LEE COLLEGE

MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
July 22, 2026

The Board of Regents Building Committee of the Lee College District met on July 22, 2026, at the President's Conference Room, Rundell Hall, Room 200-G. Daryl Fontenot, Committee Chair, called the meeting to order at 3:33 p.m.

PRESENT: Daryl Fontenot, Committee Chair; Mark Himsel; Pam Warford; Gilbert Santana

Jacob Atkin, President; John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; David Mohlman, Coordinator of Board Relations; Chris Laack, Jazmin Mendez and Abigail Spears, Pfluger Architects

VIRTUAL: Stephen Dorman, Sledge Engineering

ABSENT: Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives and External Affairs

FACILITIES MASTER PLAN UPDATE

Mr. Laack introduced his colleagues Ms. Mendez and Ms. Spears, then summarized the facilities master plan status as of end of July. Today is the 10th of 10 meetings (steering committee, focus groups, working group) planned during the Ideation phase, which is scheduled to end in early August, he said. The project is about two weeks behind schedule, so it may be completed in mid-January, rather than December, he said.

The meetings during Ideation have covered topics that emerged as priorities from the Discovery phase, Mr. Laack said. These topics, which the master plan will address, include the following:

- Building Decommissioning and Program Relocation
- Campus Edge and Community Relationship
- Placement of New Buildings
- Targeted Renovation of Existing Buildings
- Student Life and Experience
- Landscape and Pedestrian Connectivity
- Future Growth, Parking and Access

To achieve what has been heard during Discovery, Ms. Mendez and Mr. Laack proposed a potential new walking mall at the heart of the main campus, featuring a north-south spine/axis that would connect the Performing Arts Center and Technical-Vocational buildings area. Mr. Laack noted that this proposal would involve removal of Moler Hall and, likely, Bonner Hall.

Based on summary results of a Cabinet meeting regarding what is desired from the master plan, and how college programs should be grouped, Pfluger presented three options as follows:

- Construct New Petrochem Facilities on Main Campus, and Expand McNair Center
- Relocate Petrochem and CTE Facilities to I-10 Property (from Main Campus and McNair)
- Consolidate all Petrochem and CTE Facilities on Main Campus

As each option was presented, extensive interactive Q&A and discussion took place between committee members, President Atkin, and Mr. Laack as to the pros and cons.

Consensus emerged to direct Pfluger to proceed by investigating more thoroughly Option #2 (the I-10 property). Students who transition immediately into the workforce would take courses at the I-10 technical education campus; traditional/transfer students would do their coursework at the main campus and other locations. The discussion included which option would be most expensive – Mr. Laack noted construction at I-10 would be more horizontal, while the other options would involve multi-story construction, and stated the answer is not yet known. The only factor thus far is which option is preferred conceptually. Another question that arose is whether Harris County or Lee College owns the McNair Center property.

Based on summary results of student experience focus group meetings, Pfluger presented three options for a main campus Welcome Center. During discussion, current locations across campus of various enrollment, recruitment and student service functions were identified. Pfluger's prompt to the focus groups was to suggest personnel and services to include in an ideal welcome center. Resulting location options for a welcome center, as offered by Pfluger, are as follows:

- West Texas Avenue, between Felton and South Whiting streets (current Parking Lot #13)
- Lee Drive, between Rundell Hall and Gymnasium
- South Whiting Street, between current Security office building and Student Center

(Mr. Santana left the meeting at 4:45 p.m.)
Q&A and discussion took place between committee members, President Atkin, and Mr. Laack. Consensus emerged that Option #2, along Lee Drive, is preferred. The discussion included Mr. Laack noting that removal of the Huddle Building would provide the space for Option #2, also that the building height should be two to three stories to create prominence. Regarding Option #3, facing South Whiting Street, it was noted during discussion that access would be convenient to the Student Center and to the adjacent proposed courtyard at the center of campus. Pfluger personnel also suggested adjacent space would be available as part of Option #3 to construct a dining pavilion, assuming removal of Moler Hall.

Committee Chair Fontenot asked when another presentation to the full Board will take place. Mr. Atkin asked committee members whether all options presented today should be presented to the full Board, or if only the preferred/consensus options identified today should be presented. During discussion that ensued, it was reiterated that the work thus far is conceptual; financial costs/constraints have not yet been considered.

Next steps that were identified and discussed include a working group meeting August 4, a steering committee meeting August 10, and a Master Plan Ideation Report. Committee members complimented the work by Pfluger Architects.
(Mr. Laack, Ms. Mendez and Ms. Spears left the meeting at 5:30 p.m.)

QUOTE FOR DEMOLITION OF GREENHOUSE

Upon presentation by the facilities team of a proposal from Sitek Omni of $16,800, committee members by consensus supported demolition of the greenhouse.

POSSIBILITY TO CONVERT SOUTH CAMPUS ROAD (ONE-WAY TO TWO-WAY)

The facilities team presented a proposal from Generosity Services, Inc., for $123,627 to widen the one-way driving lane at the South Physical Plant. The result would make possible the establishment of a two-way perimeter driving lane around the entire campus property. It was noted that the proposal must be presented to, and approved by, the full Board.

POSSIBLE CAPITAL PROJECTS FOR FY 2027

The facilities team presented a revised spreadsheet of proposed capital funding projects. Total budgeted for the 19 projects is $4.8 million, which is $1 million less than total funding of $5.8 million that remains available from FY 2026.

ITEMS TO PRESENT TO FULL BOARD ON JULY 23

None.

UPDATES ON CURRENT PROJECTS

A spreadsheet was distributed that reflects status of ADA Phase 2 and Life Safety work, as well as the Campus Master Plan.

Regent Himsel asked for an update on the land swap with the City of Baytown. Mr. Atkin said no communication regarding property transfer has taken place since approval of the agreement. Brief discussion ensued as to anticipated possible next steps.

MATTERS OF CONCERN FOR FUTURE AGENDAS

None.

Adjournment

Committee Chair Fontenot declared the meeting adjourned at 5:40 p.m.

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Chairman, Board of Regents

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Secretary, Board of Regents