

The background image shows a close-up of people's hands working at a table. One hand is pointing at a document, while another hand holds a pen. A laptop is visible in the background, and the scene is lit with warm, golden light, suggesting an indoor setting like a meeting room or office.

Brownsville Independent School District Facilities Committee Meeting

**September 15, 2026
5:30 pm**

**Creating Safe, Supportive Learning Environments for
Student Success**

Meeting Purpose

- Provide the Board with a clear status of completed and active facility projects
- Build a common understanding of how construction project payments and close-out are handled
- Identify facility needs that currently do not have funding
- Review recent facility issues requiring attention and next steps
- Discuss HVAC and roofing priorities, including aging and critical building systems

Project	Start Date	Completion Date	Budget Allocation	Final Project Cost
Benavides Parking Lot Lights Project	02/04/2026	08/04/2026	400,000.00	400,000.00
HVAC - Faulk (ESSER)	06/20/2023	10/06/2026	394,500.00	394,000.00
HVAC - Lincoln Park (ESSER)	11/17/2022	12/08/2025	950,500.00	950,000.00
HVAC - Burns (ESSER)	11/17/2022	05/06/2025	2,000,000.00	1,920,000.00
HVAC - Pena (ESSER)	08/15/2023	10/06/2026	1,123,700.00	1,123,700.00
Lopez Intercom Project	11/21/2025	08/04/2026	945,195.00	703,484.00
Resaca Technology Building Renovations	11/02/2021	11/02/2026	3,500,000.00	*10,000,000.00 Estimated cost

Completed Projects

CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

1. Contract Award & Original Contract Price

- Before a construction contract is awarded, sufficient budget must already be allocated for the project—either through the District’s annual budget process or through an approved budget amendment.
- The approved construction contract establishes the original contract price.
- The contract price is the starting point for tracking the District’s construction obligation.
- The overall project budget may also include contingencies, professional services, testing, equipment, and other authorized project costs.
- Project expenditures are tracked against the approved budget throughout construction.



CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

2. Progress Payments

- The contractor submits periodic payment applications based on work completed.
- District staff and the architect/engineer or construction team review the request and supporting documentation.
- Amounts are verified against the contract, schedule of values, approved change orders, and observed progress.
- Payment is processed only after the required review and approval steps are completed.

The contractor is paid as verified work is completed.



CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

3. Retainage

- A portion of eligible progress payments may be withheld as retainage, consistent with the contract and applicable requirements.
- Retainage helps protect the District while contractual work remains incomplete.
- The retained amount is tracked separately from amounts already paid.
- Retainage is addressed as the project reaches final completion and all required closeout conditions are satisfied.

A contractual safeguard during construction.



CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

4. Change Orders

- Change orders may result from unforeseen conditions, design revisions, owner-requested changes, credits, or other approved circumstances.
- Each change order documents the change in scope, cost, and/or schedule.
- Change orders follow the District's established review and approval process.
- Only approved changes become part of the revised contract amount.

Approved changes adjust the contract value and/or project time.



CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

5. Substantial Completion

- Substantial Completion means the work is sufficiently complete for the District to occupy or use the project for its intended purpose.
- A punch list identifies remaining items that must still be corrected or completed.
- The District continues to track outstanding work and contractual requirements.
- Substantial Completion is an important milestone, but it is not the same as Final Completion.

Substantial Completion does not automatically mean the project is fully closed or final payment is due.



CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

6. Final Completion & Project Closeout

- The contractor completes punch-list items and remaining contractual obligations.
- Required inspections, approvals, warranties, certifications, manuals, and other closeout documents are received.
- District staff and the project team verify completion of the required work
- Once contractual closeout requirements are satisfied, the project can move to final payment and financial reconciliation.



CONSTRUCTION PROJECT PAYMENT PROCESS

How Construction Payments Move Through a Project

7. Final Payment

- The final approved amount includes authorize change orders and applicable adjustments
- Prior progress payment are credited against the final contract amount
- Retainage and other amounts properly due are addressed in accordance with the contract
- Final Payment is released after required completion and closeout conditions have been satisfied

