

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



Improvements

- Collaboration Spaces
- Exterior Upgrades
- Interior Upgrades
- Mechanical, Electrical, and Plumbing Systems Upgrades
- Kitchen Renovation with New Equipment
- Fine Arts Renovations

Safety and Security

- Access Controls/Card Readers
- Video Intercom
- New Camera System
- Intrusion Alarm
- Lockdown
- Fire Alarm System Upgrades
- Secure Vestibule

Technology

- Cabling
- Wireless Upgrades
- Public Announcement System
- Bells
- Clocks

DEWITT PERRY MIDDLE SCHOOL

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
 - New Interior Finishes
 - Interior Redesign in Favor of a Cohesive Village Concept
- Mechanical, Electrical, Plumbing, Systems Upgrades
 - New HVAC and Controls
 - Major Sanitary Plumbing Repairs
 - New LED Lighting
 - Lighting Controls in Renovated Areas
- Kitchen Renovation
 - New Kitchen Equipment
 - New Kitchen Design

PROMISES MADE
PROMISES
KEPT



Improvements (Cont.)

- Fine Arts Renovations
 - New Wenger Cabinets
 - New Acoustic Panels
 - New Sound Systems



Safety and Security

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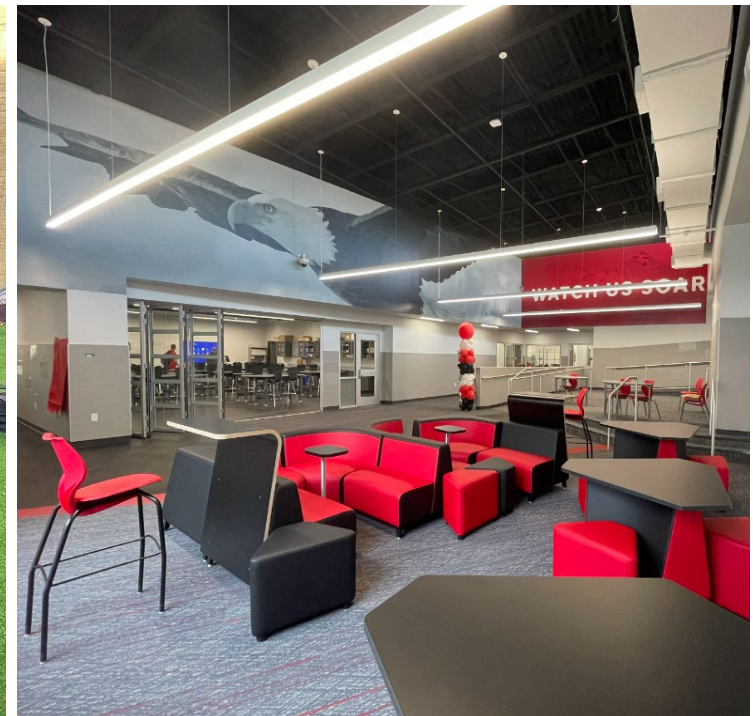
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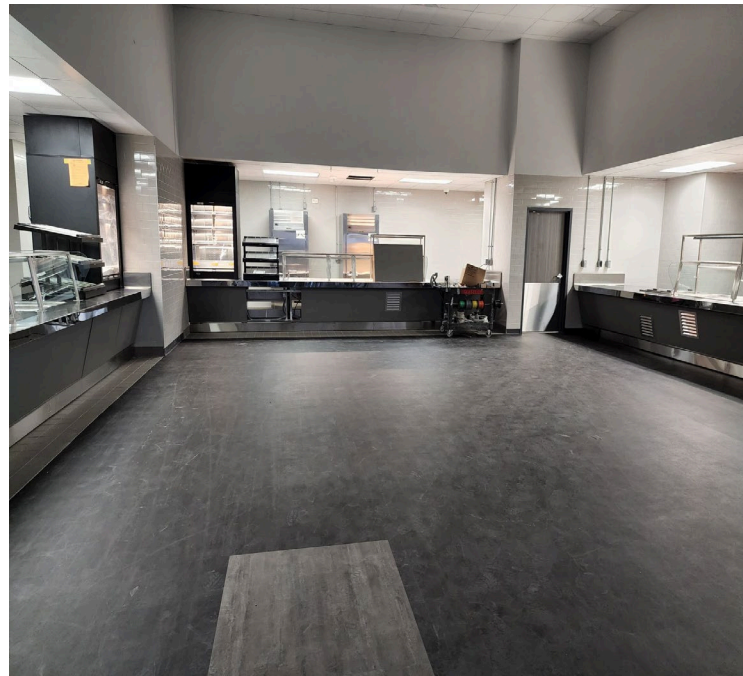




