

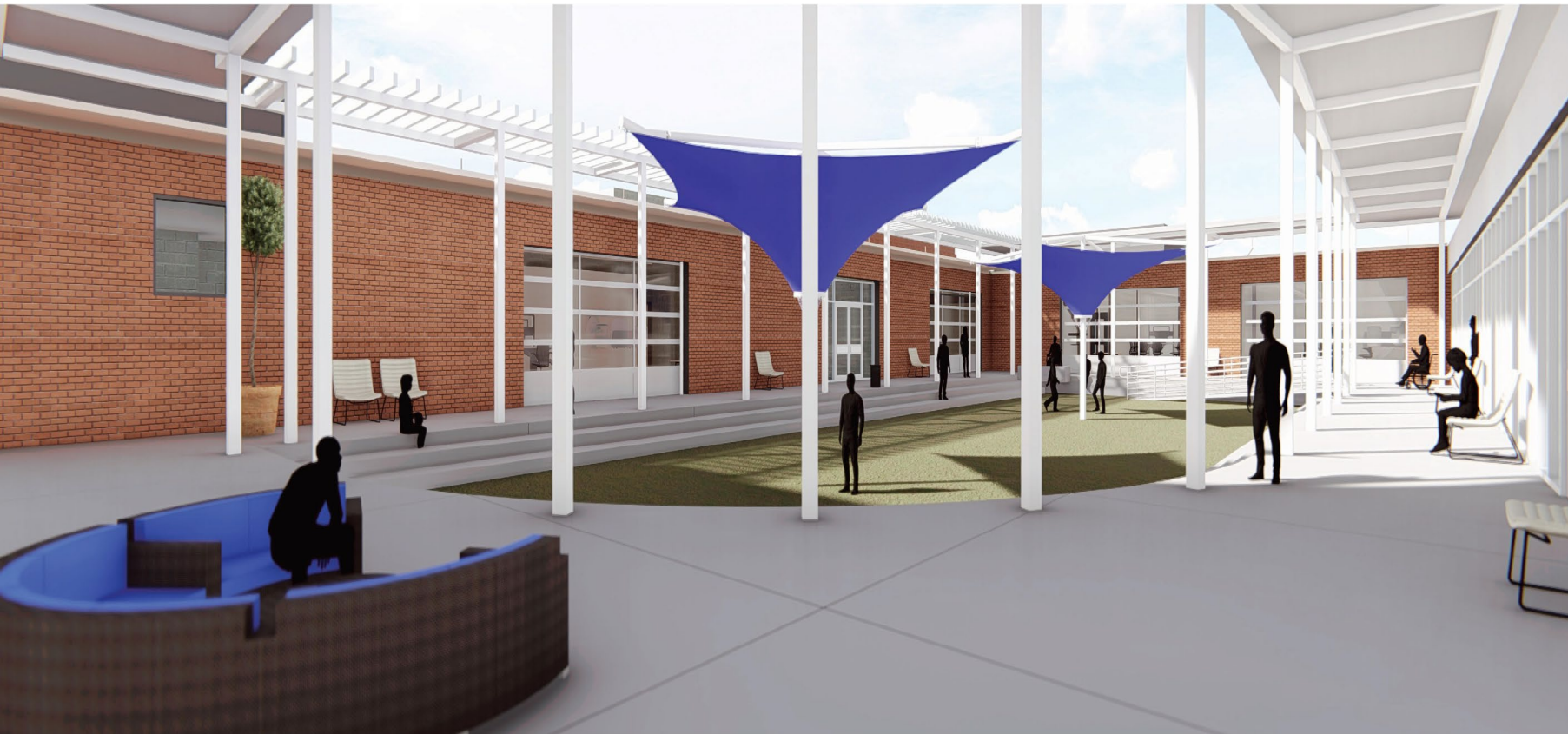
Carrollton-Farmers Branch ISD **cfb BOND** **DOLLARS AT WORK**

Huckabee
MORE THAN ARCHITECTS

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5830 Granite Parkway, Suite 750
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JACKSON
CONSTRUCTION



