

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

Huckabee
MORE THAN ARCHITECTS

ARCHITECT
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www.huckabee-inc.com



JACKSON
CONSTRUCTION



R. L. TURNER HIGH SCHOOL



Improvements

- Collaboration Spaces
- Exterior Upgrades
- Interior Upgrades
- CTE Upgrades and Expansion
- Mechanical, Electrical, Plumbing, Systems Upgrades
- Landscape Improvements



Safety and Security

- Access Controls/Card Readers
- Video Intercom
- New Camera System
- Intrusion Alarm
- Lockdown Button
- Fire Alarm System Upgrade



Technology

- Cabling
- Public Announcement System
- Bells
- Clocks

cfbbond.com



Improvements

- Collaboration Spaces
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 - Update Courtyard Spaces
- Exterior Upgrades
 - New Roof/Roof Repairs
 - New Covered Plaza
 - New Entry Canopy
- Interior Upgrades
 - Updated Bathrooms
 - New SPED Spaces
- Mechanical, Electrical, Plumbing, Systems Upgrades
 - New HVAC and Controls
 - Major Sanitary Plumbing Repairs
 - New LED Lighting in Parking Lots
 - New Lighting Controls in Renovated Areas
- Landscape Improvements
 - New Entry Landscaping
 - Restriped Parking Lot
 - New Pride Land Plaza

PROMISES MADE
PROMISES



Upgrades and CTE Expansion

- Cosmetology
- Agriculture Sciences
- BioMed Academy
- Auto Body/Collision
- Media Arts/Photography
- Welding



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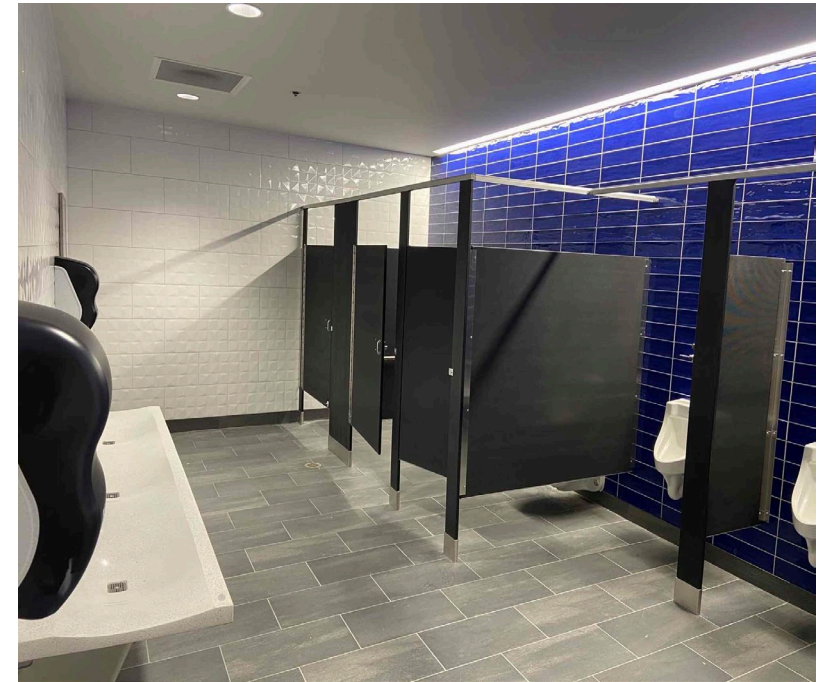




