

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

THOMPSON 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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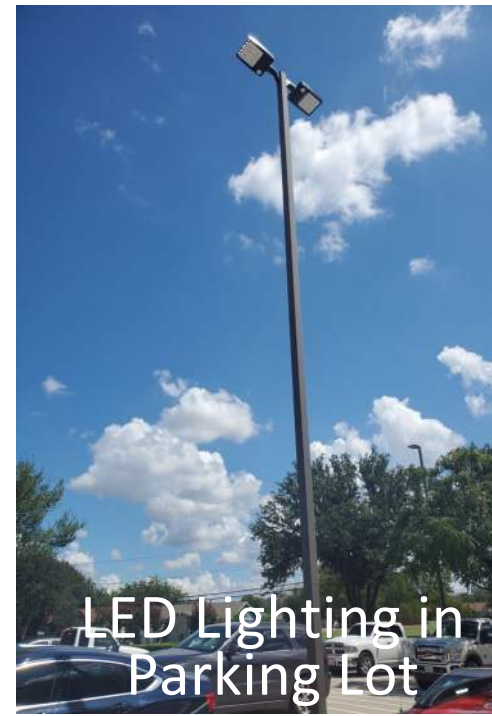




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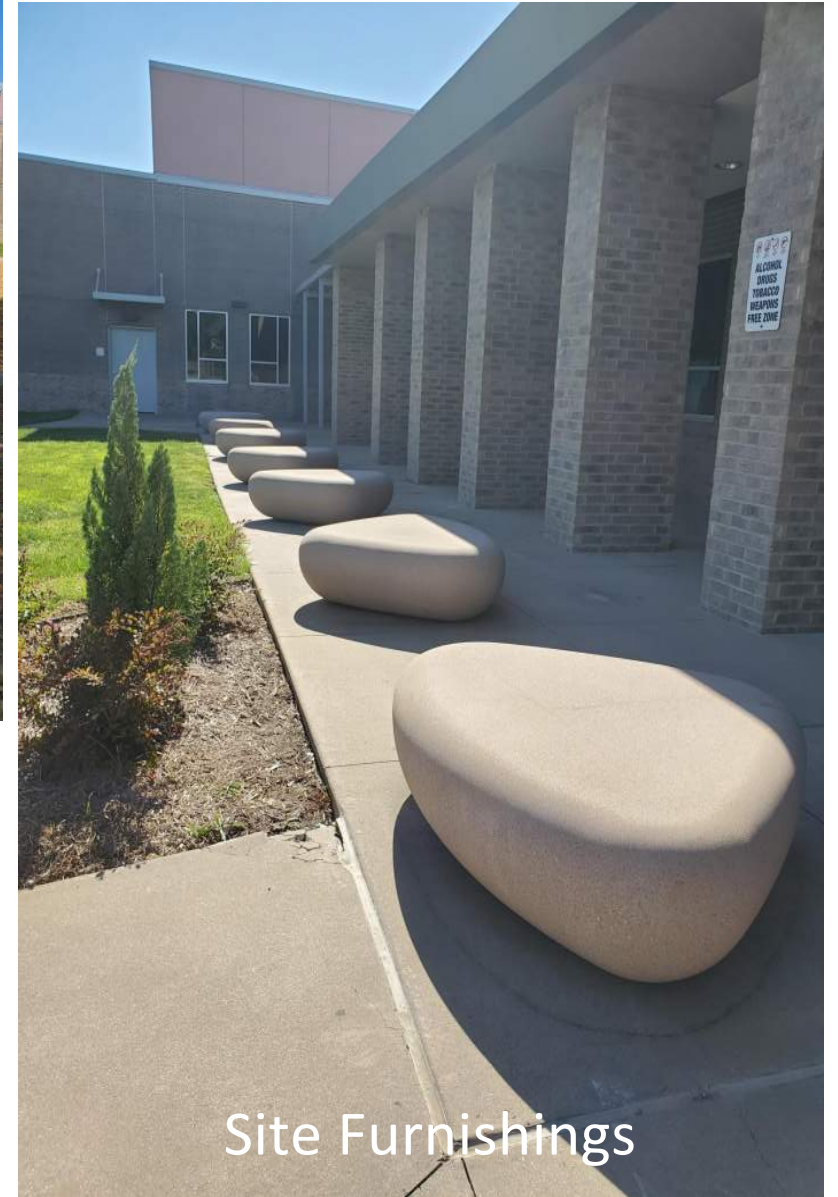
**PROMISES MADE
PROMISES KEPT**



