



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	Allen Elementary	1 - Must Do	\$ 3,000,000	Completed
2	Beauvies Elementary	1 - Must Do	\$ 7,150,000	Pending Funding
3	Breeden Elementary	1 - Must Do	\$ 12,000,000	Pending Funding
4	Bribe Elementary	1 - Must Do	\$1,000,000 (YTD Spend \$170,000)	Partially Complete
5	Ortiz Elementary	1 - Must Do	\$ 3,000,000	In Progress
6	Russell Elementary	1 - Must Do	\$5,000,000 (YTD Spend \$350,000)	Partially Complete
7	Caasler Elementary	1 - Must Do	\$2,550,000 (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	Marilla Elementary	1 - Must Do	\$ 600,000	Pending Funding
19	Porter Early College High	1 - Must Do	\$5,150,000 (YTD Spend \$1,000,000)	Partially Complete
20	O'Brien 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	Lacio 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



AN EARLY COLLEGE DISTRICT
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District Roofing Analysis
2025 Citizens Facilities Committee

#	School Selection	Priority	Estimated Cost	Current Status
1	Allen Elementary	1 - Must Do	\$ 2,300,000	In Progress
2	Beauvies Elementary	1 - Must Do	\$ 2,500,000	Pending Funding
3	Breeden Elementary	1 - Must Do	\$ 3,100,000	Pending Funding
4	Bribe Elementary	1 - Must Do	\$ 2,700,000	Pending Funding
5	Marilla Elementary	1 - Must Do	\$ 3,000,000	Pending Funding
6	Palham Elementary	1 - Must Do	\$ 2,000,000	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	\$ 3,300,000	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	Bastardo Middle School	1 - Must Do	\$ 4,112,670	In Progress
15	Garcia Middle School	1 - Must Do	\$ 1,700,000	Pending Funding
16	Keven Early College High School	1 - Must Do	\$ 13,093,958	Pending Funding
17	Cronack-Castaneda Elementary	1 - Must Do	\$ 4,900,000	Pending Funding
18	Faub Middle School		\$ 4,349,706	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	Cronack-Castaneda Elementary	1 - Must Do	TBD	Pending Funding
27	O'Brien Middle School	1 - Must Do	\$ 1,018,194	Pending Funding
28	Lopez Early College High School	1 - Must Do	\$ 5,200,000	Pending Funding
29	Lacio 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 and
Roofing Analysis
2025
Citizens Facilities
Committee



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



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District HVAC Systems Analysis 2025 Citizens Facilities Committee

#	School Selection	Discipline Code	Classification Code	Priority Ranking	Notes/Comments/Detailed Description	Estimated Cost	Current Status
1	Aiken Elementary	M – Mechanical	HV - HVAC	1 – Must Do	HVAC issues, new HVAC units with old ducts, 4 classrooms vacant due to ceiling issue, flooding in some classrooms when power goes out and shuts down chiller system/water pump	\$ 3,000,000	Completed
2	Benavides Elementary	M – Mechanical	HV - HVAC	1 – Must Do	HVAC units need to be replaced and HVAC maintenance	\$ 7,150,000	Pending Funding
3	Breeden Elementary	M – Mechanical	HV - HVAC	1 – Must Do	HVAC units need to be replaced	\$ 12,000,000	Pending Funding
4	Brite Elementary	M – Mechanical	HV - HVAC	1 – Must Do	The HVAC unit in the server/electrical room located inside the library overheats and leaks. There is no door with vent to this area for proper ventilation and airflow.	\$3,000,000 (YTD Spend \$120,000)	Partially Complete
5	Ortiz Elementary	M – Mechanical	HV - HVAC	1 – Must Do	Ortiz Elementary has experienced ongoing issues with the HVAC units since the school's construction. When the chillers malfunction, the walls and floors become wet and slippery, creating a safety hazard. Legal representation has been necessary in cases where adults have fallen on campus due to these conditions. The chillers are new, but they were a trial product when installed. These are the same chillers that led to last year's relocation. To date, we have no clear understanding of what corrections are needed, as the issue persists. The HVAC units located behind each hallway need frequent maintenance and/or to be replaced. The last maintenance cleaning was done was eight (8) years ago.	\$ 3,000,000	In Progress
6	Russell Elementary	M – Mechanical	HV - HVAC	1 – Must Do	HVAC unit replacement/upgrades needed.	\$5,000,000 (YTD Spend \$386,000)	Partially Complete
7	Canales Elementary	M – Mechanical	HV - HVAC	1 – Must Do	HVAC issues throughout buildings. Need complete assessment of HVAC units.	\$2,556,890 (YTD Spend \$250,000)	Partially Complete
8	Champion Elementary	M – Mechanical	HV - HVAC	1 – Must Do	Condensation due to HVAC issues in some classrooms and other areas.	\$ 7,150,000	Pending Funding
9	Egley Elementary	M – Mechanical	HV - HVAC	1 – Must Do	Condensation due to HVAC issues in some classrooms and other areas.	\$ 6,110,000	Pending Funding
10	Garden Park Elementary	M – Mechanical	HV - HVAC	1 – Must Do	Condensation due to HVAC issues in some classrooms and other areas.	\$ 15,000,000	Pending Funding
11	Perez Elementary	M – Mechanical	HV - HVAC	1 – Must Do	Condensation due to HVAC issues in some classrooms and other areas.	\$ 6,110,000	Pending Funding



