Agenda of Board Workshop

The Board of Trustees
McAllen Independent School District

A Board Workshop of the Board of Trustees of the McAllen Independent School District will be held Wednesday, November 12, 2025, beginning at 5:30 PM Dr. Ricardo Chapa Board Room/Administration Building of the McAllen Independent School District, 2000 North 23rd Street, McAllen, TX 78501.

Items listed on this agenda may be taken in an order other than as shown on this agenda. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

At this meeting there may be discussion and action by the Board on the item(s) and subject(s) listed as follows:

1. **CALL MEETING TO ORDER**
2. **PUBLIC COMMENT(S)**
3. **Discussion of Possible Bond Election Items** **3**

   -List of proposition items for bond.

   -Financial bond option(s).

   -Review of priority 1 project needs by campus.

   -Summary of identified project needs.

   -Timeline and next steps.

   Item Submitted by: Lorena Garcia, Deputy Superintendent for Business and Operations

   Presenter: Dr. René Gutiérrez, Superintendent
4. **ADJOURNMENT**

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Pursuant to Texas Government Code 551.127, a member or employee of a governmental body is authorized to participate remotely in a meeting of the governmental body through a videoconference call, as long as a quorum of the governmental body is physically present at the location of the Board Meeting. Any video conference conducted pursuant to this section will comply with the technical requirements of this section.

Pursuant to Texas Government Code 551.129, the Board of Trustees may use a telephone conference call, video conference call, or communications over the internet to conduct a public consultation with its attorney in an open meeting of the governmental body, or, a private consultation with its attorney in closed meeting of the governmental body.

The notice for this meeting was posted in compliance with the Texas Open Meeting Act on November 5, 2025 by 4:30 P.M. Norma Ramirez, on behalf of the Board of Trustees.

