



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 Tuesday, December 2, 2025, beginning at 5:30 PM Professional Learning Center/Texas our Texas room, 1601 North 27th , McAllen, TX 78501.

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

1. CALL MEETING TO ORDER

2. PUBLIC COMMENT(S)

3. Facilities Forecast Advisory Committee (FFAC):

- Review of FFAC Process Since May 2025
- Explanation of Facilities Condition Assessment Process and Results (Including Explanation of Tier 1 Mission-Critical Projects)
- Review of Finance Option(s) by Estrada Hinojosa
- Presentation of Process Framework
- Feedback from FFAC
 - Agreement Level with Financial Strategy (no tax increase)
 - Prioritization of Project Framework Categories
- Next Steps

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

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 19, 2025 by 5:00 pm.
Norma Ramirez on behalf of the Board of Trustees.*



FFAC Meeting

December 2, 2025

FFAC Meeting Agenda

- Review of FFAC Process Since May 2025
- Explanation of Facilities Condition Assessment Process and Results (Including Explanation of Tier 1 Mission-Critical Projects)
- Review of Finance Option(s) by Estrada Hinojosa
- Presentation of Project Framework and Potential Projects
- Feedback from FFAC
 - Agreement Level with Financial Strategy (no tax increase)
 - Prioritization of Project Framework Categories
- Next Steps
 - Next FFAC Meeting – January 7, 2026
 - Recommendation to Board of Trustees
- Adjourn

Review of FFAC Process

- Three meetings and two town hall meetings since May 7, 2025
- Campus Tours
- Report on School Finance and District Tax Rates
- Facilities Condition Assessment conducted during the process
- Board Workshop – November 12, 2025

Needs Assessment Priority 1 List – Elementary Schools

Alvarez Elementary School	Castaneda Elementary School	Escandon Elementary School
<ul style="list-style-type: none"> • Cabling & Network Upgrade • Cafeteria & Food Service Expansion • Classroom Modernization • Concrete Surface Renewal • Drainage & Landscaping Improvements • Electrical System Upgrades • HVAC Controls • HVAC Distribution Improvements • Intercom Upgrade • Kindergarten & ECE Upgrades • LED Lighting Conversion – Campus-Wide • Safety and Security Enhancements • Security Hardware Upgrades • Site Lighting Enhancements • Specialized Instructional Space Development • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Drainage and Irrigation Improvements • Enclose Pavillion to Create New Gym • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Library and Music Room Improvements • Parking Lot and Driveway Rehabilitation • Play Court and Playground Surface Upgrades • Restroom Capacity and Accessibility Improvements • Roof Replacement • Safety and Security Enhancements • Security and Supervision Enhancements • Server Room Cooling Improvements • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Clinic Relocation/Upgrade • HVAC Controls • HVAC Mechanical Renewal • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music Room Improvements • Play Court & Sidewalk Repairs • Roof Replacements • Safety and Security Enhancements • Site Circulation Improvements • Supervision & Security Upgrades • Technology modernization of IDF/MDF
Fields Elementary School	Garza Elementary School	Gonzalez Elementary School
<ul style="list-style-type: none"> • Exterior Painting & Partitions – Gym • Fire Alarm Replacement • HVAC Controls • HVAC Ventilation Upgrades • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Playground Enhancements • Roof Replacement – Main Building • Safety and Security Enhancements • Server Room & Power Upgrades • Supervision & Signage Improvements • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Drainage & Sidewalk Improvements • Electrical System Upgrades • Gym Roof & Envelope Repairs • HVAC Controls • HVAC Distribution Improvements • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music & Arts Improvements • Play Courts & Playground Upgrades • Replace Obsolete Moveable Walls • Roof Replacement • Safety and Security Enhancements • Site Lighting & Wayfinding • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Cabling & Network Upgrade • Electrical System Upgrades • Expand Site Lighting • Exterior Wall & Envelope Renewal • Gym Envelope Repairs • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Media Center Modernization • Parking Lot Paving and Drainage • Remove Outdated Portables- Construct New Classroom Wing • Resource & Special Ed Space Expansion • Safety and Security Enhancements • Science & Music Program Upgrades • Site Drainage & Hardscape Repairs • Technology modernization of IDF/MDF