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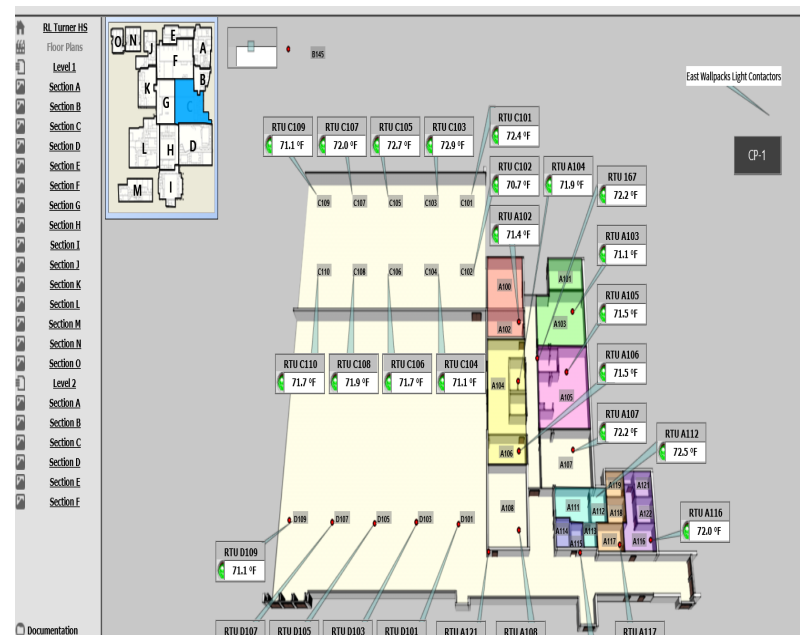
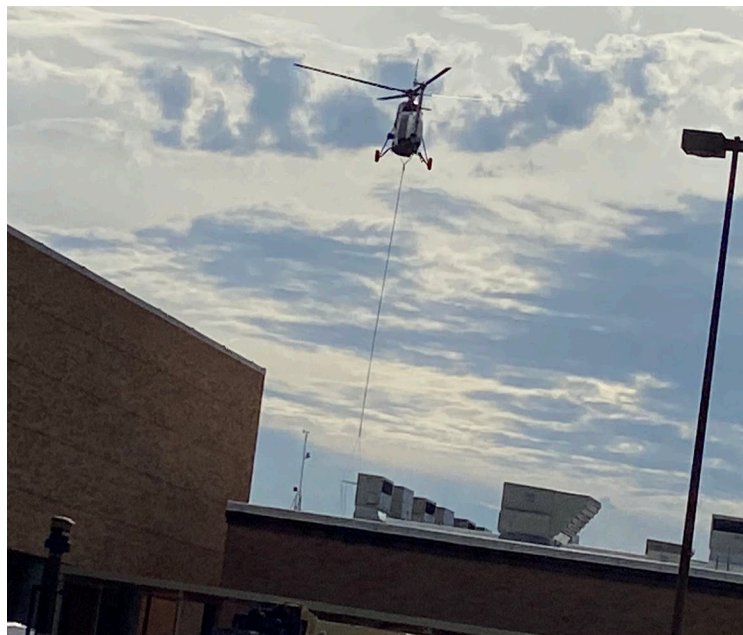




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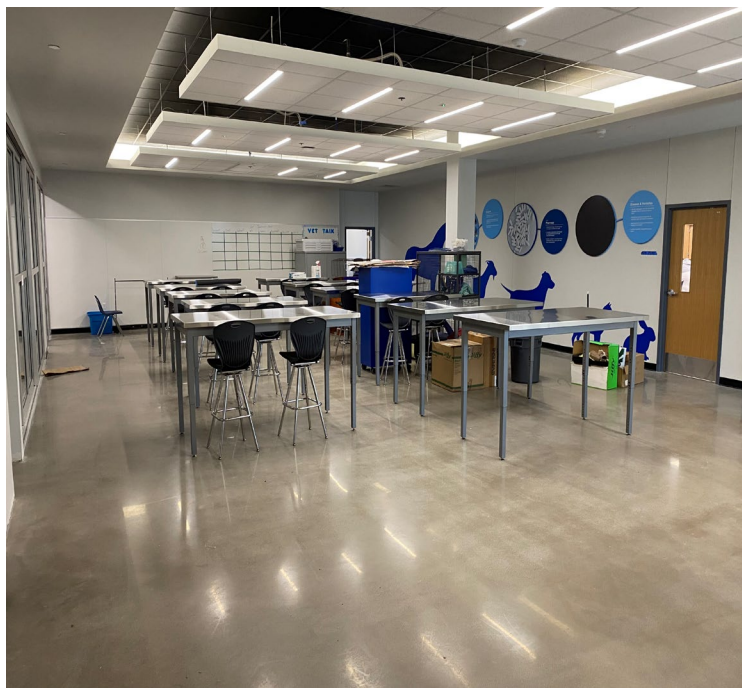




