

# **Weld County Justice Center**

## ***March Design Team Updates***

DATE

March 2026

# DESIGN TEAM UPDATE

Schedule Update

Programming Update

Design Options (Based on 24 Courtrooms)

Option 1: 8 Stories + Secure Parking Garage

Option 2: 5 Stories + Secure Parking Garage

Option 3: Project 1 + Project 2 (2 Stand alone Projects)

Project Pricing

Courtroom Analysis

## PROGRAMMING UPDATE

- Met with all Usergroups (03.03 - 03.09)
- Programming and Courts Data Analysis continues - Refined Program for 03.16.2026
- Overall building square footage is trending down

### High Level Programming Notes:

#### **19<sup>th</sup> Judicial Courts**

Courtrooms can be interchanged (swapped) but aren't able to be shared because of caseload

Currently there are 21 of 23 Courts in use (5 County, 11 District, 5 Magistrate)

1 District Court Judge will be appointed for July 2026

1 County Court Judge will be appointed within 3 years

Adequate Gallery seating is important for Jury Selection

Virtual Proceedings require public access for observation

**Justice Services-** No major program changes from site selection

**19<sup>th</sup> Judicial Probation** - No major program changes

**WC Sheriff Office** - Moderate program changes to inmate holding

**District Attorney** - (March 9<sup>th</sup>) No major program changes

\*\*All usergroups were ok with secure parking garage and no underground parking

★ Preliminary concept designs are based on 24 Courts (various sizes)  
12 District, 6 County, 6 Magistrate

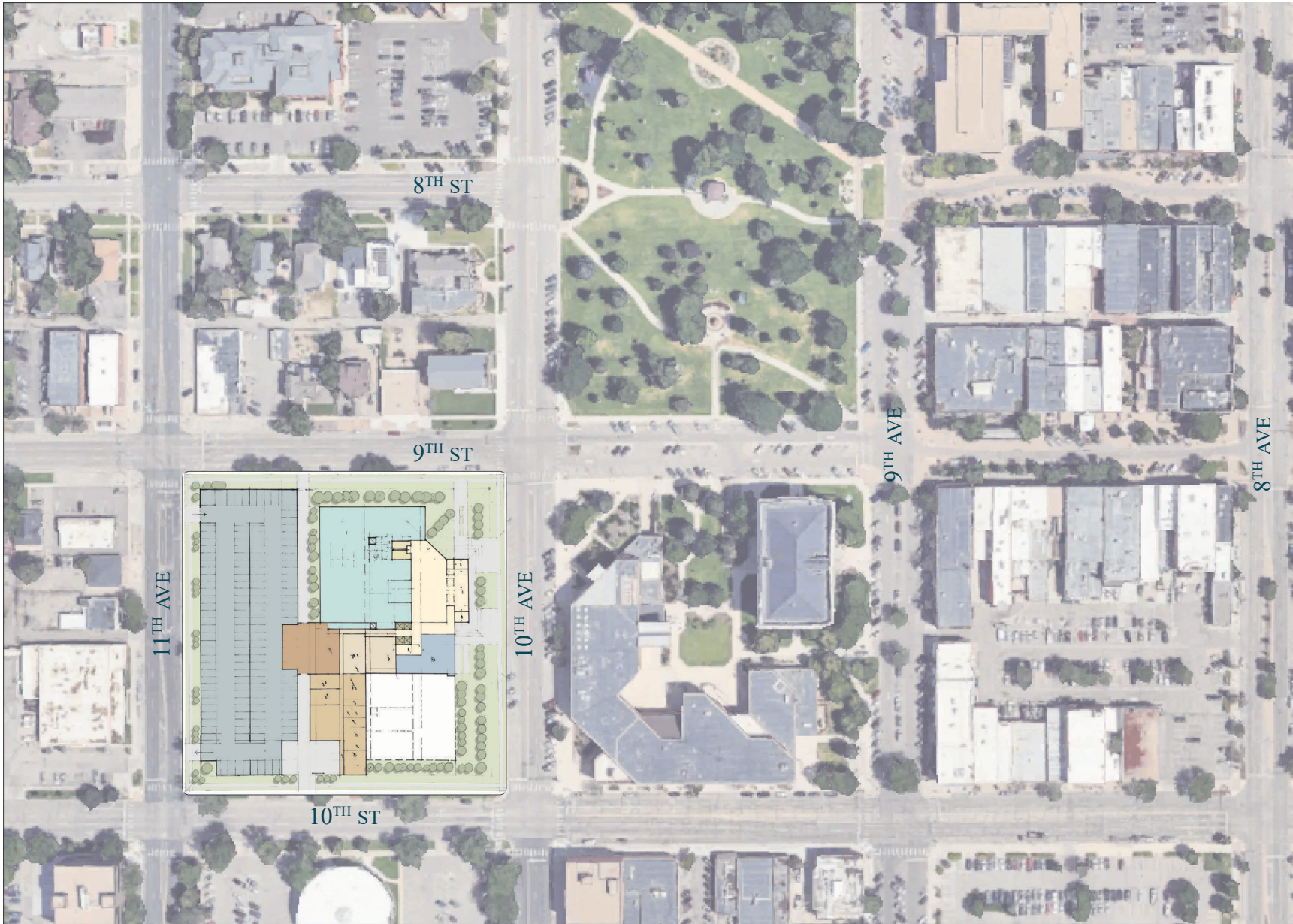
SPACE LIST SUMMARY	GSF	Percent of total program
<b>COMPONENT A</b>		
100 - SITE*	159,500	
<b>200 - COURTS</b>	<b>100,933</b>	<b>48%</b>
<i>Courtrooms(24)</i>	59,292	
<i>Courtroom Support</i>	34,020	
<i>Supporting Spaces</i>	7,621	
<b>300 - COURTHOUSE SUPPORT</b>	<b>52,137</b>	<b>25%</b>
<i>CLERKS</i>	18,482	
<i>Jury Assembly</i>	11,610	
<i>Probation</i>	1,053	
<i>District Attorney/Victim Witness</i>	3,888	
<i>General Support Spaces</i>	12,852	
<i>Justice Services</i>	4,253	
<b>400 - SHERIFF - INMATE HOLDING</b>	<b>14,924</b>	<b>7%</b>
<b>500 - MAIN ENTRY AND LOBBY</b>	<b>12,960</b>	<b>6%</b>
<b>600 - PUBLIC SPACES AND AMENITIES</b>	<b>28,033</b>	<b>13%</b>
<i>Public Spaces and Amenities</i>	1,890	
<i>Building and General Staff Support (1st Level)</i>	911	
<i>Loading Dock</i>	4,253	
<i>Building Systems and Support Spaces</i>	20,979	
<b>Subtotal Component</b>	<b>208,987</b>	<b>100%</b>
<b>Building Grossing Factor (1.15)</b>	<b>31,348</b>	
<b>Total Component A Gross Square Feet (GSF)</b>	<b>240,335</b>	
<i>* Square Footage Not included In Gross Square Footage Total</i>		

## DESIGN OPTIONS

**Option 1:** 8 Stories + Secure Parking Garage  
24 Courts - 12 District, 6 County, 6 Magistrate

**Option 2:** 5 Stories + Secure Parking Garage  
24 Courts - 12 District, 6 County, 6 Magistrate

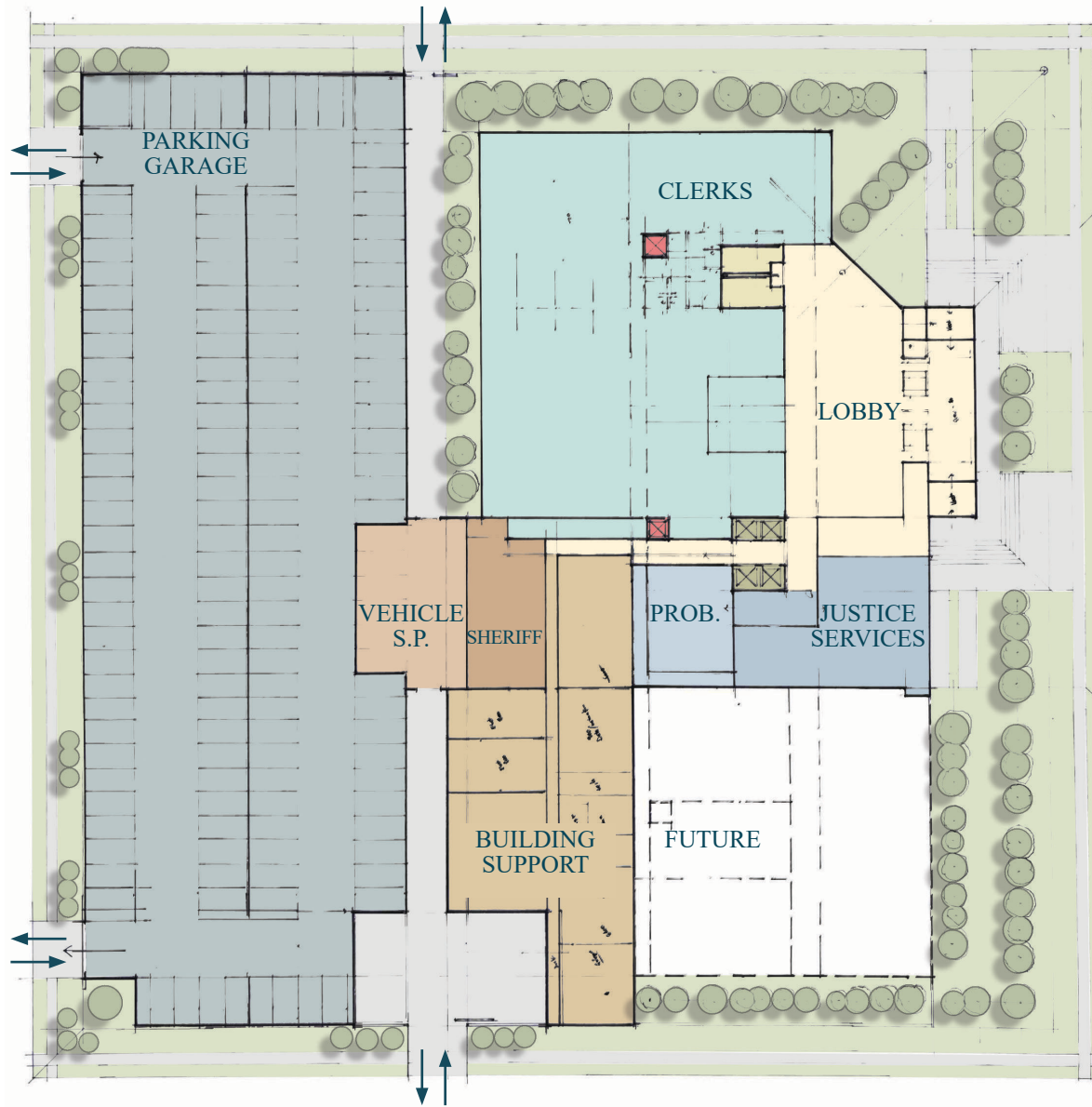
**Option 3:** 5 Stories + Secure Parking Garage ( 2 Stand alone Projects)  
Project 1 - 12 Courts + Building Support + Secure Parking Garage  
Project 2 - 12 Courts