Vivian Field Middle School



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

cfbbond.com



Improvements

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PROMISES MADE
PROMISES



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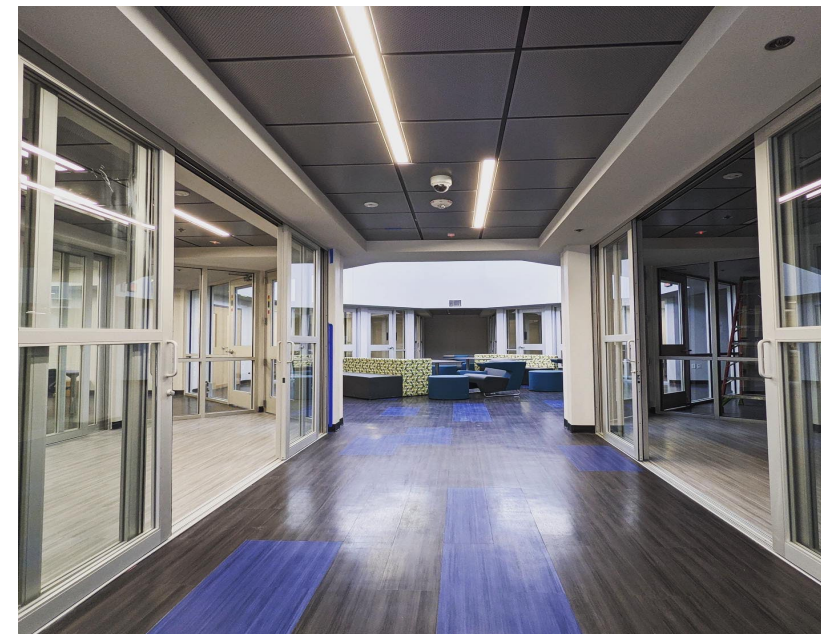
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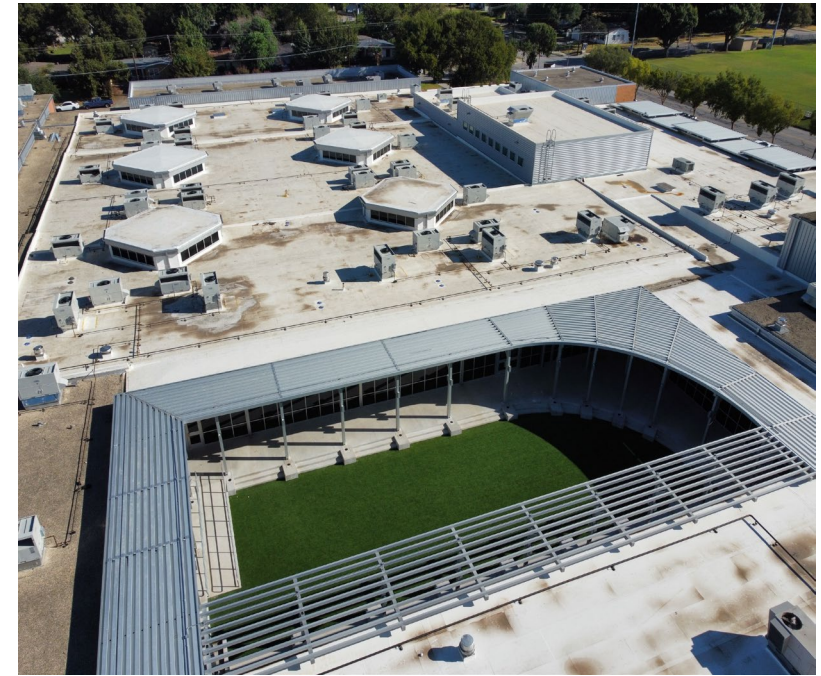




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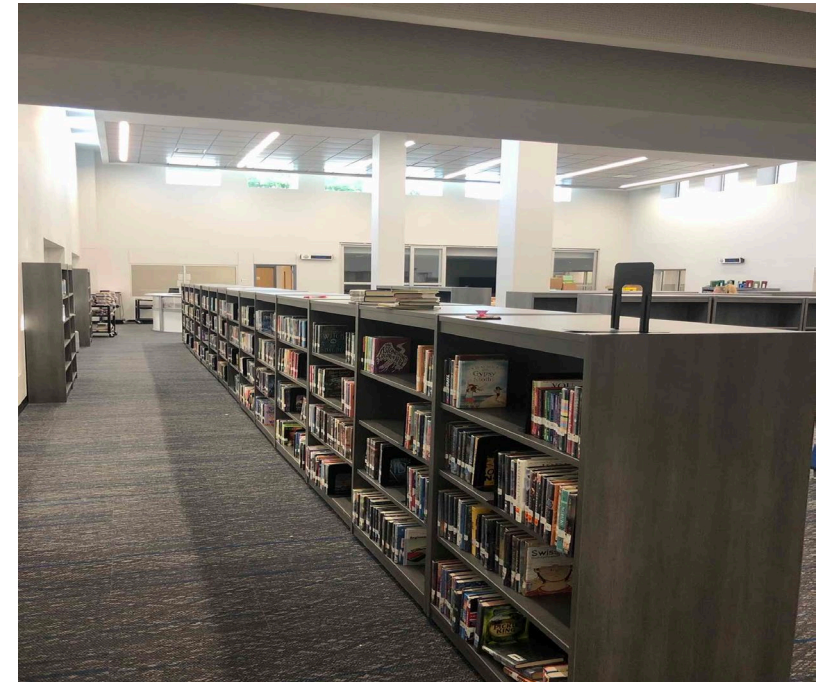




