Capital Asset Advisory Committee Meeting Notes

Thursday, April 16, 2026
8:30-10:00 am
Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Heather Gasper, Ted Hagan, Kathy Hodgson, Eric Lugger (A), Bryan Martin, Tom Murray (A), Dan Oakley (A), M.L. Richardson (A), Brooke Schubert, Brittney Warga (A), Mike Watkins (A)

Staff Liaisons: Jeff Gatlin, COO; Ex. Dir. accounting and finance; Mark Strelow, Ex. Dir. facilities and construction management; Seanin Rosario, Ex. Dir. financial planning & analysis; Sam Miller, Dir. planning & property; Greg Avedikian, PM, strategic initiatives; Bill Claveau, cost/scheduler; Lisa Knestis, project accounting; Robin Acree, Ex. Assist, facilities management

School Board Liaison: Dr. Denine Echevarria

Facilitator: Renny Fagan, Keystone Policy Center

Agenda

Meeting Overview

- Welcome and Introductions
- Strategic Capital Plan
- Partnership for Fiscal Responsibility Update
- Work in Progress Update: Construction

Action/Decisions

- No actions were requested, or direction provided by the CAAC at this meeting.

Welcome, Introductions, News- *Presenter: Renny Fagan*
Berry Jones has retired from Jeffco.
Recruitment for CAAC committee members is ongoing; additional members are needed. Mike Watkins is resigning from the committee.

- Recommendations for new members will be presented to the Board of Education (BoE) in May.

Strategic Capital Plan - *Presenter: Perkins Eastman*

To transition from reactive maintenance to a data-driven, future-focused roadmap. The district is implementing dynamic planning tools that utilize comprehensive facility and enrollment data to guide long-term investment decisions.

Despite aging infrastructure, over 50% of schools maintain "Good" or "Excellent" Educational Adequacy (EA) scores, providing a solid foundation for modernization.

Strategic Priorities

- **Modernization:** Updating facilities to meet 21st-century learning standards.
- **Program Enhancement:** Investing in spaces that directly improve student programming and educational experience.
- **Core Infrastructure:** Prioritizing "warm, safe, and dry" requirements to ensure all buildings remain functional and secure.
- **Portfolio Right-Sizing:** Using the new planning tools to balance the school portfolio against declining enrollment and unused space.

Partnership for Fiscal Responsibility Update - *Presenter: Jeff Gatlin*

An update on the Partnership for Fiscal Responsibility. Initial polling information presented at the last Partnership meeting can be found here.

Discussion focused on a survey of 932 Jeffco residents regarding capital funding.

- **Community Priorities:** Building maintenance, replacement cycles, and climate control.
- **Funding Options:**
    - **Mill Levy vs. Bond:** Preference leaned toward a Special Mill Levy over a $600M bond.
    - **Financial Breakdown:** A special mill could generate close to $90M (including a $15M general fund transfer).
- **Committee Feedback:** Members suggested that future polling needs more specific language to build a successful campaign. There is concern regarding "tax fatigue" and ballot length; the campaign should focus on student experience and teacher support.

Work In Progress Update – *Slide Presentation Presenter: Bill Claveau*

- **Fletcher Miller:** Phase 2 abatement is underway; completion slated for November.
- **Bradford North:** HVAC equipment is being ordered.
- **Electric Bus Project:** Clarified that the special mill levy is for IT technology, not transportation; the bus project is funded by a grant and will be ready for the new school year.
- **Budget Items:**
    - Ed Center lighting and Windy Peak fire alarms came in under budget.
    - Mount Blue Sky fire alarm exceeded budget.
- **Upcoming:** Door access upgrades are currently in the design phase.

Next Meeting
Thursday, May 21, 2026
8:30-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215