

Weld County Justice Center

BoCC Work Session — Procurement Strategy

DATE

September 22, 2025

Weld County Judicial Center



PREPARED FOR:

Weld County Board of County Commissioners
(BoCC)

September 22, 2025 | BoCC Work Session: Procurement
Strategy

OVERVIEW

Program at a Glance

- Program Value: ~\$490M
- 4 Projects:
 1. West Block Site & Parking (\$25–35M)
 2. Justice Center Core & Shell (\$155–170M)
 3. Justice Center TI (\$130–145M)
 4. Admin/DA Building (\$135–150M)
- Objective: Identify best procurement approach balancing speed, cost, and risk profile.

OVERVIEW

Key Decisions

- ✓ Procurement Strategy – Best Value vs. Qualifications-Based
- ✓ Delivery Method – CM/GC vs. Design-Build
- ✓ Form of Contract – Cost Plus w/ GMP vs Lump Sum

OPTION 1

CM/GC

- **Approach:** One designer for entire program, procure CM/GC's for each individual project
- **Procurement:** RFP for design firms, begin design, RFP for CM/GC no later than schematic design
- **Contract Type:** Cost Plus w/ GMP(s) and/or open-book precon process with later conversion to Lump Sum
- **Schedule:** Sequential procurement; slower start, steady delivery. Can be phased into packages to help optimize schedule and mitigate risk, but overall slower than DB

OPTION 1

CM/GC

continued

PROS

- Consistent design team, strong collaboration with CM/GC, lower fees than design-build, greater influence over design, and access to a broader pool of contractors.

CONS

- Slower processes due to separate design and construction teams; more risk carried by the County (design, escalation); cost certainty through budgeting but less reliable than DB

OPTION 2

Hybrid (DB + CM/GC)

- **Approach:**
 - Site & Underground Parking: Traditional DB
 - Justice Center Core & Shell / TI: CM/GC
 - Admin Building: TBD
- **Procurement:**
 - Site & Underground Parking: Best Value (qualifications + lump sum proposals based on bridging docs/owner criteria)
 - Justice Center Core & Shell / TI: Best Value (qualifications + fees, separate for each project)
 - Admin Building: TBD
- **Contract Type:** Cost Plus with GMP(s) and/or open-book precon, with option to convert to Lump Sum.
- **Schedule:** DB accelerates site/parking design and precon, allowing faster Justice Center start.

OPTION 2

Hybrid (DB + CM/GC)

continued

PROS

- Faster start, early lump sum certainty and risk transfer for parking, CM/GC collaboration, earlier Justice Center TI turnover, flexibility for admin building.

CONS

- Multiple design teams, higher fees/insurance for parking, interface risk between garage and Justice Center (structural grids).

Side-by-Side Comparison

FACTOR	CM/GC	HYBRID (DB + CM/GC)
Procurement	Best-Value RFP (fees + quals)	Best-Value RFP (quals + lump sum + grid optimization for DB, fees + quals for CM/GC projects)
Delivery	CM/GC for all projects	DB for garage, CM/GC for verticals, TBD for Admin
Contract Form	GMP(s); open-book, option to convert entire project or portions of to lump sum	Lump sum (DB) + GMP/open-book (CM/GC)
Schedule	Garage 26-28 months	Garage 20-23 months (3-5 mo faster)
Cost Certainty	GMP's / Lump Sum contracts can be phased into packages to optimize cost & schedule, mitigate risk	Early lump sum for garage; GMP's / Lump Sum contracts for CM/GC can be phased into packages to optimize cost & schedule, mitigate risk
Risk Allocation	County holds escalation/design risk	DB shifts more risk to design-builder
Design Input	High owner influence throughout	Limited on garage; higher on vertical projects

Summary

**CM/GC
Througho
ut**

**Consistent design
team, control,
flexibility but
slower and more
risk retained by
County**

**Hybrid
(DB +
CM/GC)**

**Speed, early cost
certainty, innovation
potential but requires
stronger
procurement
coordination**

**Next
Step**

**Align with County
priorities (speed,
design influence,
flexibility, cost of
risk transfer) RFP
release**



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