Carrollton-Farmers Branch ISD
BOND
DOLLARS AT WORK

Improvements
- Collaboration Spaces
- Exterior Upgrades
- Interior Upgrades
- Fine Arts & performance space improvements
- Mechanical, Electrical, Plumbing, Systems
- Landscaping Improvements
- Athletic Track Improvements
- New marquee (in future MS pkg)

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

Vivian Field Middle School
cfbbond.com
Improvements

- Collaboration Spaces
  - Collaboration Spaces
  - Update Courtyard Spaces
- Exterior Upgrades
  - New Roof/Roof Repairs
  - New Covered Plaza
  - New Entry Canopy
- Interior Upgrades
  - 20-year Refresh
  - New Admin Location
- Fine Arts & performance space improvements
- Mechanical, Electrical, Plumbing, Systems
  - New HVAC and Controls
  - Major Sanitary Plumbing Repairs
  - New LED Lighting in Parking Lots
  - New Lighting Controls Landscape
- Landscaping Improvements
  - New SPED Drive (coming soon)
- Athletic Track Improvements
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PROMISES MADE
PROMISES KEPT
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- New Camera System
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- Fire Alarm System Upgrades
- New Security Vestibule

Fire Alarm Panel

Secured Vestibule

Video Intercom

Cameras

Card Readers

PROMISES MADE
PROMISES PROMISES
PROMISES KEPT
Technology

- Cabling
- Public Announcement System
- Bells
- Clocks
CFI Update

PROMISES MADE
PROMISES KEPT

CFAC RECOMMENDATIONS

CITIZEN'S FACILITY ADVISORY COMMITTEE

THE PROCESS
JAN FEB MAR APR MAY JUNE JLY

FCI Update

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 UPGRDES - $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

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.
<table>
<thead>
<tr>
<th>Building Element</th>
<th>Type/Material Prior Condition Current Condition</th>
<th>Prior Description</th>
<th>Prior Comments</th>
<th>2020 Reno Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Site Utilities &amp; Drainage</td>
<td>Fair</td>
<td>Fair</td>
<td>Minor spigot system repair.</td>
<td>Major work to HE’s, H/V, sanitary systems &amp; fixture connections.</td>
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<tr>
<td>HVAC System &amp; Controls</td>
<td>Fair</td>
<td>Fair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting &amp; Parking</td>
<td>Good</td>
<td>Good</td>
<td>Minor repairs to lighting.</td>
<td>Repair conditions at this location.</td>
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<tr>
<td>Fire Alarm &amp; Security</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site &amp; Fencing</td>
<td>Fair</td>
<td>Fair</td>
<td></td>
<td></td>
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<tr>
<td>Site Stormwater, Water Collection, Filter, &amp; Irrigation</td>
<td>Good</td>
<td>Good</td>
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<tr>
<td>Site Storage, Waste Management, &amp; Landscape</td>
<td>Fair</td>
<td>Fair</td>
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<tr>
<td>Site Security Cameras</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
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<tr>
<td>Chain Link Fence at Gates</td>
<td>Good</td>
<td>Good</td>
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</tr>
<tr>
<td>Site-Wide, Building &amp; Exterior Materials</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Service Area</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Signs, Sidewalks, Handicapped Access</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom &amp; Office Site Documents</td>
<td>Good</td>
<td>Good</td>
<td></td>
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<tr>
<td>Gymnasium</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool</td>
<td>Fair</td>
<td>Fair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auditorium</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
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<tr>
<td>Auditorium Stage</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auditorium Video &amp; Audio System</td>
<td>Good</td>
<td>Good</td>
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<tr>
<td>Auditorium Lighting</td>
<td>Good</td>
<td>Good</td>
<td></td>
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<tr>
<td>Auditorium Drapes</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auditorium Complete</td>
<td>Good</td>
<td>Good</td>
<td></td>
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</tr>
<tr>
<td>Complete Stages/Concourse</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Complete Space/Room</td>
<td>Good</td>
<td>Good</td>
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<tr>
<td>Board Calendar</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>13</td>
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<tr>
<td>Score</td>
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<td>10</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Pass</td>
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### FCI Update