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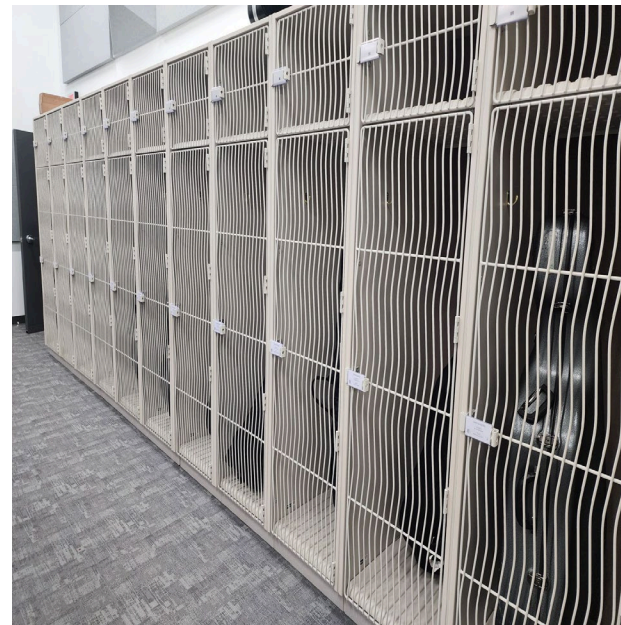
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Card Readers



