



PROJECT TIMELINE

WELD COUNTY JUSTICE CENTER

Expanded Timeline – Master Plan through Design Phase

PREPARED ON

June 1, 2026

Project Snapshot

Site	Building	Courtrooms	Parking
West Block / Block 66, Downtown Greeley	6 stories (5 occupied + shelled 6th)	24 at opening, expandable to 33	600-space, 5-story structure
Delivery Structure	Funding Approach	Construction Start	Completion Target
3 separate projects under charter limit	No tax increase or bond measure required	Late 2026 - early 2027	2029

Project Overview

The Weld County Justice Center (WCJC) is a purpose-built courthouse complex planned for downtown Greeley on the West Block / Block 66 site along U.S. 34 between 10th and 11th Avenues. The project consolidates court operations currently spread across multiple aging and retrofitted facilities into a single modern campus housing the courts, Clerk's office, Jury Services, Justice Services, Probation Services, District Attorney support, and Sheriff functions. The facility provides separate circulation for the public, court staff / judges, and in-custody individuals, along with full support for modern courtroom technology and remote proceedings.

The program includes a six-story building with 24 courtrooms at opening, internal capacity to expand to 33, a shelled sixth floor for future growth, and an adjacent 600-space parking structure. On April 7, 2026, the BoCC voted to deliver the project as three separate contracts under the county charter spending limit: Core & Shell, Parking Structure, and Tenant Improvements.

What is Happening Now

The project has moved through master planning and site selection and is now in active design and procurement. As of May 2026:

- Site selected: The BoCC selected the downtown Greeley West Block / Block 66 site on July 28, 2025, following the multi-site study, public listening sessions, downtown analysis, and land title surveys.
- Design team selected: The BoCC selected Populous / Fentress Studios / Reilly Johnson Architecture (RJA) on March 3, 2026 and expanded the contract on May 6, 2026 to provide full design and engineering services, with Reilly Johnson Architecture continuing as a partner on the design team.
- Project structure set: On April 7, 2026, the BoCC voted to proceed as three separate projects, each sized to remain under the charter spending limit, allowing the work to advance without a tax increase or bond measure and preserving distinct off-ramps between projects.
- IGA approved: The BoCC unanimously approved the Intergovernmental Agreement with the City of Greeley on May 4, 2026, formally executed May 6, 2026. The IGA addresses shared infrastructure, utilities, and downtown coordination.
- CM/GC procurement initiated: The BoCC directed staff to issue the CM/GC RFP for the Justice Center Core & Shell in a 3-2 vote in May 2026; the RFP was issued May 15, 2026. Proposals for the Core & Shell RFP are due on June 22, 2026 and separate procurements for the Parking Structure and Tenant Improvements will follow.
- Construction is targeted to begin late 2026 - early 2027, with anticipated completion in 2029.

Why Now

Weld County's existing courthouse facilities no longer fully support the county's current or future justice system needs. As the county grows, demands on the judicial system have outpaced the space, security, and functionality that the existing buildings can provide. State officials have identified the need for additional capacity, including space for two new judges, and modern courtroom technology have outgrown what the legacy buildings can accommodate. Planning, design, procurement, and construction take several years, so

beginning now allows the county to address long-term operational, security, and capacity needs before they become more difficult and more expensive to solve.

- Courtroom capacity: the county currently operates 23 courtrooms across multiple facilities – 10 original 1914 courtrooms and 13 retrofitted into a building designed for other purposes. Only 10 of those 23 are presently equipped to conduct jury trials.
- Judicial growth: state officials have confirmed the need for additional courtrooms and judges; the new facility is programmed for 24 courtrooms at opening with internal capacity to expand to 33 and the ability to add six more in the future.
- Population pressure: Weld County is projected to grow from approximately 359,000 residents in 2023 to roughly 550,000 by 2044, with workspace demand across all county functions projected to grow from 449,000 to about 1.4 million gross square feet over the same period.
- Aging building stock: 67% of county buildings are between 25 and 50 years old, and another 18% are more than 50 years old, compounding maintenance, security, and operational gaps.

