

# Carrollton-Farmers Branch ISD **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

# RIVERCHASE ELEMENTARY SCHOOL

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



# Improvements

- Collaboration Spaces
  - Collaboration Spaces
  - New Maker Space
- Exterior Upgrades
  - New Roof
  - New Exterior Paint/Canopy
- Mechanical, Electrical, Plumbing, Systems Upgrades
  - New HVAC and Controls
  - New LED Lighting in Gym
  - New LED Lighting in Parking Lots
- 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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LED Lighting in  
Parking Lot



HVAC Controls



HVAC Units



LED Lighting in Gym





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  - Exterior Upgrades
    - New Roof
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  - 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**



Site Furnishings



New Playground Fall Protection



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

**PROMISES MADE  
PROMISES KEPT**

## Video Intercom



## Interior Cameras



Door Hardware



Card Readers



Fire Alarms



Bollards

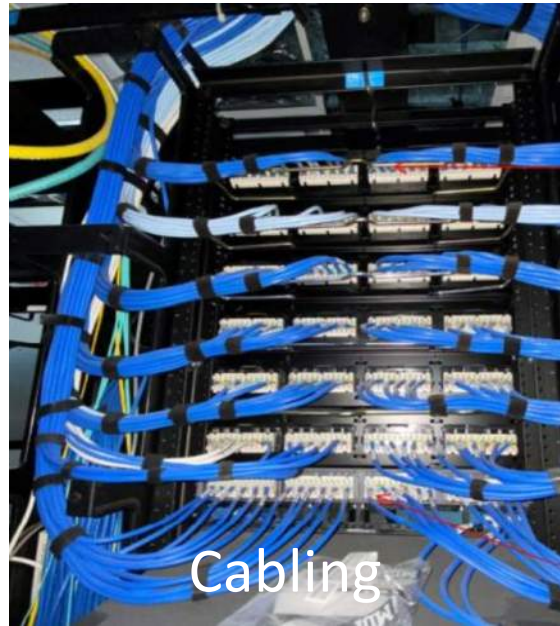




# Technology

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**PROMISES MADE  
PROMISES KEPT**