Needs Assessment Priority 1 List – Elementary Schools

Hendricks Elementary School	Houston Elementary School	Jackson Elementary School
<ul style="list-style-type: none"> • Cabling & Network Upgrade • Fire Alarm Replacement • HVAC Controls • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • New Gymnasium • Roof & Envelope Maintenance • Safety and Security Enhancements • Traffic & Circulation Improvements • Wayfinding & Signage Upgrades • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Asphalt Paving • Building Envelope Repairs • Cabling & Network Upgrade • Emergency Exit and ADA Door Hardware Replacement • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music & Art Program Modernization • New Gymnasium • Parking Lot and Driveway Rehabilitation • Plumbing and Equipment Repairs • Roof Replacement • Safety and Security Enhancements • Site and Grounds Improvements • Technology Infrastructure Improvements • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Cabling & Network Upgrade • HVAC Controls • HVAC System • Intercom Upgrade • Interior and Exterior Painting • IT Server Room Improvements • LED Lighting Conversion – Campus-Wide • Music Room Improvements • Performing Arts Enhancements • Playground Equipment Renewal • Plumbing Fixture Upgrades • Roof Replacement • Safety and Security Enhancements • Site Lighting Enhancements • Technology modernization of IDF/MDF
McAuliffe Elementary School	Milam Elementary School	Perez Elementary School
<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Cabling & Network Upgrade • Drainage Improvements • Early Childhood Classroom Expansion • Electrical System Upgrades • Exterior Wall & Door Refurbishment • Gym Roof Replacement • Gym Stage Accessibility • HVAC Controls • Intercom Upgrade • Interior Modernization • IT Server Room Improvements • LED Lighting Conversion – Campus-Wide • Main Building Roof Replacement • Music & Arts Improvements • Parking, Walkways, and Play Courts • Performing Arts Enhancements • Playground Renewal • Plumbing Fixture Upgrades • Restroom Modernization • Safety and Security Enhancements • Special Education Space Upgrades • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Cabling & Network Upgrade • Cafeteria & Food Service Expansion • Early Childhood & Special Education Expansion • Electrical System Upgrades • Exterior Door Replacements • Gym Roof & Envelope Upgrades • HVAC Controls • HVAC Modernization • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music & Art Space Development • Parking Expansion • Plumbing Fixture Upgrades • Remove Outdated Portables- Construct New Classroom Wing • Safety and Security Enhancements • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Electrical System Upgrades • Enclose Pavilion to Create New Gym • Fire Alarm Replacement • HVAC Controls • HVAC Distribution Improvements • HVAC Mechanical Renewal • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • Mechanical & Electrical Room Lighting • Music Room Improvements • Parking, Walkways, and Play Courts • Pre-K Classroom Upgrades • Roofing Renewal Planning • Safety and Security Enhancements • Special Education Classroom Expansion • Technology modernization of IDF/MDF

Needs Assessment Priority 1 List – Elementary Schools

Rayburn Elementary School	Roosevelt Elementary School	Sanchez Elementary School
<ul style="list-style-type: none"> • Cabling & Network Upgrade • Electrical System Upgrades • HVAC Controls • HVAC Mechanical Renewal • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Program Space Enhancements • Replace Obsolete Moveable Walls • Safety and Security Enhancements • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Drainage & Sidewalk Improvements • Electrical System Upgrades • Exterior Wall & Envelope Renewal • HVAC & Mechanical System Renewal • HVAC Controls • Interior Finishes & Restroom Renovations • LED Lighting Conversion – Campus-Wide • Replace Obsolete Moveable Walls • Roof Replacement • Safety and Security Enhancements • Specialized Program Modernization • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Covered Walkways • Fire Alarm Replacement • HVAC and Chiller Replacement • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • New Gymnasium • Parking Lot and Driveway Rehabilitation • Safety and Security Enhancements • Technology modernization of IDF/MDF
Seguin Elementary School	Thigpen-Zavala Elementary School	Wilson Elementary School
<ul style="list-style-type: none"> • Cabling & Network Upgrade • Cafeteria & Food Service Expansion • Drainage Improvements • Emergency Exit Door Hardware Replacement • HVAC Controls • HVAC Mechanical Renewal • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music Room Improvements • Safety and Security Enhancements • Sidewalks, Parking, and Driveway Repairs • Site Lighting Upgrades • Technology modernization of IDF/MDF • Water Intrusion Repairs 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music Program Improvements • Parking Lot Renovations • Roof Replacement and Repairs • Safety and Security Enhancements • Stormwater Drainage Improvements • Technology modernization of IDF/MDF • Wayfinding & Signage Upgrades 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Electrical System Upgrades • HVAC and Chiller Replacement • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Parking Lot and Driveway Rehabilitation • Roof Replacement • Safety and Security Enhancements • Technology modernization of IDF/MDF

