

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



Changing Lives by Design®



JACKSON
CONSTRUCTION



Improvements

- Collaboration Spaces
- Exterior Upgrades
- Mechanical, Electrical, Plumbing Systems Upgrades
- New Marquees at Multiple Elementary Schools
- Landscape Improvements



Safety and Security

- Access Control
- Video Intercom
- New Camera System with Upgrade Interior & Exterior Devices
- Classroom Door Hardware
- Intrusion
- Fire Sprinkler System Upgrades



Technology

- Cabling
- Public Announcement System
- Bells
- Clocks

BLANTON ELEMENTARY SCHOOL

cfbbond.com



Improvements

- Collaboration Spaces
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 - New Maker Space
- Exterior Upgrades
 - Roof Repairs
- Mechanical, Electrical, Plumbing, Systems Upgrades
 - New HVAC and Controls
 - New LED Lighting in Gym
 - New LED Lighting in Parking Lots
 - Replaced Damaged Drinking Fountains
- New Marquees
 - To be done over the oncoming months as part of this renovation package
- Landscape Improvements
 - Replaced Playground Fall Protection
 - New Site Furnishings
 - Restriped Parking Lot

PROMISES MADE PROMISES KEPT





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PROMISES KEPT**





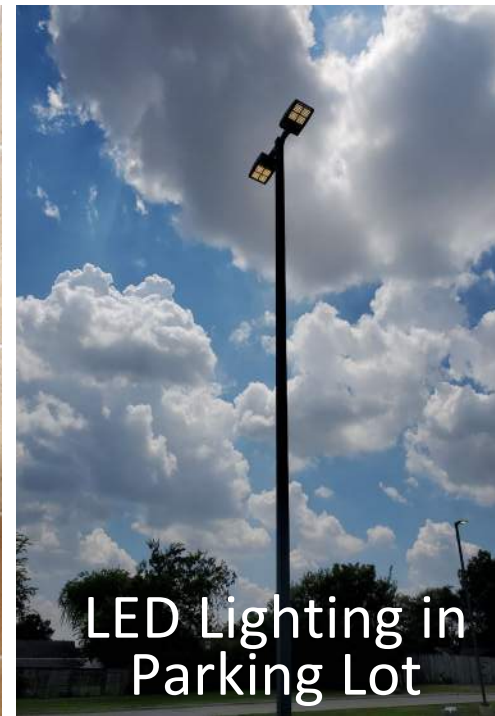
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PROMISES KEPT**



Drinking Fountains



LED Lighting in
Parking Lot



HVAC Controls



HVAC Units



LED Lighting in Gym



Improvements

- Collaboration Spaces
 - Collaboration Spaces
 - New Maker Space
 - Exterior Upgrades
 - New Roof/Roof Repairs
 - Painted Canopy Columns & Doors
 - Mechanical, Electrical, Plumbing, Systems Upgrades
 - New HVAC and Controls
 - New LED Lighting in Gym
 - New LED Lighting in Parking Lots
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**PROMISES MADE
PROMISES KEPT**





Safety and Security

- Access Control
 - Video Intercom
 - Card Readers
 - New Camera System
 - Classroom Door Locks
 - Intrusion Alarm
- Fire Sprinkler System Upgrades
- Bollards

