

Carrollton-Farmers Branch ISD

cfb BOND DOLLARS AT WORK



Changing Lives by Design®



JACKSON
CONSTRUCTION



Improvements

- Collaboration rooms
- Exterior Upgrades
- Mechanical, electrical, plumbing, systems upgrades
- New marquee
- Landscaping improvements



Safety and Security

- Access control and cameras at selected exterior doors
- Bollards and hardened shell at main entry
- Fire sprinkler system upgrades



Technology

- Secure and climate-controlled server space at each campus
- Cabling
- Wireless upgrades
- Phone system upgrades

MCWHORTER ELEMENTARY SCHOOL

cfbbond.com



Improvements

- Collaboration Rooms
 - Library – Collaboration Booths
 - Maker Space
- Exterior Upgrades
 - New Roof
 - Painted Canopy Columns & Doors
- Mechanical, electrical, plumbing, systems upgrades
 - New HVAC and Controls
 - New LED Lighting in Gym
 - New Hot Water Heaters
 - Replaced Damaged Drinking Fountains
- New Marquee
 - To be done in future district wide replacement package
- Landscape Improvements
 - Playground Fall Protection Replacement
 - Site Furnishings
 - Restriped parking Lot

PROMISES MADE
PROMISES
KEPT





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PROMISES MADE
PROMISES
KEPT





Safety and Security

- Access control and Cameras at Selected exterior doors
 - Access Control
 - Video Intercom
 - New Camera System
 - Classroom Door Locks
 - Burglar Alarm
- Bollards and Hardened Shell at Main Entry
 - Secured Vestibule
- Fire Sprinkler System Upgrades

PROMISES MADE
PROMISES
KEPT

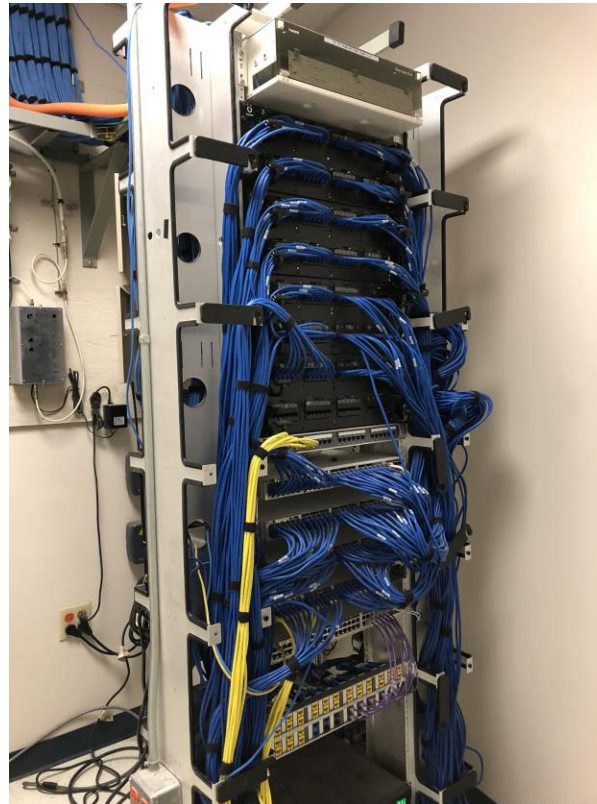




Technology

- Secure and climate controlled Server Space at each campus
- Cabling
 - Bell / Clock & PA
- Wireless Upgrades
- Phone System Upgrades

PROMISES MADE
PROMISES
KEPT





Improvements

- FCI Improvements
 - Finish Upgrades
 - New Resilient Flooring in Dining and Main Corridor
 - New Carpet in Select Areas
 - Plastic Laminate Wainscot
 - New Paint and Wayfinding Graphics