Needs Assessment Project List – Middle Schools

Brown Middle School	Cathey Middle School	De Leon Middle School
<ul style="list-style-type: none"> • Administration & Counseling Renovations • Classroom Modernization • Electrical System Upgrades • Exterior Wall & Envelope Renewal • HVAC Controls • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • Locker Room Modernization • Outdoor Learning & Shade Structures • Performing Arts Enhancements • Roof Replacement – Main Building • Safety and Security Enhancements • Sidewalk & Surface Repairs • Technology modernization of IDF/MDF • Wayfinding & Signage Upgrades 	<ul style="list-style-type: none"> • Classroom Storage Expansion • Classroom Technology Power Upgrades • Court and Grounds Resurfacing • Electrical System Upgrades • Exterior Wall & Envelope Renewal • Gym Floor Renewal • HVAC Controls • IT Server Room Improvements • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • Locker Room Modernization • Parking Lot and Driveway Rehabilitation • Performing Arts Enhancements • Roof Replacement • Safety and Security Enhancements • Special Education Space Expansion • Traffic Flow and Site Safety Improvements • Technology modernization of IDF/MDF • Weight Room Relocation 	<ul style="list-style-type: none"> • Electrical System Upgrades • Gym Floor Renewal • HVAC Controls • HVAC Distribution Improvements • Improve Secure Vestibule • Intercom Upgrade • Instructional Resource Room Expansion • Interior Modernization-Science, Music, Restrooms • LED Lighting Conversion – Campus-Wide • Parking Lot and Driveway Rehabilitation • Safety and Security Enhancements • Technology modernization of IDF/MDF • Wayfinding & Signage Upgrades
Fossum Middle School	Morris Middle School	Travis Middle School
<ul style="list-style-type: none"> • Classroom Modernization • Drainage Improvements • Fire Alarm Replacement • HVAC Controls • HVAC Mechanical Renewal • HVAC-Server Room • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • Parking Lot Renovations • Play Court Rehabilitation • Safety and Security Enhancements • Specialized Program Space Upgrades • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Administration & Counseling Expansion • Cafeteria & Food Service Expansion • Dedicated IT & Video Infrastructure • Electrical System Upgrades • HVAC Controls • HVAC Distribution Improvements • Improve Secure Vestibule • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Music & Art Program Modernization • Remove Outdated Portables- Construct New Classroom Wing • Restroom Modernization • Roof Replacement 9 • Safety and Security Enhancements • Site Drainage & Resurfacing • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Correct Storm Sewer & Drainage • Electrical System Upgrades • HVAC Controls • HVAC Distribution Improvements • Improve Performing Arts Program Spaces • Interior Modernization • LED Lighting Conversion – Campus-Wide • Modernize Science & Industrial Arts Spaces • Rebuild Covered Walkways • Relocate & Modernize Art Program • Relocate IT Room • Repair Deteriorating Overhangs • Roofing Project • Safety and Security Enhancements • Site Lighting Expansion • Technology modernization of IDF/MDF • Update Electrical Capacity • Upgrade Cabling & Wireless