Discussion of Possible Bond Election Items

Board Workshop
November 7, 2025

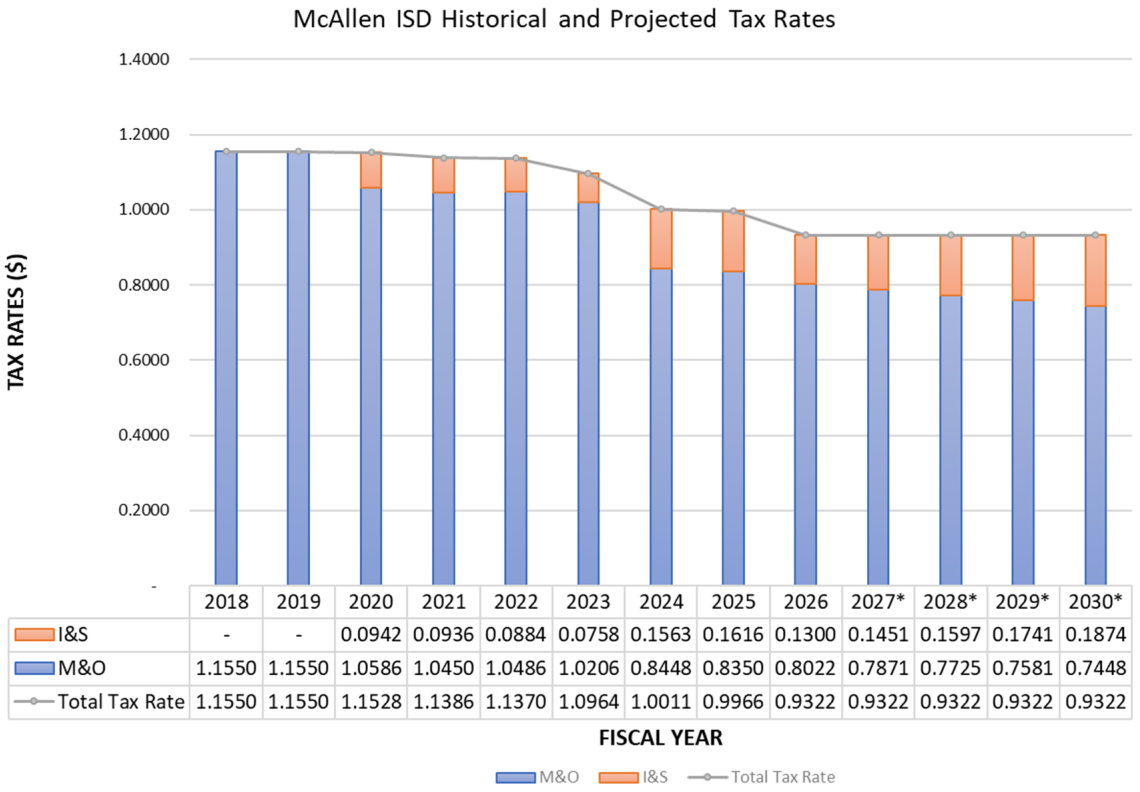
List of Proposition Items for Bond

- The construction, acquisition, and equipment of school buildings, purchase of new school buses, and purchase of sites for school buildings;
- The construction, acquisition, or equipment of a stadium with seating capacity for more than 1,000 spectators;
- The construction, acquisition, or equipment of a natatorium;
- The construction, acquisition, or equipment of another recreational facility other than a gymnasium, playground, or play area;
- The construction, acquisition, or equipment of a performing arts facility;
- The construction, acquisition, or equipment of housing for teachers as determined by the district to be necessary to have a sufficient number of teachers for the district; and
- An acquisition or update of technology equipment, other than equipment used for school security purposes or technology infrastructure integral to the construction of a facility.

Financial Options

- $335 million Bond Capacity
  - Total Tax Rate Down $0.0644 from 2024–2025 $0.9966.
  - Total Tax Rate maintains at $0.9322
  - Net 0 rate change
  - I&S phases into $0.1874

  - Sold in tranches:
    - Summer 2026:
    - $100M
    - Summer 2027:
    - $120M
    - Summer 2028
    - $60M
    - Summer 2029
    - $55M



	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027*	2028*	2029*	2030*
I&S	-	-	0.0942	0.0936	0.0884	0.0758	0.1563	0.1616	0.1300	0.1451	0.1597	0.1741	0.1874
M&O	1.1550	1.1550	1.0586	1.0450	1.0486	1.0206	0.8448	0.8350	0.8022	0.7871	0.7725	0.7581	0.7448
Total Tax Rate	1.1550	1.1550	1.1528	1.1386	1.1370	1.0964	1.0011	0.9966	0.9322	0.9322	0.9322	0.9322	0.9322

ESTRADA HINOJOSA
INVESTMENT BANKERS

List of Priority 1 Projects by Campus

McAllen High School

Health & Safety	
Project Area	Recommended Action
• ADA Compliance Upgrades	• Upgrade restrooms in vocational bldgs, replace damaged ramps, modernize elevator and door hardware to meet accessibility standards.
• Electrical System Upgrades	• Replace obsolete Federal Pacific and Westinghouse electrical panels across Main, Vocational, and AEP Buildings.
• Emergency Exit Door Hardware Replacement	• Install panic hardware on Cafeteria, Gym, exits; replace deadbolts with proper door hardware.
• Improve Secure Vestibule	• Improve the security at the main entrance with reconfigured vestibule
• Portable Building Repairs and Modernization	• Replace or repair ramps, add proper door hardware, modernize finishes, and upgrade lighting and HVAC systems in portables.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems

Modernization	
Project Area	Recommended Action
• Classroom Modernization	• Repaint walls, replace worn VCT, worn ceiling tiles, refinish worn doors and frames, and update cabinetry throughout campus.
• Elevator Improvements	• Replace undersized elevator with ADA-compliant lift system in Main Building.
• HVAC Replacement and Modernization	• Replace obsolete AHUs in Vocational, Music, and AEP Buildings and outdated wall hung units in portables.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.

Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Site Lighting and Security Cameras	• Replace outdated exterior fixtures with LED lighting and expand camera coverage in dark or unsupervised areas.

Technology Readiness	
Project Area	Recommended Action
• IT Server Room Improvements	• Improve cooling, power, and ventilation for communications and server rooms.