Security and operations: the existing facilities cannot fully separate the public, staff, judges, and in-custody individuals, which is a core requirement of modern justice facility design.

Project Timeline

May 2023 → Oct 2024

Facilities Master Plan

The BoCC engaged Gensler to prepare the county's first-ever 20-year facilities master plan. The plan delivered in October 2024 identified two priority needs, a new Judicial Center and a new administration building, and shaped every workstream that followed.

- **Started:** May 2023 – BoCC engagement of Gensler for the 20-year master plan.
- **Delivered:** October 2024 – Gensler submitted its master plan, identifying significant gaps in county facilities. The report highlighted two critical needs: a new judicial center to address space shortages, fragmented operations, and security issues in the existing century-old courthouse facilities; and a new administration building to accommodate growth in county departments and to replace aging office space.
- **Lead consultant:** Gensler, retained for facilities planning and strategic recommendations.
- **Outcome:** Established the case for a new Judicial Center and triggered all subsequent site selection, design, and procurement work.

Dec 2024

Scope Expanded to Downtown Sites

Commissioners approved a change order expanding Gensler's contract to evaluate downtown county-owned land alongside the originally contemplated O Street property – driven by concern about moving the courts out of downtown Greeley.

- **Trigger:** Public and stakeholder concern about civic disinvestment from downtown Greeley.
- **Result:** Set the stage for a true side-by-side downtown vs. O Street evaluation rather than a single-site analysis.

Jan 2025

Growth and Courtroom Pressures

The county received confirmation that at least two new judges would be assigned within the next three to five years. The current courthouse had room for only one more courtroom, creating an immediate capacity issue. At

the same time, Weld County’s broader growth projections underscored the urgency.

- **Judicial capacity:** Two new judges confirmed within 3-5 years; the existing courthouse had room for only one more courtroom.
- **Population:** 2023 population of 359,442 projected to reach 550,000 by 2044 – a 53% increase.
- **Aging building stock:** 67% of county buildings between 25 and 50+ years old; 18% more than 50 years old.
- **Workspace need:** 449,000 gross square feet of county workspace in 2023; 1.4 million gross square feet required by 2044.

Feb 2025

Richmark Land Swap Opportunities Introduced

Richmark Companies presented potential land swap scenarios involving Weld County, the City of Greeley, and Richmark, opening the door to coordinated downtown redevelopment.

- **Parties:** Weld County, City of Greeley, Richmark Companies, with potential involvement from District 6 Schools.
- **Effect:** Strengthened the viability of downtown options by introducing real-estate flexibility not available at the start of the process.

Mar 2025 → May 2025

Initial Site Selection Study

PCL Construction Services and Reilly Johnson Architecture (RJA) were engaged to conduct the formal Judicial Center Site Selection Study. The work compared three candidate sites – West Block, Southeast Block, and the county-owned O Street property – on consistent technical and financial criteria.

- **Started:** March 2025 – PCL and RJA engaged; stakeholder interviews and utility coordination begin.
- **Delivered:** May 5, 2025 – Weld County Judicial Center Site Study issued with first round of comparative findings.
- **Stakeholder engagement:** Twenty interviews across county government, judiciary, justice services, sheriff's office, planning, facilities, and public works.
- **Utility coordination:** City of Greeley (water, sewer, public works), Xcel Energy, Atmos, Comcast, Allo, and Lumen.
- **Early deliverable:** WCJC Concept Design issued April 4, 2025 – first packaged concept output. The study process also included review of Gensler’s master plan, development of conceptual site and floor plans, utility and zoning studies, and parking and expansion studies. Commissioners also hosted three informational sessions in March 2025 to provide the public with preliminary information on downtown versus O Street options.

Apr 2025 → May 2025

Public Listening Sessions

The Board conducted four formal listening sessions to gather public feedback on the two primary location options – downtown Greeley versus the O Street site. Input from these sessions informed the weighting of civic, fiscal, and operational criteria in the Extended Study.

