



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
May 15, 2024**

The Board of Regents Building Committee of the Lee College District met May 15, 2024, at the President's Conference Room, Rundell Hall, Room 200-G. Gilbert Santana, Committee Chair, called the meeting to order at 3:32 p.m.

PRESENT: Gilbert Santana, Committee Chair; Daryl Fontenot; Mark Hall

Dr. Lynda Villanueva, President; Annette Ferguson, Vice President, Finance and Administration; Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives; John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; David Mohlman, Coordinator, Board Relations

VIRTUAL: Pam Warford

ABSENT: None

ACTION ITEM – MAY 23 BOARD MEETING

Committee members were briefed on the recommendation the Administration will make at the May 23 Board meeting to approve Year 3 of the five-year contract with Rotolo Consultants, Inc., for lawn care and landscaping. Cost of \$393,498.97 is unchanged from Years 1 and 2. By consensus, committee members indicated support for this recommendation.

PROPOSED PROJECTS

- Elevator, Student Resource & Advocacy Center – The Administration reported only about \$107,000 remains of grant funds that were given for the Student Resource & Advocacy Center, so proposed modernization of the SRAC elevator will need to be funded from the college's maintenance and repair operating budget. Discussion ensued regarding four quotes the college has received. The Administration plans to bring a recommendation to the full Board in June, after the next Building Committee meeting.
- Refresh Tucker Hall – Renovations proposed by the Administration include painting, new seating, conference room remodel, new flooring/carpet, lighting and more. Discussion ensued with committee members offering suggestions. Prior to the next Building Committee meeting, the Administration will incorporate additional refinements into the plans.
- Cosmetology Lab, West Texas Avenue and Defee Street – Following completion of basic facility design, and incorporation of subject matter instructional features, estimated project cost is \$1.2 million greater than the \$1.9 million that is earmarked for this project, the Administration reported. Discussion ensued on how to prioritize spending for this program

in contrast with other programs that provide a better living wage. Removal of an existing tower and pillars/wall along West Texas Avenue will facilitate a project to provide about 100 parking spaces between West Texas Avenue and Defee Street, next to the lab. Consensus of the committee is to categorize the expense for providing parking as an overall asset for the college from the maintenance and repair budget, separate from the cosmetology lab expense.

CURRENT ITEMS FOR DISCUSSION/CONSIDERATION

- RFP, Strategic Facility Master Plan – By consensus, committee members endorsed the Administration’s request to proceed with sending out a Request for Proposals. Discussions continue to define the scope of facility projects for ADA Phase 2 and security/safety items.
- RFP, Redus House – By consensus, the committee endorsed the Administration’s request to send out a Request for Proposals to move the house at 119 S. Whiting. If no responses are received to move the house, the Administration’s plan is to send out an RFP for demolition.
- T-V 10 – By consensus, the committee endorsed the Administration’s recommendation to demolish T-V 10, and to include the land in the college’s Strategic Facility Master Plan. The Administration will bring a bid for consideration at a future meeting of the full Board.
- Executive Catering Building – The owner has indicated openness to consideration of selling this building and property, located at the corner of West Texas Avenue and South Felton Street, to the college at its appraised value, according to the Administration. By consensus, the committee authorized the Administration to pursue the best possible deal for acquisition. Committee members suggested encouraging the City of Baytown to consider eventually establishing a north-south crosswalk on West Texas Avenue at this corner.

UPDATES ON CURRENT PROJECTS

- Arena Floor Replacement – Samples taken to check for moisture beneath the arena floor were found to be within permissible limits, the Administration reported. Discussion ensued as to possible reasons for the need to replace the floor (age alone? age plus wear/tear?). Regent Hall asked that information be obtained to identify the specific factors that affect floor life.
- ADA Phase 1 – Still to be completed are the elevator and electrical service in John Britt Hall. Completion is anticipated this summer, the Administration reported.
- Other Current Projects – The Administration reported that the generator for the Student Resource & Advocacy Center is in place and is scheduled to be tested tomorrow; also that punch list items are all that remain for the storm drains project.

OTHER

Regarding \$150,000 donated by Gil and Maudene Chambers in 2019, the Administration reported about \$24,000 was spent prior to the COVID-19 pandemic for room soundproofing. Next step is to identify other purchases/work needed to complete the Speech Communications Lab for which the donation was made. During discussion, it was noted the intent was to provide a space that could be of use, not only to the debate team, but also to any/all students for activities such as practicing for job interviews.

Other than the Student Resource & Advocacy Center, the college has no other projects that remain incomplete or are not started in connection with donations received, the Administration reported.

MATTERS OF CONCERN FOR FUTURE AGENDAS

Dr. Villanueva discussed current usage, status and purpose of the college's Early Childhood Center, which is operated by Church Women United, in light of future possibilities for adjacent properties not owned by the college, and in light of the college's own future possible land and facility needs. By consensus, the committee recommended continuing to maintain the Early Childhood Center as necessary until more becomes known regarding the future of that vicinity.

Mr. Ditto reported pipe racks and utility infrastructure are in need of upgrade, and Mr. Handley said he is evaluating electrical, plumbing, roofing and HVAC systems throughout the college to determine anticipated lifetimes and to identify what remains under warranty.

Adjournment

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

Chairman, Board of Regents

Secretary, Board of Regents