List of Priority 1 Projects by Campus

Memorial High School

Health & Safety	
Project Area	Recommended Action
• Electrical System Upgrades	• Replace obsolete Westinghouse, Square D, and Federal Pacific panels campuswide.
• Improve Secure Vestibule	• Improve the security at the main entrance with reconfigured vestibule
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• Interior Modernization	• Replace worn VCT, carpet, and ceiling tiles; repaint all instructional and support areas.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Replacement and Modernization	• Replace obsolete RTUs/AHUs in Campuswide as needed
• HVAC Utility Plant Modernization	• Replace/Modernize the Central Utility Plant
• Roof Replacements – Vocational, Auto Shop, FFA, Activity Center	• Replace end-of-life 43-year-old roofing systems with new single-ply or modified bitumen roofs.

List of Priority 1 Projects by Campus



Rowe High School

Health & Safety	
Project Area	Recommended Action
• Improve Secure Vestibule	• Improve the security at the main entrance with reconfigured vestibule
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus



Instruction and Guidance Center

Educational Adequacy Improvements	
Project Area	Recommended Action
• Portable Replacement- Renovation Program	• Replace portables in very poor condition. Replace or repair ramps, add proper door hardware, modernize finishes, and upgrade lighting and HVAC systems in portables.
Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace all knob-style interior door hardware with lever or panic hardware to meet ADA standards.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Roof Replacement – Main & Annex Buildings	• Replace aging roof systems at end of life cycle to prevent leaks and maintain building integrity.
Technology Readiness	
Project Area	Recommended Action
• Audio/Alert System Expansion	• Improve sound coverage for classroom alerting and emergency announcements in portables.

List of Priority 1 Projects by Campus

Lamar Academy

Health & Safety	
Project Area	Recommended Action
• Emergency Exit Door Hardware Replacement	• Replace deadbolt door hardware on emergency exits on portables
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Security & Controlled Entrances	• Upgrade vestibule barriers, add full camera coverage, and modernize entry controls.
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Electrical System Upgrades	• Replace obsolete Cutler Hammer and Square D panels in main, gym, and art/delivery buildings.
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus



Achieve Early College High School

Health & Safety

Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Security and Supervision Enhancements	• Add cameras and lighting to eliminate blind spots near media center and other high-traffic areas

Modernization

Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting across main building, gym, cafeteria, and portables to LED.

Site & Infrastructure

Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Mechanical Renewal	• Chiller replacement and HVAC updates
• Parking Lot Repairs and Expansion	• Sealcoat and restripe main lot, reconstruct rear lot, and expand parking capacity

List of Priority 1 Projects by Campus



Morris Middle School

Educational Adequacy Improvements	
Project Area	Recommended Action
• Cafeteria & Food Service Expansion	• Expand cafeteria and modernize food prep/storage to support enrollment.
• Music & Art Program Modernization	• Expand and modernize art, music, and performing arts spaces; relocate from inadequate portables.
• Remove Outdated Portables- Construct New Classroom Wing	• Construct new classroom wing to support the removal of portable classrooms
Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace all knob-style interior door hardware with lever or panic hardware to meet ADA standards.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• HVAC Distribution Improvements	• Replace aging AHUs, improve insulation, and update portable HVAC systems.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Roof Replacement	• Replace main building roof and end-of-life shingle roofs on portables. Correct ponding, leaks, and drainage.

List of Priority 1 Projects by Campus



Cathey Middle School

Educational Adequacy Improvements	
Project Area	Recommended Action
• Special Education Space Expansion	• Reconfigure or expand undersized self-contained special education classrooms to meet current standards.
Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Traffic Flow and Site Safety Improvements	• Reconfigure circulation patterns, add signage, and create dedicated lanes to improve separation of bus and parent drop-off areas, enhancing pedestrian safety.
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Parking Lot and Driveway Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.
• Roof Replacement	• Replace aging roof systems to eliminate leaks and protect building interiors.
Technology Readiness	
Project Area	Recommended Action
• IT Server Room Improvements	• Provide dedicated HVAC for technology spaces and relocate communications/IT equipment to climate-controlled rooms.

List of Priority 1 Projects by Campus



Brown Middle School

Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Roof Replacement – Main Building	• Replace roofing system and repair fascia, gutters, and soffits.