Needs Assessment Project List – High Schools

McAllen High School	Memorial High School	Rowe High School
<ul style="list-style-type: none"> • ADA Compliance Upgrades • Administrative and Counseling Suite Redesign • Asphalt Driveway Rehabilitation-Vocational Bldg Area • Cafeteria and Food Service Reconfiguration • Campus Remodel to include Fine Arts, CTE and Athletics/PE areas • Classroom Modernization • Covered Walkway Upgrades • Drainage and Stormwater Management • Electrical System Upgrades • Electrical System Upgrades • Elevator Improvements • Emergency Exit Door Hardware Replacement • Fence and Gate Replacement • HVAC Controls • HVAC Replacement and Modernization • Improve Secure Vestibule • Intercom Upgrade • IT Server Room Improvements • Landscape and Outdoor Learning Enhancements • LED Lighting Conversion – Campus-Wide • Multi-purpose Building (Fine Arts/CTE) • Portable Building Repairs and Modernization • Portable Replacement Program • Roof Drainage and Overhang Repair • Safety and Security Enhancements • Science Lab Upgrades • Site Lighting and Security Cameras • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Administrative and Counseling Suite Redesign • Campus Remodel to include Fine Arts, CTE and Athletics/PE areas • Classroom Modernization • Casework and Cabinetry Replacement • Covered Walkways Between Buildings • CTE Facility Renewal • Electrical System Upgrades • Electrical System Upgrades • HVAC Controls • HVAC Replacement and Modernization • HVAC Utility Plant Modernization • Improve Secure Vestibule • Interior Modernization • LED Lighting Conversion – Campus-Wide • Multi-purpose Building (Fine Arts/CTE) • Parking and Traffic Flow Redesign • Roof Replacements – Vocational, Auto Shop, FFA, Activity Center • Safety and Security Enhancements • Science & Lab Upgrades • Special Education & Resource Room Renovations • Staff Lounge and Workroom • Technology modernization of IDF/MDF 	<ul style="list-style-type: none"> • Auxiliary Gym Renovation • Campus Remodel to include Fine Arts, CTE and Athletics/PE areas • Classroom Modernization Collaborative Learning Spaces • Exterior Wall & Envelope Renewal • HVAC Controls • Improve Secure Vestibule • Intercom Upgrade • Interior Modernization • IT Server Room Improvements • LED Lighting Conversion – Campus-Wide • Multi-purpose Building (Fine Arts/CTE) • Parking Lot and Driveway Rehabilitation • Safety and Security Enhancements • Science Lab Modernization • Shade and Outdoor Seating Installations • Special Education Classroom Upgrades • Technology modernization of IDF/MDF

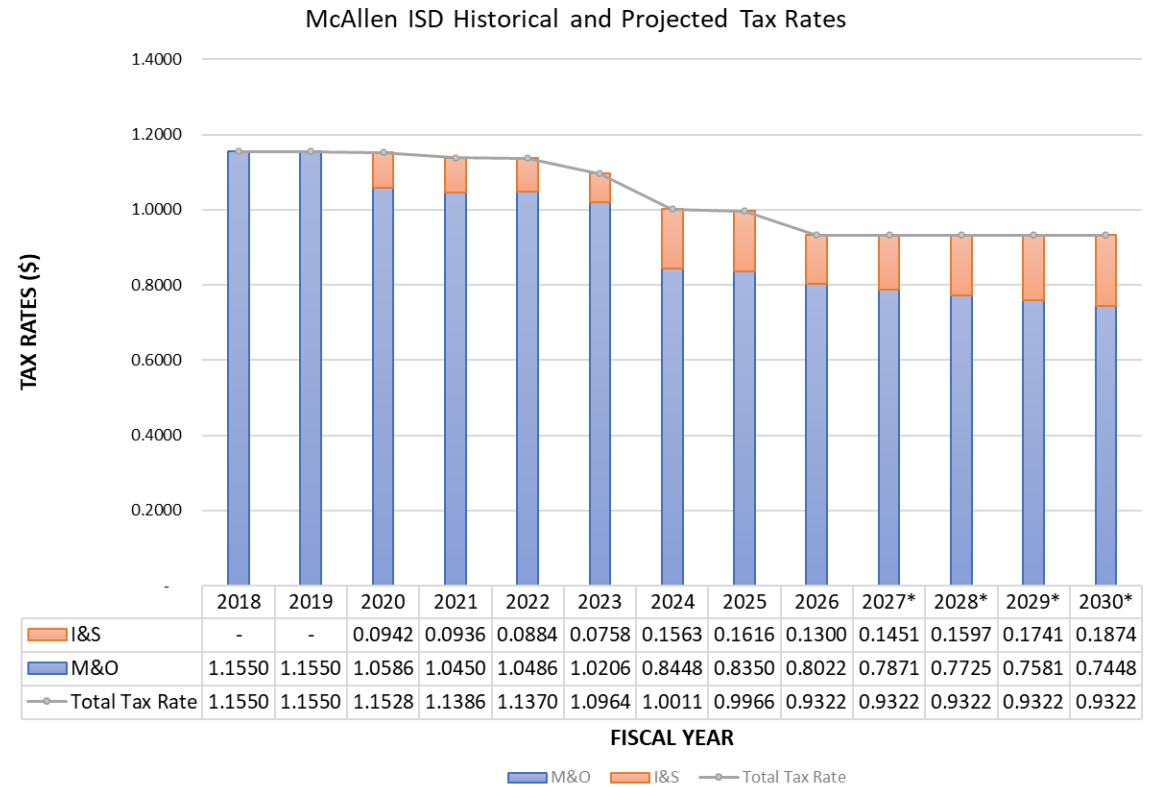
Needs Assessment Project List – High Schools

