

# **Weld County Justice Center**

## ***Reconciliation of Cost Estimates***

DATE

June 1, 2026

# Initial Cost Estimate Progression

Cost figures across project documents from April through August 2025 reflect different scopes defined at successive stages of the project. As the project advanced from initial concept through site selection and into downtown due diligence, three factors changed: **what was included in the project, how parking would be funded, and how detailed the underlying cost assumptions were.** The table below presents the figures from each source document, followed by an explanation of the changes between them.

## Cost Comparison Across Documents

Date	Source Document	Site	Subtotal	With Escalation
April 4, 2025	Concept Design	All three sites (programming only)	—	no cost figures
May 5, 2025	Site Selection Study	West Block (Concept One)	\$368.8M	<b>\$398.3M</b>
May 5, 2025	Site Selection Study	Southeast Block (Concept Two)	\$354.2M	<b>\$382.5M</b>
May 5, 2025	Site Selection Study	O Street (Concept Three)	\$356.7M	<b>\$385.3M</b>
August 7, 2025	Downtown Analysis	West Block	\$356.4M	<b>\$385.9M</b>
August 7, 2025	Downtown Analysis	O Street	\$385.3M	<b>\$413.8M</b>

*Subtotals reflect base concept cost before construction-cost escalation. Escalated totals apply 4% annually for 2 years. All figures are conceptual estimates appropriate to the stage at which each document was produced.*

## What Changed Between Documents

Three structural changes account for the full difference between the May 2025 Site Selection Study and the August 2025 Downtown Analysis.

### 1. The District Attorney building moved out of the Justice Center project.

In May, the DA building (~\$17.6M) was priced as part of the Justice Center campus. In August, the DA function was folded into a separate new Administration Building project. This is the single largest scope change between the two documents; the associated cost moved from the Justice Center budget to the new Administration Building budget.

### 2. Parking strategy shifted from County-funded to cost-shared.

May priced a fully County-funded parking solution: below-grade secure parking plus structured public parking (~\$56–60M combined per site). August reflects a revised funding structure — below-grade secure parking remains a County cost, but public parking is addressed through a cost-share with the City of Greeley and DDA (~\$11M contribution for ~234 stalls). The County's parking burden drops accordingly.

### 3. Building program and site costs became more precise.

May priced the Jus Center building at ~\$265M based on initial concept assumptions. August reflects firmer program data — 265,000 GSF, 26 courtrooms at opening with capacity for 46 future, and refined site conditions including more detailed information on cost of bringing utilities to site — pushing the building line to \$304.9M–\$308.0M. Acquisition costs and demolition are also itemized per parcel for the West Block, which they weren't in May. The higher building cost reflects more detailed program and site data rather than an increase in scope.

*Note on April 2025: The Concept Design document released in April is a programming and site phasing study — it contains floor plans, building sections, and land-swap diagrams but no cost figures. Cost modeling begins with the May 2025 Site Selection Study.*