- **Started:** April 2025 – first session opens the public input window.
- **Concluded:** May 2025 – four formal sessions completed.

May 2025 → Jul 2025

- **Downtown Greeley option:** Leverages partnerships and potential land swaps to maintain civic presence in the city core; benefits from existing infrastructure but constrained by parcel assembly complexity.
- **O Street option:** County-owned land with greenfield flexibility but requires significant infrastructure investment and would shift courts away from downtown.

Extended Site Selection Study

In May 2025, commissioners authorized an Extended Site Selection Study led by PCL and RJA to deepen due diligence. The Extended Study deliverable was issued June 23, and the formal BoCC Site Selection Presentation on July 28, 2025 closed out the site selection workstream and completed the 20-year master plan process.

- **Started:** May 2025 – Extended Study authorized; Commissioners engaged Level5 Collaborative to assist with site negotiations with downtown landowners and partners – including the City of Greeley, District 6 Schools, and Richmark – and to provide strategic advisory support in coordination with PCL and RJA to ensure downtown options were thoroughly vetted.
- **Study delivered:** June 23, 2025 – Weld County Judicial Center Extended Study issued.
- **Closed out:** July 28, 2025 – Extended Study formally presented at the BoCC meeting. Commissioners received side-by-side comparisons of the three sites along with conceptual site plans, infrastructure needs, and cost summaries.
- **Configurations explored:** Renovation/expansion of Centennial and Plaza West, full demolition + new construction on downtown blocks, and a greenfield development at O Street.
- **Cost models refined:** Total project estimates ranging from \$490M to \$498M for combined judicial and administrative facilities. Administrative functions, including the District Attorney’s offices, were incorporated into site plans to support a more efficient long-term operational layout.
- **Feasibility finding:** All three sites technically feasible, but with significant differences in infrastructure requirements, scheduling, and long-term growth potential.

Aug 2025 → Sep 2025

Downtown Due Diligence

Following the BoCC presentation, work shifted into a tighter downtown-focused due diligence window. Land title surveys, parking phasing analysis, and the consolidated Expanded Timeline document were issued in this window, setting up the procurement push.

- **Started:** August 7, 2025 – Downtown Analysis issued.
- **Concluded:** September 22, 2025 – BoCC Procurement Presentation closes out the due diligence work.
- **Land Title Survey:** Delivered August 19 and updated September 2, 2025.
- **Expanded Timeline:** Comprehensive project timeline document issued September 2, 2025.
- **Parking Phases:** Phased parking strategy analysis issued September 16, 2025.

Sep 2025 → Dec 2025

Owner's Rep Procurement

The BoCC launched the owner's representative procurement at the BoCC Procurement Presentation in September 2025 and selected Level5 Collaborative on December 9, 2025.

- **Started:** September 22, 2025 – BoCC Procurement Presentation framing the procurement approach.
- **RFP response:** October 31, 2025 – Level5 Collaborative submitted its RFP response.
- **Selected:** December 9, 2025 – Level5 publicly announced as the owner's representative.
- **Role:** Owner's representative supporting the County with advisory services across downtown site coordination, design, and construction procurement. All project decisions are made by the Board of County Commissioners.

Dec 2025 → May 2026

Design Team Procurement

The design team procurement ran through late 2025 and into early 2026. Following a competitive, multi-stage evaluation, the BoCC unanimously selected Populous / Fentress Studios / RJA for design services on March 3, 2026. On May 6, 2026, the contract was formally expanded to provide full design and engineering services for the project, with continuing as a partner on the design team based on its prior site selection and conceptual work.

- **Initial selection:** March 3, 2026 – Populous / Fentress Studios / RJA selected by the BoCC for design services after a competitive, multi-stage evaluation.
- **Full design contract:** May 6, 2026 – Populous / Fentress Studios / RJA formally engaged for full design and engineering services.
- **Design team composition:** Populous / Fentress Studios / RJA continue together as the project design team.
- **Strategic intent:** Combine Populous / Fentress Studios / RJA's national judicial-facility expertise with continuity from prior conceptual work; move from concept directly into pre-design without re-onboarding.

