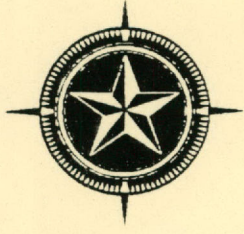


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LEE COLLEGE

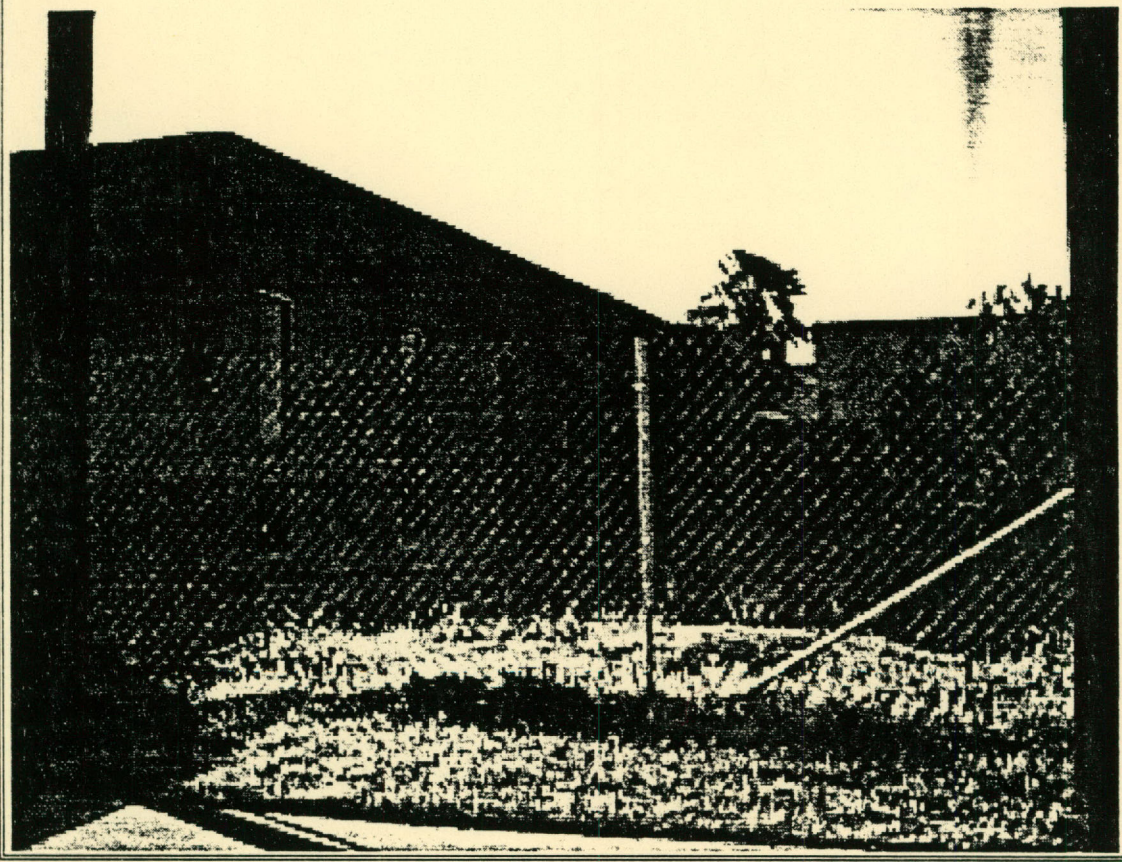


Government Publications
Texas State Documents

FACILITY MASTER PLAN

APR 15 1998

Depository
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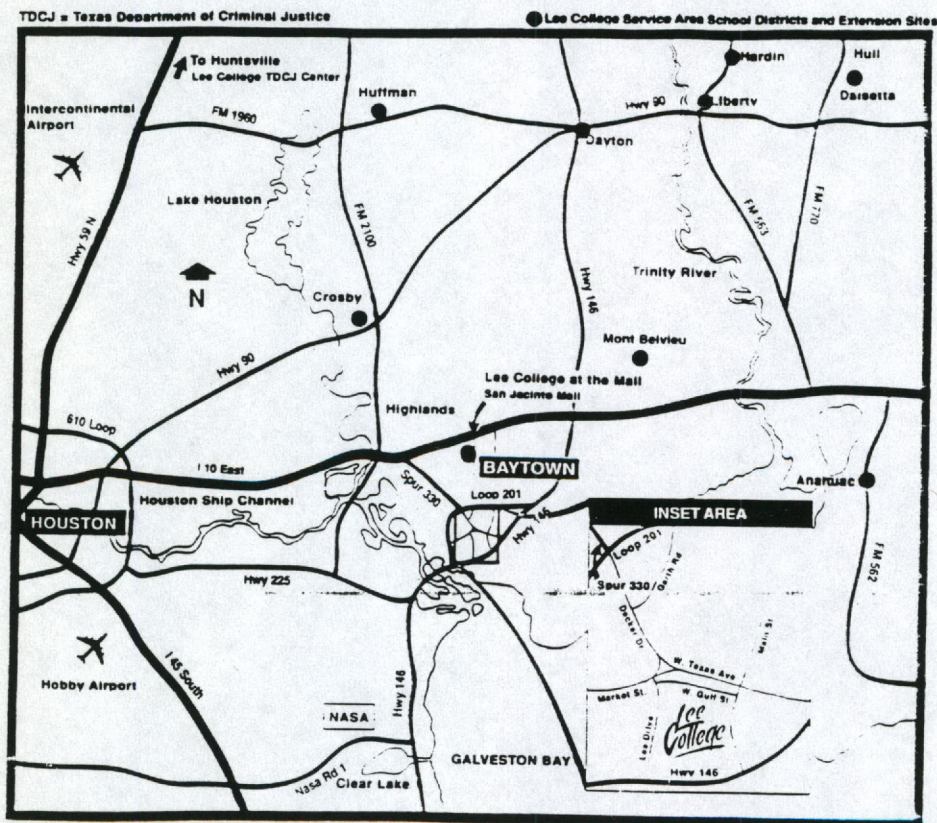
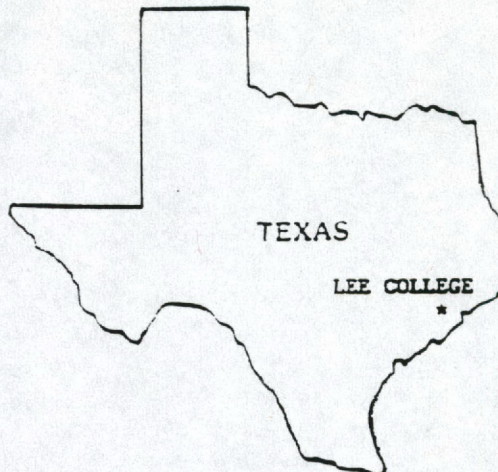
EXECUTIVE SUMMARY - 1997

THE LEE TRADITION

INTRODUCTION

Designed to meet the standards of excellence set forth by Lee College faculty and administrators, the Facility Master Plan provides guidelines for the future growth and development of the College.

With many of its facilities antiquated and deteriorating, Lee College cannot rise to the challenges of rapidly changing technological advancements. In order to provide high quality education to the institution's ever growing service areas as well as providing community services, Lee College must renovate and expand current facilities to meet the challenges posed by the advances of the 21st century.

