



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
September 18, 2024**

The Board of Regents Building Committee of the Lee College District met September 18, 2024, at 3:32 p.m. at John B. Tucker Lecture Hall. Gilbert Santana, Committee Chair, called the meeting to order, stating that the meeting was duly posted and a quorum was present.

PRESENT: Gilbert Santana, Committee Chair; Daryl Fontenot; Mark Hall; Mark Himsel; Judy Jirrels; Susan Moore-Fontenot (3:38 p.m.)

Dr. Lynda Villanueva, President; Annette Ferguson, Vice President, Finance and Administration; Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; Thomas Quinn, Manager, Emergency and Safety Operations; David Mohlman, Coordinator, Board Relations

ABSENT: Pam Warford; John Ditto, Executive Director, Facilities

PUBLIC COMMENT

None.

INFORMATIONAL REPORT – HURRICANE BERYL AND EFFECTS ON CAMPUS

Noting that Mr. Ditto has been hospitalized and asking for prayer on his behalf, Committee Chair Santana introduced Mr. Handley to report.

- Storm Communications – Mr. Handley reviewed a two-week timeline of internal and public communications by the college, beginning with the announcement July 7 that the college would be closed beginning Monday, July 8, and the announcement July 21 that all college locations would resume normal operation Monday, July 22. The various communications included notices as power outages caused additional closures.
- Power Loss Events – Timeline for power loss events began Monday, July 8, when the storm struck Baytown, and continued through Tuesday, August 13. Power was restored late afternoon July 17 across campus, except for 909 Decker, where power was restored July 18. Included were additional incidents July 19-August 13 involving loss/restoration of power.
- Lee College Campus Closures – Mr. Handley reported four closures: July 8-22, July 30, August 2, and August 13. Root cause for the closures was no electrical power in buildings, he said. Questions and answers ensued regarding the power outages and failure of college equipment such as chiller motors for the HVAC units. Mr. Handley introduced Laramie Christ of Johnson Controls, who provided detail on workings of the chiller motors and the process of re-starting them. Additional questions and answers ensued. Discussion concluded with ideas to assess steps to take now, and to establish future plans for operational continuity.

- Maintenance Personnel Action – Mr. Handley named tasks undertaken by the skeleton crew that came in, including check buildings to assess damage, repair roof leaks, extract water where leaks happened, coordinate with landscaping vendor to clean up grounds, and more. The idea was to take care of everything possible so that, whenever power was restored, the focus would be entirely on any start-up issues that resulted at that time, Mr. Handley said.
- Maintenance Personnel Action, After Power Restored – Mr. Handley continued by noting start-up issues that arose when power was restored July 17-18. Locations included South Physical Plant, Gymnasium and 909 Decker. Work was completed by Monday, July 22, when students and employees returned to campus. From July 22 through mid-August, assessments continued for identification/resolution of additional issues that arose, he said.
- Generators – Mr. Handley reported on status of campus generators at the PAC, TV-1 and Rundell Hall prior to, and after, landfall of the storm. He noted the college has employed a new company to service its generators. Questions and answers ensued. Of nine generators in service, all but three worked as needed for the duration, Mr. Handley said. Question topics included preventative maintenance of generators, possibility prior to a storm of disconnecting from external power and operating on generators, and possible use of excess power capacity of existing generators. Plans include installing a generator to service Science Building/South Physical Plant and another generator for North Physical Plant, Mr. Handley said.
- Future Preventative Measures – In answer to a question by Regent Hall, Mr. Handley said he is working on development of a map showing where all utilities (power, natural gas, water, sewer) enter and leave campus. Electrical power is fed onto campus from three or four sources, he said. Answering a question from Regent Himsel, Mr. Handley said, at present, the best option for the college to operate on generator power on an emergency basis is Moler Hall; this includes access to servers and all other IT capacity in TV-1 which operate on the generator in TV-1. Discussion extended beyond storm events to conditions such as a freeze. In addition to adding generators for South and North Physical Plants, future preventative measures include a generators analysis, surge protection, possible additional support from Johnson Controls to preserve equipment longer, and a campus-wide electrical analysis.
- HVAC Issues, After Power Restored – These included chiller motor and pump outages at South Physical Plant, air handler outages at Gymnasium, circulation pump outage at pool, relay failure at HVAC unit atop 909 Decker, air handler outage at Adult Learning Center, electrical fire at Child Care Center, and Arena scoreboard failure, Mr. Handley said.
- Lawn Care and Clean Up – About 250 cubic yards of debris was collected and removed at a cost of \$72,371 paid to the landscape contractor, Mr. Handley reported. He presented detail of the equipment, vehicles, and labor required to complete the work.

FOLLOW-UP MATRIX

In answer to a question from Committee Chair Santana, Mr. Quinn noted many items on the follow-up matrix sent in advance to committee members have been discussed during this meeting. For each item, the matrix includes who is responsible, and the start and completion dates, in order to use the matrix as a tracking tool, Mr. Quinn said. The college has submitted to FEMA a damage and expense reimbursement request totaling \$245,595, he said. Regent Hall asked if a shutdown procedure could be developed to activate if appropriate in advance of a weather event. Committee Chair Santana suggested creation of an emergency operations center.

MATTERS OF CONCERN FOR FUTURE AGENDAS

Committee Chair Santana said the next Building Committee meeting will be scheduled for visits with companies that have responded to the facilities master plan RFQ.

Adjournment

Committee Chair Santana declared the meeting adjourned at 4:34 p.m.

Chairman, Board of Regents

Secretary, Board of Regents