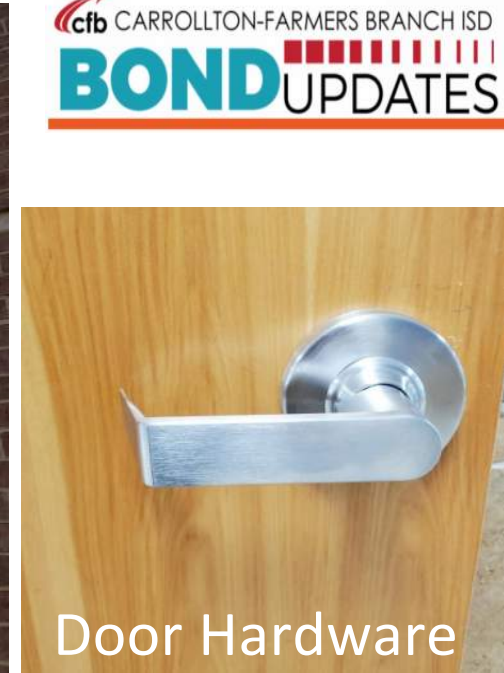
**PROMISES MADE
PROMISES KEPT**



Fire Alarm Panel



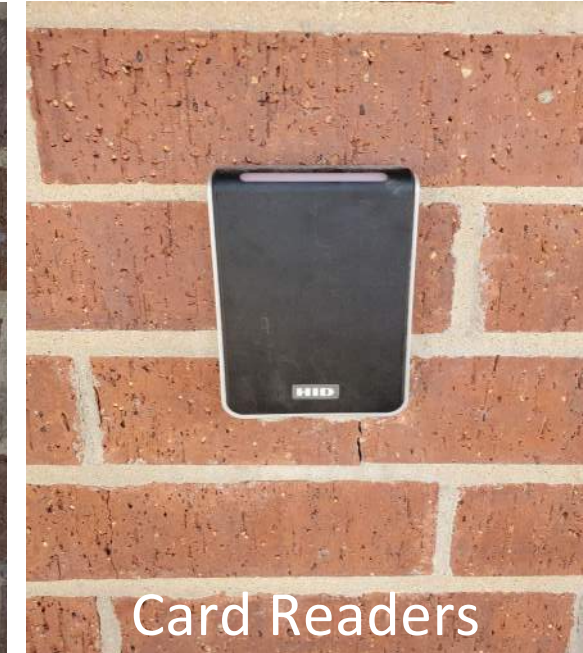
Exterior Camera



Door Hardware



Video Intercom



Card Readers



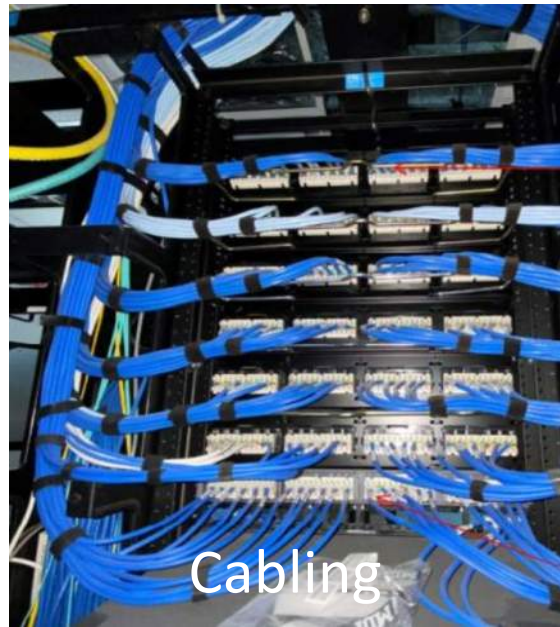
Bollards



Technology

- Cabling
- Public Announcement System
- Bells
- Clocks

**PROMISES MADE
PROMISES KEPT**



Cabling



Cabling



Clocks/Bells

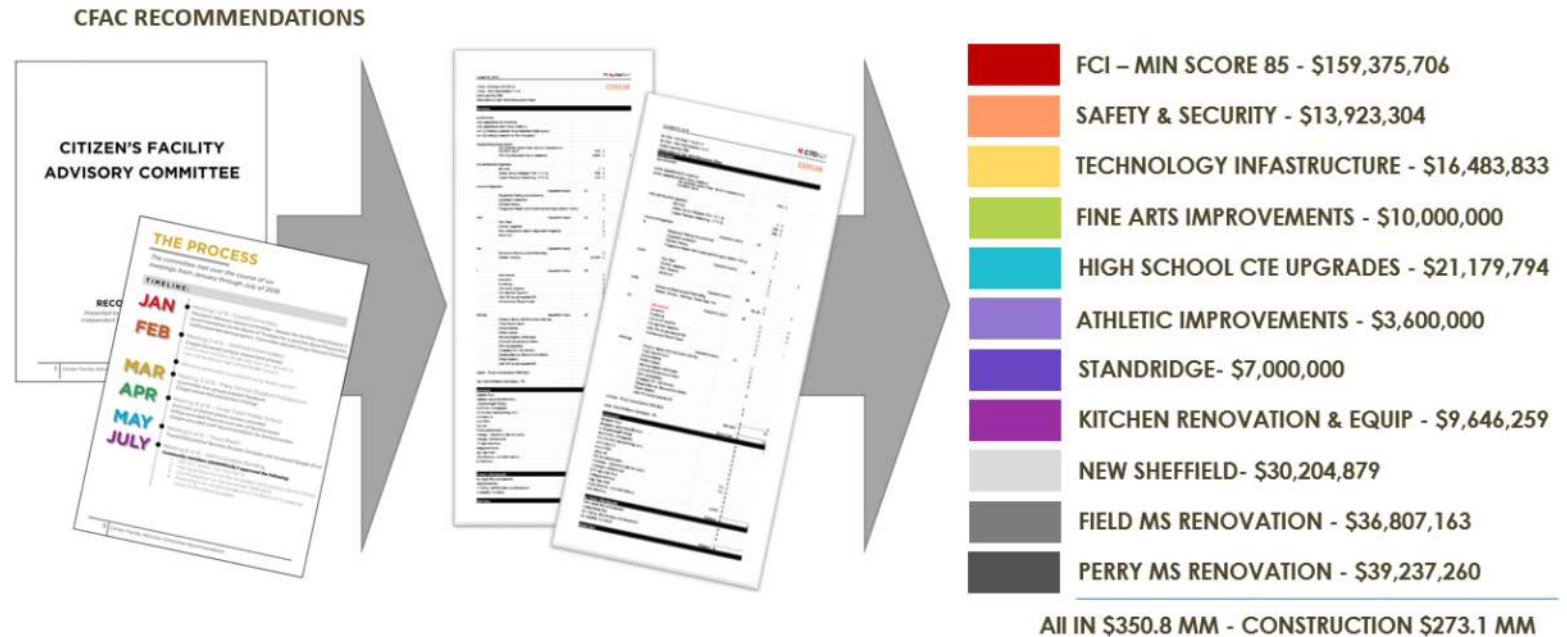
FCI Update

Blanton ES Assessment

Site : 90
Exterior: 91
Interior: 88
MEP: 91
Technology: 85

Score: 89

**PROMISES MADE
PROMISES KEPT**



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.



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

Building Element	Type/Material	Prior Condition	Current Condition	Description	Prior Comments	2021 Reno Comments
On-Site Utilities & Drainage						
Site Drainage / Erosion Control		Fair	Fair		Some minor puddling	
Site Lighting - Parking Lots		Fair	Good			Replaced Packaged Lites in Parking Lots
Exterior Concrete Pads & Pavement-Around building, mechanical yards		Good	Good			
Fire Hydrants / Utility Vaults / Misc.		Good	Good			
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		Good	Good	Minor to Moderate cracking visible, joint sealer showing minor signs of wear. Little to no heaving. Striping in fair condition.	Repainting Needed	Repainted