## OPTION 1

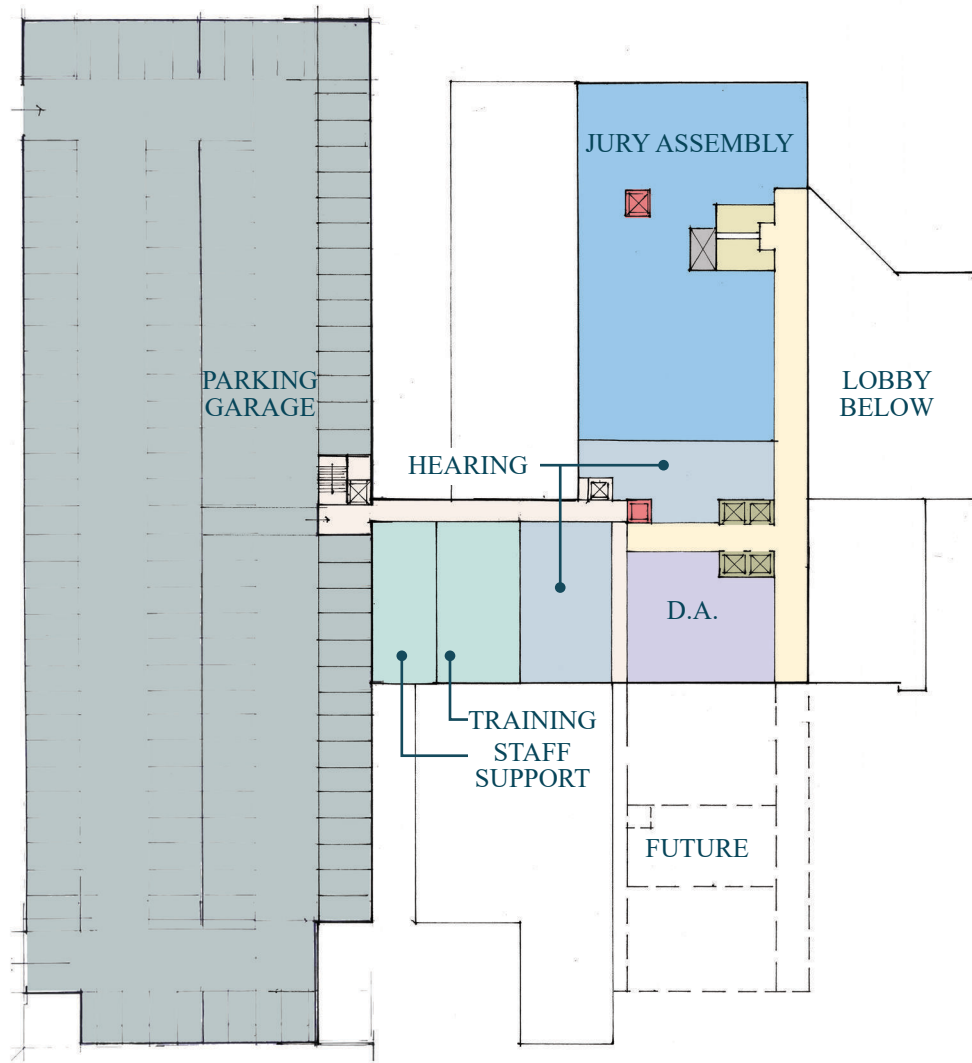
## AERIAL SITE PLAN

# OPTION 1



SITE PLAN / FIRST FLOOR

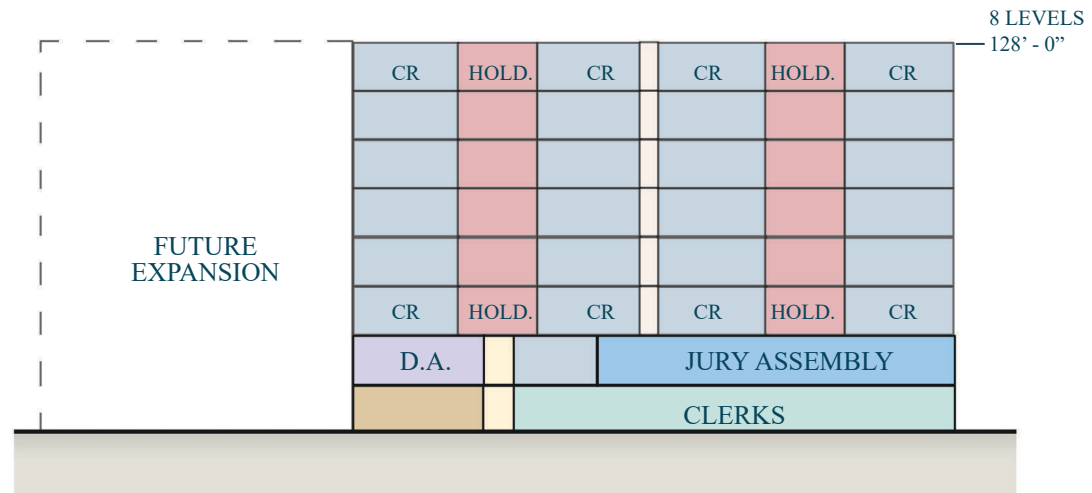
# OPTION 1



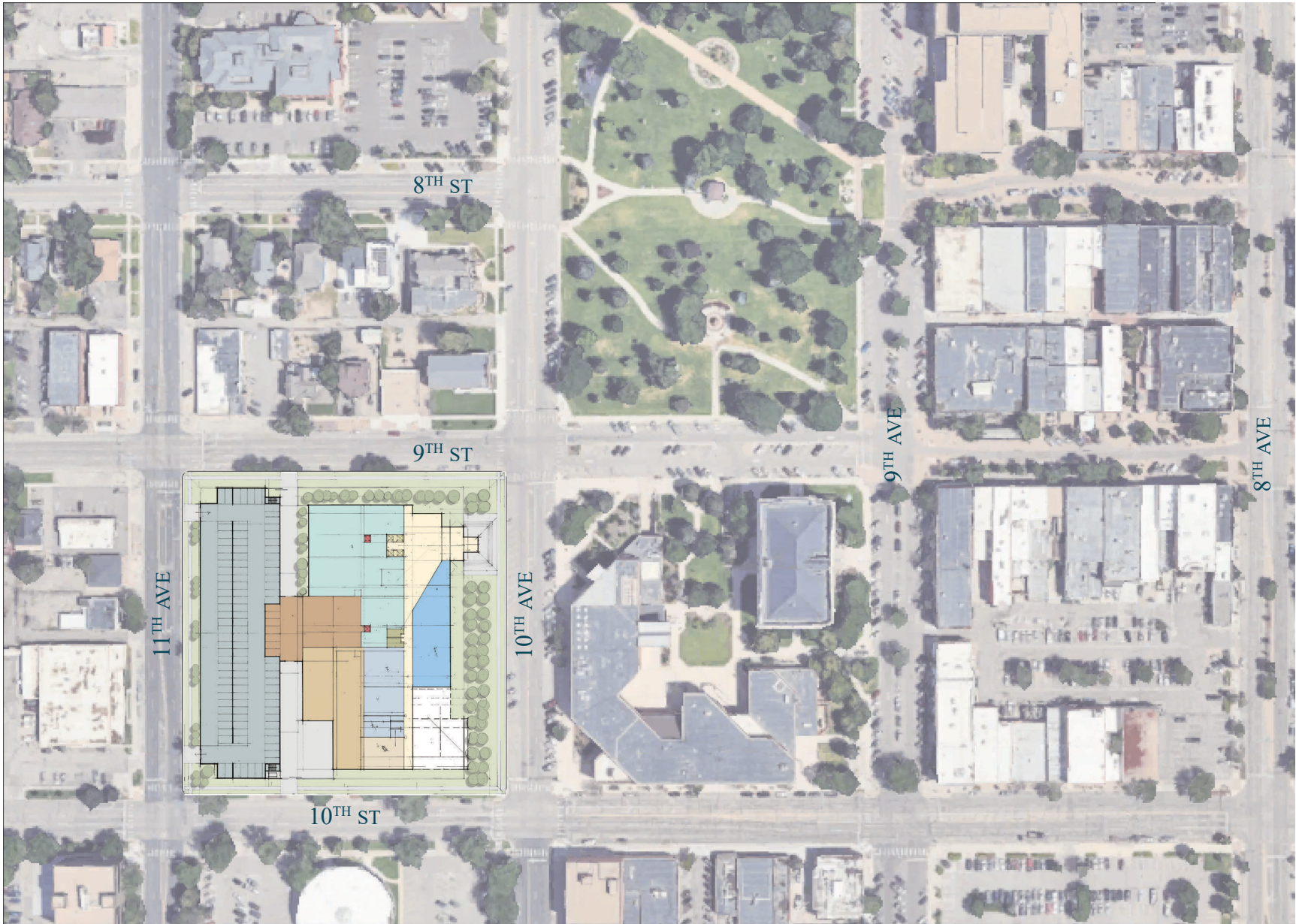
SECOND FLOOR



# OPTION 1



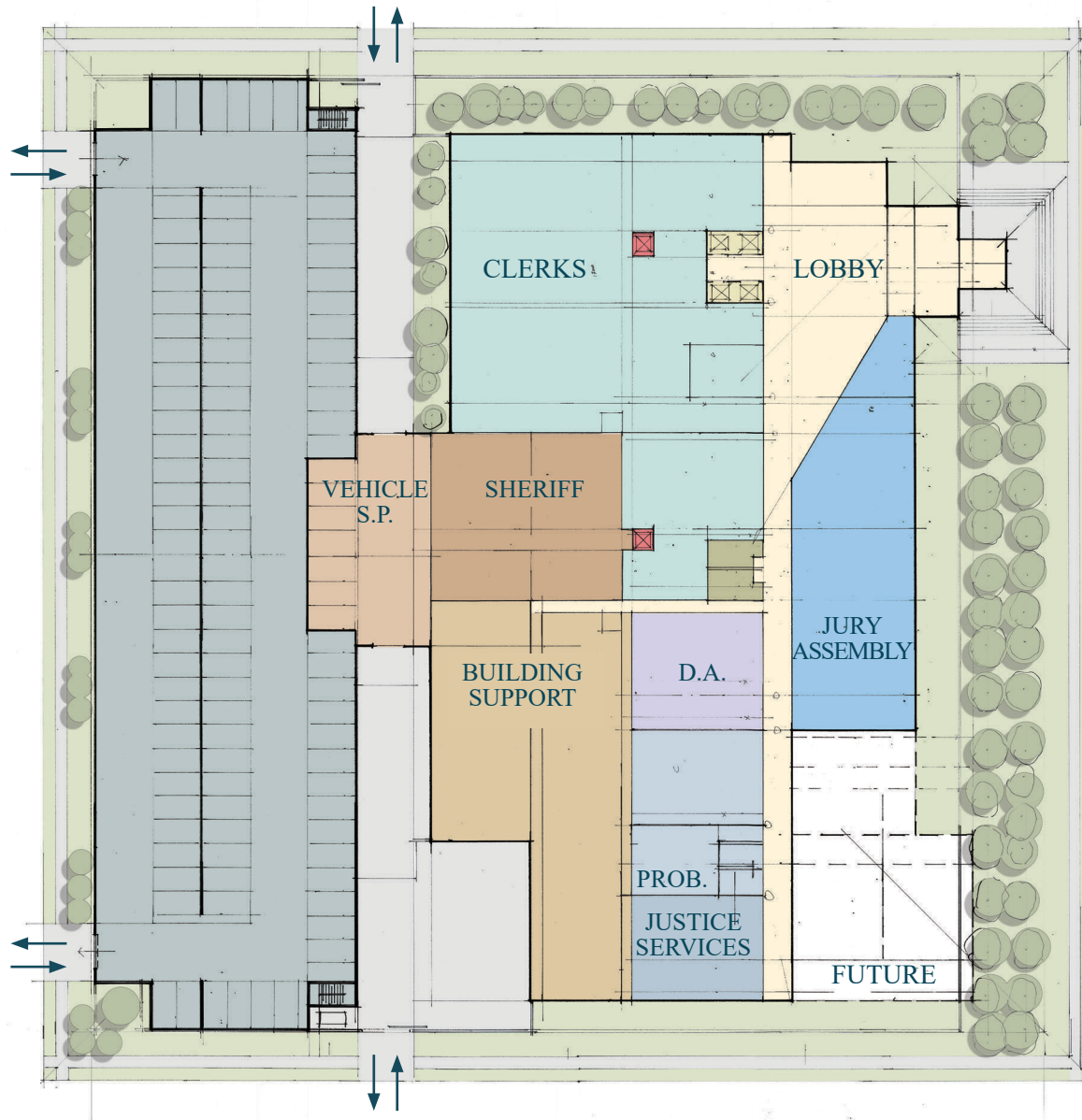
BUILDING SECTION



## OPTION 2

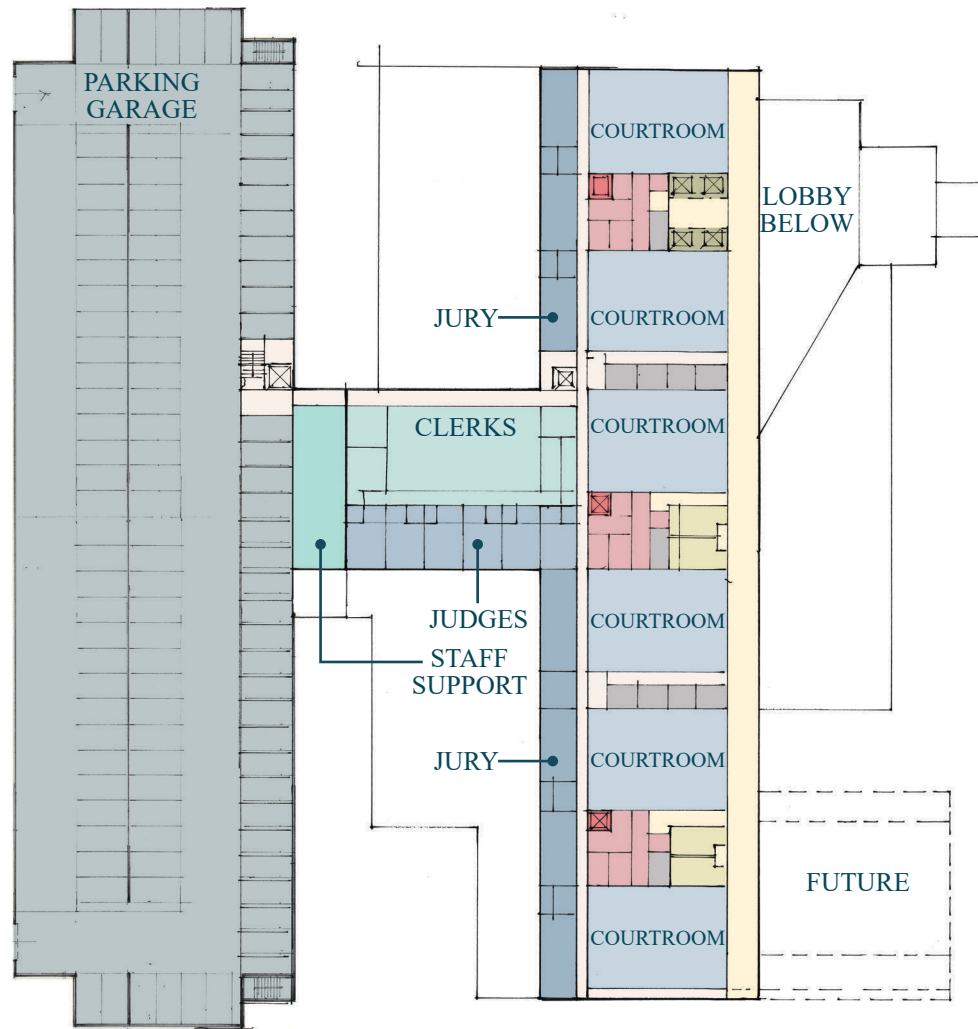
## AERIAL SITE PLAN

# OPTION 2



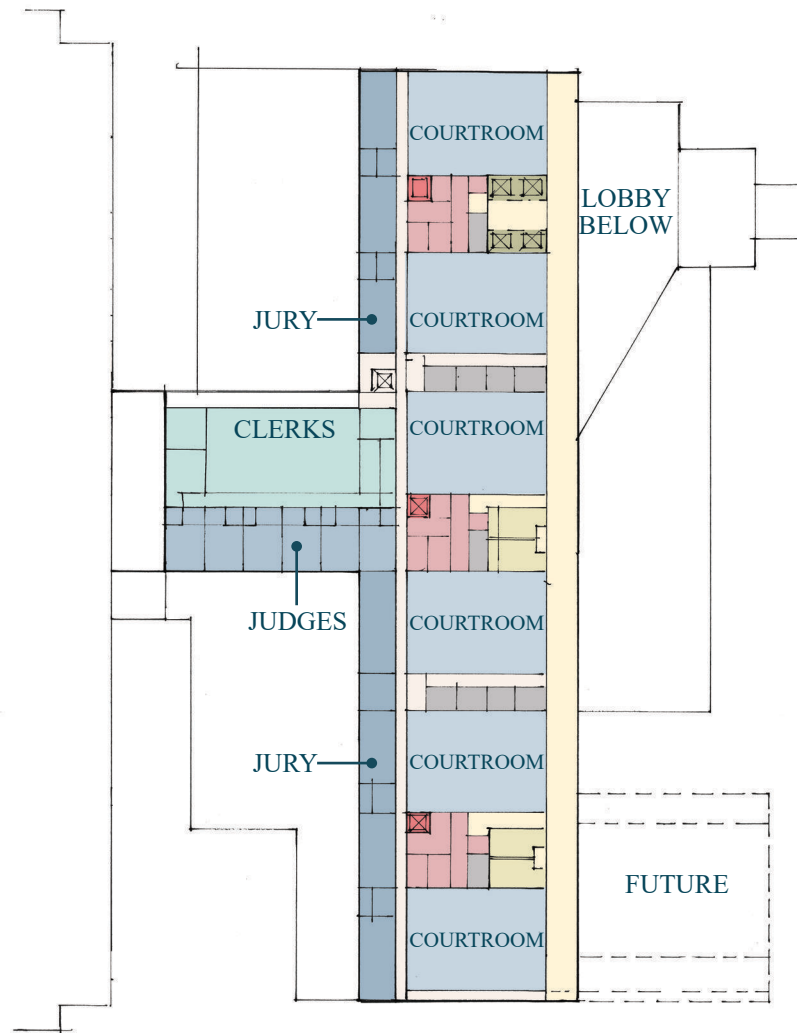
SITE PLAN / FIRST FLOOR

# OPTION 2



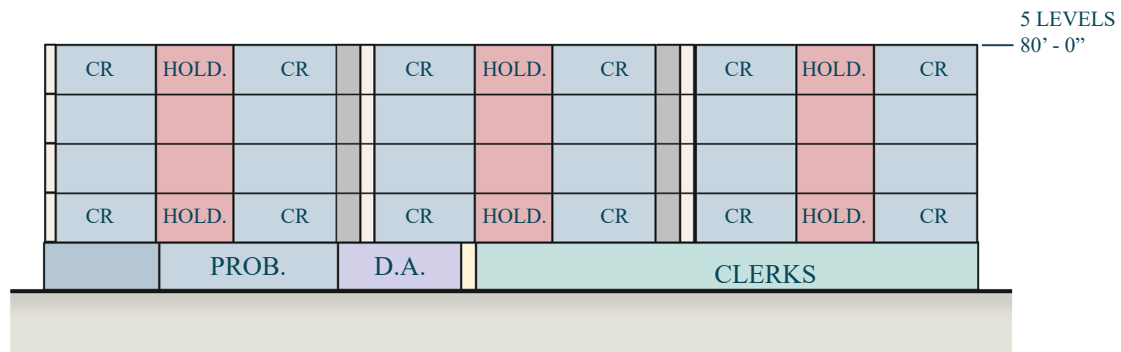
SECOND FLOOR

# OPTION 2



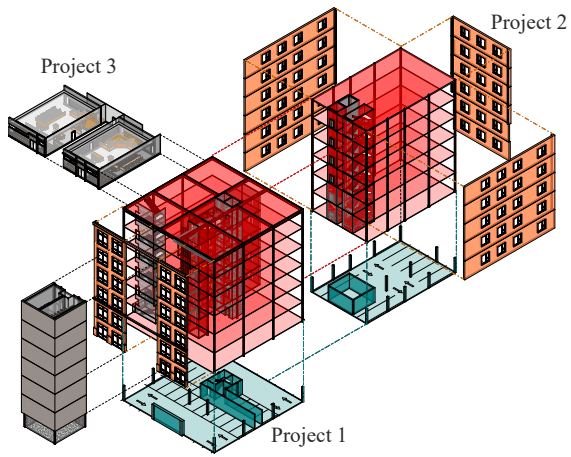
TYPICAL COURTS FLOOR

# OPTION 2

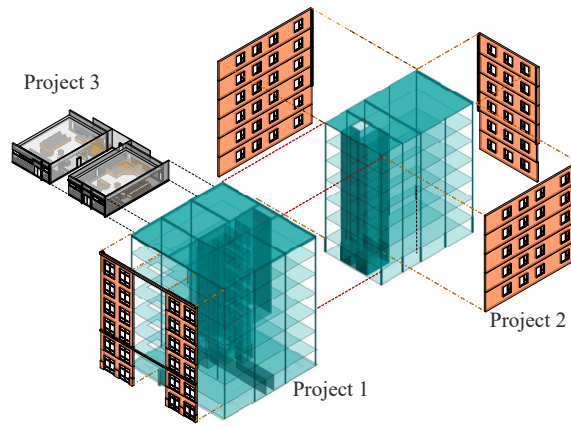


BUILDING SECTION

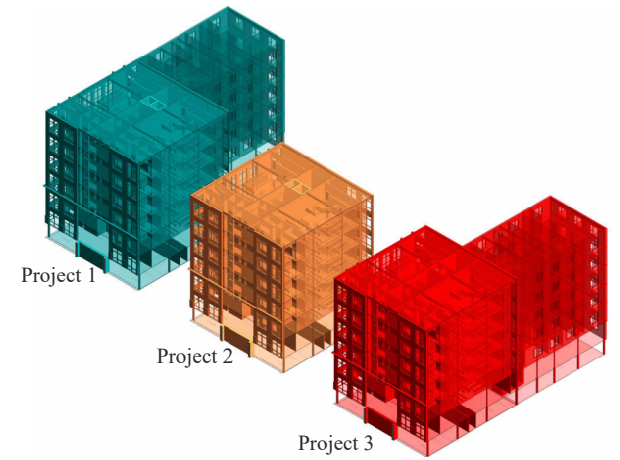
# PROJECT OPTIONS



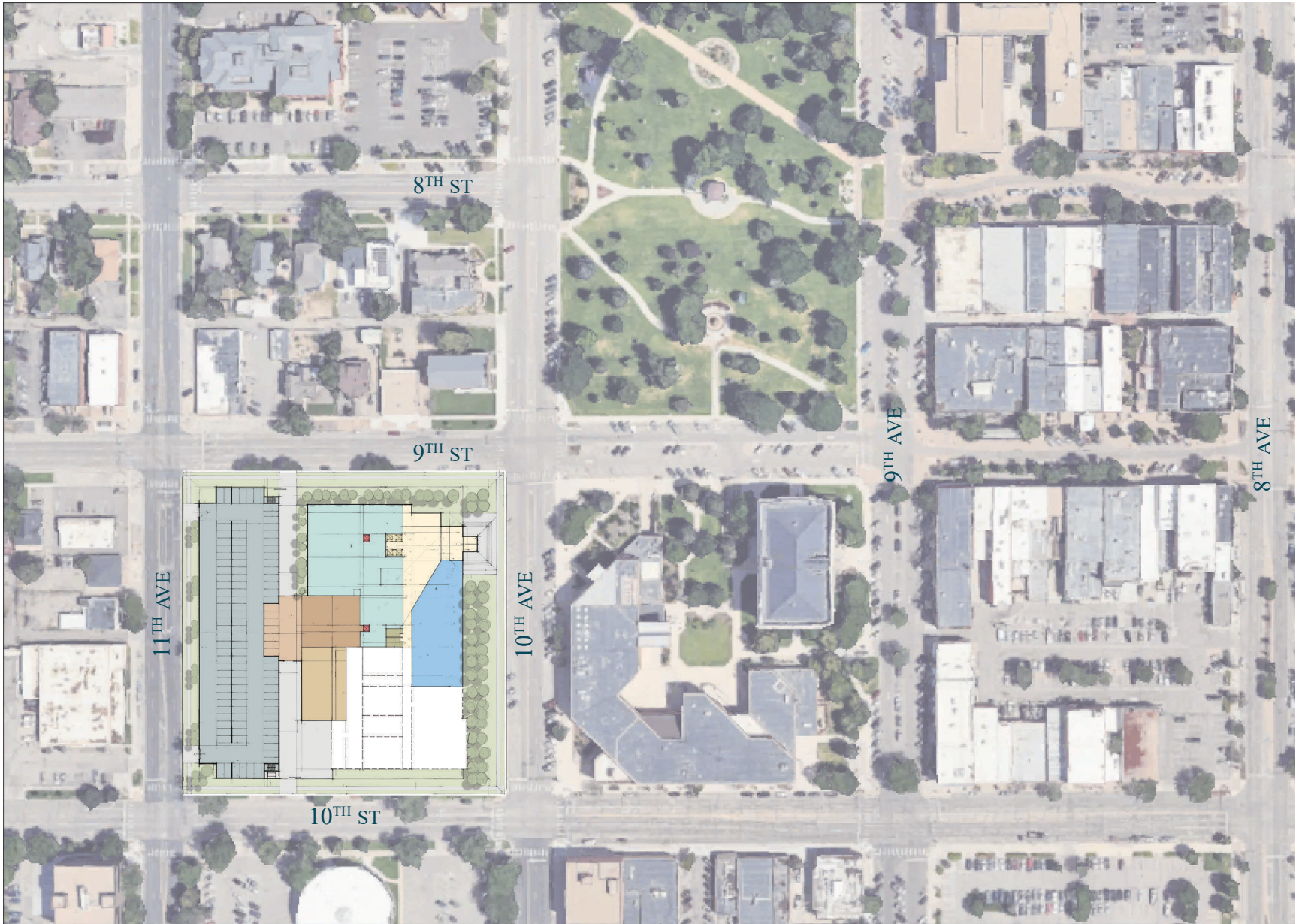
OPTION A



OPTION B



OPTION C



### OPTION 3

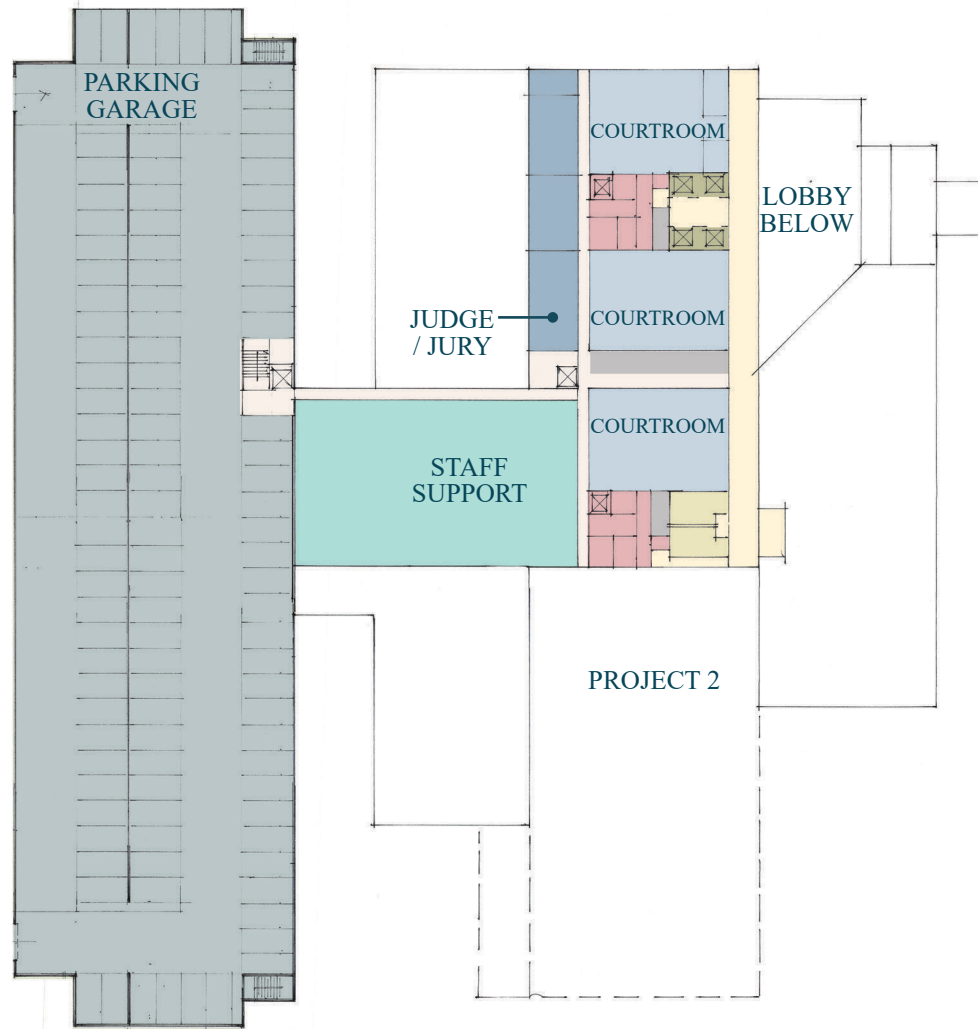
### AERIAL SITE PLAN

# OPTION 3



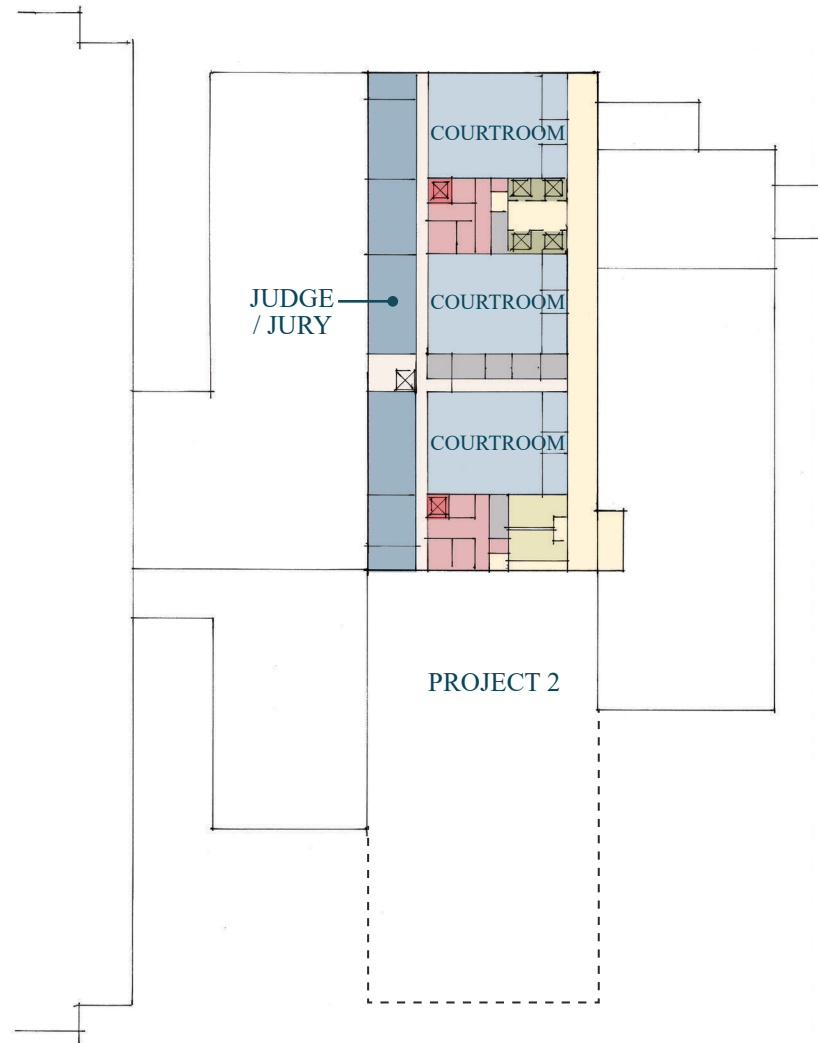
PROJECT 1 - SITE PLAN / FIRST FLOOR

# OPTION 3



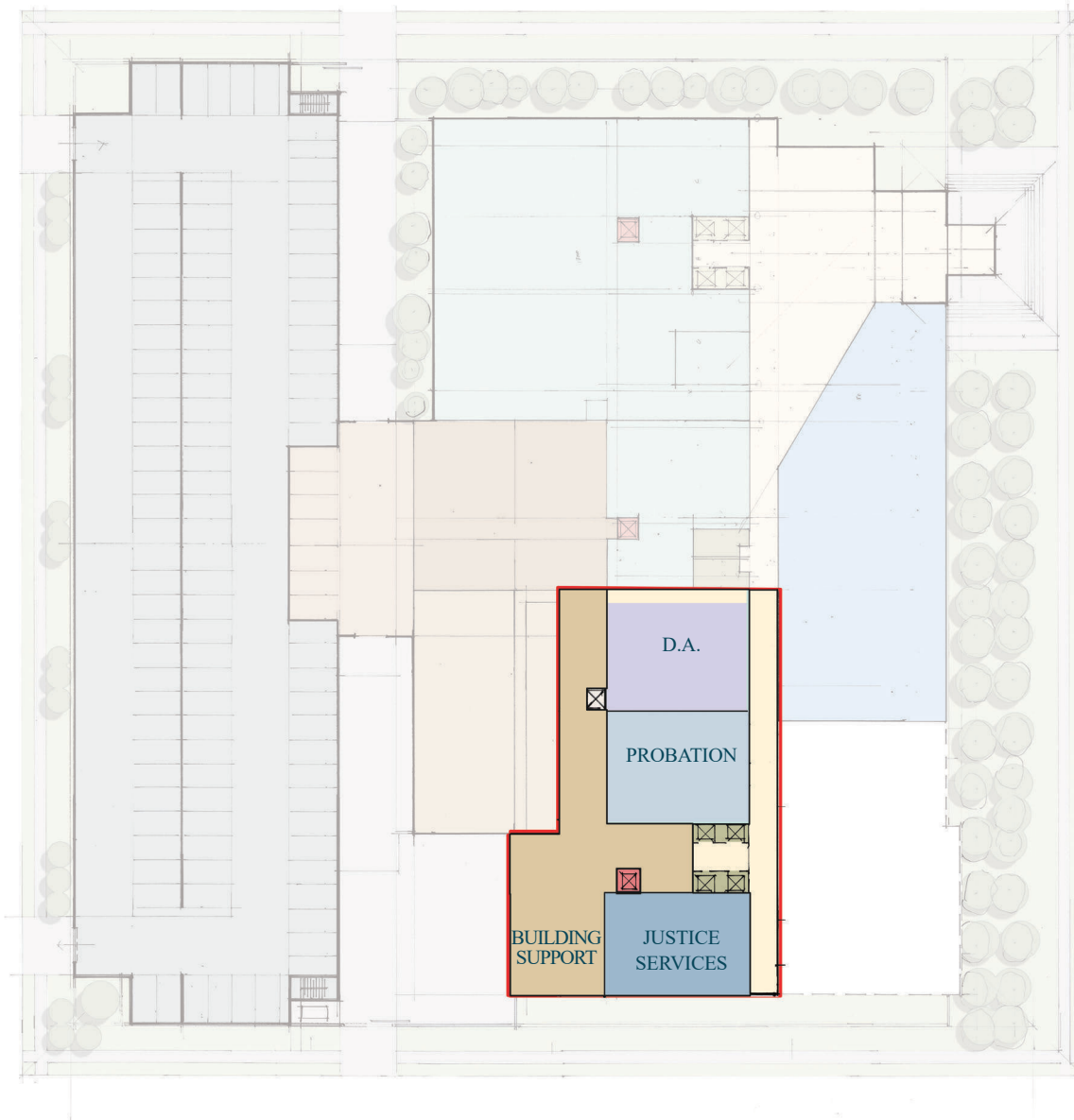
PROJECT 1 - SECOND FLOOR

# OPTION 3



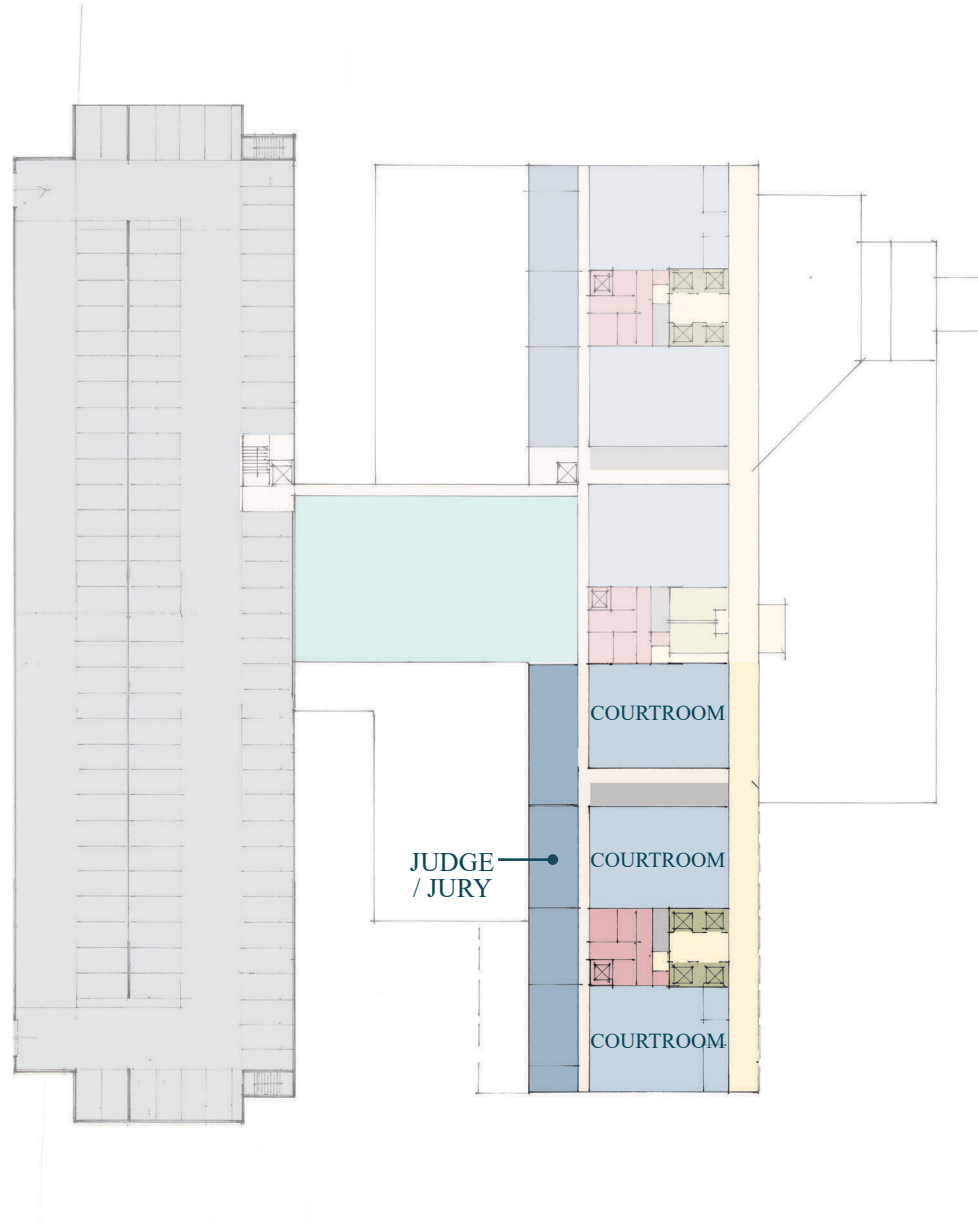
PROJECT 1 - TYPICAL COURTS FLOOR

# OPTION 3



PROJECT 2 - SITE PLAN / FIRST FLOOR

# OPTION 3



PROJECT 2 - SECOND FLOOR

# OPTION 3

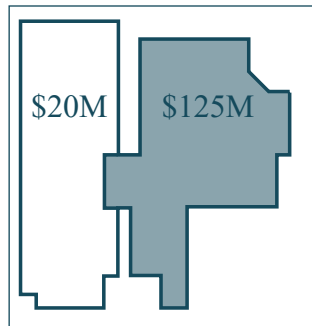


PROJECT 2 - TYPICAL COURTS FLOOR

# PROJECT PRICING UPDATE

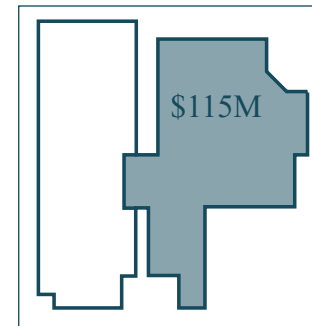
<u>Option 1 or Option 2</u>	
240,000s.f. x \$1,000/sf	= \$240M
Parking Garage	= \$20M
	= \$260M
20% Soft Costs	= \$52M
<b>Total Project Cost</b>	<b>= \$312M</b>

## Project 1: Parking, Structure, Envelope



Structure + Envelope	= \$125M
Parking Garage	= \$20M
Soft Costs	= \$29M
<b>Project 1 Cost</b>	<b>= \$174M</b>

## Project 2: Interiors & Building Systems



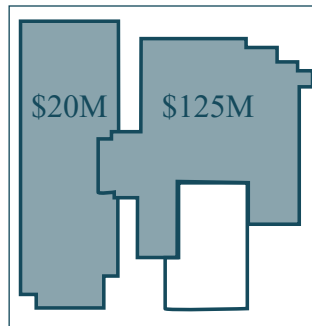
Interiors + Building Systems	= \$115M
Soft Costs	= \$23M
<b>Project 2 Cost</b>	<b>= \$138M</b>

# PROJECT PRICING UPDATE

## Option 3

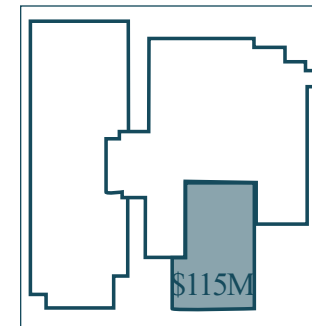
240,000s.f. x \$1,000/sf	= \$240M
Parking Garage	= \$20M
<hr/>	
	= \$260M
20% Soft Costs	= \$52M
<b>Total Project Cost</b>	<b>= \$312M</b>

## Project 1: 12 Courts + Building Support



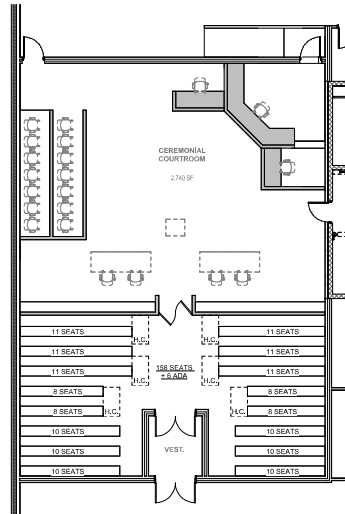
12 Courts + Building Support	= \$125M
Parking Garage	= \$20M
Soft Costs	= \$29M
<hr/>	
<b>Project 1 Cost</b>	<b>= \$174M</b>

## Project 2: 12 Courts + Building Support



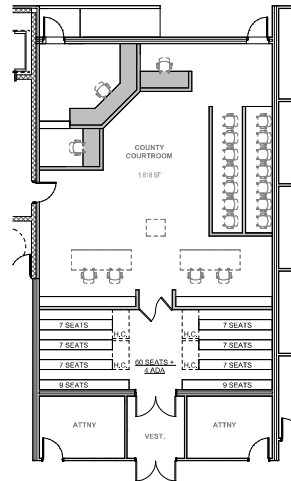
12 Courts	= \$115M
Soft Costs	= \$23M
<hr/>	
<b>Project 2 Cost</b>	<b>= \$138M</b>

## Ceremonial Courtroom



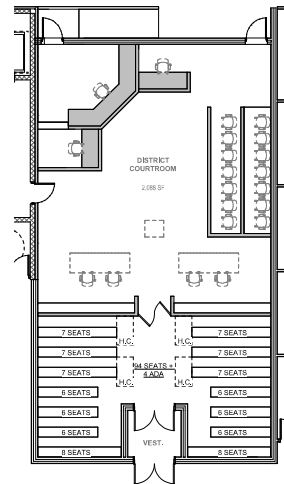
150 SEATS REQUIRED  
158 + 6 SEATS PROVIDED

## County Courtroom



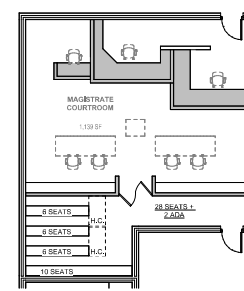
60 SEATS REQUIRED  
60 + 4 SEATS PROVIDED

## District Courtroom



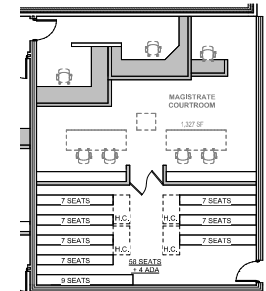
100 SEATS REQUIRED  
94 + 4 SEATS PROVIDED

## Magistrate Courtroom 1



40 SEATS REQUIRED  
28 + 2 SEATS PROVIDED

## Magistrate Courtroom 2



40 SEATS REQUIRED  
58 + 4 SEATS PROVIDED



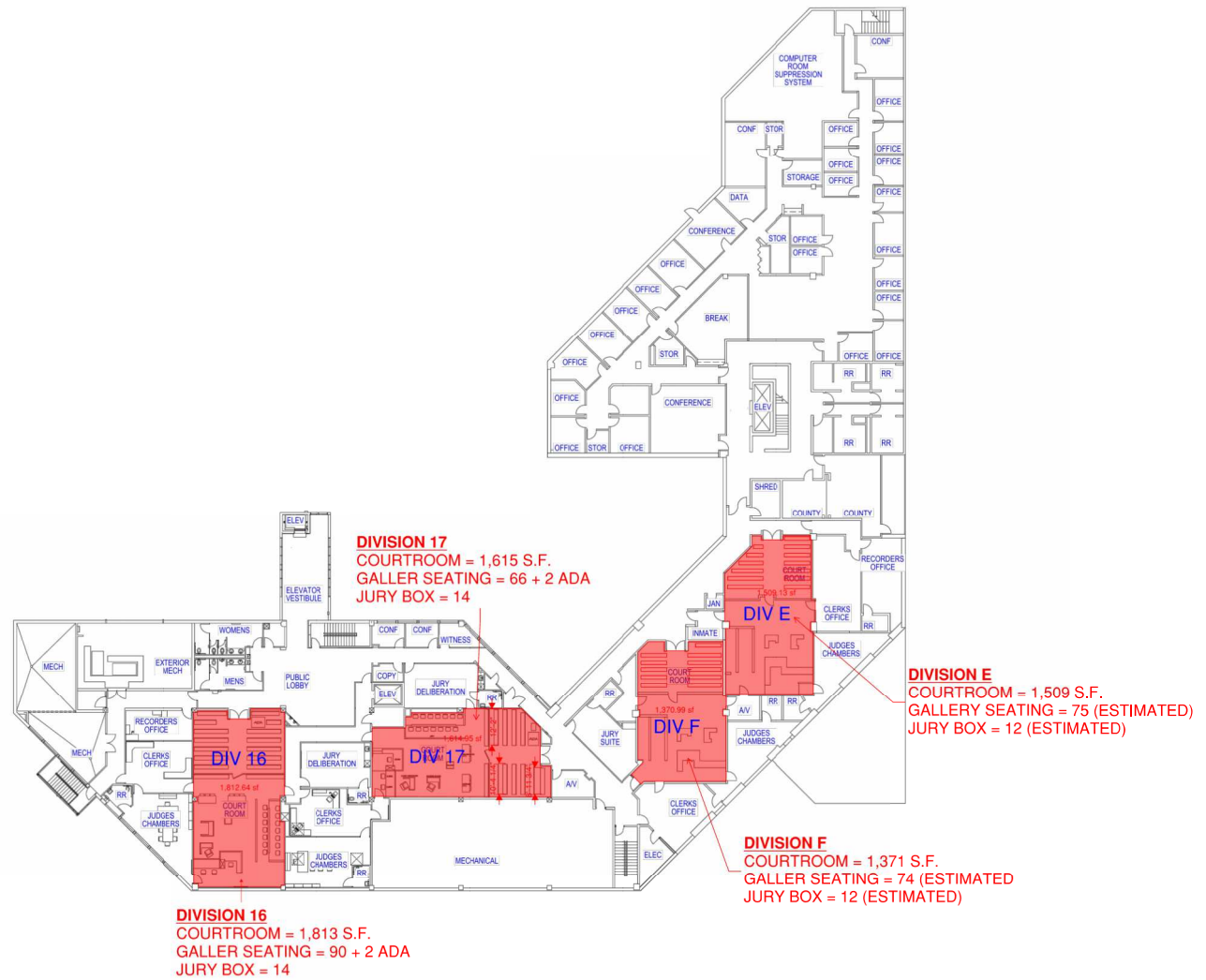
**DIVISION 11**  
 COURTROOM = 2,017 S.F.  
 GALLER SEATING = 102 + 2 ADA  
 JURY BOX = 14

**DIVISION 12**  
 COURTROOM = 2,029 S.F.  
 GALLER SEATING = 97 + 2 ADA  
 JURY BOX = 14

**DIVISION B**  
 COURTROOM = 1,367 S.F.  
 GALLER SEATING = 42  
 JURY BOX = 14 (ESTIMATED)

A3.1 OVERALL 1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"





1  
 A3.3 OVERALL 3RD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 12 FEET

SPACE LIST SUMMARY	GSF	Percent of total program
<b>COMPONENT A</b>		
100 - SITE*	159,500	
<b>200 - COURTS</b>	<b>100,933</b>	48%
<i>Courtrooms(24)</i>	59,292	
<i>Courtroom Support</i>	34,020	
<i>Supporting Spaces</i>	7,621	
<b>300 - COURTHOUSE SUPPORT</b>	<b>52,137</b>	25%
<i>CLERKS</i>	18,482	
<i>Jury Assembly</i>	11,610	
<i>Probation</i>	1,053	
<i>District Attorney/Victim Witness</i>	3,888	
<i>General Support Spaces</i>	12,852	
<i>Justice Services</i>	4,253	
<b>400 - SHERIFF - INMATE HOLDING</b>	<b>14,924</b>	7%
<b>500 - MAIN ENTRY AND LOBBY</b>	<b>12,960</b>	6%
<b>600 - PUBLIC SPACES AND AMENITIES</b>	<b>28,033</b>	13%
<i>Public Spaces and Amenities</i>	1,890	
<i>Building and General Staff Support (1st Level)</i>	911	
<i>Loading Dock</i>	4,253	
<i>Building Systems and Support Spaces</i>	20,979	
<b>Subtotal Component</b>	<b>208,987</b>	<b>100%</b>
<b>Building Grossing Factor (1.15)</b>	<b>31,348</b>	
<b>Total Component A Gross Square Feet (GSF)</b>	<b>240,335</b>	
* Square Footage Not included In Gross Square Footage Total		

100 - SITE*						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
110	<i>Public and Staff Parking</i>					
.01	Public Parking		0	350	0	
.02	Staff Parking		210	350	73,500	Secured Fencing
.03	Benchmark Site Development		1		86,000	Additional Site Development
<b>TOTAL NET SQUARE FEET</b>					<b>159,500</b>	
<b>TOTAL BUILDING SQUARE FEET</b>					<b>159,500</b>	

200 - COURTS						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>210 Courtrooms(24)</b>						
.01	County Court		5	1850	9250	Corner Bench, ADA Ramp in Secure access hallway for bench, gallery capacity for +/- 75, jury box for 14. 1 table for prosecution and defense. Remote presence technology included
.02	District Courtroom		10	1850	18500	Corner Bench, ADA Ramp in Secure access hallway for bench, gallery capacity for +/- 75, jury box for 14. 1 table for prosecution and defense. Remote presence technology included
.03	Large District Courtroom		2	2100	4200	Similar to District Courtroom, gallery capacity of 80-100, 2 tables each for prosecution and defense
.04	Magistrate Courts		6	1200	7200	Bench, No Jury, Gallery seating Only,
.05	1st Appearance Court (County)		1	2400	2400	Video Arraignment for 30+, 2 council rooms, courtroom with seating, no jury
.06	Hearing Room		0	1300	0	Bench, no Jury, seating for 20
.07	Mediation Room		2	310	620	
.08	Multipurpose, Training & Overflow Hearing Room		1	1750	1750	Dedicated for 50+ Staff with Movable Partition
TOTAL NET SQUARE FEET					<b>43920</b>	
DEPARTMENTAL GROSS FACTOR @35%					15372	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>59292</b>	

200 - COURTS						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>220 Courtroom Support</b>						
.01	Judges Chambers		24	450	10800	Meeting for 6 people, Toilet Room, Small Galley
.02	Clerks		24	300	7200	Assumes 2 clerks per judge
.03	Jury Deliberation		16	450	7200	Accommodate 14 people, 2 toilets, vestibule, millwork
.04	Holding Cells/Secure Transfer		8	420	3360	2 cells with toilet, hold up to 3 per cell, courtroom level
TOTAL NET SQUARE FEET					<b>25200</b>	
DEPARTMENT GROSS FACTOR @ 35%					8820	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>34020</b>	
<b>230 Supporting Spaces</b>						
.01	Courts Executive		1	450	450	1 Private Office + 2 Assistants, Waiting Area
.02	Attorney/Client Meeting Rooms		16	100	1600	At public corridor adjacent to courtroom vestibules(4 per floor)
.03	Evidence Closet		26	25	650	Located off secure corridor by courtrooms
.04	AV Support Closet		13	35	455	one shared per two courtrooms
.05	Entrance Vestibule		24	60	1440	one per courtroom
.06	Staff Conference Rooms		3	350	1050	One per courts floor
TOTAL NET SQUARE FEET					<b>5645</b>	
DEPARTMENTAL GROSS FACTOR @ 35%					1975.75	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>7620.75</b>	
<b>TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)</b>					<b>100933</b>	

300 - COURTHOUSE SUPPORT						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>310 CLERKS</b>						
.01	Clerk of Court	PO	1	250	250	Private Office
.02	Division Clerks (Work Stations)	WS	50	70	3500	Enhanced Cubicles
.03	Supervisors (Clerk)	PO	8	120	960	Private Office
.04	Clerks/Cashiers Area/Files	WS	1	2080	2080	Includes Collections Windows
.05	Public Access Terminal (PAT)		10	100	1000	Includes Collections
.06	Accounting	PO	1	150	150	Private Office
.07	Water Court/Probate Offices	PO	1	120	120	Private Offices
.08	Collections	PO	5	120	600	Private Offices
.09	Appeals	PO	2	120	240	Private Offices
.10	Problem Solving Courts	PO	2	150	300	Private Offices + Storage for Clothing Etc.
.11	Interpreters	WS	8	70	560	Work Stations (In Enclosed Space)
.12	Court Reporters	WS	5	70	350	Work Stations (In Enclosed Space)
.13	Family Court Facilitator	PO	3	120	360	Private Office
.14	Law Clerks	WS	8	70	560	Work Stations
.15	Pro-Se/Self Help		2	200	400	2 Staff (Offices) + Help Area
.16	Self-Help and Self-Represented Litigant Support		1	400	400	Public Work Area
.17	Visiting Staff Office		3	120	360	Visiting Staff Office
.17	Archives/Storage		1	500	500	File Storage
.18	Coffee/Beverage Area		2	100	200	
.19	Conference Room		1	200	200	Conference Room for 8
.20	Toilets		2	300	600	Dedicated Toilets for Clerks
TOTAL NET SQUARE FEET					<b>13690</b>	
DEPARTMENTAL GROSS FACTOR @35%					4792	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>18482</b>	

