PROJECT DOCUMENT COMPILATION

Weld County Justice Center

Complete Project Document Set — Site Selection through Design & Procurement

A consolidated reference set of project deliverables — studies, presentations, schedules, financing analyses, design packages, and supporting documentation — organized by project phase and workstream. Use the table of contents on the following pages to navigate.

PREPARED ON

June 2, 2026

WELD COUNTY JUSTICE CENTER: *PROJECT DOCUMENT COMPILATION*

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Updated June 4, 2026

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SECTION

1

Site Selection & Planning

Initial concept design, site studies, and the formal evaluation of West Block, Southeast Block, and O Street sites. Includes the Extended Study and final Site Selection Presentation to the BoCC.

7 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Gensler - Facilities Master Plan — Key Findings

DATE
October 30, 2023



Weld County

Facilities Master Plan
Key Findings

OCTOBER 30, 2023

Gensler

Today's Engagement

Purpose

Over the last several months, numerous engagements were held in an effort to collect multiple points of data on current conditions across Weld County - from facilities at the macro level, all the way down to the employees at the micro level.

Today will be spent unpacking what was learned from these efforts, and laying the groundwork for key areas of opportunity in the future.

Agenda

WELCOME

INTRODUCTION

KEY FINDINGS

01 Location
02 Employees
03 Customers
04 Low-Voltage
05 Facility Conditions
06 Sustainability

NEXT STEPS

Project Team

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Director

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Director

Tami Grant
Deputy Director
Human Services

Charles Eggers
Sheriff
Director

Cheryl Pattelli
CFO

Project Process & Methodology

TODAY

JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB

Project Start-Up

- Team Organization
- Kick-Off Meeting
- Visioning Workshop

Data Collection

- Background Material Collection
- Workplace Performance Survey
- Department Questionnaires
- Department Interviews
- Department Site Tours & Observations
- Facility Site Assessments
- Low-Voltage Assessments

Analysis + Findings

- Demographic Analysis
- Future Space Requirements
- Demand & Supply Gap Analysis
- Facility Conditions Reports
- Low-Voltage Assessments
- Sustainability Opportunities
- **Key Findings Workshop**

Options Development

- Develop Design Solutions
- Low-Voltage Recommendations
- Workplace Guidelines Development
- Financial Analysis Development
- Options Development Workshop

Final Documentation

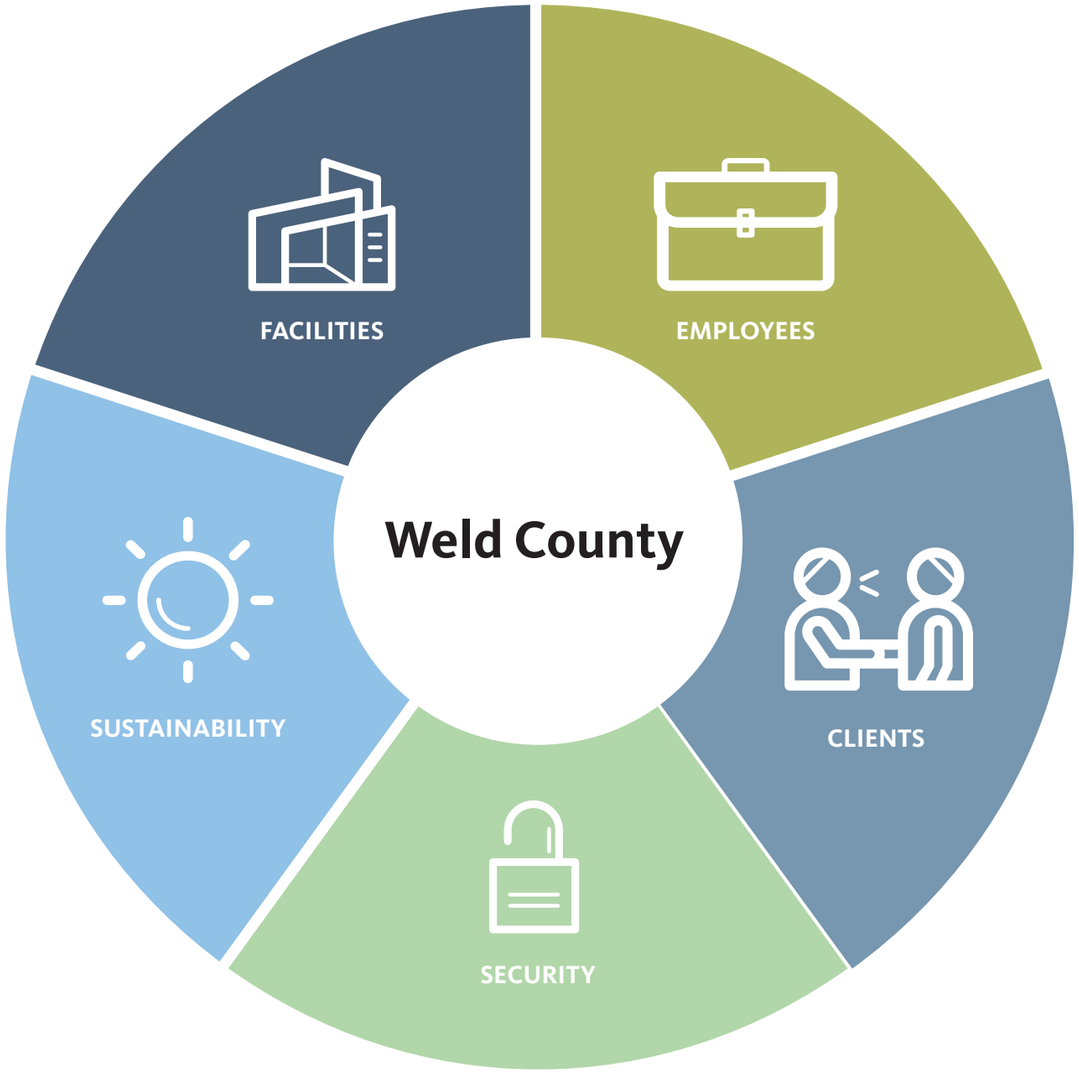
- Implementation Guide
- Financial Analysis
- Construction Cost Estimates
- Draft Facilities Master Plan Report
- Final Facilities Master Plan Report
- Final Workplace Guidelines

Introduction

Guiding Principles

Guiding principles serve as the foundation of the Facilities Master Plan. They will be revisited throughout the process to ensure that the core values and long-term objectives of the County are being met.

This approach ensures that the options, decisions, and recommendations foster a vision that is aligned with the aspirations of both the County and its residents.



Guiding Principle : Facilities



Create infrastructure that is future-ready, ensuring it can support the evolving needs of the Weld County community for decades to come.

BENEFITS

- Up-to-date infrastructure ensures the delivery of improved and efficient services, enhancing the overall experience and interaction between resident and County employee.
- Future-ready infrastructure supports the growth of the County by accommodating increased population and economic development.
- Investing in infrastructure that can stand the test of time means reduced long-term maintenance and repair costs for the County.
- Future-ready infrastructure supports long-term planning, ensuring that Weld County remains prepared for evolving needs and challenges.

Source: Weld County Facility Master Plan Visioning Session

Guiding Principles : Employees



Empower the Weld County workforce to deliver outstanding public service and drive positive change for residents.

BENEFITS

- A positive workplace experience can boost employee morale, motivation, and overall job satisfaction.
- Counties that prioritize workplace experience gain a competitive edge in attracting and retaining the best talent.
- A positive workplace experience makes the County more attractive to top talent, facilitating the recruitment of skilled professionals.
- A well-designed workplace optimizes resource allocation, reduces waste, and lowers operational costs.

Source: Weld County Facility Master Plan Visioning Session

Guiding Principles : Clients



Enhance the accessibility and efficiency of high-quality services that are provided to County residents, businesses, and visitors.

BENEFITS

- Improving accessibility ensures that services are available to all residents, promoting equity and inclusivity in the community.
- Streamlined processes and improved access to services save residents and businesses time, while also reducing the County's in-person interactions.
- An efficient and accessible service delivery system can better withstand disruptions, helping to provide uninterrupted essential services during emergencies or crises.