The final payment reconciles what is contractually due



Project	Approval Date	Budget Allocation	Percentage Completion	Estimated Completion Date
Sams Structural Repairs	Board Agenda 4/7/2026	\$2,500,000.00	15%	February 2027
Hanna ECHS Tennis Courts	Board Agenda 4/7/2026	\$1,000,000.00	75%	December 2026
Mini Gyms Phase III District Wide	Board Agenda 03/10/2020	\$7,000,000.00	10%	December 2027
Veterans ECHS Track & Field / Veterans Memorial Stadium Upgrades + Repairs	Board Agenda 2/7/2023	\$1,360,000.00	5%	TBD
FNS Warehouse/Freezer	Board Agenda 6/13/2023	\$3,644,356.69	80%	December 2026
BECHS HVAC Project Final Phase	Board Agenda 4/7/2026	\$1,260,000.00	5%	TBD
Chiller Project – Hanna ECHS, Porter ECHS, & Canales Elem	Board Agenda 5/20/2025	\$1,750,000.00	90%	December 2026

Current
Funded
Projects

Project	Approval Date	Budget Allocation	Percentage Completion	Estimated Completion Date
Aiken Roof Replacement	Board Agenda 4/7/2026	\$1,820,000	10%	TBD
Besteiro Roof Replacement	Board Agenda Pending	\$4,700,000	5%	TBD
Intercom Project 10 Schools	Board Agenda 12/8/2020	\$6,000,000	10%	TBD
Ortiz Chiller Project	Board Agenda Pending	\$2,500,000	0%	TBD
Rivera ECHS HVAC Project	Board Agenda Pending	\$4,980,000	0%	TBD
Pace ECHS Gym Floor & HVAC Project	Board Agenda Pending	\$1,222,400	3%	TBD

Current
Funded
Projects

Assigned Fund Balance 2025-2026

Projects Funded From Assigned Fund Balance

Funded Projects From Assigned Fund Balance

• Aiken Roof Replacement (Estimated)	\$ 1,820,000
• BECHS HVAC Final Phase	\$ 1,260,000
• Besteiro Roof Replacement (Estimated)	\$ 4,700,000
• FNS Freezer Project (Estimated to Completion)	\$ 350,000
• Intercom Project (Estimated 10 Schools)	\$ 6,000,000
• Mini Gyms Phase 3 (Estimated)	\$ 7,000,000
• Sams Structural Upgrades (Estimated)	\$ 2,500,000
• Hanna ECHS Tennis Courts (Estimated)	\$ 952,000
• Veteran's ECHS Stadium Upgrades (Estimated)	\$ 1,360,000
• Chiller Project – Hanna, Porter, Canales (Estimated)	<u>\$ 311,000</u>
Total Projects From Assigned Fund Balance	\$26,253,000

Unassigned Fund Balance 2026-2027

Projects Funded From Unassigned Fund Balance

Projected Fund Balance at 7/1/2026	\$90,397,669
Less:	
Funded Projects From Unassigned	
• Ortiz Chiller Project	\$ 2,500,000
• Rivera HVAC Project	\$ 4,980,000
• Pace ECHS Gym HVAC/Floor Project	<u>\$ 1,222,400</u>
Projected Balance After Funded Projects	\$81,695,269

Project	Estimated Cost
Oliveira Band Hall Roof Replacement	\$ 300,000
Rivera ECHS Tennis Courts	\$2,500,000
Lopez ECHS Tennis Courts	\$2,500,000
Total Unfunded Facility Needs	<u>\$5,300,000</u>

Unfunded
Facility
Needs

Unassigned Fund Balance

Impact of Future Commitments

Impact on Unassigned Fund Balance

Estimated Unassigned Fund Balance at 9/26	\$81,695,269
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Less: Unfunded Facility Needs

• Asbestos Abatement/Pace Gym	\$ 180,000
• Air Quality Remediation/Porter Band Hall	\$ 101,000
• Unfunded Facility Needs	<u>\$ 5,300,000</u>

Estimated Impact on Unassigned Fund Balance	\$76,114,269
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Moving forward, any new projects, programs, staffing, or other commitments without an identified funding source will require the use of the District's Unassigned Fund Balance.

Pace ECHS Gym Floor Update

Initial Assessment

- **Assessment Completed** – Initial assessment of the gym floor and surrounding conditions has been completed
- **Primary Cause Identified** – Improper ventilation and excessive moisture buildup associated with the faulty HVAC system
- **Required Sequence** – HVAC systems must be replaced and moisture conditions addressed prior to total gym floor replacement
- **Environmental/Air Quality Update** – Study has been completed, report was positive for asbestos. Abatement contractor has been contacted, awaiting remediation quote

Component	Estimated Cost
Moisture Investigation & Engineering Evaluation	\$ 22,400
New Gym Floor	\$ 280,000
Roof Drainage Improvements	\$ 50,000
Site Regrading and Crawl Space Encapsulation	\$ 150,000
HVAC Modifications & Controls	\$ 40,000
HVAC Replacement – 2 Units	\$ 600,000
Contingency	<u>\$ 80,000</u>
Total Estimated Project Cost	\$1,222,400**
FUNDING HAS BEEN ALLOCATED	

Estimated Project Cost

****Important Cost Consideration:** Asbestos remediation is **NOT** included in the current project estimate. Cost will be added once the abatement quote is received.