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- New Security Vestibule

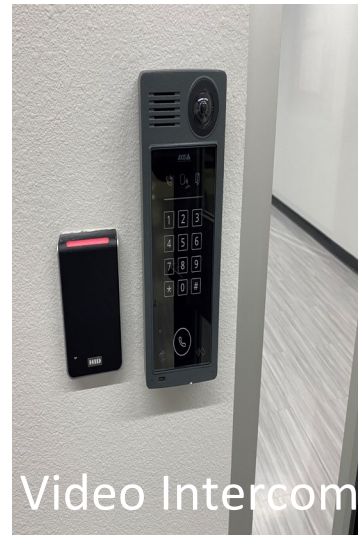
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Fire Alarm Panel



Secured Vestibule



Video Intercom



Lockdown



Cameras



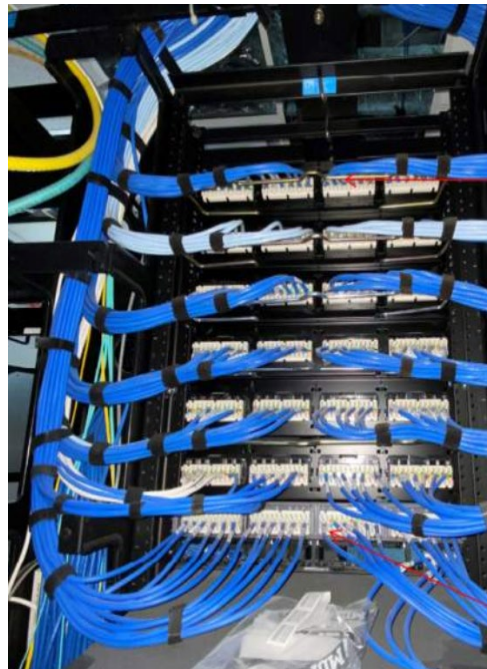
Card Readers



Technology

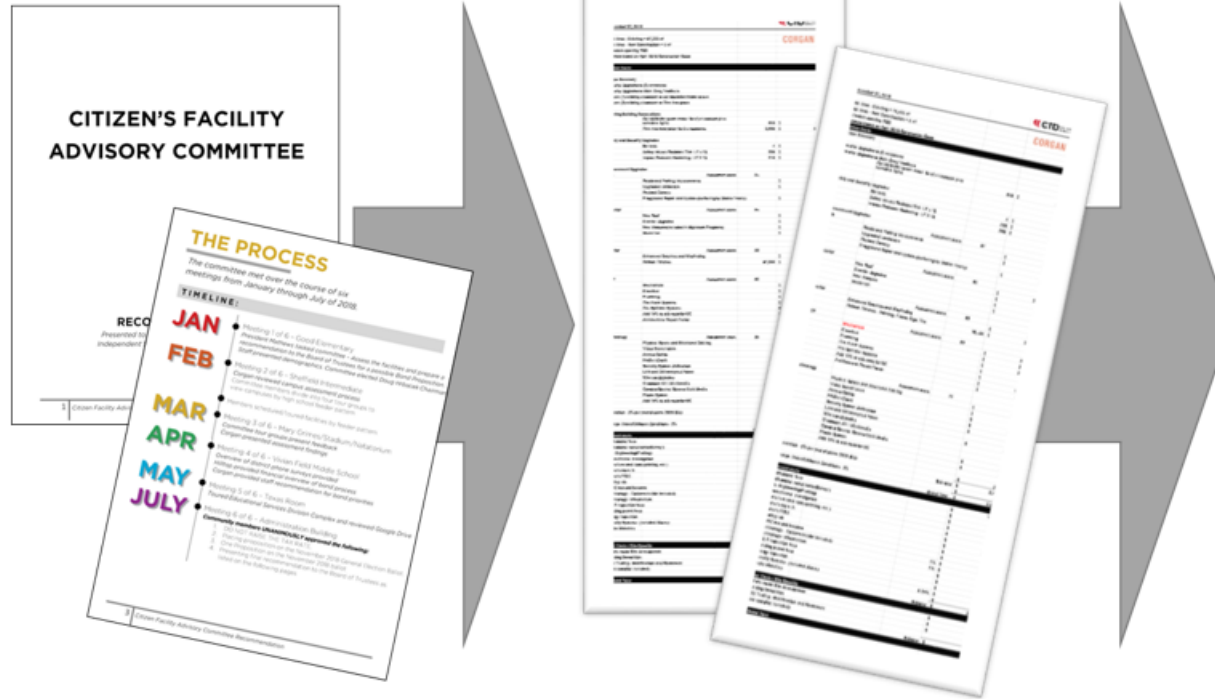
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FCI Update

