

# **Weld County Justice Center**

## ***Downtown Analysis — Program & Facility Overview***

DATE

August 7, 2025

**Program & Facility Overview**

**Justice Center**

**Program & Facility Overview**

Element	West Block	O Street
Building Size	265,000 GSF	265,000 GSF
Courtrooms (Initial / Future)	26 / 46	26 / 46
District Attorney Office	27,000 SF (incorporated into new Admin. Bldg.)	27,000 SF (incorporated into new Admin. Bldg.)
Building Type	Multi-story urban facility + annex + garage	Standalone facility on greenfield land
<b>Acresage Summary</b>		
C - West Block (Currently Weld County Owned)		0.65
O, Q, P & X - West Block (Currently Owned by Multiple Owners)		2.84
H - City Hall 1/2 Block (Currently City of Greeley Owned)		1.75
J - 1100 10th St. 1/2 Block (Currently City of Greeley Owned)		1.33
O Street (Currently Weld County Owned)	N/A	
		25

**Cost Breakdown**

Category	Cost	West Block Description	Cost	O Street Description
<b>TBD Entity Land Acquisition Cost</b>				
Q, P, X - West Block North 1/2 Block (Acquisition and Demo Cost)	\$ 6,500,000	TBD	N/A	N/A
C - West Block	\$ 228,000	Currently Owned by Weld County	N/A	N/A
O, Q, P & X - West Block	\$ 931,000	To be covered by TBD Entity	N/A	N/A
H - City Hall 1/2 Block	\$ 452,736	To be covered by TBD Entity	N/A	N/A
J - 1100 10th St. 1/2 Block	\$ 410,614	To be covered by TBD Entity	N/A	N/A
O Street Project Site Land	N/A	N/A	\$ -	Currently Owned by Weld County
<b>Demo &amp; Hazardous Materials Abatement Cost</b>				
G - Juror Block	\$ 1,000,000	Responsibility of Weld County	N/A	N/A
C - West Block	\$ 250,848	Responsibility of Weld County	N/A	N/A
O, Q, P & X - West Block	\$ 1,992,273	Responsibility of TBD Entity	N/A	N/A
H - City Hall 1/2 Block	\$ 690,170	Responsibility of TBD Entity	N/A	N/A
J - 1100 10th St. 1/2 Block	\$ 934,206	Responsibility of TBD Entity	N/A	N/A
O Street Demo & Hazardous Materials Abatement	N/A	N/A	\$ -	N/A
Utilities & Off-Site Infrastructure	\$ 4,400,000	Minimal due to current upgrades	\$ 36,400,000	N/A
Judicial Center Building	\$ 267,475,000	N/A	\$ 265,050,000	N/A
<b>Total Justice Center Parking Summary</b>				
Below Grade Parking Justice Center	\$ 32,750,000	Downtown Parking - 1,175 stalls; 175 towards Admin. Bldg.	\$ 18,100,000	O Street Parking - XX stalls
Street Parking within 1 Block	\$ -	586 stalls; 175 towards Admin. Bldg.	N/A	210 stalls (subsurface)
Surface Parking				
H - City Hall 1/2 Block	\$ 1,824,000	379 stalls	N/A	N/A
J - 1100 10th St. 1/2 Block	\$ 1,208,000	228 stalls	N/A	N/A
O Street Surface Parking	N/A	151 stalls	N/A	N/A
FF&E (Furniture, Fixtures & Equipment) & Soft Costs (permitting, insurance, testing)	\$ 9,861,600	N/A	\$ 10,820,000	790 stalls
Subtotal	\$ 325,269,448	N/A	\$ 9,776,400	N/A
Escalation (4% annually x 2 years)	\$ 26,021,556	N/A	\$ 340,146,400	N/A
Total	\$ 351,291,004	N/A	\$ 271,211,712	N/A
Schedule	49 - 62 months	N/A	\$ 367,358,112	N/A
			49 months	N/A

NOTE: District Attorney (DA) included in new administration building.

**Administrative Bldg., including DA Offices**

**Program & Facility Overview**

Element	Trophy Block	Centennial + Plaza West (Option 2A)	O Street
Location	Downtown - Trophy Block site	Downtown - Centennial + Plaza West site	O Street - County-owned greenfield
Build Type	Ground-up Building	New construction on top of existing basement garage	Ground-up Building
Total Program Area	186,700 SF	186,700 SF	168,000 SF + 18,700 Existing Below Grade
Design Efficiency	High - built from scratch	Moderate - restricted by existing structure	High - full site control
Expansion Capability	Flexible	Built to full planned capacity	Flexible
<b>Acresage Summary</b>			
F - Trophy Block (Currently Weld County Owned)		0.78	N/A
I - Trophy Block (Currently City of Greeley Owned)		0.44	N/A
W.1 - Trophy Block (Currently Owned by Vineyard Church)		0.16	N/A
W.2 - Trophy Block (Currently Owned by David Yetzer)		0.04	N/A
D.1 - Centennial Block (Currently Weld County Owned)	N/A		2.79
D.2 - Centennial Block (Currently Weld County Owned)	N/A		0.89
O Street (Currently Weld County Owned)	N/A	N/A	
			25

