

Lee College Master Plan

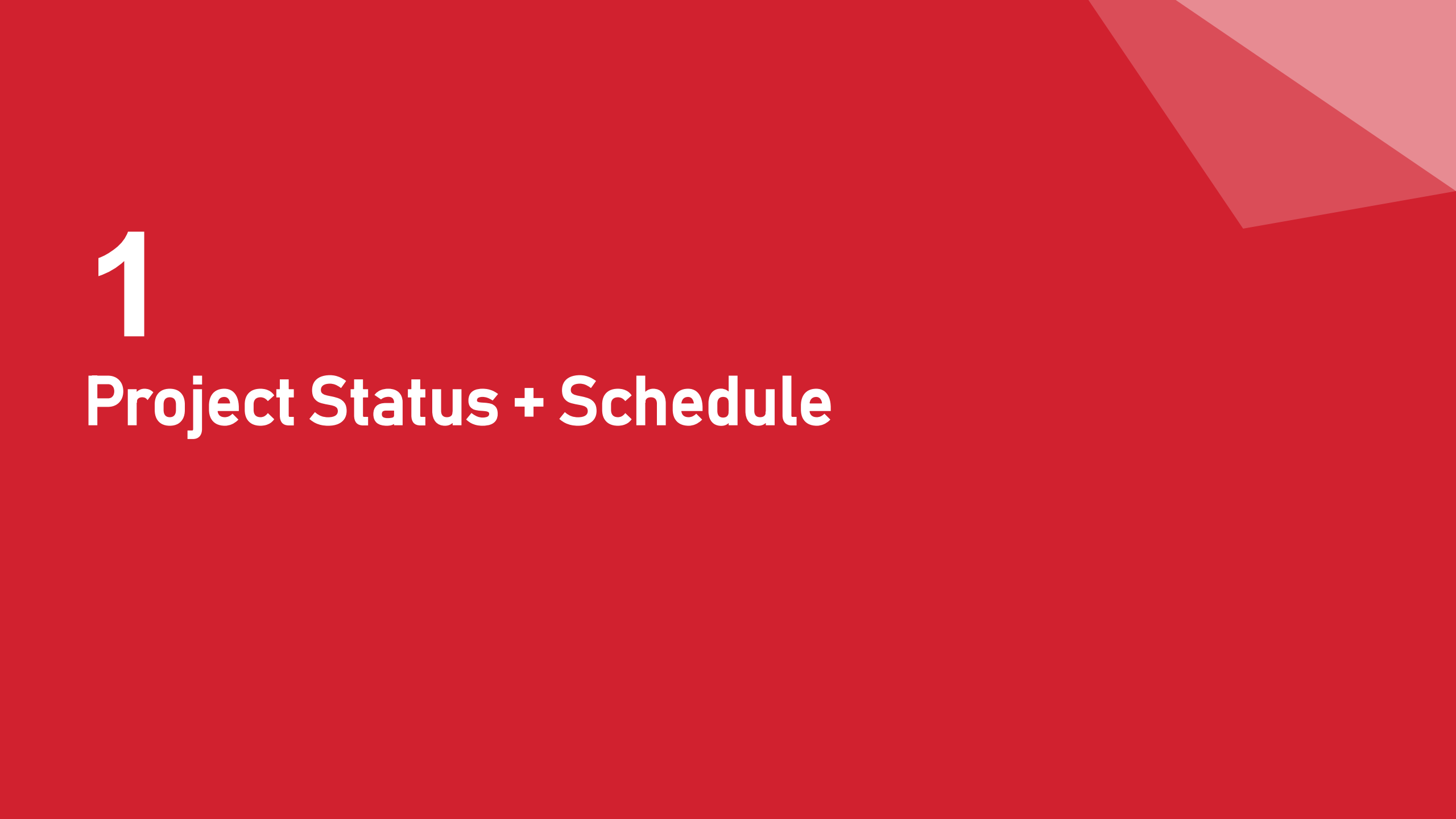
Board Workshop

October 2026



LEE COLLEGE

pfluger



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Project Status + Schedule

Phase 1

DISCOVERY

Phase 2

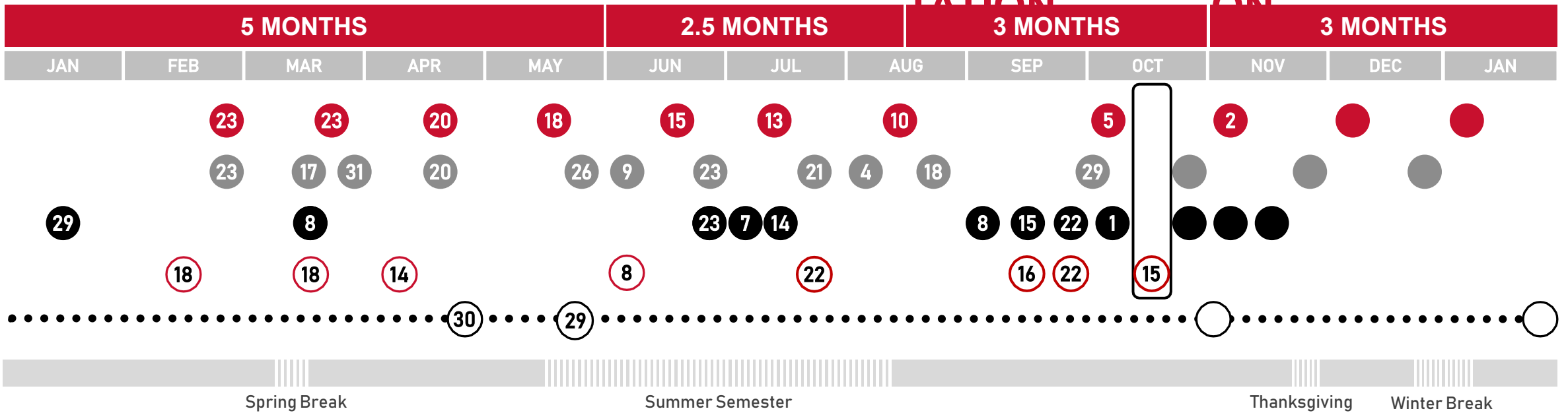
IDEATION

Phase 3

IMPLEMENTATION

Phase 4

FINALIZATION



- Campus immersion - Stakeholder engagement - Campus analysis - Space analysis and planning tool - Discovery Phase review and validation	- Develop plan alternatives - Test and refine plan alternatives - Alternatives Phase review and validation	- Preliminary plan - Implementation strategy	- Guidelines - Final plan review and approval
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- Steering Committee Meeting
- Working Group Meeting
- Board of Regents/Building Committee
- Virtual Touchbase
- Focus Group Sessions
- Milestone Deliverable

IDEATION/IMPLEMENTATION ANALYTICS

WORKSHOPS

18

Completed
June 1 – Present
33 Hours

4
STEERING
COMMITTEES

8
WORKING
GROUPS

7
FOCUS
GROUPS

TOPICS COVERED



Building
Decommissioning
& Program
Relocation



Campus Edge &
Community
Relationship



New
Building
Placement



Targeted
Building
Renovation



Student
Life
&
Experience



Landscape &
Pedestrian
Connectivity



Future Growth,
Parking
& Access



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Campus Scenarios

PROGRAMMING CABINET

MEETING SUMMARY

What do you want to get out of the Master Plan?

- **Workforce and industry alignment**

Dedicated space for professional workforce training, contract training, company and ISD partnerships, and visible commitment to meeting regional and industry workforce needs

- **Campus identity and wayfinding**

A welcoming, navigable campus with clear building purposes, intentional "front faces," and a central student services hub

- **Infrastructure modernization**

Upgraded utility infrastructure including pipe racks and electrical delivery systems

- **Academic partnerships and growth**

A University Center model to support four-year university partners and new energy-sector programming

- **Flexible, future-ready learning spaces**

Collaborative environments designed for evolving instructional methods and enrollment growth