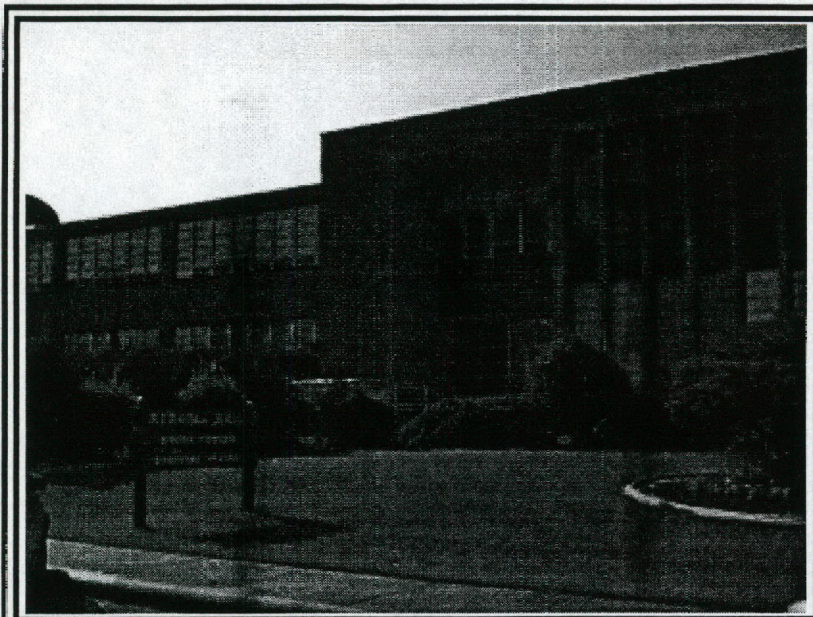


LEE COLLEGE

P.O. Box 818
Baytown, Texas 77522-0818

THE LEE TRADITION

HISTORY & MISSION



History

Established in 1934 to provide high quality education at a minimal cost, Lee College has continued that tradition for nearly 60 years. Originally housed on the Robert E. Lee High School campus, Lee College severed its initial integration with the Goose Creek Independent School District under the leadership of the college's first dean, Walter Rundell. In 1948, the Southern Association of Colleges and Schools granted Lee College accreditation and recommended that the college develop its own campus apart from the local high school. A successful bond election in the following year allowed for the construction of Rundell Hall and the campus gymnasium. The College experienced tremendous growth

after classes began in the new buildings in 1951.

By 1965, the College had added the Social Sciences building, the library, Moler Hall, TV1, and Bonner Hall, as well as an addition to the gymnasium.

Not until the bond referendum of 1988, did the College receive the revenue necessary to upgrade and renovate the campus. Funding from that bond issue allowed for the construction of a new science building to replace the antiquated facilities formerly housed in the math and administration building. The renovation of the McNulty-Haddick building has created additional classroom space. Increasing deterioration and deferred maintenance mark many of the existing buildings

on the main campus and will continue to limit our ability to provide the high quality education which Lee College has come to represent.

Mission

The primary purpose of Lee College is to provide quality instruction for its students. Through a variety of programs and services, Lee College prepares students for success in higher education or employment. Lee College also provides a broad-based program of extension courses, adult education, continuing education, and community service. Lee College is committed to the personal and cultural growth of students and to the enrichment of the community.

Philosophy

Through instruction at a competitive price, Lee College seeks to create an atmosphere in which students may develop their career potential, leadership qualities, intellects, talents, and skills. Likewise, Lee College provides an environment in which its students, faculty, staff, and administrators can participate in college governance. The College is committed to offering competitive salaries and benefits along with a full range of professional development activities for faculty and staff.

THE LEE TRADITION

CAMPUS ORGANIZATIONS

Academics

Academics offers Associate of Arts and Associate of Science degrees designed to transfer to four-year institutions. The Neighborhood College Program provides local residents convenient access to academic programs while broadening the service area of the college.

Applied Science and Community Education

Applied Science departments allow students to upgrade or attain new vocational skills. Programs are tailored to meet the specific needs of the individual and may lead to an Associate of Applied Science degree or to a certificate in any of a wide variety of areas. In cooperation with the University of Texas Medical Branch at Galveston, Lee College offers a B.S. program in nursing.

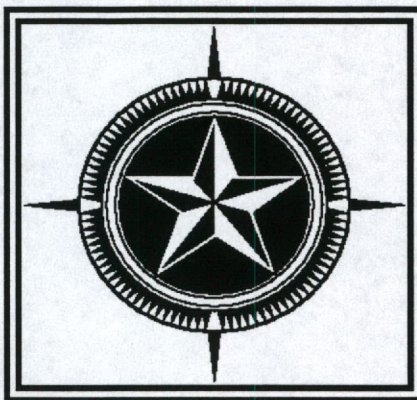
Community Education provides area residents with an economical way to attain the additional training demanded by an ever changing job market through short term courses in areas ranging from accounting to substitute teaching. Also serving as a source of recreational and cultural programs, the department offers courses in topics of interest such as country dance and photography.

Additionally, the College's program with the Texas Department of Criminal Justice Center in Huntsville is the

largest of its kind in the United States.

Student Development and Institutional Planning

Student Development works to meet the diverse needs and interests of our students through program counseling, placement



testing, financial aid, and job placement. Campus organizations which promote social and community involvement include an outstanding music department, and exceptional theater group, a strong athletic program, and a variety of clubs and fraternities. This division aids students in securing financial assistance through grants, loans, scholarships, and job placement services. A number of scholarships are awarded each year on the basis of financial need as well as scholastic ability.

Drawing in strong community support, the Lee College Foundation, obtains scholarship funding to assist our students.

Institutional Planning produces and circulates data and reports which can be used by the college to measure and improve its effectiveness.

