



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
September 16, 2026**

The Board of Regents Building Committee of the Lee College District met on September 16, 2026, at the President's Conference Room, Rundell Hall, Room 200-G. Daryl Fontenot, Committee Chair, called the meeting to order at 5:01 p.m.

PRESENT: Daryl Fontenot, Committee Chair; Mark Himself; Pam Warford
Jacob Atkin, President; Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives and External Affairs; John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; David Mohlman, Coordinator of Board Relations; Chris Laack, Pfluger Architects

VIRTUAL: Stephen Dorman, Sledge Engineering

ABSENT: Mark Jaime, Director, Physical Plant

FACILITIES MASTER PLAN UPDATE

In recognition of his firm's work with Lee College, Mr. Laack presented a boxed kit with hammer and hardware to Mr. Atkin, then he summarized the facilities master plan status.

Additional project scope has been added – the firm has been asked to consider utility and engineering matters – thus, completion more likely will be in January than December, Mr. Laack said. Mr. Atkin elaborated, explaining the rationale to add a more comprehensive evaluation of taking down pipe racks and moving pipes underground, as well as considering utility back-up options. Discussion ensued. Estimated cost to take down and move pipes is \$2.5 to \$3 million.

A decision on moving some programs to the college's I-10/North Main property will wait until after the several program location options are presented to the full board, Mr. Laack said.

The Ideation phase is ending; the project is moving to the Implementation phase. Mr. Laack identified topics covered in the 14 meetings that have been completed since June 1. Discussion in the meetings has included I-10/North Main property options, especially along the frontage road, as well as placement of buildings at that site. Also discussed has been placement of the proposed new Welcome Center at main campus. Resolving a previous question, the firm has learned that Harris County, not Lee College, is owner of the McNair Center property, he said.

Mr. Laack showed proposed items for removal, and proposed additions, as presented for feedback in August to the working group. During ensuing discussion, Mr. Laack said not all removals and additions are intended to be immediate. Proposed master plan phases consist of short, mid, and long term goals, grouped as high priority, medium priority and low or growth-dependent priority, with Phase 1 extending up to five years, Phase 2 from 5-7 years, and Phase 3 from 8-10 years. Priority rankings of items within each phase would be appropriate, he added.

A Welcome Center focus group met in September to establish what the facility would include. Mr. Laack said the group began by considering services and offices now in Rundell, and also went on a virtual tour of a similar facility at two other colleges.

Mr. Laack identified next steps as planned through early October. During Q&A that ensued, Mr. Laack identified content to be presented to the full Board of Regents on September 22, and he reviewed the process that has led to identification of the I-10/North Main property as a likely site for petrochemical and technical studies.

(At approximately 6:10 pm, Mr. Laack, Regent Himsel and Ms. Gallagher left the meeting.)

FY 2027 VEHICLE LIFECYCLE REPLACEMENTS

Mr. Handley presented a spreadsheet of college vehicles that are proposed for replacement this fiscal year, along with new vehicle pricing summary pages. Presentation of an action item to the full board is planned for next month, he said. Discussion included the anticipated uses for the new vehicles, and the challenges of holding end-of-life vehicles for sale by the college to the public, rather than trading in these vehicles as part of the replacement transaction.

ITEMS TO PRESENT TO FULL BOARD ON SEPTEMBER 22

None.

UPDATES ON CURRENT PROJECTS

A spreadsheet reflecting status of ADA Phase 2 and Life Safety work was distributed – sidewalk replacement and lighting projects are continuing. The spreadsheet also included Campus Master Plan expenses and payments.

MATTERS OF CONCERN FOR FUTURE AGENDAS

None.

Adjournment

Committee Chair Fontenot declared the meeting adjourned at 6:20 p.m.

Chairman, Board of Regents

Secretary, Board of Regents