- **Administrative consolidation**

Optimized staff and administrative locations mapped for efficiency

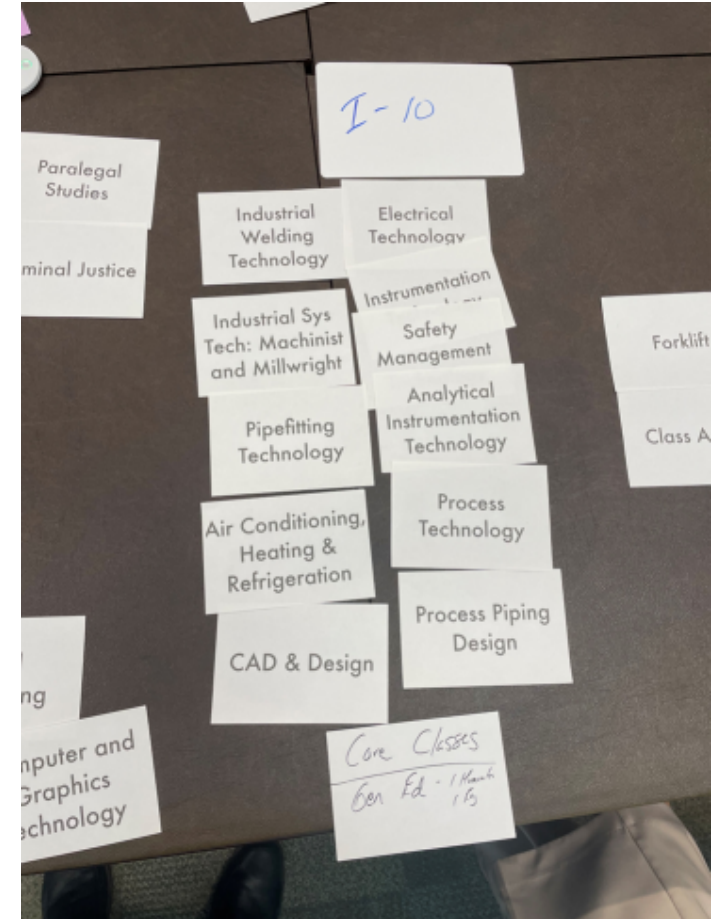