**Exterior**

<table>
<thead>
<tr>
<th>Building/Property Feature</th>
<th>Type/Material for Condition</th>
<th>Prior Description</th>
<th>Prior Comments</th>
<th>2020 Reno Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Envelope</td>
<td>Glass Type</td>
<td>Single Pane</td>
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<tr>
<td></td>
<td>Frame Type</td>
<td>Pole</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Door System</td>
<td>Exterior Paint</td>
<td>Frame Type</td>
<td>Aluminum</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exterior Finish Paint</td>
<td>Frame Type</td>
<td>Aluminum</td>
<td></td>
</tr>
<tr>
<td>Exterior Paint System</td>
<td>Exterior Door System</td>
<td>Frame Type</td>
<td>Aluminum</td>
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<tr>
<td></td>
<td>Exterior Paint System</td>
<td>Frame Type</td>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exterior Paint System</td>
<td>Frame Type</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>Exterior Door System</td>
<td>Exterior Paint</td>
<td>Frame Type</td>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exterior Paint System</td>
<td>Frame Type</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
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<td>Exterior Paint</td>
<td>Frame Type</td>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exterior Paint System</td>
<td>Frame Type</td>
<td>Wood</td>
<td></td>
</tr>
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<td>Exterior Door System</td>
<td>Exterior Paint</td>
<td>Frame Type</td>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td></td>
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<td>Frame Type</td>
<td>Wood</td>
<td></td>
</tr>
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<td>Exterior Door System</td>
<td>Exterior Paint</td>
<td>Frame Type</td>
<td>Metal</td>
<td></td>
</tr>
<tr>
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<td>Exterior Paint System</td>
<td>Frame Type</td>
<td>Wood</td>
<td></td>
</tr>
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<td>Exterior Paint</td>
<td>Frame Type</td>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exterior Paint System</td>
<td>Frame Type</td>
<td>Wood</td>
<td></td>
</tr>
</tbody>
</table>

### Aggregate Score:

<table>
<thead>
<tr>
<th>Scored Category</th>
<th>Scored</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian</td>
<td>10</td>
<td>8</td>
</tr>
<tr>
<td>Tress</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Fencing</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Aggregate Score</td>
<td>78</td>
<td>83</td>
</tr>
</tbody>
</table>

### Bond Updates

**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.
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<tr>
<td>Interior Finishes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acoustical Ceilings - 2X4 Tles</td>
<td>Wood, Painted</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all ceiling tiles</td>
</tr>
<tr>
<td>Art Deco Ceilings - 2X4 Tles</td>
<td>Wood, Painted</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all ceiling tiles</td>
</tr>
<tr>
<td>Photobit Ceilings</td>
<td>Wood, Painted</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all ceiling tiles</td>
</tr>
<tr>
<td>Wood Ceilings</td>
<td>Wood, Painted</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all ceiling tiles</td>
</tr>
<tr>
<td>Stair Treads</td>
<td>Wood, Painted</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all stair treads</td>
</tr>
<tr>
<td>Guard Rails</td>
<td>Glass, Metal</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all guard rails</td>
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<tr>
<td>Transom</td>
<td>Glass, Metal</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all transom windows</td>
</tr>
<tr>
<td>Frame</td>
<td>Metal, Glass</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all frame windows</td>
</tr>
<tr>
<td>Interior Vents</td>
<td>Metal, Glass</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all interior vents</td>
</tr>
<tr>
<td>Exterior Doors</td>
<td>Wood, Metal</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all exterior doors</td>
</tr>
<tr>
<td>Security Doors</td>
<td>Wood, Metal</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all security doors</td>
</tr>
<tr>
<td>Windows</td>
<td>Glass, Metal</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all windows</td>
</tr>
<tr>
<td>HVAC &amp; Mechanical Equipment</td>
<td>Plastic, Metal</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all HVAC &amp; mechanical equipment</td>
</tr>
<tr>
<td>Roofing</td>
<td>Metal, Plastic</td>
<td>Poor</td>
<td>Good</td>
<td>Almost new in appearance, no signs of damage or cracking, paint intact</td>
<td>No prior comments</td>
<td>Replaced all roofing materials</td>
</tr>
</tbody>
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### ALL CFBISD SCHOOLS

**$189.7m**

- **85%**
- 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

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</tr>
</thead>
<tbody>
<tr>
<td>Metal Roof</td>
<td>Good</td>
<td>Good</td>
<td>No visible damage, proper flashing on roof.</td>
<td></td>
</tr>
<tr>
<td>Interior Door Systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steel Door/Grills</td>
<td>FPA</td>
<td>N/A</td>
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<tr>
<td>Specialty Windows</td>
<td>Good</td>
<td>Good</td>
<td></td>
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<tr>
<td>Glass Panels</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
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<tr>
<td>Exterior Stairs</td>
<td>Steel</td>
<td>Almost new appearance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Windows</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Egress</td>
<td>FPA</td>
<td>N/A</td>
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</tr>
<tr>
<td>Exterior Coolers</td>
<td>Closed</td>
<td>No existing or planned for the board surface.</td>
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<tr>
<td>Exterior Lighting</td>
<td>FPA</td>
<td>N/A</td>
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</tr>
<tr>
<td>Interior Doors</td>
<td>Good</td>
<td>Good</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Walls</td>
<td>Steel</td>
<td>No visible damage, proper flashing on roof.</td>
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</tr>
<tr>
<td>Interior Lighting</td>
<td>Steel</td>
<td>Almost new appearance</td>
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<td></td>
</tr>
<tr>
<td>Interior Ceilings</td>
<td>Steel</td>
<td>Almost new appearance</td>
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</tr>
<tr>
<td>Interior Grass</td>
<td>FPA</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Sanitation</td>
<td>Closed</td>
<td>No existing or planned for the board surface.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Location

- **Physical Number of Locations:** 1
- **Potential Number of Locations:** 1

## Ratings

- **Good:** 1
- **Fair:** 0
- **Poor:** 0

## Plant

- **Plant:** 1
- **Good:** 1
- **Severely damaged or missing pump, motor, or other functional components:** Poor in old parts of the building, all blinds replaced with metal shades

