



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
April 15, 2025**

The Board of Regents Building Committee of the Lee College District met April 15, 2025, at the President's Conference Room, Rundell Hall, Room 200-G. Gilbert Santana, Committee Chair, called the meeting to order at 3:34 p.m.

PRESENT: Gilbert Santana, Committee Chair; Daryl Fontenot; Mark Hall (3:38 p.m.); Pam Warford (3:40 p.m.)

Dr. Lynda Villanueva, President; Annette Ferguson, Chief Operations Officer and Executive Vice President; Jacob Atkin, Chief Financial Officer and Vice President, Finance; Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives; John Ditto, Executive Director, Facilities; Mark Jaime, Director, Physical Plant; David Mohlman, Coordinator of Board Relations

VIRTUAL: Stephen Dorman, Sledge Engineering

ABSENT: Philip Handley, Director, Physical Plant

ITEMS TO PRESENT TO FULL BOARD ON APRIL 17

- Furniture Updates for Hallways at Various Facilities – Mr. Ditto said facilities involved are John Britt Hall, Gymnasium, Bonner Hall, Arena, Gray Science Building, PAC Lobby and Arts areas, and T-V 1. Just over \$1.2 million is spent of the \$1.6 million earmarked for furniture, Ms. Ferguson said. She said the percentage of campus able to be covered for \$1.6 million is not as much as anticipated. Mr. Ditto said facilities leadership is meeting weekly with Dr. Douglas Walcerz and Dr. Janena Norris regarding classroom building needs.
- Replace Broken Seating at Arena and Wellness Center – Mr. Ditto said rows and entire sections will be replaced. Seats still in good condition will replace individual damaged seats.
- Install Roofing Systems at North Central Plant and PAC – These roofs are out of warranty and are oldest on campus, Mr. Ditto said. Each will be taken down to the deck and rebuilt.
- Gym Restrooms Remodel – This work will involve seven restrooms, Mr. Jaime said, and will include replacement of tile walls, flooring, partitions, and tile in dressing rooms, the corridor and the entrance area. Existing fixtures inside the restrooms will remain, he said.
- Johnson Controls Annual Contract Renewal and Additions – This will renew the fourth year of the five-year agreement, Mr. Ditto said. Additional equipment to be incorporated as part of this renewal will provide for preventive and regular maintenance for the North Plant cooling tower fan and the boiler for the pool heater, he said.

From a spreadsheet outlining the maintenance operating budget, Ms. Ferguson explained that some planned projects, such as work on the Huddle Building, will not happen this year and will be replaced with other projects being identified, such as a needed elevator upgrade. The plan is still to spend the \$5.1 million budgeted this year, she said.

DISCUSSION

- **Buildings Tour Follow Up** – Feedback was invited from the recent tour of T-V 5, 6, 7, 9 and Shipping & Receiving. Discussion involved how the setting generally reflects the environment in which students eventually would work; the possibility of other campus buildings coming available for some of the programming/instruction in these buildings; meantime paint and flooring work will take place to upgrade and improve appearance.
- **Facilities Master Plan Update** – PBK teams were on campus last week looking at plumbing, technology, HVAC, roofs and more, in anticipation of a preliminary facilities assessment to be presented April 24. Ms. Ferguson encouraged frank discussion of expectations for the campus of the future at the visioning meeting PBK will conduct April 17. Committee Chair Santana said visioning should be program driven, not numbers/head count driven.
- **Site Utility Survey** – Final report is expected in two to three weeks, Mr. Ditto said.
- **660 W. Texas Update** – PBK will create office space to include cubicles and one enclosed office, Mr. Ditto said. The kitchen area will be converted to conference space.
- **ExxonMobil Baytown Events Center** – City of Baytown tabled selection of an architect for its master plan, when the price came in higher than expected, Mr. Ditto said. College leadership has told the City that the college is moving forward with its own master plan, Dr. Villanueva said. In its master plan for Lee College, PBK is incorporating the City's intent to build this events center, she noted.
- **1301 Memorial Drive Property** – Mr. Ditto and Ms. Ferguson said this 28,700 square-foot building on 3.3 acres is for sale, and indicated possible facilities uses, not necessarily a student-facing use. The college will examine the property and do some due diligence. Additional discussion ensued.
- **Buildings Included in Next Tour** – Scheduled for the next tour are the Physical Plant Building, Transportation, and the South Central Plant.

UPDATES ON CURRENT PROJECTS

Mr. Ditto reported plumbing is in at the new cosmetology site; the shared wall between new cosmetology site and existing apartment lofts building is being taken down; and decisions need to be made regarding the ceiling. The site has accumulated multiple electrical services through the years; this is being discussed/worked with CenterPoint Energy. It is still hoped to complete the project by September, Mr. Ditto said.

Mr. Ditto reviewed a spreadsheet covering progress on ADA Phase 2 and Life Safety projects. Firewall suppression quotes are received. Discussion/consideration of DNA door security will include 909 Decker Drive, the Liberty Center, and the McNair Center, he said. Additional discussion ensued as to status/progress of projects. Ms. Ferguson said total costs are about \$172,000 over target, but various areas remain to be firmed up with regard to cost.

MATTERS OF CONCERN FOR FUTURE AGENDAS

Facilities Master Plan Visioning Meeting is set for 4 p.m. April 17.

Facilities Master Plan Preliminary Assessment Meeting with PBK is set for 5 p.m. April 24.

Adjournment

Committee Chair Santana declared the meeting adjourned at 4:35 p.m.

Chairman, Board of Regents

Secretary, Board of Regents