Achieve Early College High School	Lamar Academy	I&G Center
<ul style="list-style-type: none"> • Art Room Expansion • Cafetorium and Performing Arts Enhancements • Classroom and Program Space Modernization • Covered Walkway Repairs and Additions • Drainage Improvements • Electrical System Upgrades • Electrical System Upgrades • Gym and Locker-Room Renovations (Main Building) • HVAC and Environmental Comfort Improvements • HVAC Controls • HVAC Mechanical Renewal • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • Library and Makerspace Expansion • Parking Lot Repairs and Expansion • Safety and Security Enhancements • Security and Supervision Enhancements 	<ul style="list-style-type: none"> • Cabling & Network Upgrade • Career Tech & Program Space Expansion • Covered Walkway Repairs • Electrical System Upgrades • Emergency Exit Door Hardware Replacement • HVAC Controls • Intercom Upgrade • Interior Modernization • LED Lighting Conversion – Campus-Wide • Performing Arts Enhancements • Plumbing & Restroom Upgrades • Roofing & Envelope Refresh • Safety and Security Enhancements • Security & Controlled Entrances 	<ul style="list-style-type: none"> • ADA Door Hardware Replacement • Audio/Alert System Expansion • Cabling & Network Upgrade • Classroom Modernization-Permanent Bldgs • Classroom Modernization-Portables • Electrical System Upgrades • HVAC Controls • HVAC System Replacement • Intercom Upgrade • LED Lighting Conversion – Campus-Wide • Lighting and Security Enhancements • Parking Lot and Driveway Reconstruction • Portable Replacement- Renovation Program • Roof Replacement – Main & Annex Buildings • Safety and Security Enhancements

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



PROJECT FRAMEWORK



WELLNESS, SAFETY & SECURITY

Improvements that enhance student well-being, building access, & emergency preparedness.



DISTRICT EQUITY

Investments that ensure quality, opportunity, & resources for students across every campus.



MODERNIZATIONS & ALIGNMENT

Upgrades that support evolving teaching methods, updated technology, & modern learning environments.



LEARNING BEYOND THE CLASSROOM

Spaces that extend learning beyond the classrooms—outdoors, in labs, or through hands-on experiences.



DISTRICT-WIDE IMPROVEMENTS

Investments in upgrades, modernizations, & repairs recommend by committee.

IDENTIFIED PROJECTS WITHIN THE PROJECT FRAMEWORK



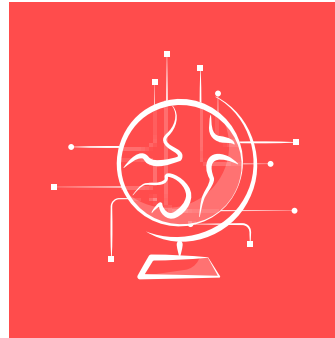
WELLNESS, SAFETY & SECURITY

- Safety Upgrades* - Districtwide
- Roofing* - 16 campuses
- Front Entrances* - 5 campuses
- HVAC and Chiller Upgrades* - 8 campuses



