



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
March 26, 2025**

The Board of Regents Building Committee of the Lee College District met March 26, 2025, at the President's Conference Room, Rundell Hall, Room 200-G. Gilbert Santana, Committee Chair, called the meeting to order at 3:31 p.m.

PRESENT: Gilbert Santana, Committee Chair; Mark Hall; Pam Warford; Daryl Fontenot
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 (4:05 p.m.); John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; David Mohlman, Coordinator of Board Relations; Jason Mooney, PBK Architects; Leydy Arriaga, PBK Architects

VIRTUAL: Stephen Dorman, Sledge Engineering

ITEMS TO PRESENT TO FULL BOARD ON MARCH 27

None.

DISCUSSION

- **Buildings Tour Follow Up** – Mr. Ditto invited follow-up questions from the recent tour of the Diana Gray Child Care Center, Dwight Lohkamp Tennis Courts, Adult Learning Center, and Security Building. Q&A involved obligation and expenses on the part of the college to maintain the Adult Learning Center, positive feedback on numbers served and building condition at Child Care Center, interest to do even better on numbers served and facility available for child care, and unexpected amount of space in the Security Building.
- **Facilities Master Plan Update** – Ms. Arriaga said PBK kicked off its work Feb. 26, that pre-assessment meetings are scheduled this week, and that they plan to be on site next week for facility assessment walks. Major milestones involving the Board are set, with the visioning workshop April 17 and the preliminary assessment meeting April 24. She introduced Jason Mooney, PBK managing principal, recently promoted to manage the PBK office in The Woodlands. Mr. Dorman of Sledge Engineering reported both he and PBK attended a kick-off meeting last week with the City of Baytown regarding the planned events center, and that he anticipates making future updates on this to the Board.
- **Site Utility Survey Update** – Field work is anticipated to be complete this Friday, with a final report expected within two to three weeks.
- **660 W. Texas Update** – Mr. Ditto reported the college has taken possession of the building, and has asked PBK for a cost estimate for walls to create six to eight offices for current 909 Decker occupants. Discussion ensued regarding installing of hard walls or creating temporary offices, and how to meet office needs in the most cost-effective way.

- **Buildings Included in Next Tour** – Buildings tour tomorrow is scheduled for T-V 5, 6, 7, 9, and Shipping & Receiving. Also it was noted April 17 is no longer available for a tour because the visioning meeting with PBK is now set that afternoon. Ms. Ferguson asked for a few minutes from the Board for immediate feedback following future tours.

UPDATES ON CURRENT PROJECTS

Mr. Ditto reported plumbing is in at the new cosmetology site, and concrete is being poured today. Brief Q&A involved a shared wall between the new cosmetology site and the existing apartment lofts building.

Reporting on the ADA Phase 2 and Life Safety project, Mr. Handley said consideration is being given to adding fire suppression and sprinklers. He reviewed items already completed as part of ADA Phase 2.

MATTERS OF CONCERN FOR FUTURE AGENDAS

The Administration plans to bring three items to the Board in April as follows:

- **Furniture for Campus Hallways** – Benches and chairs for hallways across campus.
- **Gym Restrooms Refurbishment** – New partitions, tile, floors, lights in seven restrooms.
- **Building Roofs** – Projected cost \$419,900 for new roofs on Performing Arts Center and North Physical Plant. At the PAC, the tar & rock roof will be replaced by a single membrane roof. Throughout campus, about six roofs are out of warranty; these two are most in need of replacement.

Mr. Handley said he is working on a spreadsheet of projects totaling \$4.8 million that could be presented in the future for consideration.

For its meeting tomorrow, the Board will return to Tucker Hall, where refurbishing is complete. Immediately prior to the Board meeting, the tour tomorrow will leave from Rundell Hall.

Adjournment

Committee Chair Santana declared the meeting adjourned at 4:30 p.m.

Chairman, Board of Regents

Secretary, Board of Regents