Source: Weld County Facility Master Plan Visioning Session

Guiding Principles : Security



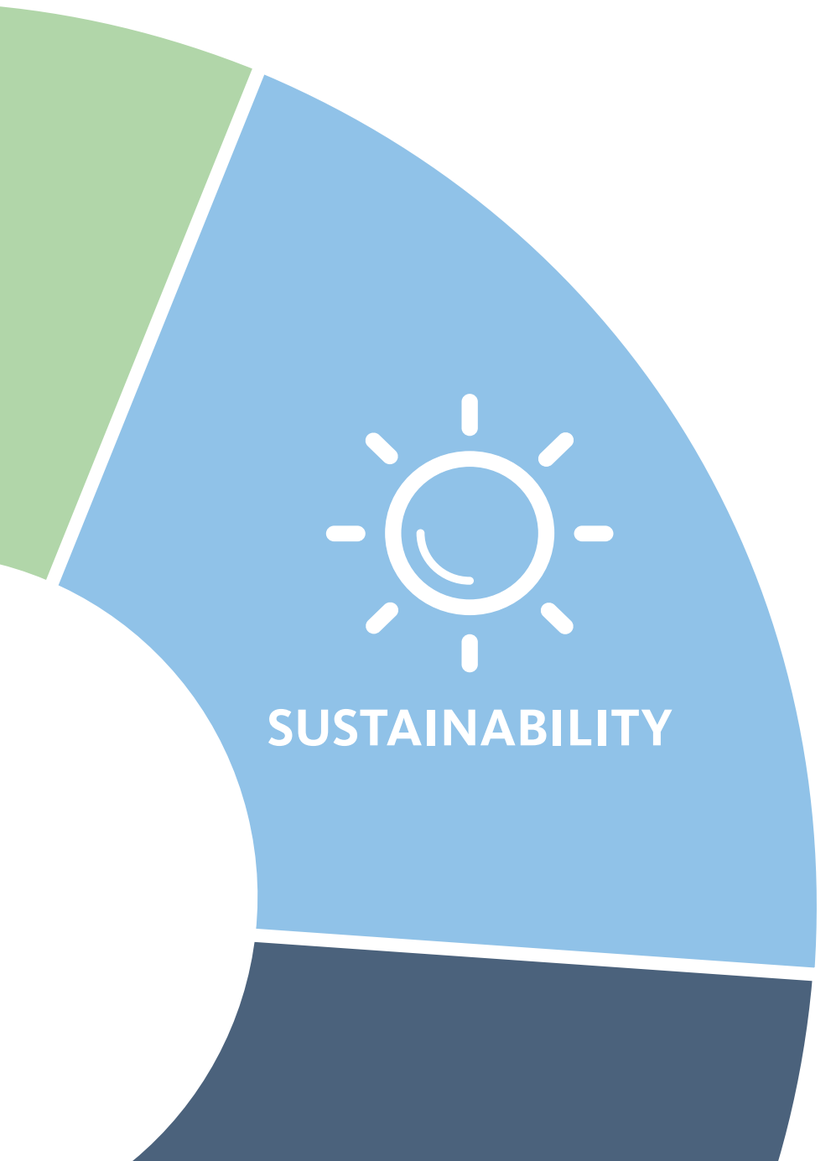
Prioritize comprehensive security measures to safeguard County facilities, employees, and sensitive information.

BENEFITS

- Providing a secure work environment fosters morale and productivity for the county workforce.
- Comprehensive security measures safeguard public assets and infrastructure.
- Protecting sensitive information safeguards the privacy and confidentiality of residents, maintaining public trust in the county's operations.
- Security measures help ensure that essential services can continue in challenging circumstances by preventing potential disruptions.

Source: Weld County Facility Master Plan Visioning Session

Guiding Principles : Sustainability



Weld County is committed to responsible stewardship of resources, and integrating sustainable practices into their facilities and culture.

BENEFITS

- Sustainability encourages long-term thinking and planning.
- Sustainable initiatives often lead to significant cost savings over time.
- Sustainable practices, such as climate resilience and disaster preparedness, can reduce the county's vulnerability to climate change and extreme weather events.
- Sustainability practices help protect and preserve the county's natural resources, including clean air, water, and green spaces.

Source: Weld County Facility Master Plan Visioning Session

01

Location Findings

KEY FINDING

Today's top service-demand areas have access to county services, but this will need to evolve to meet future needs.

Regional Context

GREELEY

1 Main Campus
The main campus is located north of downtown Greeley and is home to most County departments.

2 Island Grove Campus
A versatile event space that houses the CSU Extension office and is the main Human Services hub.

3 Lincoln Park Campus
This downtown Greeley campus serves as the Judicial hub of the County, as well as the primary location for Child Welfare.

DACONO

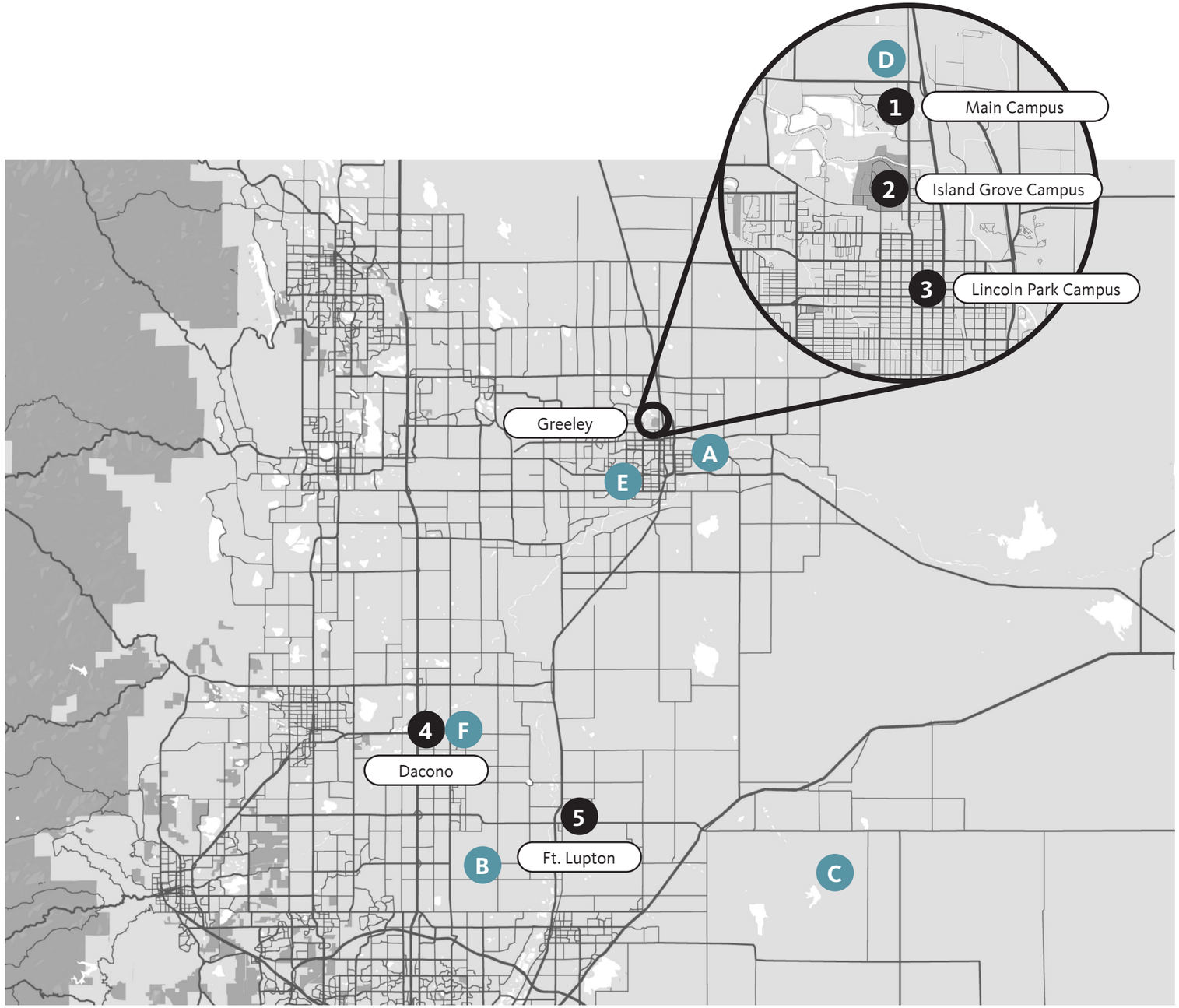
4 Southwest Service Center
The Southwest County Service Center houses Clerk and Recorder, Public Health, and the Sheriff.

