



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
May 20, 2026**

The Board of Regents Building Committee of the Lee College District met on May 20, 2026, at the President’s Conference Room, Rundell Hall, Room 200-G. Daryl Fontenot, Committee Chair, called the meeting to order at 3:31 p.m.

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

Jacob Atkin, Interim President; 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; David Mohlman, Coordinator of Board Relations; Chris Laack, Pfluger Architects

VIRTUAL: Stephen Dorman, Sledge Engineering

ABSENT: None

FACILITIES MASTER PLAN UPDATE

Mr. Ditto introduced Chris Laack, Regional Higher Ed. Practice Leader for Pfluger, who said Phase I of the project is wrapping up – one or two aspects are lagging slightly, but overall the project is on track. Mr. Laack clarified the difference between the facility condition assessment now being wrapped up, and the previously completed building utilization analysis.

Mr. Laack shared proposed guiding principles for the project, and reviewed the visioning and listening sessions from which these principles emerged. A working group of about 30 persons includes top administrators and facilities leadership; a steering committee is limited to the President’s Cabinet and Mr. Ditto. From February 23-May 18, the Discovery process (Phase I) has included nine workshops: three each with the steering committee and the working group, plus three focus group meetings, and has produced seven reports: IT/Security, Facility Programming, Facility Assessment, Campus Analysis, Wayfinding Report, Traffic Analysis, and Survey Responses Report.

A Survey Responses overview covering April 8-May 13 prompted discussion and Q&A as to how responses can be grouped, what the responses suggest, and themes that seem to be emerging. Mr. Laack highlighted both Strengths to Preserve, and Highest Concern Areas, as derived from survey responses. With only 14 student responses received, the survey will remain open throughout summer and into early fall for the opportunity for student participation, he said.

Lengthy discussion took place regarding where the plan should lead. Survey results thus far suggest prioritizing some course of action for Moler Hall, Huddle Building, Bonner Hall, signage and lighting. Items to protect and preserve include trees, the fountain plaza and lawns, walkability/safety and community feel. Unmet desire for new types of space includes outdoor classrooms, indoor recreation, quiet spaces, and a clear entry/gateway to campus.

Lengthy discussion also took place in connection with data on utilization of classrooms and labs. Factors include size of classrooms (few hold more than about 24 students), times of day that most classes meet (morning and night, none in afternoon), demand/popularity of a program, and specialization of a lab that prevents it from additional use. Other factors also may affect classroom and lab utilization, Mr. Laack noted.

Apart from utilization, facilities also have been visited to assess their condition. This was strictly to identify the extent of deferred maintenance needed to continue using the building for its current purpose, not to renovate/repurpose the building for any alternate use, Mr. Laack said. Expense estimates help determine whether a building should be kept or demolished.

Phase II – the Ideation phase – will include workshops and a focus group meeting during June and July, Mr. Laack said. This phase is to develop, test, and refine plan alternatives, and will include parking and campus edge borders.

Given the amount of time required for presentation and Q&A of this update, committee members decided not to include it as part of the May 26 Board of Regents meeting, but instead to schedule a separate workshop meeting for the full board. Committee members expressed a high level of satisfaction with the work and product provided thus far by Pfluger Architects. Later in the meeting, when Committee Chair Fontenot asked them for feedback regarding Pfluger Architects, Mr. Ditto, Mr. Handley, Mr. Jaime, and Mr. Dorman also were highly complimentary. *(Mr. Laack left the meeting at 4:50 p.m.)*

ITEMS TO PRESENT TO FULL BOARD ON MAY 26

- **Flooring for Wellness Center and Weight Room - RFS Sports** – Proposed flooring for the Arena Wellness Center and Gymnasium Weight Room will match flooring installed last year in the Arena locker rooms, Mr. Ditto said.
- **HVAC Preventative Maintenance Renewal - Johnson Controls** – This renewal is for the fifth of five years in the contract, Mr. Ditto said. Because of additional expenses the company has incurred, extensive negotiation by Mr. Handley was required to encourage the company to honor the original contract. The college has lost significant internal HVAC expertise, Mr. Ditto said. For the new HVAC contract a year from now, maintenance leadership already has entered discussions with several companies, he said.
- **Roof Coating Various Buildings - Monument Roofing** – This work is being done to maintain buildings not currently under a roof warranty. The college previously has engaged Monument Roofing for similar work with positive results, Mr. Ditto said.
- **Web Controls - Automated Logic** – This proposal is to enter a new three-year service agreement for software to operate college HVAC and lighting systems, Mr. Ditto said.

Committee members agreed by consensus to recommend approval of all four items to the full Board of Regents on Tuesday, May 26.

GREENHOUSE DISCUSSION

Mr. Ditto asked for thoughts of committee members regarding demolition of the Greenhouse. During brief discussion, it was noted that a future purpose for the structure has not been identified, and that students have expressed concerns about its condition. Nearness of the Greenhouse to Huddle Building would open up significant space if both structures end up demolished. By consensus, committee members authorized seeking of bids for demolition.

UPDATES ON CURRENT PROJECTS

Mr. Ditto reported as follows:

- Reporting on ADA Phase 2, Mr. Handley said about 500 linear feet of sidewalks remain to be repaired. Of \$4 million approved by the Board of Regents for this project, about \$481,000 remains, for which useful needs are being identified, he said.
- Cosmetology relocation/renovation is complete, Mr. Ditto reported.
- Of funds approved by the Board of Regents for the facilities master plan, just over \$110,000 has been paid out to Pfluger Architects thus far, Mr. Ditto said.

MATTERS OF CONCERN FOR FUTURE AGENDAS

The maintenance team has identified a safety need for curbsides along Parking Lot 2, to prevent erosion that is affecting the nearby grass and trees.

Adjournment

Committee Chair Fontenot declared the meeting adjourned at 5:00 p.m.

Chairman, Board of Regents

Secretary, Board of Regents