

Session: WCJC BOCC Weekly Meeting

Date: January 13, 2026

Agenda:

- **Schedule**
 - Critical Milestone Review
 - RFP Abatement & Demo of West Block: January 15, 2026
 - Finalize IGA / land swap agreement with CoG/ Richmark / SD6: January 31, 2026
 - Subsurface Discovery: January 31, 2026
 - Communication Plan: January 31, 2026
 - Design Team Selection: Feb 18, 2026
 - CM/GC Selection: February 24, 2026
 - XCEL and Atmos Utility Disconnection: March 1, 2026
 - 90-day review
- **Procurement / Agreements**
 - Design RFP
 - RFP issued 12.23.25
 - RFP due 02.02.26
 - Demo RFP
 - RFP issue targeted for 01.14.26
 - Target response date: 02.11.26
- **Re-Subdivision**
 - Plat update
 - Majestic surveying on board. Survey docs anticipated week of 01.12.26
 - Dry Utility coordination
 - Kimley Horn on board. Utility demo permitting underway as of 01.12.26
- **Budget**
 - Evaluate Cash vs. COPs
 - Model multiple scenarios:
 - Single project within charter limits
 - Phased / multi-project approach over 20-40 years
 - Comparative total cost of "build once" vs. phased construction
- **Design**
- **Communications**
- **Miscellaneous**
 - Visioning Session Mission Statement
 - *Stately, efficient, and functional building which is designed for future needs of the Judicial Center and meets the charter guidelines and budget of \$172M/project.*
 - Critical Item tracking

Meeting Notes:

Schedule:

- RFP Abatement & Demo of West Block: *On track for issuance January 15-16 with only minor edits remaining.*
- Finalize IGA / land swap agreement with CoG/ Richmark / SD6: *Still feasible to complete by January 31, pending final comments and City scheduling constraints.*
- Subsurface Discovery: *Moving forward with Kimley Horn fully onboard and dry utility coordination underway.*
- Communication Plan: *Draft targeted for January 31. Jennifer at the County and Val at Level5 have a draft in progress.*
- Design Team Selection: *Remains on target for February 18 following strong market interest at Pre Bid Meeting.*
- CM/GC Selection: *Acknowledged that February 24 may be premature; timing will be refined after initial programming and concept development.*
- XCEL & Atmos Utility Disconnections: *Target remains March 1, with permit applications already submitted and active follow-up underway.*
 - *Agreement that the date is aggressive but will continue to push and lean on County contacts at XCEL if needed.*

Procurement & Agreements:

- **Design RFP**
 - Issued December 23, 2025
 - Due February 2, 2026
 - Strong turnout at the Pre Bid Meeting (approx. 90-100 attendees), including major regional and national firms.
 - An addendum addressing questions from the meeting has already been posted.
- **Demo / Abatement RFP**
 - Targeted for release this week
 - Mandatory site walk to be held approximately two weeks after issuance of RFP.
 - Clarified that asbestos must still be surveyed and abated; need to confirm that other contaminants will not change the abatement protocol if buildings are being demolished.

Re-Subdivision & Utilities:

- **Plat Update**
 - Majestic Surveying is on board.
 - Survey documents anticipated week of January 12, enabling the City scoping review.

- **Dry Utilities Coordination**
 - Kimley Horn and the dry utility coordinator are actively working disconnect permit applications.
 - Permit applications have been submitted to XCEL and Atmos, including alley-related work.

Budget & Funding Analysis:

- The team is actively evaluating Cash vs. COPs and other funding scenarios.
- John is preparing comparative financial models, including:
 - Single project within charter limits
 - Phased / multi-project approach over 20-40 years
 - Comparative total cost of “build once” vs. phased construction
- Draft findings expected by January 23rd, with discussion targeted for January 27th at the BoCC session. John will join the meeting as well.

Communications:

- A formal Communication Plan is being drafted, with coordination between Jennifer at the County and Val at Level5.
- The County will photo-document existing buildings (exterior and interior where safe) prior to demolition to preserve historical context and support storytelling.
- Media outreach noted:
 - Denver Business Journal has reached out to Level5 and has been routed to Jennifer at the County.

Additional Discussion:

- Project Dashboard:
 - Initial Project Dashboard setup is underway.
 - Owned by Martina (Level5). Draft of Dashboard will be ready on January 27th
 - Core elements will include schedule, budget, key milestones, and critical issue tracking.
- Jobsite Cameras:
 - Level5 is evaluating jobsite camera options, with multiple vantage points under consideration and installation planned prior to demolition.
- Abatement & Demo RFP - Ground Penetration:
 - Ground penetration is excluded from the base abatement scope.
 - If required due to field conditions or utility/environmental findings, it would be addressed via change order to avoid unnecessary contingency in base bids.
- XCEL Energy - Utility Disconnection Costs:
 - XCEL electrical service disconnections was charged \$2,000 per building, applicable to the Lincoln House and Carriage House.

Action Items:

- Finalize and Issue Abatement & Demo RFP
 - *Owner:* Shane/Kanay (Level5) / Patrick (County)
 - *Due:* January 16, 2026
- Complete IGA / Land Swap Agreement
 - *Owner:* Bruce (County) with Level5 support
 - *Due:* January 31, 2026
- Deliver Funding Scenario Analysis (Cash vs. COPs)
 - *Owner:* John (Level5)
 - *Due:* January 23, 2026
- Present Jobsite Camera Options & Recommendation
 - *Owner:* Martina (Level5)
 - *Due:* January 27, 2026