Mar 2026

Demolition Team Selected

On March 3, 2026 the BoCC approved the demolition team for the West Block site. With demolition representing critical early enabling work – site preparation, abatement, and utility disconnection that must precede vertical construction – getting the demo team in place early supports the project's schedule and the three-project delivery structure.

- **Why early:** Demolition and site enabling work are on the critical path for the Core & Shell construction start and must precede vertical work.
- **Connection to delivery structure:** Demo scope is being treated independently of the Core & Shell, Parking Structure, and Tenant Improvements projects to allow site preparation to proceed in parallel with design.

Mar 2026 → Apr 2026

Programming & Stakeholder Engagement

Throughout March and April 2026, the project team conducted intensive programming work and engagement sessions with the full range of stakeholders who will occupy or interact with the new Justice Center. These working sessions translated the program needs of each user group into the spatial, operational, and security requirements that drove the design options, recommended concept, and cost estimates issued in April.

Dec 2025 → May 2026

- **Purpose:** Define detailed space programs, adjacency requirements, security needs, and workflows for each user group to inform schematic design.
- **Stakeholders engaged:** The courts (judges and judicial staff), Clerk’s Office, Jury Services, Justice Services, Sheriff’s Office, Probation Services, District Attorney’s Office, and County facilities and operations leadership.
- **Topics covered:** Courtroom counts and configurations, secure circulation for the public, staff, and in-custody individuals, jury assembly and deliberation spaces, holding and sallyport requirements, public-facing service counters, judicial chambers, support staff workspace, evidence storage, and technology and remote-proceedings infrastructure.
- **Outputs:** Programming data fed directly into the Building Design Options Cost & Efficiency Study, the Recommended Project package, and the supporting Utilization & Programming Information appendix.

Pre-design & Concept Development

From the end-of-year 2025 master schedule through the recommended concept in late April 2026, the project worked through schedule, design options, parking configurations, floor plans, and concept estimates – converging on a single preferred direction.

- **Started:** December 11, 2025 – EOY 2025 Master Schedule sets the integrated work plan into 2026.
- **Schedule baseline:** March 15, 2026 – Initial Design Schedule issued.
- **Design options:** Design Option 1 (March 16), Option 2 Color Floor Plans (March 27), Parking Configuration Options (March 19), Initial Floor Plans (April 20).
- **Cost convergence:** Cost Options Summary (March 31), Concept Estimates (April 23), Mechanical System Analysis (April 29).
- **Concluded:** April 29, 2026 – Recommended Concept identified, converging the prior options into a single preferred direction.

Apr 2026

Building Design Options – Cost & Efficiency Study

A comprehensive cost and efficiency study was prepared and delivered to the BoCC comparing eight building configurations – from a 6-story full build through 8- and 9-story alternatives, including two-separate-project scenarios. Each option was evaluated through massing diagrams, concept estimates, systems makeup, and unit cost assumptions, with the parking garage and vehicle sallyport modeled as a separate line.

- **Options compared:** 6-Story Justice Center (Recommended), 5-Story Full Buildout, 5-Story C&S / Partial TI, 5-Story Two Separate Projects, 8-Story Full Buildout, 8-Story C&S (TI not viable within charter limit), 8-Story Two Separate Projects, and 9-Story (8-Story + 9th-floor C&S).
- **Per option:** Each option includes a massing diagram and concept estimate, with the two-separate-project options also breaking out estimates per project plus a combined view.
- **Systems & assumptions:** Systems makeup and unit cost assumptions documented for Garage + Sallyport, 5-Story C&S, 5-Story TI, 8-Story C&S, and 8-Story TI.
- **Supporting material:** Includes an Assumptions & Clarifications section, a standalone Parking Garage & Vehicle Sallyport estimate, an Option Recommendation Letter (Appendix A), and Utilization & Programming Information (Appendix B).
- **Purpose:** Provided the side-by-side cost and feasibility basis for the BoCC to evaluate delivery structure and project options.