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#	School Selection	Discipline Code	Classification Code	Priority Ranking	Notes/Comments/Detailed Description	Estimated Cost	Current Status
12	Del Castillo-Morningside Elementary	M - Mechanical	HV - HVAC	1 - Must Do	HVAC in various classrooms and hallways.	\$ 2,000,000	Pending Funding
13	Hudson Elementary	M - Mechanical	HV - HVAC	1 - Must Do	Need to upgrade HVAC throughout campus. Current HVAC is original to campus (26 years old).	\$ 6,500,000	Pending Funding
14	Paredes Elementary	M - Mechanical	HV - HVAC	1 - Must Do	HVAC replacement for rooftop units that are 10-11 years old.	\$ 6,500,000	Pending Funding
15	Pace Early College High	M - Mechanical	HV - HVAC	1 - Must Do	HVAC replacement in different areas of campus.	\$ 10,787,380	Pending Funding
16	Garcia Middle School	A - Architecture	HV - HVAC	1 - Must Do	HVAC issues throughout campus, including Gymnasium.	\$ 10,000,000	Pending Funding
17	Lopez Early College High School	M - Mechanical	HV - HVAC	1 - Must Do	Needs one chiller, one power generator, and all main electrical breakers	\$ 35,000,000	Pending Funding
18	Martin Elementary	M - Mechanical	HV - HVAC	1 - Must Do	No HVAC systems in restrooms or hallways, or faculty areas of new building(s).	\$ 600,000	Pending Funding
19	Porter Early College High School	M - Mechanical	HV - HVAC	1 - Must Do	Recommendation for HVAC Replacement at Porter Early College High School To improve energy efficiency, air quality, and comfort, a full HVAC system replacement is recommended at Porter Early College High School. Key components include: -New Equipment: Modern, energy-efficient units (e.g., rooftop or split systems) tailored to school needs. -Ventilation and Filtration: Enhanced air intake with high-efficiency (MERV 13+) filters for improved air quality. -Advanced Controls: A Building Automation System (BAS) for precise temperature control and real-time monitoring. -Energy Code Compliance: Updated system meeting current energy standards for schools. -Sustainable Options: Energy-saving technologies, such as VRF and energy recovery ventilators, to reduce usage. -Eco-Friendly Refrigerants: Low GWP refrigerants to support environmental goals. -Safe Removal: Dismantling and disposing of outdated equipment per regulations. -Ductwork and Insulation: Upgraded, sealed, and insulated for improved efficiency. -Electrical and Plumbing Updates: New connections to meet system requirements.	\$35,154,861 (YTD Spend \$1,000,000)	Partially Complete
20	Oliveira Middle School	M - Mechanical	HV - HVAC	1 - Must Do	HVAC issues in classroom 413.	\$ 47,520	Pending Funding