FT. LUPTON

5 Southeast Service Center
The Southeast Service Center houses Clerk and Recorder, Employment Services, and Human Services.

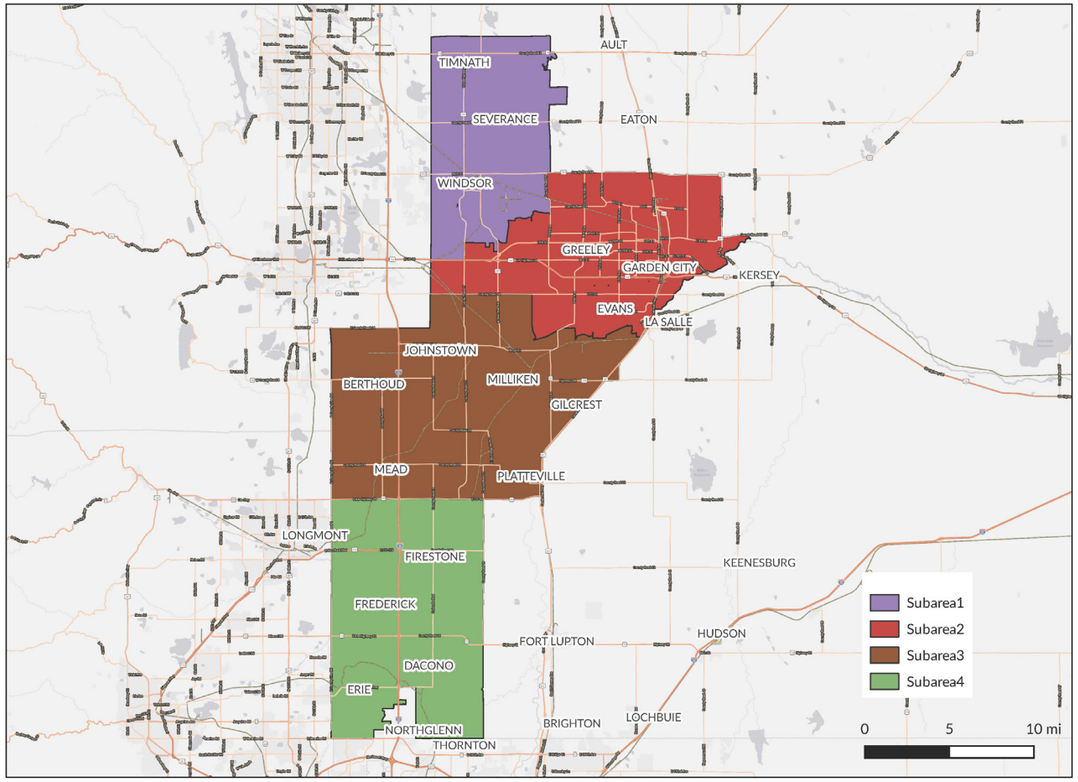
COUNTY-OWNED LAND

- **A** Fleet Services & Public Works Trucking
- **B** Dacono Grader Shed
- **C** Keenesburg Grader Shed
- **D** North O Street Business Park
- **E** 35th Tower
- **F** Firestone Property

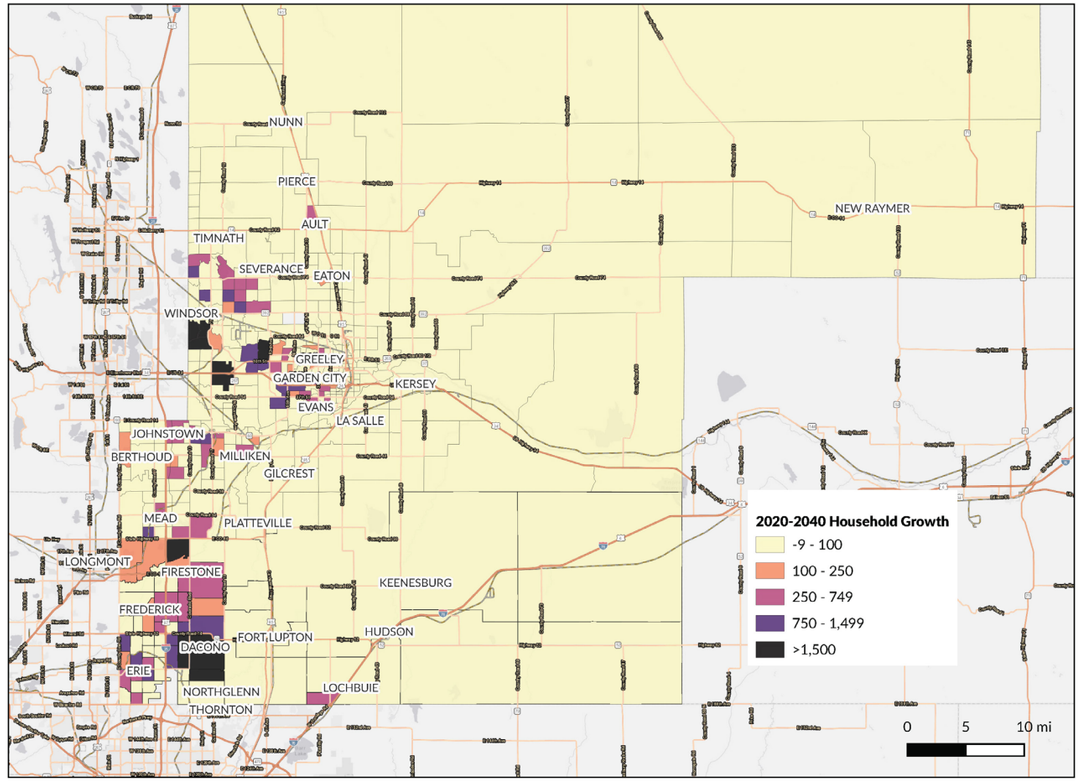


Population Growth

The maps below show the fast-growing areas within Weld County. **Subarea 1 (Windsor/Severance/ Timnath) is expected to experience the highest rate of population growth (98%)** over the 2020-2040 period, with Subarea 4 (Docono/Frederick/Firestone) closely behind (at 93%).