Cameras



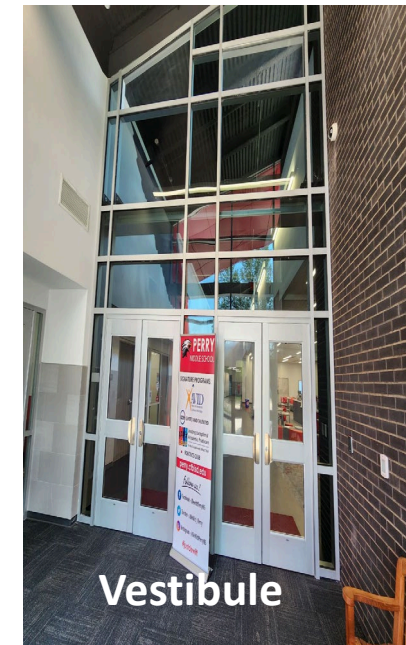
Fire Alarm



Lockdown



Intercom



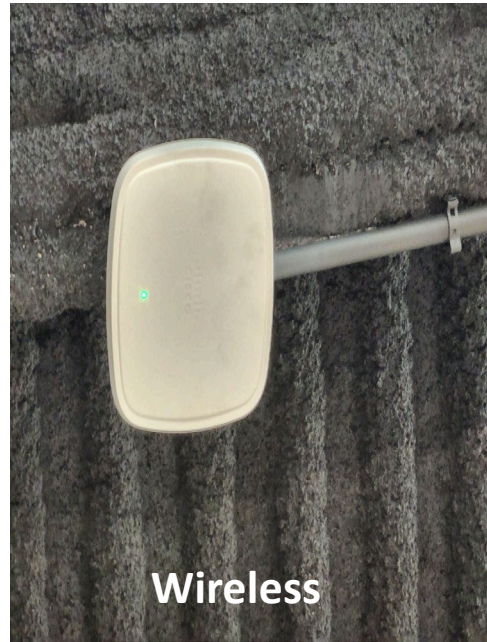
Vestibule



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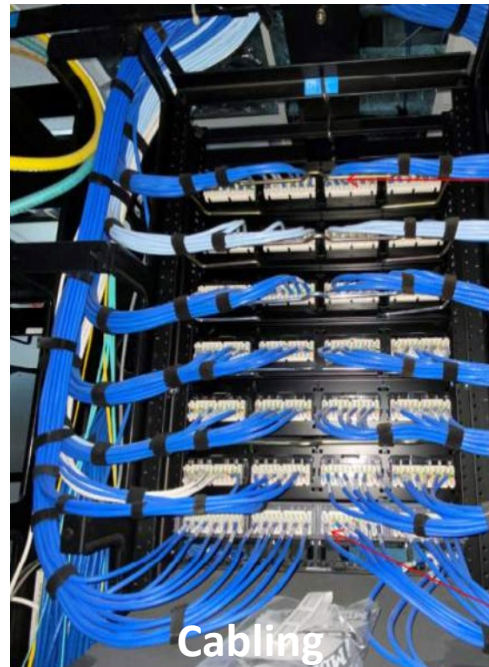
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Wireless