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District HVAC Systems Analysis 2025 Citizens Facilities Committee

#	School Selection	Discipline Code	Classification Code	Priority Ranking	Notes/Comments/Detailed Description	Estimated Cost	Current Status
21	Vermillion Elementary	M - Mechanical	HV - HVAC	1 - Must Do	HVAC unit replacement/upgrades needed for many classrooms. Ongoing/repetitive work orders for HVAC issues are submitted (even after they have been fixed).	\$ 6,200,000	Pending Funding
22	Villa Nueva Elementary	M - Mechanical	HV - HVAC	1 - Must Do	HVAC issues in the Pre-K wing.	\$ 2,298,470	Pending Funding
23	Gallegos Elementary	M - Mechanical	HV - HVAC	1 - Must Do	Need to upgrade HVAC throughout campus. Current HVAC is original to campus (25 years old).	\$ 7,150,000	Pending Funding
24	Lucio Middle School	C - Civil	HV - HVAC	1 - Must Do	HVAC issues throughout campus.	\$ 10,000,000	Pending Funding
25	Judge Reynaldo G. Garza	M - Mechanical	HV - HVAC	1 - Must Do	Update HVAC systems throughout campus.	TBD	Pending Funding
26	Pena Elementary	M - Mechanical	HV - HVAC	1 - Must Do	Continuous issues with HVAC chiller system.	TBD	Pending Funding
27	Pace Early College High School	AT - Athletics	HV - HVAC	1 - Must Do	HVAC units leak in girls' locker room. Need to be replaced.	\$1,200,000	In Progress

