



Improvements

- Fine Arts Classroom and Performance Space Improvements
- Collaboration Rooms
- Exterior Upgrades
- Interior Upgrades
- Mechanical, Electrical, and Plumbing Systems Upgrades
- Landscaping Improvements
- Kitchen Renovation
- New Marquee



Safety and Security

- Access Control
- Cameras
- Bollards
- Fire Sprinkler System Upgrades



Technology

- Secure and Climate Controlled Server Space
- Cabling
- Wireless Upgrades
- Phone System Upgrades

BLALACK MIDDLE SCHOOL

cfbbond.com



Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
 - Exterior Benches
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES



Safety and Security

- Access Control
 - Intercom
 - Card Readers
 - Security Alarm
- Cameras
- Bollards
- Fire Sprinkler System Upgrades



Technology

- Secure Climate Controlled Server Space
- Cabling
- Wireless Upgrades
- Phone System Upgrades

PROMISES MADE
PROMISES
KEPT



Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
 - Exterior Benches
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES



New Ensemble Room



Wenger Cabinets



Band Hall



Orchestra Hall



Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
 - Exterior Benches
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES





Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
 - Exterior Benches
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES





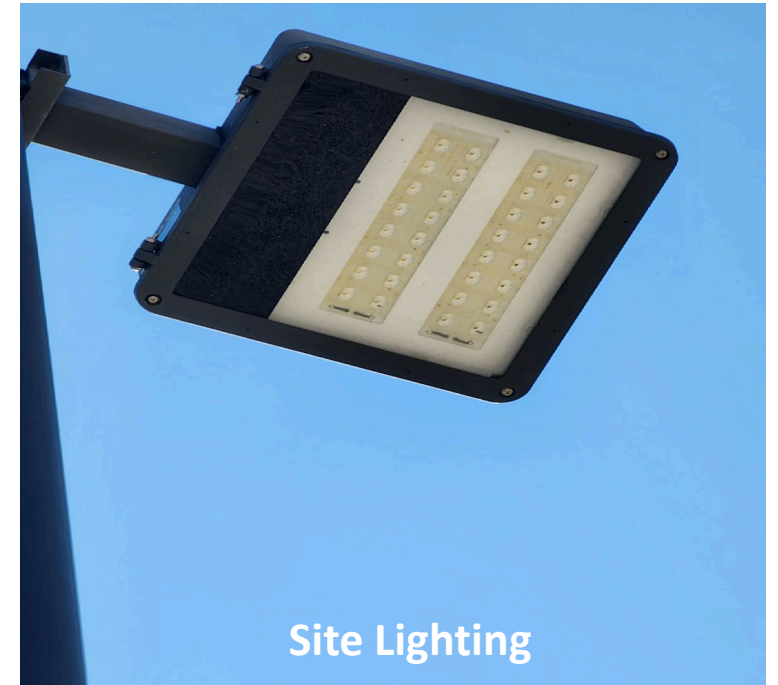
Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
 - Exterior Benches
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