Porter ECHS Band Hall Update

Current Status

- **Condition Identified** – HVAC system was shut down during the summer months, resulting in moisture accumulation and subsequent mold spore buildup
- **Initial Air Quality Testing** – Testing was completed and returned positive for mold. The initial report recommended complete remediation
- **Abatement Contractor Review** – Contractor was dispatched to the site. Based on the conditions observed, the contractor questioned whether the recommended full remediation scope was warranted and advised obtaining a second opinion
- **Independent Follow-Up Testing** – The District requested additional independent testing to further evaluate the conditions and confirm the appropriate course of action

Avoid Unnecessary Remediation Costs:

A second assessment will help confirm the appropriate remediation scope before the District commits funds to a potentially extensive cleanup process

Next Step:

Await completion of the additional testing and final results, then determine whether professional remediation is required or whether the condition can be addressed by the District's Maintenance Department

District Objective:

Ensure a safe environment while using District resources responsibly and avoiding costs that may not be necessary

**Why a
Second
Evaluation
Matters**



AN EARLY COLLEGE DISTRICT

BROWNSVILLE

INDEPENDENT SCHOOL DISTRICT

District HVAC Systems Analysis 2025 Citizens Facilities Committee

#	School Selection	Priority Ranking	Estimated Cost	Current Status
1	Aiken Elementary	1 – Must Do	\$ 3,000,000	Completed
2	Benavides Elementary	1 – Must Do	\$ 7,150,000	Pending Funding
3	Breeden Elementary	1 – Must Do	\$ 12,000,000	Pending Funding
4	Brite Elementary	1 – Must Do	\$3,000,000 (YTD Spend \$120,000)	Partially Complete
5	Ortiz Elementary	1 – Must Do	\$ 3,000,000	In Progress
6	Russell Elementary	1 – Must Do	\$5,000,000 (YTD Spend \$386,000)	Partially Complete
7	Canales Elementary	1 – Must Do	\$2,556,890 (YTD Spend \$250,000)	Partially Complete
8	Champion Elementary	1 – Must Do	\$ 7,150,000	Pending Funding
9	Egly Elementary	1 – Must Do	\$ 6,110,000	Pending Funding
10	Garden Park Elementary	1 – Must Do	\$ 15,000,000	Pending Funding
11	Perez Elementary	1 – Must Do	\$ 6,110,000	Pending Funding
12	Del Castillo-Morningside	1 – Must Do	\$ 2,000,000	Partially Complete
13	Hudson Elementary	1 – Must Do	\$ 6,500,000	Pending Funding
14	Paredes Elementary	1 – Must Do	\$ 6,500,000	Pending Funding
15	Pace Early College High	1 – Must Do	\$ 10,787,380	Pending Funding
16	Garcia Middle School	1 – Must Do	\$ 10,000,000	Pending Funding
17	Lopez Early College High	1 – Must Do	\$ 35,000,000	Pending Funding
18	Martin Elementary	1 – Must Do	\$ 600,000	Pending Funding
19	Porter Early College High	1 – Must Do	\$35,154,861 (YTD Spend \$1,000,000)	Partially Complete
20	Oliveira Middle School	1 – Must Do	\$ 47,520	Pending Funding
21	Vermillion Elementary	1 – Must Do	\$ 6,200,000	Pending Funding
22	Villa Nueva Elementary	1 – Must Do	\$ 2,298,470	Pending Funding
23	Gallegos Elementary	1 – Must Do	\$ 7,150,000	Pending Funding
24	Lucio Middle School	1 – Must Do	\$ 10,000,000	Pending Funding
25	Judge Reynaldo G. Garza	1 – Must Do	TBD	Pending Funding
26	Pena Elementary	1 – Must Do	TBD	Pending Funding
27	Pace Early College High	1 – Must Do	\$1,200,000	In Progress