List of Priority 1 Projects by Campus



Fossum Middle School

Health & Safety	
Project Area	Recommended Action
• Fire Alarm Replacement	• Replace obsiolete EST fire alarm systems
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems. Add lighting to rear site areas and gym vicinity.
Modernization	
Project Area	Recommended Action
• HVAC Mechanical Renewal	• Chiller replacement and HVAC piping repairs/replacement
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Play Court Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.

List of Priority 1 Projects by Campus



Travis Middle School

Educational Adequacy Improvements

Project Area	Recommended Action
• Improve Performing Arts Program Spaces	• Develop a dedicated performing arts space to replace cafetorium space.

Health & Safety

Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace knob hardware upgrade panic hardware and exits.
• Electrical System Upgrades	• Remove Federal Pacific and obsolete GE/Square D panels; replace with modern switchgear.
• Repair Deteriorating Overhangs	• Address falling concrete and exposed rebar at main building overhangs.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems

Modernization

Project Area	Recommended Action
• HVAC Distribution Improvements	• Replace AHUs, boilers, and hydronic valves at end of life; upgrade distribution.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.

Site & Infrastructure

Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus



DeLeon Middle School

Health & Safety	
Project Area	Recommended Action
• Improve Secure Vestibule	• Improve the security at the main entrance with reconfigured vestibule
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• Electrical System Upgrades	• Replace outdated electrical service panels; add classroom outlets for instructional flexibility.
• HVAC Distribution Improvements	• Replace aging air handlers; re-insulate chilled water lines; replace outdated hydronic fixtures.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Parking Lot and Driveway Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.

List of Priority 1 Projects by Campus

Rayburn Elementary School

Project Area	Recommended Action
Health & Safety	
• Electrical System Upgrades	• Replace Federal Pacific Electric switchgear and upgrade main service/distribution panels.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• HVAC Mechanical Renewal	• Replace one chiller and air handlers that are at the end of their life cycle
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus



Perez Elementary School

Health & Safety	
Project Area	Recommended Action
• Fire Alarm Replacement	• Replace obsiolete EST fire alarm systems
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems

Site & Infrastructure	
Project Area	Recommended Action
• Enclose Pavilion to Create New Gym	• Enclose existing pavilion to create a new gynnasium
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Mechanical Renewal	• Chiller replacement and HVAC updates
• Parking, Walkways, and Play Courts	• Repair and resurface cracked and potholed parking lots, sidewalks, and covered walkways; relevel play courts to correct pooling.

List of Priority 1 Projects by Campus



Houston Elementary School

Educational Adequacy Improvements

Project Area	Recommended Action
• Music & Art Program Modernization	• Create dedicated art spaces, and improve music spaces with better acoustics and storage.

Health & Safety

Project Area	Recommended Action
• Emergency Exit and ADA Door Hardware Replacement	• Replace all knob-style interior door hardware and deadbolt hardware on emergency exits on portables
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems

Modernization

Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.

Site & Infrastructure

Project Area	Recommended Action
• Asphalt Paving	• Replace worn and cracked paved surfaces
• HVAC Controls	• Replace outdated HVAC controls campuswide
• New Gymnasium	• Construction of new gymnasium to improve instructional delivery and reduce space conflicts.
• Parking Lot and Driveway Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.
• Roof Replacement	• Replace aging roof systems to eliminate leaks and protect building interiors.

List of Priority 1 Projects by Campus

Gonzalez Elementary School

Educational Adequacy Improvements	
Project Area	Recommended Action
• Remove Outdated Portables- Construct New Classroom Wing	• Construct new classroom wing to support the removal of portable classrooms
• Science & Music Program Upgrades	• Create a dedicated science classroom with storage; relocate music from portables into suitable space with acoustics and storage.
Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace all knob-style interior door hardware with lever or panic hardware to meet ADA standards.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• Electrical System Upgrades	• Replace outdated panels
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Parking Lot Paving and Drainage	• Repave and expand parking lot and correct SE parking lot flooding.