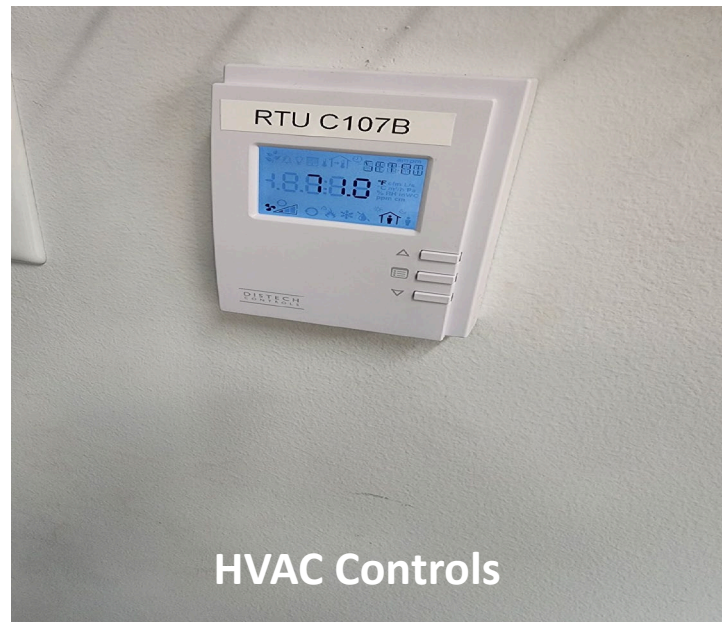
PROMISES MADE
PROMISES



Rooftop Units



Site Lighting



HVAC Controls



Water Bottle Fillers



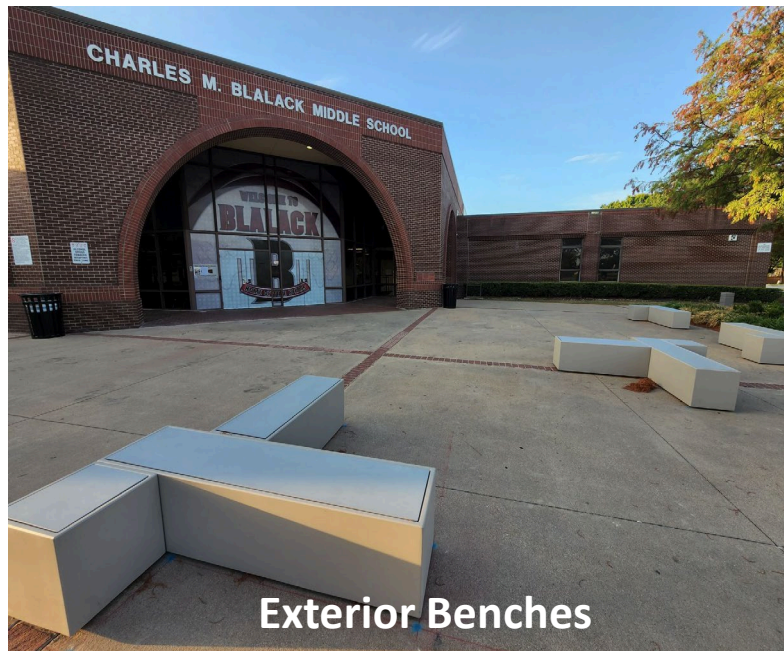
Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
 - Exterior Benches
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES



Exterior Concrete



Exterior Benches



Exterior Concrete



Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES



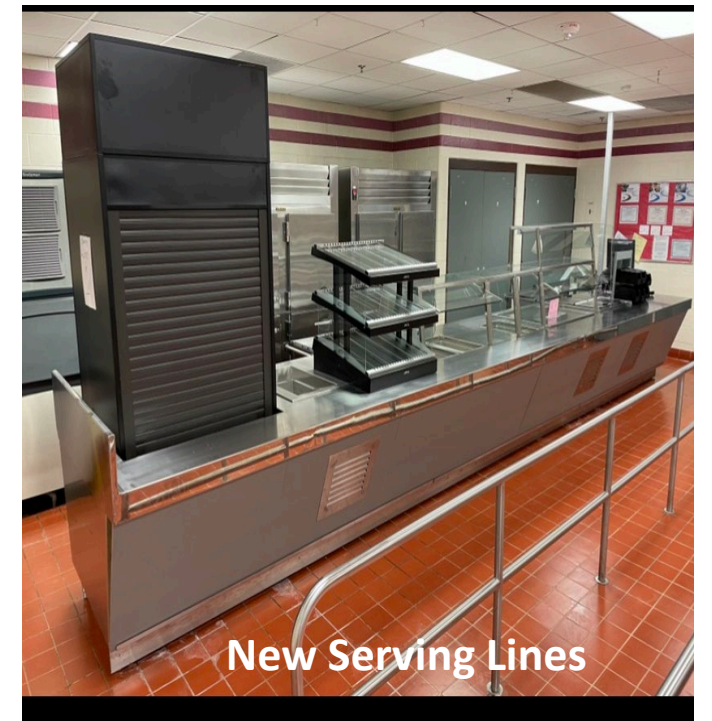
New Serving Lines



New Cooler



New Freezer



New Serving Lines



Improvements

- Fine Arts Classroom and Performance Space Improvements
 - Band, Orchestra, Choir, Theater, and Percussion Hall Renovations
- Collaboration Rooms
 - Practice Rooms in Fine Arts
- Exterior Upgrades
 - Roof Replacement and Repair
- Interior Upgrades
 - Makerspace /Engineering Room Renovation
 - Structural Joist Reinforcement
- Mechanical, Electrical, and Plumbing Systems Upgrades
 - New LED Site Lighting and Controls
 - New Rooftop Units and Controls
 - Water Bottle Fillers
- Landscape Improvements
 - Exterior Concrete Replacement
- Kitchen Renovation
 - New Kitchen Equipment
- New Marquee – Coming Soon

PROMISES MADE
PROMISES





Safety and Security

- Access Control
 - Intercom - **2023**
 - Card Readers- **2023**
 - Security Alarm
- Cameras
- Bollards
- Fire Sprinkler System Upgrades



Card Readers



Cameras



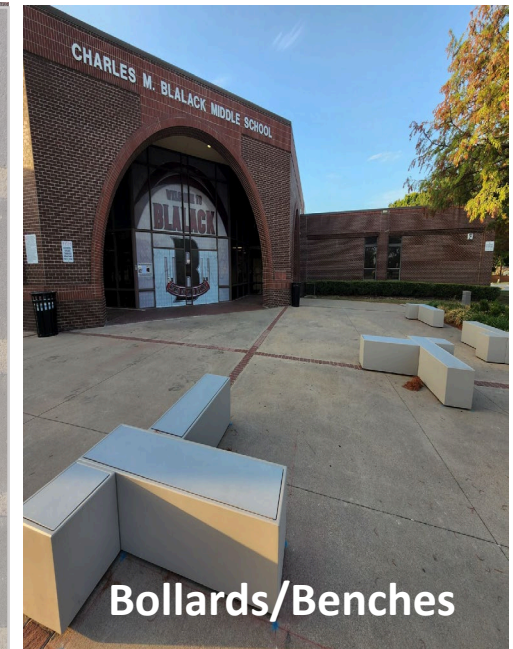
Fire Alarm



Access Control



Intercom



Bollards/Benches

PROMISES MADE
PROMISES
KEPT



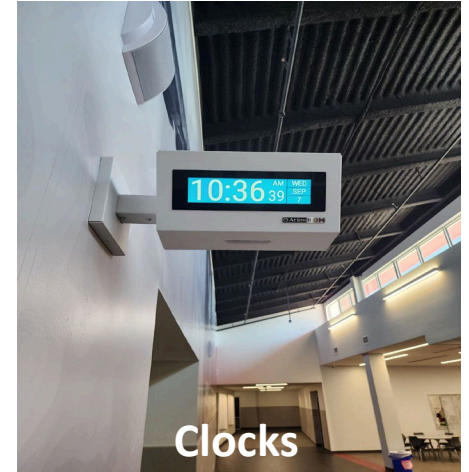
Technology

- Secure Climate Controlled Server Space
- Cabling
- Wireless Upgrades
- Phone System Upgrades