Cabling



Cabling



Clocks/Bells

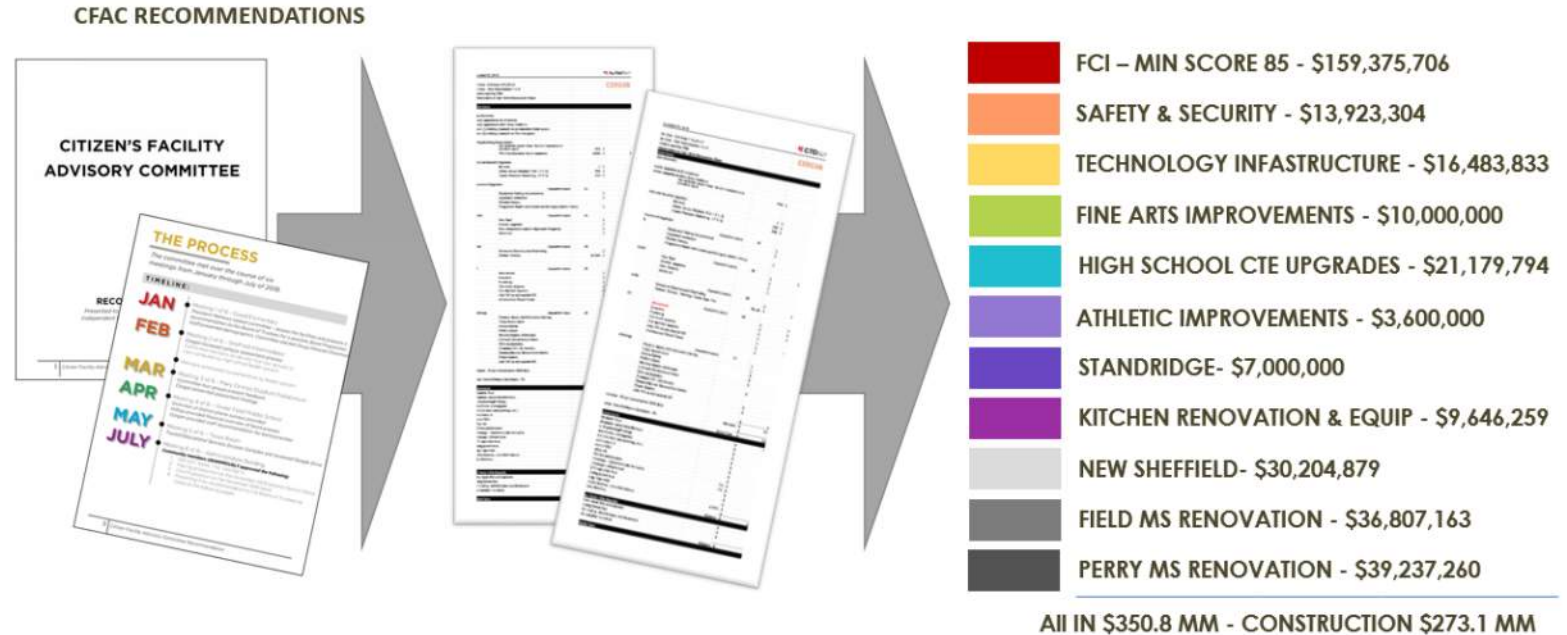
# FCI Update

## Riverchase ES Assessment

Site : 82  
Exterior: 82  
Interior: 83  
MEP: 83  
Technology: 75

Score: 81

**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		Fair	Fair	Minor signs of erosion & ponding water.		
Site Lighting - Parking Lots		Good	Good			
Exterior Concrete Pads & Pavement-Around building, mechanical yards		Fair	Fair			
Fire Hydrants / Utility Vaults / Misc.		Fair	Fair			
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		Fair	Good	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving. Striping in fair condition.	Needs repainting	Repainted
Striping - Parking lot and fire lane		Good	Good	Clear, bright and strongly visible. Almost new in appearance. Handicapped spaces correctly marked and striped.	ADA parking and path to building needs repainting	Repainted
Curbs		Fair	Good	Minor to moderate signs of age and deterioration, no major damage.		Repainted
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		Good	Good	No damage to material and poles, gates are working properly.	Gate damaged	
Misc. Structures						
Site Walls - Retaining / Screen	Material: Stone	Good	Good	No signs of damage, settling or rotation.		
Dumpster Service Area		N/A	N/A		No dumpster enclosure	
Bollards	Material: Concrete	N/A	Good			New bollards installed at entry vestibule
Site Signage - Directional / Handicapped		Fair	Fair		1 handicap parking space missing signage	
Misc. Site work / Site Structures		Good	Good			
Circulation						
Sidewalks		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
		Poor	Poor	Heaving, severely cracked and damaged surface is apparent, heavily damaged or missing joint sealer. Handrails (if present) are damaged, not compliant or in need of refinishing.		
Stairs		N/A	N/A			
Ramps		N/A	N/A			
ADA Compliance / Accessibility						
Compliant Sidewalks/Curbs		Good	Good			
Compliant Ramps & Handrails		N/A	N/A	0		
Scored Categories		18	19			
Good		9	13			
Fair		8	5			
Poor		1	1			
N/A		4	3			
				Assessment Score:	82	
				Score After Bond Improvements:	88	