Socio-Economic Projection Subareas

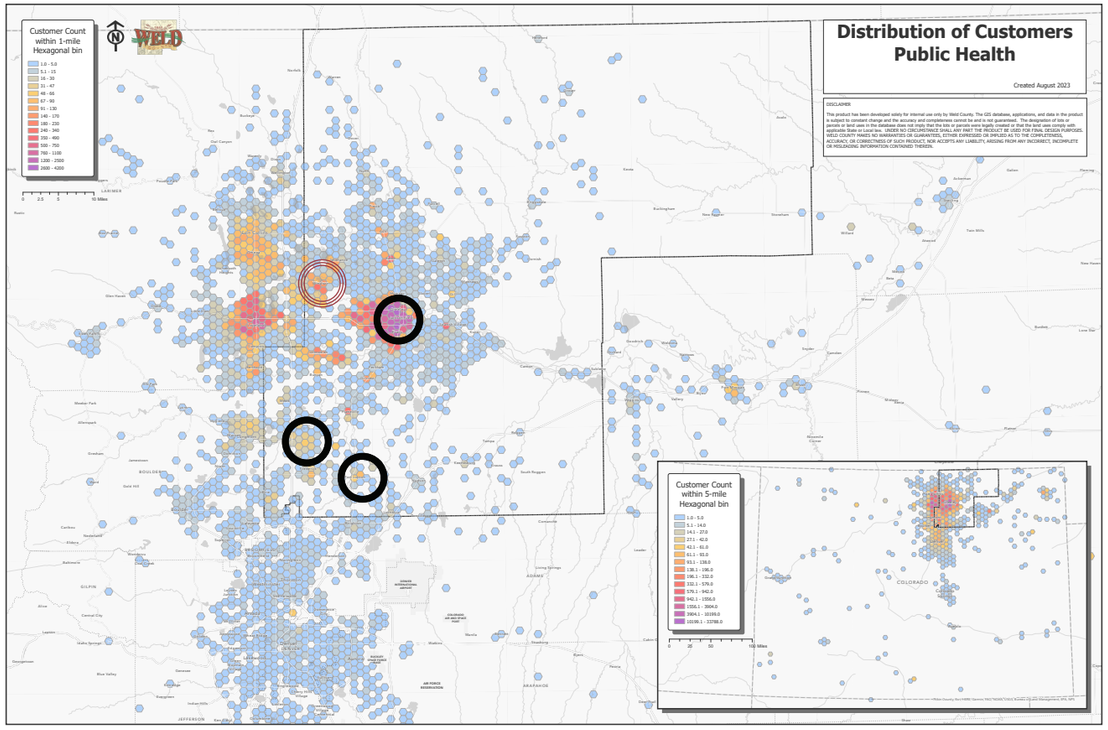


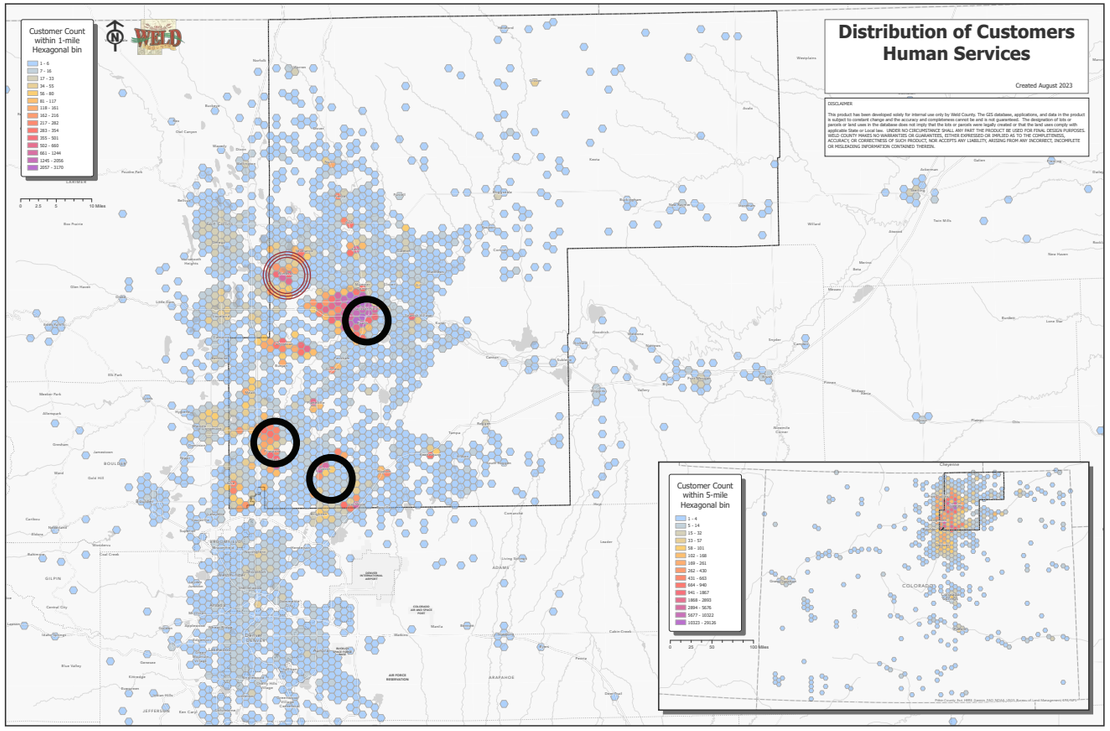
Projected Household Growth (2020-2040) by Traffic Analysis Zone

Source: North Front Range Metropolitan Planning Organization (NFRMPO) and Denver Regional Council of Governments (DRCOG)

Service Locations

The heat maps below highlight where primary health & welfare customer bases are located across Weld County. The County's current service-providing presence aligns with top service-demand areas. However, **Windsor is an area of interest for expanding services** as the projected fastest growing area in the County.





Indicates current County service-providing locations

Indicates an area of interest for future service location(s)

Source: Weld County Customer Maps

02

Employee Findings

KEY FINDING

Weld County is one of the fastest growing counties, and space for their workforce will be a top priority for the future.

Campus Planning

The County has historically **grown its real estate portfolio in a conservative manner, addressing departmental needs as they arise.** This has resulted in a collection of ad-hoc solutions that are disruptive to department functions and service delivery. This Facilities Master Plan will aid in planning for longer-term needs, helping to reduce financial commitments and departmental disruptions.

Department moves in the past 5 years:

- Human Services
- Treasurer/Trustee
- Coroner
- Planning & Building
- Clerk & Recorder
- Oil & Gas
- Justice Services

Upcoming Projects:

- HR Employee Medical Clinic
- Regional Communications
- Probation
- Facilities

To this point the plan has been a shell game — employees constantly move around and receive a patchwork of solutions.

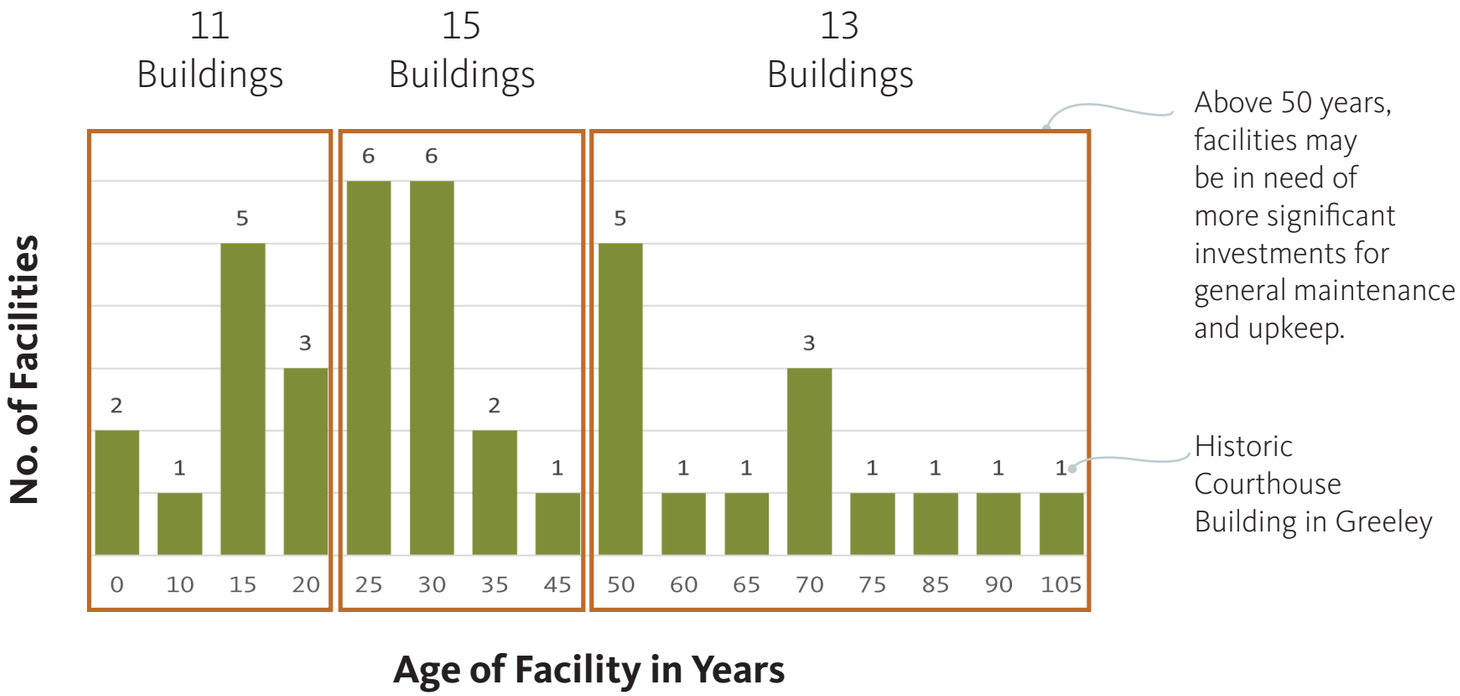
— IT Department

We have been told to do more with less and we're tired of piecing things together across the campus.

— Public Works Department

Portfolio Age

On an average, **the age of the County's facilities is 38.25 years**. The improvements in accessibility and wayfinding that have evolved over the last 30+ years are needed in many of these facilities to bring them up to modern practices and standards.