CFAC RECOMMENDATIONS



	FCI – MIN SCORE 85 - \$159,375,706
	SAFETY & SECURITY - \$13,923,304
	TECHNOLOGY INFRASTRUCTURE - \$16,483,833
	FINE ARTS IMPROVEMENTS - \$10,000,000
	HIGH SCHOOL CTE UPGRADES - \$21,179,794
	ATHLETIC IMPROVEMENTS - \$3,600,000
	STANDRIDGE- \$7,000,000
	KITCHEN RENOVATION & EQUIP - \$9,646,259
	NEW SHEFFIELD- \$30,204,879
	FIELD MS RENOVATION - \$36,807,163
	PERRY MS RENOVATION - \$39,237,260

All in \$350.8 MM - CONSTRUCTION \$273.1 MM

PROMISES MADE
PROMISES
KEPT

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.

FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Prior Description	Prior Comments	2020 Reno Comments
On-Site Utilities & Drainage						
Site Drainage / Erosion Control		Fair	Fair	Minor signs of erosion & ponding water.		
Site Lighting - Parking Lots		Fair	Good			replaced with new LED fixtures
Exterior Concrete Pads & Pavement-Around building, mechanical		Fair	Fair			replaced some areas with new concrete
Fire Hydrants / Utility Vaults / Misc.		Fair	Fair			replaced fire vault on southside
Grease Trap		Fair	Fair			
Site Parking & Drives						
Pavement - Roads / Drives / Parking Areas		Fair	Fair	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to	Generally better on east side	Generally better on east side
Fire Lanes		Fair	Fair	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving. Striping in fair condition.		
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.		restriped parking lots and fire lanes
Curbs		Fair	Fair	Minor to moderate signs of age and deterioration, no major damage.		
Site Lighting						
Site Lighting		Good	Good	All fixtures are working properly and have no visible damage. Lighting is appropriate for		
Site Security						
Security Cameras	How many cameras?	Good	Good	No damage to material and poles, gates are working properly.		
Chain Link Fencing / Gates						
Misc. Structures		Good	Good			
Site Walls - Retaining / Screen	Material:	N/A	N/A	0		
		Poor	Good	applicable, may need complete refresh of finish and additional bollards to prevent future damage. Gates do not function properly or are missing.	Walls leaning at rear enclosure, no screen gate	replacing wall and relocated bins
Dumpster Service Area						
Bollards	Material:					
Site Signage - Directional / Handicapped		Good	Good			
Misc. Site work / Site Structures						
Circulation						
Sidewalks		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
Stairs						
Ramps		Fair	Fair	Sealer has minor wear. Slope is compliant. Handrails (if present) are compliant & finish is in moderate condition.	Repaint req'd	Repaint req'd
ADA Compliance / Accessibility						
Compliant Sidewalks/Curbs		Good	Good			
Compliant Ramps & Handrails		Good	Good			
Scored Categories						
		17	17			
Good		6	9			
Fair		10	8			
Poor		1	0			
N/A		1	1			
Aggregate Score:					77	84