Site



# FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Previous Comments	2021 Reno Comments
Building Structure/Foundation						
Foundation	Type: Slab on Grade	Fair	Fair	Minor cracks visible, no signs of heaving.		
Substructure - Slab - on - Grade						
Basement / Below Grade Exterior Walls		N/A	N/A			
Miscellaneous		N/A	N/A			
Superstructure						
Fireproofing		Good	Good			
Pre-Engineered Metal building		N/A	N/A			
Building Exterior Shell						
Roofing	built up roof					
General Roof Condition (Visual Inspection)		Fair	Good	Roof is nearing the end of it's expected useful life.		Roof replaced
Roof Warranty Status				Valid		
Roofing Manufacturer / Warranty Issuer				Tamko		
Years Remaining in Warranty Period				3 years		
Skylights		N/A	N/A			
Roof Curbs / Openings / Misc.		Fair	Good			Failing Roof Curbs Replaced
Exterior Walls						
Exterior Wall Material	Material: Brick	Good	Good	Veneer is free of cracks, signs of settling, rotation or damage.	Chipped corner under south canopy	
Building Caulking/Sealant		Fair	Good	May show minor signs of aging, minor fading or stains.		Replaced cracked or aging sealant/caulking
Exterior Painting		N/A	N/A			
Windows/Glazed Walls						
Windows	Glazing Type: Single Pane	Fair	Fair	Minor scratches or signs of wear.		
	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.		
Loading Area						
Raised Loading Dock		Good	Good	No visible damage, no signs of settling or movement		
Independent Loading Area		N/A	N/A			
Misc. Exterior						
Exterior Soffit - Material	Material: Plaster	Fair	Fair	Minor to moderate signs of age/wear, minimal stains or corrosion visible.	Small crack down the middle of most	
Exterior Louvers / Sunscreens		N/A	N/A			

Scored Categories	11	11
Good	5	8
Fair	6	3
Poor	0	0
N/A	8	8

Assessment Score:	82
Score After Bond Improvements:	91

# FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Previous Comments	2021 Reno Comments	
Interior Finishes							
Interior Ceiling Finishes							
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish	Yes	Fair	Good	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	Scrubable in kitchen need to be replaced. Stains in gym storage	Replaced acoustic ceiling tiles as needed
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish	N/A	N/A	N/A			
Plaster Ceilings			N/A	N/A			
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.	Needs another coat of paint	
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.			N/A	N/A			
Interior Floor Finishes							
Resilient Flooring - Cooridor, Hallways, Cafeteria			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.		Replaced as part of Interior Renovation
Resilient Flooring - Classrooms			Fair	Fair			
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)			N/A	N/A			
Carpet - Admin Suite, Library, Makerspace			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	Fair in gym office and stage	Replaced as part of Interior Renovation
Carpet - Classrooms			Fair	Fair			
Natural Stone			N/A	N/A			
Wood			N/A	N/A			
Special/Misc.			Fair	Fair	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	Rubber floor in gym bubbling	
Interior Wall Finishes							
Painted Gypsum Board - Full Height			Fair	Good	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.	Repaint	Repainted
Painted CMU - Full Height			Fair	Fair	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.	Cracks in gym	
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			Fair	Fair	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.		
Wood Panels			N/A	N/A		0Fair tectum in gym	
Interior Wall Base & Trim							
Rubber Base - Library, Makerspace, Cafeteria, Admin Suite			Fair	Good	Minor signs of aging with minimal damage and properly installed.		Replaced as part of Interior Renovation
Rubber Base - Classrooms			Fair	Fair			
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage and properly installed.		
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.		Repainted Door Frames
	Hollow Metal					
Panel Type:		Good	Good	No visible damage, proper weatherproofing/threshold installed, door hardware compliant and functioning properly, motor works as required (if applicable).	Cafeteria door	
Interior Overhead Door/Grille	Type: Manual					
Specialty Doors	Type: N/A	N/A	N/A			
Millwork Cabinets		Fair	Good		Corner millwork in classroom need to be removed	Removed aging millwork in STEM classrooms
Corner Guards	Type: Plastic	Fair	Good	Moderate signs of aging.		Replaced
Interior Signage		Good	Good			
Digital Clocks		Good	Good			
Operable Partitions		N/A	Good			Installed new operable wall in STEM classrooms
Marker & Tack Boards		Good	Good	No cracking or warping of the board surface.		Installed new Marker and Tackboards in Main Cooridor
Projection Screens		Good	Good			
A/V Equipment		Good	Good		Smartboard	
Lockers	N/A	N/A	N/A			
Railings		Good	Good		Paint	Painted
Elevator Cab Finishes		N/A	N/A			
Wireless Access		Good	Good			
Toilet Partitions	Material Type: Plastic	Fair	Fair			
Toilet Accessories		Good	Good	Almost new condition, proper installation.	Remove metal paper towel dispensers and patch	
Interior Window Blinds/Shades	Type of Blinds: Metal	Fair	Fair			
	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	Ramp at stage need exit lighting	
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant		
Millwork		Good	Good	Compliant		