300 - COURTHOUSE SUPPORT Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>320 Jury Assembly</b>						
.01	JURY ASSEMBLY		1	8000	8000	for 400 @ 15sf per. Includes Toilets + Lounge
.02	Jury Office (Jury Commissioner)	PO	1	200	200	Private Offices
.03	Jury Reception Counter		2	200	400	Reception Counter + Queuing
TOTAL NET SQUARE FEET					<b>8600</b>	
DEPARTMENT GROSS FACTOR @ 35%					3010	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>11610</b>	
<b>330 Probation</b>						
.01	Lobby/Waiting Room		1	140	140	With Work Stations
.02	Probation Supervisor	PO	1	150	150	
.03	Probation Officers	PO	2	120	240	
.04	Meeting Room	PO	1	150	150	Private Meeting Room
.05	File/Work Room		1	100	100	
TOTAL NET SQUARE FEET					<b>780</b>	
DEPARTMENTAL GROSS FACTOR @ 35%					273	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>1053</b>	

300 - COURTHOUSE SUPPORT						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>340 District Attorney/Victim Witness</b>						
.01	Lobby/Waiting		1	300	300	
.02	Private District Attorney Offices	PO	2	120	240	Private Offices
.03	Investigator Office	PO	2	120	240	Private Offices
.04	Victim Waiting Room		1	1500	1500	
.05	Conference Room		1	200	200	Conference Room for 10
.06	Coffee/Beverage Area		1	100	100	
.07	Restroom		2	80	160	Private Restrooms for Victim/Witnesses
.08	Work Room/Copy/Printers		1	140	140	
TOTAL NET SQUARE FEET					<b>2880</b>	
DEPARTMENT GROSS FACTOR @35%					1008	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>3888</b>	
<b>350 General Support Spaces</b>						
.01	Public Restrooms		10	300	3000	2 Gangs Per floor
.02	Family Restroom (Public)		5	80	400	1 public per floor
.03	Lactation (Public)		5	80	400	1 public per floor
.04	Staff Restrooms		30	144	4320	2 staff restrooms per courtset
.05	Staff Breakrooms		5	200	1000	1 Staff Breakroom per floor
.06	Lactation (Staff)		5	80	400	1 Staff Lactation Room per floor
.07						
TOTAL NET SQUARE FEET					<b>9520</b>	
DEPARTMENT GROSS FACTOR @35%					3332	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET					<b>12852</b>	

300 - COURTHOUSE SUPPORT Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>360 Justice Services</b>						
.01	Lobby/Seating		1	200	200	Seating for 10 + 2 Work Terminals
.02	Reception	WS	2	75	150	2 @ Public Counter (work station)
.03	Justice Services Employees	PO	13	120	1560	Private Offices
.04	Justices Services Director	PO	1	250	250	Private Office + Conf Table for 4
.05	Justice Services Administrators	PO	3	120	360	Private Offices
.06	Conference Room		1	200	200	Small Conferencr Room for 8
.07	Break Area		1	100	100	
.08	Work/Copy Area		1	100	100	
.09	Unisex Toilet		2	80	160	
.10	Lactation/Rest Room		1	70	70	
<b>TOTAL NET SQUARE FEET</b>					<b>3150</b>	
<b>DEPARTMENT GROSS FACTOR @35%</b>					<b>1102.5</b>	
<b>SUBTOTAL DEPARTMENT GROSS SQUARE FEET</b>					<b>4252.5</b>	
<b>TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)</b>					<b>52137</b>	

400 - SHERIFF - INMATE HOLDING					
Administration					
No.	Space Description	Type	Qty	Net SF	Remarks
<b>410</b>	<b>Secure Courts Holding</b>				
.01	Vehicle Sallyport		1	5,000	Sized for large bus
.02	Small Holding Cells (1 or 2 People)		10	800	1 or 2 people
.03	Large Holding Cells		6	1,800	5+ People
.04	Courts Dress-In/Out		4	400	1 Accessible
.05	Video Visit Kiosk		6	300	
.06	Janitor's Closet		1	50	
07.	Attorney Visitation		5	500	1 Accessible + telephone in all for attorney client conversations.
	Open Seating		1	1,500	seating for 50 @ 30sf per inmate
	Juvenile Holding		1	225	Site/Sound Separation
	SO Courts Staff Offices		4	480	
	Storage				Includes meal storage location
TOTAL NET SQUARE FEET				<b>11055</b>	
DEPARTMENT GROSS FACTOR @ 35%					3869
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)				<b>14,924</b>	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)				<b>14,924</b>	

500 - MAIN ENTRY AND LOBBY						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>500</b>	<b>Main Entry and Lobby</b>					
.01	Building Entrance and Vestibule		1	600	600	
.02	Grand Staircae		1	3500	3,500	
.03	Interior Queuing		1	1000	1,000	Includes Public Queuing
.04	Security Screening Stations		4	150	600	
.05	Staff By-Pass Lane/Exit Lane		1	400	400	
.06	Security Desk		2	75	150	
.07	Staff Area		1	500	500	Office, Interview Office, technology/control, toilet room
.08	Attorney Visitation		5	100	500	
.09	Main Lobby		1	2000	2,000	
.10	Information Center		1	200	200	
.11	Kiosks		1	150	150	
.12	Storage					
TOTAL NET SQUARE FEET					<b>9600</b>	
DEPARTMENT GROSS FACTOR @ 35%					3360	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>12,960</b>	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>12,960</b>	

600 - PUBLIC SPACES AND AMENITIES						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>610 Public Spaces and Amenities</b>						
.01	Public Restroom		2	300	600	1st Floor Only (Public)
.02	Family Restroom		1	75	75	1st Level Only (Public)
.03	Unisex Toilet		1	75	75	1st Level Only (Public)
.04	Lactation Room		1	100	100	1st Level Only (Public)
.05	Vending		1	100	100	1st Level Only (Public)
.06	Children's Area/Respite		1	450	450	Registration/Check-In, Playroom, Kitchenette, Restroom
TOTAL NET SQUARE FEET					<b>1400</b>	
DEPARTMENTAL GROSS FACTOR @35%					490	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>1890</b>	

600 - PUBLIC SPACES AND AMENITIES						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>620 Building and General Staff Support (1st Level)</b>						
.01	Staff Restrooms		4	75	300	Staff Only
.02	Staff Lactation		1	75	75	1st Floor (staff only)
.03	Lockers/Showers-Female		1	300	300	
.04	Lockers/Showers-Male		1	300	300	
.05	Lounge/Wellness		1	300	300	
.06	Exercise		1	300	300	
TOTAL NET SQUARE FEET					<b>675</b>	
DEPARTMENT GROSS FACTOR @ 35%					236.25	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					<b>911.25</b>	
<b>630 Loading Dock</b>						
.01	Facility Manager		1	150	150	
.02	Dock Area		1	250	250	
.03	Recycling/Garbage		1	1000	1000	
.04	Central Janitorial		1	200	200	
.05	Central Maintenance		1	400	400	
.06	Large Item Storage		1	1000	1000	
.07	Technology Reviewing/Holding		1	150	150	
TOTAL NET SQUARE FEET					<b>3150</b>	
DEPARTMENTAL GROSS FACTOR @ 35%					1102.5	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>4252.5</b>	

600 - PUBLIC SPACES AND AMENITIES						
Administration						
No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
<b>640 Building Systems and Support Spaces</b>						
.01	Public Elevators		6	120	720	
.02	Staff Elevator		1	100	100	
.03	Service Elevator		1	120	120	
.04	In-Custody Elevator		4	100	400	with Inmate Transport Cage
.05	Machine Room		4	250	1000	
.06	Public Ceremonial Stair/Escalator		1	250	250	Public Ceremonial Stair/Escalator
.07	Egress Stairs		5	250	1250	Egress Stairs
.08	Data/Network Support Areas		1	3000	3000	Main Server Room (200 sf), Main Distribution Frame (180 sf), Tech Distribution Room (1 per floor), Vendor Server Room (100 sf), County Server Room (200), State Courts Server (200 sf), Courts Server Room (1 per floor @200 sf)
.09	Primary Mechanical Area		1	3500	3500	Including Shafts - 1st Floor Only
.10	Primary Electrical Area		1	4000	4000	Central Electrical Room, Floor Electrical (1 per floor @ 250sf), Generator/UPS
.11	Plumbing Areas		1	500	500	
.12	Garbage and Recycling		1	500	500	
.13	Media Area		1	200	200	
TOTAL NET SQUARE FEET					<b>15540</b>	
DEPARTMENT GROSS FACTOR @ 35%					5439	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>20979</b>	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					<b>28033</b>	

# DESIGN TEAM UPDATE

Schedule Update

Programming Update

Design Options (Based on 24 Courtrooms)

Option 1: 5 Stories + Secure Parking Garage

Option 2: 7 Stories + Secure Parking Garage

Option 3: Project 1 + Project 2 (2 Stand alone Projects)

# 19<sup>th</sup> Judicial District – Weld County

## Preliminary Courtroom Utilization Summary

March 2026

Prepared by: Fentress, Inc.



# Utilization Methodology



## Calendar Year (CY) 2025 Utilization Analysis – Data Provided and Approach

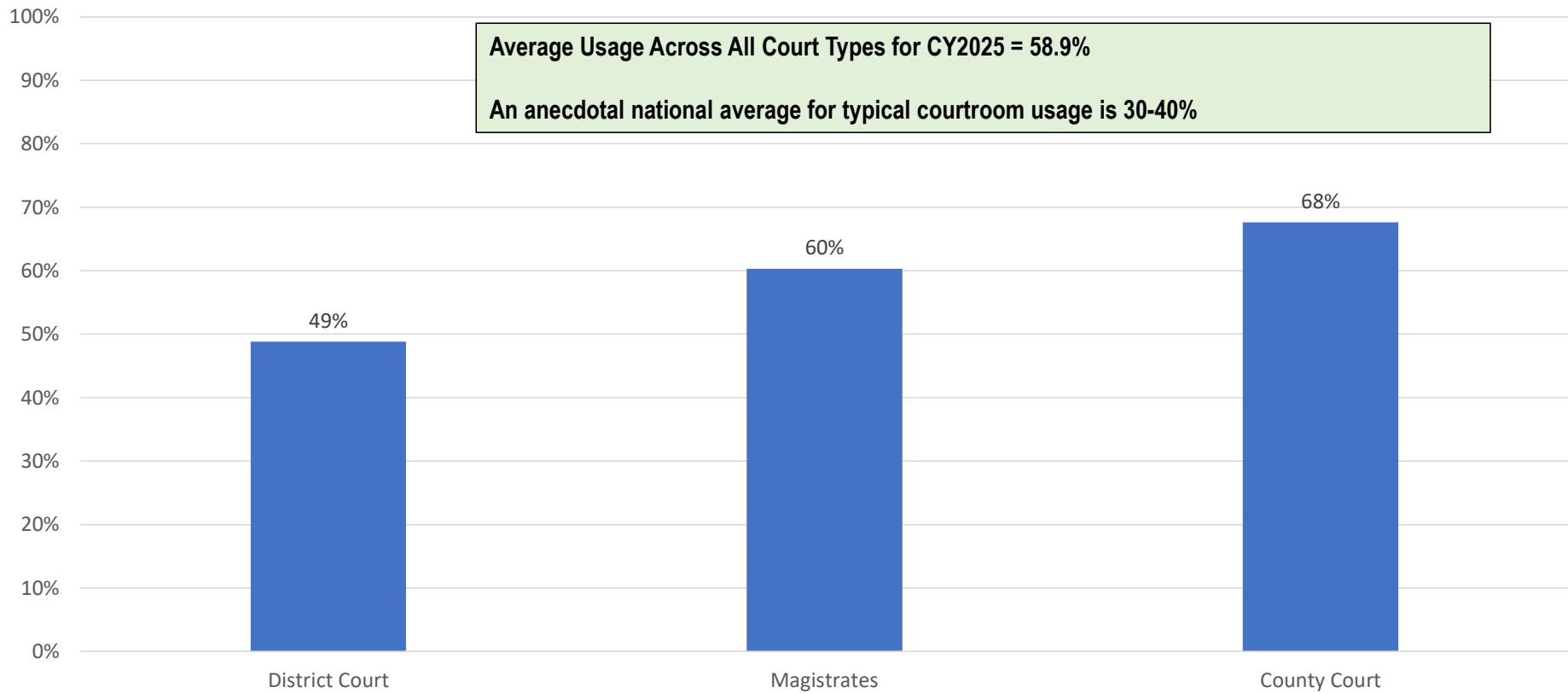
### Data provided:

- Standard Scheduled Event report - Calendar Year (CY) 2025 (historical)
- Standard Scheduled Event report - January and February 2026 (historical)
- Docket-at-a-Glance data - March 9 through April 10, 2026 (scheduled)

### Approach:

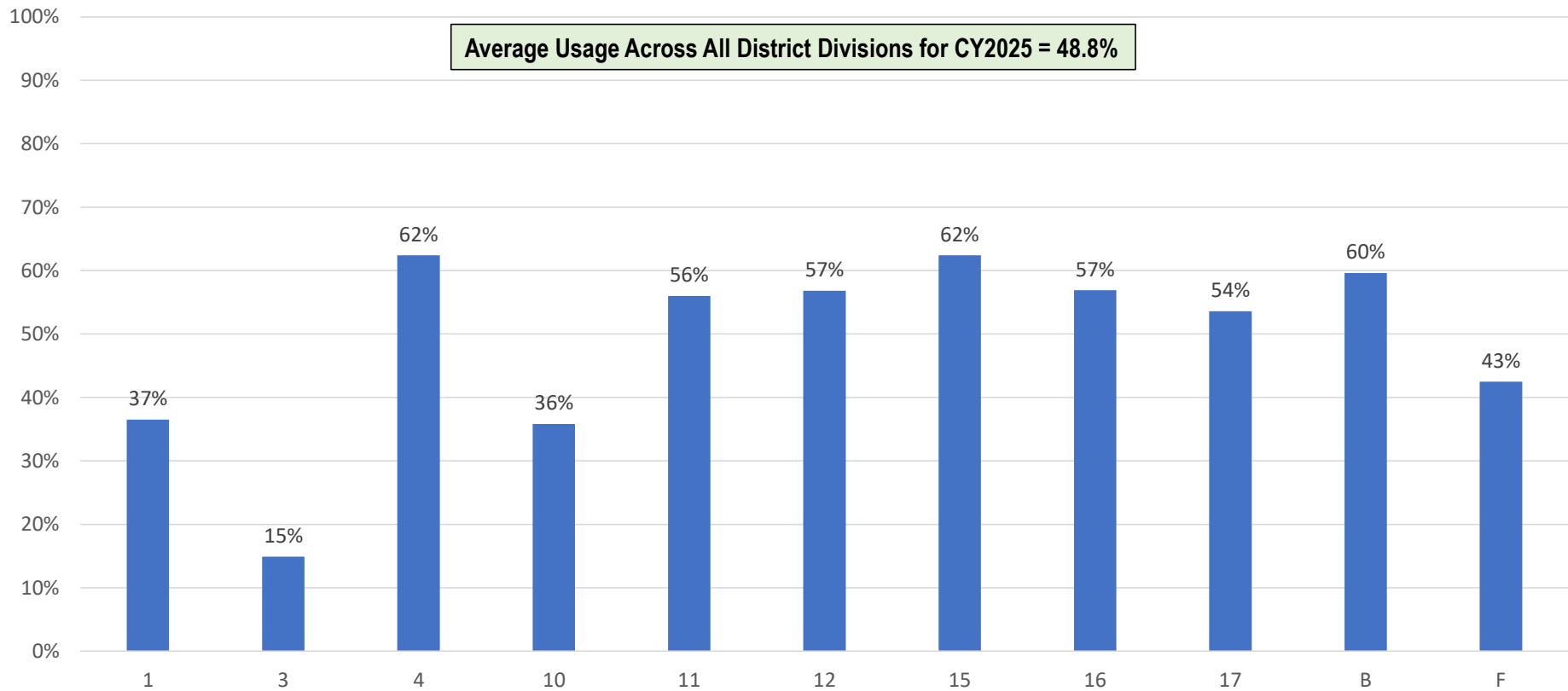
- Focusing on the CY25 events to provide one full year of uniform data, total monthly minutes for each division were estimated by multiplying the number of events by case class by the average/estimated number of minutes required per case class.
- Available monthly minutes were estimated by excluding weekends and court holidays. An adjusted maximum of six hours per day was used to account for court breaks.
- Utilization percentages were determined by dividing the total estimated monthly minutes by the adjusted available minutes for each division.

# Utilization by Court CY2025



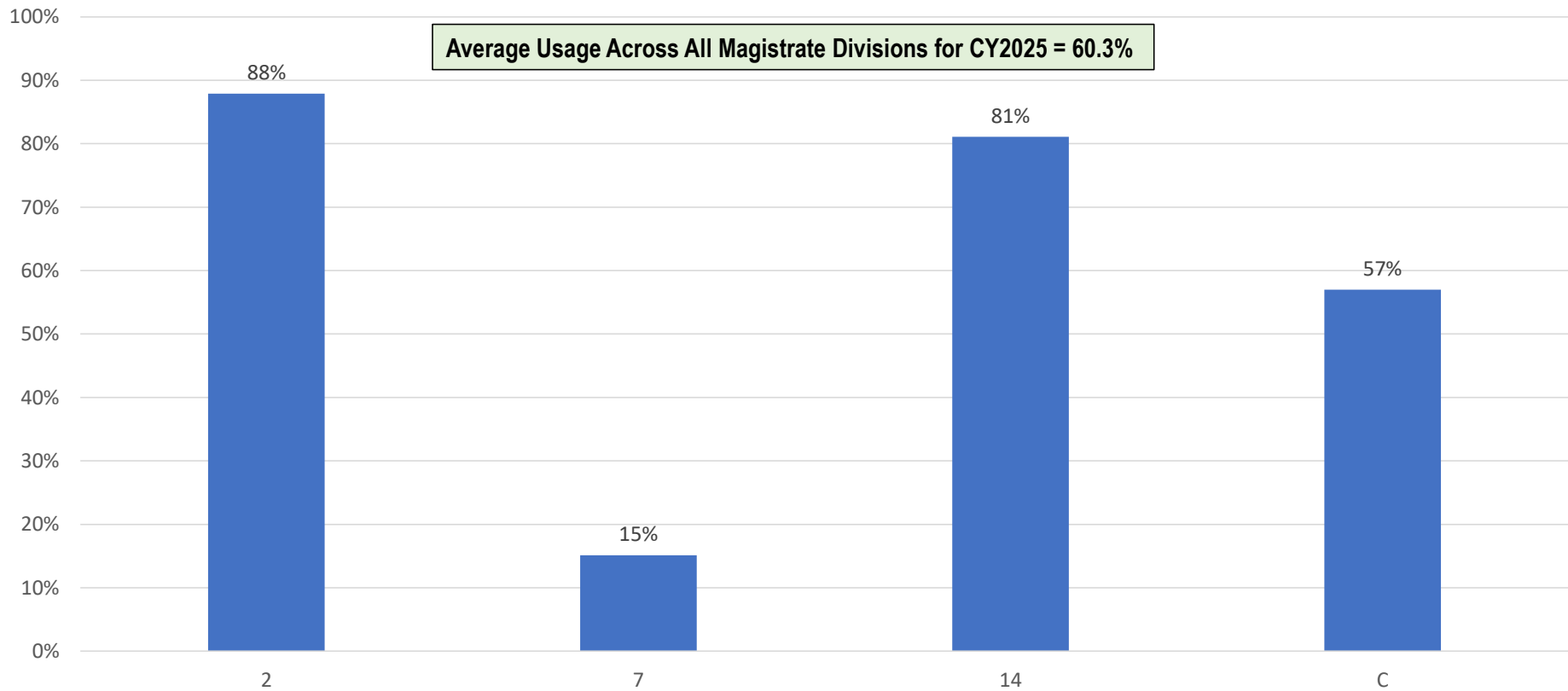
Source: Standard Scheduled Event Report (2025)

# District Court – Utilization by Division CY2025



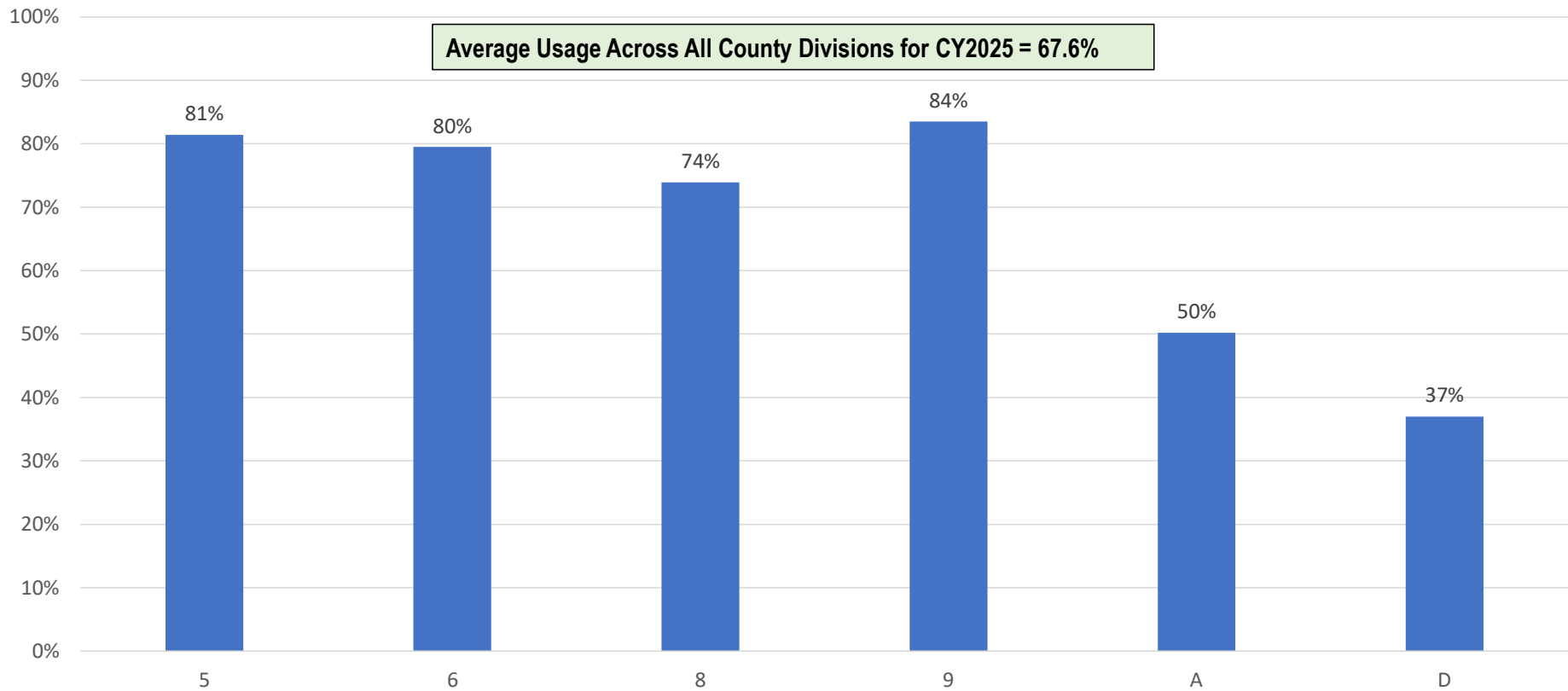
Source: Standard Scheduled Event Report (2025)

# Magistrates – Utilization by Division CY2025



Source: Standard Scheduled Event Report (2025)

# County Court – Utilization by Division CY2025



Source: Standard Scheduled Event Report (2025)

# Usage Methodology



## CY2025 Usage Analysis – Data Provided and Approach

### Data provided:

- Standard Scheduled Event report - Calendar Year (CY) 2025 (historical)
- Standard Scheduled Event report - January through February 2026 (historical)
- Docket-at-a-Glance data - March 9 through April 10, 2026 (scheduled)

### Approach:

- Focusing on the CY25 events to provide one full year of uniform data, the average number of events held in each division by day of the week were calculated (e.g., Division X held 500 events on Mondays in CY25. There were 48 working Mondays in CY25, 500 divided by 48 equals 10.4 events on an average Monday).
- The average number of events was used to classify the day of the week as “unused” (average of 0 events), “half-day” (average of 4 or fewer events), or “full-day” (average of 5 or more events).

# Average Weekly Usage by Division CY2025



	DISTRICT										MAGISTRATE				COUNTY					
	1	3	4	10	11	12	15	16	17	B	F	2	7	14	C	5	6	8	9	A
MON	◐	◐	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●
TUES	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	◐
WED	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	◐	●
THUR	●	●	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●
FRI	◐	◐	●	●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	◐	◐

**21 Current COURTROOMS**  
**58.9% Utilization**  
 89.5% Full-Day  
 7.6% Half-Day  
 2.9% Unused

Source: Standard Scheduled Event Report (2025)

# Preliminary Observations

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1. Scheduled events only account for a portion of the actual courtroom use. The number of events scheduled in March and April 2026 account for approximately 55% of the events handled in the same timeframe in 2025.
2. In CY 25, Division 7 is the only division in which events were not held 5 days per week. Events took place on Tuesdays and Wednesdays. Division 7 is used by a part-time magistrate, so this likely does not suggest a long-term opportunity for courtroom sharing or consolidation.
3. The preliminary data analysis shows 58.9% average utilization across all divisions. The estimated daily usage data shows 89.5% full-day usage across all divisions.

# Program of Requirements (POR) Development



WELD COUNTY COURTHOUSE PROJECT - SPACE RECOMMENDATIONS - <b>PRELIMINARY</b>		
		PROPOSED COURTHOUSE (USF)
		All-In
<b>COURT COMPONENTS</b>		
1	JUDGES' CHAMBERS	16,647
2	COURTROOMS AND ANCILLARY SPACES	82,459
3	JURY ASSEMBLY/MULTI-PURPOSE ROOM	8,670
4	COURT ADMINISTRATION	1,767
5	CLERK OF COURT OFFICE	10,880
6	JUSTICE SERVICES	6,495
7	PROBATION OFFICE PREP AREA	1,110
8	DISTRICT ATTORNEY PREP AREA	2,142
9	OTHER COURT SERVICES	3,101
10	COURT SECURITY AND HOLDING	9,537
<b>DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL</b>		<b>142,808</b>
<b>COURT RELATED COMPONENTS</b>		
11	LOBBY/BUILDING SERVICES AND SUPPORT	19,728
10	PRIMARY BUILDING SYSTEMS	11,375
<b>DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL</b>		<b>31,103</b>
<b>SUMMARY</b>		
<b>TOTAL DGSF</b>		<b>173,911</b>
<b>Building Grossing Factor</b>		<b>1.40</b>
<b>COURTHOUSE BUILDING GROSS SQUARE FOOTAGE (BGSF)</b>		<b>243,475</b>

POR = 243,475 BGSF

- 24 Courtrooms – *Preliminary*

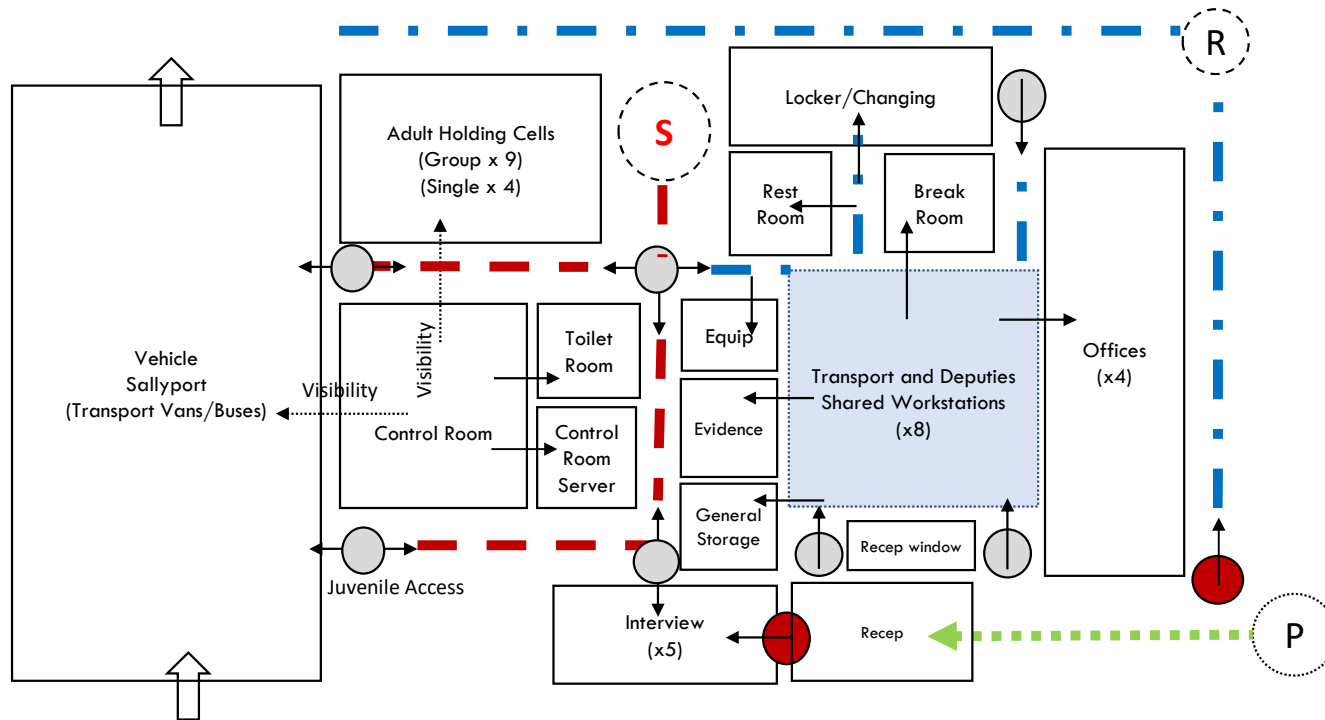
POR Highlights:

- Meets current need
- Minimizes risk
- Improves public experience
- Consolidates fragmented departments
- Provides adequate in-custody holding and delivery
- Separate circulation paths – public, secure, restricted