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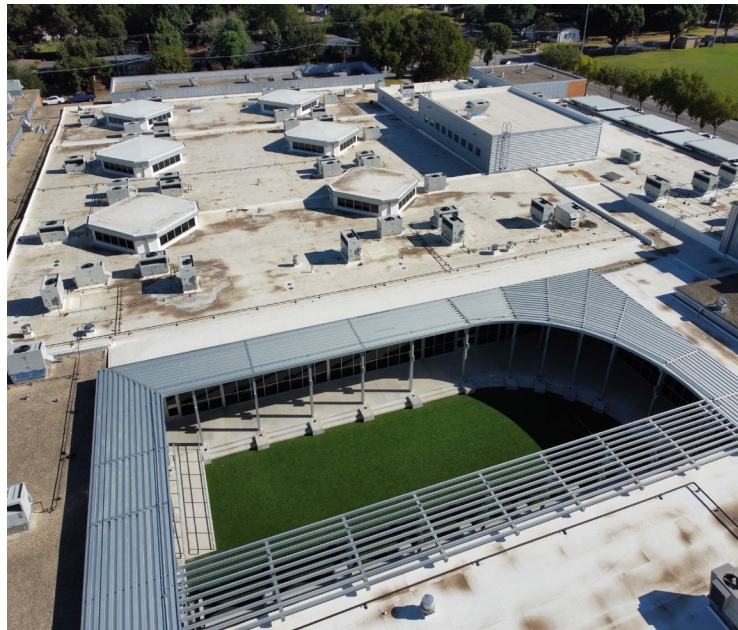




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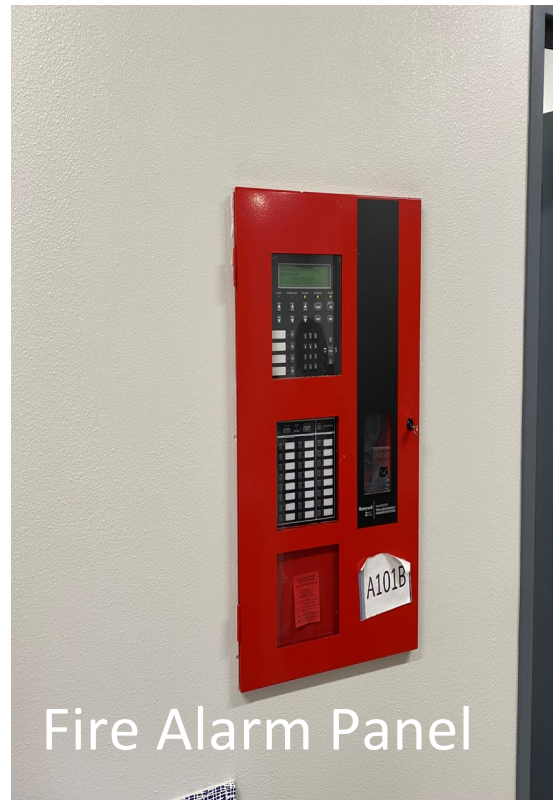




Safety and Security

- Access Control
 - Video Intercom
 - Card Readers
 - New Camera System
 - Intrusion Alarm
- Fire Alarm System Upgrades
- New Security Vestibule