PROMISES MADE
PROMISES
KEPT



FCI Update

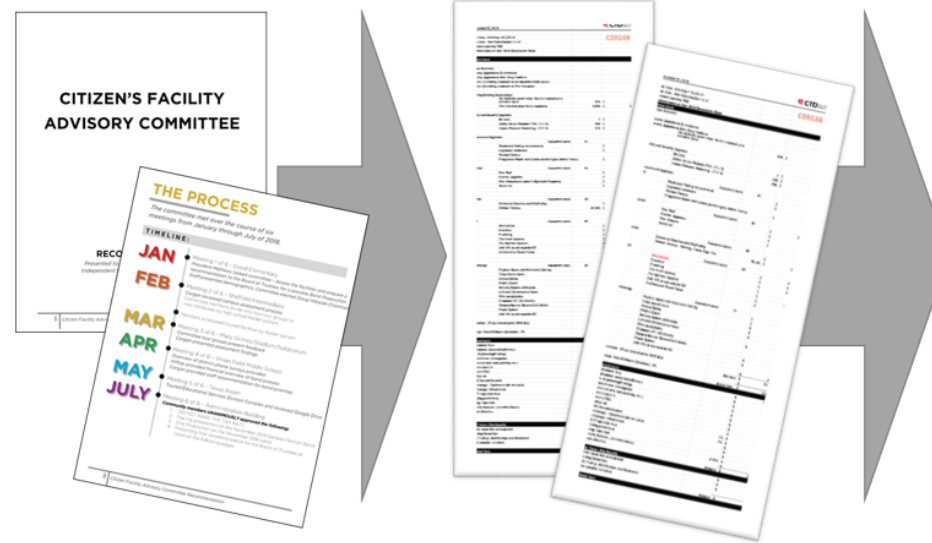
Assessment

Site : 84
Exterior: 75
Interior: 91
MEP: 85
Technology: 60

Score: 79

PROMISES MADE
PROMISES
KEPT

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

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	Priority	Description	Prior Comments	2020 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.	Dirt mound on north wing may cover weep holes and some flooding on sidewalk near site wall	
Site Lighting - Parking Lots		Good	Good				
Exterior Concrete Pads & Pavement-Around building, mechanical yards		Good	Good				
Fire Hydrants / Utility Vaults / Misc.		Fair	Fair				
Grease Trap		Fair	Fair				
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		Fair	Good		Fire lane paint striping in good condition. Clean and clear of cracks, heaving, potholes. Joint Sealer is properly in place.	need repaint	Repainted
Striping - Parking lot and fire lane		Fair	Good		Clear, bright and strongly visible. Almost new in appearance. Handicapped spaces correctly marked and striped.	need repaint	Repainted
Curbs		Good	Good		Free of cracks, damage and almost new in appearance.		
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	How many cameras?	4	52			Exterior Housings contain 4 cameras. 13x4 = 52	
Chain Link Fencing / Gates		Good	Good		No damage to material and poles, gates are working properly.		
Misc. Structures							
Site Walls - Retaining / Screen	Material: Stone	Fair	Fair		Little to no damage, minor settling, rotation and signs of age.	wall damaged missing stone, playground structure damaged	
Dumpster Service Area		Good	Good		Dumpster walls have no sign of damage. Gates properly function.	sealant in area is decayed and cracked	
Bollards	Material: Steel	Good	Good		Clearly marked and strongly visible. Almost new in appearance.	repaint	
Site Signage - Directional / Handicapped		Fair	Fair			school name on site wall is damaged	
Misc. Site work / Site Structures		Poor	Poor			missing railing	
Misc. Site work / Site Structures		Fair	Good			Playground Fall protection compacted and full of silt	Replaced playground Fall protection
Circulation							
Sidewalks		Good	Good		Clean and clear of cracks or heaving. Joint Sealer is properly in place.		
Stairs		N/A	N/A			0	
Ramps		N/A	N/A			0	
ADA Compliance / Accessibility							
Compliant Sidewalks/Curbs		Good	Good				
Compliant Ramps & Handrails		Fair	Fair			repaint	

Scored Categories 20 20

Good	11	14
Fair	8	5
Poor	1	1
N/A	2	2

Aggregate Site Score:

Assessment Score	Score after Bond Improvements
83	88

Previously noted as a 84. Added category for playground fall protection. It was compacted and in poor condition.

