

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

**LAS COLINAS ELEMENTARY SCHOOL**

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



# Improvements

- **Landscape Improvements**
  - Playground Fall Protection Replacement
  - Site Furnishings
  - Restriped parking Lot
- **Mechanical, Electrical, and Plumbing**
  - Replace Exterior Building Lights with LEDs
  - New LED lighting in the Parking Lot

**PROMISES MADE  
PROMISES KEPT**



Restriped Parking Lot



Site Furnishings



Playground Re-Surfacing



Parking Lot Lighting



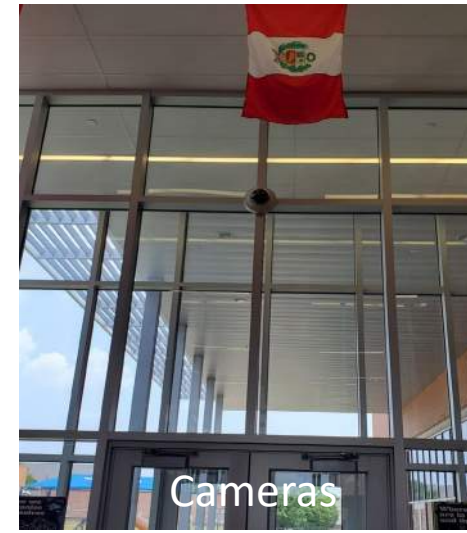


# Safety and Security

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



Card Readers



Cameras



Bollards



**PROMISES MADE  
PROMISES KEPT**



# Technology

- Cabling
- Public Announcement System
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- Clocks