List of Priority 1 Projects by Campus



Jackson Elementary School

Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace all knob-style interior door hardware with lever or panic hardware to meet ADA standards.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC System	• Replace aging air handlers; re-insulate chilled water lines.
• Roof Replacement	• Replace roof systems across campus

List of Priority 1 Projects by Campus

Sanchez Elementary School

Health & Safety	
Project Area	Recommended Action
• Fire Alarm Replacement	• Replace obsiolete EST fire alarm systems
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• New Gymnasium	• Construction of new gymnasium
• Parking Lot and Driveway Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.

List of Priority 1 Projects by Campus



Wilson Elementary School

Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Electrical System Upgrades	• Exterior switchgear is older and in need of replacement
• HVAC and Chiller Replacement	• Replace chillers that are at the end of their life cycle. Replace outdated wall hung units on portables
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Parking Lot and Driveway Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.
• Roof Replacement	• Replace aging roof systems to eliminate leaks and protect building interiors.

List of Priority 1 Projects by Campus

Hendricks Elementary School

Health & Safety	
Project Area	Recommended Action
• Fire Alarm Replacement	• Replace obsiolete EST fire alarm systems
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• New Gymnasium	• Construction of new gymnasium to improve instructional delivery and reduce space conflicts.

List of Priority 1 Projects by Campus



Castaneda Elementary School

Health & Safety	
Project Area	Recommended Action
• Restroom Capacity and Accessibility Improvements	• Expand student restroom capacity and renovate layouts to ensure ADA compliance.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Security and Supervision Enhancements	• Install additional security cameras in key areas including exits, cafeteria doors, and long hallways.
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Enclose Pavillion to Create New Gym	• Enclose existing pavillion to create a new gynnasium
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Parking Lot and Driveway Rehabilitation	• Resurface deteriorated asphalt areas, replace damaged curbs, and repaint striping.
• Roof Replacement	• Replace aging roof systems to eliminate leaks and protect building interiors.

List of Priority 1 Projects by Campus

Garza Elementary School

Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• HVAC Distribution Improvements	• Replace obsolete air handling units; improve gym ventilation; repair ductwork and insulation.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Electrical System Upgrades	• Old obsolete Cutler Hammer switchboard and panels need repalcement
• Gym Roof & Envelope Repairs	• Repair gym roof-to-wall connections, seal intrusion points, and replace leaking courtyard doors.
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Roof Replacement	• Replace aging roof systems at North Wing to eliminate leaks and protect building interiors.

List of Priority 1 Projects by Campus



Thigpen-Zavala Elementary School

Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Stormwater Drainage Improvements	• Correct flooding issues between main building and gym; repair storm drains and improve grading.
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus



Fields Elementary School

Health & Safety	
Project Area	Recommended Action
• Fire Alarm Replacement	• Replace obsiolete EST fire alarm systems
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• HVAC Ventilation Upgrades	• Improve gym ventilation/storage areas. Eliminate reliance on portable A/C units and add cooling to server room.
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Roof Replacement – Main Building	• Replace or repair 2007 roof nearing end of life with reported leaks at parapet corners. Due for replacement in 2027.
Technology Readiness	
Project Area	Recommended Action
• Server Room & Power Upgrades	• Relocate or improve server room with dedicated cooling, and upgrade electrical systems to ensure stable IT performance.

List of Priority 1 Projects by Campus



Milam Elementary School

Educational Adequacy Improvements	
Project Area	Recommended Action
• Cafeteria & Food Service Expansion	• Expand cafeteria and modernize food prep/storage to support enrollment.
• Remove Outdated Portables- Construct New Classroom Wing	• Construct new classroom wing to support the removal of portable classrooms
Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace all knob-style and deadbolt door hardware with lever or panic hardware to meet ADA and NFPA standards.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• HVAC Modernization	• Replace aging HVAC equipment, restore insulation on piping and ductwork. Replace aging portable HVAC units
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting across main building, gym, cafeteria, and portables to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Electrical System Upgrades	• Replace obsolete electrical panels
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus





Alvarez Elementary School

Educational Adequacy Improvements	
Project Area	Recommended Action
• Cafeteria & Food Service Expansion	• Expand cafeteria and modernize food prep/storage to support enrollment.
Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Security Hardware Upgrades	• Install panic hardware on rear exits in Cafeteria and Gym
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Distribution Improvements	• Replace HVAC condensate piping, outdated pumps and HVAC distribution improvements. Address damages from HVAC condensate piping on Main Building.
• Site Lighting Enhancements	• Add lighting in parking and pedestrian areas

List of Priority 1 Projects by Campus



McAuliffe Elementary School

Health & Safety

Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace knob-style interior door hardware with lever or panic hardware.
• Gym Stage Accessibility	• Add ADA-compliant access to gym stage.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems

Modernization

Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.