Site

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FCI Update

Building Element	Type/Material	Prior Condition	Renovated Areas	Condition	Description	Prior Comments	2020 Reno Comments
Building Structure/Foundation							
Foundation	Type: Crawlpace	Good	Good		None of cracking or heaving.		
Substructure - Slab-on-Grade							
Basement / Below Grade Exterior Wall		Good	Good				
Miscellaneous		N/A	N/A			0	
Superstructure							
Fireproofing		N/A	N/A			0	
Pre-Engineered Metal building		Good	Good			HJROTC Building	
Building Exterior Shell							
Roofing							
General Roof Condition (Visual Inspection)		Fair	Fair		Roof is nearing the end of its expected useful life. Some leaks are reported with areas of ponding. Some eavestroughs and flashing are in need of repair or replacement.		replaced eavestroughs with new overlay
Roof Warranty Status							
Roofing Manufacturer / Warranty Issuer					AA ('95), J&J ('01), CBS ('07, '10, '12)	AA installation in 4-ply BUR, others are GTEM	
Years Remaining in Warranty Period					10, 12, 15 years remaining on CBS installation	0	
Skylight		N/A	N/A				
Roof Curbs / Opening / Misc.		Fair	Good				new curbs and flashing
Exterior Wall							
Exterior Wall Material	Material: Brick	Fair	Fair		Minor cracks apparent, but no signs of settling, rotation or damage.		Fluor replaced
Building Caulking/Sealant		Poor	Poor		Major signs of wear or are missing.		
Exterior Painting		Poor	Poor		Damaged, worn, faded, corroded, or severely stained. Recommend new paint.		
Window/Glazed Wall							
Window	Glazing Type: Single Pane	Fair	Fair		Minor scratches or signs of wear.	Original window need replacement	
Exterior Door System	Frame Type: Painted Hollow Metal						
Exterior Door	Panel Type: Aluminum Slotted	Fair	Fair		Minor scratches or signs of wear, may need a refresh of finish, door hardware is compliant and functioning properly, minor work is required (if	Some HM doors need repainting	
Exterior Overhead Door	Type: Overhead	Fair	Good		Minor scratches or signs of wear, may need a refresh of finish, door hardware is compliant and functioning properly, minor work is required (if	Some in poor condition at Art Building	replaced with new
Card Access Reader							
Door Bell							
Peep Hole							
Canopy							
Canopy	Type: Freestanding Stru	Good	Good		No visible damage, proper weather coverage, finisher are almost new in appearance. No signs of settling or movement.		
Loading Area							
Raised Loading Dock		Good	Good		No visible damage, no signs of settling or movement. Dock bumpers present and almost		
Independent Loading Area							
Misc. Exterior							
Exterior Soffit - Material	Material: Plaster	Fair	Fair		Minor to moderate signs of age/wear, minimal staining or corrosion visible.	Soffit vents rusted	
Exterior Louvers / Sunscreen							
Scored Categories							
		14	14				
Good		5	7				
Fair		7	5				
Poor		2	2				
N/A		3	3				
				Aggregate Score:		74	79

Exterior

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FCI Update

Building Element	Type/Material	Prior Condition	Renovated Areas Condition	Description	Prior Comments	2020 Reno Comments
aprox 40% of sqft						
Interior Finishes						
Interior Ceiling Finishes						
Acoustical Ceilings - 2x2 Tiles	Scrubbable Finish	Yes	Fair	Good	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	replaced some areas with new ceiling tiles
Acoustical Ceilings - 2x4 Tiles	Scrubbable Finish		N/A	N/A	0	
Plaster Ceilings			N/A	N/A	0	
Painted Gypsum Ceiling			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Metal Ceilings			N/A	N/A	0	
Exposed / Painted Ceilings			N/A	N/A	0	
Soffit / Bulkhead Walls			N/A	N/A	0	
Special/Misc.			N/A	N/A	0	
Interior Floor Finishes						
Resilient Flooring - VCT			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	replaced some areas with new LVT
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and	
Ceramic Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and	
Terrazzo			Fair	Fair	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	
Poured Resinous Epoxy			N/A	N/A	0	
Finish Concrete - (sealed)			N/A	N/A	0	
Carpet			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	replaced some areas with new carpet
Natural Stone			N/A	N/A	0	
Wood			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and	
Special/Misc.			N/A	N/A	0	
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.	Original const. with plaster
Full Height Tile			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	Original const. with plaster
PLAM			N/A	N/A	0	
FRP			N/A	N/A	0	
Wood Panels			N/A	N/A	0	
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			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Terrazzo			Fair	Fair	Minor signs of aging with minimal damage and properly installed.	
Poured Resinous Epoxy			N/A	N/A	0	
Wood Base			N/A	N/A	0	

