

Capital Asset Advisory Committee Meeting Notes

Thursday, May 21, 2026

8:30-10:00 am

Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Heather Gasper, Ted Hagan, Kathy Hodgson, Eric Lugger, Bryan Martin (A), Tom Murray (A), Dan Oakley, M.L. Richardson, Brooke Schubert, Brittney Warga, 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; Maggie Anderson, Dir. Construction management; 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
- Update on Partnership for Fiscal Sustainability
- Update on District's Sustainability Initiatives
- Consideration of CAAC applicants
- Work in Progress Update: Construction & Finance

Action/Decisions

- Three CAAC applications were presented to the committee. All three were reviewed and recommended to move forward to the BoE.

Welcome, Introductions, News- Presenter: Renny Fagan

Maggie Anderson has been named the Director of Construction Manager. She brings more than 35 years of experience.

Superintendent Dorland last day is July 5th. Board of Education is planning to hire an interim with a desired transition overlap; process closes on Monday.

Partnership for Fiscal Responsibility Update - Presenter: Jeff Gatlin

Recommendation to the BoE for a \$135M ballot initiative split into two parts (studying whether to combine them):

- \$75M General MLO: Dedicated to staff compensation (salaries/benefits) to reach market averages, plus career technical education.
- \$60M Special Mill Levy: Dedicated to capital projects (HVAC climate control, asbestos removal, clean drinking water, etc.). Total capital investment will reach near \$90M with supplemental funding.

High emphasis on transparency and public education regarding the ballot wording.

BoE studies and finalizes language in August; ballot measure would go to voters in November.

District's Sustainability Initiatives Update – [Slide Presentation](#) Presenter: Meghan Teegarden

New policies were adopted at last week's BoE meeting. The first annual progress report will be presented to the BoE in November.

Real-time energy meters are live. The district's 30 solar arrays (mostly installed 2011–2012) cover 6.2% of needs. Six electric buses are saving \$50k–\$60k over 12 years; level 2 chargers are being implemented.

Under Denver Water Level 1 restrictions (2-day/week watering mandate, 20% reduction target). The district is navigating restrictions across 19 water purveyors and evaluating synthetic turf transitions due to playability and watering limits. Committee asked about potential partnering with municipalities for free sod removal and xeriscaping.

Work In Progress - Construction Update – [Slide Presentation](#) Presenter: Maggie Anderson

- Fletcher Miller Phase 2 abatement continuing.
- District-wide roofing and paving planned for August completion.
- Green Gables boiler replacement moving forward with a \$130k maintenance contribution, reusing parts from Fletcher Miller.
- Conifer water treatment facility replacement delayed to 2027; entire aging system will be replaced rather than piecemeal repairs.

Work In Progress – Financial Update – [Slide Presentation](#) Presenter: Mark Strelow

- Contingency increased from \$232k to \$729k due to favorable roofing bids.
- Office visibility scope reduced by \$75k.
- Utilization Allocation reduced by \$125k.

2027 capital planning projects are currently being uploaded into Kahua (77% focus on continuity/maintenance, 21.5% on student safety, 1.5% on student programming).

No meeting in June

Next Meeting

Thursday, July 16, 2026

8:30-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215