

**Session:** WCJC BOCC Weekly Meeting

**Date:** May 12, 2026

## Meeting Notes

Agenda in Black | Meeting Notes in Blue

### • **Schedule**

- Critical Milestone Review
  - XCEL Alley Vacation: pending final scheduling
  - Demolition / Abatement:
    - Trophy Block
      - May 6, 2026 demo mobilization started
      - July 2, 2026 anticipated demo complete
    - West Block North Half
      - Abatement Ongoing
      - July 7, 2026 anticipated demo mobilization
    - West Block South Half
      - May 6, 2026 Abatement Completed
        - Except Intervention Bldg anticipated July 16, 2026
      - May 15 demo mobilization (Methodist Church)
  - CM/GC Issuance: May 8, 2026 - Held
  - Schematic Design Finish: June 30, 2026

### • **Procurement / Agreements**

- IGA / land swap agreement with CoG / Richmark / SD6
  - Approved by Weld County on May 4 & CoG on May 5
- Design Team
  - Design Agreement
    - Approved on May 6
- 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
    - Issuance targeted for May 8 has been held at request of BoCC.
    - BoCC directed Level 5 to move forward and release the CM/GC RFP for the Justice Center core & shell, with the understanding that initial contract will likely be limited to a modest precon agreement (low \$100Ks range) to maintain flexibility.

### • **Entitlements**

- Entitlement Process
  - Site Plan Scoping Meeting
    - CDOT Meeting held May 5, 2026 to review access concerns.
      - No issues noted with current plan.

- Updated site plan to be provided to CDOT upon completion.
  - Plat Survey work began April 24, 2026.
    - Anticipated receipt of required survey now May 15, 2026.
      - Weather week of May 4, 2026 pushed completion of the survey roughly one week.
  - Dry Utility coordination
    - Xcel to complete alley vacation
      - Paid; awaiting final scheduling - update expected within ~1 week
- **Budget**
  - Initial funding options provided with concept/programming report
    - Further discussion pending onboarding of new Weld County CFO
  - New CFO (Jacque Troudt) introduced; board wants her time to get up to speed before formal budget strategy sessions.
- **Design**
  - Meeting held with State Judicial May 11, 2026
    - State is “completely on board” with concept and schedule.
    - Targeted fiscal year 2029 budget placeholder for ~\$20M state FF&E contribution.
    - Expectation of a future IGA/commitment for the state’s share for the new building.
  - Parking Garage Structure anticipated to be Precast Concrete
    - Approximately 25% cheaper than cast in place
    - Must finalize procurement strategy based on lead time
  - May 19, 2026 - Massing and Fenestration Concepts (Justice Center and Parking Garage)
  - June 9, 2026 - Final Building and Parking Garage Concept
  - June 30, 2026 - Schematic Design wrap up
- **Construction**
  - Trophy Block
    - May 6, 2026 demo mobilization started
      - Fencing is up; some fencing was blown down in recent wind but has been reset. Awaiting final approval from the State to begin demo.
    - July 2, 2026 anticipated demo complete
      - Still being carried as the major milestone date for having the Trophy Block down.
  - West Block North Half
    - Abatement Ongoing
    - July 7, 2026 anticipated demo mobilization
      - This is the next big milestone; fencing to go up on the north half around that date, followed by demo equipment mobilization
  - West Block South Half
    - May 6, 2026 Abatement Completed
      - Except Intervention Bldg anticipated July 16, 2026
        - Due to late tenant move-out; abatement still ongoing there.

- May 15 demo mobilization (Methodist Church)
  - South half fencing to start going up end of this week / first of next; Methodist Church is first demo target. Demolition of walls expected a few weeks out from fence install. Awaiting final approval from State.
- Contamination / salvage overlay
  - Sanborn (Lincoln) House: Significant concern about fentanyl/meth contamination; general consensus is that salvaging the mantle or other high-touch items is likely not worth the exposure risk.
  - Sears Roebuck House: Under active abatement; extent of remaining windows/hardware post abatement is uncertain.
- Demo Cameras
  - Demo construction camera was installed on City Building North.
  - Will be installing the 2<sup>nd</sup> camera on the Centennial Building this week.
  - Martina to provide access & how to guide.
- **Communication**
  - Website Updates
    - Strong push from commissioners to “pull back the curtain” and show the depth of analysis (site selection, courthouse programming, 10-building comparison, deferred maintenance analysis, financial modeling, etc).
    - Plan to provide:
      - Public-facing narrative/timeline with key milestones and decisions.
      - Back-up documentation package (binder or digital library) containing the underlying studies.
    - Jennifer Finch to lead message development; Level 5 to supply documentation and timeline structure.
    - Parallel concern: If a 14-8 ballot question is pursued, communications must clearly explain.
      - What the public is actually being asked (spending cap relief vs new taxes).
      - How/if any ask impacts taxpayers directly.
      - Why the phased/three-project approach was selected and what it delivers long-term.
- **Miscellaneous**
  - Salvage / Historic Preservation
    - Multiple commissioners expressed strong interest in salvaging:
      - Select stained glass from the church.
      - Cornerstone from the church.
      - Historic bricks (approx. one pallet, 100-200 bricks) from Sanborn/Lincoln House.
      - Limited doors/hardware and unique wavy/blown glass units where safe.
    - Constraints:
      - Sanborn House: suspected fentanyl/meth contamination; staff advise against salvaging high-touch, cellulose-based elements (e.g.,

- mantle, interior plaster) due to residual contamination and off-gassing risk.
- Sears Roebuck House: under active abatement; inventory of remaining salvageable elements uncertain post-abatement.
- Direction/Actions:
  - Level 5 / Facilities to coordinate with Ancon and City of Greeley on what can be safely pulled and how to handle/transport items (esp. cornerstone and bricks).
- Photos: Team to ensure photographic documentation of interiors and exteriors before and during demo, beyond the time-lapse cameras.

## Action Items

- **Level 5:** Finalize and issue CM/GC RFP for Justice Center Core & Shell per BoCC direction. Structure initial CM/GC contract as a limited preconstruction services agreement.
- **Level 5:** Confirm and communicate final Xcel construction schedule for alley vacation once received.
- **Weld County / Level 5:** Coordinate historic salvage walk through with Ancon and City of Greeley.
- **Weld County / Level 5:** Confirm reasonable salvage items, including cornerstone, bricks, select glass, and signage.
- **Weld County / Level 5:** Capture interior and exterior photo documentation of key historic buildings before major demolition.
- **Level5:** Complete installation of Centennial Building construction camera.
- **Level5:** Finalize camera access, time-lapse setup, how-to guide, and direct link for commissioners and Weld staff.
- **Level 5:** Compile public information materials for website, including site selection, court needs, Centennial deferred maintenance, remodel estimates, 10-building comparison, and key financial assumptions.
- **Jennifer Finch / Level 5:** Develop public-facing project narrative and supporting documentation library.