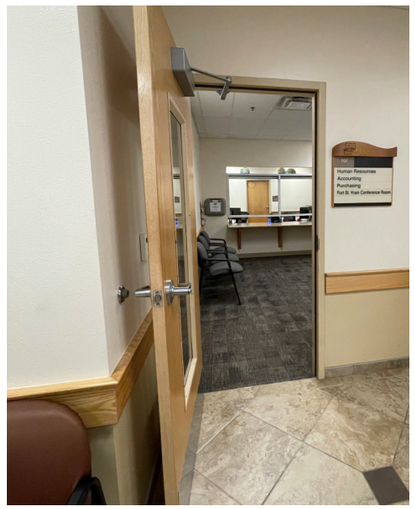


Above 50 years, facilities may be in need of more significant investments for general maintenance and upkeep.

Historic Courthouse Building in Greeley



Navigation experience in multi-department facilities is hard.





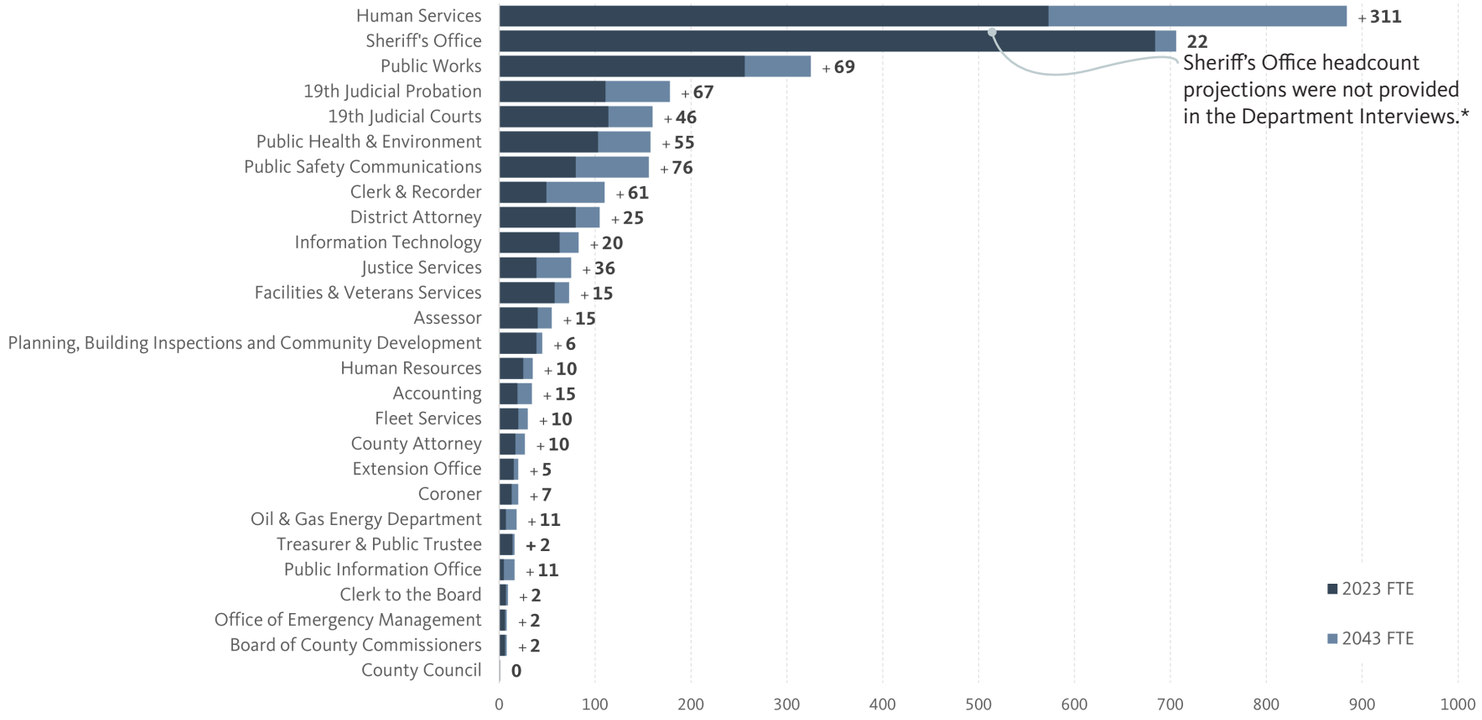
Doors need to be held open for wheelchair users.

Note: Only facilities with workplace functions are included.

Exponential Growth

A majority of the County's departments reported the expectation of scaling up of operations in the future to meet the growing demand . Using department-reported projections, the **County government will see a 37% increase in FTE workers by 2043.**

2043 Expected Growth: Department FTE Workers (Highest to Lowest)



Source: Weld County Department Questionnaires

Highest Expected Departmental Growth*

Department	FTE Increase	% Increase
1. Human Services	+ 311	54%
2. Public Safety Comm.	+ 76	95%
3. Public Works	+ 69	27%
4. 19th Judicial Probation	+ 67	60%
5. Clerk & Recorder	+ 61	124%

**Note: The Sheriff's Department Questionnaires did not provide projected headcount for their department. However, Weld County Staffing Trends and Future Projection (provided by Gruen Gruen + Associates) projects that Public Safety will grow by 59.5% by 2043.*

Exponential Growth

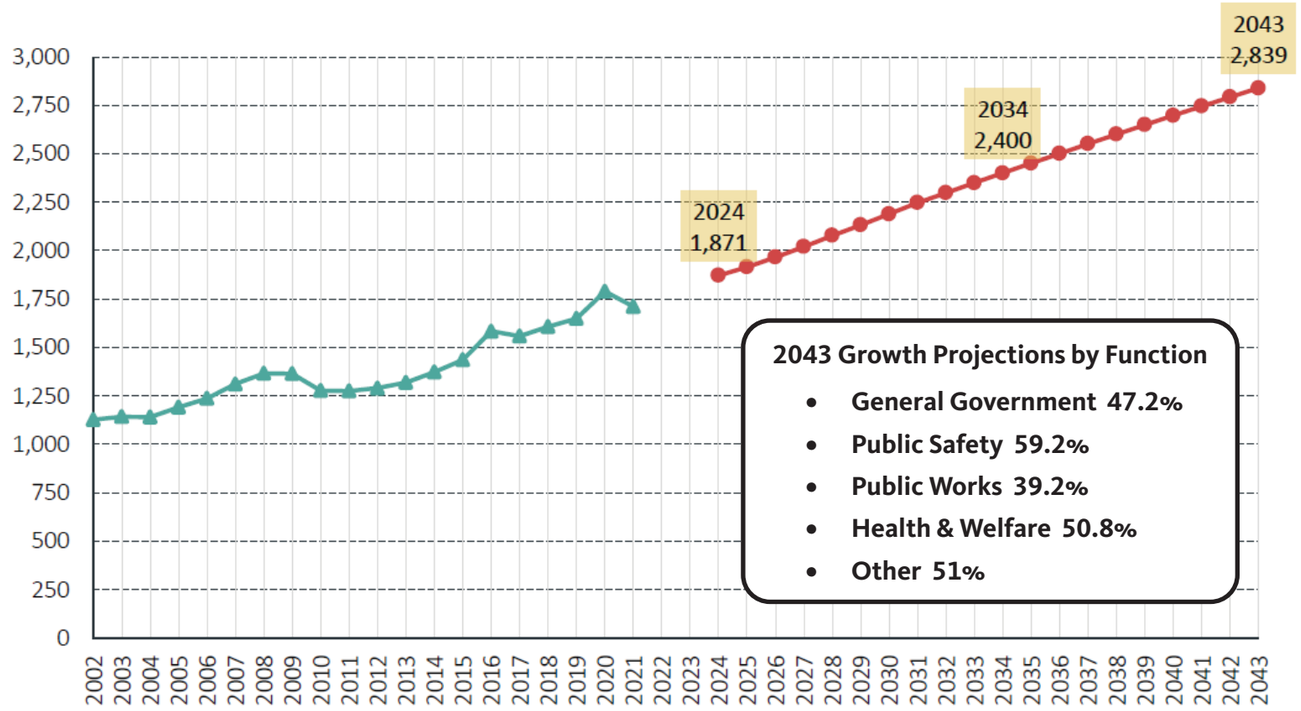
The demographic analysis that was performed, based on historical growth and budgetary reporting, projects a 970 FTE increase in County staffing levels over the next 20 years. Using these projections, **Weld County is expected to see a 51.8% increase in FTE workers by 2043.**