Site

FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Priority	Description	Prior Comments	2020 Reno Comments
Building Structure/Foundation							
Foundation	Type: Slab on Grade	Good	Good		No signs of cracking or heaving.		
Substructure - Slab - on - Grade							
Basement / Below Grade Exterior Walls		Good	Good				
Miscellaneous							
Superstructure							
Fireproofing		N/A	N/A			0	
Pre-Engineered Metal building		N/A	N/A			0	
Building Exterior Shell							
Roofing	CTEM						
General Roof Condition (Visual Inspection)		Good	Good		Roofing system is still within it's expected useful life span. No active leaks reported. No ponding areas visible. Sealants and flashings are maintained and in good condition.		
Roof Warranty Status					Valid		
Roofing Manufacturer / Warranty Issuer					Hyload Armko		
Years Remaining in Warranty Period					old- 4, new- 10		
Skylights		Good	Good				
Roof Curbs / Openings / Misc.		Good	Good				
Exterior Walls							
Exterior Wall Material	Material: brick	Good	Good		Veneer is free of cracks, signs of settling, rotation or damage.	good	good
Building Caulking/Sealant		Fair	Fair		May show minor signs of aging, minor fading or stains.		
Exterior Painting		Fair	Good		Almost new in appearance, no visible fading or stains.		repainted doors and canopy columns
Windows/Glazed Walls							
Windows							
	Glazing Type: Single Pane	Good	Good		No visible damage, proper weatherproofing apparent.		
	Frame Type: Aluminum						
Exterior Doors Systems							
Exterior Doors							
	Frame Type: Hollow Metal	Good	Good		No visible damage, proper weatherproofing/threshold apparent		
	Panel Type: Hollow Metal						
Exterior Overhead Doors	Type:	N/A	N/A			0	
Card Access Reader		yes	yes				
Door Bell		no	no				
Peep Hole		no	no				
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							
Raised Loading Dock		N/A	N/A			0	
Independent Loading Area		N/A	N/A			0	
Misc. Exterior							
Exterior Soffit - Material	Material: Plaster	Good	Good		Almost new in appearance, no visible fading or stains.		
Exterior Louvers / Screens		Fair	Good		Almost new in appearance.	canopy has decent structure but material has a hole	repainted canopy columns

Scored Categories 16 16

Good	10	12
Fair	3	1
Poor	0	0
N/A	5	5

Aggregate Exterior Score:

Assessment Score	Score after Bond Improvements
75	79

Exterior

FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Priority	Description	Prior Comments	2020 Reno Comments
Interior Finishes							
Interior Ceiling Finishes							
Acoustical Ceilings - 2x2 Tiles	Scrubable Finish	Yes	Fair	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	scrubbable in kitchen, ceiling in computer lab has water damage, no fireproofing	Replaced ceiling tile in computer lab - reroofed building
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish						
Plaster Ceilings			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
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			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
Soffit / Bulkhead Walls			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.		
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 finished.		
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	textured in kitchen	
Ceramic Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.		
Terrazzo			N/A	N/A		0	
Poured Resinous Epoxy			N/A	N/A		0	
Finish Concrete - (sealed)			N/A	N/A		0	
Carpet			Fair	Fair	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.		carpet in classrooms should be replaced in future bond
Carpet			Fair	Good			carpet in offices, maker space and stage replaced
Natural Stone			N/A	N/A		0	
Wood			N/A	N/A		0	
Special/Misc.			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	gym flooring needs repaint, rubber sheet flooring	
Interior Wall Finishes							
Painted Gypsum Board - Full Height			Fair	Fair	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.	touch up and repaint	Back half of school - classrooms not repainted
Painted Gypsum Board - Full Height			Fair	Good	Almost new in appearance, no signs of damage, stains or cracking.	touch up and repaint	front half of school - repainted offices, hallways, library, makerspace, secondary classroom hallways, door frames
Painted CMU - Full Height			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
Painted Gypsum Board + Tile Wainscot			Fair	Good	Almost new in appearance, no signs of damage, stains or cracking.	touch up and repaint	Painted hallways installed new plam wainscot in main hallway
Full Height Tile			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.		
PLAM			N/A	N/A		0	
FRP			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	in kitchen	
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.		