**Preliminary** POR Results – 2026 Current Needs

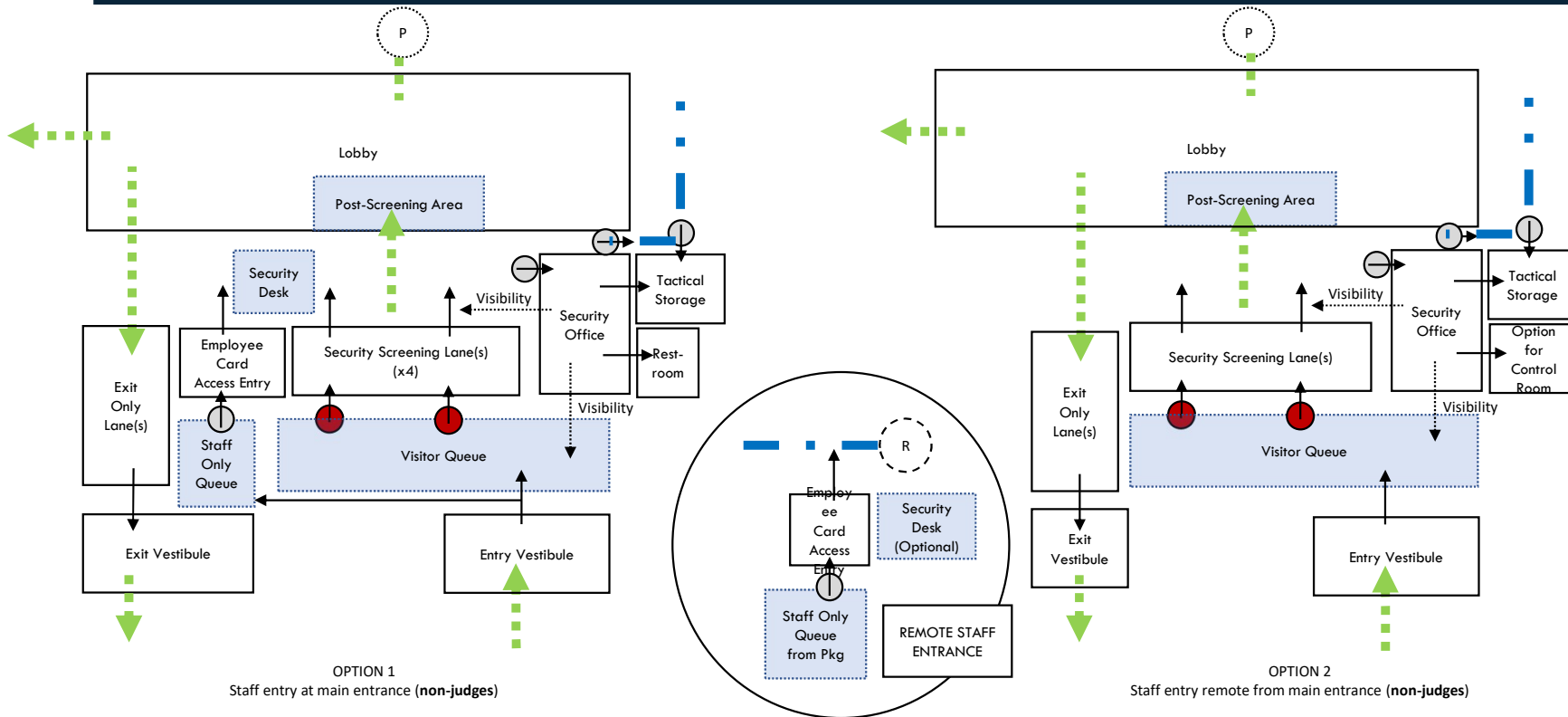


# Program of Requirements (POR) Development



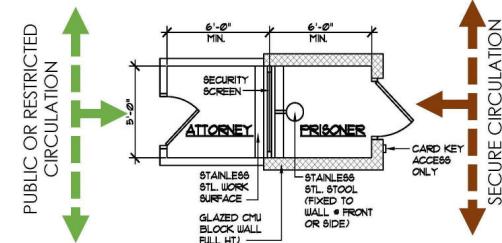
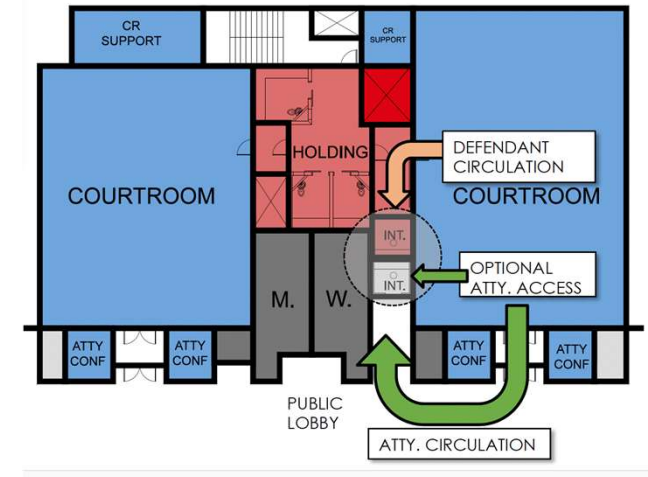
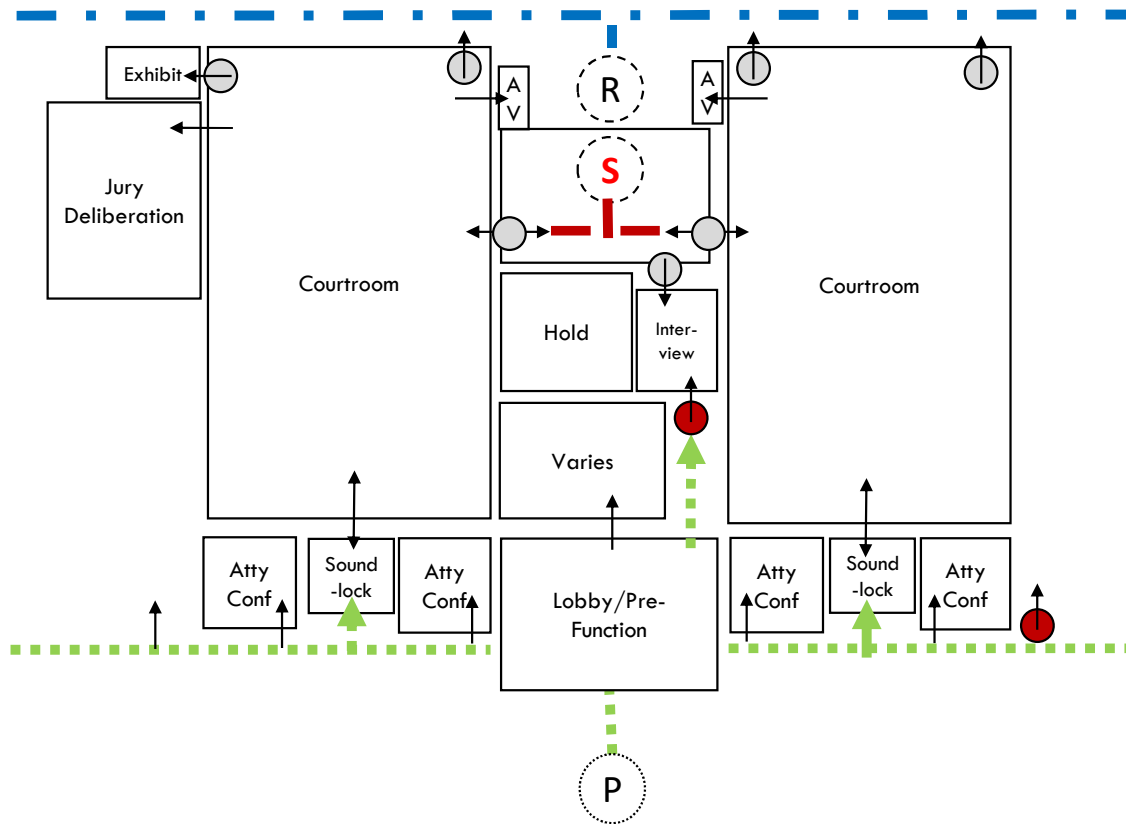
Preliminary Adjacency Diagrams – Cellblock Development

# Program of Requirements (POR) Development



Preliminary Adjacency Diagrams – Main Entrance Development

# Program of Requirements (POR) Development



Preliminary Adjacency Diagrams – Court Set Development

## DESIGN OPTIONS

**Option 1:** 5 Stories + Secure Parking Garage  
241,909 Square Feet  
24 Courts

**Option 2:** 7 Stories + Secure Parking Garage  
240,422 Square Feet  
24 Courts

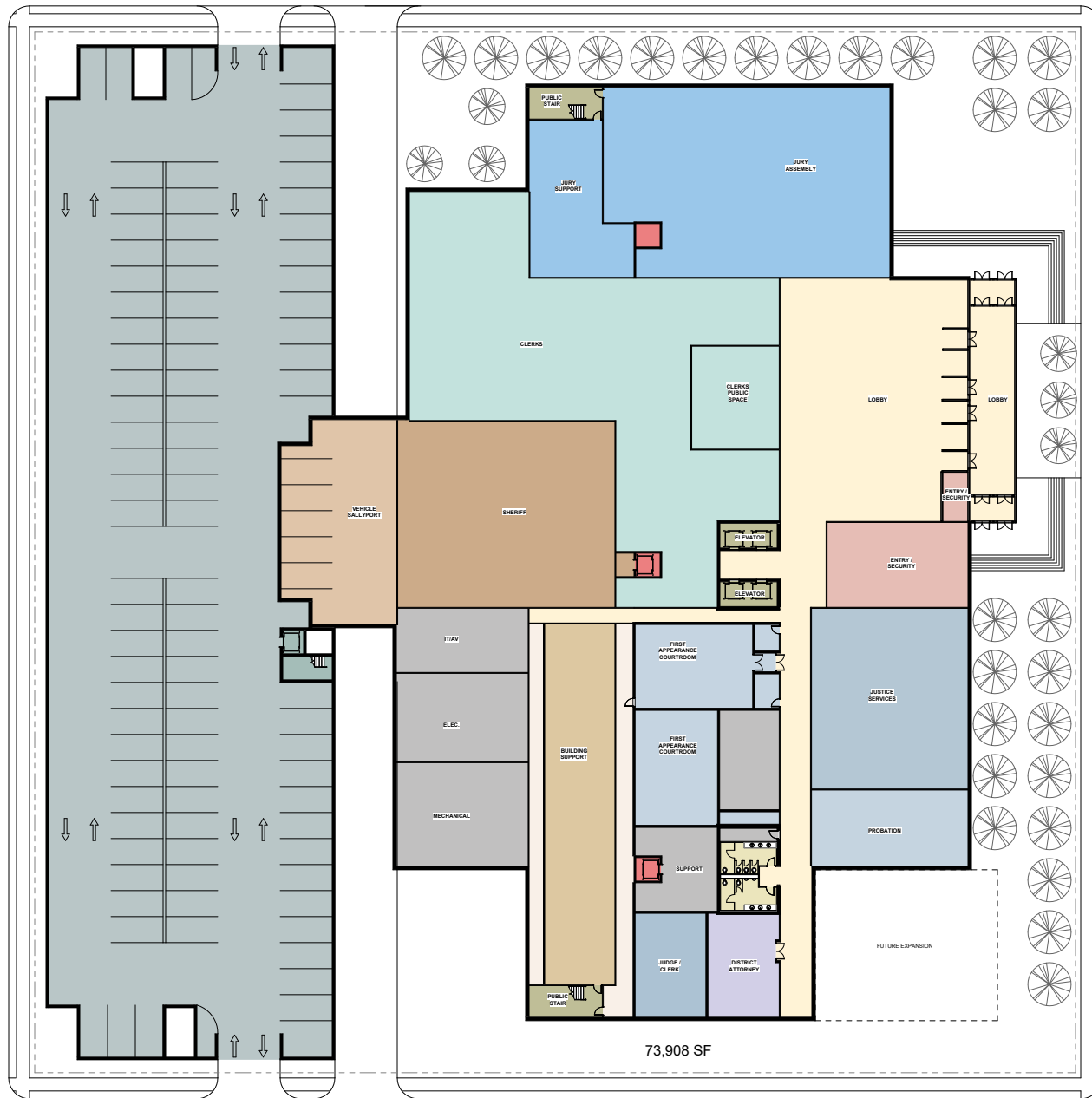
**Option 3:** 5 Stories + Secure Parking Garage ( 2 Stand alone Projects)  
Project 1 - 146,331 Square Feet  
12 Courts + Building Support + Secure Parking Garage  
Project 2 - 95,578  
12 Courts