PROMISES MADE
PROMISES
KEPT



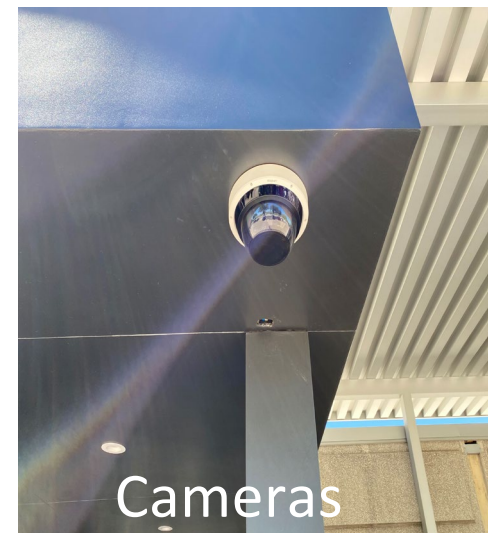
Fire Alarm Panel



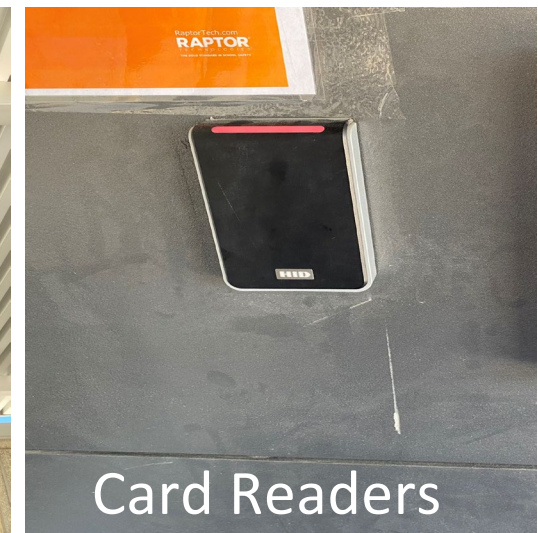
Secured Vestibule



Video Intercom



Cameras



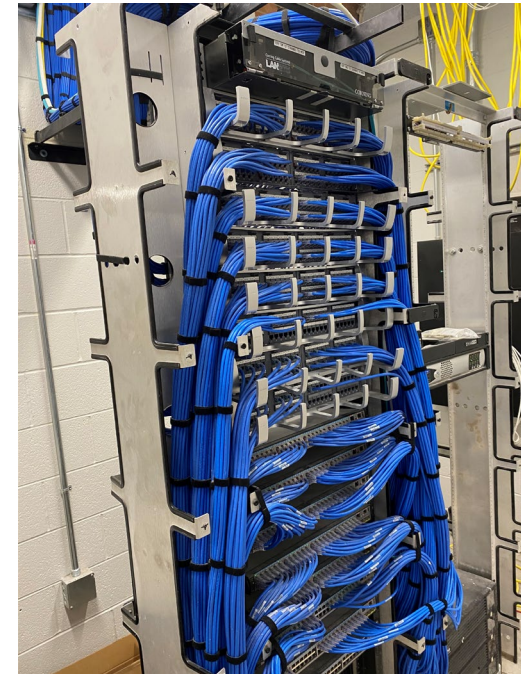
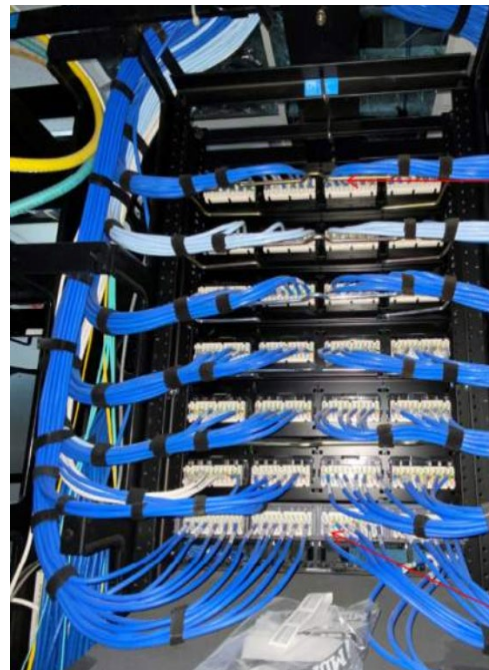
Card Readers



