

Session: WCJC BOCC Weekly Meeting

Date: April 28, 2026

Meeting Notes

Agenda in black | Meeting Notes in blue

• **Schedule**

- Critical Milestone Review
 - Finalize IGA / land swap agreement with CoG / Richmark / SD6: Sent to CoG on April 10, 2026
 - Schematic Design Start: April 20, 2026
 - XCEL Alley Vacation: pending final scheduling
 - Demolition:
 - Trophy Block: May 6, 2026
 - West Block North Half: Abatement Ongoing
 - West Block South Half: May 6, 2026 Abatement Complete
 - CM/GC Issuance: May 8, 2026

• **Procurement / Agreements**

- IGA / land swap agreement with CoG / Richmark / SD6
 - Final open item - parking garage O&M - resolved: board agrees to work toward an O&M agreement at a later date (no fixed deadline).
 - Bruce confirmed agreement is ready; BOCC approval to be placed on May 4 agenda. CoG approval anticipated on May 5
 - Optics preferred: County approves prior to City of Greeley council vote.
- IGA - Land Use Compliance
 - Bruce flagged that the existing IGA with City of Greeley requires County to comply with Greeley's land use and planning code - which has changed substantially since.
 - Doug May noted at the April 9 scoping meeting that the site falls within a downtown exclusion zone.
 - Level5 to research the older IGA and confirm what land use requirements apply (e.g., brick percentages, landscaping, setbacks) before finalizing design direction.
- Design Team
 - Fentress/RJA Design Fee Decision
 - Fees negotiated: Fentress reduced from \$16.6M to \$12.4M; consultants at \$6.7M (low end of expected range). All-in stipulated sum ~\$19.1-\$19.2M.
 - Stipulated sum structure avoids change orders for adding specialty consultants - any sub overage is the design team's risk.
 - Insurance: confirm \$2M limit on RFP (vs. \$1M baseline) per Nick's Friday email.

- Agreement update and review
 - Agreement sent to board Friday afternoon; commissioners present indicated they are comfortable with it.
 - Bruce to place Fentress design agreement on May 11 BOCC agenda for approval.
- CM/GC RFP
 - Three distinct projects = three separate RFPs and procurements
 - (1) Justice Center Core & Shell, (2) Parking Garage, (3) Tenant Improvements.
 - Initial RFP for CM/GC selection on Justice Center Core and Shell Project
 - First RFP (Core & Shell) targeted for issuance Friday, May 8.
 - Draft reviewed this morning with Patrick, Will, and team; minor edits in progress.
 - Evaluation: extensive RFP shortlist criteria already drafted (qualifications, safety, schedule, approach, QC, communications).
 - Cost model is requested but lightly weighted at this stage; fixed items (fees, bonds, insurance, GCs) will be pulled out separately and weighted more heavily.
 - BOCC has final say on selection - evaluation matrix mirrors the design team approach.
 - Parking garage will remain a separate procurement to protect the \$177M Core & Shell limit; shared infrastructure costs (utilities, generator, fire pump, elevators) may roll into the first chunk as needed.
- **Entitlements**
 - Entitlement Process
 - Site Plan Scoping Meeting complete with CoG on April 9, 2026
 - Submission of updated site plan needed for CDOT preliminary approval
 - CDOT meeting scheduled for Tuesday May 5 to confirm site access - no anticipated issues.
 - Plat Survey work scheduled to begin April 24, 2026.
 - (3) bids received. Moving forward with Majestic. Confirm to be contracted by level5.
 - Dry Utility coordination
 - Atmos, Lumin, and Xcel completed building dry utility disconnection
 - Xcel to complete alley vacation upon resolution of invoicing / scheduling
 - Paid; awaiting final scheduling - update expected within ~2 weeks.
- **Budget**
 - Initial funding options provided with concept/programming report
 - Further discussion pending onboarding of new Weld County CFO.

