



level5 collaborative

Session: WCJC BOCC Weekly Meeting

Date: March 24, 2026

Agenda:

- **Schedule**

- Critical Milestone Review
 - Finalize IGA / land swap agreement with CoG / Richmark / SD6: TBD
 - XCEL and Atmos Utility Disconnection: April 10, 2026
 - Schematic Design: March 30, 2026
 - CM/GC Issuance: April 3, 2026
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- **Procurement / Agreements**

- IGA / land swap agreement with CoG / Richmark / SD6
- Demo RFP
 - Weekly Meetings scheduled to start April 7, 2026
- CM/GC RFP
 - Target issuance: April 3, 2026

- **Entitlements**

- Entitlement Process
 - Site Plan Scoping Meeting scheduled with City of Greeley for April 9, 2026
- Dry Utility coordination
 - On track for an early April disconnection

- **Budget**

- Meeting scheduled for April 7, 2026 to discuss funding strategy.

- **Design**

- Programming Updates
- Discuss Parking Options

- **Communication**

- **Miscellaneous**

Meeting Notes:

- **Schedule**
 - Critical Milestone Review
 - Finalize IGA / land swap agreement with CoG / Richmark / SD6: TBD
 - Schematic Design: March 30, 2026
 - CM/GC Issuance: After April 7, 2026 Decision
 - XCEL and Atmos Utility Disconnection: April 10, 2026
- **Procurement / Agreements**
 - IGA / land swap agreement with CoG / Richmark / SD6
 - Ongoing; potential shift away from shared parking contribution
 - Option to remove County funding and rely on City/DDA commitment still under discussion
 - Demo RFP
 - Weekly Meetings scheduled to start April 7, 2026
 - CM/GC RFP
 - On hold pending project definition and funding direction on April 7, 2026
- **Entitlements**
 - Entitlement Process
 - Site Plan Scoping Meeting scheduled with City of Greeley for April 9, 2026
 - Dry Utility coordination
 - On track for an early April disconnection
- **Budget**
 - Meeting scheduled for April 7, 2026 to discuss funding strategy.
 - Need clarity on:
 - Funding strategy (cash vs COPs)
 - Charter limit vs full project delivery
 - Team to provide decision package including:
 - Full build vs charter-limited options
 - Financial comparisons (reserves vs financing)
 - Best-case to conservative scenarios
 - April 7 will require direction on both funding and project scope.
- **Design**
 - Programming Updates
 - Program aligning at ~243,000 SF with 24 courtrooms
 - Strong alignment between programming and design
 - Key considerations:
 - Full build vs phased approach
 - Core & shell vs full build-out
 - Operational and cost inefficiencies of phasing
 - Hybrid approach (full structure + partial fit-out) being explored
 - Parking Options
 - Shift toward evaluating County-controlled parking
 - Options:
 - Maintain shared parking (IGA)

- Move stalls to County-owned structure
- New concept: structured parking on West Block (~600-1,000 spaces depending on height)
- Impacts:
 - Increased upfront cost if County-owned
 - Greater independence from City
 - Eliminates timing gap between parking and building delivery
- General direction favors more County control, but not finalized
- **Communication**
- **Miscellaneous**
 - April 7 is a hard decision point - delays will impact schedule
 - Key risks:
 - Funding decision delays
 - Public perception challenges
 - Cost inefficiencies from phased construction
 - Long-term planning incorporated (future courtroom growth + expansion capacity)

Action Items:

- Level5 to prepare full decision package for April 7 meeting.