Financial Services

Financial Services prepares and manages the budget, handles all purchasing through the Lee College purchasing agent. Responsible for the College's annual audit. Pays the bills.

Administrative Services

Administrative Services manages and maintains the physical plant, provides security and handles campus communications. Operation of the bookstore and the Rebel Roost snack bar also fall under the purview of administrative services. The computer center maintains some 800 microcomputers and 25 student laboratories.

THE LEE TRADITION

CAMPUS STATISTICS

Land Area

Acres	37
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Facilities

Buildings	32
Classrooms	81
Laboratories	44

Utilities

Natural gas, electrical power, water, and sewage treatment are provided by local utility companies. Steam is generated with natural gas at the College's central plant. The College uses an innovative ice storage system to provide air conditioning during peak electric hours (1:00 PM to 8:00 PM) to save electric cost.

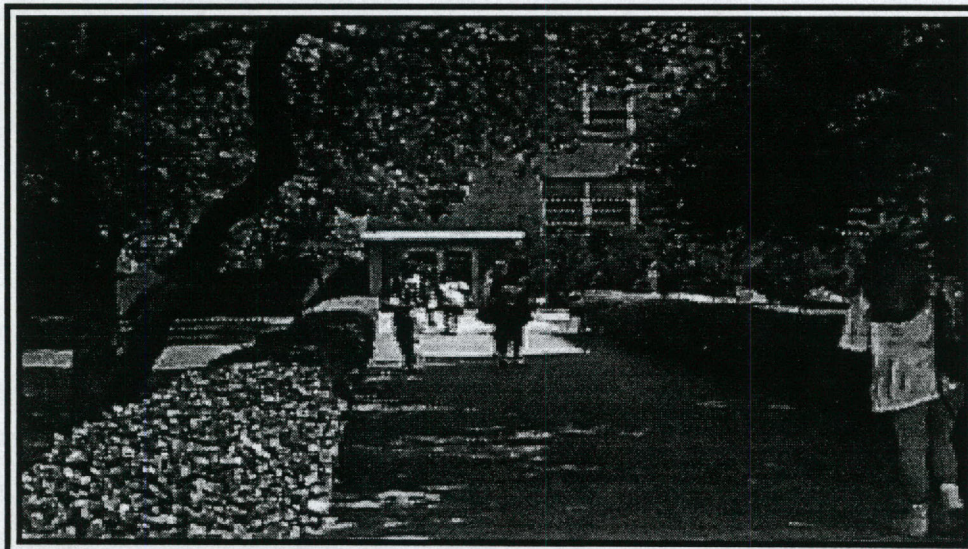
Work Force

Faculty	156
Administrators	44
Classified Staff	128
Faculty - Part-Time	218

<u>Student Enrollment</u> (Three Year Average per Academic Year)	11,946 *
	15,529 **

* Baytown campus only.