- **Design**

- Schematic Design ready to begin pending execution of Fentress contract.
 - Onboarding of sub-consultants needed for Site Plan submission required by July 2 to maintain groundbreaking.
 - SD ready to begin upon execution of Fentress contract (May 11 BoCC approval).
 - However they will receive a Notice to Proceed prior to May 11
- Confirm four BoCC meetings during the Schematic Design phase to support high-level design review and approval.
 - Request additional ~30 minutes on the below meeting dates for design team time.
 - May 5th - Architectural Styles (Courthouses and Parking Garages)
 - May 19th - Massing and Fenestration Concepts (Justice Center and Parking Garage)
 - June 9th - Final Building and Parking Garage Concept
 - June 30th - Schematic Design wrap up
- Martina and Christina developing a key-decisions timeline (mechanical, structural lock-in points, etc.) - to be shared at next week's meeting.
- CM/GC anticipated on board first week of July (start of DD) - timing aligns well with design phase needs.
- Design Review Committee
 - Per IGA, committee includes representation from Weld County, City of Greeley, and the Chief Judge of the 19th Judicial District.
 - Courts representatives: Judge Hoskins and Marcy.
 - City of Greeley representatives (proposed): Brian (City Manager) and Kelly Johnson (development lead).
 - Additional proposed member: Bianca (DDA) - to garner downtown stakeholder favor.
 - Committee role: advisory only - BOCC retains final design decision-making authority.
 - Level5 to work with Patrick to coordinate outreach to Brian, Kelly, Bianca, and Marcy.
 - Trent Lacey (Windsor) has expressed interest in participating - noted for awareness.

- **Construction**

- Demo
 - Schedule + Milestones
 - Trophy Block: May 6, 2026
 - West Block North Half: Abatement Ongoing
 - West Block South Half: May 6, 2026 Abatement Complete
 - Demo start ~2-3 weeks after state approval.
 - Demo construction cameras have arrived; we will be installing in the next week

- Demo construction cameras on hand; installation next week pending IGA for camera placement on the City of Greeley building (catty-corner to the north) and Centennial building.
- System will support live view and time-lapse generation; access can be configured per user (commissioners, city). Martina to provide a How to Guide once cameras are live.
- **Communication**
 - WCJC Anticipated Community & Contractor Questions provided on April 22
 - Level5 is working on responses
 - Level5 responses targeted for Thursday; will be vetted with Val and Gabby for political/messaging review.
 - Website Updates:
 - News release goes live April 30; website is blog-based to accommodate ongoing milestone updates without disrupting layout.
 - Planned posts: May 4 (contract apprentice), May 8 (CM/GC RFP), and either May 11 (County IGA approval) or May 13 (City IGA approval) - board's call.
 - Friday Fest on July 17
 - Board approved sponsoring Friday Fest on July 17 - will tie into clock tower restoration and American Tooth-Up; courthouse bunting up June 15.
 - Goal to have rough elevations/renderings available for community display at Friday Fest (DD wrapping up, CDs starting around that time).
 - Community outreach / town hall meeting to be coordinated as part of Site Plan review process.
- **Miscellaneous**
 - Walgreens parcel: Level5 flagged not to lose track of the Walgreens site - potential high-value acquisition opportunity. Bruce/legal to make initial contact and gauge interest.

Action Items:

- **Weld County (Bruce):** Place IGA / Land Swap and Fentress design agreement on May 11 BOCC agenda.
- **Level5:** Issue CM/GC Core & Shell RFP by May 8; finalize interview-stage evaluation criteria with board input.
- **Level5:** Research 1980/1981 Greeley IGA land use requirements (brick %, landscaping, downtown exclusion zone scope).
- **Level5 / Weld County:** Coordinate outreach to Brian, Kelly Johnson, Bianca, and Marcy for Design Review Committee; bring proposed roster to board.
- **Level5):** Deliver key-decisions timeline for design phases at next week's meeting.
- **Level5:** Install demo construction cameras (Centennial building, CoG building) - next week.
- **Weld Comms (Jen):** Confirm rollout sequence for May 11 vs. May 13 IGA news post; coordinate Friday Fest materials and elevations for July 17.
- **Level5:** Confirm \$2M insurance requirement on CM/GC RFP per Nick's note; verify on subsequent RFPs case-by-case.
- **Board:** Review Fentress design agreement (with exhibits A-D) ahead of May 11 vote.