Total Estimated Amount \$ 203,515,121

Year to Date Spend \$ 4,756,000

Total Estimated Amount \$ 198,759,121



AN EARLY COLLEGE DISTRICT

BROWNSVILLE

INDEPENDENT SCHOOL DISTRICT

District Roofing Analysis

2025 Citizens Facilities Committee

#	School Selection	Discipline Code	Classification Code	Priority	Notes/Comments/Detailed Description	Estimated Cost	Current Status
1	Alken Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus)	\$ 2,300,000	In Progress
2	Benavides Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus)	\$ 2,500,000	Pending Funding
3	Breedon Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus)	\$ 3,100,000	Pending Funding
4	Brite Elementary	A - Architecture	RF - Roofing	I - Must Do	Roof replacement needed. Metal rusted and leaks in server room on rainy days.	\$ 2,700,000	Pending Funding
5	Martin Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus). Current roof more than 20 years old. Roof leaks	\$ 3,000,000	Pending Funding
6	Pullam Elementary	A - Architecture	RF - Roofing	I - Must Do	Roof leaks in the area of the library and music room.	\$ 2,800,000	Pending Funding
7	Burns Elementary	A - Architecture	RF - Roofing	I - Must Do	Need roof replacement. The last roof replacement was in 2009-2010 (15 years ago)	\$ 3,000,000	Pending Funding
8	Champion Elementary	A - Architecture	RF - Roofing	I - Must Do	Roofing leaks throughout classrooms.	\$ 2,500,000	Pending Funding
9	Egley Elementary	A - Architecture	RF - Roofing	I - Must Do	5 Main Building and Classrooms roof leaks Campus wide roof replacement	\$ 3,200,000	Pending Funding
10	Garden Park Elementary	A - Architecture	RF - Roofing	I - Must Do	Roof replacement in mini-gym. Current leaking is causing visible tear in vinyl ceiling.	\$ 2,300,000	Pending Funding
11	Hudson Elementary	M - Mechanical	RF - Roofing	I - Must Do	Complete roof replacement (entire campus). Current roof is original to campus (26 years)	\$ 2,600,000	Pending Funding
12	Paredes Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus). Current roof is original to campus (23 years)	\$ 2,500,000	Pending Funding
13	Perez Elementary	A - Architecture	RF - Roofing	I - Must Do	Classroom roofing leaks in the 200's and 20's classrooms/hallways. Need to do complete assessment of roofs in these areas to determine if a complete roof replacement is needed	\$ 2,500,000	Pending Funding
14	Besteiro Middle School	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus) Many classrooms throughout campus leak when it rains	\$ 6,112,670	In Progress
15	Garcia Middle School	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus) Many classrooms throughout campus leak when it rains. Current roof is original to the campus (22 years old).	\$ 3,700,000	Pending Funding
16	Rivera Early College High School	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus). Roof leaks throughout the campus	\$ 13,693,958	Pending Funding
17	Cromack-Castaneda Elementary	A - Architecture	RF - Roofing	I - Must Do	Current roof has many leaks and is 24 years old The sub-committee consensus is that since it is a metal roof should not need replacing yet. Need to do proper assessment (by engineer/architect) to determine if roof replacement is needed and when.	\$ 4,800,000	Pending Funding
18	Faulk Middle School	A - Architecture	RF - Roofing	I - Must Do	6. Roof Replacement Campus wide roof replacement Includes a 2% monthly cost escalation to account for inflation. Assumption that work on this project would begin until 2026	\$ 4,369,706	Pending Funding
19	Ortiz Elementary	A - Architecture	RF - Roofing	I - Must Do	The roof has been leaking since 2010 Room 101, 103, 104, 210, 303, 304, 305, 310, 403, 404, 501, 503, 504, 505, 507, 509, 510 Hallways 200s, Hallways 500s, Foyer, counselors, parent center, storage room, and nurse	\$ 2,500,000	Pending Funding
20	Hanna Early College High School	M - Mechanical	RF - Roofing	I - Must Do	Replacement of roofs in Hanna Main Building. A lot of leaks in classrooms main building	\$ 10,200,000	Pending Funding
21	Judge Reynaldo G Garza at Southmost Elementary	A - Architecture	RF - Roofing	I - Must Do	Roofing issues (leaks when raining) in Buildings J, C, E and Library	\$ 200,000	Pending Funding
22	Palm Grove Elementary	A - Architecture	RF - Roofing	I - Must Do	4. Roof Replacement Campus wide roof replacement Includes a 2% monthly cost escalation to account for inflation. Assumption that work on this project would begin until 2026	\$ 2,511,864	Pending Funding
23	Vermillion Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus) Many work orders are submitted throughout the school year for roof	\$ 3,100,000	Pending Funding
24	Villa Nueva Elementary	A - Architecture	RF - Roofing	I - Must Do	Roof damage in the Pre-K wing. Need to assess roof to see if needs to be replaced.	\$ 2,100,000	Pending Funding



District Roofing Analysis
2025 Citizens Facilities Committee

#	School Selection	Discipline Code	Classification Code	Priority	Notes/Comments/Detailed Description	Estimated Cost	Current Status
25	Gallegos Elementary	A - Architecture	RF - Roofing	I - Must Do	Complete roof replacement (entire campus). Current roof is original to campus (25 years old). Mini-gym roof also leaking, causing pieces of insulation to fall from ceiling.	\$ 2,500,000	Pending Funding
26	Cromack-Castaneda Elementary	A - Architecture	RF - Roofing	I - Must Do	The request is that an enclosed building, instead of walkway, with AC be built connecting both building and painting done to make it look uniform.	TBD	Pending Funding
27	Olivera Middle School	M - Mechanical	HV - HVAC	I - Must Do	Roofing leaks in front Office and 100-Wing classrooms. Need to do complete assessment of roofs in these areas to determine if a complete roof replacement is needed.	\$ 1,018,294	Pending Funding
28	Lopez Early College High School	A - Architecture	HV - HVAC	I - Must Do	Roofing needs to be replaced in the A-Wing, Main Lobby, Band Hall, AG Building, Cafeteria, Theater, S-Building, and H-Building.	\$ 5,200,000	Pending Funding
29	Lucio Middle School	A - Architecture	HV - HVAC	I - Must Do	Complete roof replacement (entire campus), including gymnasium, band hall and choir area.	\$ 3,600,000	Pending Funding
30	Perkins Middle School	M - Mechanical	HV - HVAC	I - Must Do	Complete roof replacement (entire campus). Many classrooms throughout campus leak when it rains.	\$ 3,000,000	Pending Funding

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