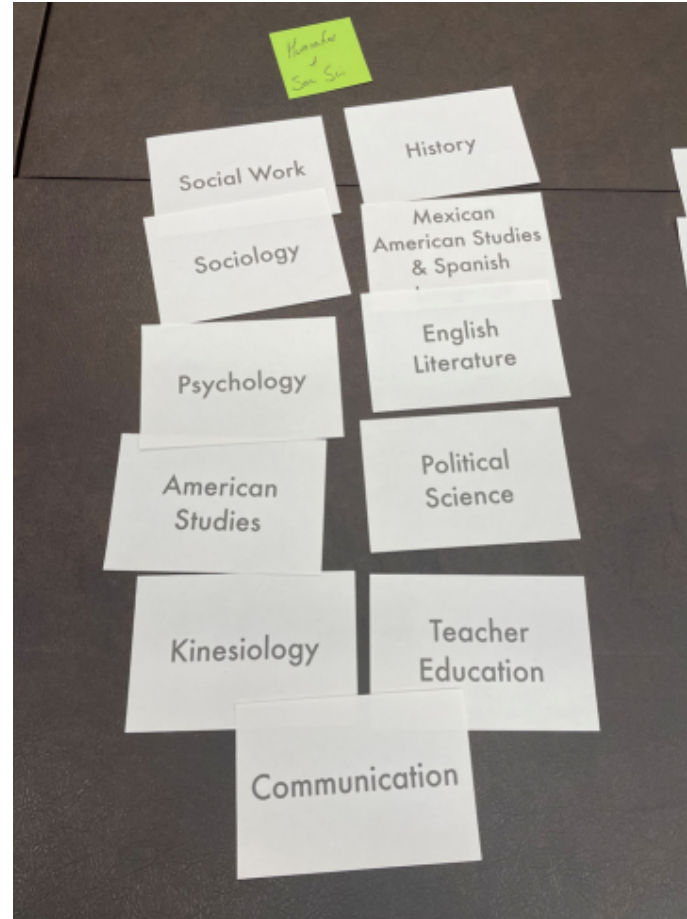
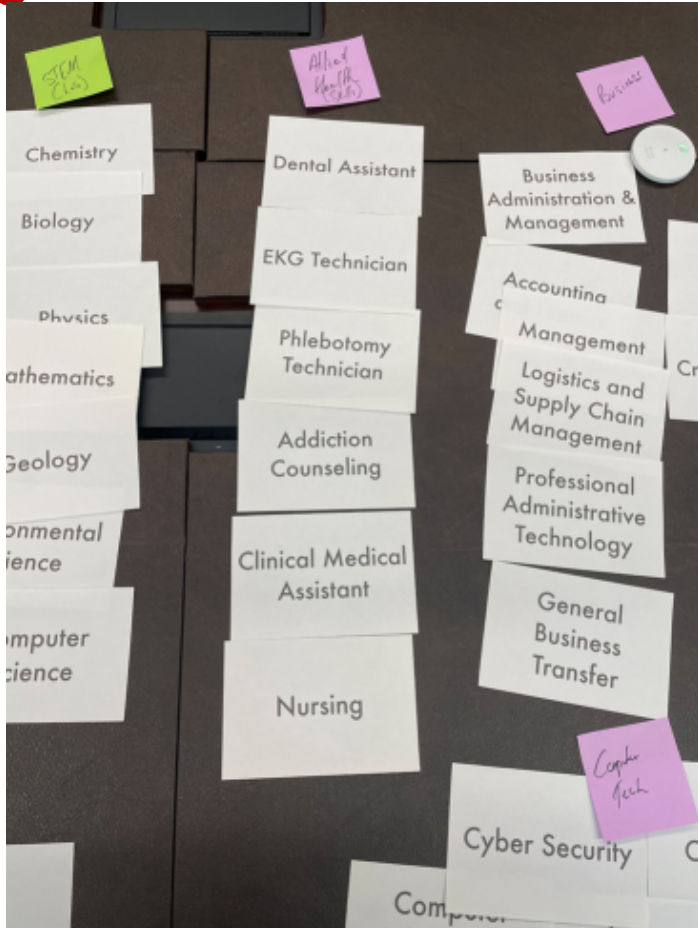
- **Community-serving programs**