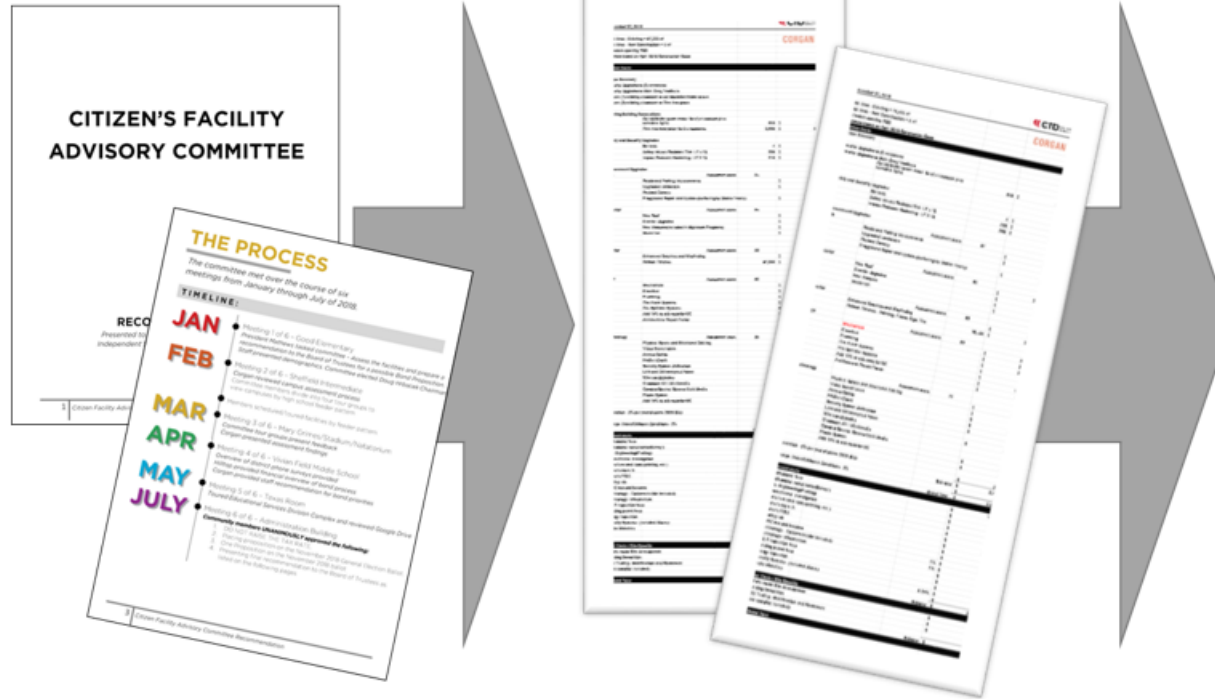
Clocks



Cabling

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

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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	Prior Description	2022 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		Fair	Fair		Not in Scope
Fire Hydrants / Utility Vaults / Misc.		Fair	Good		Utility Rooms upgraded
Grease Trap		Fair	Good		Replaced
Site Parking & Drives					
Pavement - Roads / Drives / Parking Areas		Fair	Good	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving.	Repaved and Restriped Roades, Drives and Parking Areas
Fire Lanes		Fair	Good	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving. Striping in fair condition.	Repaved and Restriped Fire Lanes
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.	Repaved and Restriped Fire Lanes
Curbs		Good	Good	Free of cracks, damage and almost new in appearance.	Repoured curbs that were affected during construction
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	Megapixels of Resolution	27	706	Very few low-resolution cameras	Tripled the count and upgraded to high resolution cameras
Chain Link Fencing / Gates		Good	Good	No damage to material and poles, gates are working properly.	
Misc. Stuctures					
Site Walls - Retaining / Screen	Material: Stone	Good	Good	No signs of damage, settling or rotation.	
Dumpster Service Area		Fair	Fair	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.	Not in Scope
Bollards	Material: Concrete	Good	Good	Clearly marked and strongly visible. Almost new in appearance.	Not in Scope
Site Signage - Directional / Handicapped		Good	Good		
Misc. Site work / Site Structures		Poor	Poor	Detached building near track poor condition	Not in Scope
Circulation					
Sidewalks		Fair	Good	Minor to Moderate cracking visable, joint sealer showing minor signs of wear. Little to no heaving.	Repoured sidewalks showing minor to moderate cracking
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		Fair	Good		Repoured sidewalks and curbs to ADA standards
Compliant Ramps & Handrails		Fair	Good		Repoured ramps and installed handrails per ADA standards

Scored Categories	21	21
Good	10	18
Fair	10	2
Poor	1	1
N/A	0	0

Previous Aggregate Score:
Reno Aggregate Score:

81
94

Site

FCI Update

Building Element	Type/Material	Prior Condition	Current	Prior Description	2022 Reno Comments
Building Structure/Foundation					
Foundation	Type: Crawlspace	Fair	Good	Minor cracks visible, no signs of heaving.	Repoured slabs in area of renovation
Substructure - Slab - on - Grade					
Basement / Below Grade Exterior Walls		Fair	Fair		Reinforced Basement, no change to exterior walls
Miscellaneous					
Superstructure					
Fireproofing		Good	Good		
Pre-Engineered Metal building					
Building Exterior Shell					
Roofing	Prior - Coal tar				
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.	Replaced Coal Tar Roofing with Durolast Poly Membrane
Roof Warranty Status				Valid	New Warranty
Roofing Manufacturer / Warranty Issuer				97 - Honeywell; '05, '10 - Hyload Armko; '12 - Pac-Clad	22 - Durolast
Years Remaining in Warranty Period				varies	Entire Warranty Now Remains
Skylights		N/A	N/A	0	0
Roof Curbs / Openings / Misc.		Fair	Good		Installed new Curb Adapters at new RTUs
Exterior Walls					
Exterior Wall Material	Material: Brick	Fair	Good	Minor cracks apparent, but no signs of settling, rotation or damage.	Please note, adjustmemt made from prior conditon rating of "Good" to "Fair". Brick had cracks. Replaced in areas of need
Building Caulking/Sealant		Fair	Fair	May show minor signs of aging, minor fading or stains.	No Scope
Exterior Painting		N/A	N/A		
Windows/Glazed Walls					
Windows	Glazing Type: Single Pane	Poor	Good		
	Frame Type: Painted Hollow Metal			Severely damaged, broken or cracked, signs of apparent issues with water infiltration.	Replaced Perimeter Windows Replaced Window Frames, Glass, and Waterproofing
Exterior Doors Systems					
Exterior Doors	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.	Replaced Most Exterior Hollow Metal Doors
	Panel Type: Hollow Metal			Replaced Most Exterior Hollow Metal Doors	
Exterior Overhead Doors	Type: Motorized	N/A	Good	None	Provided new overhead doors
Card Access Reader		Fair	Good	Lacking coverage and readers were outdated	Please note, previously unrated in old scoring scheme. Changed from no score to "Fair" Upgraded System and added readers per new security standards
Door Bell		Fair	Good	Intercom reaching end of useful life	Please note, previously unrated in old scoring scheme. Changed from no score to "Fair" Upgraded System per new Security Standards
Peep Hole		N/A	N/A		
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.	New canopies added and material replaced
Loading Area					
Raised Loading Dock		N/A	N/A		
Independent Loading Area		N/A	N/A		
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