Scored Categories	44	45
Good	26	35
Fair	16	8
Poor	0	0
N/A	18	17

Assessment Scope:	83
Score After Bond Improvements:	90

\*Original Assessment looked holistically at flooring. To evaluate improvements made, areas were split up to identify varying areas of flooring. Assessment scope adjusted from 86 to 83

# FCI Update

## RIVERCHASE ELEMENTARY SCHOOL

75,160 SF

### OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR	CURRENT
HVAC	<b>Task:</b> Replace York DX packaged units installed in 1999. Remove dedicated outdoor air units.	<b>Task:</b> Replaced York DX packaged units installed in 1999. Remove dedicated outdoor air units.	70	98
EMCS	<b>Task:</b> Replace controls associated with 1999 system; replacement cost included in HVAC replacement.	<b>Task:</b> Replaced controls associated with 1999 system.		
PLUMBING	<b>Task:</b> Replace Lochinvar 100-gallon natural gas Domestic Boiler installed in 1999.	<b>Task:</b> Replaced Lochinvar 100-gallon natural gas Domestic Boiler installed in 1999.	90	92
	<b>Task:</b> Replace all pumps. Refurbish system.	<b>Task:</b> Item removed from project scope		
ELECTRICAL SYSTEM	<b>Task:</b>		90	90
INTERIOR LIGHTING	<b>Task:</b> Provide tunable lighting for special education classrooms.	<b>Task:</b> Item removed from project scope	88	90
	<b>Task:</b> Replace metal halide fixtures in gym with LED fixtures.	<b>Task:</b> Replaced metal halide fixtures in gym with LED fixtures.		
EXTERIOR LIGHTING	<b>Task:</b> Replace all existing exterior wall packs with LED fixtures.	<b>Task:</b> Replaced all existing exterior wall packs with LED fixtures.	88	98
	<b>Task:</b> Renovate all exterior parking lot lighting to LED.	<b>Task:</b> Renovated all exterior parking lot lighting to LED.		
FIRE ALARM SYSTEMS	<b>Task:</b> Replace fire alarm system.	<b>Task:</b> Replaced fire alarm system.	70	100
FIRE PROTECTION SYSTEM	<b>Task:</b>		100	100
			83	95

MEP



# FCI Update

## Riverchase ES Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2020)	Notes
Cabling Infrastructure	10	7	8	Upgrades done for wireless and major systems.
Local Area Network	15	11	14	
Wireless LAN	15	11	14	
Unified Comm (Phone) System	10	7	10	New phones installed and active
Video Management System	10	6	10	New high resolution cameras installed
Public Address	10	6	10	New Informacast PA System. Great Condition
Premise Access Control	10	7	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>75</b>	<b>96</b>	

## Technology

# FCI Update

## Riverchase Assessment

Site : 82  
Exterior: 82  
Interior: 83  
MEP: 83  
Technology: 75

Score: 81

**PROMISES MADE  
PROMISES KEPT**

## After Bond Improvements

Site : 88  
Exterior: 91  
Interior: 90  
MEP: 95  
Technology: 96

Score: 92

**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.