DISTRICT EQUITY

- Classroom Additions* - Gonzalez, Milam, Morris
- Gym/Gym Enclosures - Perez, Castaneda, Sanchez, Hendrick, Houston
- Cafeteria Remodel - Seguin, Milam, Alvarez, Morris



MODERNIZATIONS & ALIGNMENT

- Renovations - McHi, Memorial, Rowe HS's (fine arts, CTE, PE/athletics)
- Districtwide CTE Center



LEARNING BEYOND THE CLASSROOM

- Multi-purpose fine arts rooms at each HS



DISTRICT-WIDE IMPROVEMENTS

- LED Lights* - Districtwide
- Parking Surfacing/Expansion* - 15 campuses
- HVAC Controls* - Districtwide

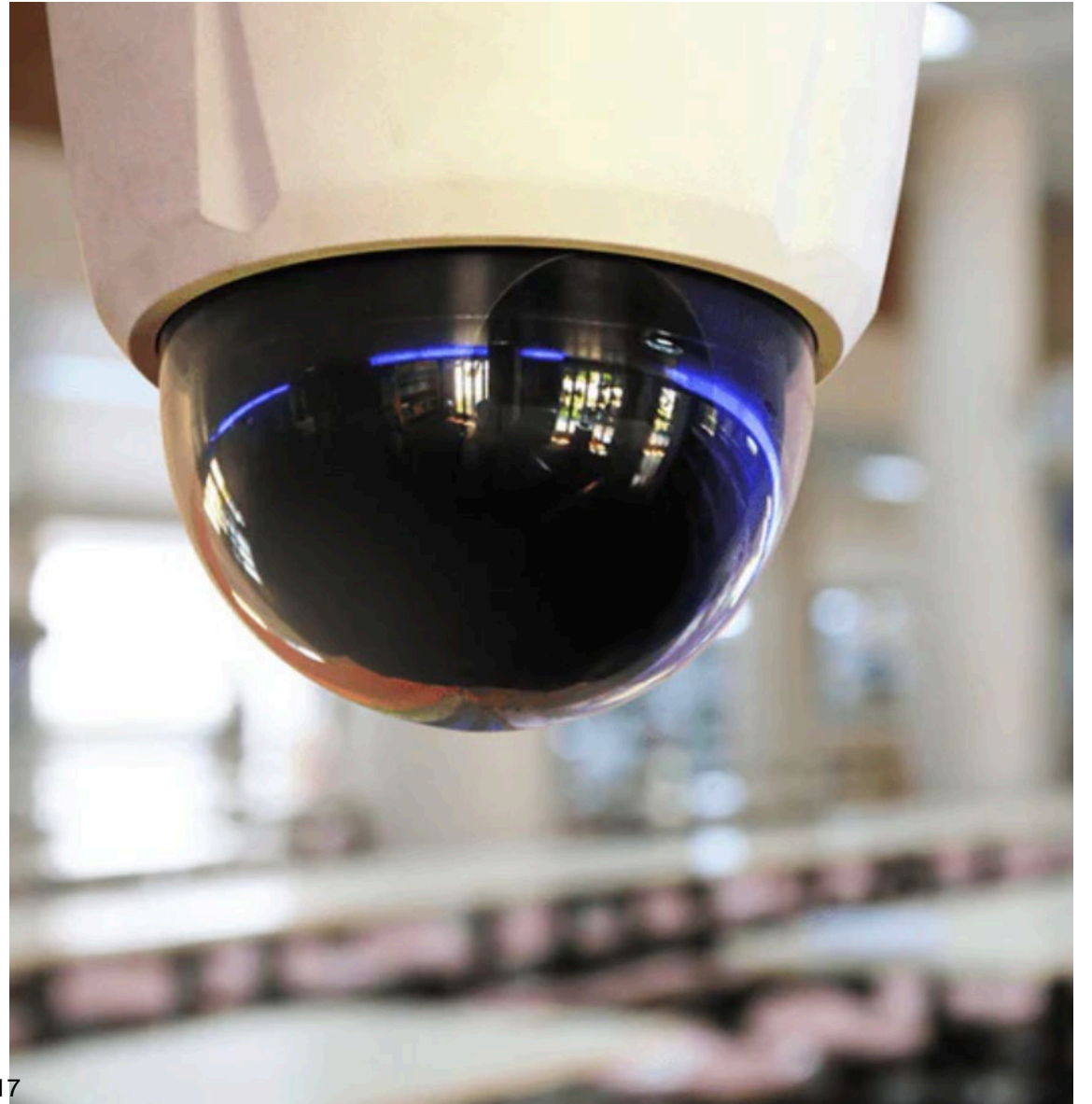
Wellness, Safety, & Security

Improvements that enhance student well-being, building access, & emergency preparedness.