Striping - Parking lot and fire lane		Good	Good	Clear, bright and strongly visible. Almost new in appearance. Handicapped spaces correctly marked and striped.		Repainted
Curbs		Good	Good	Minor to moderate signs of age and deterioration, no major damage.	Paint Needed	Repainted
Site Lighting						
Site Lighting		Good	Good	All fixtures are working properly and have no visible damage. Lighting is appropriate for security.		Replaced Packaged Lites in Parking Lots
Site Security						
Security Cameras		Fair	Good		Wing exits have interior Cameras	Additional security cameras added through interior and exterior of facility
Chain Link Fencing / Gates		N/A	N/A			
Misc. Structures						
Site Walls - Retaining / Screen		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.	Screen gate missing, screen wall damaged	
Bollards	Material: Concrete	N/A	Good			Added security bollards outside entry vestibule
Site Signage - Directional / Handicapped		Good	Good			
Misc. Site work / Site Structures		Good	Good		Playground	Resurfaced playground
Circulation						
Sidewalks		Good	Good	Clean and clear of cracks or heaving. Joint Sealer is properly in place.	Some movement at receiving door and exterior door 203	
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		Good	Good			
Compliant Ramps & Handrails		Fair	Fair		Non-accessible side entry and non-compliant handrails on stairs	