Staffing Trends and Future Projection Highlights

- Weld County was one of the fastest growing counties in the country, with a 71% population increase over the last 20 years (2002-2021).
- The County workforce grew by 52% or approximately 580 FTE positions in the same period — Public Safety and Health & Welfare were the fastest growing functions, growing more than 80%.
- County staffing levels ranged from 4.5 FTE per 1000 service population to 5.2 FTE per 1000 in the early 2000's.
- Department-projected headcounts are as follows:
  - 2023: 2,444 FTE Workers
  - 2033: 3,165* FTE Workers
  - 2043: 3,733* FTE Workers

** Undersheriff division growth was not provided and was assumed at 59.2* for 20 years as per the GG+A report.*

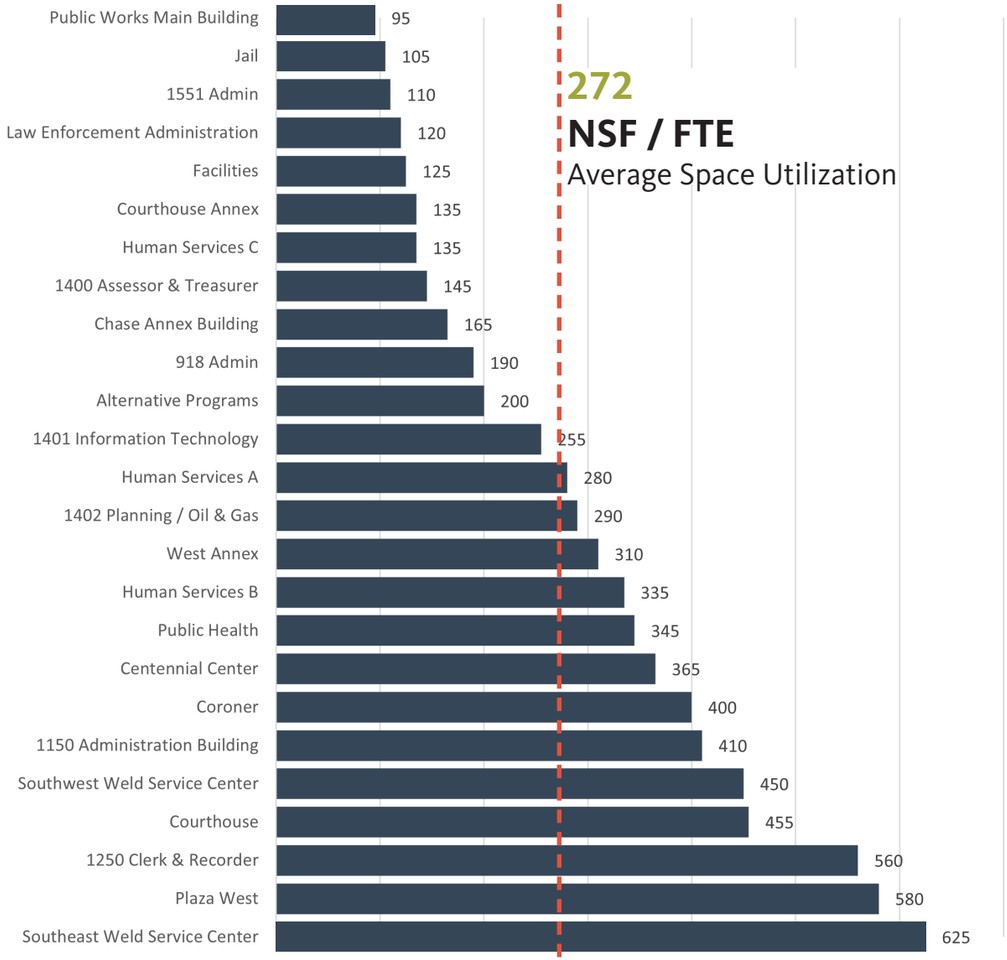
Summary of Projected Overall Headcount Growth



Source: Weld County Staffing Trends and Future Projection, Gruen Gruen + Associates
Note: Baseline of 1871 FTE workers in 2024 is adopted from the 2023 County Budget that includes 1867.95 authorized FTE positions.

Varied Utilization

Space utilization varies widely across Weld County facilities, ranging from **95 to 625** net square-feet (NSF) per FTE. The current average space utilization across the portfolio is **272 NSF / FTE**.



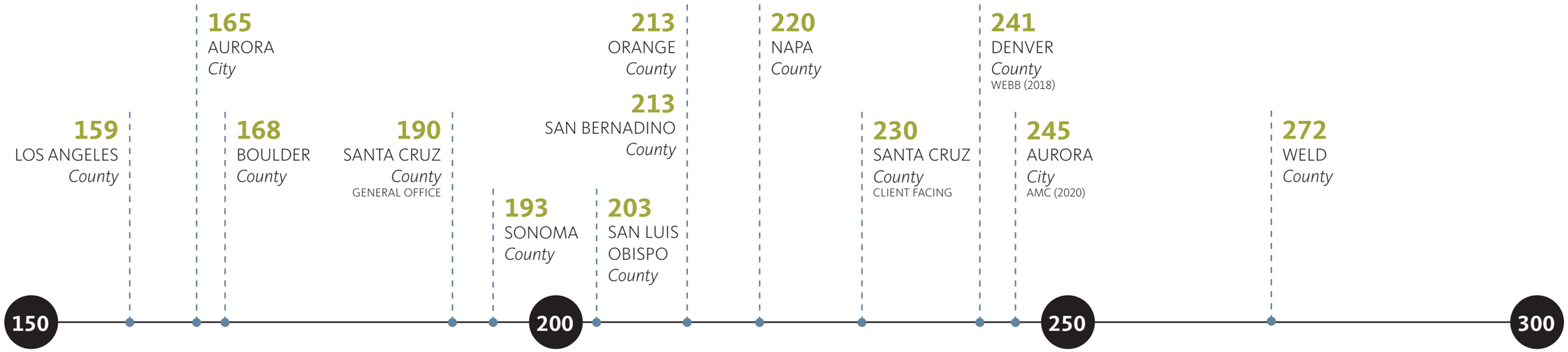
NOTE: The NSF calculated is only related to workplace areas. Specialty spaces (e.g. shared training spaces, laboratory spaces, Shooting Range, Crime Lab, Motor Pool etc.) were not included in these calculations.

The following facilities will be added to the chart on the left once floor plans are provided: 1301 Oil & Gas, 300 8th Avenue, Chase Main Building, Greeley Building.

Future expansion projects were not included in calculating the current-state NSF/ FTE.

