).	In cafeteria	
Specialty Doors	Type: N/A	Good	Good		Overhead door in corridor	
Millwork Cabinets		Good	Good			
Corner Guards	Type: Stainless Steel	Good	Good	Almost new in appearance.		
Interior Signage		Good	Good			
Digital Clocks		Good	Good			
Operable Partitions		N/A	N/A			
Marker & Tack Boards		Good	Good	No cracking or warping of the board surface.		
Projection Screens		Good	Good		Smart projectors	
AV Equipment		Good	Good			
Lockers		N/A	N/A			
Railings		Good	Good			
Elevator Cab Finishes		N/A	N/A			
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			No visible damage, motor properly functions (if applicable).		
<b>Food Service Area</b>						
Equipment Condition		Good	Good			
Digital Menu Boards		N/A	N/A			
Restrooms open to Kitchen?		No	No			
Drinking Fountains in Cafeteria?		No	No			
<b>Accessibility</b>						
Restrooms		Good	Good	Compliant		
Drinking Fountains		Good	Good	Compliant		
Ramps		Good	Good	Compliant		
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant		
Millwork		Good	Good	Compliant		

Scored Categories	42	42
Good	38	38
Fair	2	2
Poor	0	0
N/A	17	17

Assessment Score:	94
Score After Bond Improvements:	94

# FCI Update

## LA VILLITA ELEMENTARY SCHOOL OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

87,787 SF

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR GRADE	CURRENT
HVAC	Task:	Task:	95	96
EMCS	Task:	Task: Replaced controls system throughout.		
PLUMBING	Task: Provide new EWCs With bottle fillers in select locations.	Task: Provided new EWCs With bottle fillers in select locations.	95	96
ELECTRICAL SYSTEM	Task:	Task:	95	95
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Task: Item removed from project scope.	95	95
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.	92	99
	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 installed in 2008.	Task: Replaced fire alarm system installed in 2008.	91	100
FIRE PROTECTION SYSTEM	Task: Modify sprinkler system covering exterior canopy to prevent freezing.	Task: Scope was performed prior to this summer.	90	98
			94	96

# FCI Update

## La Villita 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.
<b>Total Score</b>	<b>100</b>	<b>85</b>	<b>96</b>	

## Technology



# FCI Update

## La Villita ES Assessment

Site : 91  
Exterior: 90  
Interior: 94  
MEP: 94  
Technology: 85  
  
Score: 91

**PROMISES MADE  
PROMISES KEPT**

## After Bond Improvements

Site : 99  
Exterior: 97  
Interior: 94  
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)  
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