Scored Categories 19 20

Good	13	16
Fair	6	4
Poor	0	0
N/A	3	2

Assessment Score	90
Score after Bond Improvements	93

Site

FCI Update

Building Element	Type/Material	Prior Condition	Current Condition	Description	Prior Comments	2021 Reno Comments
Building Structure/Foundation						
Foundation	Type: Crawlspace	Good	Good	No signs of cracking or heaving.		
Substructure - Slab - on - Grade						
Basement / Below Grade Exterior Walls		N/A	N/A			
Miscellaneous		N/A	N/A			
Superstructure						
Fireproofing		N/A	N/A			
Pre-Engineered Metal building		N/A	N/A			
Building Exterior Shell						
Roofing	GAF	Good	Good	Roofing system is still within its expected useful life span. No active leaks reported. No ponding areas visible. Sealants and flashings are maintained and in good condition.		Minor Repairs made to existing roof
General Roof Condition (Visual Inspection)						
Roof Warranty Status				Valid		BUR
Roofing Manufacturer / Warranty Issuer				GAF		warranty began 06/01/2007
Years Remaining in Warranty Period				1/10/1900		
Skylights		N/A	N/A			
Roof Curbs / Openings / Misc.		Fair	Good	Original assessment didn't account for damaged curb adapters		Replacement of damaged roof curbs where
Exterior Walls						
Exterior Wall Material	Material: Brick	Good	Good	Veneer is free of cracks, signs of settling, rotation or		
Building Caulking/Sealant		Fair	Fair	May show minor signs of aging, minor fading or stains.		
Exterior Painting		Fair	Fair	Minor wear or fading, minimal stains apparent.		
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: Aluminum Storefront	Good	Good	No visible damage, proper weatherproofing/threshold apparent, door hardware compliant and functioning		
	Panel Type: Aluminum Storefront					
Exterior Overhead Doors	Type:	N/A	N/A			
Card Access Reader		Yes	Yes			
Door Bell		Yes	Yes			
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			
Independent Loading Area		Good	Good	No visible damage, no signs of settling or movement.		
Misc. Exterior						
Exterior Soffit - Material	Material: Metal	Good	Good	Almost new in appearance, no visible fading or stains.		Minimal Cracking
Exterior Louvers / Sunscreens		N/A	N/A			

Scored Categories	11	11
Good	8	9
Fair	3	2
Poor	0	0
N/A	8	8

Assessment Score **91**
Score After Bond Improvements **94**
*Assessment score revised to capture existing curb adapter conditions.

Exterior

FCI Update

Interior

Building Element	Type/Material	Prior Condition	Current Condition	Description	Prior Comments	2021 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.	Scrubable in kitchen
Acoustical Ceilings - 2x4 Tiles	Scrubable Finish	N/A	N/A	N/A		
Plaster Ceilings			N/A	N/A		
Painted Gypsum Ceiling			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Metal Ceilings			N/A	N/A		
Exposed / Painted Ceilings			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	Gym
Soffit / Bulkhead Walls			Good	Good	Almost new in appearance, no signs of sagging, damage, leaks, or stains.	
Special/Misc.			N/A	N/A		
Interior Floor Finishes (Prior Condition divided into two areas to capture spaces of replacement)						
Resilient Flooring - VCT (Classroom Hallways, Bathrooms)			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Resilient Flooring - VCT (Cafeteria, Main Hallway, Admin Suite)			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	Replaced VCT in main hallway, cafeteria and Admin Suite
Quarry Tile			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	Kitchen - Textured quarry with wall base
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			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Finish Concrete - (sealed)			N/A	N/A		
Classroom Carpet			Good	Good	Almost new in appearance, no signs of damage or stains, properly sealed and finished.	
Library Carpet and Admin Suite Carpet			Fair	Good	Minor signs of aging with minimal apparent stains or damage, may need to be resealed.	Replaced carpet tiles in library, makerspace, and admin suite
Natural Stone			N/A	N/A		
Wood			N/A	N/A		
Special/Misc.			N/A	N/A		Fabric acoustic wall panels in cafeteria and tectum in gym
Interior Wall Finishes (Prior Condition divided into two areas to capture spaces of replacement)						
Painted Gypsum Board - Full Height			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	
Painted CMU - Full Height			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	
Painted Gypsum Board + Tile Wainscot			Fair	Good	Minor signs of aging with minimal apparent stains, cracking or damage, may need minor touch up on finishes.	Replaced tile wainscot in main corridor
Full Height Tile			Good	Good	Almost new in appearance, no signs of damage, stains or cracking.	
PLAM			N/A	Good		New plam wall panels in main corridor
FRP			N/A	N/A		
Wood Panels			N/A	N/A		
Interior Wall Base & Trim (Prior Condition divided into two areas to capture spaces of replacement)						
Rubber Base - Classrooms and Hallways			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Rubber Base - Main Hallway, Library, Admin			Fair	Good	Minor signs of aging with minimal damage and properly installed.	Replaced rubber base with new carpet and LVT installations at
Quarry Tile			N/A	N/A		
Ceramic Tile			Good	Good	Almost new in appearance, no signs of damage and properly installed.	
Terrazzo			N/A	N/A		
Poured Resinous Epoxy			N/A	N/A		
Wood Base			N/A	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	Veneer Doors	Veneer Doors
Panel Type:	Hollow Metal					
Interior Overhead Door/Grille	Type: Manual	N/A	N/A			
Specialty Doors	Type:	Good	Good	Stainless Steel Roll Up		
Millwork Cabinets		Good	Good			
Corner Guards	Type:	N/A	N/A			
Interior Signage		Good	Good			Replaced
Digital Clocks		Good	Good			Replaced
Operable Partitions		N/A	Good			New operable partition in STEM classrooms with markerboard finish
Marker & Tackboards in Classroom Hallways		Good	Good	No cracking or warping of the board surface.		
Marker & Tackboards in Main Hallways		Fair	Good	Minor cracking or warping of the board surface		Replaced marker and tackboards
Projection Screens		Good	Good			
A/V Equipment		Good	Good		Upgrade cafeteria Sound	Upgrade cafeteria Sound System
Lockers	Required Number of Lockers: N/A	N/A	N/A			
	Provided Number of Lockers: N/A					
Railings		N/A	N/A			
Elevator Cab Finishes		N/A	N/A			
Wireless Access		Good	Good			
Toilet Partitions	Material Type: Plastic	Good	Good			
Toilet Accessories		Good	Good	Almost new condition, proper installation.		
Interior Window Blinds/Shades	Type of Blinds: Metal	Good	Good			
	Type of Shades: N/A					
	Operation: Manual			No visible damage, motor properly functions (if applicable).		
Food Service Area						
Equipment Condition		Fair	Good			Minor repairs and upgrades to equipment
Digital Menu Boards		N/A	N/A			
Restrooms open to Kitchen?		Yes	Yes			
Drinking Fountains in Cafeteria?		No	No			
Accessibility						
Restrooms		Good	Good	Compliant		
Drinking Fountains		Fair	Good	Few compliance items		Upgraded drinking fountains
Ramps		N/A	N/A			
Signage		Good	Good	Compliant		
Doors - Classrooms		Fair	Good	Few compliance items		Door hardware refresh
Millwork		Good	Good	Compliant		