** Baytown and Huntsville campuses combined.



THE LEE TRADITION

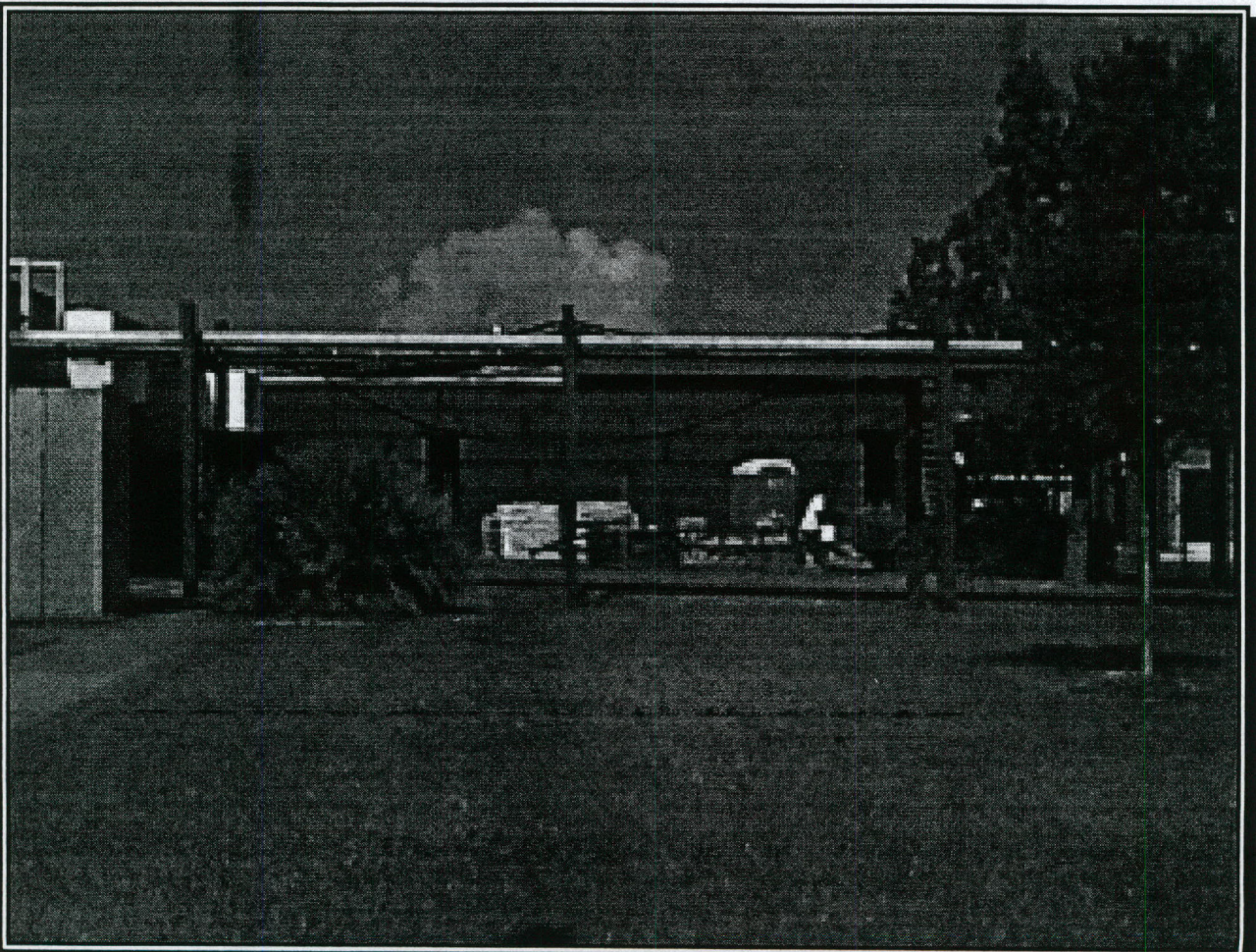
DEVELOPMENTAL ISSUES

Renovation of Aging Facilities

Except for the recently completed Science Building, the Tucker Lecture Hall/Auditorium, and the McNulty-Haddick Complex, most campus facilities were constructed in the 1950's and early 1970's. Unfortunately, these older buildings have primarily undergone only reactive maintenance. The central heating and cooling system was upgraded in 1993, but the mechanical systems inside many facilities still require replacement. This problem leads to uncomfortable learning environments. Deteriorated buildings require renovations to meet modern standards. Many of the existing classroom areas require upgrading to keep pace with increasing innovations in teaching techniques. The exteriors of many of the facilities bear black stains and contain mold, both of which are unsightly. Many classrooms have high ceilings, which cause an "echo" effect that adversely impacts teaching.

The Infrastructure Upgrade Program, which is reviewed annually by the College Planning Committee, is designed to address the gamut of facility issues from the buildings to pavements to utility systems.

In 1991, the College implemented a comprehensive preventive maintenance program to help develop a proactive stance in the facility arena. This accomplishment is noteworthy, but still more is needed for the larger scale problems.



THE LEE GUIDELINES

GOALS AND POLICIES

Goals

1. We will identify, develop, and implement measures of academic excellence and institutional effectiveness, and evaluate the progress of the institution's achievement of its goals and strategic objectives.
2. We will continue to review and revitalize existing curricula, and instructional programs as well as provide for life-long learning and avocational interests.
3. We will improve the college's linkages with business, industry, and other educational institutions, including high schools, colleges, and universities, to facilitate movement into the job market, within the job market, and/or transfer to this and other institutions.
4. We will continue expanding the college's commitment to the economic development of the region by expanding training partnerships with business and industry and by providing opportunities for workers to upgrade their skills..
5. We will improve recruitment, retention, and achievement of all students; particularly, women, physically and economically disadvantaged students and high risk students.
6. We will maintain our commitment to educational excellence through intensive efforts to recruit and retain an outstanding faculty and staff.
7. We will maintain a safe and inviting physical environment.
8. We will provide a cost-effective utilization of human, physical, and fiscal resources.
9. We will support community service through a variety of activities.