Technology

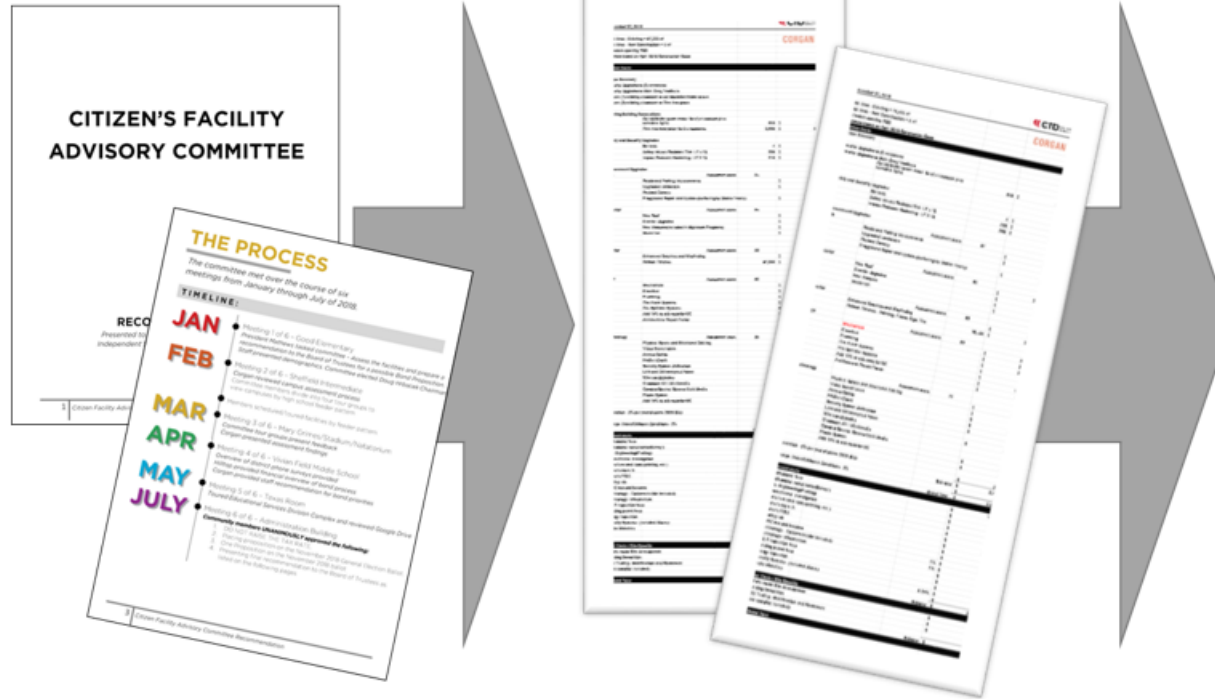
- Cabling
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PROMISES MADE
PROMISES
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FCI Update

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.	Major wearout NE corner, erosion adjacent to building in several locations	
Site Lighting - Parking Lot		Fair	Good			replaced new LED site light fixtures
Exterior Concrete Pad & Pavement - Around building, mecha		Good	Good			
Fire Hydrant / Utility Vault / Misc.		Fair	Fair			
Grease Trap		Fair	Fair			
Site Parking & Drive						
Pavement - Road / Drive / Parking Area		Fair	Good	Minor to Moderate cracking visible, joint resaler showing minor signs of wear. Little to no heaving.	Poor condition at NW part of site	paved new parking lot, new fire lane and drive to be installed December
Fire Lane		Fair	Fair	Minor to Moderate cracking visible, joint resaler 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 space incorrectly marked & striped.		to be completed by November
Curbs		Fair	Fair	Minor to moderate signs of age and deterioration, no major damage.		
Site Lighting		Fair	Good	Very few fixtures have minor damage or are not working. Lighting is adequate for security.		replaced wall pack with LED
Site Security						
Security Camera	How many cameras?					
Chain Link Fencing / Gate		Fair	Good	Little to no damage to material, poles & gates. Same signs of age.	Starting to rust in areas	replaced field fencing and new site fencing along courtyard
Misc. Structures						
Site Wall - Retaining / Screen	Material: Stone	Fair	Fair	Little to no damage, minor settling, rotation and signs of age.		
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 ballards. Gate.	No enclosure	
Ballards	Material: Steel	Fair	Fair	Minor to moderate signs of age and deterioration but still visible.		
Site Signage - Directional / Handicapped		Fair	Good		Need van accessible, current pattern too much	new accessible pattern installed at new entrance
Misc. Site Work / Site Structures		Fair	Good		Athletic building, bleachers showing wear and	bleachers have been removed
Circulation						
Sidewalk		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
Stairs		Fair	Good	Little to no signs of cracks or heaving. Joint Sealer has minor wear. Rise and Run is compliant. Handrails (if present) are compliant & finish is in		will be replaced in December
Ramp		Fair	Good	Little to no signs of cracks or heaving. Joint Sealer has minor wear. Slope is compliant. Handrails (if present) are compliant & finish is in		will be replaced in December
ADA Compliance / Accessibility						
Compliant Sidewalk / Curbs		Good	Good			
Compliant Ramp & Handrail		Fair	Good		Mixing handrail in areas, current need repaint, ramp have incorrect landing size	will be replaced in December
Scored Categories						
		21	21			
Good		3	13			
Fair		18	8			
Poor		0	0			
N/A		0	0			
				Aggregate Score:	72	87