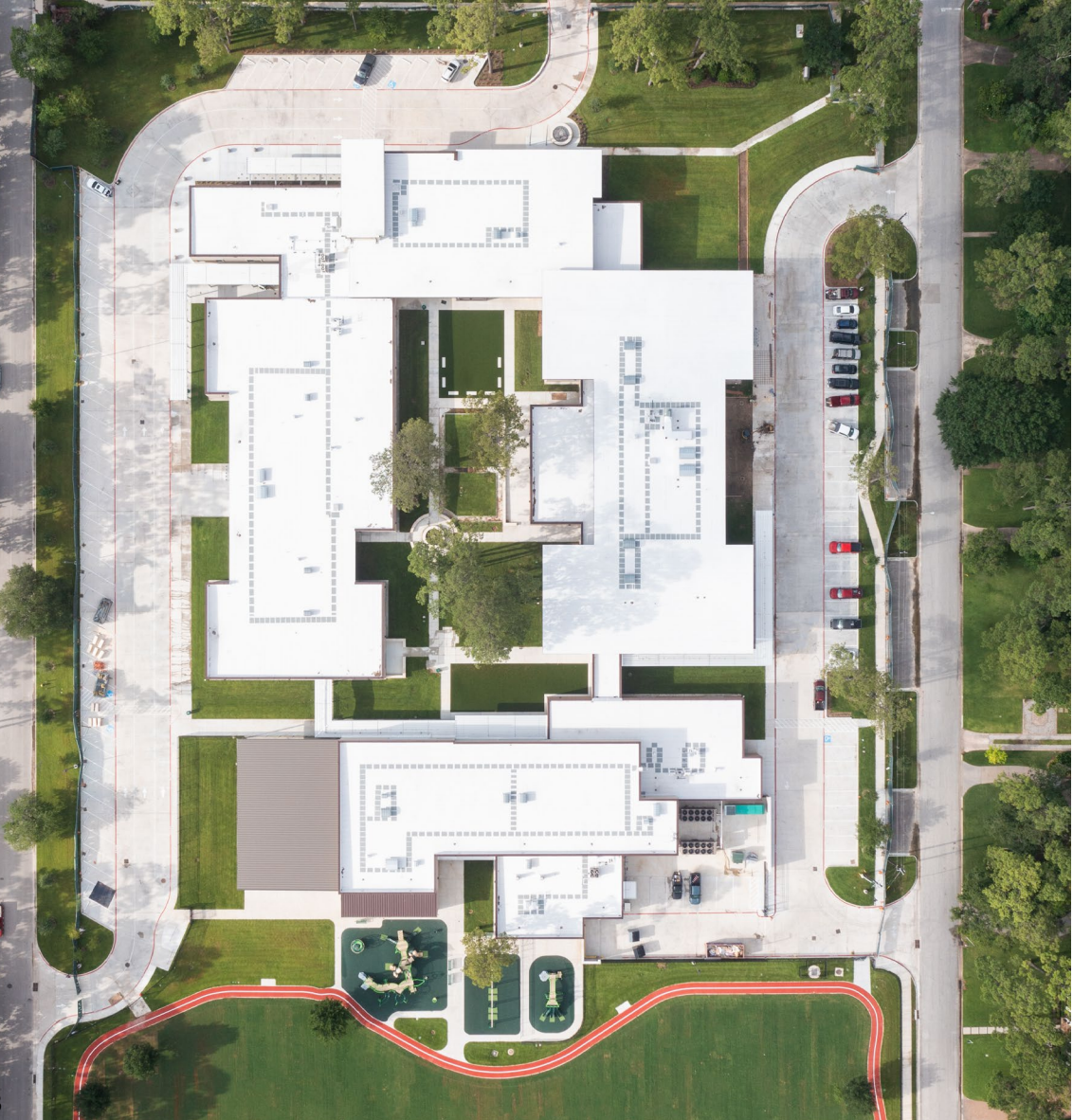
16

FRONT ENTRANCES | 5 CAMPUSES



17

SAFETY UPGRADES | DISTRICTWIDE



HVAC & CHILLER UPGRADES | 8 CAMPUSES

ROOFING | 16 CAMPUSES

District Equity & Growth

Investments that ensure quality, opportunity, & resources for all students across every campus.