New Playground Fall Protection



Restriped Parking Lot



Site Furnishings



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**



Fire Alarm Panel



Exterior Camera



Door Hardware



Video Intercom



Card Readers



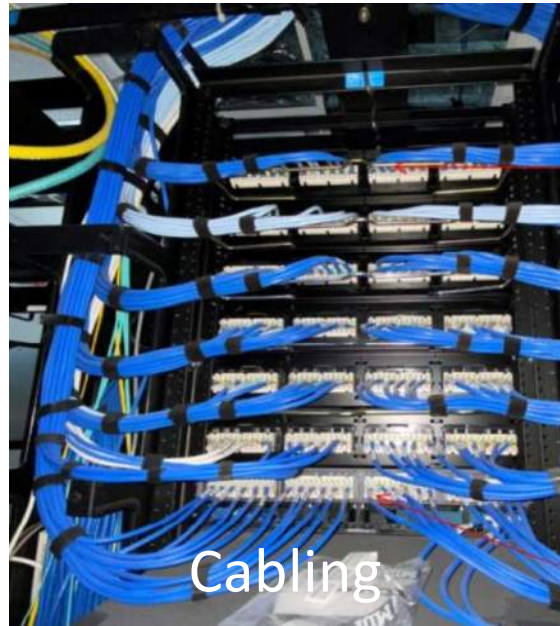
Bollards



Technology

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**PROMISES MADE
PROMISES KEPT**