Expanded offerings including rural outreach, child care, and health services with internship pathways

PROGRAMMING CABINET

How should we group Lee College's programs?

MEETING SUMMARY



PROGRAMMING CABINET MEETING SUMMARY



Program Assessment

- Denied Demand Programs:
Nursing
- New Programs:
Electrical Technology
- Programs with Facility Issues: Welding,
HVAC, Process Technology



Identified Needs

- New energy building &
university center needed
- Flexible spaces for new
instructional methods
- Proper CDL training pad
- Student Services located
at McNair



Campus Realities

- Main: mature & green but
aging, tight, poor wayfinding
- McNair: I-10 access but
can't expand, flood zone
- I-10: room to scale, high
visibility, industry potential

Key Takeaways

- Explore Petro-Chem & CTE placement
based on appropriateness
- Realign programs based on synergy
- Help Lee College make an informed
decision on individual campus identity

OPTION #1

New Petro-Chem on Main Campus + Expand McNair

Maintain and expand the McNair campus to accommodate future CTE growth, while constructing a new Petrochemical building on the south edge of the main Baytown campus. This preserves the current two-campus model for workforce programs.

PROS

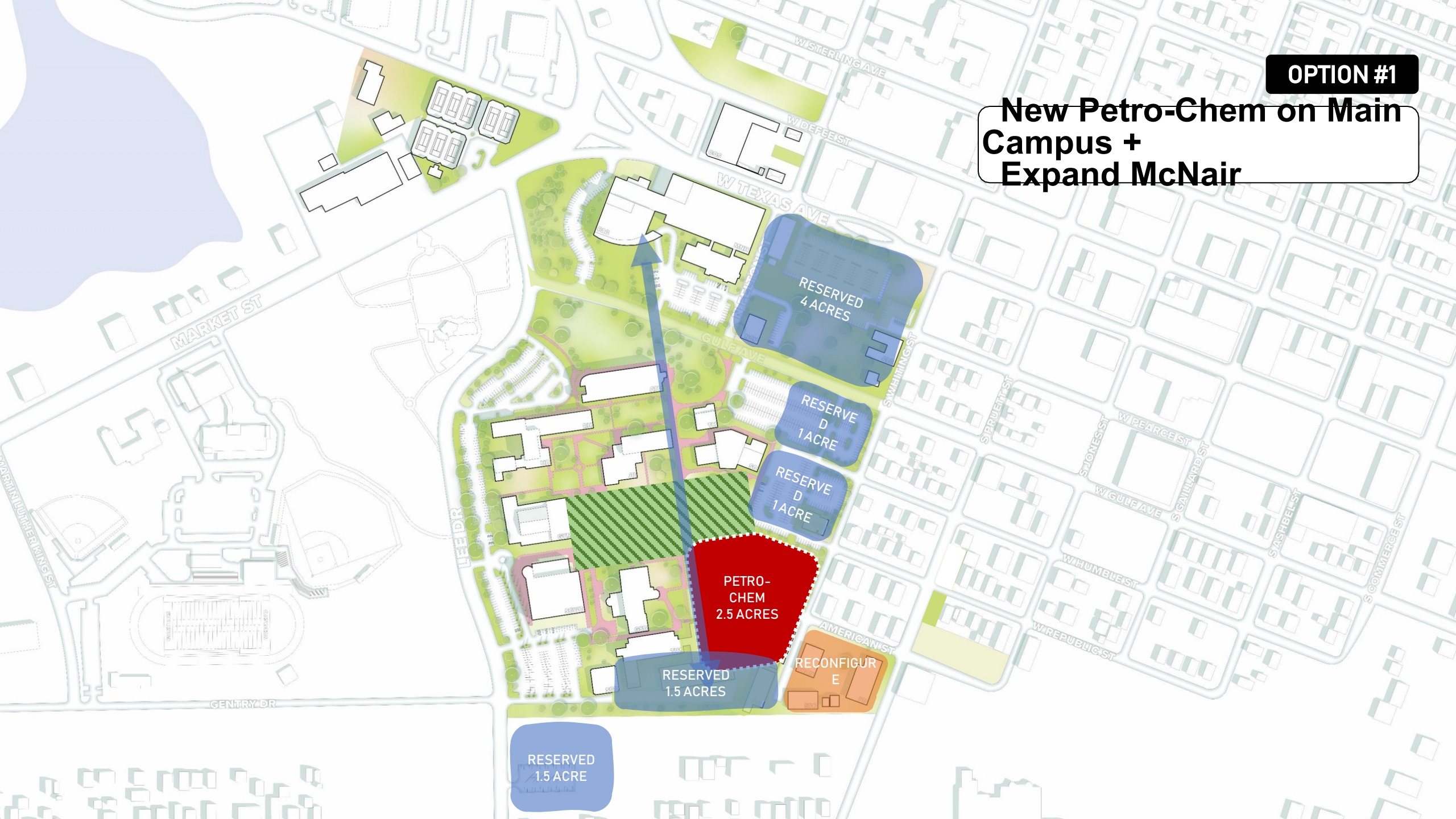
- + New, purpose-built Petro-Chem facility on main campus
- + Maintains existing McNair operations during construction
- + Keeps workforce programs visible on I-10
- + Preserves future-use land on north/south end of main campus.
- + Lower disruption to current CTE students