## OPTION 1

## AERIAL SITE PLAN

# OPTION 1



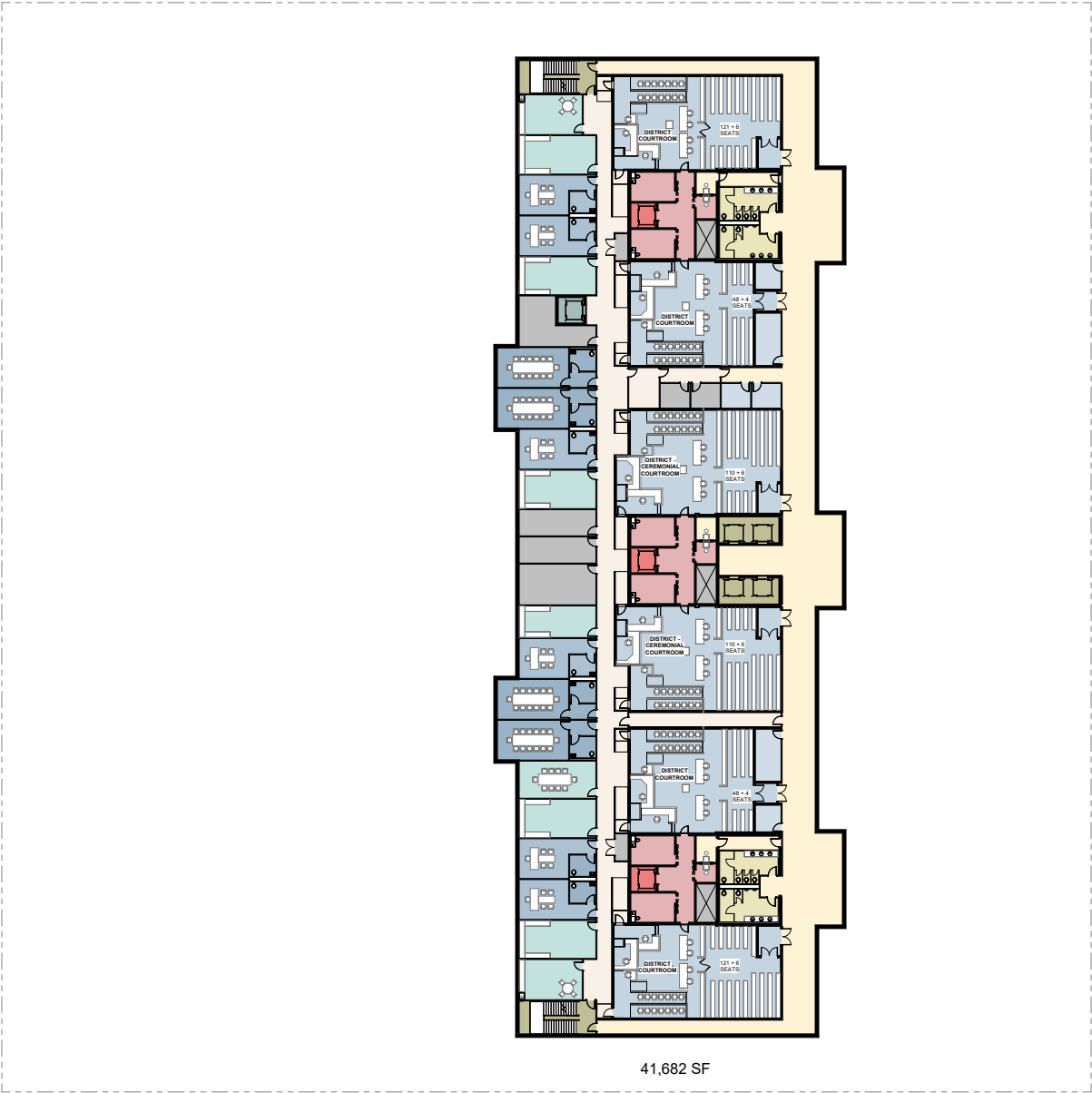
SITE PLAN / FIRST FLOOR

# OPTION 1



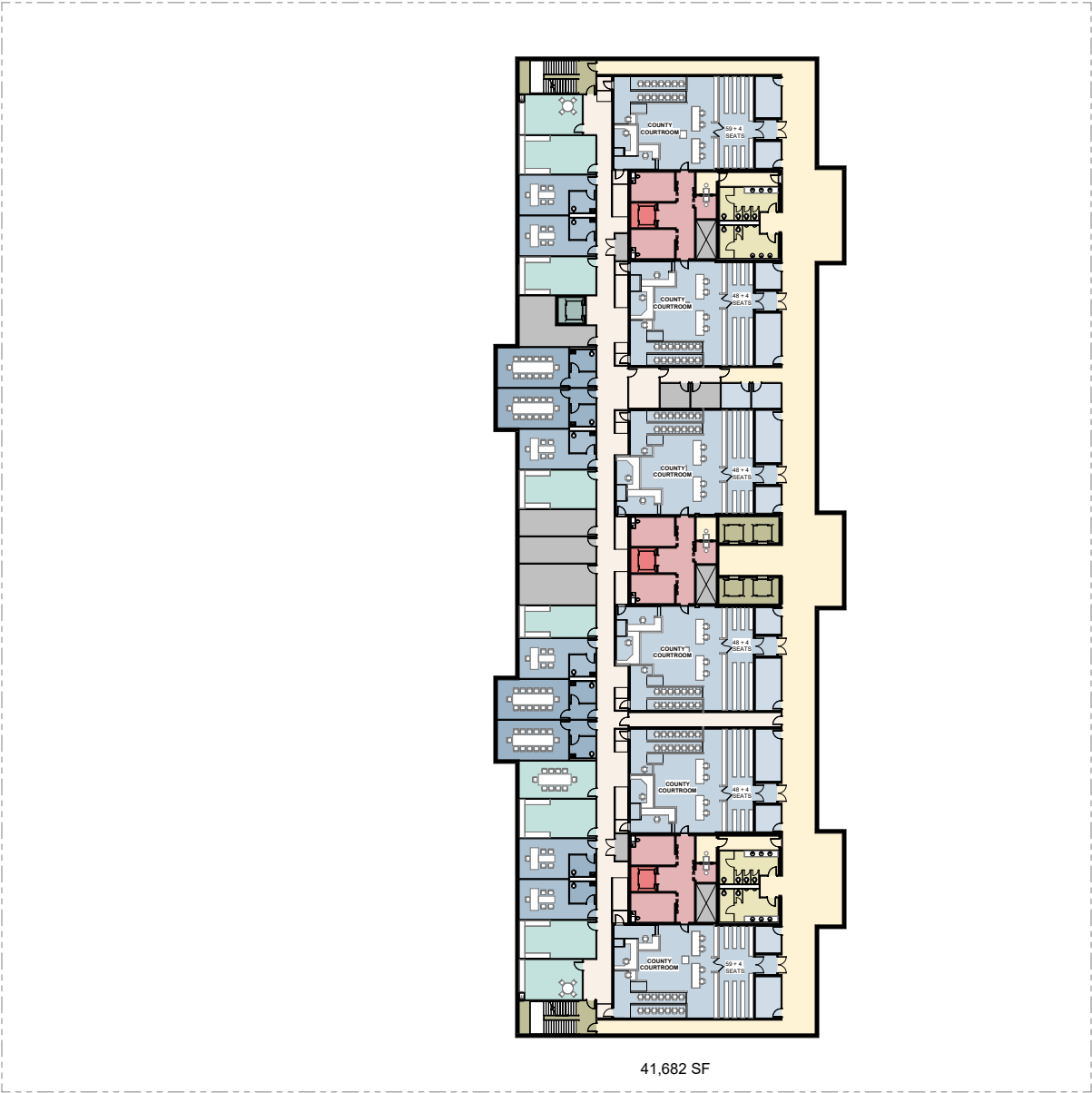
SECOND FLOOR

# OPTION 1



## THIRD FLOOR

# OPTION 1



41,682 SF

## FOURTH FLOOR

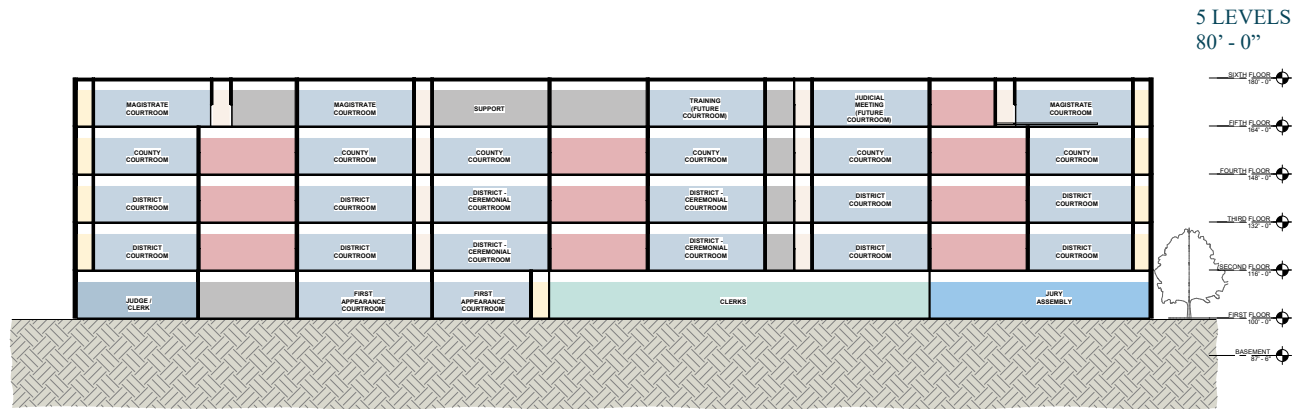
# OPTION 1



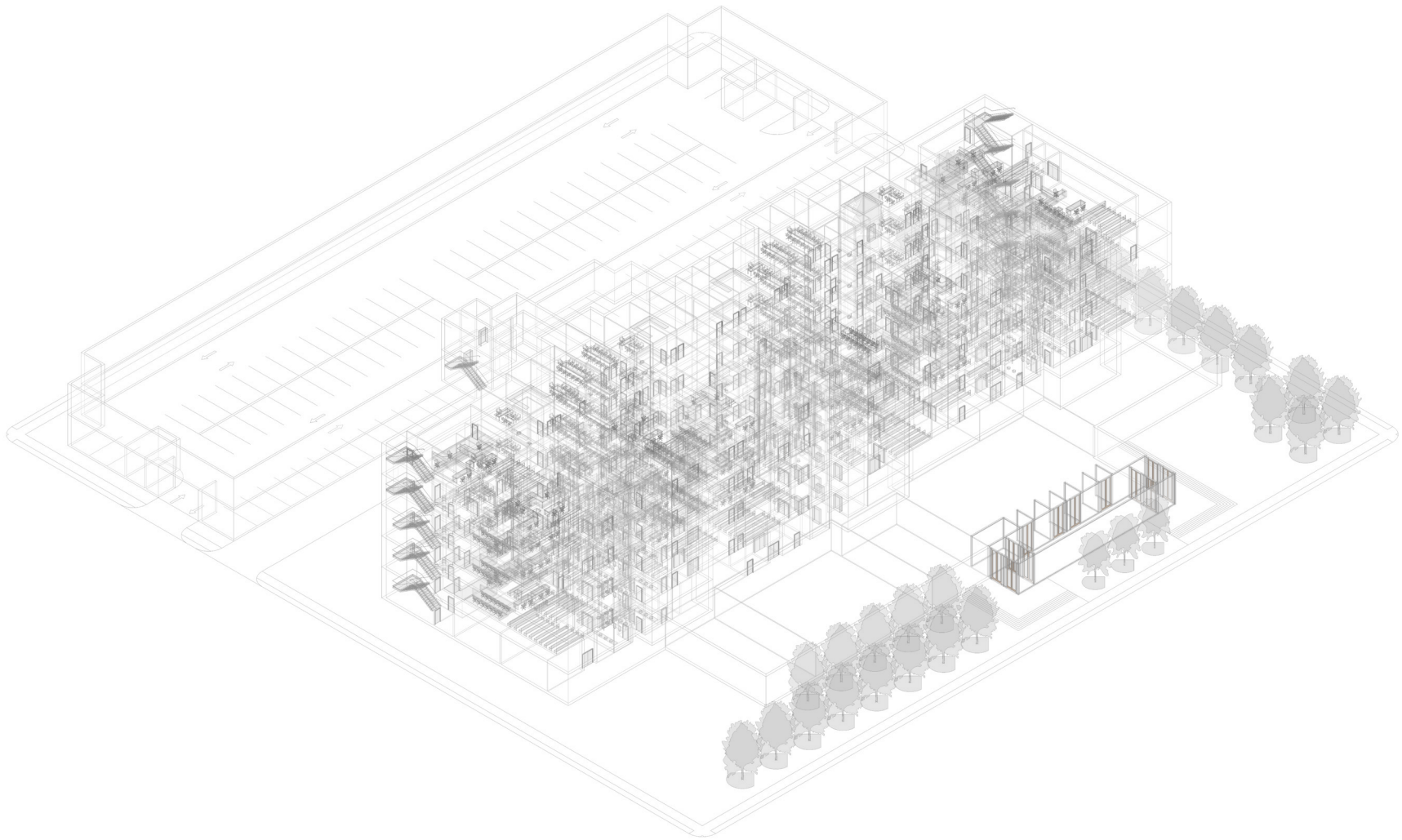
41,682 SF

## FIFTH FLOOR

# OPTION 1



BUILDING SECTION



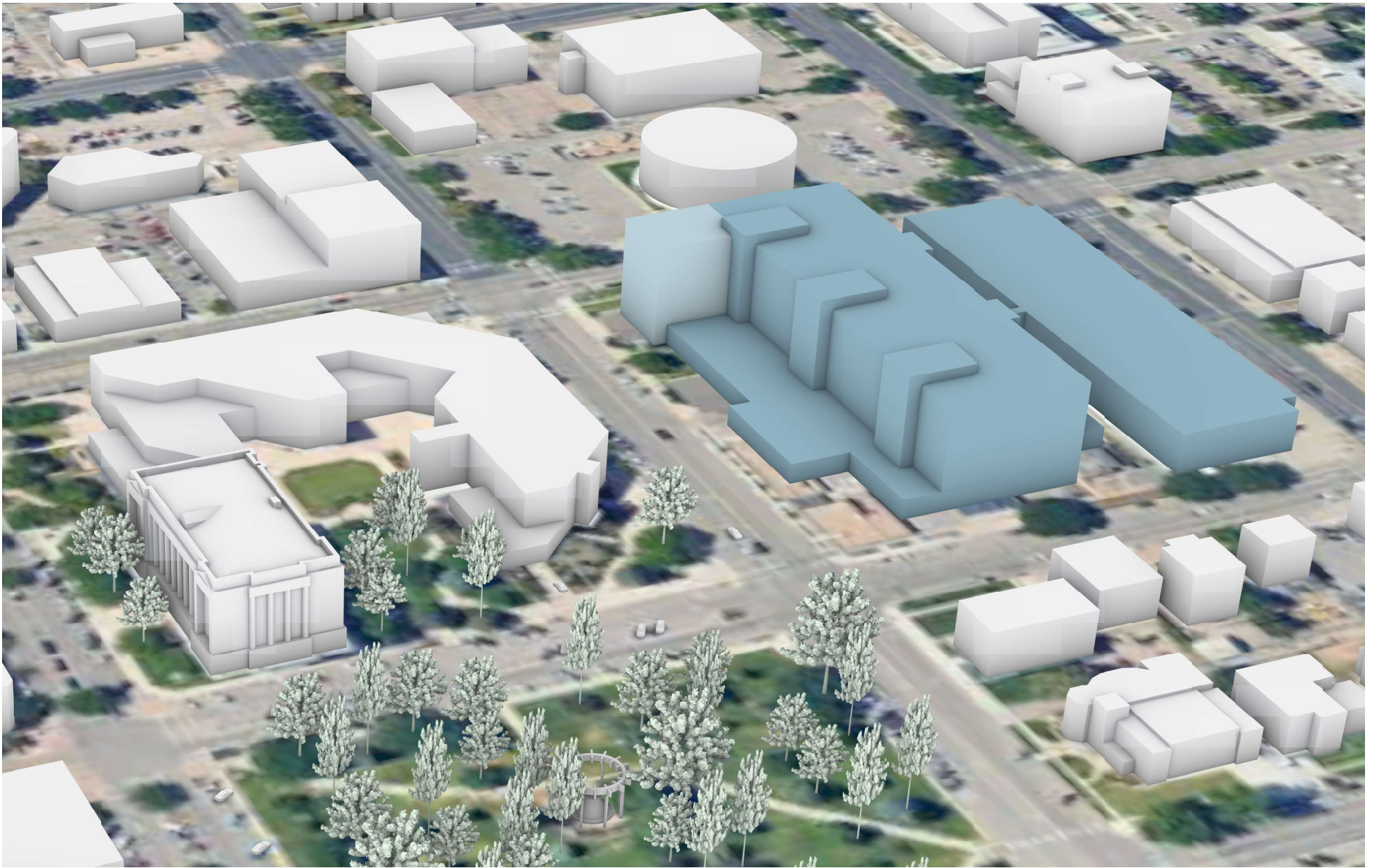
## OPTION 1

## WIREFRAME



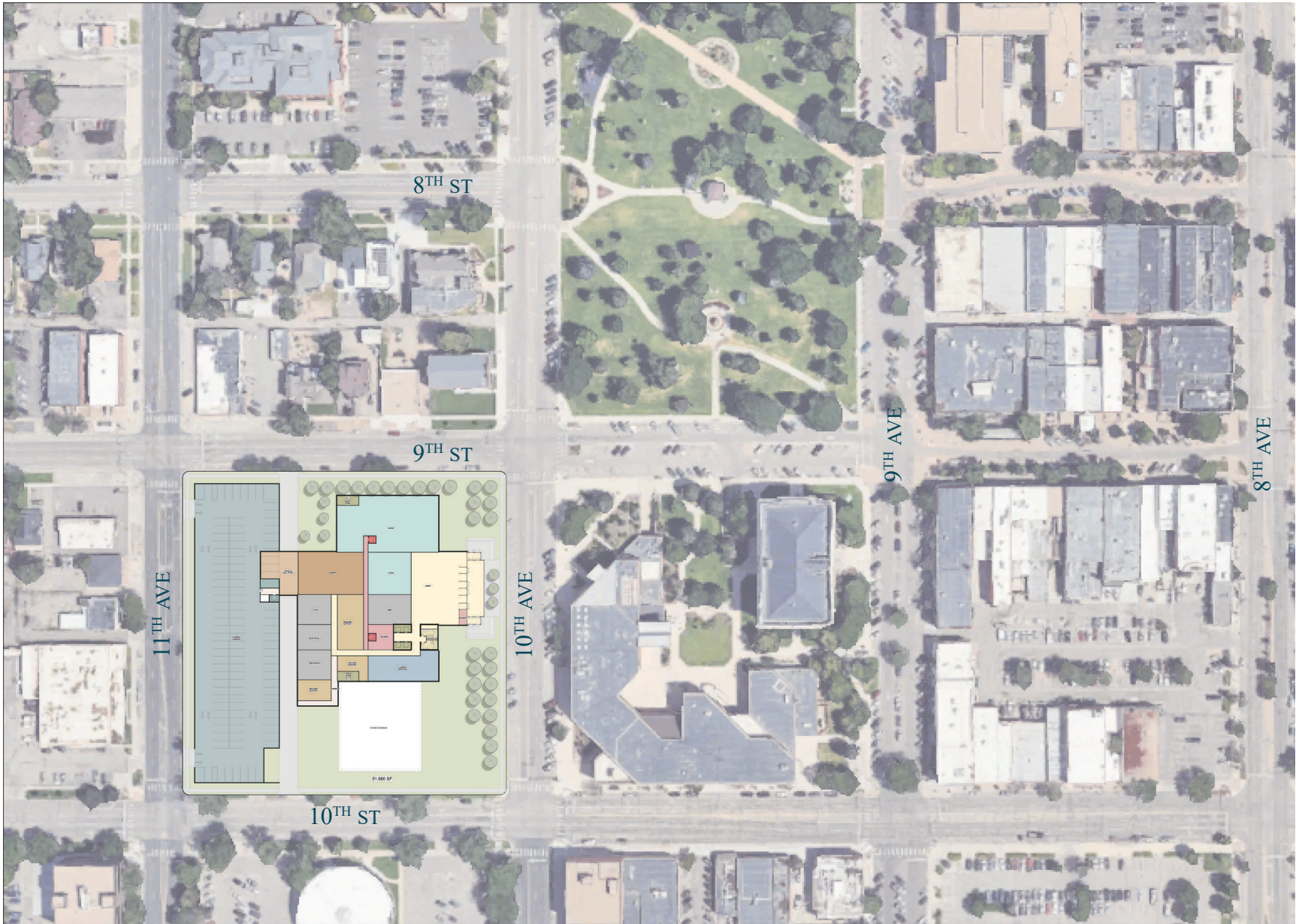
## OPTION 1

## MASSING



## OPTION 1

## MASSING



## OPTION 2

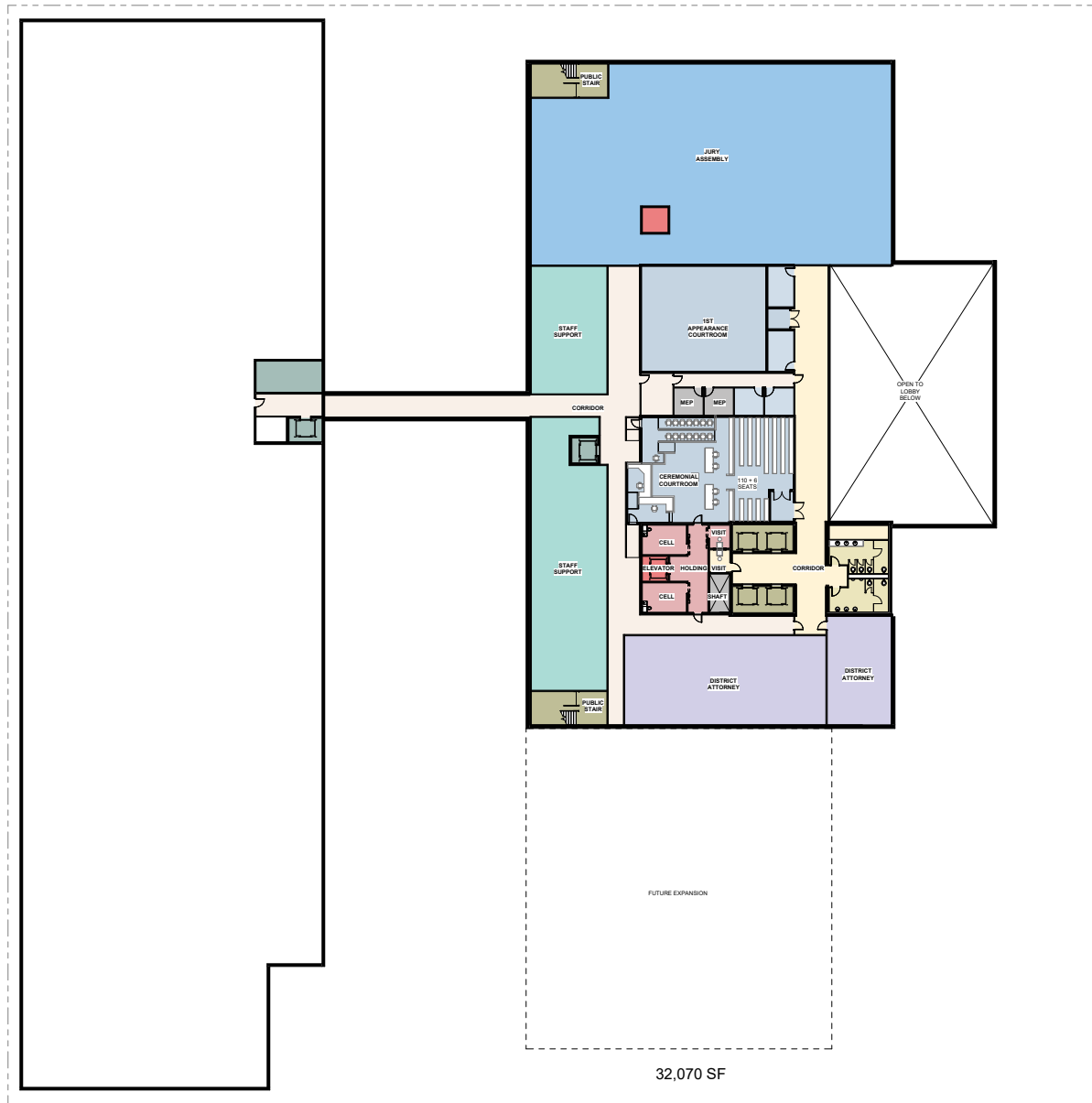
## AERIAL SITE PLAN

# OPTION 2



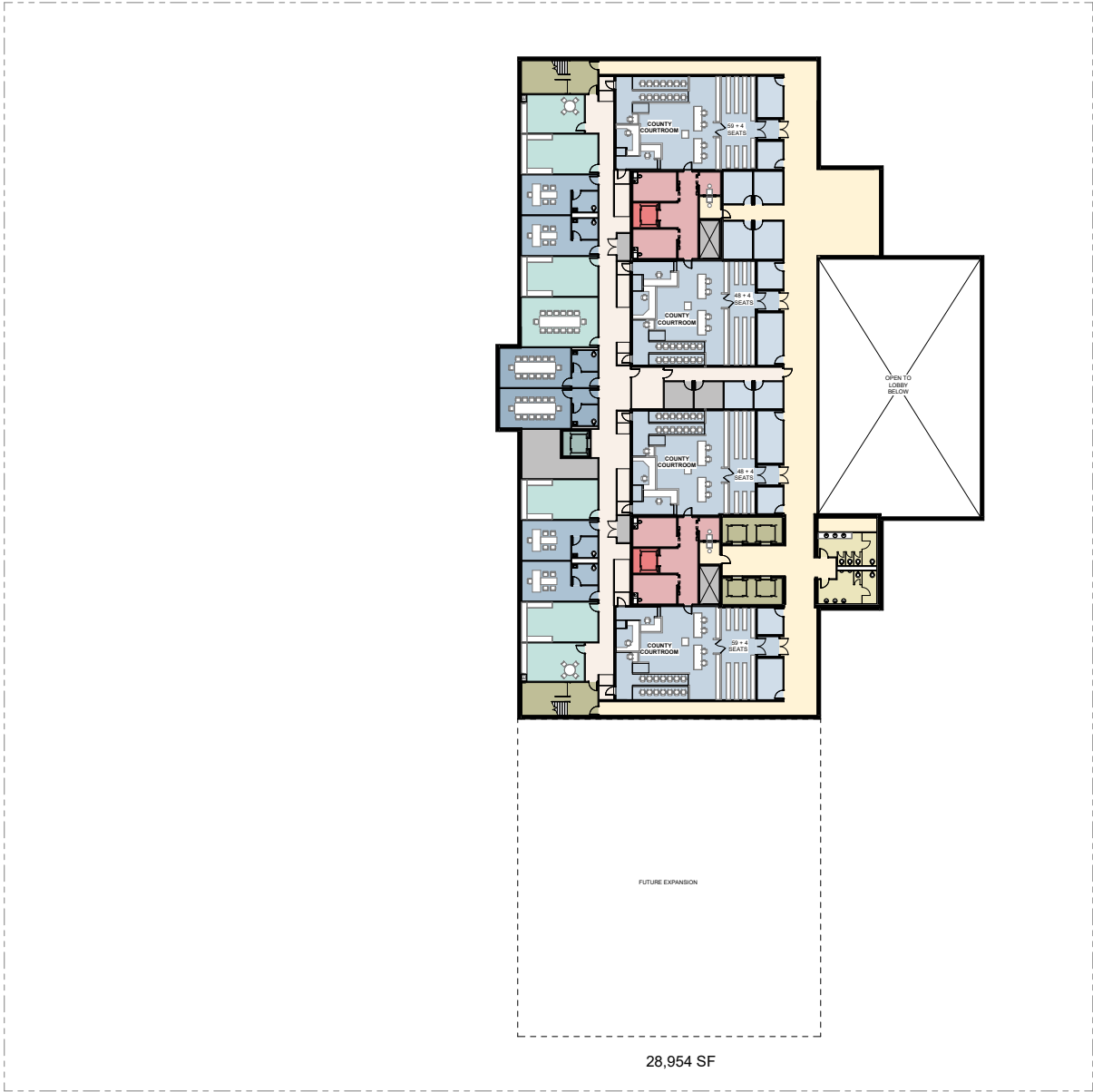
SITE PLAN / FIRST FLOOR

# OPTION 2



SECOND FLOOR

# OPTION 2



## THIRD FLOOR

# OPTION 2



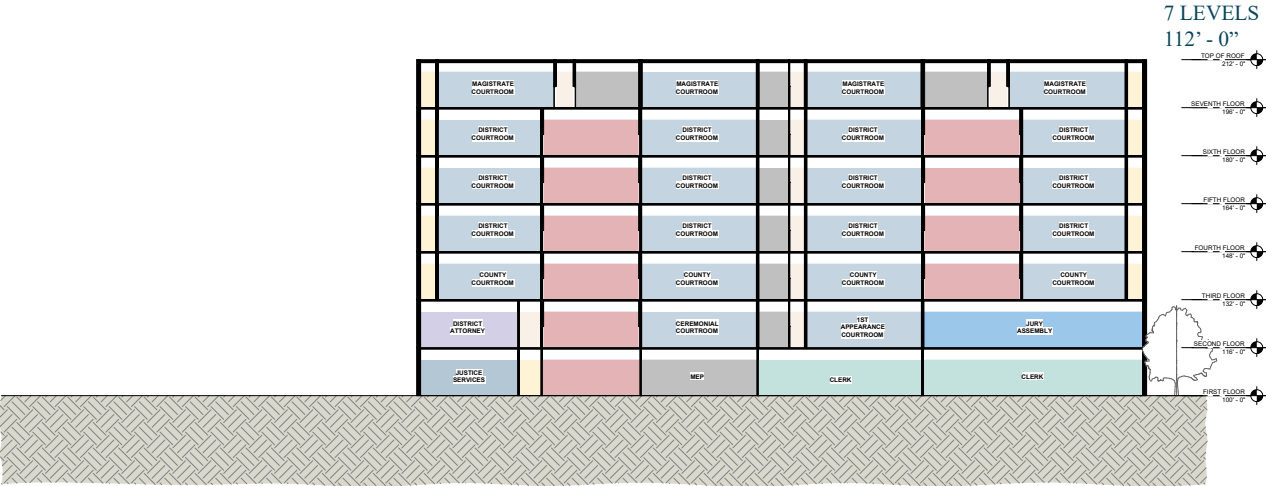
TYPICAL COURTS FLOOR  
LEVELS 4 - 6

# OPTION 2

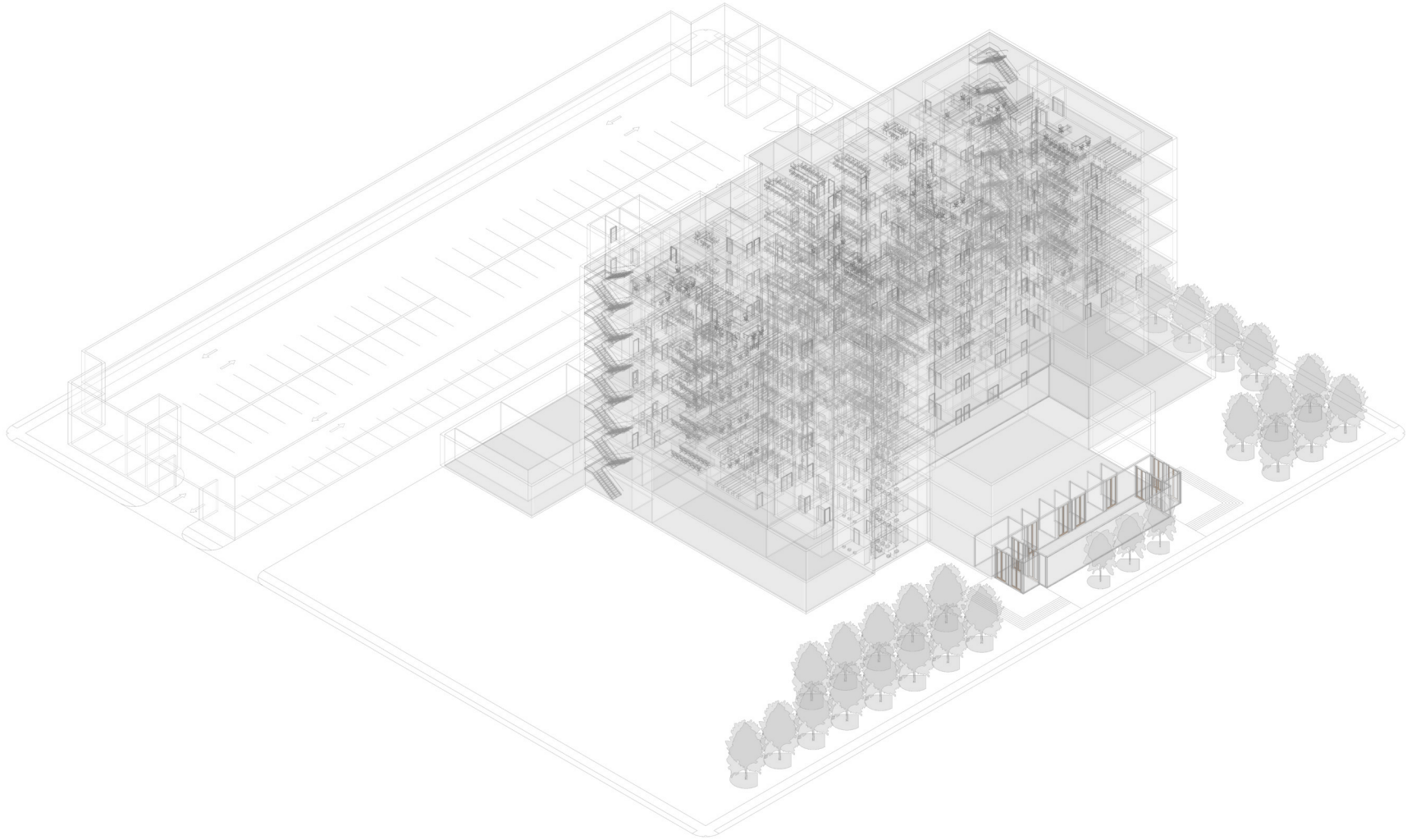


## SEVENTH FLOOR

# OPTION 2

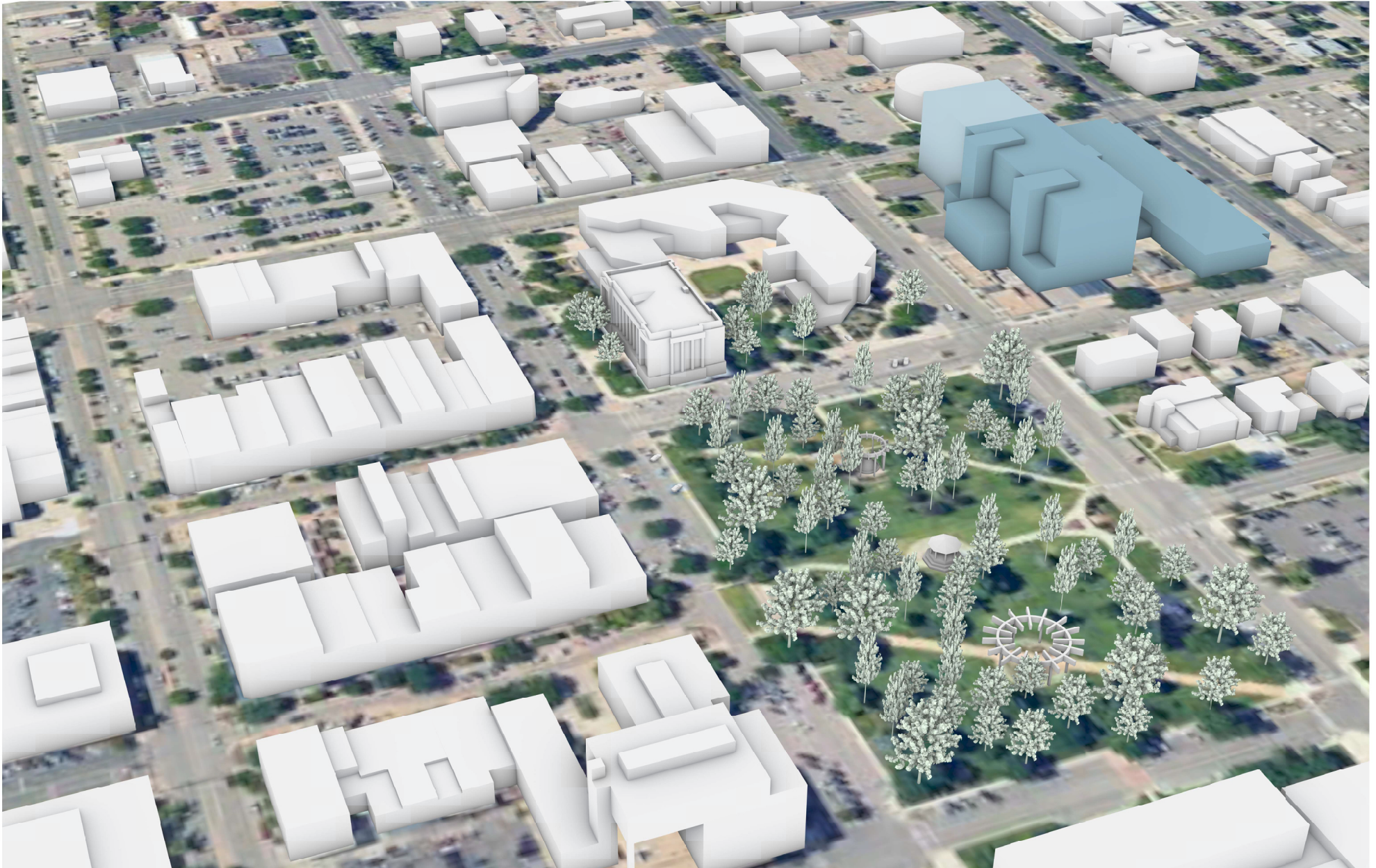


BUILDING SECTION



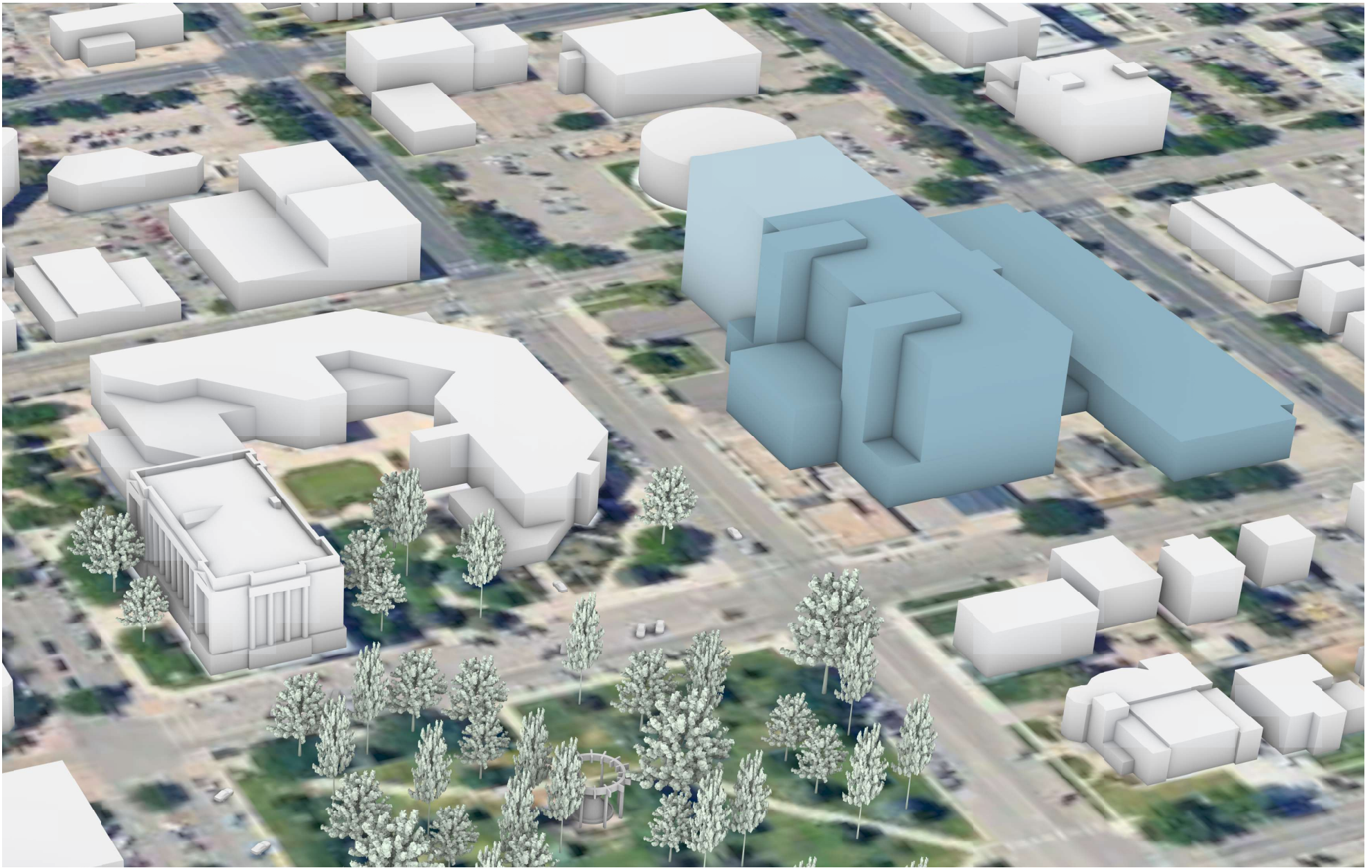
## OPTION 2

### WIREFRAME



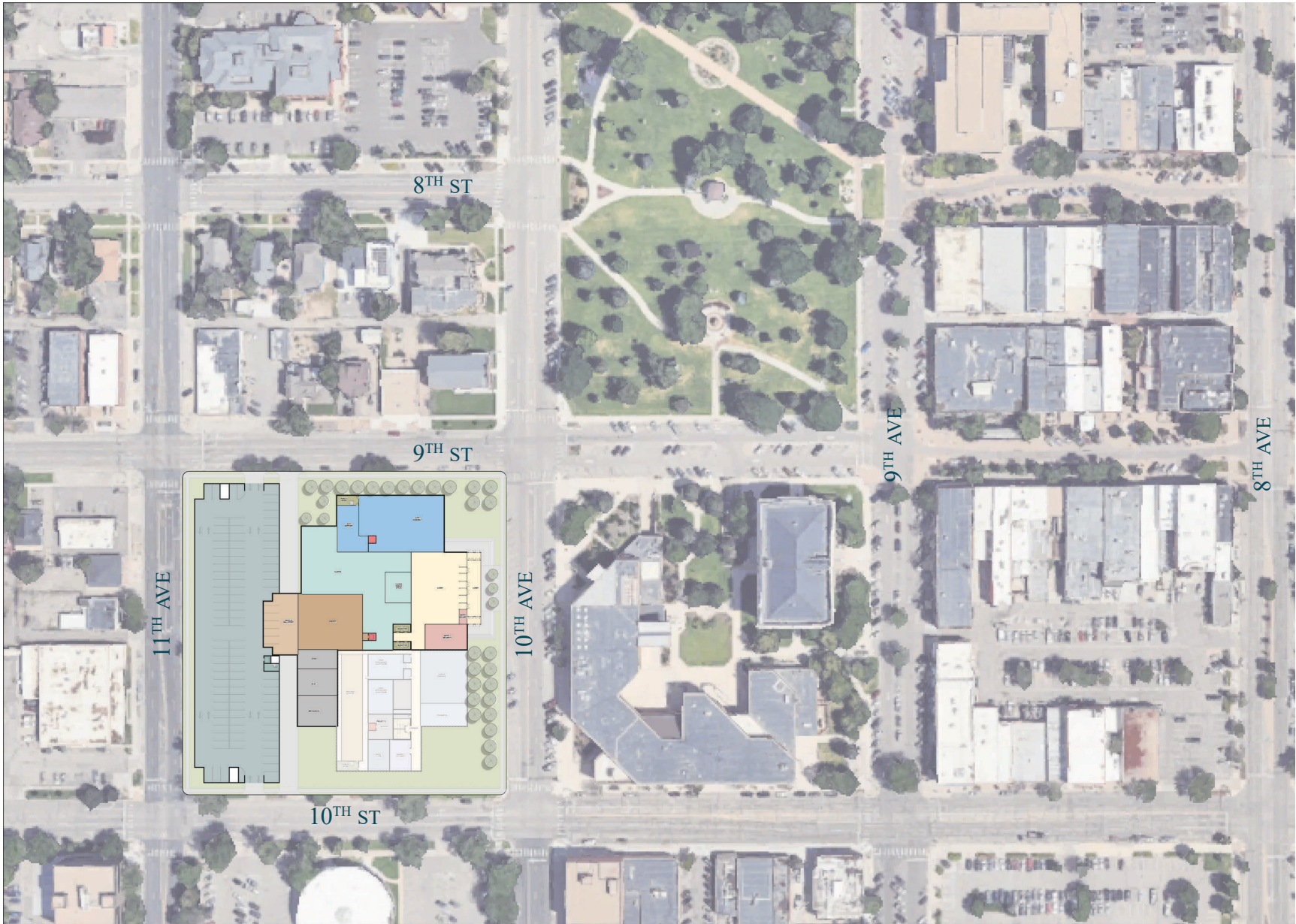
## OPTION 2

## MASSING



## OPTION 2

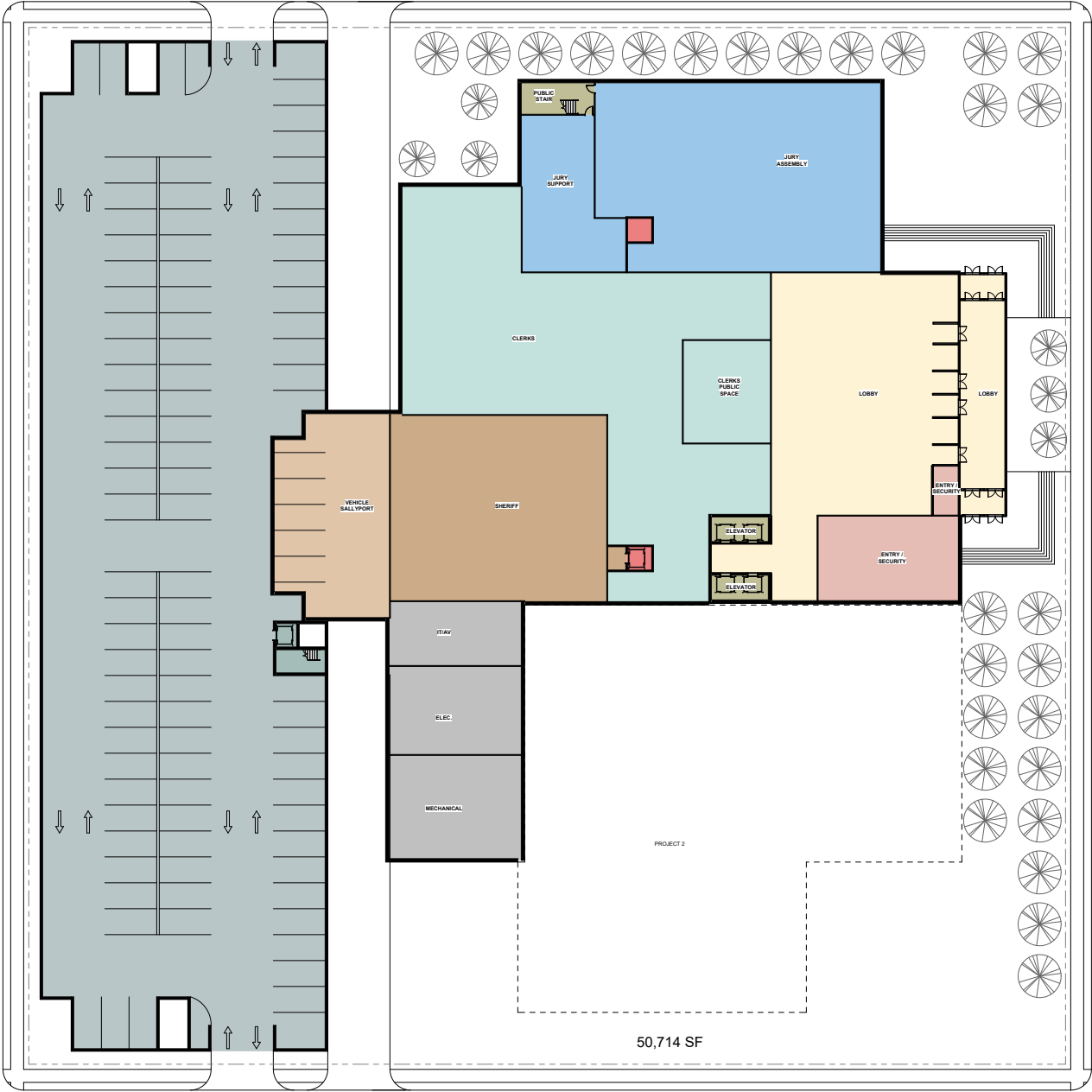
## MASSING



### OPTION 3

### AERIAL SITE PLAN

# OPTION 3



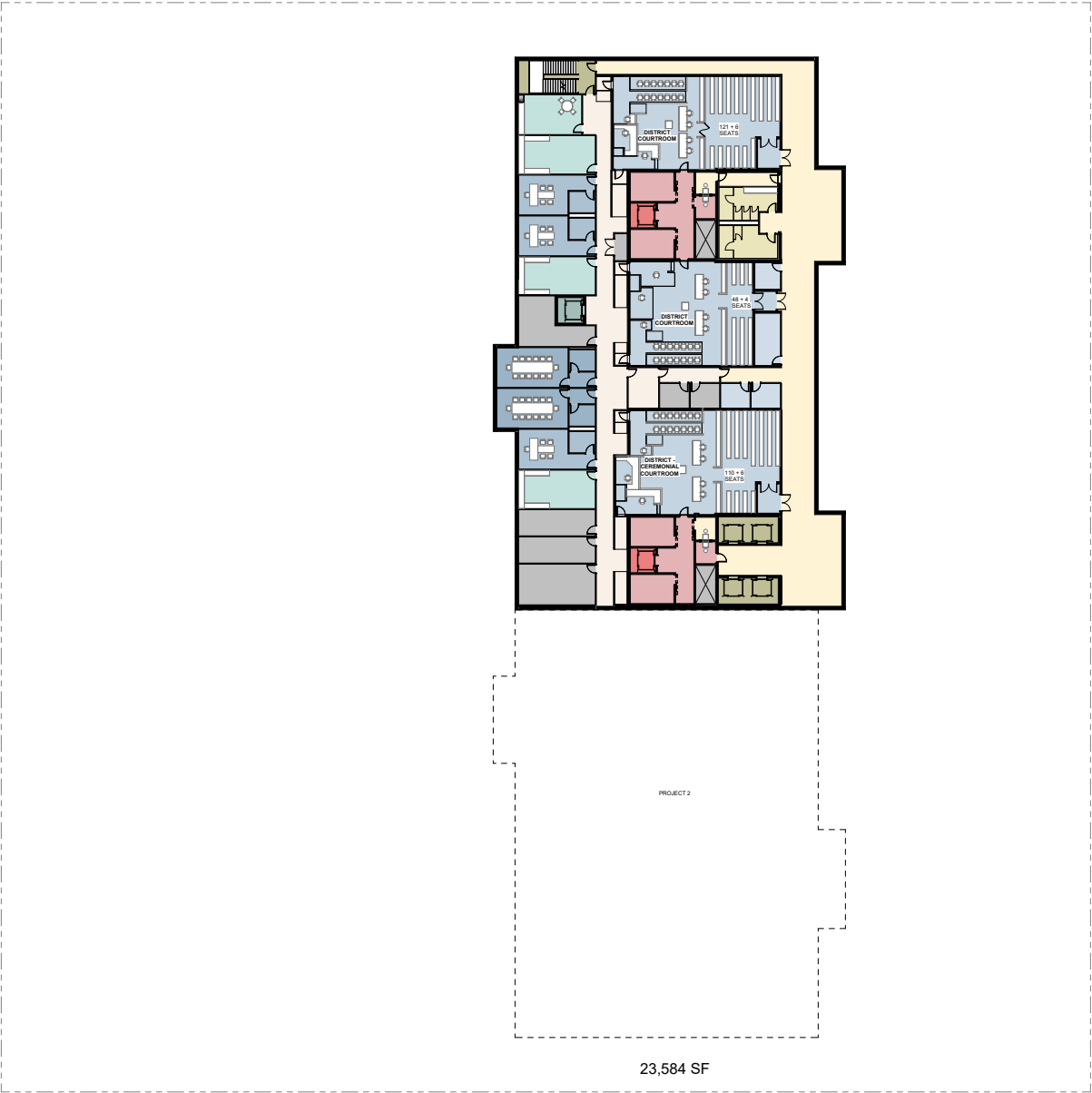
PROJECT 1 - SITE PLAN / FIRST FLOOR

# OPTION 3



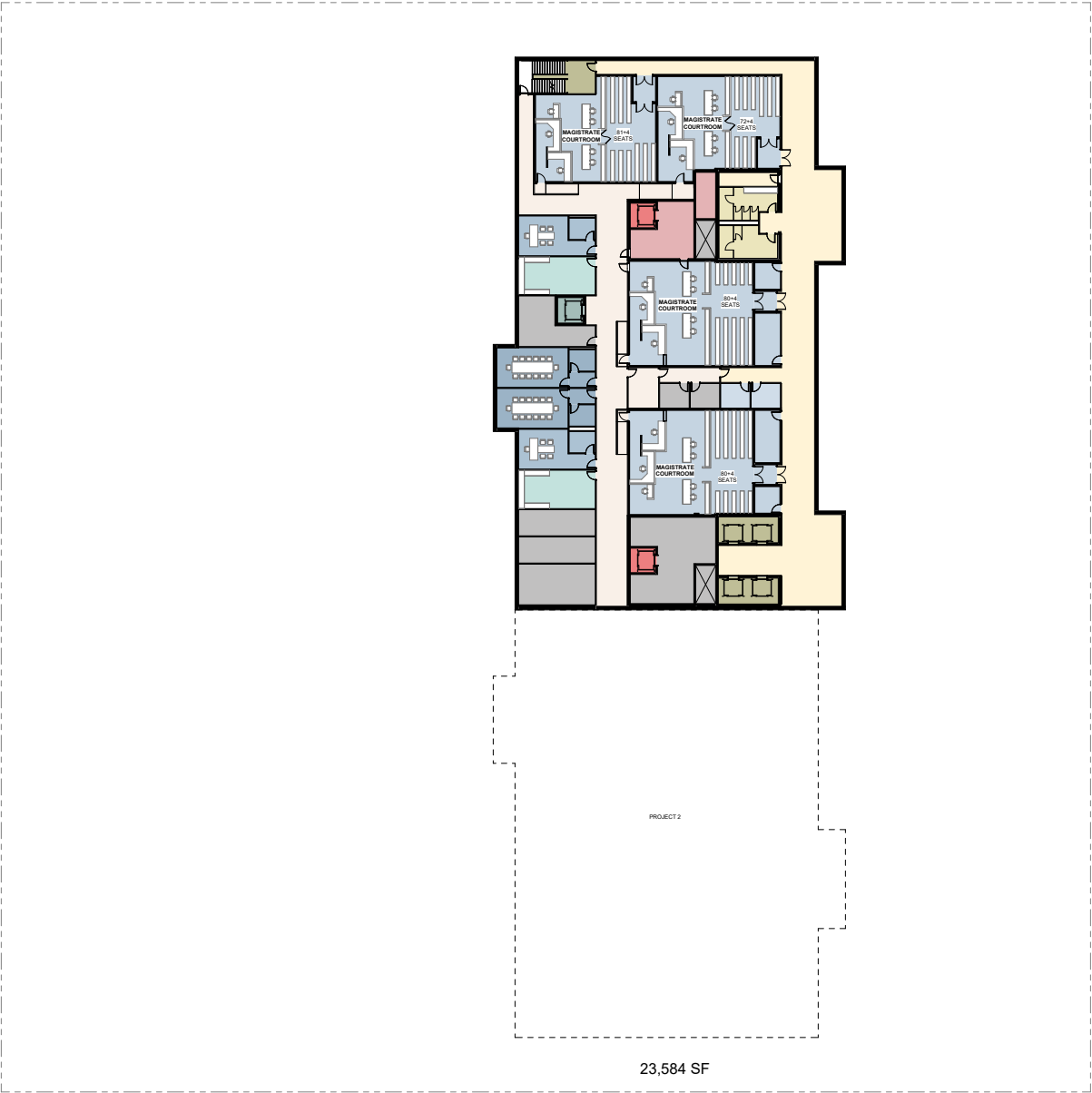
PROJECT 1 - SECOND FLOOR

# OPTION 3



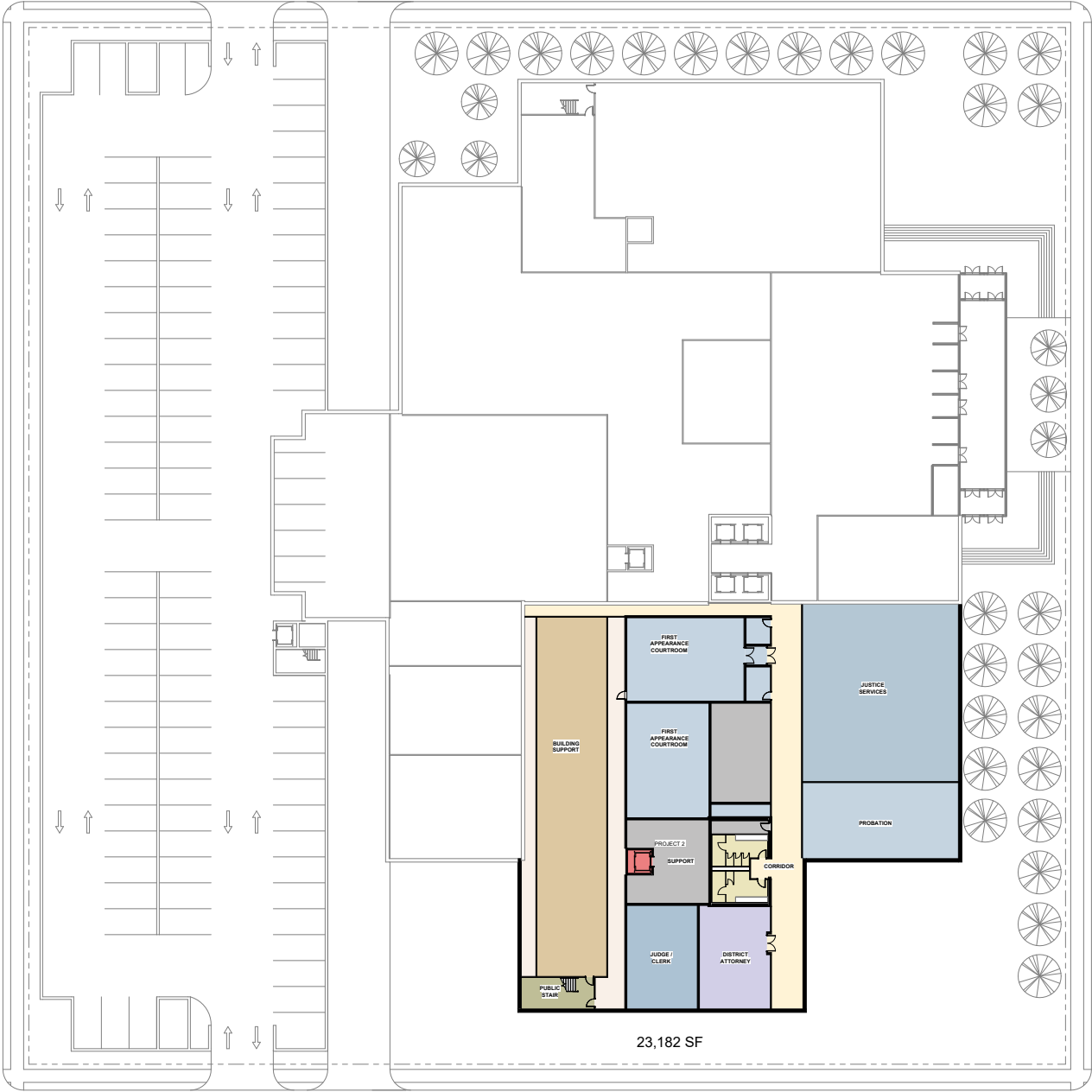
PROJECT 1 - TYPICAL COURTS FLOOR

# OPTION 3



PROJECT 1 - FIFTH FLOOR

# OPTION 3



PROJECT 2 - SITE PLAN / FIRST FLOOR

# OPTION 3



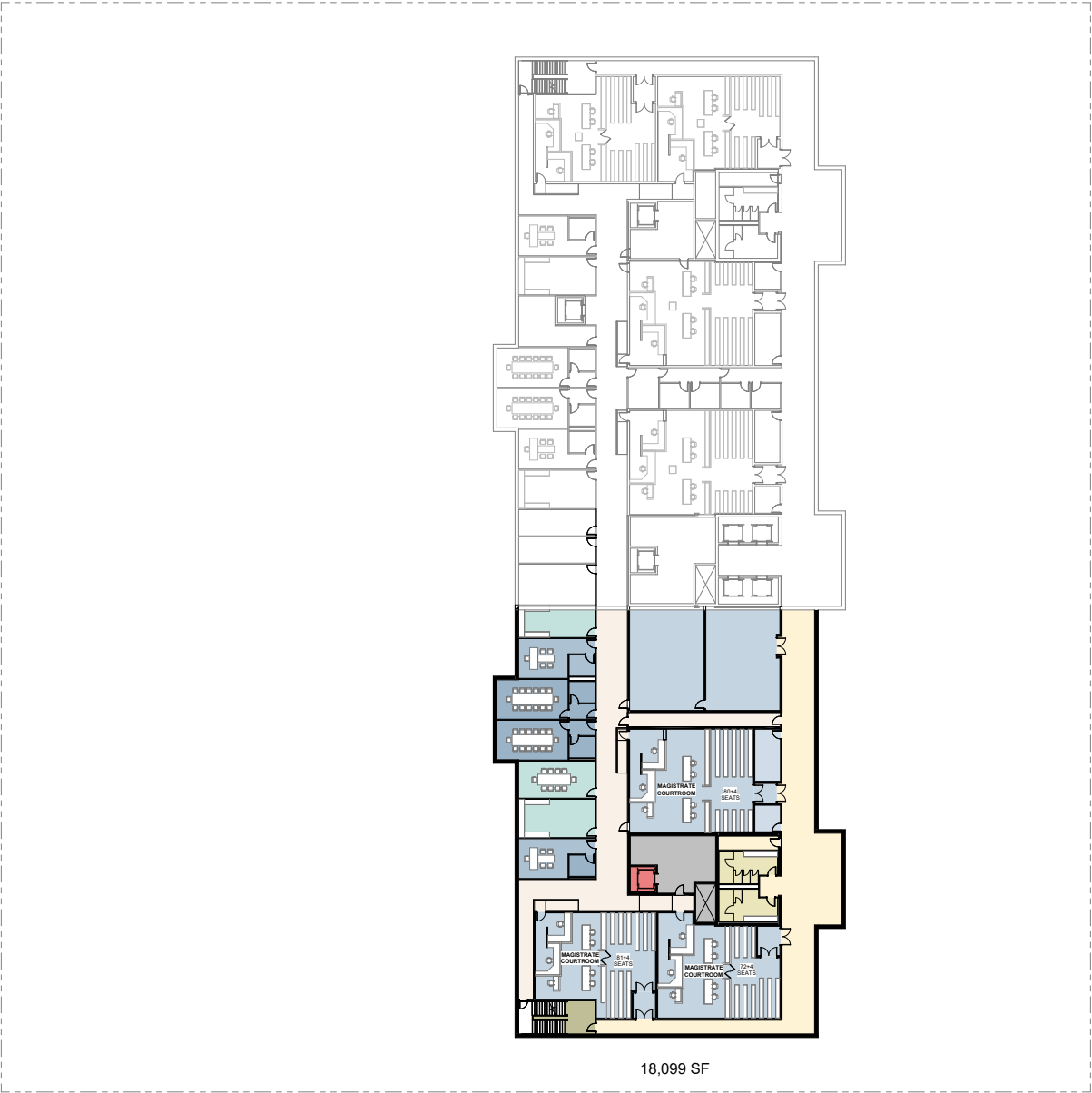
PROJECT 2 - SECOND FLOOR

# OPTION 3



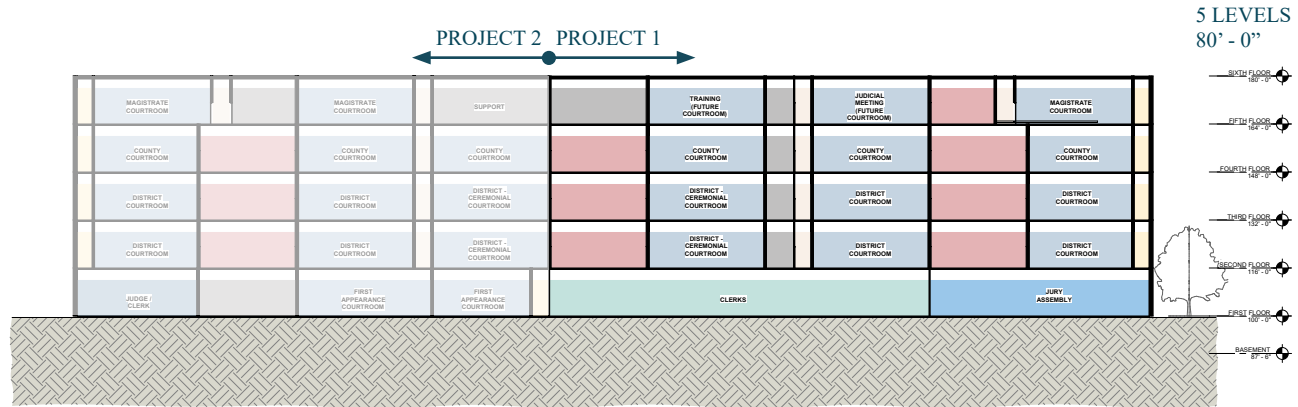
PROJECT 2 - TYPICAL COURTS FLOOR

# OPTION 3

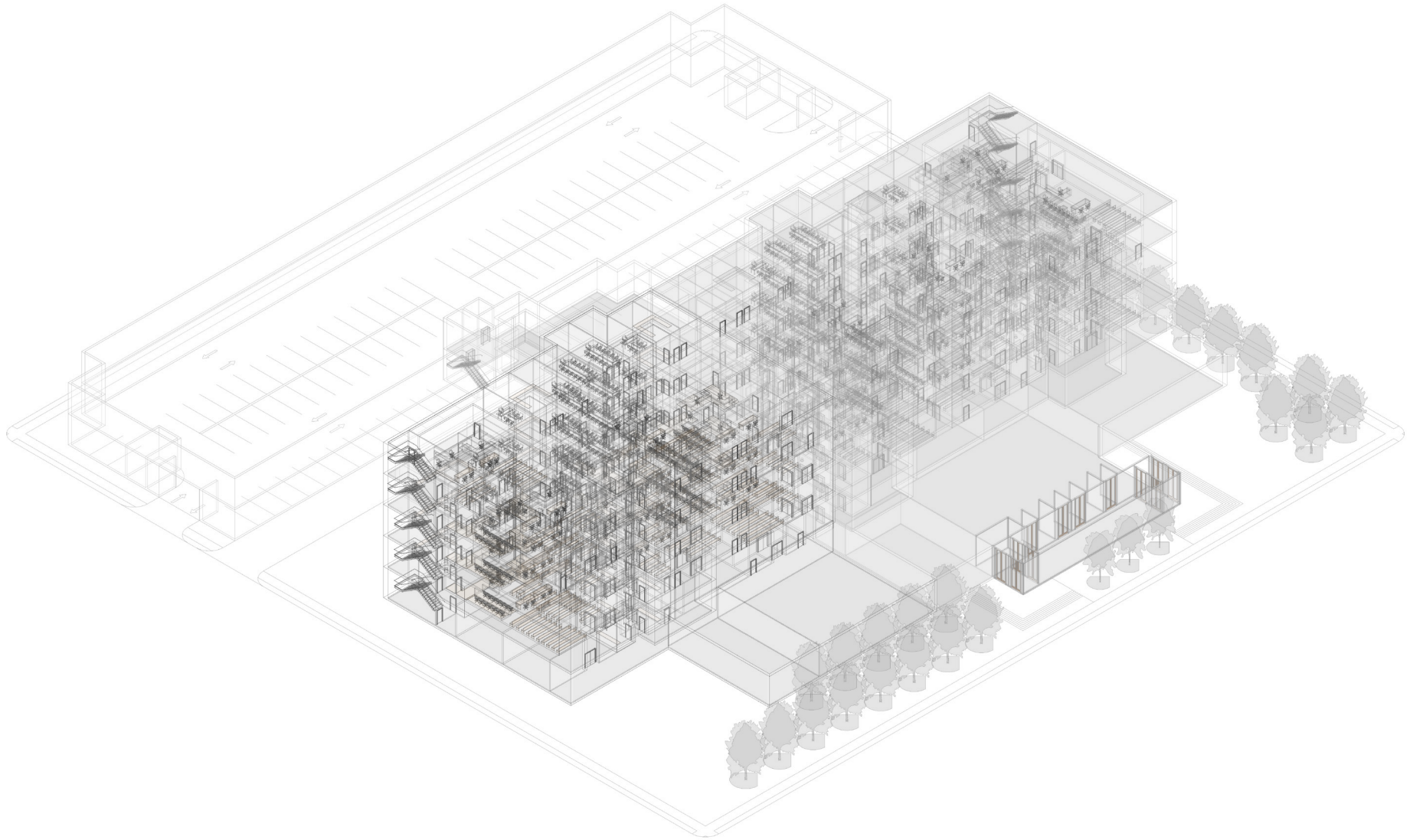


## PROJECT 2 - FIFTH FLOOR

# OPTION 3



BUILDING SECTION



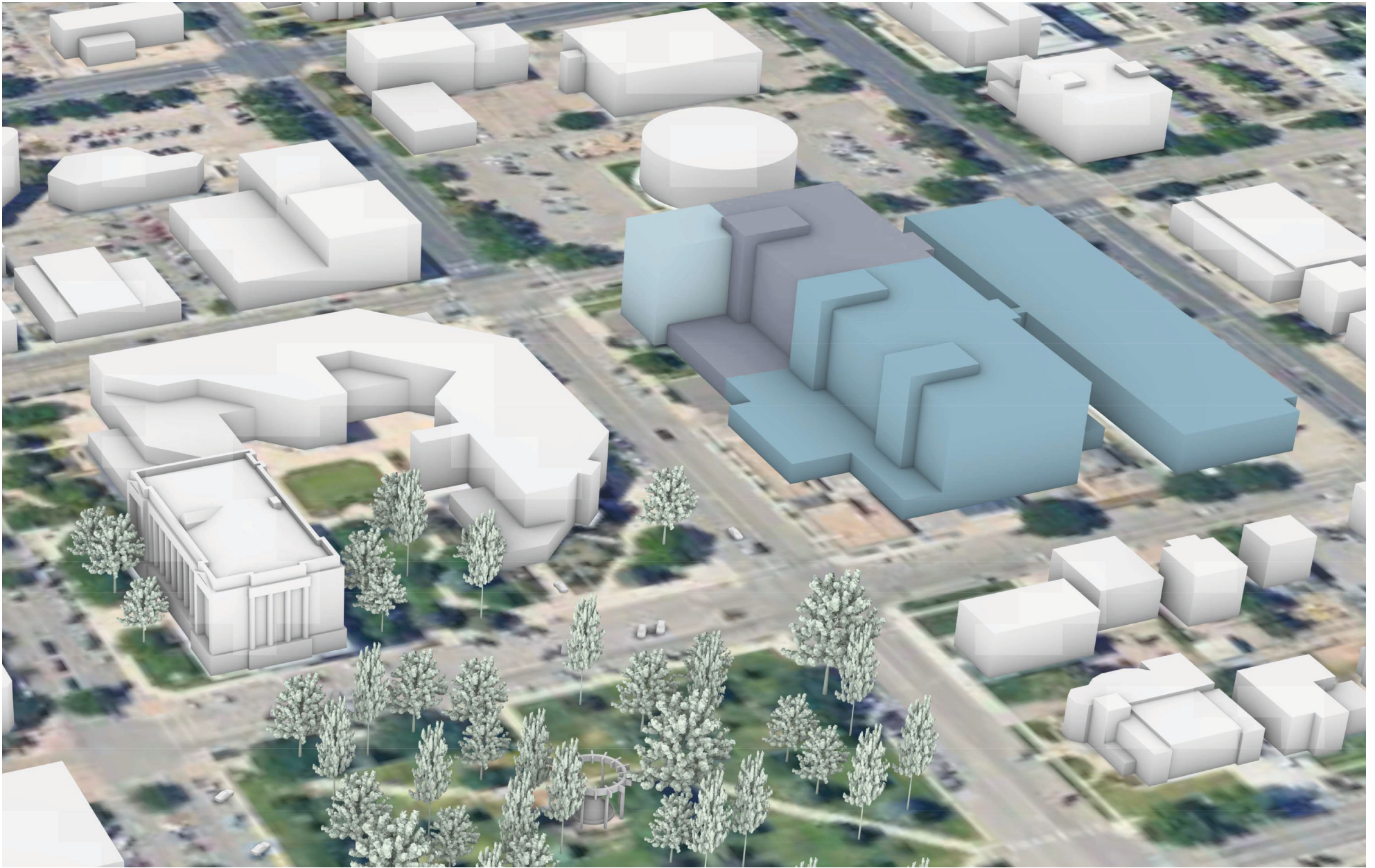
## OPTION 3

### WIREFRAME



## OPTION 3

## MASSING



## OPTION 3

## MASSING

# DESIGN TEAM UPDATE

Schedule Update

Programming Update

Design Options (Based on 24 Courtrooms)

Option 1: 5 Stories + Secure Parking Garage

Option 2: 7 Stories + Secure Parking Garage

Option 3: Project 1 + Project 2 (2 Stand alone Projects)

## PROGRAMMING UPDATE

- Met with BoCC, 19<sup>th</sup> Judicial, Fentress Inc. on 03/18
  - Main focus of discussion was courts usage.  
Weld County 60% National average 30-40%
- Had follow-up meeting with 19<sup>th</sup> Judicial on 03/20
- Final Courts usage is being compiled, including 20 year outlook
- Gross building square footage continues at approximately 243,000 GSF
- Design options based on 24 Courts and 243,000 s.f.

# PROGRAMMING UPDATE

<b>WELD COUNTY COURTHOUSE PROJECT - SPACE RECOMMENDATIONS - <i>PRELIMINARY</i></b>		
		<b>PROPOSED COURTHOUSE (USF)</b>
		<b>CURRENT</b>
<b>COURT COMPONENTS</b>		