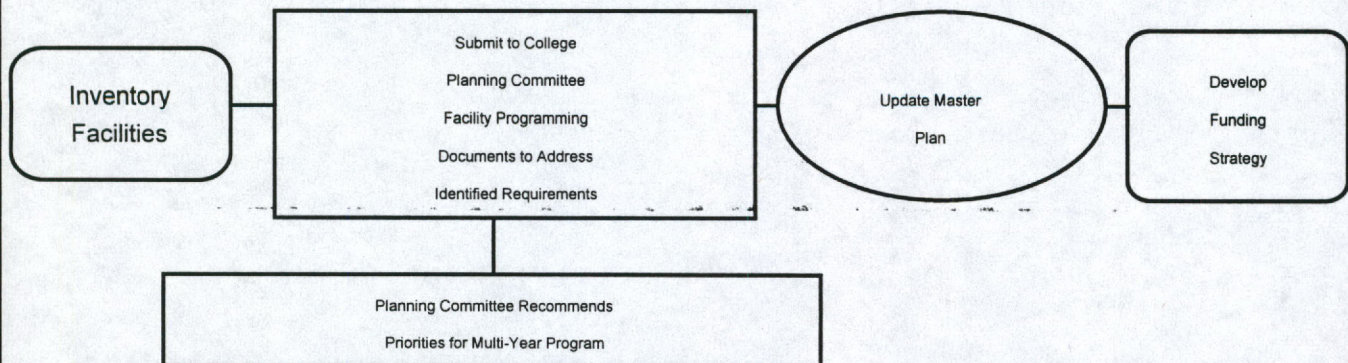
Policies

To meet the goals, progressive college leadership along with strong community support have already allowed Lee College to provide several new facilities and make positive strides toward reaching its potential as an ideal environment for education.

A continuing program of aggressive infrastructure upgrade will achieve needed improvements throughout the campus and insure orderly and progressive change in the following ways:

Improved Facility Support to Education
Improved Facility Appearance
Improved Energy Conservation

MASTER PLANNING SEQUENCE OF EVENTS



**INFRASTRUCTURE PRIORITIES
APPROVED IN MAY 1997
BY THE PLANNING COMMITTEE**

INFRASTRUCTURE PRIORITY	PROJECT TITLE	ESTIMATED COST
1	Chiller Conversion Alternate Refrigerant	\$88,000
2	Remodel Women's Locker Room in Gym	\$33,600
3	Glaze Windows to Stop Leaks - TV-1	\$16,127
4	Replace Carpet RH Auditorium Stage	\$8,000
5	Glaze Windows to Stop Leaks - Bonner Hall	\$15,500
6	Replace Telephone Cable - Rundell Hall	\$5,766
7	Repair Roofs - TV-5, 6, 7, & 9	\$75,000
8	Fiber Optic - TV-5 to Maintenance Area	\$6,164
9	Restore Room SS 109 to General Purpose Classroom	\$2,000
10	Aerial Riser and Fiber Optic to TV-10	\$5,700
11	Repair Tool and Cutter Grinding Room - TV-9	\$25,500
12	Fiber Optic from Republic/Whiting to Bonner Hall	\$5,061
13	Replace Carpet in Drafting Classroom	\$2,732
14	Replace HVAC at Physical Plant Building	\$12,000
15	Repair HVAC at TV-2	\$18,000
16	Rekey Campus	\$24,000
17	Construct Covered Equipment and Material Storage - TV-9	\$30,500
18	Renovate Rundell Hall Auditorium	\$221,000
19	Repair Steam Distribution System	\$43,000
20	Repair Parking Lots and Sidewalks	\$1,212,000
21	Renovate Social Sciences Building	\$240,000
22	HVAC Comm to McNulty Haddick Complex	\$20,000
23	Renovate Gymnasium	\$350,000
24	Renovate Rundell Hall	\$696,000
25	Install HVAC Controls - Tucker Hall	\$12,000
26	Upgrade 2nd Floor - McNulty Haddick Complex	\$408,000
27	Install HVAC Controls - LRC (Option 1)	\$18,000
28	Install Larger Diesel Tank	\$25,000
29	Addition to Bonner Hall	\$909,000
30	Construct Covered Walkway	\$530,000
31	Construct Storage Warehouse	\$275,000
32	Install HVAC Controls - LRC (Option 2)	\$36,000
Total		<u>5,368,650</u>