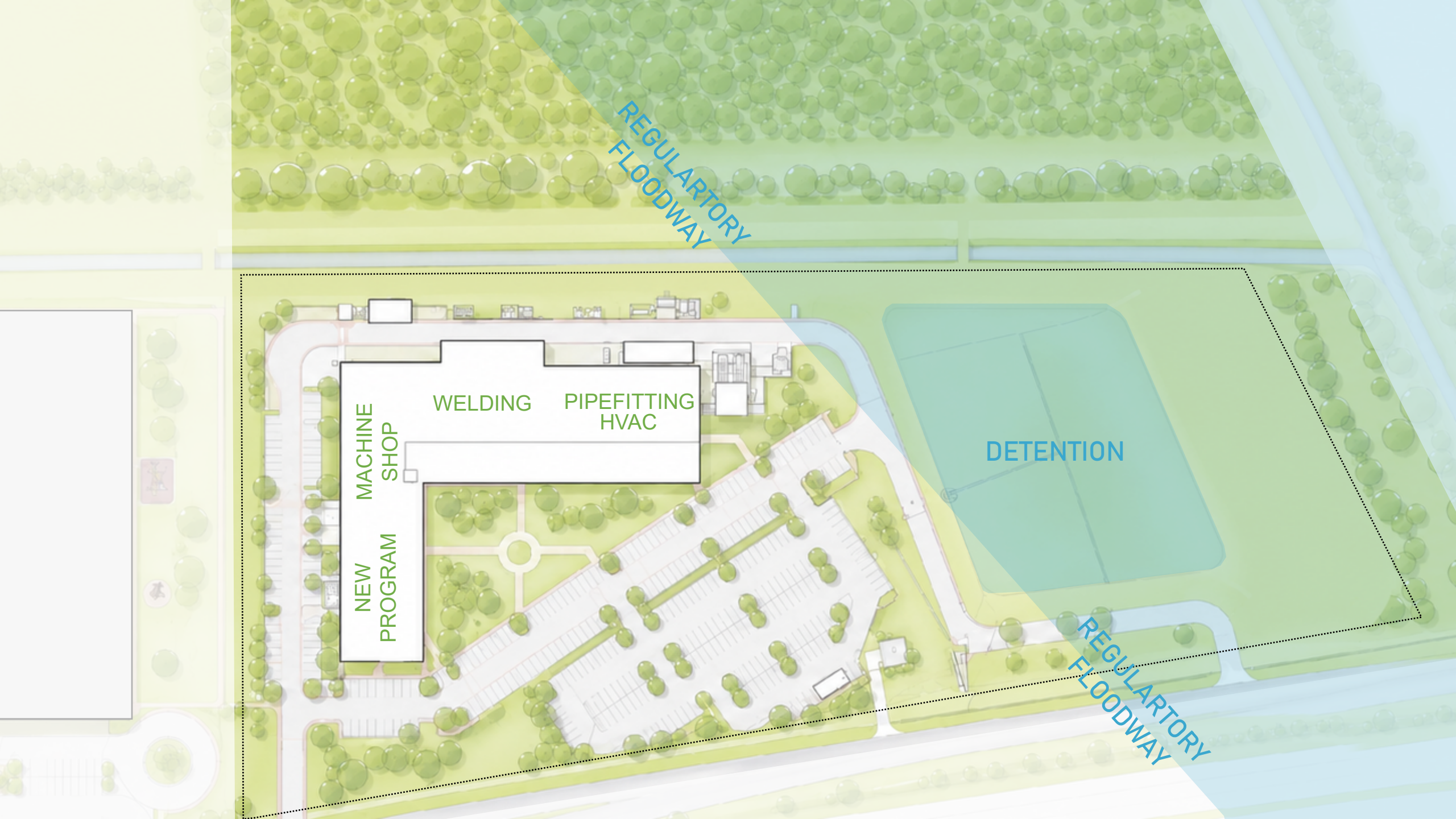
CONS

- McNair expansion is costly due to site constraints
- Continues split-campus logistics for workforce programs
- McNair access and security issues remain unresolved
- Limits south-edge land for other campus needs
- Two sites to maintain long-term