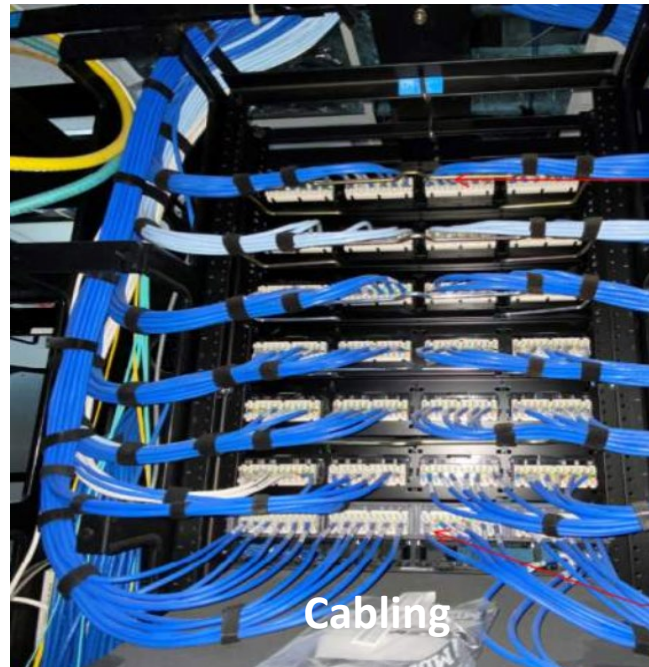
PROMISES MADE
PROMISES
KEPT



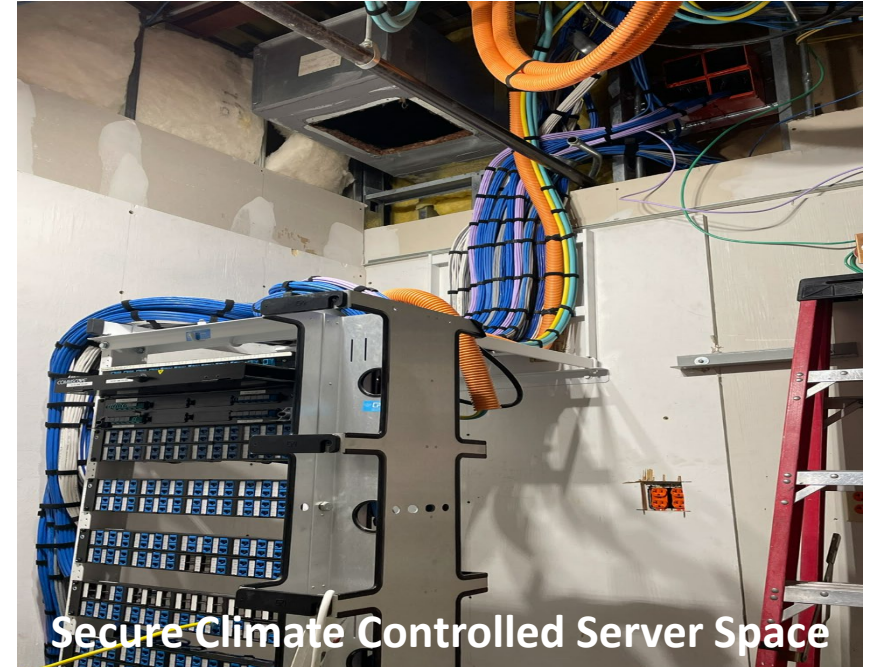
Wireless Upgrades



Clocks



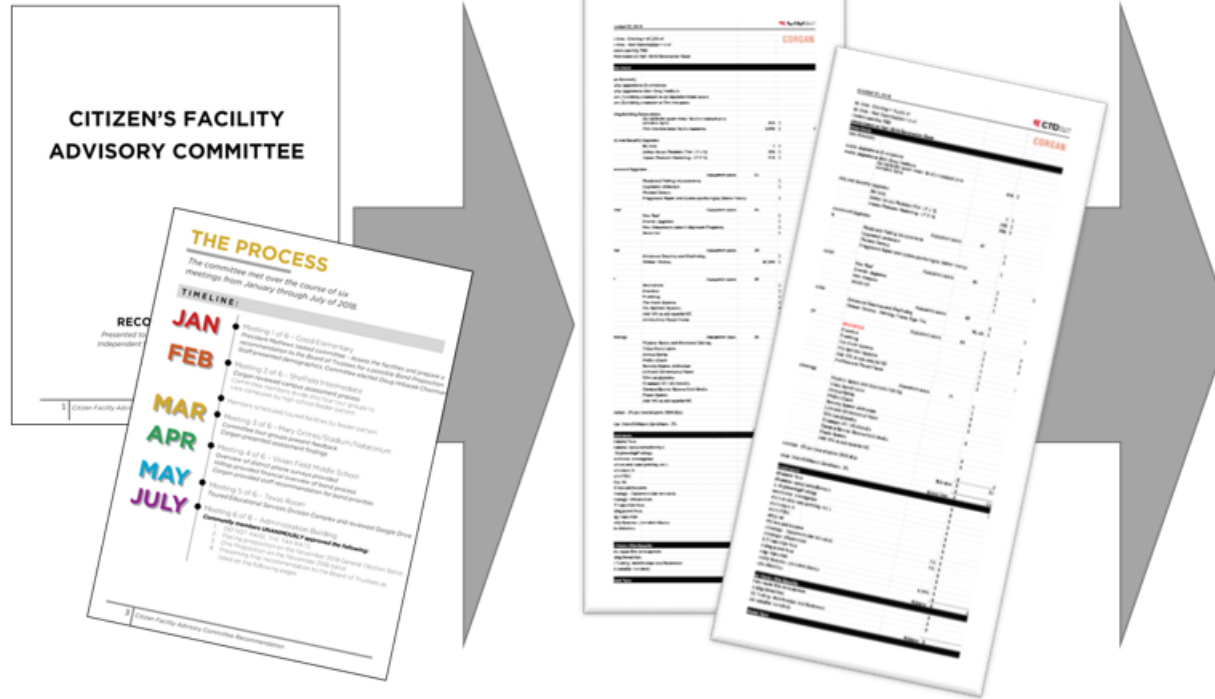
Cabling



Secure Climate Controlled Server Space

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.

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			Good	Good		
Fire Hydrants / Utility Vaults / Misc.			Fair	Fair		Not in Scope
Grease Trap			Fair	Fair		Not in Scope
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			Poor	Good	Incomplete, missing or severely deteriorated/aged. No handicapped parking spaces provided.	Restiped Parking Lot
Curbs			Good	Good	Free of cracks, damage and almost new in appearance.	
Site Lighting						
Site Lighting			Fair	Good	Very few fixtures have minor damage or are not working. Lighting is adequate for security.	Upgraded all Site Lighting to LED
Site Security						
Security Cameras		Megapixels	11	388		Upgraded camera resolution and doubled camera count
Chain Link Fencing / Gates			Fair	Fair	Little to no damage to material, poles & gates. Some signs of age.	Not in Scope
Misc. Stuctures						
Site Walls - Retaining / Screen		Material:	N/A	N/A		
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.	
Bollards		Material:	Fair	Good	Minor to moderate signs of age and deterioration but still visible.	Added New Concrete Bollards
Site Signage - Directional / Handicapped		Steel	Good	Good		
Misc. Site work / Site Structures			N/A	N/A		
Circulation						
Sidewalks			Fair	Good	Sinking at curb by front entrance, front plaza has lots of cracking	Repoured sinking curb by front entrance
Stairs			N/A	N/A		
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	18	18
Good	10	14
Fair	7	4
Poor	1	0
N/A	3	3