**Cost Breakdown**

Category	Cost	Trophy Block Description	Cost	Centennial + Plaza West (Option 2A) Description	Cost	O Street Description
<b>TBD Entity Land Acquisition Cost</b>						
F - Trophy Block	\$ 270,000	Currently Owned by Weld County	N/A	N/A	N/A	N/A
I - Trophy Block	\$ 153,600	To be covered by TBD Entity	N/A	N/A	N/A	N/A
W.1 - Trophy Block	\$ 56,000	To be covered by TBD Entity	N/A	N/A	N/A	N/A
W.2 - Trophy Block	\$ 14,400	To be covered by TBD Entity	N/A	N/A	N/A	N/A
D.1 - Centennial Block	N/A	N/A	\$ 971,397	Currently Owned by Weld County	N/A	N/A
O Street Land Acquisition	N/A	N/A	N/A	N/A	\$ -	Currently Owned by Weld County
<b>Demo &amp; Hazardous Materials Abatement Cost</b>						
F - Trophy Block	\$ 707,980	Responsibility of Weld County	\$ 707,980	Responsibility of Weld County	N/A	N/A
I - Trophy Block	\$ 180,533	Responsibility of TBD Entity	N/A	N/A	N/A	N/A
W.1 - Trophy Block	N/A	Responsibility of TBD Entity	N/A	N/A	N/A	N/A
W.2 - Trophy Block	N/A	Responsibility of TBD Entity	N/A	N/A	N/A	N/A
Centennial+Plaza West Demo & Hazardous Materials Abatement	\$ 9,540,000	Responsibility of Weld County	\$ 5,040,000	Responsibility of Weld County	N/A	N/A
O Street Demo & Hazardous Materials Abatement	N/A	N/A	N/A	N/A	\$ 9,540,000	Responsibility of Weld County
<b>Infrastructure</b>						
Administration Bldg., includes DA Offices	\$ 500,000	N/A	\$ 500,000	N/A	\$ 1,000,000	N/A
Historic Courthouse CUP Retrofit	\$ 106,000,000	N/A	\$ 108,260,700	N/A	\$ 102,265,700	N/A
Parking Summary	\$ 4,973,278	Equipment Only (Heeds Facility Enclosure)	N/A	N/A	N/A	N/A
Shared Parking Structure	N/A	617 Stalls Total	N/A	619 Stalls Total	N/A	N/A
Weld County Parking Structure Share	\$ 8,977,000	433 Stalls	N/A	234 Stalls	N/A	N/A
COG/ODA Parking Structure Contribution	\$ 10,998,000	191 Stalls	\$ 10,434,000	222 Stalls	N/A	N/A
Street Parking within 1 Block	\$ -	234 Stalls = \$11,000,000	\$ 10,998,000	234 Stalls = \$11,000,000	N/A	N/A
Existing Centennial Bldg. Subsurface Parking	N/A	175 stalls from above extra street	\$ -	175 stalls from above extra street	N/A	N/A
O Street Surface Parking	N/A	N/A	\$ -	210 stalls	N/A	N/A
FF&E (Furniture, Fixtures & Equipment) & Soft Costs (permitting, insurance, testing)	\$ 4,006,000	N/A	N/A	N/A	\$ 4,800,000	600 Stalls
Subtotal	\$ 134,704,258	N/A	\$ 4,021,000	N/A	\$ 3,756,000	N/A
Escalation (4% annually x 2 years)	\$ 10,776,341	N/A	N/A	N/A	\$ 128,963,680	N/A
Total	\$ 145,480,599	N/A	N/A	N/A	\$ 10,317,934	\$ 9,708,936
					\$ 139,280,774	\$ 131,070,636
Schedule	25 - 27 months	N/A	25 - 27 months	N/A	20 - 22 months	N/A

**For Consideration**

Category	Trophy Block Cost	Trophy Block Description	Centennial + Plaza West (Option 2A) Cos	Centennial + Plaza West (Option 2A) Description	O Street Cost	O Street Description
Escalation (4% annually x 5 years)	\$ 26,940,852	N/A	\$ 23,732,736	N/A	\$ 24,272,340	N/A
Total 5 years out	\$ 161,645,110		\$ 154,756,416		\$ 145,634,040	

**Cost Summary**

**Downtown - Option A - Trophy Block**

Item	Totals
Justice Center - West Block	\$ 351,291,004
Administration Bldg. w/DA Offices Included - Trophy Block	\$ 145,480,599
<b>Total</b>	<b>\$ 496,771,603</b>

**Downtown - Option B - Centennial Block**

Item	Totals
Justice Center - West Block	\$ 351,291,004
Administration Bldg. w/DA Offices Included - Centennial Block (Option 2A)	\$ 139,280,774
<b>Total</b>	<b>\$ 490,571,778</b>

**O Street**

Item	Totals
Justice Center - O Street	\$ 367,358,112
Administration & DA Bldg. - O Street	\$ 131,070,636
<b>Total</b>	<b>\$ 498,428,748</b>