OPTION #1

**New Petro-Chem on Main
Campus +
Expand McNair**





REGULATORY
FLOODWAY

NEW
MACHINE
PROGRAM

SHOP

WELDING

PIPEFITTING
HVAC

DETENTION

REGULATORY
FLOODWAY

OPTION #1

**New Petro-Chem on Main
Campus +
Expand McNair**

CDL PROGRAM

REGULATORY
FLOODWAY

OUTDOOR WELDING

WELDING PIPEFITTING
HVAC

MACHINE SHOP
NEW PROGRAM

PROGRAM EXPANSION
2.5 ACRES

PARKING

OPTION #2

Technical Campus at I-10 Property

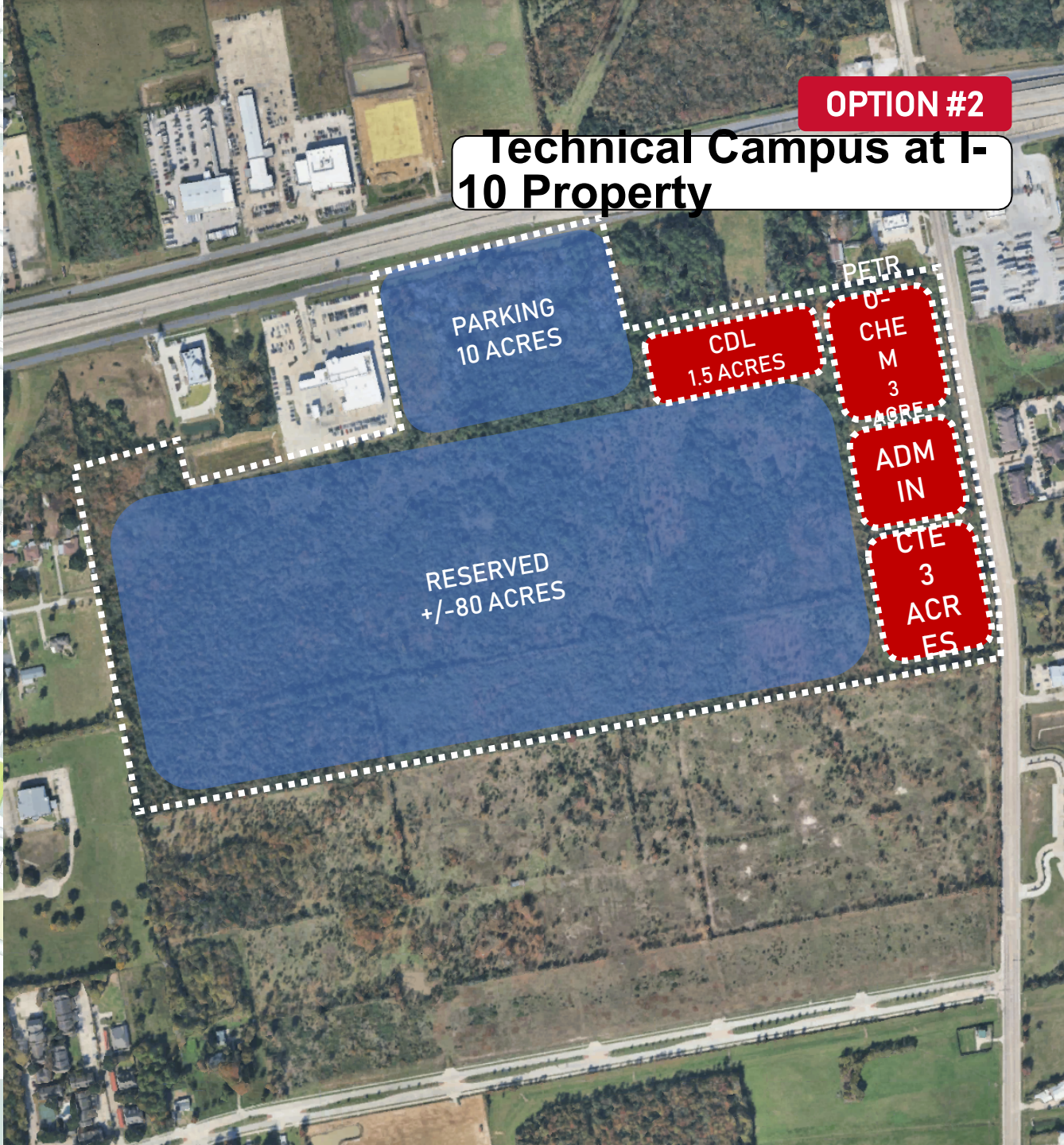
Relocate both Petrochemical and CTE programs from the main campus and McNair to the I-10 property, creating a dedicated Workforce Campus with high freeway visibility. The main Baytown campus becomes a focused academic campus with a new Welcome Center and dining.

PROS

- + Creates a purpose-built, unified workforce campus
- + High visibility and access from I-10 corridor
- + Frees main campus for academic growth and student life
- + Resolves McNair access and security concerns permanently
- + Room for future workforce expansion on I-10 site

CONS

- Highest capital cost — builds an entirely new campus
- Separates workforce and academic students geographically
- I-10 property requires full infrastructure development
- Loss of on-campus workforce presence and cross-pollination
- Longer timeline to full occupancy
- Operational inefficiency from duplicating faculty and student services across two sites



OPTION #2

Technical Campus at I-10 Property

OPTION #3

Consolidate CTE + Petro-Chem on Main Campus

Construct both a new CTE center and a new Petrochemical facility on the south end of the main campus, creating a cohesive technical district. McNair is decommissioned. This maximizes campus activation but consumes most remaining buildable land.