## Parent Room Area

- **Parent Room Condition:** Good
- **Coverage Zone:** N/A
- **Exterior Windows:** N/A

## Accessibility

- **Exterior Doors:** Good
- **Exterior Stairs:** Good
- **Exterior Coolers:** Good
- **Exterior Lighting:** Good
- **Interior Doors:** Good
- **Interior Walls:** Good
- **Interior Lighting:** Good
- **Interior Ceilings:** Good
- **Interior Grass:** Good
- **Interior Sanitation:** Good

## Aggregate Score

- **Good:** 84
- **Fair:** 94
- **Poor:** 21

## All CFBISD Schools

- **Cost:** $189.7 million
- **Mechanical, electrical and plumbing (MEP) Collaboration:**
- **Roofs, Exteriors and Finishes:**

---

85

Bring all CFBISD facilities to a minimum assessment score of 85%
### FCI Update

**Vivian Field MS**  
**Age:** 58 Years  
**Size:** 163,525 SF

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>OPERATIONAL, SYSTEMS &amp; CODE DEFICIENCIES</th>
<th>Assessed Scope</th>
<th>MEP</th>
<th>Prior Grade</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td>Task: Replace Trans and York DX packaged rooftop units installed in 1994/2009</td>
<td>Performed Scope</td>
<td>Scope performed</td>
<td>75</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>ENCS</td>
<td>Task: Replace mechanical control system. Cost included in 1997-2000 Trans. York replacement</td>
<td>Scope performed</td>
<td>75</td>
<td>95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PLUMBING</td>
<td>Task: Replace RO Smith 55-gallon electric water heater installed in 1998.</td>
<td>Scope performed</td>
<td>80</td>
<td>95</td>
<td></td>
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<tr>
<td></td>
<td>Task: Replace (2) 30-gallon natural gas water heaters installed in 2008.</td>
<td>Scope performed</td>
<td>80</td>
<td>95</td>
<td></td>
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<tr>
<td></td>
<td>Task: Replace poor condition water fountain. Provide electric water heaters with float switches</td>
<td>Scope performed</td>
<td>80</td>
<td>95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ELECTRICAL SYSTEM</td>
<td>Task: Replace General Electric and Zenisco electrical wiring on equipment</td>
<td>Scope performed</td>
<td>70</td>
<td>90</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INTERIOR LIGHTING</td>
<td>Task: Provide tunable lighting for special education classrooms.</td>
<td>Not in scope</td>
<td>80</td>
<td>80</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Task: Replace recessed halogen fixtures in gym with LED Alternatives</td>
<td>Not in scope</td>
<td>80</td>
<td>80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXTERIOR LIGHTING</td>
<td>Task: Replace all existing exterior wall packs with LED Fixtures</td>
<td>Scope performed</td>
<td>80</td>
<td>95</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Task: Replace all outdoor parking lot lighting to LED</td>
<td>Scope performed</td>
<td>80</td>
<td>95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FIRE ALARM SYSTEMS</td>
<td>Task: Replace fire alarm system</td>
<td>Scope performed</td>
<td>75</td>
<td>90</td>
<td></td>
<td></td>
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<tr>
<td>FIRE PROTECTION SYSTEM</td>
<td>Task:</td>
<td></td>
<td>95</td>
<td>95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td>Task: Provide digital marquee. Provide power and connectivity</td>
<td></td>
<td>75</td>
<td>95</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ALL CFBISD SCHOOLS $189.7m

- **85**  
**Mechanical, electrical and plumbing (MEP)**  
**Collaboration**  
**Roofs, Exteriors and Finishes etc.**
## FCI Update

### Technology

#### Field MS Technology and Security Status

<table>
<thead>
<tr>
<th>System</th>
<th>Possible Score</th>
<th>Corgan Score (2018)</th>
<th>TNCG Score (2021)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabling Infrastructure</td>
<td>10</td>
<td>8</td>
<td>8</td>
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<tr>
<td>Local Area Network</td>
<td>15</td>
<td>11</td>
<td>14</td>
<td></td>
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<tr>
<td>Wireless LAN</td>
<td>15</td>
<td>11</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>Unified Comm (Phone) System</td>
<td>10</td>
<td>7</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Video Management System</td>
<td>10</td>
<td>5</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Public Address</td>
<td>10</td>
<td>6</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Premise Access Control</td>
<td>10</td>
<td>7</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Intercom System</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Special Space AV</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Instruction Space Presentation</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td><strong>Total Score</strong></td>
<td><strong>100</strong></td>
<td><strong>75</strong></td>
<td><strong>96</strong></td>
<td></td>
</tr>
</tbody>
</table>

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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

Vivian Field MS Assessment

Site: 72
Exterior: 76
Interior: 84
MEP: 78
Technology: 75

Score: 77

After Bond Improvements

Site: 87
Exterior: 83
Interior: 94
MEP: 95
Technology: 96

Score: 91

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.