<b>1</b>	<b>JUDGES' CHAMBERS</b>	16,647
<b>2</b>	<b>COURTROOMS AND ANCILLARY SPACES</b>	85,344
<b>3</b>	<b>JURY ASSEMBLY/MULTI-PURPOSE ROOM</b>	9,606
<b>4</b>	<b>COURT ADMINISTRATION</b>	2,066
<b>5</b>	<b>CLERK OF COURT OFFICE</b>	10,880
<b>6</b>	<b>JUSTICE SERVICES</b>	5,626
<b>7</b>	<b>PROBATION OFFICE PREP AREA</b>	1,110
<b>8</b>	<b>DISTRICT ATTORNEY PREP AREA</b>	2,142
<b>9</b>	<b>OTHER COURT SERVICES</b>	3,101
<b>10</b>	<b>COURT SECURITY AND HOLDING</b>	9,537
<b>DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL</b>		<b>146,059</b>
<b>COURT RELATED COMPONENTS</b>		
<b>11</b>	<b>LOBBY/BUILDING SERVICES AND SUPPORT</b>	22,978
<b>10</b>	<b>PRIMARY BUILDING SYSTEMS</b>	4,745
<b>DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL</b>		<b>27,723</b>
<b>SUMMARY</b>		
<b>TOTAL DGSF</b>		<b>173,782</b>
<b>Building Grossing Factor</b>		<b>1.40</b>
<b>COURTHOUSE BUILDING GROSS SQUARE FOOTAGE (BGSF)</b>		<b>243,295</b>

# COURTS TIMELINE

	NOW	20	40	60	80	100
	2026	2046	2066	2086	2106	2126
<b>TOTAL JUDGES NEEDED</b>		27	32	37	42	47
<b>OPTION 1</b>	<u>24</u>	27	32	37		
		INTERIOR REMODEL 3 COURTROOMS	5 NEW COURTROOMS	5 NEW COURTROOMS		
<b>OPTION 2</b>	<u>24</u>	27	32	37	43	
		INTERIOR REMODEL 8TH FLOOR 3 COURTROOMS	5 NEW COURTROOMS	5 NEW COURTROOMS	6 NEW COURTROOMS	

\* 10 COURTS IN NEW ADDITION

\* 16 COURTS IN NEW ADDITION

\* NUMBER OF COURTS  
COULD INCREASE BASED ON  
COURTROOM TYPE. COUNTED  
AS STANDARD COURTROOM  
FOR ILLUSTRATIVE PURPOSES

# OPTION 1

## FUTURE COURTS EXPANSION:

2046 - 27 COURTROOMS

2 COURTROOMS PER FLOOR  
FROM LEVELS 1-5

10 TOTAL COURTROOMS ADDED

**37 TOTAL COURTROOMS AT  
FULL BUILDOUT**



41,606 SF

10,228 SF

## FUTURE COURTS EXPANSION

# OPTION 2

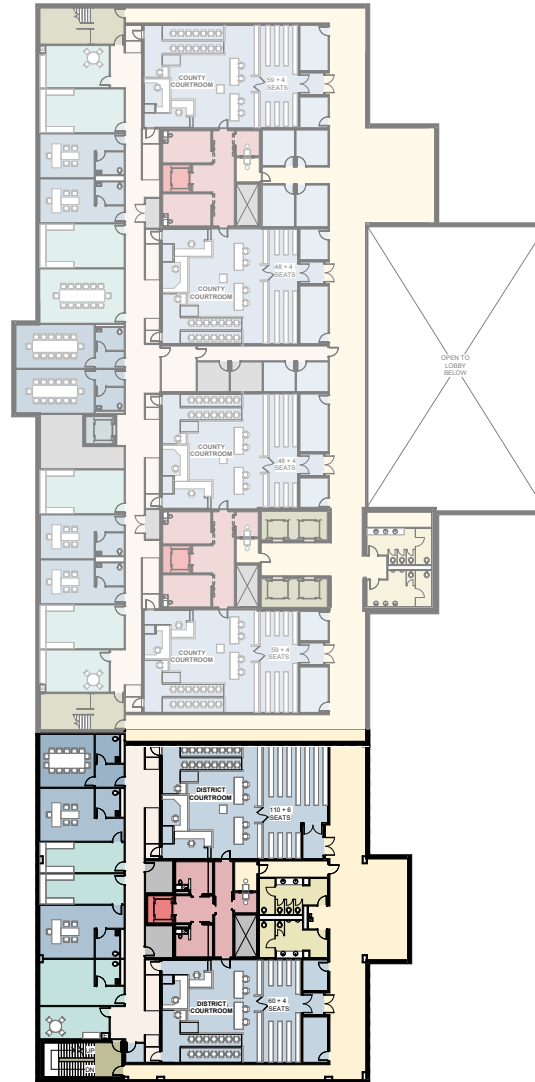
## FUTURE COURTS EXPANSION:

2046 - 27 COURTROOMS

2 COURTROOMS PER FLOOR  
FROM LEVELS 1-8

16 TOTAL COURTROOMS ADDED

**43 TOTAL COURTROOMS AT  
FULL BUILDOUT**



FUTURE COURTS EXPANSION

## DESIGN OPTIONS

**Option 1:** 5 Stories + Secure Parking Garage

242,853 Square Feet

24 Courts + 3 Future Growth (Internal)

**Option 2:** 8 Stories + Secure Parking Garage

269,440 Square Feet

24 Courts + 3 Future Growth (Internal)

**Option 3:** 5 Stories + Secure Parking Garage ( 2 Stand alone Projects)

Project 1 - 147,301 Square Feet

12 Courts + Building Support + Secure Parking Garage

Project 2 - 95,552

12 Courts + Judicial Services + DA Victim / Witness

+3 Future Growth (Internal)

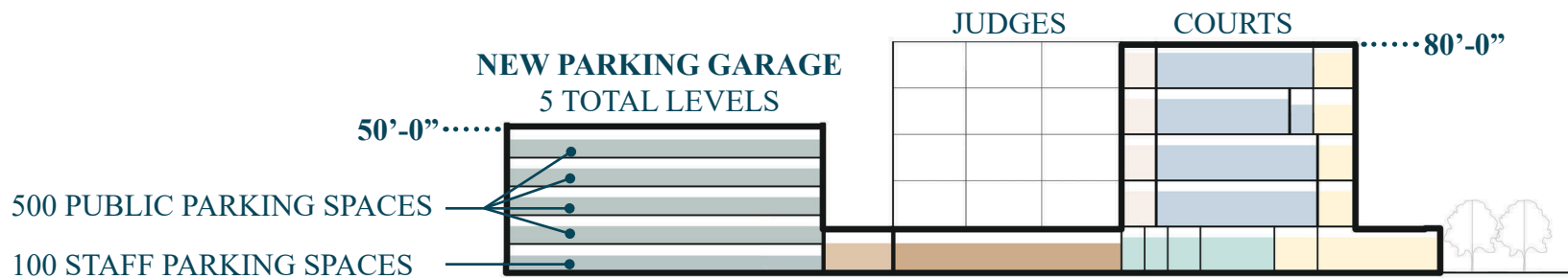
**PUBLIC  
PARKING  
500 SPACES**

**STAFF  
PARKING  
100 SPACES**

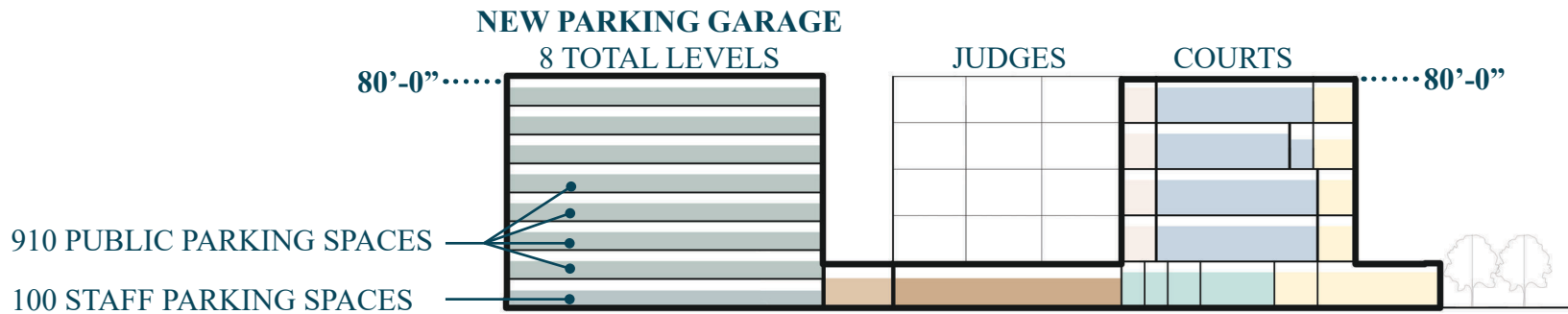
**RAMP  
UP**



**PARKING GARAGE PLAN**



PARKING GARAGE SECTION



PARKING GARAGE SECTION

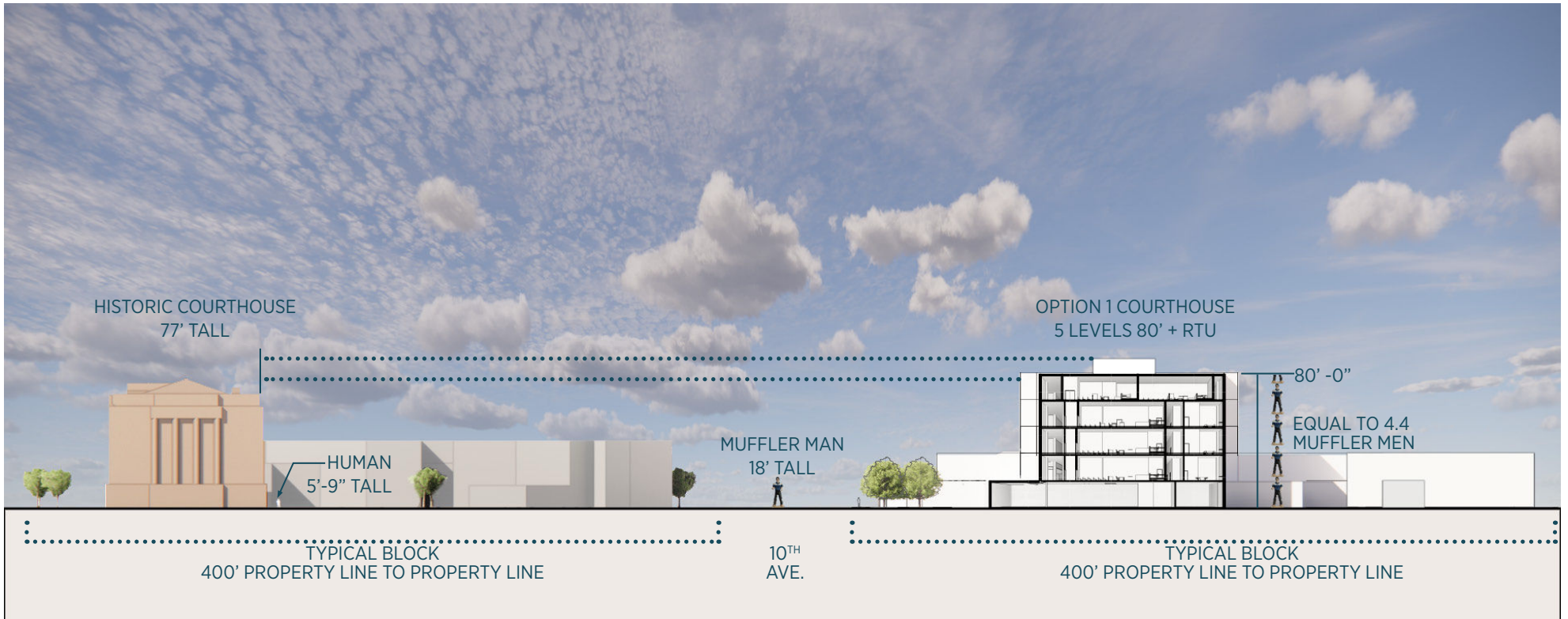
# HOW TALL IS MUFFLER MAN?

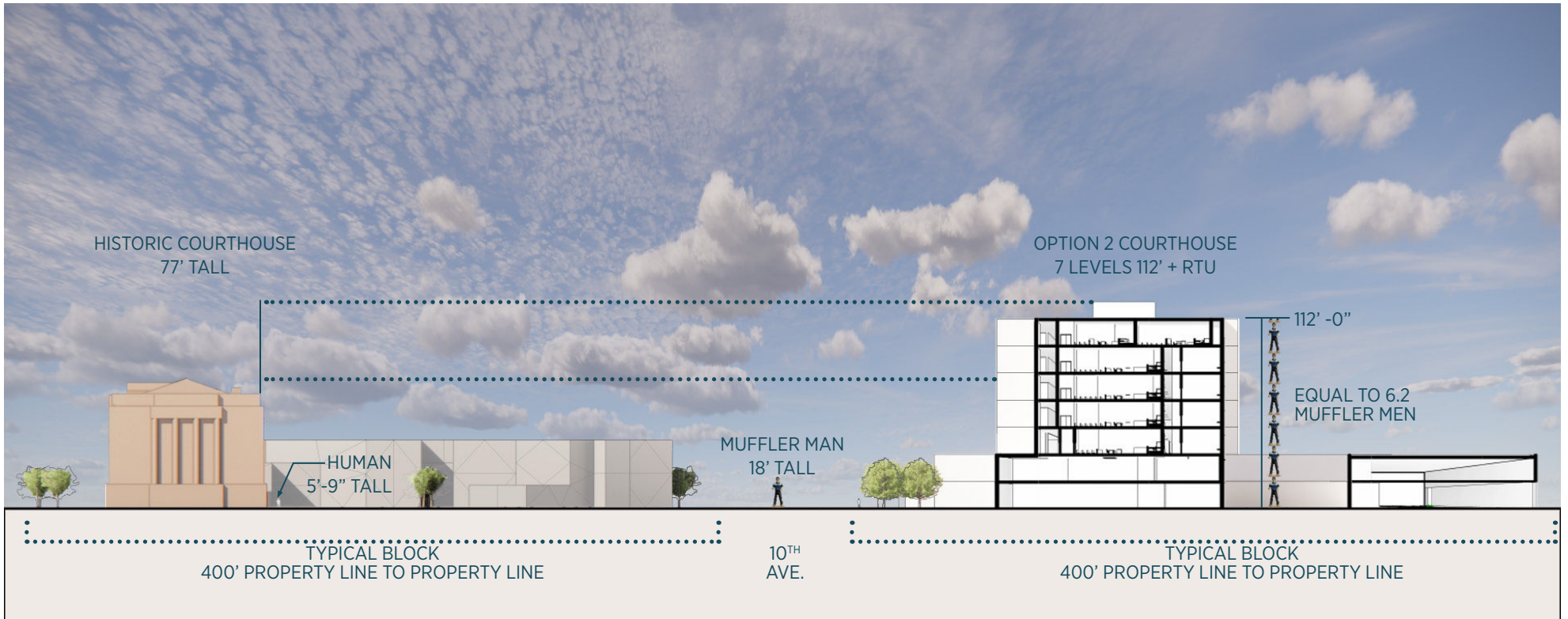


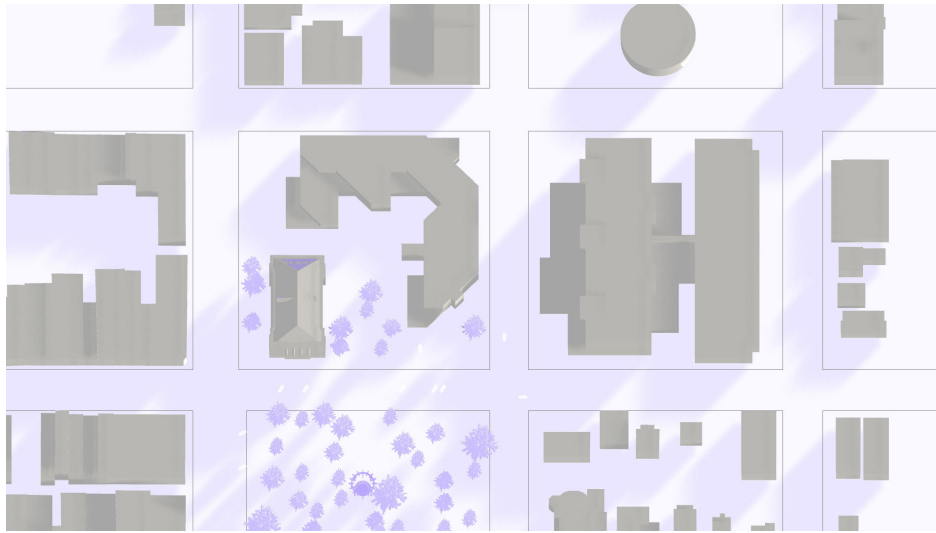
# HOW TALL IS MUFFLER MAN?