PROS

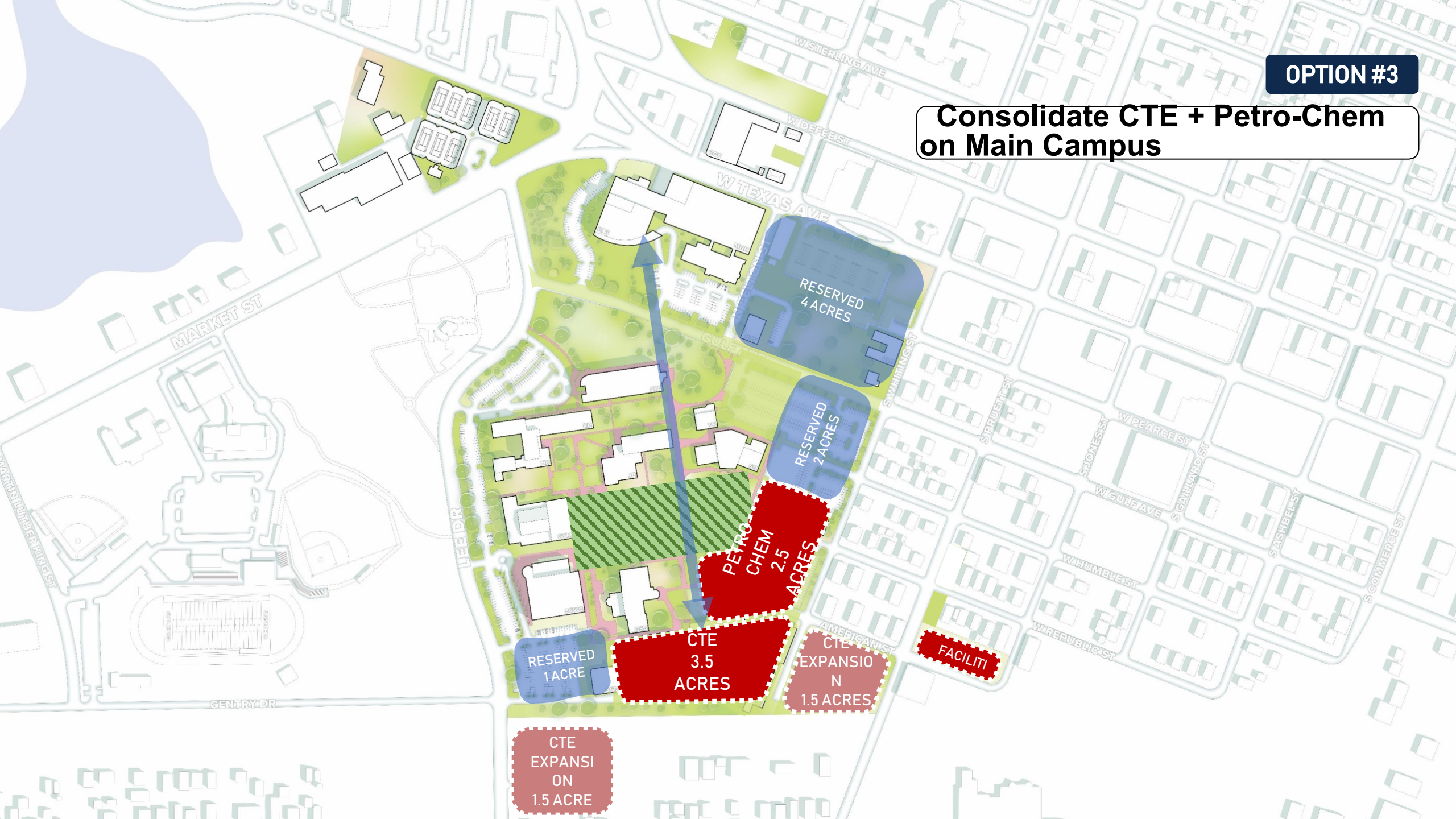
- + Creates a cohesive technical / CTE district on campus
- + Shared infrastructure and service access between programs
- + Both workforce programs on main campus — no split sites
- + Built-in CTE expansion capacity on south edge
- + Anchors south end of campus spine / promenade

CONS

- Consumes most remaining south-edge buildable land
- Parking becomes constrained — garage likely needed
- Heavy phasing and logistics coordination required
- Relocating existing facilities adds cost and disruption
- Little flexibility left after full build-out

OPTION #3

**Consolidate CTE + Petro-Chem
on Main Campus**





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Next Steps

NEXT STEPS

- Additional Focus Groups
 - Dining Focus Group
 - IT Focus Group
 - Academic Building Focus Group
 - Security Focus Group