Interior

FCI Update

Terrazzo		N/A	N/A		0		
Poured Resinous Epoxy		N/A	N/A		0		
Wood Base		N/A	N/A		0		
Misc. Interior							
Interior Door Systems							
Frame Type:	Hollow Metal	Fair	Good		No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning properly.	repaint	repainted door frames, installed new classroom door hardware
Panel Type:							
		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						
Specialty Doors	Type: N/A	N/A	N/A			0 some flat files are crooked	
Milwork Cabinets		Good	Good				
Corner Guards	Type: Plastic	Fair	Good		Almost new in appearance.		replaced with hallway plam paneling
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.	some need resurfacing	
Projection Screens		Good	Good				
AV Equipment		Good	Good			smartboards	
Lockers	Required Number of Lockers:						
	Provided Number of Lockers:	Good	Good		Description Needed?		
Railings		Good	Good				
Elevator Cab Finishes		N/A	N/A			0	
Wireless Access	Number of Data Drops:	Good	Good				
Toilet Partitions	Material Type:	Good	Good				
Toilet Accessories		Good	Good		Almost new condition, proper installation.		
Interior Window Blinds/Shades	Type of Blinds:						
	Type of Shades:	Good	Good				
	Operation:				No visible damage, motor properly functions (if applicable).		
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	hand dryers in bathroom protrude more than 4"	
Drinking Fountains		Fair	Good		Compliant	compliant but rust visible	replaced aging units
Ramps		Good	Good		Compliant	no exit light at stage ramp	
Signage		Good	Good		Compliant		
Doors		Good	Good		Compliant		
Milwork		Good	Good		Compliant		

Scored Categories	44	44
Good	33	40
Fair	9	2
Poor	0	0
N/A	16	16

Aggregate Interior Score:

Assessment Score	Score after Bond Improvements
89	94

Previous score was shown as 91. Carpet was incorrectly assessed as Good. It was in Fair Condition. Assessment updated to reflect the condition.

Interior

FCI Update

MCWHORTER ELEMENTARY SCHOOL

AGE: 16 YEARS 88,418 SF

ITEM	DESCRIPTION	DESCRIPTION	PRIOR GRADE	CURRENT
OPERATIONAL, SYSTEMS & CODE DEFICIENCIES	Assessed Scope	Performed Scope		
HVAC	Task: Replace Lennox DX packaged units installed in 2007.	Task: Replaced 2007 Roof Top Units. Replaced all RTU Controls.	78	90
EMCS				
PLUMBING	Task: Replace Lochinvar Domestic Boiler, 40-gallon and 19-gallon electric water heaters installed in 2000. Task: Replace Halsey Taylor electric water coolers in poor condition. Provide bottle filling stations at new units.	Task: Replaced Boiler and Water Heaters	89	91
ELECTRICAL SYSTEM	Task:	Task: Minor modifications to areas renovated	89	90
INTERIOR LIGHTING	Task:	Task: Replaced gym lighting with LED. Replaced lighting in maker space and in library.	87	93
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.	Task: Replaced exterior wall packs with LED	85	96
FIRE ALARM SYSTEMS	Task: Replace fire alarm system.	Task: Refurbished fire alarm system. New head in panel and end devices. Upgraded to include Voice Evacuation.	75	80
FIRE PROTECTION SYSTEM	Task:	Task: Minor modifications to areas renovated	97	97
TOTALS			79	91

MEP

FCI Update

McWhorter ES Technology and Security Status

11/30/20

System	Possible Score	Corgan Score (2018)	TNCG Score (2020)	Notes
Cabling Infrastructure	10	6	7	Upgrades done for wireless and major systems. Could use total cabling refresh down the road.
Local Area Network	15	10	15	Network in great shape with new switches
Wireless LAN	15	10	13	Wireless could use a refresh in the next few years but good condition right now. New cabling in place to support refresh
Unified Comm (Phone) System	10	3	10	New phones installed and active. System in great condition
Video Management System	10	5	10	New high resolution cameras in great condition.
Public Address	10	7	9	New Informacast PA system. Great condition.
Premise Access Control	10	7	9	Access controls at primary entrances and front office. Future telecom and electrical rooms.
Intercom System	5	2	5	New video intercom integrated to phone system.
Special Space AV	5	4	4	District Item. AV Upgraded as part of technology package.
Instructional Space Presentation	10	6	10	New interactive displays matching district standard.
Total Score	100	60	92	

MEP

FCI Update

Assessment

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Technology: 60

Score: 79

High \$5.2MM
Low \$4.2MM

PROMISES MADE
PROMISES
KEPT

After Bond Improvements

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\$4.83MM All In

ALL CFBISD SCHOOLS \$189.7m



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Mechanical, electrical and plumbing (MEP)

Collaboration

Roofs, Exteriors and Finishes etc.

THANK YOU