Site

ALL CFBISD SCHOOLS \$189.7m



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FCI Update

Building Element	Type/Material for Condition	Prior Description	Prior Comments	2020 Reno Comments
Building Structure/Foundation				
Foundation	Type: Crawlspace	Good	Good	No signs of cracking or heaving.
Substructure - Slab-on-Grade		Good	Good	
Basement / Below Grade Exterior Wall		Fair	Fair	
Miscellaneous				
Superstructure				
Fireproofing				
Pre-Engineered Metal building				
Building Exterior Shell				
Roofing	old- built up roof, new-OTEM	Good	Good	Roofing system is still within its expected useful lifespan. No active leaks reported. No ponding or debris visible. Sealants and flashing are maintained and in good condition.
General Roof Condition (Visual Inspection)		Good	Good	Valid
Roof Warranty Status				old- Johns Manville, new- Hylond Armko
Roofing Manufacturer / Warranty Issuer				old- 9 years out of warranty, new- 12 years
Years Remaining in Warranty Period				
Skylight		Fair	Good	removed
Roof Curbs / Opening / Misc.		Good	Good	
Exterior Walls				
Exterior Wall Material	Material: Brick	Good	Good	Veneer is free of cracks, signs of rotting, rotation or damage.
Building Caulking/Sealant		Poor	Poor	Major signs of wear or are missing.
Exterior Painting		Poor	Fair	Damaged, worn, faded, corroded, or severely stained. Recommend new paint.
Window/Glazed Wall				
Window	Glazing Type: Single Pane	Fair	Good	New addition good, old section fair, steel sashment window in poor condition
Exterior Door System	Frame Type: Aluminum			Minor scratches or signs of wear.
Exterior Door				
Exterior Overhead Door	Frame Type: Aluminum Slated	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door
Card Access Reader	Panel Type: Aluminum Slated	N/A	N/A	
Door Bell	Type: Yes	Yes	Yes	
Peep Hole				
Canopy				
Canopy	Type: Attached to Build	Good	Good	No visible damage, proper weather coverage, finisher are almost new in appearance. No signs of rotting or movement.
Leading Area				
Raised Leading Deck		Good	Good	No visible damage, no signs of rotting or movement. Deck bumpers present and intact
Independent Leading Area		N/A	N/A	
Misc. Exterior				
Exterior Soffit - Material	Material: Metal	Good	Good	Almost new in appearance, no visible fading or
Exterior Louvers / Sunscreen		N/A	N/A	
Scored Categories				
	14	14		
Good	8	10		
Fair	3	2		
Poor	2	1		
N/A	3	3		
Aggregate Score:			76	83

Exterior

ALL CFBISD SCHOOLS \$189.7m



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Collaboration

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FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Prior Description	Prior Comments	2020 Reno Comments
Interior Finishes						
Interior Ceiling Finishes						
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish	Yes	Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish		Poor	Good	Major stains, leaks, sagging or damage, missing portions of ceiling.	replaced all 2x4 ceiling tiles
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			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and	
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and	
Ceramic Tile			N/A	N/A	0	
Terrazzo			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	replaced with LVT flooring
Poured Resinous Epoxy			N/A	N/A	0	
Finish Concrete - (sealed)			N/A	N/A	0	
Carpet			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and	
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			Fair	Good	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.	Repaint req'd
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.	
Full Height Tile			N/A	N/A	0	
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			Poor	Good	Major damage visible, missing portions of finish, requires partial or complete	replaced rubber base
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Ceramic Tile			N/A	N/A	0	
Terrazzo			Fair	Good	Minor signs of aging with minimal damage and properly installed.	covered with new base
Poured Resinous Epoxy			N/A	N/A	0	
Wood Base			N/A	N/A	0	