Scored Categories 39 41

Good	29	39
Fair	8	0
Poor	0	0
N/A	24	22

Assessment Score 88
Score After Bond Improvements 95

Interior

FCI Update

BLANTON ELEMENTARY SCHOOL OPERATIONAL, SYSTEMS & CODE DEFICIENCIES

75,160 sf

			MEP Facility Grade	
	Assessed Scope	Performed Scope	PRIOR GRADE	CURRENT
HVAC	Task: Replace 2006 Trane packaged rooftop units.	Task: Replaced 2006 Trane packaged rooftop units.	85	98
EMCS	Task: Provide new system. Cost included in HVAC.	Task: Provided new controls system.		
PLUMBING	Task: Provide new electric water coolers with bottle fillers in select locations.	Task: Provided new electric water coolers with bottle fillers in select locations.	96	97
	Task: Replace all 2006 water heaters and EPACs.	Task: Replaced all 2006 water heaters and EPACs.		
ELECTRICAL SYSTEM	Task:		98	98
INTERIOR LIGHTING	Task: Provide tunable lighting for special education classrooms.	Task: Item removed from scope of work.	96	96
EXTERIOR LIGHTING	Task: Replace all existing exterior wall packs with LED fixtures.	Task: Replaced all existing exterior wall packs with LED fixtures.	90	98
	Task: Renovate all exterior parking lot lighting to LED.	Task: Renovated all exterior parking lot lighting to LED.		
FIRE ALARM SYSTEMS	Task: Replace 2007 FCI fire alarm system.	Task: Replaced fire alarm system.	80	100
FIRE PROTECTION SYSTEM	Task:		99	99
			91	98

MEP

FCI Update

Blanton ES Technology and Security Status

System	Possible Score	Corgan Score (2018)	TNCG Score (2020)	Notes
Cabling Infrastructure	10	8	8	Upgrades done for wireless and major systems.
Local Area Network	15	12	14	
Wireless LAN	15	12	14	
Unified Comm (Phone) System	10	9	10	New phones installed and active
Video Management System	10	7	10	New high resolution cameras installed
Public Address	10	8	10	New Informacast PA System. Great Condition
Premise Access Control	10	8	10	Access controls at primary entrances and front office
Intercom System	5	5	5	New video intercom integrated to phone system
Special Space AV	5	5	5	
Instruction Space Presentation	10	10	10	New interactive displays matching district standard.
Total Score	100	85	96	

Technology

FCI Update Assessment

Site : 90
Exterior: 91
Interior: 88
MEP: 91
Technology: 85

Score: 89

**PROMISES MADE
PROMISES KEPT**

After Bond Improvements

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Exterior: 94
Interior: 95
MEP: 98
Technology: 96

Score: 95

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.