



**MEETING OF THE BOARD OF REGENTS  
LEE COLLEGE DISTRICT  
BUILDING COMMITTEE  
November 20, 2024**

The Board of Regents Building Committee of the Lee College District met November 20, 2024, at the President's Conference Room, Rundell Hall, Room 200-G. Gilbert Santana, Committee Chair, called the meeting to order at 3:35 p.m.

**PRESENT:** Gilbert Santana, Committee Chair; Daryl Fontenot; Mark Hall; Pam Warford  
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; Tom Quinn, Manager, Emergency and Safety Operations; David Mohlman, Coordinator, Board Relations; Casey Sledge, Sledge Engineering

**VIRTUAL:** John Ditto, Executive Director, Facilities (3:40 p.m.)

**ITEMS TO PRESENT TO FULL BOARD ON NOVEMBER 21**

- Furniture for Offices in John Britt Hall – Committee Chair Santana introduced Mr. Handley, who overviewed the action item recommendation for furniture purchases. Q&A ensued regarding consistency of furniture throughout the building and across campus.
- Refurbish Parking Lots 6, 7, 8, 10 and 11 – Mr. Handley distributed a campus map that indicates location of the parking lots involved. Scope of work involves improving appearance/aesthetics, as well as completing actual repairs to the parking surfaces, he said.
- Selection of Architectural Services Firm for Facilities Master Plan – Mr. Handley said the Administration recommends that the college begin contract negotiations with three firms in the following order: PBK Architects, Broaddus Planning, Pfluger Architects.

**DISCUSSION/RECOMMENDATION ON TWO PROPERTIES**

Noting that representatives of his firm have walked both sites and have reviewed available data, Casey Sledge of Sledge Engineering made what he described as a preliminary report on 660 West Texas Avenue and 623 West Texas Avenue.

For 660 West Texas Avenue, Mr. Sledge suggested factors for further investigation if the college pursues acquisition of the property. Overviewing the property layout and building characteristics, he showed exterior and interior photos, suggested logistics related to remodeling, and indicated pros and cons of the building and site. Discussion ensued, including possible uses by the college of this building and site. By consensus, the committee directed Ms. Ferguson to contact the property agent to express interest in negotiations.

For 623 West Texas Avenue, the Executive Catering building, Mr. Sledge showed exterior and interior photos, overviewed the building characteristics and layout, suggested logistics for remodel or re-use of the building, suggested estimated expenses for remodeling in contrast with new construction, and indicated pros and cons of the building and site. By consensus, the

committee directed Sledge Engineering to develop more specifically the costs/expenses/value of re-purposing this building, in anticipation of perhaps considering making an offer.

During discussion of these two properties, status of T-V 10 also was mentioned, and Mr. Jaime reported demolition of T-V 10 is imminent. He also briefly noted status of progress toward demolition of 119 S. Whiting St., the Redus house.

### **UPDATES ON CURRENT PROJECTS**

- \$3.8 Million Board-Funded Projects – Mr. Handley reported the storm drain inlet on Gulf Streer remains to be completed for the Storm Drain Repair at Parking Lots 4 & 11, and that for ADA Phase 1, the elevator work in John Britt Hall remains to be completed. Q&A ensued to clarify overall status of all work for the \$3.8 Million Board-Funded Projects.
- \$4.0 Million Board-Funded Projects – Regarding ADA Phase 2 and Life Safety Projects, Mr. Handley reminded the committee that the Administration is identifying as many projects as possible to be completed in house. A list of these in-house projects will be shared with the committee at a future meeting, he said. Current estimates for all work to be completed total roughly \$600,000 more than \$4.0 million. Ms. Ferguson said next step is to develop RFPs for projects to be contracted. She said the RFP and bid process is expected to result in a final total nearer to \$4.0 million.

### **MATTERS OF CONCERN FOR FUTURE AGENDAS**

Regent Warford suggested that a walk-through of college buildings be planned for all Regents.

### **Adjournment**

Committee Chair Santana declared the meeting adjourned at 4:50 p.m.

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Chairman, Board of Regents

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Secretary, Board of Regents