Cabling



Cabling



Clocks/Bells

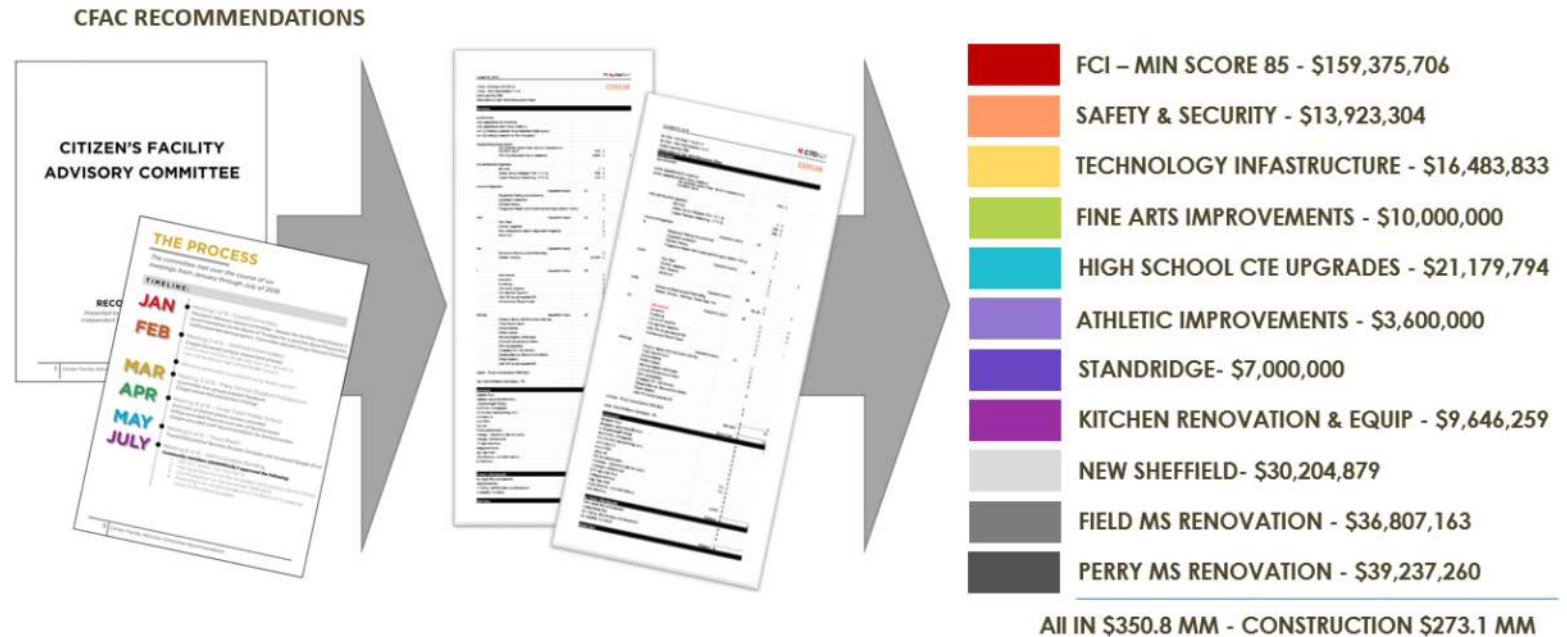
FCI Update

Thompson ES Assessment

Site : 92
Exterior: 91
Interior: 89
MEP: 90
Technology: 80

Score: 88

**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
 - New Paint and Wayfinding Graphics

**PROMISES MADE
PROMISES KEPT**



Building Element		Type/Material	Previous Condition	Current Condition	Description	Additional 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.	Exit from kitchen on east side has drainage problems	
Site Lighting - Parking Lots			Good	Good			
Exterior Concrete Pads & Pavement-Around building			Good	Good			
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			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.		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			Good	Good	No damage to material and poles, gates are working properly.		
Misc. Structures							
Site Walls - Retaining / Screen	Material:	N/A	N/A	N/A			
Dumpster Service Area			Good	Good	Dumpster walls have no sign of damage. Gates properly function.		
Bollards	Material:	Concrete	N/A	Good			Inclusion of new concrete bollards at entry vestibule
Site Signage - Directional / Handicapped			Good	Good			
Misc. Site work / Site Structures			Fair	Good		Playground	Resurfaced playground and equipment
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			
Good			15	19			
Fair			5	2			
Poor			0	0			
N/A			2	1			
					Assessment Score:	92	
					Score After Bond Improvements:	97	
*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	Prior Condition	Current Condition	Description	Previous Comments	2021 Reno Comments
Building Structure/Foundation						
Foundation	Type: Crawspace	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			
Pre-Engineered Metal building		N/A	N/A			
Building Exterior Shell						
Roofing	CTEM					
General Roof Condition (Visual Inspection)		Fair	Good	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.		Repaired roofing as needed
Roof Warranty Status				N/A		
Roofing Manufacturer / Warranty Issuer				Hyload Armko		
Years Remaining in Warranty Period				N/A	warranty began 05/15/2007	
Skylights		N/A	N/A			
Roof Curbs / Openings / Misc.		Fair	Good			Replaced curbs and adapters as needed with RTU replacement
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.		
Exterior Painting		N/A	N/A			
Windows/Glazed Walls						
Windows						
	Glazing Type: Single Pane	Good	Good			
	Frame Type: Aluminum			No visible damage, proper weatherproofing apparent.		
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: Manual	N/A	N/A			
Card Access Reader	Yes					
Door Bell	Yes					
Peep Hole	No					
Canopies						
Canopy	Type: Attached to Building	Fair	Fair	Minor scratches or signs of wear, may need a refresh of finish (if applicable). No signs of water leaking, settling or movement.		
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		N/A	N/A			

Scored Categories	11	11
Good	8	10
Fair	3	1
Poor	0	0
N/A	8	8

Assessment Score:	91
Score After Bond Improvements:	97

Building Element	Type/Material	Prior Condition	Current Condition	Description	Previous Comments	2021 Reno Comments
Interior Finishes						
Interior Ceiling Finishes						
Acoustical Ceilings - 2x2 Tiles	Scrubbable Finish	Yes	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	Scrbbable in kitchen	
Acoustical Ceilings - 2x4 Tiles	Scrubbable Finish	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		N/A	N/A			
Exposed / Painted Ceilings		N/A	N/A			
Soffit / Bulkhead Walls		N/A	N/A			
Special/Misc.		N/A	N/A			
Interior Floor Finishes						
Resilient Flooring - Corridor, Cafeteria		Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.		Replaced flooring
Resilient Flooring - Hallways, Classrooms		Good	Good			
Quarry Tile		Fair	Fair	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.		
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 - Library, Makerspace, Admin Suite		Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.		Replaced Carpet
Carpet - Classrooms		Fair	Fair			
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.	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.	Restrooms	
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			
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:	Hollow Metal					
Interior Overhead Door/Grille	Type: N/A	N/A	N/A			
Specialty Doors	Type: N/A	N/A	N/A			
Millwork Cabinets		Good	Good			Replaced aging millwork in STEM classrooms
Corner Guards	Type: N/A	N/A	N/A			
Interior Signage		Good	Good			
Digital Clocks		Good	Good			Replaced Digital Clocks
Operable Partitions		N/A	Good			Added Operable Wall to STEM classroom
Marker & Tack Boards		Good	Good	No cracking or warping of the board surface.		
Projection Screens		N/A	N/A			
A/V Equipment		Good	Good			
Lockers		N/A	N/A			
Railings		N/A	N/A			
Elevator Cab Finishes		N/A	N/A			
Wireless Access		Fair	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	No visible damage, motor properly functions (if applicable).		
	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		N/A	N/A			
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant		
Millwork		Good	Good	Compliant		

Scored Categories	32	33
Good	25	29
Fair	5	2
Poor	0	0
N/A	29	28

Assessment Score:	89
Score After Bond Improvements:	92

FCI Update

THOMPSON ELEMENTARY SCHOOL

75,160 SF

OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR GRADE	CURRENT
HVAC	Task: Replace Lennox DX packaged units installed in 2005.	Task: Replace Lennox DX packaged units installed in 2005.	87	98
EMCS	Task: Replace Alerton controls associated with 2005 Lennox system; cost included in HVAC replacement.	Task: Replace Alerton controls associated with 2005 Lennox system; cost included in HVAC replacement.		
PLUMBING	Task: Replace and repipe grease trap.	Task: Item removed from project scope	90	90
ELECTRICAL SYSTEM	Task:		93	93
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Task: Item removed from project scope	92	92
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.	Task: Replace all existing exterior wall packs with LED fixtures.	90	98
	Task: Renovate all exterior parking lot lighting to LED.	Task: Renovate all exterior parking lot lighting to LED.		
FIRE ALARM SYSTEMS	Task: Replace fire alarm system.	Task: Replace fire alarm system.	85	100
FIRE PROTECTION SYSTEM	Task:		100	100
			90	96

MEP

FCI Update

Thompson 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	11	14	
Wireless LAN	15	11	14	
Unified Comm (Phone) System	10	8	10	New phones installed and active
Video Management System	10	7	10	New high resolution cameras installed
Public Address	10	7	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	80	96	

Technology

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PROMISES KEPT**

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