



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
December 17, 2025**

The Board of Regents Building Committee of the Lee College District met December 17, 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 Himsel; 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; David Mohlman, Coordinator of Board Relations; Chris Lammers, Higher Education Director, Pfluger Architects; Christopher Laack, Regional Higher Education Leader, Pfluger Architects

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; Mark Jaime, Director, Physical Plant

ITEMS TO PRESENT TO FULL BOARD ON DECEMBER 18

- **Pfluger Architects for College Master Plan Services** – Mr. Dorman briefly recapped events leading to Pfluger Architects being proposed for facilities master plan completion, then Mr. Lammers and Mr. Laack overviewed Pfluger's general approach, and what they value, in working with master plan clients. Lengthy discussion with the committee included the circumstances of finishing this particular project that was begun by another firm – getting up to speed, developing timelines/milestones and communication plans. (Mr. Lammers and Mr. Laack left the meeting at 4 pm) Mr. Atkin was identified as the point person for Lee College with Pfluger Architects. Cost to the college for change of architects is about nine months' time and an additional \$100,000 for the project, he said.
- **Purchase of Four Vehicles from Silsbee Ford** – Mr. Handley presented a Vehicle Tracker Life Cycle spreadsheet. Four new vehicles proposed for purchase will take the place of vehicles scheduled to be replaced during FY 2026. Total trade value of \$3,050 for vehicles being replaced exceeds what would result from selling at auction, he said. During Q&A, Mr. Handley said Silsbee Ford is the nearest dealer in the co-op through which such purchases may be made. The Life Cycle spreadsheet includes not only vehicles owned by the college, but also vehicles leased from Enterprise, he noted. As part of the Life Cycle program, a full maintenance record will be kept for each vehicle.

DISCUSSION

- **T-V 8 Demolition** – Mr. Ditto presented two quotes totaling \$40,580 to complete this project – one for \$37,050 from Sitek Omni for asbestos abatement, demolition and site fill; the other for \$3,530 from QC Laboratories for asbestos abatement planning,

monitoring and reporting. Because this project totals less than \$100,000, consideration and approval by the full Board of Regents is not required.

- **Walk Through of PAC and Huddle Building** – For touring the Performing Arts Center, particularly to consider addition of restroom/dressing facilities for the Green Room, Dr. Villanueva indicated scheduling could be coordinated by Mr. Mohlman, Ms. Gallagher, and Committee Chair Fontenot. After discussion, it was decided by consensus to forego a visit to Huddle Building. In answer to a question by Regent Himsel, Mr. Atkin said the Administration will schedule a tour early next year of properties the college may acquire as a result of negotiations with the City of Baytown.

UPDATES ON CURRENT PROJECTS

- **ADA Phase 2 and Life Safety** – Fire sprinkler and fire alarm system work is almost 100% complete in Tucker Hall, Mr. Handley reported. The work will move next to T-V 1, then to John Britt Hall hopefully by Spring Break, then to the Gray Science Building, with completion targeted for end of summer. Exterior building lighting work has begun on Moler Hall; during the holidays, this work also will take place on other buildings, Mr. Handley said. Upon completion, these lights will be put on web-based Automation controls, he said. Sidewalk repairs are planned at several locations during the holidays.
- **Other Projects** – Apart from ADA Phase 2 and Life Safety projects, parking lots 1, 2, 3 and 4 will be cleaned and restriped, and carpet will be installed in classrooms in the Gray Science Building, all during the holidays, Mr. Handley reported.
- **FY 2026 Capital Projects** – On the spreadsheet that outlines all capital projects for the current fiscal year, Mr. Handley reviewed updated comments. In answer to questions by Regent Himsel, Mr. Handley said (1) a vendor has been approved and an assessment of generators on campus is expected to be complete by or before mid-January and (2) about 25 feet of sewer pipe was replaced last weekend after it collapsed, affecting dormitories and the new cosmetology building on West Texas Avenue.

MATTERS OF CONCERN FOR FUTURE AGENDAS

Regent Himsel asked about status of active shooter preparedness, in light of recent gun violence at Brown University. This is being evaluated, according to the Administration, with an active shooter consultant on campus, assessment of surveillance cameras, and discussions between Tom Quinn, Manager of Emergency and Safety Operations, and Eric Williams, Security Chief. A security and active shooter update report will be made at a future committee meeting. It was noted that license plate readers at campus parking lots are active.

Adjournment

Committee Chair Fontenot declared the meeting adjourned at 4:42 p.m.

Chairman, Board of Regents

Secretary, Board of Regents