Site & Infrastructure

Project Area	Recommended Action
• Electrical System Upgrades	• Replace obsolete electrical panels
• Gym Roof Replacement	• Replace original pitched metal roof and repair clogged gutters/downspouts.
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Main Building Roof Replacement	• Replace failing 2012 roof with new system; repair/replace skylights; improve drainage.
• Parking, Walkways, and Play Courts	• Resurface cracked and potholed parking lots and play courts

List of Priority 1 Projects by Campus



Roosevelt Elementary School

Health & Safety	
Project Area	Recommended Action
• Electrical System Upgrades	• Replace Federal Pacific Electric switchgear and upgrade main service/distribution panels.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Drainage & Sidewalk Improvements	• Correct flooding and erosion issues under sidewalks, near the playground, and at gym access points. Repair covered walkways.
• HVAC Controls	• Replace outdated HVAC controls campuswide

List of Priority 1 Projects by Campus



Seguin Elementary School

Educational Adequacy Improvements	
Project Area	Recommended Action
• Cafeteria & Food Service Expansion	• Expand cafeteria and modernize food prep/storage to support enrollment.
Health & Safety	
Project Area	Recommended Action
• Emergency Exit Door Hardware Replacement	• Install panic hardware on cafeteria exit doors
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Drainage Improvements	• Not enough drainage around campus. Ponding and erosion is a concern. Some under sidewalk drainage systems are completely filled with eroded dirt.
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Mechanical Renewal	• Chiller replacement and HVAC updates
• Water Intrusion Repairs	• Correct water intrusion at foundations and gym roof-to-wall connections.

List of Priority 1 Projects by Campus



Escandón Elementary School

Health & Safety

Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
• Supervision & Security Upgrades	• Improve signage, controlled entries, and supervision of exterior buildings to enhance safety.

Modernization

Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.

Site & Infrastructure

Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Mechanical Renewal	• Chiller replacement and HVAC updates
• Roof Replacements	• Replace roof systems across campus

List of Priority 1 Projects by Department

Administration Complex

Health & Safety	
Project Area	Recommended Action
• ADA Hardware and Accessibility Improvements	• Replace knob-style and non-compliant hardware in Main Building
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – All Buildings	• Replace outdated fluorescent fixtures with energy-efficient LED lighting campuswide.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Parking Lot and Driveway Reconstruction	• Replace deteriorated asphalt, regrade as needed, and restripe for safety and accessibility.

List of Priority 1 Projects by Department

Crockett Admin-School Police

Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware Replacement	• Replace all knob-style interior door hardware with lever or panic hardware to meet ADA standards.
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Roof Replacement – Main Building	• Replace roofing system and repair fascia, gutters, and soffits.

List of Priority 1 Projects by Department

FMO Complex

Health & Safety	
Project Area	Recommended Action
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – All Facilities	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• Bus Fleet Lot Reconstruction	• Reconstruct and strengthen southern parking lot to support heavy bus loads; regrade and resurface asphalt. Improve drainage.
• HVAC Controls	• Replace outdated HVAC controls facility wide

List of Priority 1 Projects by Department

Professional Learning

Health & Safety	
Project Area	Recommended Action
• ADA Door Hardware	• Replace knob-style door hardware with lever handles
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – All Buildings	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• HVAC Renewal – Portable Buildings	• Replace wall hung HVAC units as needed (life cycle replacement)