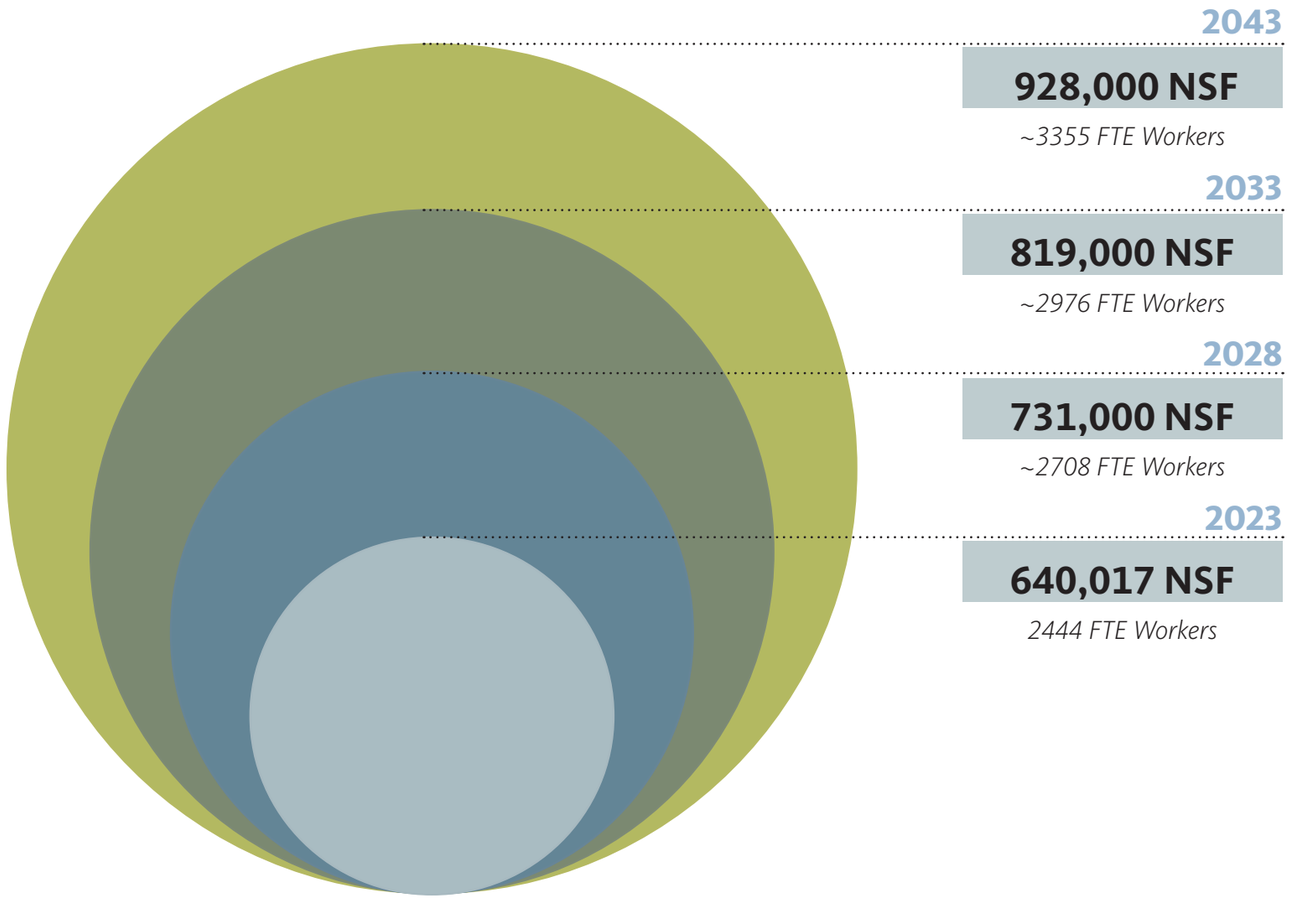
Comparison to Other Organizations

Compared to other counties, **Weld County is on the higher end of space utilization for government organizations**. Typical government utilization rates often fall within the range of 200 - 250 NSF / FTE.



Space Demand

If the County were to continue to grow at the current average utilization rate of 272 NSF / FTE, **the County would need ~928,000 NSF of space by 2043** to accommodate County's projected growth across all departments included in this study.



NOTE: The NSF calculated is only related to workplace areas. Specialty spaces (e.g. shared training spaces, laboratory spaces, Shooting Range, Crime Lab, Motor Pool etc.) were not included in these calculations.

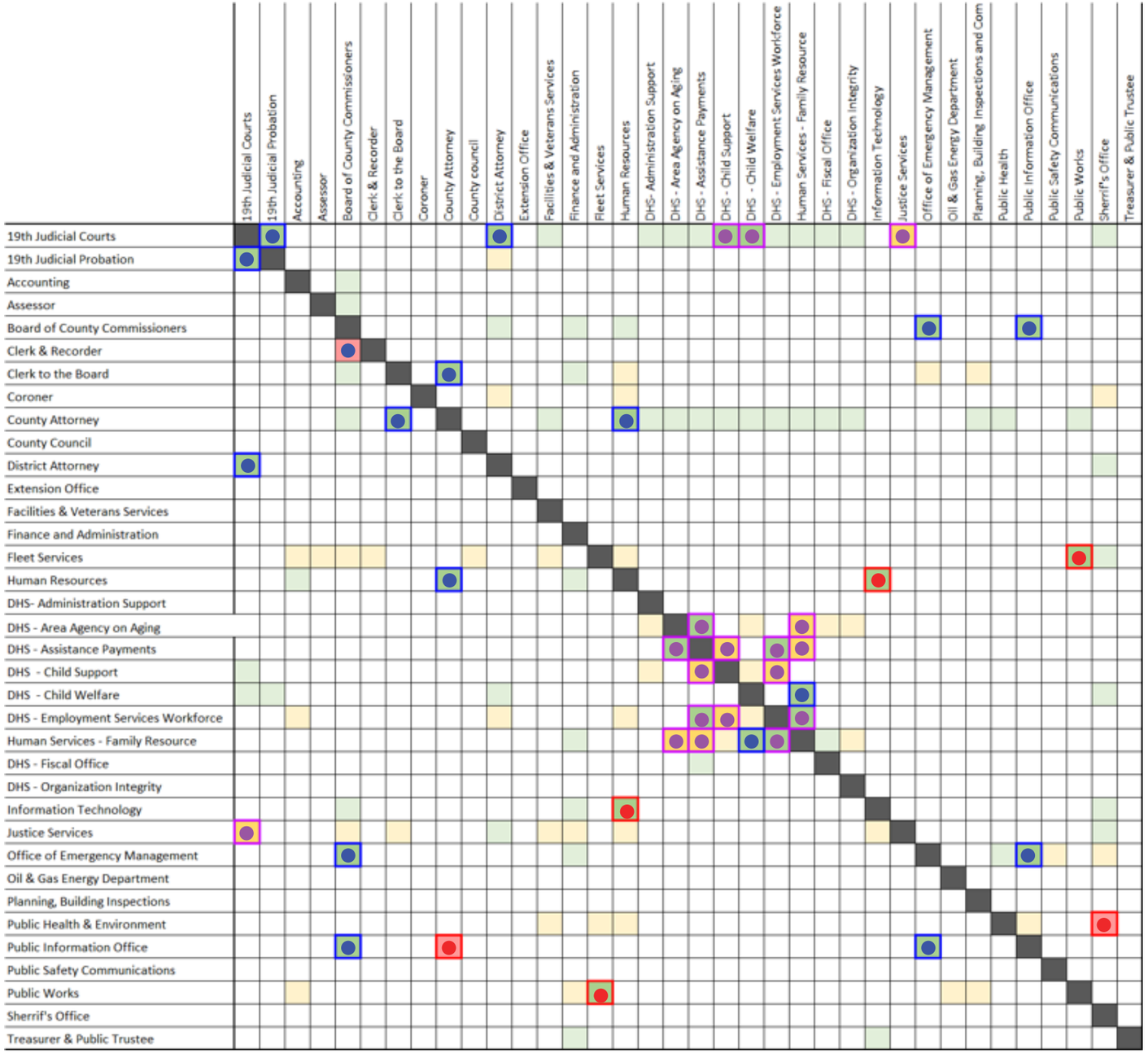
Informed assumptions were made in cases where NSF was not currently available and the Greeley Building and Community Corrections facilities are not included in this calculation

Department Adjacencies

In general, the County has prioritized desirable physical adjacencies and co-locations across departments.

New space assignments or consolidations could optimize space adjacencies and workflows for a handful of departments.

- ESSENTIAL ADJACENCIES
- CONVENIENT ADJACENCIES
- SEPARATIONS REQUIRED
- ADJACENCIES OR SEPARATIONS MET
- ADJACENCIES OR SEPARATIONS SOMEWHAT MET
- ADJACENCIES OR SEPARATIONS NOT MET



Source: Weld County Department Questionnaires

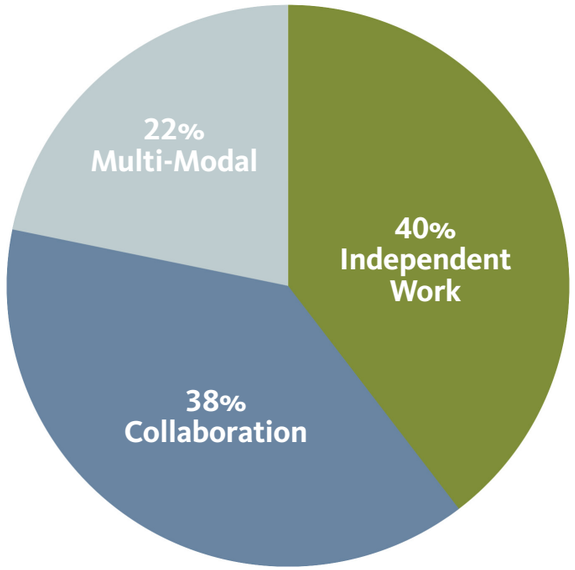
KEY FINDING

Employee data emphasizes the need for workplaces that support all work modes.