Previous Aggregate Score:	83
Reno Aggregate Score:	93

Building Element	Type/Material	Prior Condition	Current	Prior Description	2022 Reno Comments
Building Structure/Foundation					
Foundation	Type: Slab on Grade	Fair	Fair	Minor cracks visible, no signs of heaving.	Not in Scope
Substructure - Slab - on - Grade					
Basement / Below Grade Exterior Walls		Fair	Fair		Not in Scope
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)		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 roofing in areas reaching the end
Roof Warranty Status				Valid	
Roofing Manufacturer / Warranty Issuer				additions- Johns Manville, new- Flex Membrane Int. Inc.	
Years Remaining in Warranty Period				new- 12 years	
Skylights		Fair	Fair		
Roof Curbs / Openings / Misc.		Fair	Good		Reaploed roof curbs as part of 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		Fair	Fair	May show minor signs of aging, minor fading or stains.	
Exterior Painting		N/A	N/A		
Windows/Glazed Walls					
Windows					
	Glazing Type: Single Pane	Fair	Fair		Not in Scope
	Frame Type: Aluminum			Minor scratches or signs of wear.	Not in Scope
Exterior Doors Systems					
Exterior Doors					
	Frame Type: Hollow Metal	Fair	Fair	Minor scratches or signs of wear, may need a refresh of finish, door hardware is compliant and functioning properly.	Not in Scope
	Panel Type: Hollow Metal				Not in Scope
Exterior Overhead Doors	Type:	N/A	N/A		
Card Access Reader		Fair	Good		Replaced all Existing Card Readers
Door Bell					
Peep Hole					
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					
		Good	Good	No visible damage, no signs of settling or movement. Dock bumpers present and almost new in appearance.	
Raised Loading Dock		N/A	N/A		
Independent Loading Area					
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

13

Good	4	7
Fair	9	6
Poor	0	0
N/A	7	7

Previous Aggregate Score:	77
Reno Aggregate Score:	85

*Adjusted Previous Score for Roofing, as grade only reflected evaluation over addition. Remainder of roof had reached the end of it's useful life

Building Element	Type/Material	Prior Condition	Current	Prior Description	2022 Reno Comments
Interior Finishes					
Interior Ceiling Finishes					
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish	Yes	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish		N/A		
Plaster Ceilings			N/A		
			Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Painted Gypsum Ceiling			N/A		
Metal Ceilings			N/A		
Exposed / Painted Ceilings			N/A		
Soffit / Bulkhead Walls			Fair	Minor signs of aging with minimal apparent stains, leaks, sagging or damage.	Not In Scope
Special/Misc.			N/A		
Interior Floor Finishes					
Resilient Flooring - VCT			Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Quarry Tile			Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Ceramic Tile			Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Terrazzo			Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Poured Resinous Epoxy			N/A		
Finish Concrete - (sealed)			N/A		
			Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Carpet (Classrooms, Library, and Administration)			Fair		
Carpet (Fine Arts Wing)			N/A		
Natural Stone			N/A		
Wood			Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Special/Misc.			N/A		
Interior Wall Finishes					
Painted Gypsum Board - Full Height			Good	Almost new in appearance, no signs of damage, stains or cracking.	
Painted CMU - Full Height			Good	Almost new in appearance, no signs of damage, stains or cracking.	
Painted Gypsum Board + Tile Wainscot			Good	Almost new in appearance, no signs of damage, stains or cracking.	
Full Height Tile			Good	Almost new in appearance, no signs of damage, stains or cracking.	
PLAM			N/A		
FRP			N/A		
Wood Panels			N/A		
Interior Wall Base & Trim					
Rubber Base (Classrooms, Library, and Administration)			Good	Almost new in appearance, no signs of damage and properly installed.	
Rubber Base (Fine Arts Wing)			Fair		Replaced in Areas of Renovation
Quarry Tile			Good	Almost new in appearance, no signs of damage and properly installed.	
Ceramic Tile			N/A		
Terrazzo			Good	Almost new in appearance, no signs of damage and properly installed.	
Poured Resinous Epoxy			N/A		
Wood Base			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:						
			Fair	Fair	Minor scratches or signs of wear, may need a refresh of finish, door hardware is compliant and functioning properly, motor works as required (if applicable).	Not In Scope
Interior Overhead Door/Grille		Type:				
Specialty Doors		Type:	N/A	N/A		
Millwork Cabinets			Good	Good		
Corner Guards		Type: Stainless Steel	Good	Good	Almost new in appearance.	
Interior Signage			Good	Good		
Digital Clocks			N/A	Good		New Digital Clocks Installed
Operable Partitions			N/A	N/A		
Marker & Tack Boards			Good	Good	No cracking or warping of the board surface.	Replaced in All Areas of Renovation
Projection Screens			N/A	N/A		
A/V Equipment			Good	Good		Upgraded in Areas of Renovation
Lockers		Required Number of Lockers:				
		Provided Number of Lockers:				
			Good	Good		
Railings			Good	Good		
Elevator Cab Finishes			N/A	N/A		
Wireless Access			Fair	Good		Wired Building for new Wireless Access Points
Toilet Partitions		Material Type: Plastic	Good	Good		
Toilet Accessories			Good	Good	Almost new condition, proper installation.	
Interior Window Blinds/Shades		Type of Blinds: Metal				
		Type of Shades:	Good	Good		
		Operation: Manual			No visible damage, motor properly functions (if applicable).	
Food Service Area						
Equipment Condition			Fair	Good		Replaced Kitchen Equipment and Freezer/Cooler Units
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	
			Good	Good		
Signage			Good	Good	Compliant	
Doors			Good	Good	Compliant	
Millwork			Fair	Fair	Few compliance items	Not in Scope