Total Estimated Amount	\$ 203,515,121
Year to Date Spend	\$ 4,756,000
Total Estimated Amount	\$ 198,759,121

HVAC and Roofing Analysis

2025 Citizens Facilities Committee



AN EARLY COLLEGE DISTRICT

BROWNSVILLE

INDEPENDENT SCHOOL DISTRICT

District Roofing Analysis 2025 Citizens Facilities Committee

#	School Selection	Priority	Estimated Cost	Current Status
1	Aiken Elementary	1 – Must Do	\$ 2,300,000	In Progress
2	Benavides Elementary	1 – Must Do	\$ 2,500,000	Pending Funding
3	Breeden Elementary	1 – Must Do	\$ 3,100,000	Pending Funding
4	Brite Elementary	1 – Must Do	\$ 2,700,000	Pending Funding
5	Martin Elementary	1 – Must Do	\$ 3,000,000	Pending Funding
6	Pullam Elementary	1 – Must Do	\$ 2,800,000	Pending Funding
7	Burns Elementary	1 – Must Do	\$ 3,000,000	Pending Funding
8	Champion Elementary	1 – Must Do	\$ 2,500,000	Pending Funding
9	Egly Elementary	1 – Must Do	\$ 3,200,000	Pending Funding
10	Garden Park Elementary	1 – Must Do	\$ 2,300,000	Pending Funding
11	Hudson Elementary	1 – Must Do	\$ 2,600,000	Pending Funding
12	Paredes Elementary	1 – Must Do	\$ 2,500,000	Pending Funding
13	Perez Elementary	1 – Must Do	\$ 2,500,000	Pending Funding
14	Besteiro Middle School	1 – Must Do	\$ 6,112,670	In Progress
15	Garcia Middle School	1 – Must Do	\$ 3,700,000	Pending Funding
16	Rivera Early College High School	1 – Must Do	\$ 13,693,958	Pending Funding
17	Cromack-Castaneda Elementary	1 – Must Do	\$ 4,800,000	Pending Funding
18	Faulk Middle School		\$ 4,369,706	Pending Funding
19	Ortiz Elementary	1 – Must Do	\$ 2,500,000	Pending Funding
20	Hanna Early College High School	1 – Must Do	\$ 10,200,000	Pending Funding
21	Judge Reynaldo G. Garza at	1 – Must Do	\$ 200,000	Pending Funding
22	Palm Grove Elementary	1 – Must Do	\$ 2,511,864	Pending Funding
23	Vermillion Elementary	1 – Must Do	\$ 3,100,000	Partially Complete
24	Villa Nueva Elementary	1 – Must Do	\$ 2,100,000	Pending Funding
25	Gallegos Elementary	1 – Must Do	\$ 2,500,000	Pending Funding
26	Cromack-Castaneda Elementary	1 – Must Do	TBD	Pending Funding
27	Oliveira Middle School	1 – Must Do	\$ 1,018,294	Pending Funding
28	Lopez Early College High School	1 – Must Do	\$ 5,200,000	Pending Funding
29	Lucio Middle School	1 – Must Do	\$ 3,600,000	Pending Funding
30	Perkins Middle School	1 – Must Do	\$ 3,000,000	Pending Funding

Total Estimated Amount	\$ 103,606,492
Year to Date Spend	\$ 0
Total Estimated Amount	\$ 103,606,492

HVAC & Roofing Current Financial Impact

2025 Citizens
Facilities Committee
Identified Needs

Facility Need	Total Identified	Addressed	Remaining Need
HVAC Systems	\$203,515,121	\$4,756,000	\$198,759,121
Roofing	<u>\$103,606,492</u>	<u>\$ - 0 -</u>	<u>\$ 103,606,492</u>
TOTAL	\$307,121,613	\$4,756,000	\$302,365,613

\$302.4 Million
Remaining HVAC & Roofing Needs
Approximately 98.5% of the original identified need

The background of the slide is a photograph of a classroom. In the foreground, a young boy with dark, curly hair is sitting at a desk, looking down at a piece of paper. He is wearing a grey sweater. To his right, another child is partially visible, wearing a red shirt. In the background, a teacher with dark hair is standing and looking towards the students. The classroom has colorful posters on the walls and a desk with the number '34' on it.

Thank you

Dr. Timothy E. Cuff – Superintendent of Schools

Rosario Peña, RTSBA – Assistant Superintendent for
Administration and Finance

Eliud Ornelas, RTSBA – Interim Facilities/Maintenance
Director