13

14

Good	3	12
Fair	9	2
Poor	1	0
N/A	7	6

Prior Aggregate Score:

Reno Aggregate Score:

72

95

Exterior

FCI Update

Building Element	Type/Material	Prior Condition	Current	Prior Description	2022 Reno Comments
Interior Finishes					
Interior Ceiling Finishes					
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish	Fair	Good	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	Ceiling Tiles Replaced
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish	N/A	N/A		
Plaster Ceilings		Fair	Good	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	Hard ceiling replaced as needed in areas of renovation
Painted Gypsum Ceiling		Fair	Good	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	Painted
Metal Ceilings		N/A	N/A		
Exposed / Painted Ceilings		Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Soffit / Bulkhead Walls		N/A	Good		New soffits and bulkheads
Special/Misc.		Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Interior Floor Finishes					
Resilient Flooring - VCT		Good	N/A	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	VCT removed and replaced with LVT
Quarry Tile		N/A	N/A		
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		Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	
Finish Concrete - (sealed)		Fair	Fair	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	No interior finished concrete in scope
Carpet		Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	All carpet replaced in hallways and classrooms
Natural Stone		N/A	N/A		
Wood		Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	Wood flooring in gym sanded and resealed
Special/Misc.		Poor	Good	Major damage visible, missing portions of finish, requires partial or complete reinstallation of floor finish.	Rubber floor in small gym replaced
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.	All areas of renovation received new paint
Painted CMU - Full Height		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	All areas of renovation received new paint
Painted Gypsum Board + Tile Wainscot		Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	Replaced existing tile wainscot
Full Height Tile		Good	N/A	Almost new in appearance, no signs of damage, stains or cracking.	
PLAM		N/A	N/A		
FRP		N/A	N/A		
Wood Panels		Poor	Poor	Major damage visible, missing portions of finish, requires partial or complete repair or reinstallation of finishes.	Wood panels in auditorium not in scope

Interior

FCI Update

Interior Wall Base & Trim						
Rubber Base			Poor	Good	Major damage visible, missing portions of finish, requires partial or complete reinstallation of base.	Replaced all Rubber Base
Quarry Tile			N/A	N/A		
Ceramic Tile			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Terrazzo			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Poured Resinous Epoxy			Fair	Good	Minor signs of aging with minimal damage and properly installed.	
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				
			Good	Good	No visible damage, proper weatherproofing/threshold installed, door hardware compliant and functioning properly, motor works as required (if applicable).	
Interior Overhead Door/Grille	Type: Manual		N/A	Good		New Overhead Doors
Specialty Doors	Type:		Fair	Good		New millwork
Millwork Cabinets			N/A	N/A		
Corner Guards	Type:		Good	Good		
Interior Signage			N/A	Good		All new clocks throughout the facility
Digital Clocks			N/A	Good		Two new operable walls added to areas of renovation
Operable Partitions			Good	Good	No cracking or warping of the board surface.	
Marker & Tack Boards			Good	Good		
Projection Screens			Good	Good		
A/V Equipment			Good	Good		
Lockers	Required Number of Lockers:		Fair	Good		Replaced Lockers as part of renovation
	Provided Number of Lockers:					
Railings			Good	Good		
Elevator Cab Finishes			N/A	N/A		
Wireless Access	Number of Data Drops:		Good	Good		
Toilet Partitions	Material Type: Plastic		Fair	Good		Replaced all toilet partitions as part of renovation
Toilet Accessories			Good	Good	Almost new condition, proper installation.	
Interior Window Blinds/Shades	Type of Blinds: Plastic		Fair	Good	Minor wear and tear visible, motor properly functions (if applicable).	Metal blinds replaced with roller shades as part of renovation
	Type of Shades:					
	Operation:					
Food Service Area						
Equipment Condition			Good	Good		
Digital Menu Boards			N/A	Good		New Menu Boards as part of renovation
Restrooms open to Kitchen?			No	No		
Drinking Fountains in Cafeteria?			No	No		
Accessibility						
Restrooms			Good	Good	Compliant	
Drinking Fountains			Poor	Good	Many compliance items	Replaced drinking fountains to ADA Standards
Ramps			Good	Good	Compliant	
Signage			Good	Good	Compliant	
Doors			Good	Good	Compliant	
Millwork			Good	Good	Compliant	