OUTLINE FOR EXCELLENCE

INFRASTRUCTURE

Current Situation:

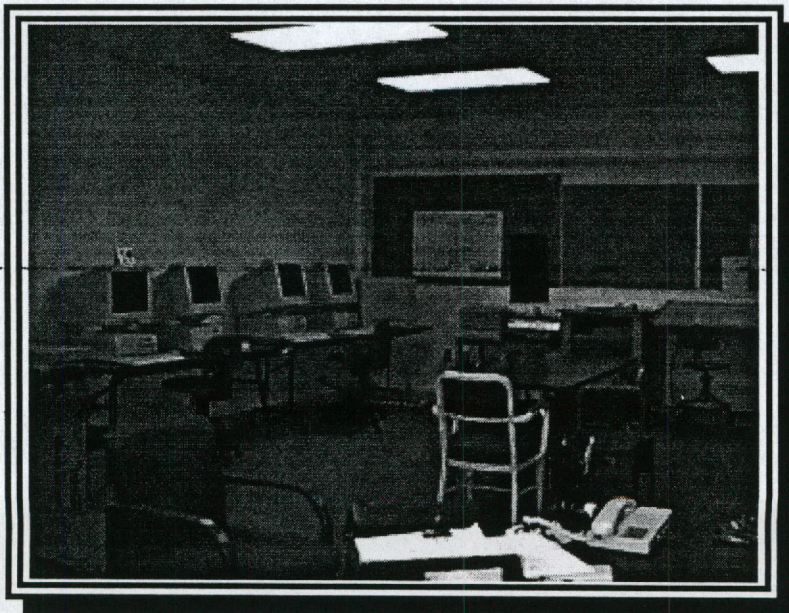
Because of insufficient storage space, college property is often stored inappropriately in mechanical rooms, simply left outside, or stored in leased space off campus. The twenty year old, emergency backup, air conditioning chiller is energy inefficient and utilizes a type of freon which has been banned by the Environmental Protection Agency. The HVAC systems in TV-2 and Plant Maintenance are beyond economical repair and energy inefficient. The steam distribution system is in need of repair to stop leaks. Roof repairs to TV-5, 6, 7, and 9 are required.

Objective:

Construction of a storage warehouse will safeguard valuable College property from roof leaks and potentially hazardous storage procedures, while saving funds currently used to lease space off campus. Conversion of an existing chiller will provide a system that uses environmentally friendly coolant. Repairs to the HVAC systems at TV-2 and Plant Maintenance will promote energy efficiency and occupant comfort. Repairs to the steam distribution system will also save energy and foster efficient heating of buildings in winter. Repairs to the roofs at TV-5, 6, 7, and 9 will prevent leaks from impeding instruction.

PROJECT	Fiscal Year	97	98	99	00	01
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Construct Storage Warehouse				■		
Replace Backup Chiller		■				
Replace Roofs TV-5, 6, 7, and 9		■				
Repair HVAC TV-2 and Physical Plant				■		
Repair Steam Distribution System						■



OUTLINE FOR EXCELLENCE

SECURITY AND TRANSPORTATION

Current Situation:

The lack of intrusion, duress, or remote surveillance systems threatens the personal safety of anyone using campus facilities, especially at night. Currently, only the three newest buildings have fire alarms, a potentially hazardous situation. Cracked, broken sidewalks and parking areas create potential hazards as do leaks from the exposed piping above campus walkways. The campus is plagued by a system of outdated locks and keyways that compromise security.

Objectives:

A comprehensive security system; smooth, even sidewalks and parking areas; as well as covered pipe racks will enhance our ability to provide a safe, secure atmosphere for students and visitors to the campus. The construction of an additional parking lot will ease overcrowded student parking. A new keying system will promote campus security by replacing antiquated locks and keyways with modern hardware.

PROJECT	Fiscal Year	95	96	97	98	99-2001
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Alarm and Security System						████████
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Parking Lots & Sidewalks						████████████████
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Covered Walkways						████████████
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Re-Key Campus						████████
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OUTLINE FOR EXCELLENCE

ACADEMIC FACILITIES

Current Situation:

The present heating and cooling system in the Social Science Building and Rundell Hall performs inadequately, creating an uncomfortable atmosphere for learning. Classrooms need to be painted and sound proofing, to reduce the "echo" effect of high ceilings, needs to be installed. All but two faculty offices in Rundell Hall and the Social Science Building have never been renovated. Walls need to be painted and new carpet installed. Life safety code violations exist in Rundell Hall. Renovating only the ground floor of the McNulty-Haddick Building leaves wasted space on the top floor. Design fees are needed to prepare a cost estimate to expand Bonner Hall facility. The Science Building does not have adequate space available for existing chemistry equipment to be set up for student lab use.

