



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
November 19, 2025**

The Board of Regents Building Committee of the Lee College District met November 19, 2025, at the President's Conference Room, Rundell Hall, Room 200-G. Daryl Fontenot, Committee Chair, called the meeting to order at 3:32 p.m.

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

Dr. Lynda Villanueva, President; Jacob Atkin, Chief Financial Officer and Vice President, Finance; John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; David Mohlman, Coordinator of Board Relations

VIRTUAL: Annette Ferguson, Chief Operations Officer and Executive Vice President; Stephen Dorman, Sledge Engineering

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

ITEMS TO PRESENT TO FULL BOARD ON NOVEMBER 20

- **Campus Exterior Lighting Upgrades** – Mr. Ditto presented this action item, and Mr. Handley elaborated as Q&A ensued. The project involves 68 new lights, as indicated on handouts featuring overhead images of buildings that show location of existing lights, as well as proposed new lights. It was noted that this project is separate from upgrades to parking lot lighting; however it is anticipated all exterior building and parking lot lighting eventually will be tied to a single control system. Existing lights currently are on timers.
- **Renovation of Rundell Hall Office Suite** – Mr. Ditto said this project will convert a conference room into two offices and a corridor, to provide additional office space for Human Resources. Before it was a conference room, the space originally was four offices; this project will re-configure the space more similarly to the original layout.

DISCUSSION

- **Completion of Facilities Master Plan** – Mr. Atkin reported as follows: the college has terminated its contract with PBK; the work product to date is received from PBK; outreach efforts to Broaddus (second-highest ranked competing firm) received no response; Pfluger (third-highest ranked competing firm) will be recommended to the full board Dec. 18 for project completion. During Q&A that ensued, the administration noted the work product from PBK is mostly in the form of data, and that the college will ensure this data is in a usable format before an appropriate closing payment to PBK is finalized.
- **Elevators Backup Power Follow Up** – Results of code research by Mr. Handley state that, with only a few exceptions, there is no requirement for elevator emergency or standby power for buildings with fewer than three stories, Mr. Ditto reported. But, he said, it is permissible to install emergency generator back-up power for elevators in such

buildings, if desired. Otherwise, battery backup will be installed, he said. More broadly, the college plans to engage an engineer to evaluate current overall load on all existing generators in an emergency power outage, relative to the capacity of each generator.

UPDATES ON CURRENT PROJECTS

- **ADA Phase 2 and Life Safety** – Of \$4 million earmarked for this project, just over \$3 million of work is completed, Mr. Handley reported. Installation of external building lighting and web-based lighting controls, along with planned sidewalk repairs and other ADA repairs/updates, are expected to bring the final total expended to just under \$3.6 million. Possible future uses of the \$400,000 difference will be considered later. All work is expected to be completed during the current fiscal year.
- **Other Ongoing Projects** – Classes are being held in the new cosmetology facilities; retainage of \$195,717 for this renovation project is yet to be released by the college, Mr. Ditto said. Also on the ongoing projects spreadsheet, expenses to date of \$179,550 for the facilities master plan are indicated, out of \$450,000 budgeted.
- **FY 2026 Capital Projects** – Mr. Handley presented a spreadsheet outlining all capital projects for the current fiscal year. In answer to a question, he said in light of a possible update of the college logo, an External Wayfind project for the PAC was declined by the President’s Cabinet. Discussion ensued regarding a proposed expense of up to \$750,000 to construct restroom facilities for the PAC Green Room. It was noted that engineering work has not yet taken place for this project, and that all options will be considered to result in Green Room accommodations that effectively support the college’s vision for the PAC as a cultural hub for the community and surrounding area.
- **FY 2026 Projects in Regular Maintenance Budget** – Presenting a spreadsheet of current-year regular maintenance projects, Mr. Handley said seating work in the Arena is complete, except for two handicap-assisted chairs on the mezzanine level. A project to construct a catwalk for scoreboard access, and to allow for lowering/raising of ceiling light fixtures, is on hold. For the Huddle Building, consideration is being given for demolition; the building cannot be made ADA compliant, Mr. Handley said. His report also mentioned door windows privacy tint, building and sidewalk cleaning, parking lot restriping, painting of gymnasium interior, and replacement of window blinds in John Britt Hall with solar shades. As capital projects and regular maintenance projects were discussed, committee members asked for a tour of both the PAC and Huddle Building.

MATTERS OF CONCERN FOR FUTURE AGENDAS

Regent Santana said the amount of money the college has invested the last several years in facilities has almost reached the level of general obligation bond funding. Much already has been done with tax money the college already has collected, he said.

Adjournment

Committee Chair Fontenot declared the meeting adjourned at 4:32 p.m.