Interior

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FCI Update

Wood Base						
Misc. Interior						
Interior Door Systems						
Frame Type:		Hollow Metal	Fair	Fair	Minor scratches or signs of wear, may need a refresh of finish, door hardware is compliant	Solid core wood doors
Panel Type:						Solid core wood doors
Interior Overhead Door/Grille	Type:		N/A	N/A	0	
Specialty Doors	Type:		N/A	N/A	0	
Millwork Cabinets			Good	Good		
Corner Guards	Type:		Good	Good	Almost new in appearance.	
Interior Signage			Good	Good		
Digital Clocks			N/A	N/A	0	
Operable Partitions			N/A	N/A	0	
Marker & Tack Boards			Good	Good	No cracking or warping of the board surface.	
Projection Screens			N/A	N/A	0	
A/V Equipment			N/A	N/A	0	
Lockers	Required Number of Lockers:		Fair	Fair		
	Provided Number of Lockers:					
Railings			Fair	Fair		
Elevator Cab Finishes			Poor	Poor		
Wireless Access	Number of Data Drops:					
Toilet Partitions	Material Type:	Plastic	Fair	Good		new partitions installed in renovated
Toilet Accessories			Good	Good	Almost new condition, proper installation.	
Interior Window Blinds/Shades	Type of Blinds:		Fair	Good	Minor wear and tear visible, motor properly functions (if applicable).	replaced with new mecho shades
	Type of Shades:					
	Operation:					
Food Service Area						
Equipment Condition			Good	Good		
Digital Menu Boards			N/A	N/A	0	
Restrooms open to Kitchen?			Yes	Yes		
Drinking Fountains in Cafeteria?			No	No		
Accessibility						
Restrooms			Good	Good	Compliant	
Drinking Fountains			Fair	Good	Few compliance items	Hi-lo req'd (Area B)
Ramps			Fair	Fair	Few compliance items	
Signage			Poor	Good	Many compliance items	Signage req'd (Area S)
Doors			Poor	Fair	Many compliance items	Lever req'd (Area S)
Millwork			Poor	Good	Many compliance items	Knee space req'd (Area S)

Scored Categories	36	36
Good	18	26
Fair	12	7
Poor	4	1
N/A	22	22

Aggregate Score:

% of Building

76	86
100%	40%
76	80

Interior

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FCI Update

Turner HS

AGE: 57 YEARS 414,288 SF

ITEM	DESCRIPTION	DESCRIPTION	PRIOR GRADE	CURRENT
OPERATIONAL, SYSTEMS & CODE DEFICIENCIES	Assessed Scope	Performed Scope		
HVAC	Task: Replace York and Lennox DX packaged units installed in 1993. Remove dedicated outdoor air units associated with these units. Task: Replace Trane DX packaged units installed in 2000. Remove dedicated outdoor air units associated with these units. Task: Replace Lennox DX packaged units installed in 2006. Remove dedicated outdoor air units associated with these units.	Scope performed Scope performed Scope performed	67	95
EMCS	Task: Replace CSI, Alerton, and other controls installed with 1993-2006 systems; cost included in replacement of HVAC equipment.	Scope performed	88	95
PLUMBING	Task: Replace Lochinvar 100-gallon natural gas water heater installed in 2006. Task: Replace State 50-gallon natural gas water heater installed in 2004. Task: Provide new electric water coolers with bottle fillers. Task: Replace and repipe existing grease trap.	Scope performed Already replaced, not in scope Provided in renovated areas Not in scope	90	90
ELECTRICAL SYSTEM	Task: Replace Federal Pacific electrical distribution equipment.	Scope performed	90	99
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms. Task: Replace existing fluorescent fixtures with mechanical ballast.	Not in scope Some areas still remain, not part of renovation.	75	85
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.. Task: Renovate all exterior parking lot lighting to LED.	Scope performed at select locations. Not all fixtures replaced due to early budget concerns Scope performed	75	95
FIRE ALARM SYSTEMS	Task: Replace fire alarm system.	Scope performed	70	99
FIRE PROTECTION SYSTEM	Task:			
OTHER	Task: Replace Sound Systems			
TOTALS			79	94

MEP

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FCI Update

Irner HS Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2021)	Notes
Cabling Infrastructure	10	7	7	
Local Area Network	15	11	14	
Wireless LAN	15	11	14	
Unified Comm (Phone) System	10	7	10	
Video Management System	10	5	10	
Public Address	10	7	10	
Premise Access Control	10	7	10	
Intercom System	5	5	5	
Special Space AV	5	5	5	
Instruction Space Presentation	10	10	10	
Total Score	100	75	95	

Technology

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FCI Update

R.L. Turner HS Assessment

Site : 77
Exterior: 74
Interior: 76
MEP: 79
Technology: 75

Score: 76

PROMISES MADE
PROMISES
KEPT

After Bond Improvements

Site : 84
Exterior: 79
Interior: 80
MEP: 94
Technology: 95

Score: 86

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THANK YOU