Objective:

Upgrading the Social Science Building and Rundell Hall will provide a more comfortable environment in which to learn and will allow instructors to utilize more advanced instructional techniques. In order to fully realize the benefits of acquiring and renovating the McNulty-Haddick Building, the College must complete the renovation process. An addition on Bonner Hall will provide new faculty offices, classroom facilities, and a multimedia lecture hall.

PROJECT	Fiscal Year	95	96	97	98	99-2001
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Upgrade Social Science						██████████
Upgrade 2nd Floor McNulty						██████████
Renovate Rundell Hall						██████████
Addition to Bonner Hall						██████████

OUTLINE FOR EXCELLENCE

STUDENT SERVICES

Current Situation:

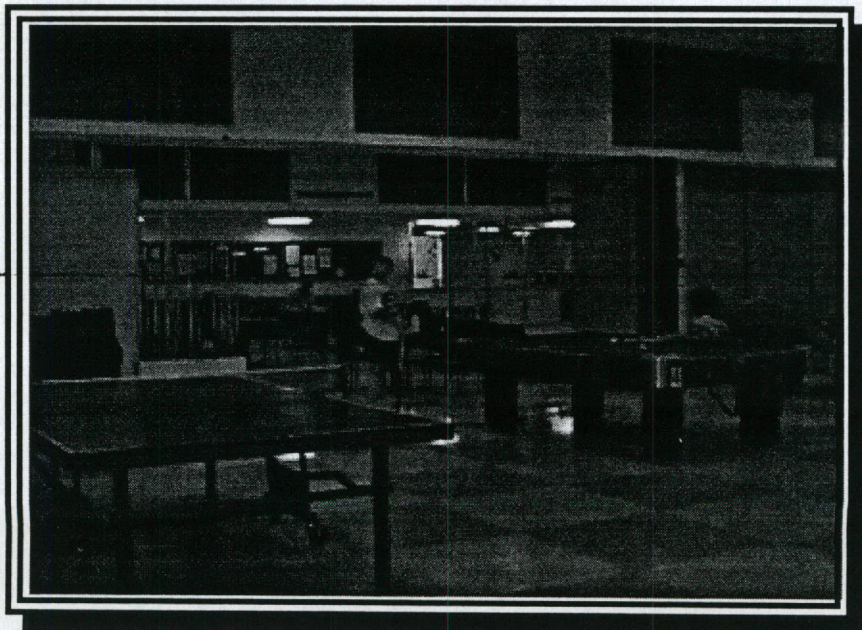
Except for the varsity basketball program, the gymnasium locker room facilities have never been renovated. Lockers are dented and scratched and many are unuseable. Floor arrangement does not accommodate women's varsity sports adequately. In addition, the decentralized locations of the faculty offices are inconvenient to students, as well as a safety issue for staff, and make it difficult to monitor student activity and college investments in athletic equipment.

Objective:

Refurbishing the locker room areas in the Gym will provide sufficient space for athletes and students enrolled in physical education classes. Also, renovating this will provide a centralized faculty/secretarial office system that is accessible to the students and safe for the staff.

PROJECT	Fiscal Year	95	96	97	98	99-2001
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Renovate Gymnasium						
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LEE COLLEGE FACILITY MASTER PLAN

SUMMARY

The Lee College Facility Master Plan represents administrative efforts to better serve the educational needs of surrounding communities while providing safe, pleasant environments for students and faculty. This summary provides only a general overview of the Facility Master Plan; more detailed plans and information are available in Volumes I through IV of the Facility Master Plan.

A high degree of flexibility has been incorporated into the College Master Plan to accommodate fluctuations in enrollment rates and changes in federal, state, and local funding. Considerations for revision of the current plan depend on future availability of revenue as well as shifts in predicted student demand.

Only with the methodical approach outlined in this Executive Summary can Lee College upgrade present facilities to continue to maintain the educational standards we have upheld for over 60 years. It is with a progressive look to the future that we carry forward that tradition.