CLASSROOM ADDITIONS | 3 CAMPUSES



CLASSROOM ADDITIONS | 3 CAMPUSES



GYM OR GYM ENCLOSURES | 5 CAMPUSES



CAFETERIA REMODEL | 4 CAMPUSES

Modernizations & Alignment

Upgrades that support evolving teaching methods, updated technology, & modern learning environments.





HIGH SCHOOL RENOVATIONS | CTE



DISTRICTWIDE CTE CENTER

Learning Beyond the Classroom

Spaces that extend learning beyond the classroom—outdoors, in labs, or through hands-on experiences.



HIGH SCHOOL RENOVATIONS | P.E./ATHLETICS



30

MULTI-PURPOSE FINE ARTS ROOMS | HS CAMPUSES



District Wide Projects



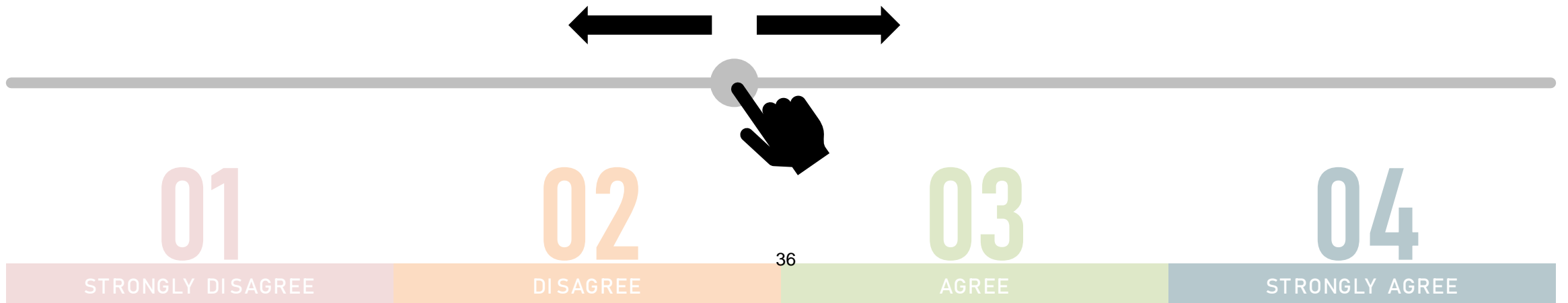
HVAC CONTROLS | DISTRICTWIDE



PARKING SURFACING/EXPANSION | 15 CAMPUSES

Join at menti.com | use code **7508 2226**

Please select your level of agreement to no-tax-increase for a bond on a scale from 1 to 4, strongly disagree to strongly agree.



Prioritize the project buckets, moving the most important to the top and so on...

(The list order is default)

Modernizations & Alignment



District Equity



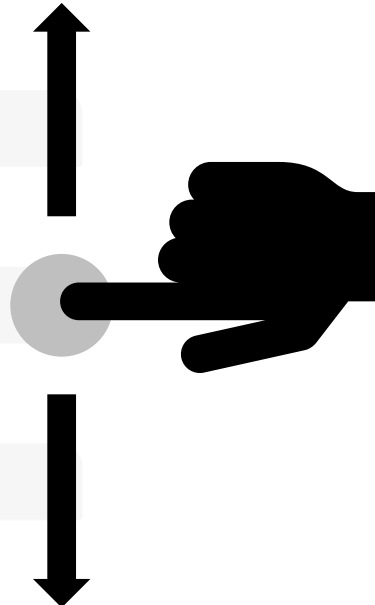
Learning Beyond the Classroom



Wellness, Safety, & Security



Districtwide Improvement





QUESTIONS