Financing Considerations – Pay-As-You-Go vs. COPs/Lease

A financing analysis was prepared and delivered to the BoCC comparing two funding approaches for the Justice Center (\$285.1M) and Garage/Sallyport (\$44.6M) based on the 2026 Weld County budget. The analysis presented options for delivering the project without raising taxes or requiring a public vote.

- **Financial baseline:** The County carries no outstanding obligations, maintains approximately \$870.6M in fund balances, and generates an estimated \$11.5M annually in investment earnings. The 5-year plan shows modest revenue increases but large expenditure increases tied to Public Works (\$257.2M in 2026 vs. \$99M in 2025) and the Justice Center.
- **Scenario A – Pay as you go:** Project draws of ~\$329.7M over three years deplete the investment earning base from \$287.5M to zero by 2028. Six-year investment income: \$18.4M (vs. \$69.0M baseline). Lowest projected fund balance: \$98.2M.
- **Scenario B – 20-Year COPs / Leaseback:** Certificates of Participation (or similar conduit-issuer lease) fund the Justice Center; the garage is paid from cash. Interest-only payments during construction, with principal/interest beginning after substantial completion. Earning base preserved at ~\$242.9M long-term. Six-year investment income: \$100.9M. Lowest projected fund balance: \$415.7M. Option to pay COPs off early starting in 2035.
- **Comparison highlights:** 20-Year COPs generate an additional \$82.5M in investment income over six years and preserve a fund balance \$317.5M higher than pay-as-you-go. Effective net-of-added-income interest under the COP scenario: \$43.5M; annual post-construction COP payment: \$21.3M; callable December 2035.

Recommended Project – 6-Story Justice Center, Full Build, Single Phase

Following the Cost & Efficiency Study and the financing analysis prepared by the project advisory team – Level5 Collaborative with Populous, Fentress Studios, and RJA – the BoCC selected the 6-Story Justice Center as the project direction. The 6-Story Justice Center delivers a 24-courtroom program in a single construction phase, eliminates dependency on the aging Centennial Building, and provides built-in capacity for future expansion.

- **Recommended configuration:** 6-story building (281,405 GSF), 1st-5th floors fully finished, 6th floor delivered as conditioned core & shell for future buildout. 5-story, 600-space parking structure on the West Block site.
- **Program at opening:** 24 courtrooms in use, and then an additional 3 on the 2nd floor and an additional 6 on the 6th floor (meets County needs for near term) and 9 more via internal buildout (33 total – meets needs for ~45 years).
- **Future expansion:** 6 additional courtrooms possible through future expansion at the southeast corner (39 total – meets County needs for ~75 years). No Centennial Building renovation required for continued court operations.
- **Selection rationale:** The 6-Story Justice Center option presents the most cost-effective path to the full program at a total project cost of \$1,013/SF. The Core & Shell 6th floor secures ~41,800 SF of future-ready space to absorb caseload growth without costly later enclosure work. The option retains County control of parking independent of IGA negotiations with the City of Greeley, supporting multiple paths forward – with, without, or through a revised agreement.
- **Budget summary:** Direct costs (building) \$177.4M, GR + Contingency \$9.3M, indirect costs \$31.4M, soft costs \$66.9M – Construction Total

\$285.1M (\$1,013/SF). Parking Garage / Sallyport Construction Total \$39.0M (\$56K/stall). Land acquisition \$10.0M. Grand Total Project: \$334.1M.

- **Key decision dates:** Provide package to BoCC (Apr 1), Concept Design & Budget Review (Apr 7), Approval for Schematic Design (Apr 20), Start Schematic Design (Apr 13), Direction on Final Concept (Apr 29), Site Plan 1st Submittal (Jul 1), SD Cost Package (Jul 14), DD Cost Package (Sep 1), GMP Set (Oct 1), Ground Break (Nov 2).
- **Funding outcome:** Under the 3-project structure adopted by the BoCC, the project advances without a public vote or raising taxes.

