



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
February 18, 2026**

The Board of Regents Building Committee of the Lee College District met on February 18, 2026, at the President's Conference Room, Rundell Hall, Room 200-G. Daryl Fontenot, Committee Chair, called the meeting to order at 3:34 p.m.

PRESENT: Daryl Fontenot, Committee Chair; Mark Himself; Pam Warford

Dr. Lynda Villanueva, President; Jacob Atkin, Chief Financial Officer and Executive Vice President, Finance and Administration; Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives and External Affairs; John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; Shana Whittington, Coordinator of Strategic Initiatives and Administrative Services

VIRTUAL: Chris Laack, Pfluger Architects (left at 3:50 pm)

ABSENT: None

ITEMS TO PRESENT TO FULL BOARD ON FEBRUARY 19

None.

FACILITIES MASTER PLAN UPDATE

Mr. Ditto provided an update on the Facilities Master Plan process. He reported that a steering committee of nine senior college leaders and a working group of approximately twenty campus representatives has been established to guide the planning effort. The first workshop meeting of the combined groups was scheduled for the following week.

Pfluger Architects has already conducted an initial campus tour and met with executive leadership. Alpha Solutions will conduct facilities assessments beginning in March.

Chris Laack, Regional Higher Ed. Practice Leader for Pfluger, reviewed the proposed planning schedule. Several meeting dates have been reserved throughout the year to allow the steering committee and working group to review findings and provide direction as the project progresses.

Committee members emphasized the importance of receiving regular updates throughout the process rather than waiting until the final plan is presented to the Board. Mr. Laack confirmed that interim deliverables and updates will be provided to the Building Committee to ensure the Board remains informed and able to provide input during the master plan development.

GENERATOR ASSESSMENT

Mr. Ditto provided an overview of a draft emergency generator assessment. The report evaluated generators across campus and their current condition. Two diesel generators serving the Advanced Technology Center and Sports Arena were identified as nearing the end of useful life.

Discussion included generator sizing, potential conversion to natural gas, and identifying which building functions should be supported during emergencies.

CURRENT PROJECT UPDATES

Mr. Handley provided an update on projects funded through the \$4 million Board-approved facilities allocation. Most of the funding has been committed, with about \$443,000 remaining.

Key updates included:

- Fire alarm and sprinkler upgrades in several buildings, including completion of work in Tucker Hall and ongoing work in other facilities pending City of Baytown permits.
- Continued progress on ADA accessibility improvements, including sidewalk repairs, door accessibility upgrades, and other accommodations across campus.
- Planning for elevator modernization projects scheduled to begin during the summer.

Committee members requested that staff provide a comprehensive list of ADA compliance items across campus and continue prioritizing projects that improve student accessibility and safety. The committee also discussed the possibility of using remaining funds to replace aging generators where feasible.

Mr. Ditto noted that the demolition of the former cosmetology building (T-V 8) is scheduled during spring break to minimize disruption to campus operations.

MARKET STREET PROPERTY UPDATE

Mr. Atkin provided an update regarding discussions with the City of Baytown about a potential land exchange involving city property on Market Street and the college's property at 909 Decker. A recent site visit confirmed that the buildings on the city's property are in poor condition and are likely to require demolition.

Discussions with the city are ongoing; a proposal may be presented to the Board in the future.

MATTERS OF CONCERN FOR FUTURE AGENDAS

None.

Adjournment

Committee Chair Fontenot declared the meeting adjourned at 4:33 p.m.

Chairman, Board of Regents

Secretary, Board of Regents