List of Priority 1 Projects by Department

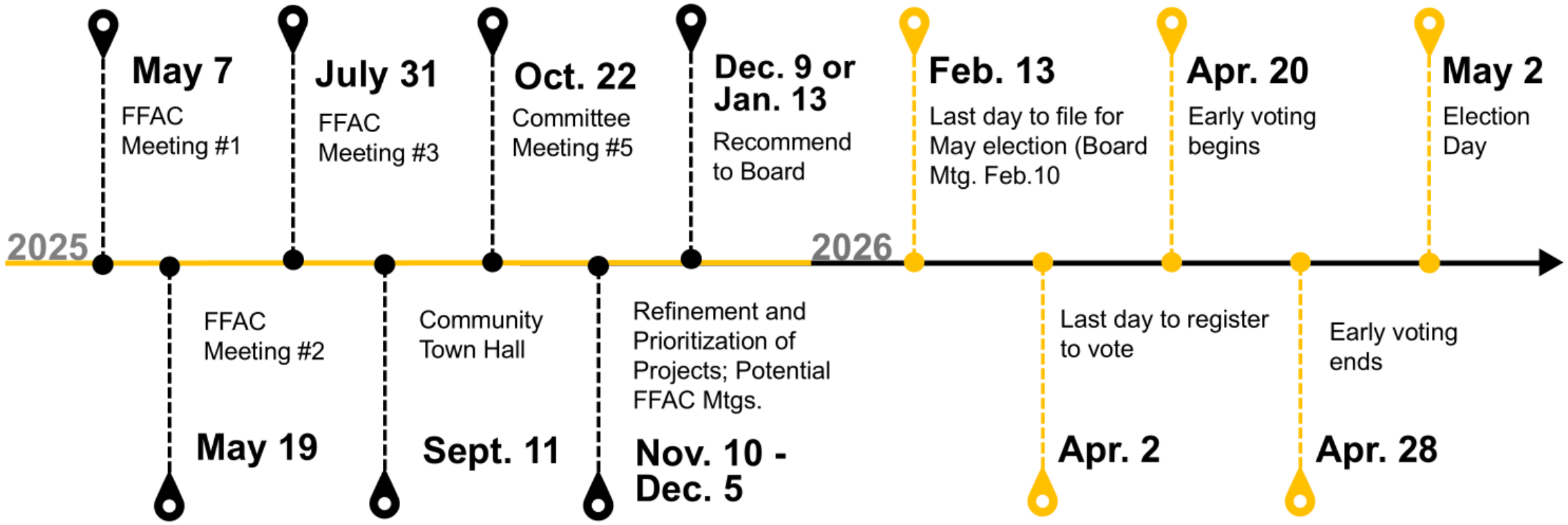
Stadium & Athletics

Health & Safety	
Project Area	Recommended Action
• ADA Hardware and Accessibility Improvements	• Replace knob-style door hardware and modify clearances in older offices and locker rooms to meet ADA standards.
• Concession Flooring and Ceiling Replacement	• Remove and replace damaged concession flooring with cleanable, slip-resistant surfaces suitable for food service use.
• Locker Room Wall and Ceiling Renewal	• Replace peeling paint and soiled finishes in locker rooms to improve sanitation and durability.
• Safety and Security Enhancements	• Expand the use of access controls and upgrade camera systems
Modernization	
Project Area	Recommended Action
• LED Lighting Conversion – Campus-Wide	• Upgrade all interior and exterior lighting to LED.
Site & Infrastructure	
Project Area	Recommended Action
• HVAC Controls	• Replace outdated HVAC controls campuswide
• Track Surface Replacement	• Replace worn and delaminated rubberized track surface with new resilient surfacing.
• Turf Replacement	• Replace field turf on stadium field

Summary of Identified Project Needs

- Gonzalez Classroom Addition
- Milam Classroom Addition
- Morris Classroom Addition
- Roofing-16 Campuses
- McHi, Memorial, Rowe Remodel
- Gyms and Gym Enclosures
- CTE Center
- Performing Arts Center or Multipurpose Rooms
- LED Lights
- HVAC Controls Upgrades
- Parking Lot Expansion
- HVAC Updates
- Chiller Replacements
- Front Entrances
- Cafeterias Remodel

Timeline and Next Steps




QUESTIONS