Apr 2026

BoCC Vote – Three Projects Under Charter Limit

The BoCC voted to proceed with the work as three separate projects, each structured to remain under the county charter spending limit. This unlocks the ability to move forward without a public vote on debt, while preserving fiscal discipline.

- **Three projects:** Core & Shell, Parking Structure, and Tenant Improvements – each procured under its own RFP and contract.
- **Funding implication:** No tax increase or bond measure required; project advances under existing county financing authority.
- **Operational implication:** Shapes how procurement, contracting, scheduling, and reporting are organized going forward – three parallel tracks rather than one combined contract.

May 2026

IGA Approved & Finalized with City of Greeley

The BoCC voted unanimously on May 4, 2026 to approve the Intergovernmental Agreement with the City of Greeley. The IGA was formally finalized on May 6, 2026, locking in the working relationship between the county and the city across shared infrastructure, utilities, downtown coordination, and any land-related arrangements tied to the downtown site.

- **BoCC vote:** May 4, 2026 – BoCC unanimously approved the IGA.
- **Finalized:** May 6, 2026 – IGA executed and in effect.
- **Significance:** With the IGA in place, the county can move into procurement and design with civic alignment locked in.
- **Scope:** Shared infrastructure, utilities, downtown coordination, and land arrangements connected to the West Block site.

May 2026

Project Website Launched (wcjc.weld.gov)

Weld County launched a new project-dedicated website at wcjc.weld.gov. The site serves as the central public hub for the Judicial Center, hosting project updates, FAQs, media releases, and reference materials including the Weld County Home Rule Charter.

- **Purpose:** Single public-facing destination for all Judicial Center information – status updates, key decisions, milestone communications, and community resources.
- **Content:** Media releases (News Articles section), FAQs, Home Rule Charter reference, and ongoing project updates.
- **Why it matters:** Sets up the communications backbone for the three-project delivery phase, ensuring residents, contractors, and stakeholders have a consistent source of information as the project moves into procurement and construction.

May 2026

May 2026 → Target:
Late Jun - Jul 2026

Parking Garage Structural System Analysis

Structural systems analysis for the adjacent 5-story, 600-space parking garage was delivered, evaluating framing approaches, foundations, and constructability for the structure planned alongside the Judicial Center on the West Block site.

- **Purpose:** Compare structural system options for the parking structure to inform design direction, cost, and schedule.
- **Connection to procurement:** Feeds into the upcoming Parking Structure RFP, which will follow the Core & Shell procurement under the three-project structure.
- **Scale:** Approximately 202,000 sf, 5 stories, 600 spaces – sized for daily Justice Center demand from staff, jurors, attorneys, and visitors.

CM/GC Procurement (Core & Shell)

Earlier in the week of May 15, 2026, the BoCC directed staff in a 3-2 vote to finalize and publish the CM/GC RFP. The RFP for the Justice Center Core & Shell scope was issued May 15, opening the formal construction-side procurement under the new three-project structure. Responses, technical interviews, and selection are ahead.

- **BoCC direction:** May 2026 – BoCC directed staff in a 3-2 vote to finalize and publish the CM/GC RFP.
- **RFP issued:** May 15, 2026 – CM/GC RFP issued for Core & Shell scope.
- **Interview target:** June 19, 2026 – anticipated technical interview date for top-ranked proposers.
- **Selection target:** Late June - July 2026 – CM/GC selection following interviews; Parking Structure and Tenant Improvements procurements to follow under separate RFPs.
- **Contract form:** AIA A133-2019 (CM/GC with cost-of-the-work plus fee, GMP) with Weld County's standard contract incorporated.

Communications & Stakeholder Engagement

Communications and stakeholder engagement have run alongside the project since March 2025, when Weld County issued its first public media release ("Two firms hired to complete financial picture of new justice center") on March 24, 2025. Public-facing announcements have continued through every major project milestone – site selection (July 2025), owner's representative selection (December 2025), design team selection (March 2026), IGA approval (May 2026), and CM/GC RFP authorization (May 2026). The cadence will continue through construction, completion, and turnover.