EQUAL TO  
3.25 BOB BRASHEARS

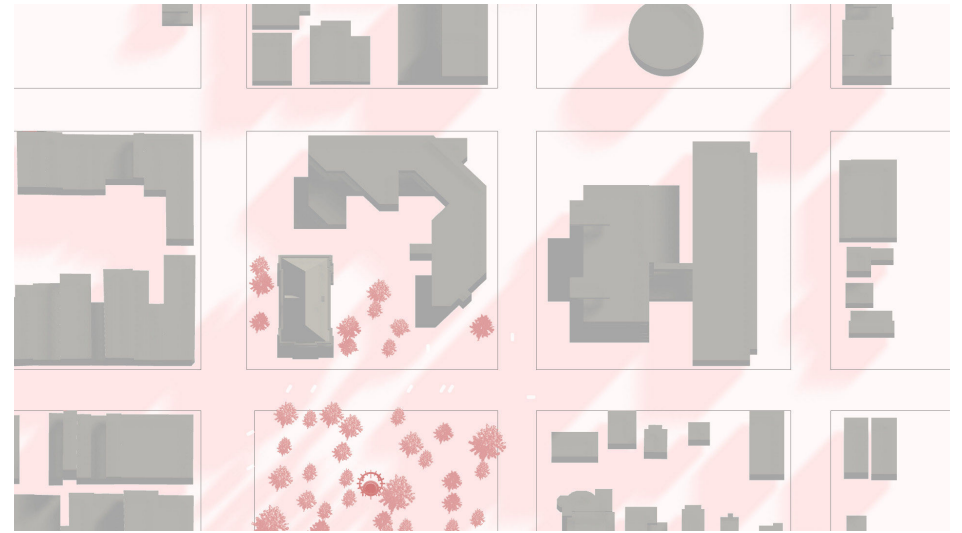






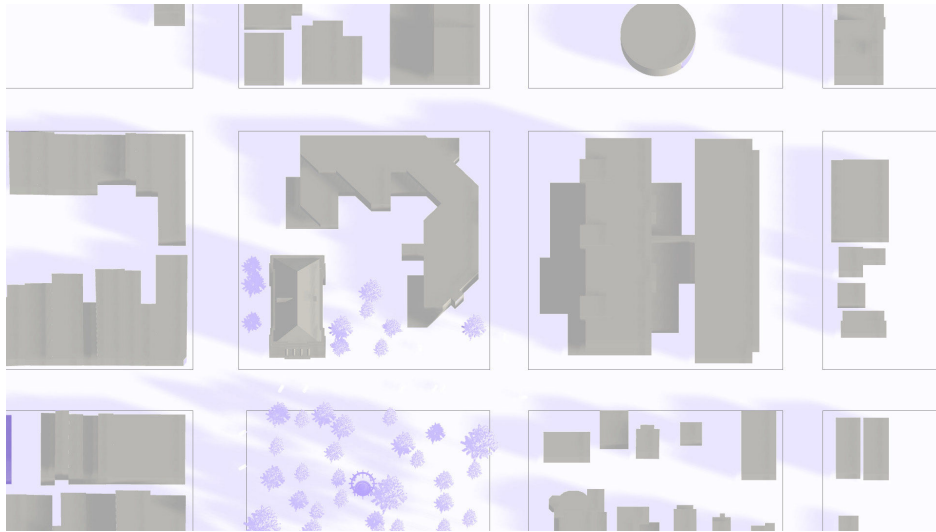
**OPTION 1**

WINTER SOLSTICE - 4PM



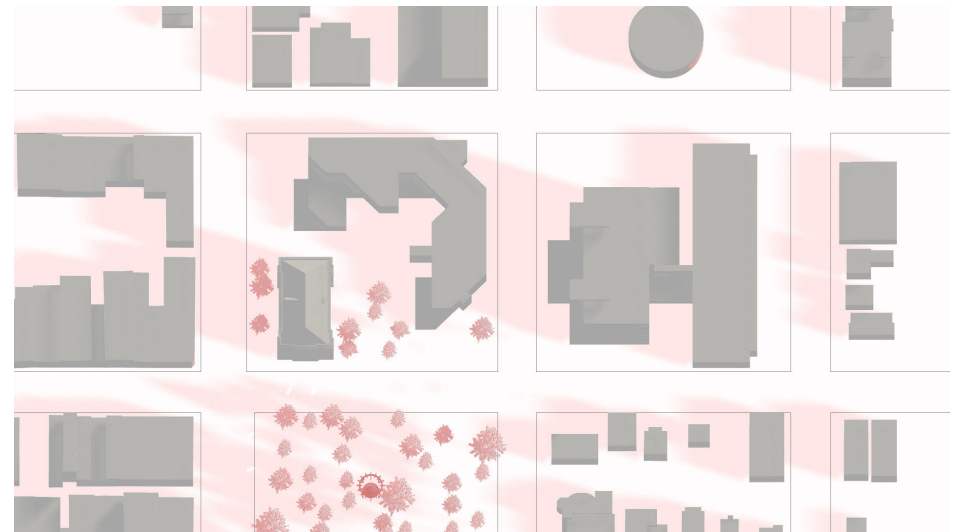
**OPTION 2**

WINTER SOLSTICE - 4PM



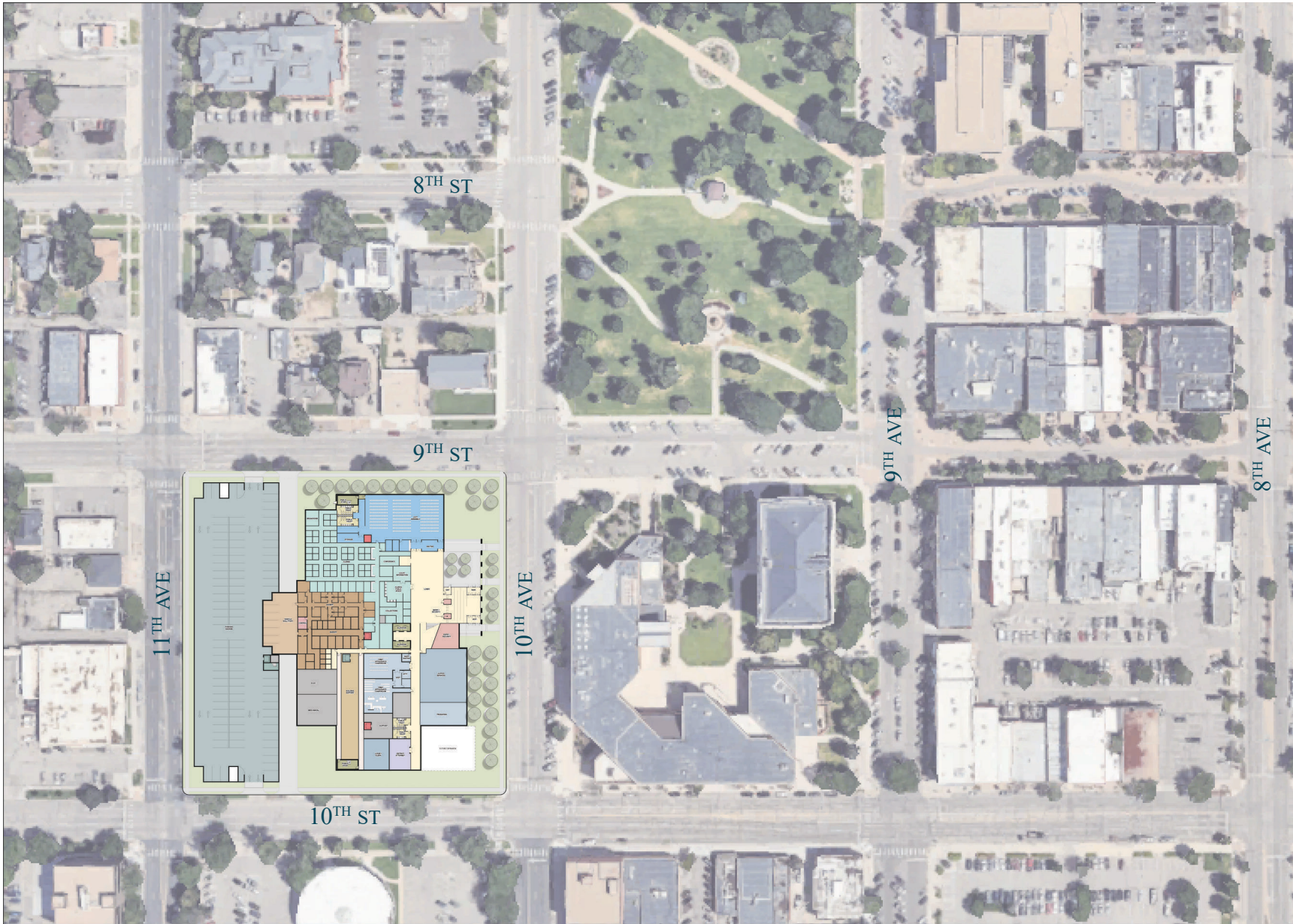
**OPTION 1**

SUMMER SOLSTICE - 6PM



**OPTION 2**

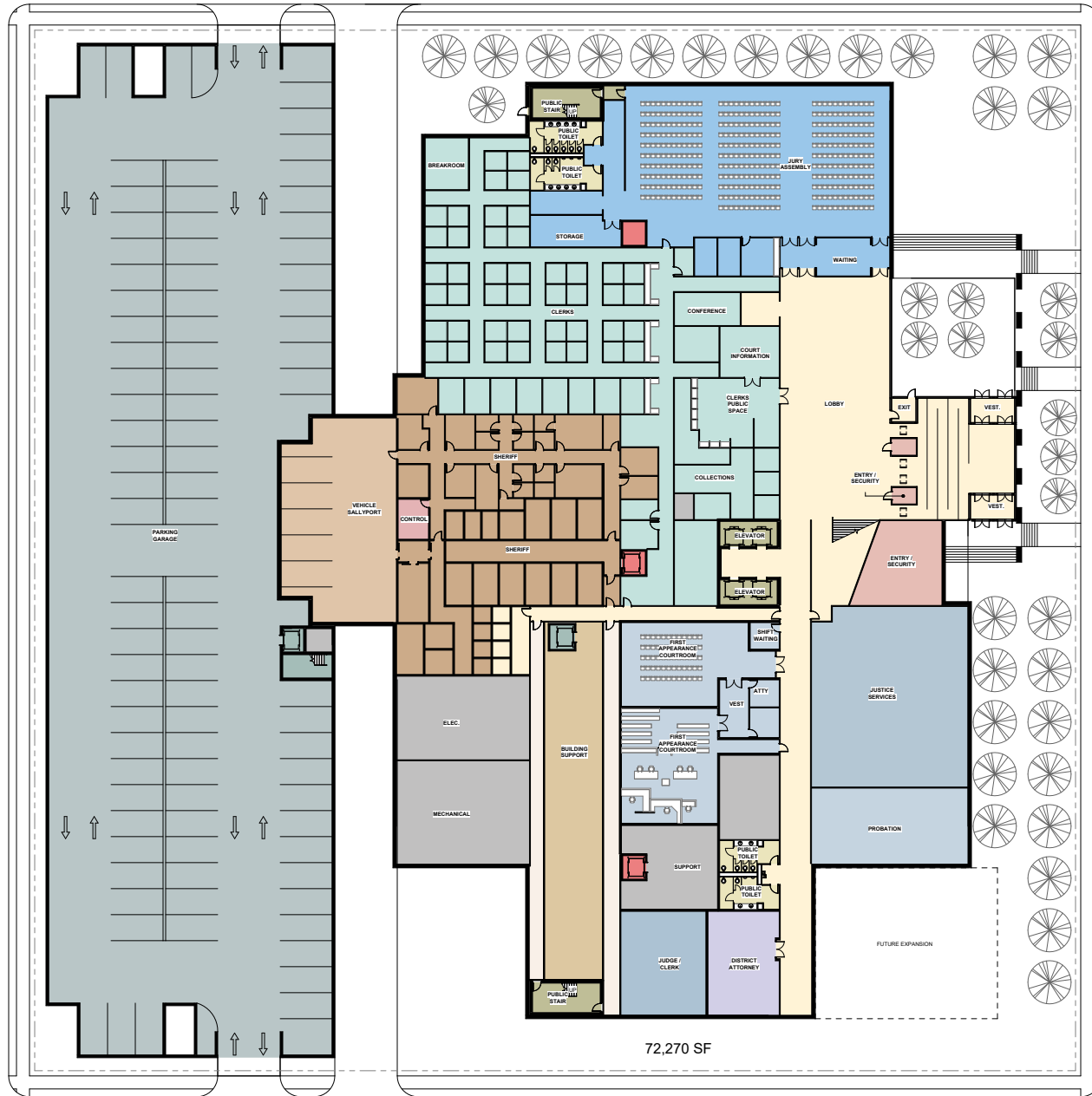
SUMMER SOLSTICE - 6PM



## OPTION 1

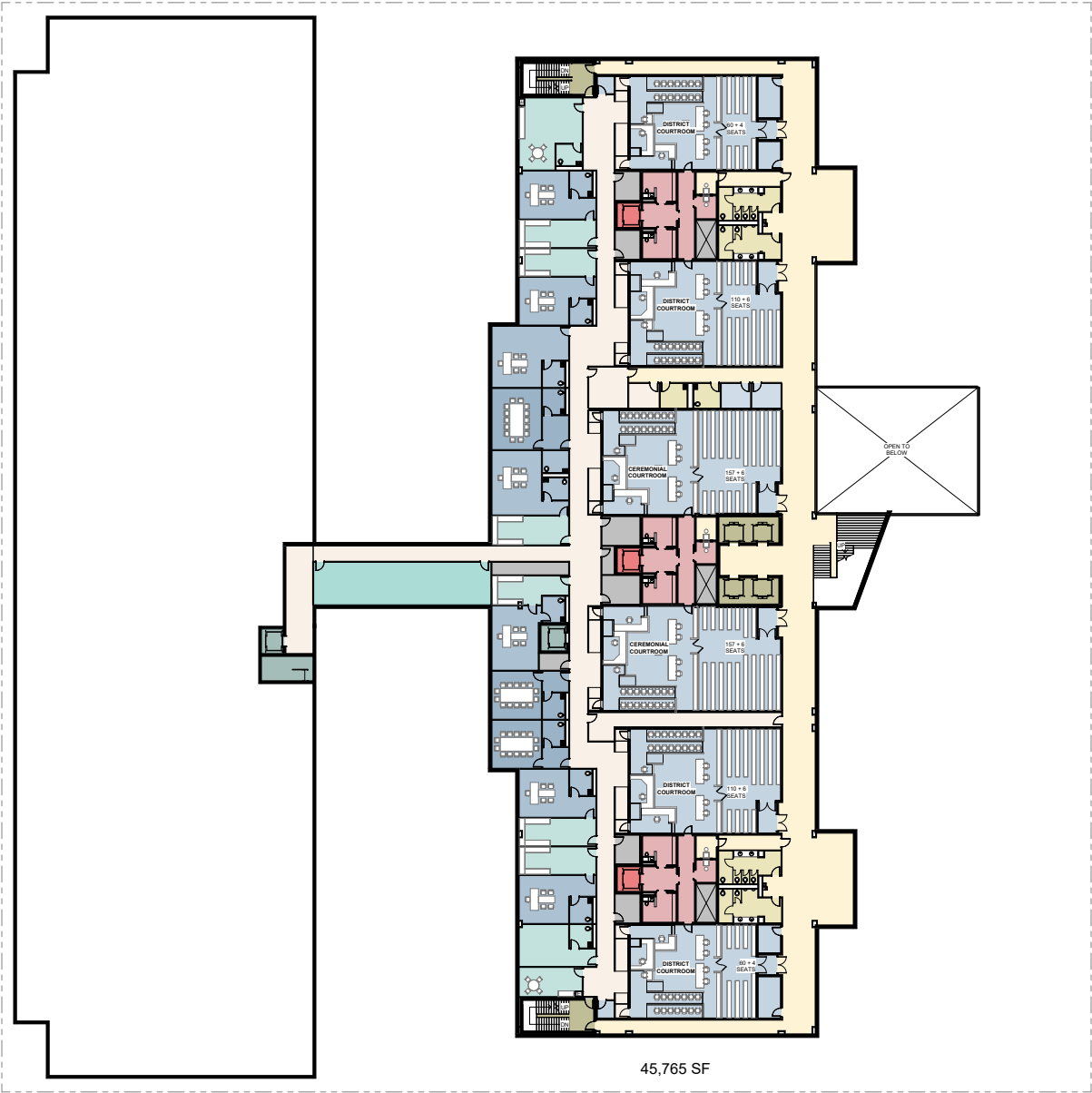
## AERIAL SITE PLAN

# OPTION 1



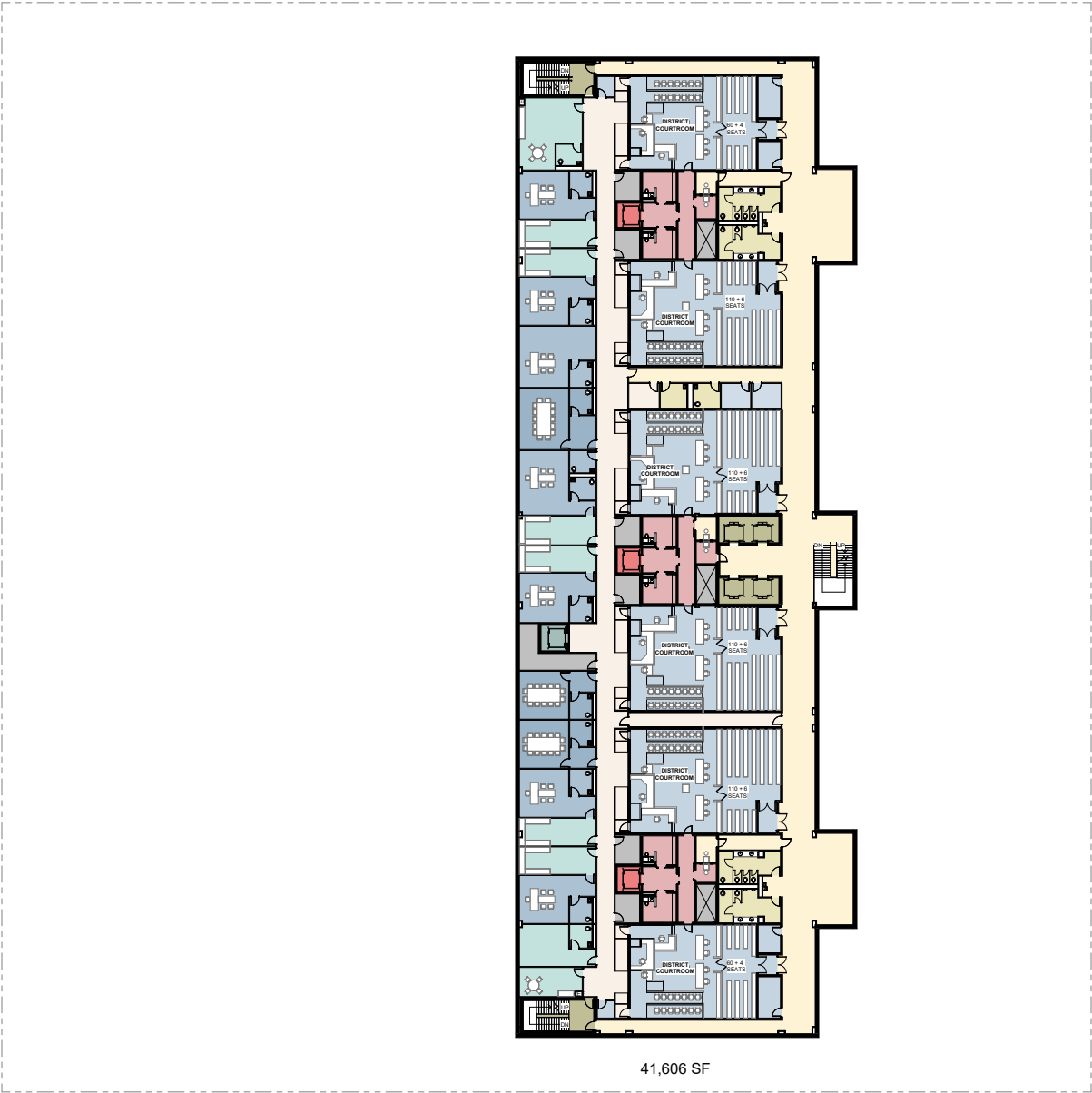
SITE PLAN / FIRST FLOOR

# OPTION 1



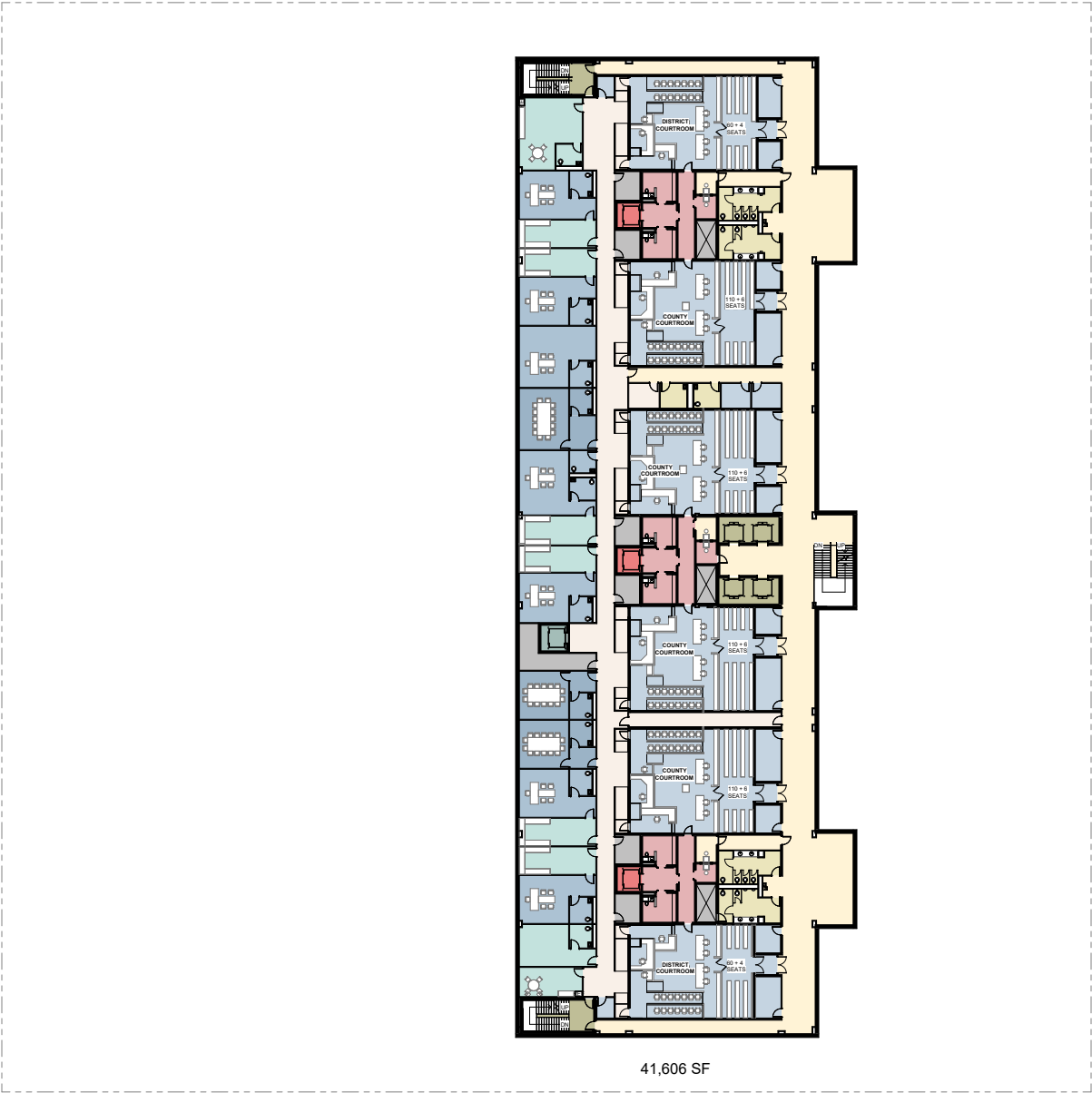
SECOND FLOOR

# OPTION 1



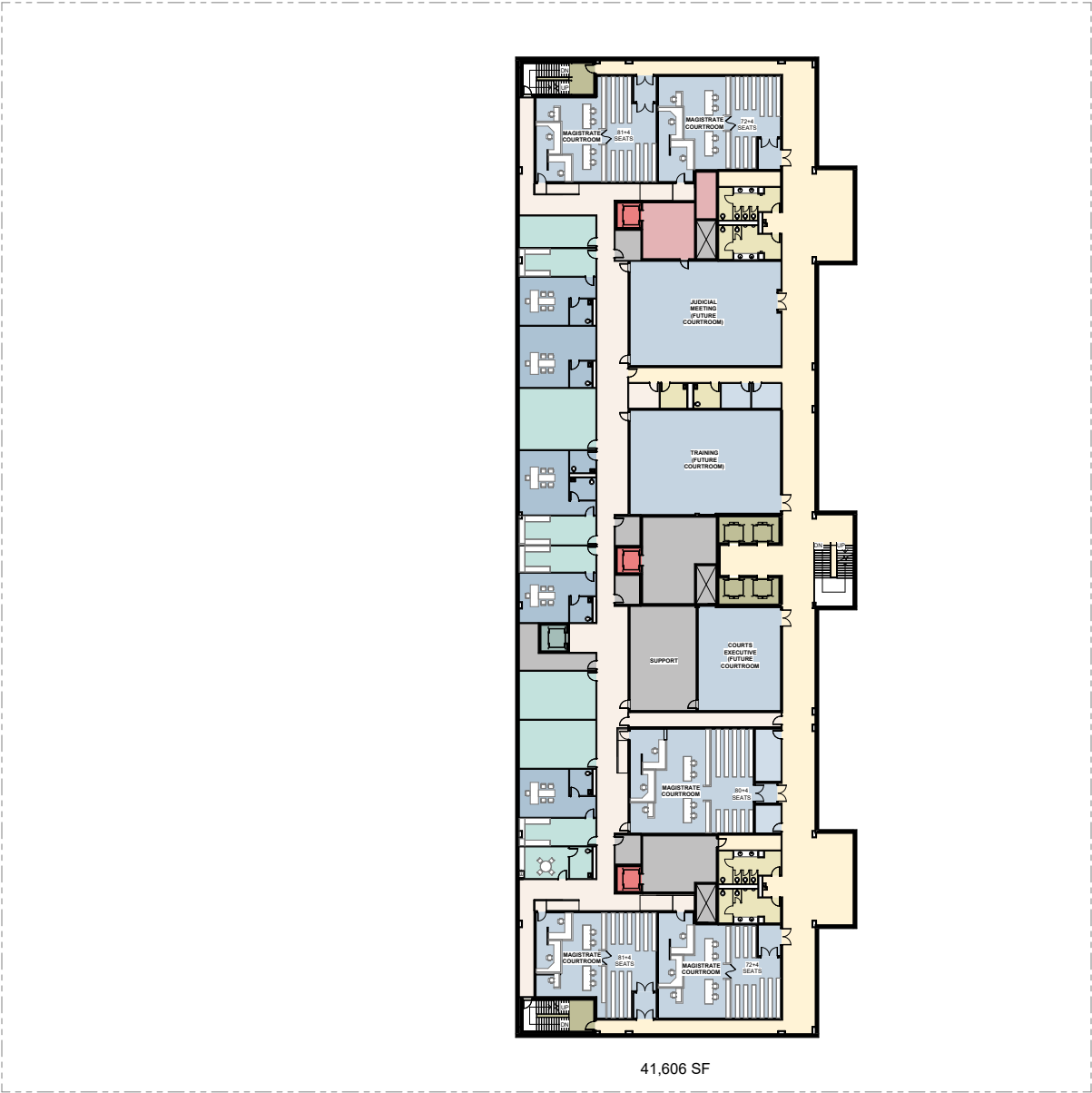
THIRD FLOOR

# OPTION 1



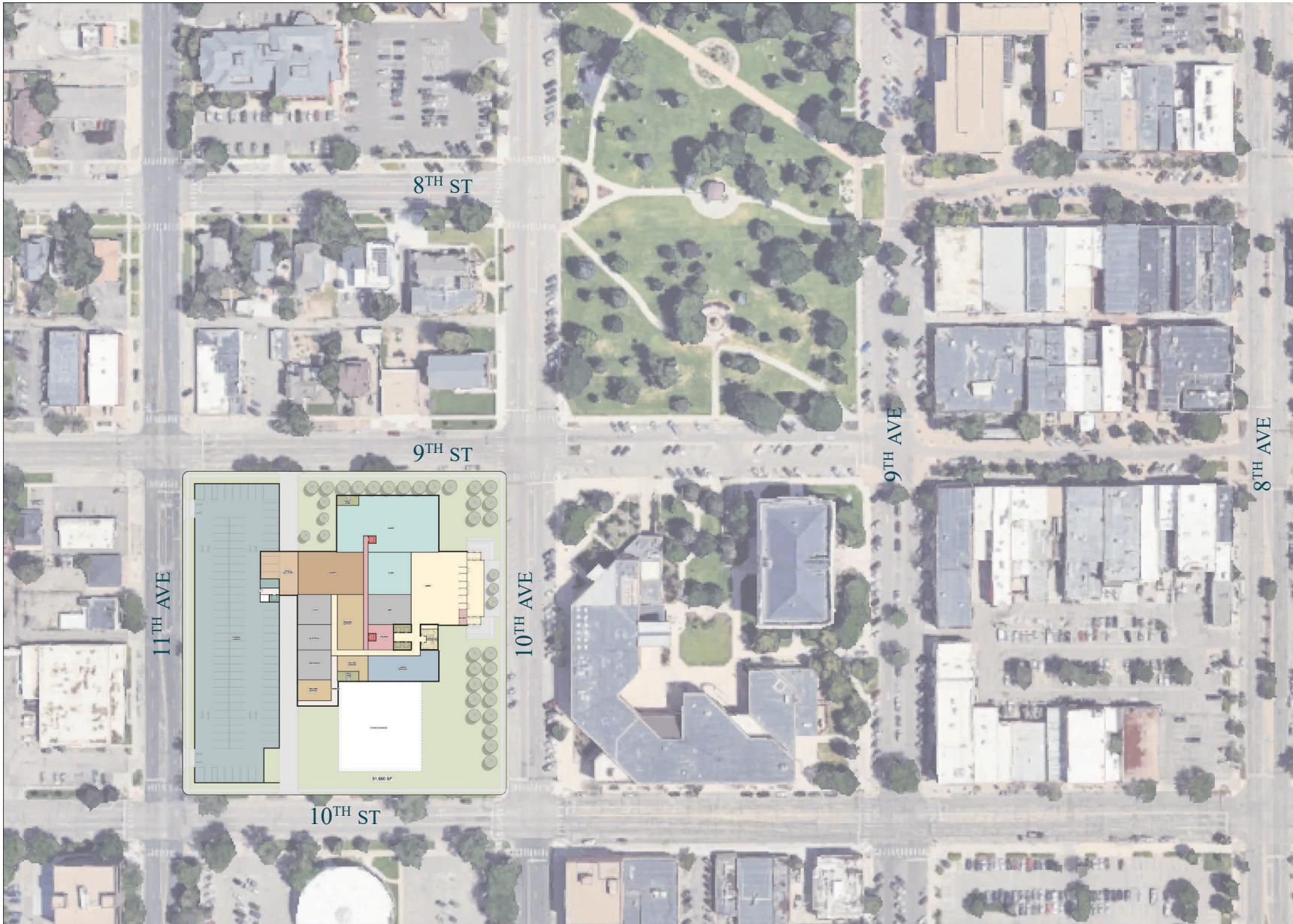
FOURTH FLOOR

# OPTION 1



41,606 SF

## FIFTH FLOOR



## OPTION 2

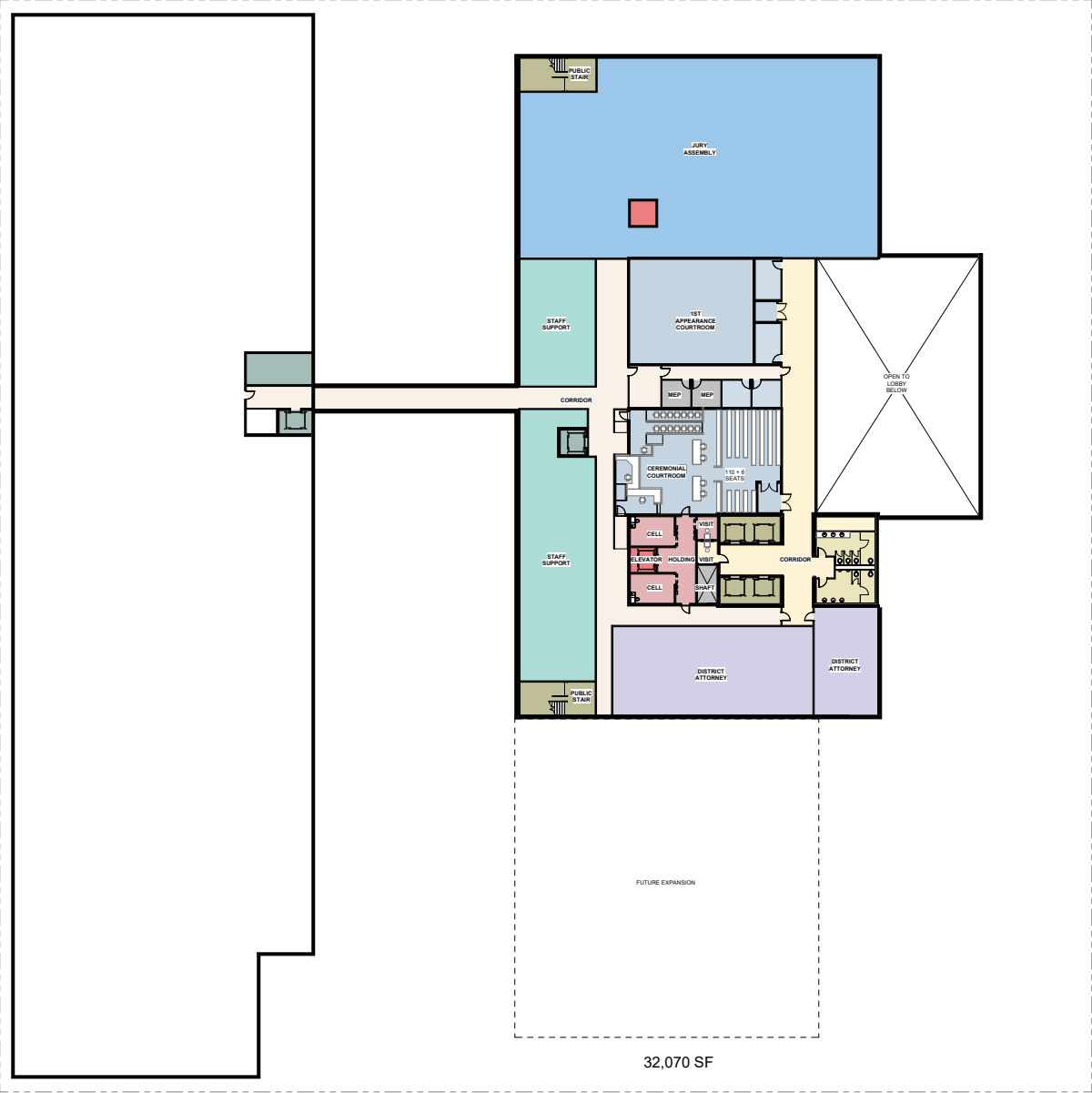