Interior

Scored Categories	40	41
Good	31	36
Fair	7	3
Poor	0	0
N/A	21	20

Previous Aggregate Score:	89
Reno Aggregate Score:	93

*Separated out Building Element by Area to Capture upgraded finishes in area of renovation

FCI Update

BLALACK MIDDLE SCHOOL		AGE: 31 Years	171,150 sf		
ITEM	DESCRIPTION	DESCRIPTION			
OPERATIONAL, SYSTEMS & CODE DEFICIENCIES	Assessed Scope	Performed Scope		Prior Grade	Current
HVAC	Task: Replace 1998 York packaged units.	Replaced as part of renovation		60	98
EMCS	Task: Replace CSI controls system. Cost included in 1998 York unit replacement.	Replaced as part of renovation			
PLUMBING	Task: Replace and repipe grease trap.	Not in Scope		86	95
	Task: Provide new EWCs With bottle fillers in select locations.	Replaced as part of renovation			
	Task: Replace two 2008 Lochinvar electric water heaters.	Not in Scope			
ELECTRICAL SYSTEM	Task:			86	86
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Not in Scope		93	93
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.	Replaced as part of renovation		80	95
	Task: Renovate all exterior parking lot lighting to LED.	Replaced as part of renovation			
FIRE ALARM SYSTEMS	Task: Replace the FCI fire alarm system that was installed in 2006.	Replaced as part of renovation		70	95
FIRE PROTECTION SYSTEM	Task:			93	93
OTHER	Task: Provide digital marque. Provide power and connectivity.	Will be replaced as part of this renovation		NA	NA
TOTALS				78	94

Blalack MS Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2022)	Notes
Cabling Infrastructure	10	8	9	Small improvements to renovation areas and all new wireless access point cabling
Local Area Network	15	13	13	No upgrade (that True North is aware of)
Wireless LAN	15	13	13	Wireless could use a refresh in the next few years but in good condition right now. New cabling in place to support refresh.
Unified Comm (Phone) System	10	10	10	Upgraded prior to renovation project
Video Management System	10	5	10	Complete upgrade to Genetec
Public Address	10	5	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	8	9	New Interactive Displays in renovation areas matching district standard
Total Score	100	75	93	

Technology

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

Blalack MS Assessment

Site : 83
Exterior: 77
Interior: 89
MEP: 78
Technology: 75

Score: 80

PROMISES MADE
PROMISES
KEPT

After Bond Improvements

Site : 93
Exterior: 85
Interior: 93
MEP: 94
Technology: 93

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.

THANK YOU

#cfbproud