Interior

ALL CFBISD SCHOOLS \$189.7m



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FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Prior Description	Prior Comments	2020 Reno Comments
Wood Base		N/A	N/A	0		
Misc. Interior						
Interior Door Systems						
Frame Type:	Hollow Metal	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door		
Panel Type:		N/A	N/A			
Interior Overhead Door/Grille	Type:	Good	Good	0		
Specialty Doors	Type:	Good	Good			
Millwork Cabinets		Good	Good			
Corner Guards	Type: Stainless Steel	Good	Good	Almost new in appearance.		
Interior Signage		Good	Good			
Digital Clocks		Good	Good			
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		Good	Good		Smart projector	
Lockers	Required Number of Lockers:	Good	Good			
	Provided Number of Lockers:	Good	Good			
Railings		Fair	Fair			
Elevator Cab Finishes						
Wireless Access	Number of Data Drops:					
Toilet Partitions	Material Type: Plastic	Fair	Good			all replaced
Toilet Accessories		Good	Good	Almost new condition, proper installation.		
Interior Window Blinds/Shades	Type of Blinds:	Metal				
	Type of Shades:	Poor	Good	Severely damaged or missing sections, motor does not function (if applicable).	Poor in old parts of the building	all blinds replaced with mecho shades
	Operation:					
Food Service Area						
Equipment Condition		Good	Good			
Digital Menu Boards		N/A	N/A	0		
Restrooms open to Kitchen?		No	No			
Drinking Fountains in Cafeteria?		No	No			
Accessibility						
Restrooms		Good	Good	Compliant		
Drinking Fountains		Fair	Good	Few compliance items	Drinking fountains in old parts of bldg do not	replaced with new bottle fillers
Ramps		Good	Good	Compliant		
Signage		Good	Good	Compliant		
Doors		Good	Good	Compliant		
Millwork		Good	Good	Compliant		
Scored Categories						
		37	37			
Good		26	34			
Fair		6	1			
Poor		3	0			
N/A		21	21			
Aggregate Score:				84	94	

Interior

ALL CFBISD SCHOOLS \$189.7m



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Mechanical, electrical and plumbing (MEP)

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Roofs, Exteriors and Finishes etc.

FCI Update

Vivian Field MS

AGE: 58 YEARS

182,525 SF

ITEM	DESCRIPTION	DESCRIPTION	PRIOR GRADE	CURRENT
OPERATIONAL, SYSTEMS & CODE DEFICIENCIES	Assessed Scope	Performed Scope		
HVAC	Task: Replace Trane and York DX packaged rooftop units installed 1991-2000	Scope performed	75	95
EMCS	Task: Replace thermostat controls system. Cost included in 1991-2000 Trane, York replacement.	Scope performed		
PLUMBING	Task: Replace AO Smith 66-gallon electric water heater installed in 1998.	Scope performed	80	95
	Task: Replace (2) State 99-gallon natural gas water heaters installed in 2006	Scope performed		
	Task: Replace poor condition water fountains. Provide electric water coolers with bottle fillers.	Scope performed		
ELECTRICAL SYSTEM	Task: Replace General Electric and Zinsco electrical distribution equipment.	Scope performed	70	99
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Not in scope.	80	80
	Task: Replace metal halide fixtures in gym with LED fixtures.	Not in scope.		
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.	Scope performed	80	99
	Task: Renovate all exterior parking lot lighting to LED.	Scope performed		
FIRE ALARM SYSTEMS	Task: Replace fire alarm system.	Scope performed	75	99
FIRE PROTECTION SYSTEM	Task:		95	95
OTHER	Task: Provide digital marquee. Provide power and connectivity.			
	Task: Replace cooler/freezer units.			
TOTALS			78	95

MEP

ALL CFBISD SCHOOLS \$189.7m



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Mechanical, electrical and plumbing (MEP)

Collaboration

Roofs, Exteriors and Finishes etc.

FCI Update

Field MS Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2021)	Notes
Cabling Infrastructure	10	8	8	
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	6	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	96	

Technology

ALL CFBISD SCHOOLS \$189.7m



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Mechanical, electrical and plumbing (MEP)

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Roofs, Exteriors and Finishes etc.

FCI Update

Vivian Field MS Assessment

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

Score: 77

PROMISES MADE
PROMISES
KEPT

After Bond Improvements

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

Score: 91

ALL CFBISD SCHOOLS \$189.7m



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THANK YOU