## AERIAL SITE PLAN

# OPTION 2



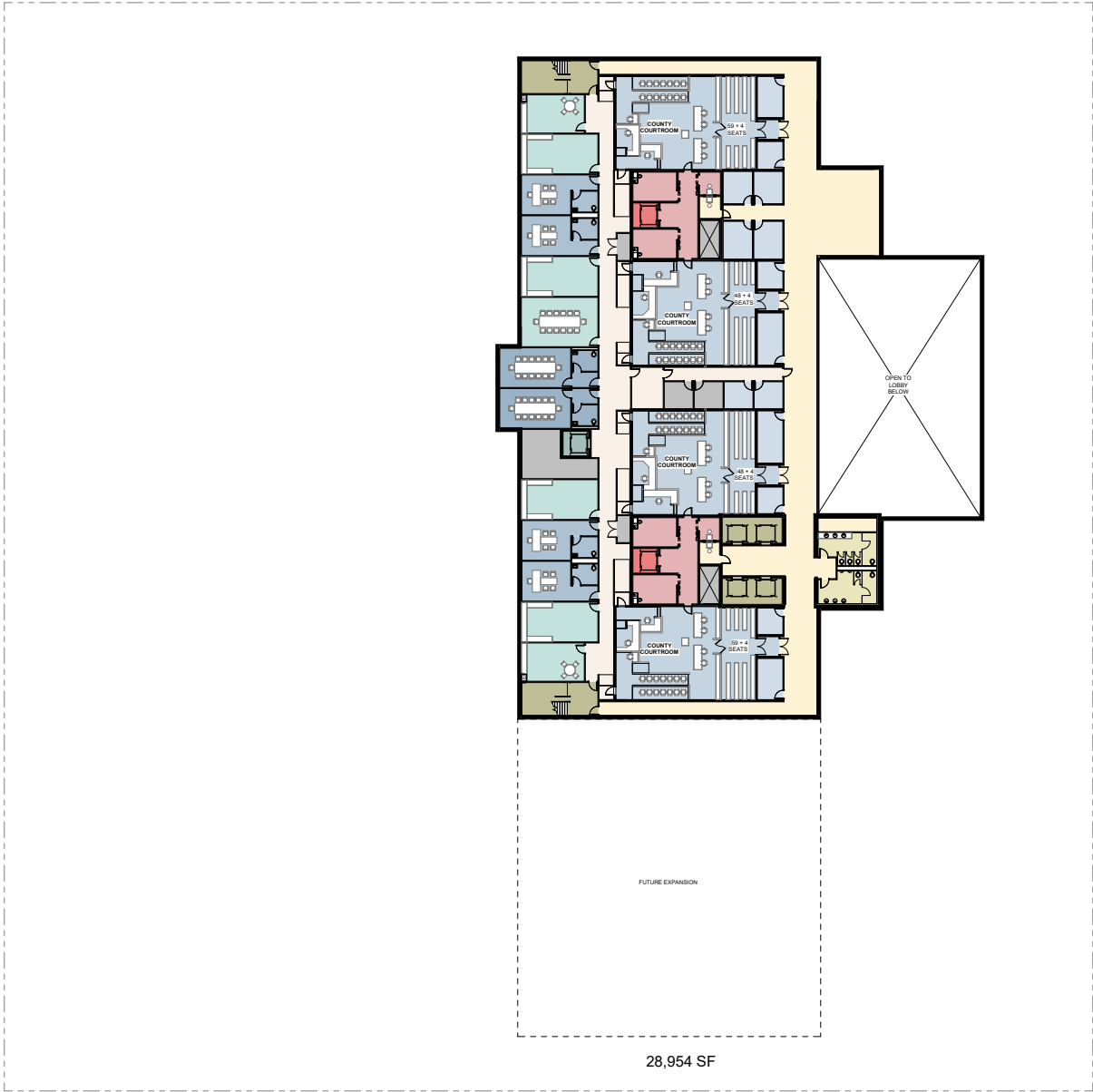
SITE PLAN / FIRST FLOOR

# OPTION 2



SECOND FLOOR

# OPTION 2



## THIRD FLOOR

# OPTION 2

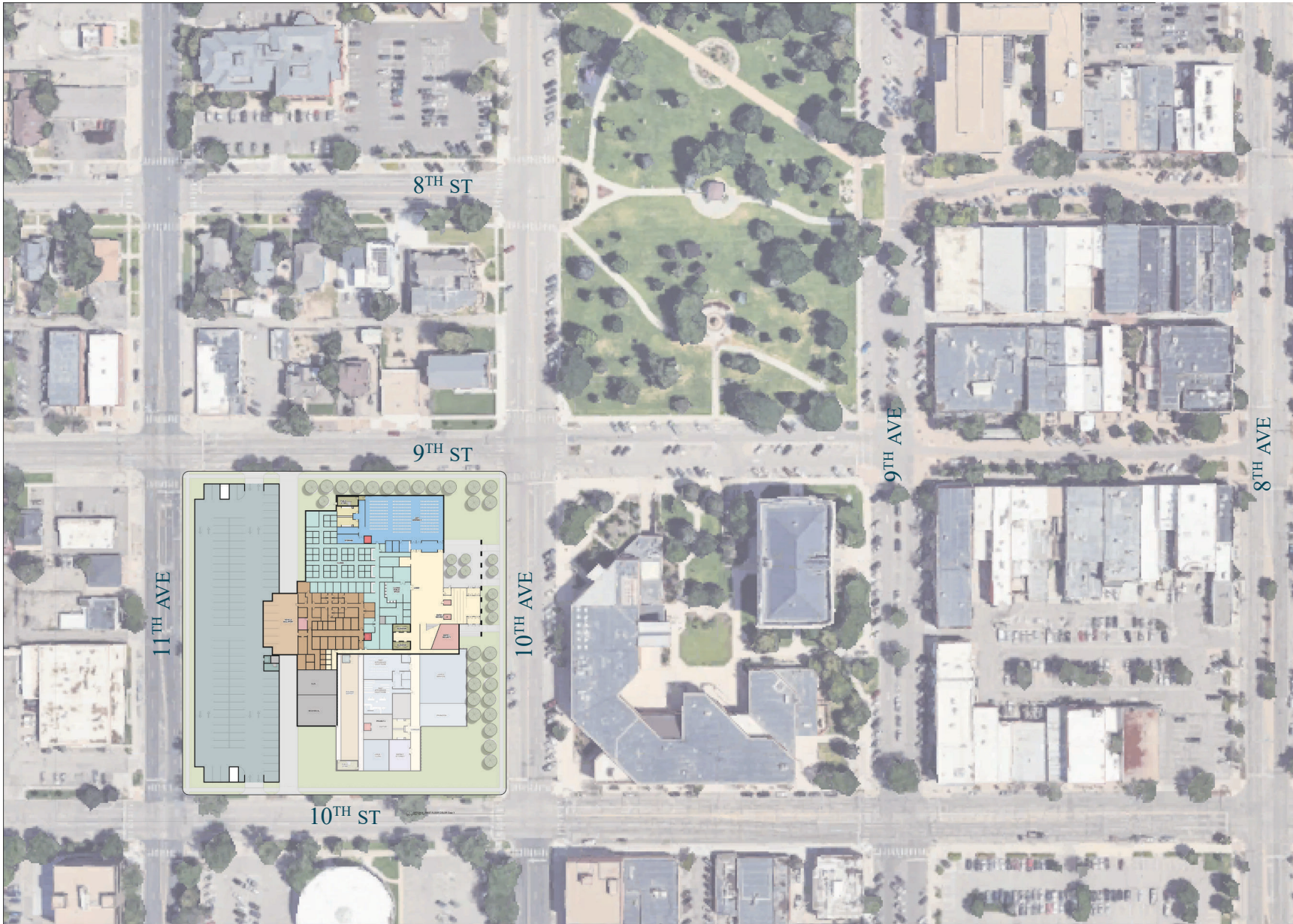


TYPICAL COURTS FLOOR  
LEVELS 4 - 6

# OPTION 2



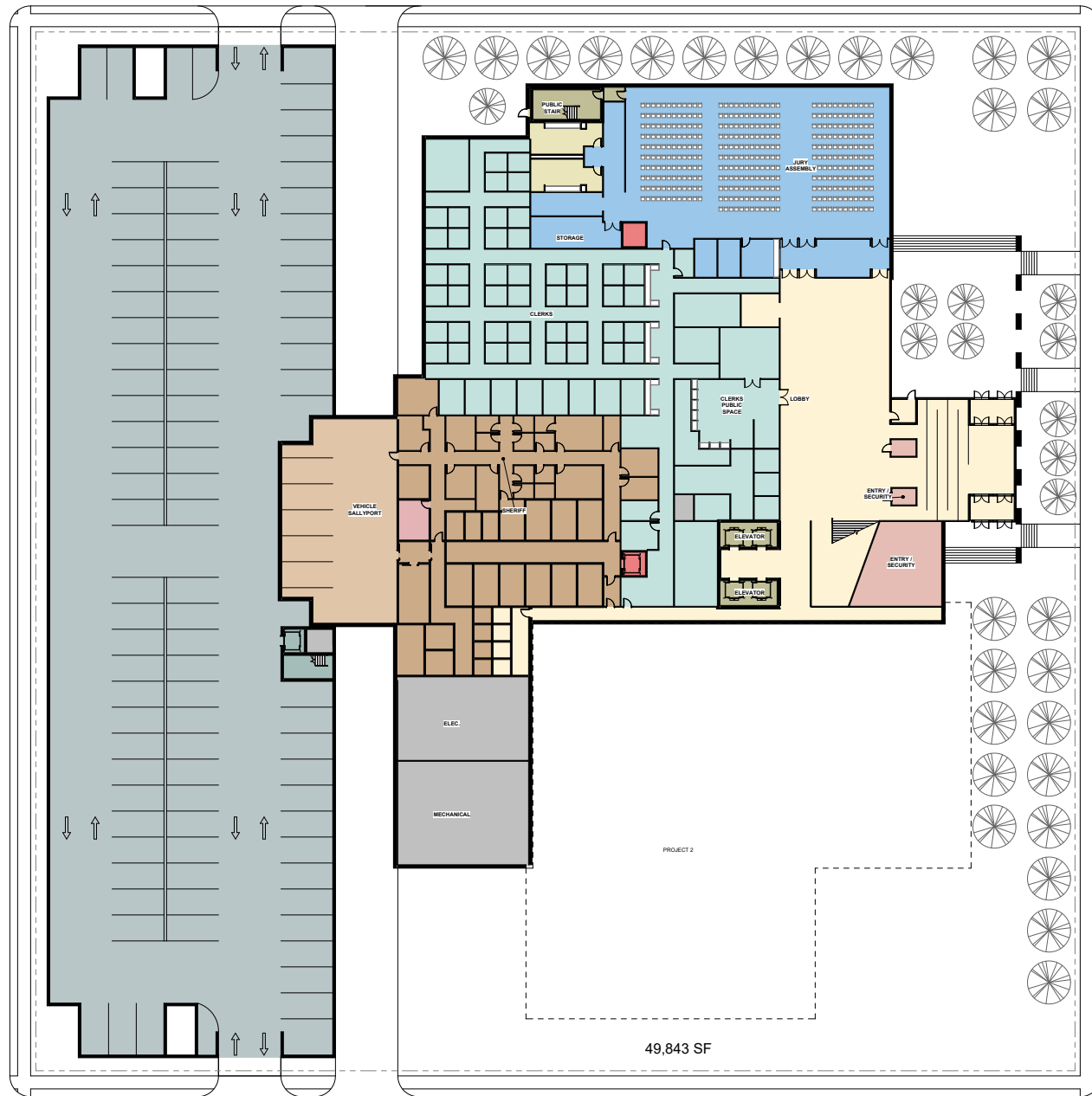
## SEVENTH FLOOR



### OPTION 3

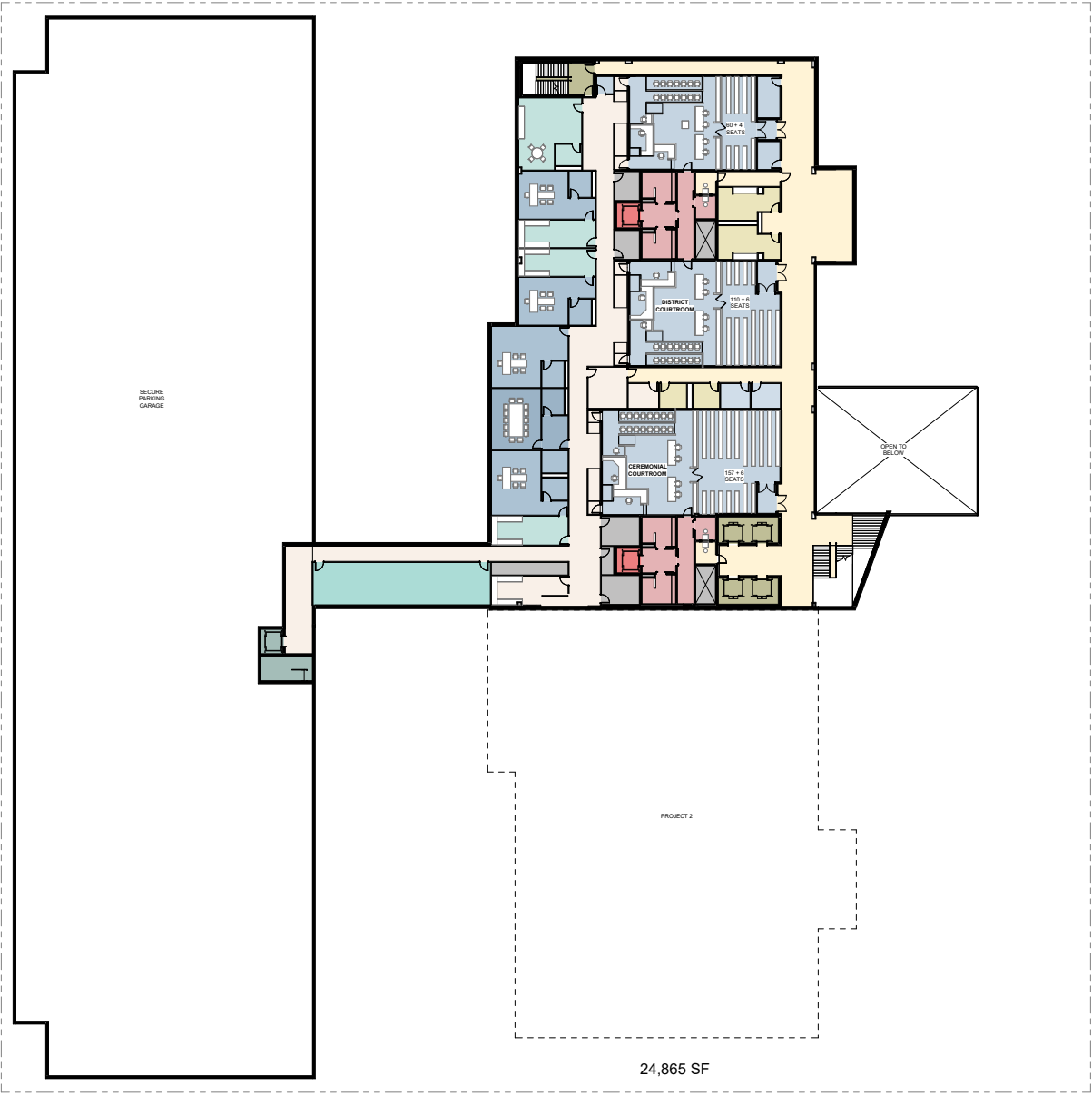
### AERIAL SITE PLAN

# OPTION 3



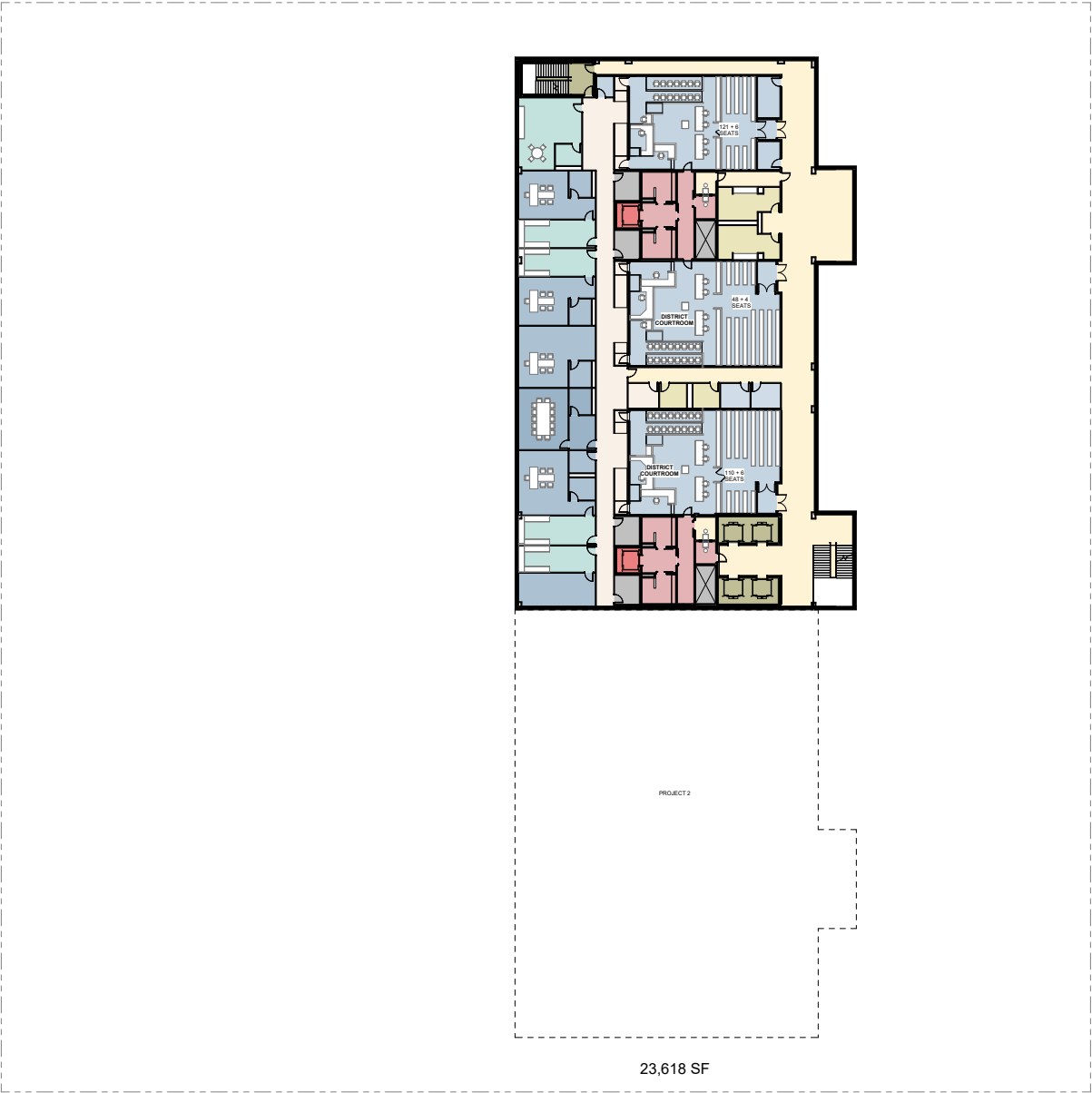
PROJECT 1 - SITE PLAN / FIRST FLOOR

# OPTION 3



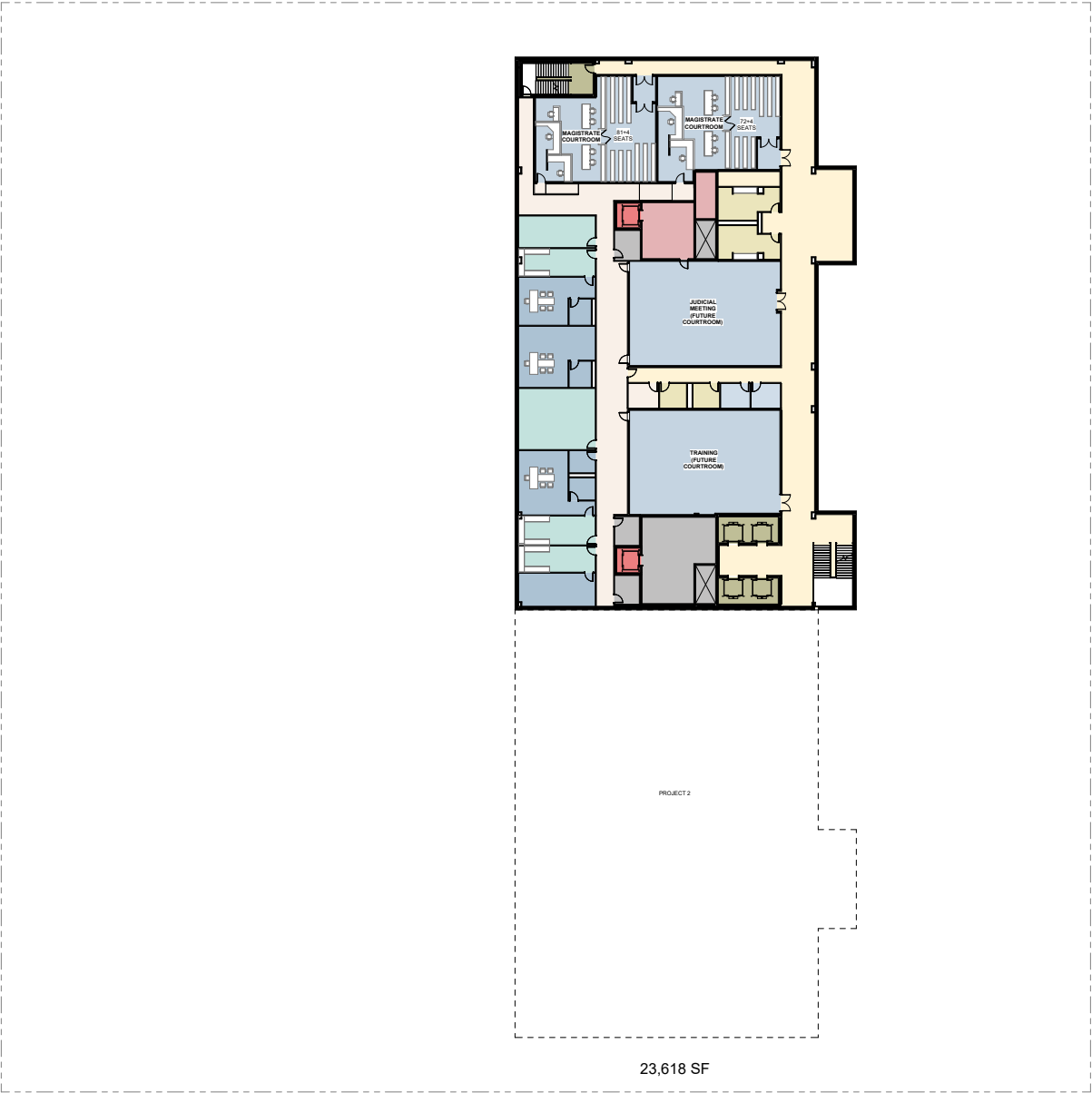
PROJECT 1 - SECOND FLOOR

# OPTION 3



PROJECT 1 - TYPICAL COURTS FLOOR

# OPTION 3



PROJECT 1 - FIFTH FLOOR

# OPTION 3



22,846 SF

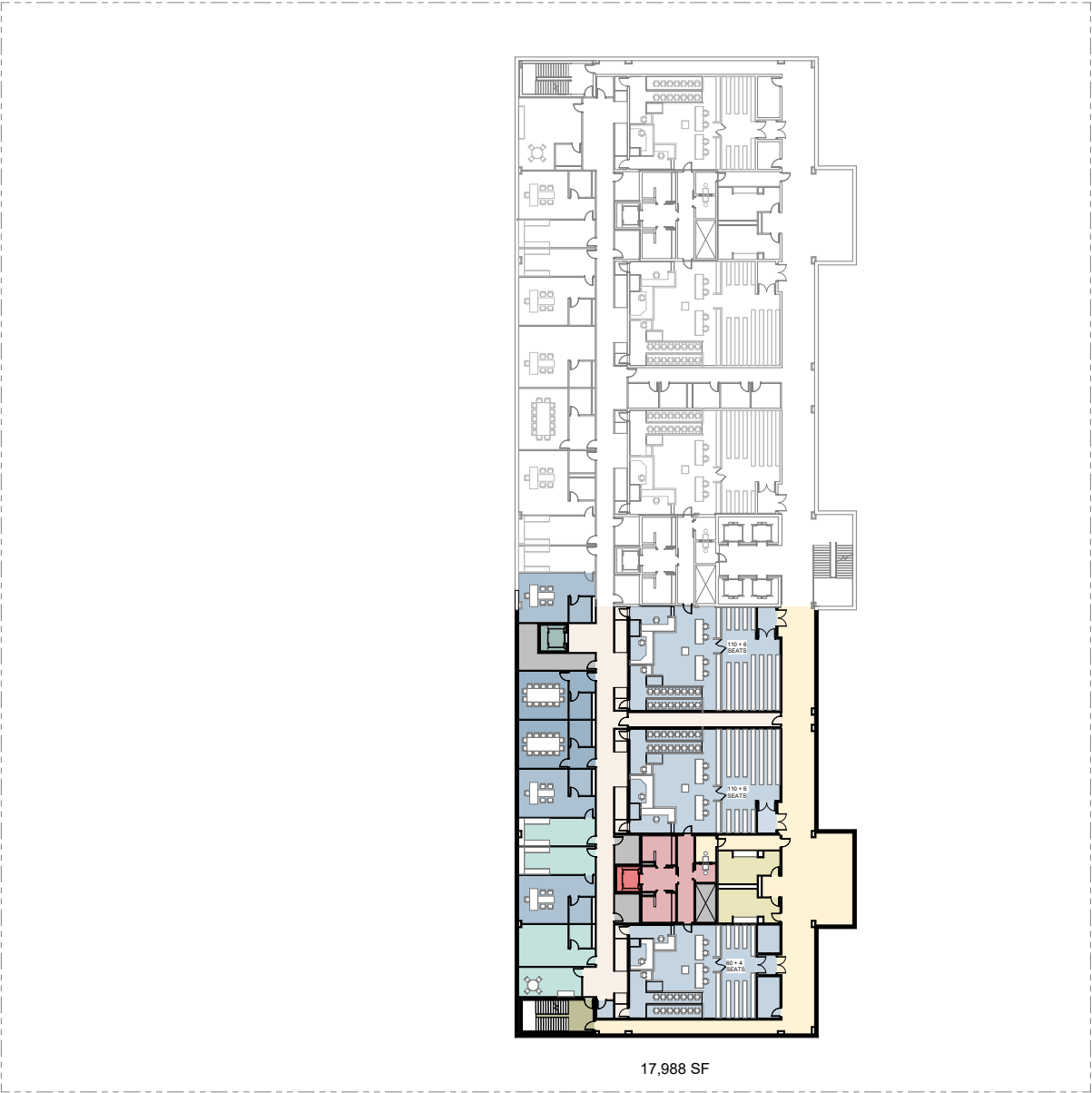
PROJECT 2 - SITE PLAN / FIRST FLOOR

# OPTION 3



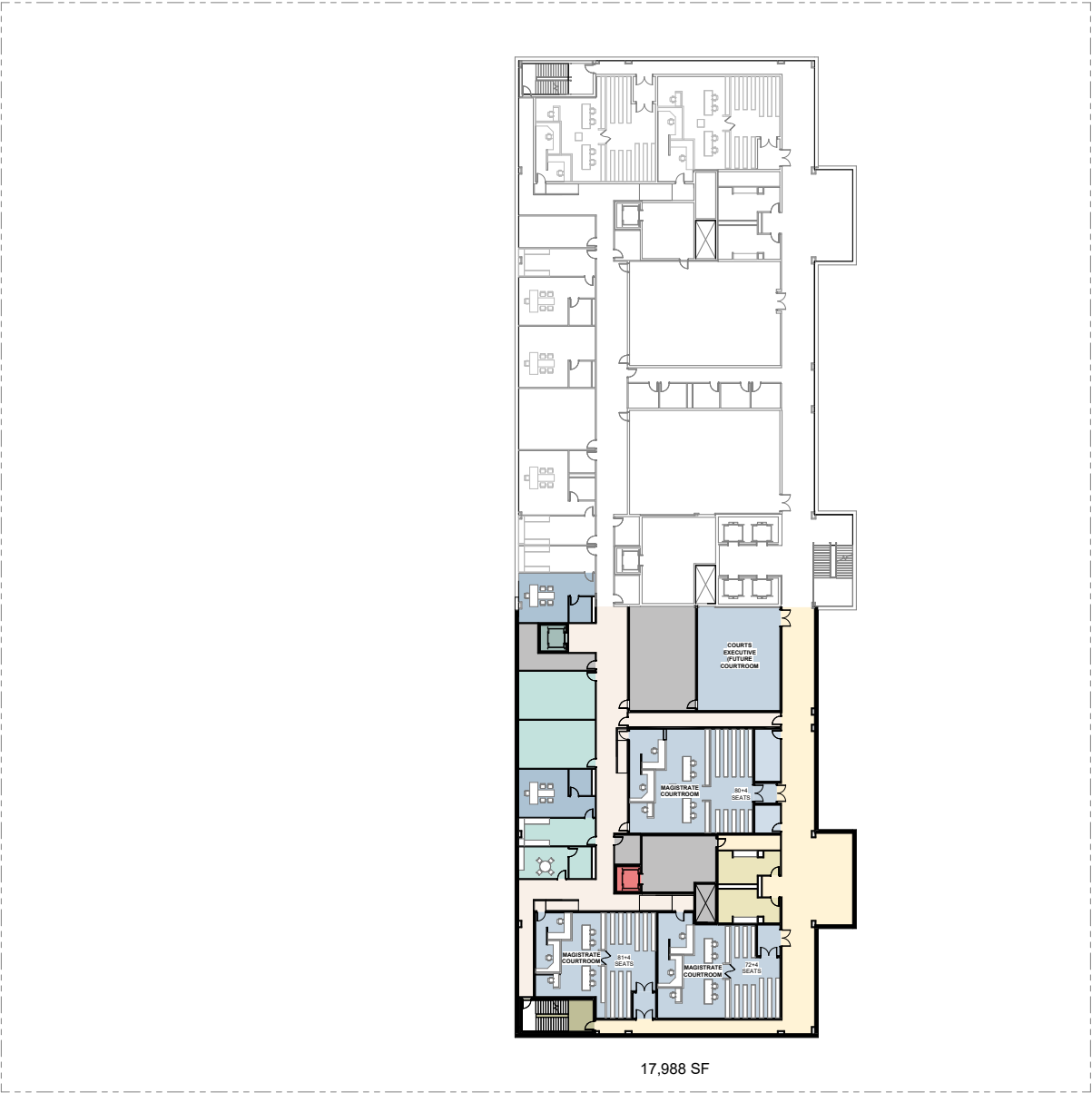
PROJECT 2 - SECOND FLOOR

# OPTION 3



PROJECT 2 - TYPICAL COURTS FLOOR

# OPTION 3



PROJECT 2 - FIFTH FLOOR