**PROMISES MADE  
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Clocks



Cabling



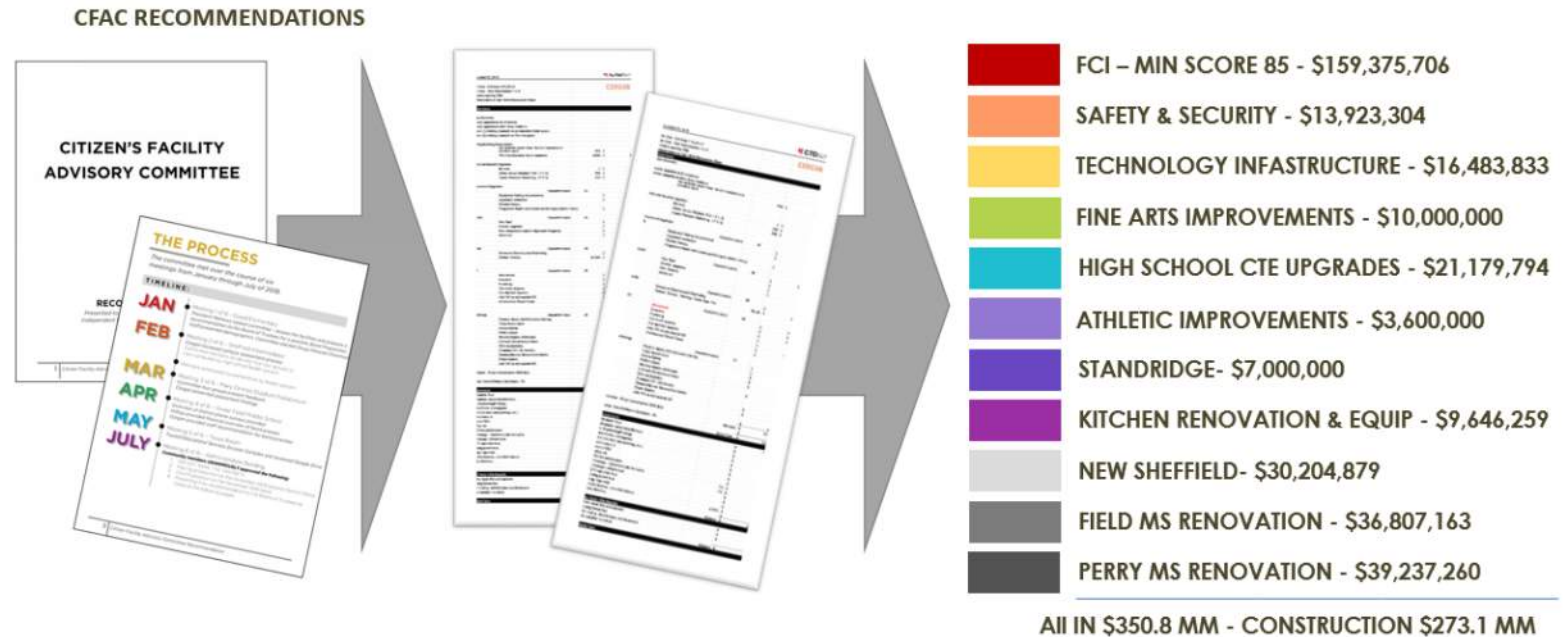
# FCI Update

## Las Colinas ES Assessment

Site : 96  
Exterior: 97  
Interior: 94  
MEP:  
Technology: 85

Score: 94

**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	Prior Condition	Current Condition	Description	Prior Comments	2021 Reno Comments
<b>On-Site Utilities &amp; Drainage</b>						
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			
<b>Site Parking &amp; Drives</b>						
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		Good	Good	Clear, bright and strongly visible. Almost new in appearance. Handicapped spaces correctly marked and striped.		
Curbs		Good	Good	Free of cracks, damage and almost new in appearance.		
<b>Site Lighting</b>						
Site Lighting		Good	Good	All fixtures are working properly and have no visible damage. Lighting is appropriate for security.		
<b>Site Security</b>						
Security Cameras		Fair	Good			Upgraded Security Cameras
Chain Link Fencing / Gates		Fair	Fair	Little to no damage to material, poles & gates. Some signs of age.		
<b>Misc. Structures</b>						
Site Walls - Retaining / Screen	Material: Stone	Good	Good	No signs of damage, settling or rotation.	Dumpsters have enclosure	
Dumpster Service Area		Good	Good	Dumpster walls have no sign of damage. Gates properly function.		
Bollards	Material: Concrete	N/A	Good			New bollards at entry vestibule
Site Signage - Directional / Handicapped		Good	Good			
Misc. Site work / Site Structures		Good	Good			
<b>Circulation</b>						
Sidewalks		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
Stairs		N/A	N/A			
Ramps		N/A	N/A			
<b>ADA Compliance / Accessibility</b>						
Compliant Sidewalks/Curbs		Good	Good		Rear entry ADA parking needs paint	Repainted
Compliant Ramps & Handrails		N/A	N/A			

Scored Categories	18	19
Good	16	18
Fair	2	1
Poor	0	0
N/A	4	3

Assessment Score: 

96
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 Score After Bond Improvements: 

98
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Building Element	Type/Material	Prior Condition	Current Condition	Description	Additional 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		Good	Good			
Miscellaneous		N/A	N/A			
Superstructure						
Fireproofing		N/A	N/A			
Pre-Engineered Metal building		N/A	N/A			
Building Exterior Shell						
Roofing						
General Roof Condition (Visual Inspection)		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.		
Roof Warranty Status				N/A		
Roofing Manufacturer / Warranty Issuer						
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.	2nd floor weeps producing resin	
Building Caulking/Sealant		Fair	Fair	May show minor signs of aging, minor fading or stains.		
Exterior Painting		N/A	N/A			
Windows/Glazed Walls						
Windows						
	Glazing Type: Insulated	Good	Good			
	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			
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.		
Loading Area						
Raised Loading Dock		N/A	N/A			
Independent Loading Area		N/A	N/A			
Misc. Exterior						
Exterior Soffit - Material	Material: Metal	Good	Good	Almost new in appearance, no visible fading or stains.		
Exterior Louvers / Sunscreens		Good	Good	Almost new in appearance.		

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

Assessment Score	97
Score After Bond Improvements	97

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	Scrubbable Finish Yes	Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
Acoustical Ceilings - 2x4 Tiles	Scrubbable 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		Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
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	
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		N/A	N/A			
Finish Concrete - (sealed)		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Carpet		Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
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 floor in gym	
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		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		N/A	N/A			
Terrazzo		N/A	N/A			
Poured Resinous Epoxy		N/A	N/A			
Wood Base		N/A	N/A			



# FCI Update

## Misc. Interior

### Interior Door Systems

Frame Type:	Hollow Metal	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.		
Panel Type:	Aluminum Storefront					
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	N/A	N/A		0	
Millwork Cabinets		Good	Good			
Corner Guards	Type: Stainless Steel	Good	Good	Almost new in appearance.		
Interior Signage		Good	Good			
Digital Clocks		Fair	Good			New 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		N/A	N/A			Smart boards projects on MB
A/V Equipment		Good	Good			
Lockers		N/A	N/A			
Railings		N/A	N/A			
Elevator Cab Finishes		Good	Good			
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?		No	No			
Accessibility						
Restrooms		Good	Good	Compliant		
Drinking Fountains		Good	Good	Compliant		
Ramps		Good	Good	Compliant	Stage ramp has no exit sign	
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant		
Millwork		Good	Good	Compliant		

Scored Categories	40	40
Good	37	38
Fair	1	0
Poor	0	0
N/A	19	19

Assessment Score	94
Score After Bond Improvements	95

# FCI Update

## LAS COLINAS ELEMENTARY SCHOOL

89,000 SF

### OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR GRADE	CURRENT
HVAC	Task:		95	96
EMCS	Task:	Task: Replaced controls system throughout.		
PLUMBING	Task:		96	96
	Task:			
ELECTRICAL SYSTEM	Task:		96	96
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 wall packs with LED fixtures.	Task: Replaced all existing exterior 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:		95	95
FIRE PROTECTION SYSTEM	Task:		100	100
			96	96

# FCI Update

## Las Colinas 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

## Las Colinas ES Assessment

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MEP: 96  
Technology: 85  
  
Score: 94

**PROMISES MADE  
PROMISES KEPT**

## After Bond Improvements

Site : 98  
Exterior: 97  
Interior: 95  
MEP: 96  
Technology: 96  
  
Score: 96

**ALL CFBISD SCHOOLS** \$189.7m



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