Scored Categories		43	46		
Interior	Good	24	42	Prior Aggregate Score: Reno Aggregate Score:	79
	Fair	13	1		93
	Poor	4	1		
	N/A	16	13		

FCI Update

DEWITT PERRY MIDDLE SCHOOL		AGE: 81 YEARS	195,067 SF	
ITEM	DESCRIPTION	DESCRIPTION	PRIOR GRADE	CURRENT
OPERATIONAL, SYSTEMS & CODE DEFICIENCIES	Assessed Scope	Performed Scope		
HVAC	Task: Replace York, Trane, and Carrier DX packaged units installed in 1996-1999.	Scope Performed	67	95
	Task: Replace Lennox DX packaged units installed in 2002.	Scope Performed		
	Task: Replace Trane DX packaged units installed in 2003.	Scope Performed		
EMCS	Task: Replace energy management control systems associated with replaced HVAC equipment; price included with HVAC installation	Scope Performed		
PLUMBING	Task: Replace State 74-gallon natural gas water heater installed in 2006.	Scope Performed	82	95
	Task: Provide new EWCs With bottle fillers in select locations.	Scope Performed		
	Task: Provide additional sump pump in basement.	Scope Performed		
ELECTRICAL SYSTEM	Task: Replace electrical distribution equipment manufactured by Zinsco, ZTE, some Cutler-Hammer, and any other equipment older than 35 years.	Scope Performed	78	98
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Scope Performed	75	95
	Task: Replace fluorescent fixtures that contain magnetic ballasts.	Scope Performed		
	Task: Replace metal halide fixtures in gym with LED fixtures.	Scope Performed		
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.	Scope Performed	75	98
	Task: Renovate all exterior parking lot lighting to LED.	Scope Performed		
FIRE ALARM SYSTEMS	Task:		90	90
FIRE PROTECTION SYSTEM	Task: Provide fire sprinkler coverage to entire facility (only newest addition has sprinkler).	Scope Peformed	20	95
OTHER	Task: Provide digital marque. Provide power and connectivity.	Not in Scope (In Middle School Package)	NA	NA
	Task: Replace cooler/freezer units.	Scope Performed		
TOTALS			70	95

MEP

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Mechanical, electrical and plumbing (MEP)

Collaboration

Roofs, Exteriors and Finishes etc.

FCI Update

Perry MS Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2022)	Notes
Cabling Infrastructure	10	5	10	Complete re-cable occurred with renovation
Local Area Network	15	13	15	Network in great shape with new switch gear
Wireless LAN	15	13	15	Upgraded
Unified Comm (Phone) System	10	7	10	Upgraded
Video Management System	10	5	10	Complete upgrade to Genetec
Public Address	10	7	10	Complete upgrade to Informacast
Premise Access Control (and Intrusion)	10	6	10	Complete upgrade to Genetec
Intercom System	5	3	5	Added new intercom stations with renovation
Special Space AV	5	4	4	District item. AV upgrade as part of technology package
Instruction Space Presentation	10	7	10	New Interactive Displays matching District standard
Total Score	100	70	99	

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FCI Update

Dewitt Perry MS Assessment

Site : 81
Exterior: 72
Interior: 79
MEP: 70
Technology: 70

Score: 74

PROMISES MADE
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After Bond Improvements

Site : 94
Exterior: 95
Interior: 93
MEP: 95
Technology: 99

Score: 95

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THANK YOU

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