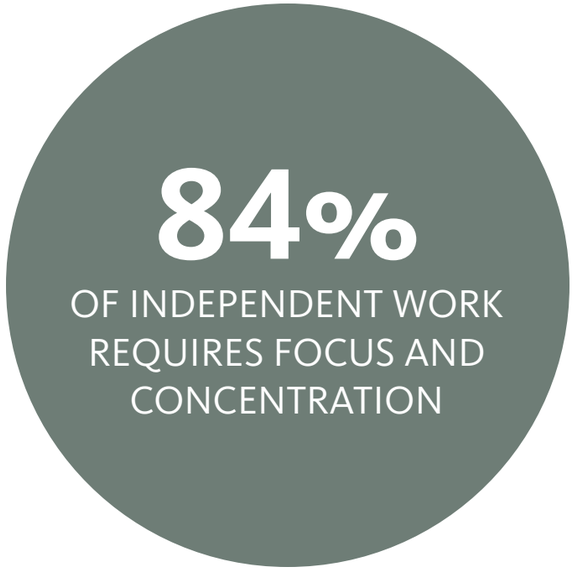
Individual Work Modes

Employees reported dedicating almost half of their weekly hours working independently, with **84% of their independent work being highly focused.**

As organizations pivot to meet the changing needs of employees, it's critical to understand how employees are working so that they can provide spaces to support these work modes. **Weld County employees spend almost half of their work week working independently.**



Employees indicated that a majority of their independent work demands high concentration - but the spaces to perform those functions had average ratings. **This underscores the need for the workplace to offer quiet, distraction-free spaces to support employees when they are in the office.**





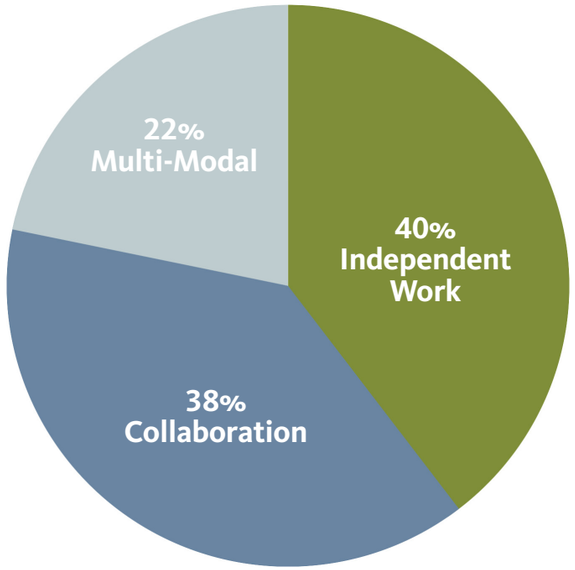
When asked how satisfied employees are with concentration spaces in the workplace, they rated them as average.

Source: Weld County Workplace Performance Index (WPI) Survey

Collaborative Work Modes

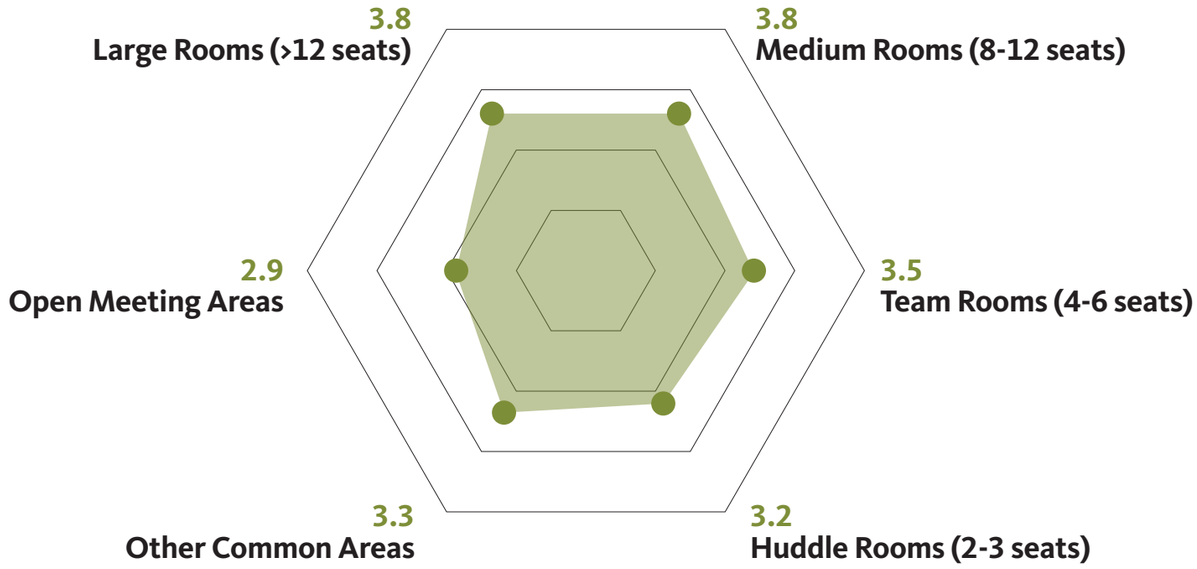
Employees report dedicating almost half of their weekly hours collaborating with colleagues, yet **the workplace doesn't adequately support collaboration.**

Collaboration plays a critical role in the workplace, supporting engagement, learning, culture, and communication. **Weld County employees spend half of their work week working with others (42%)** - in-person and virtual - during a typical work week.



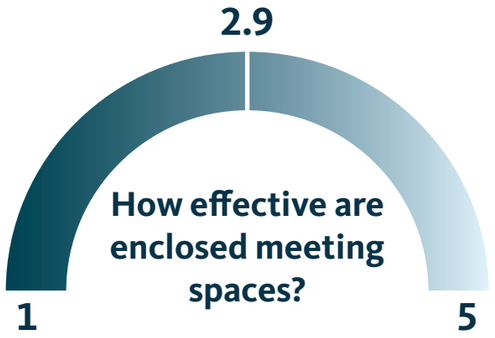
Source: Weld County Workplace Performance Index (WPI) Survey

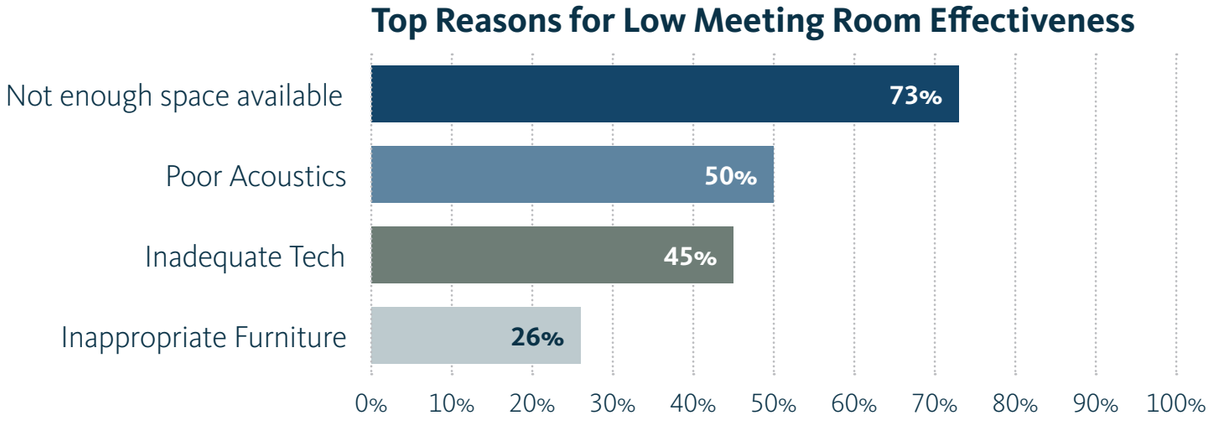
Collaboration spaces are under-serving the needs of employees, with the lowest rated spaces being open meeting areas. Some spaces have been reduced or eliminated to accommodate employee growth, some spaces are not appropriately sized, and some spaces are difficult for virtual connection due to unreliable technology.

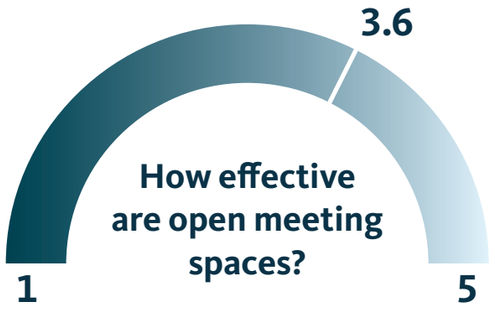


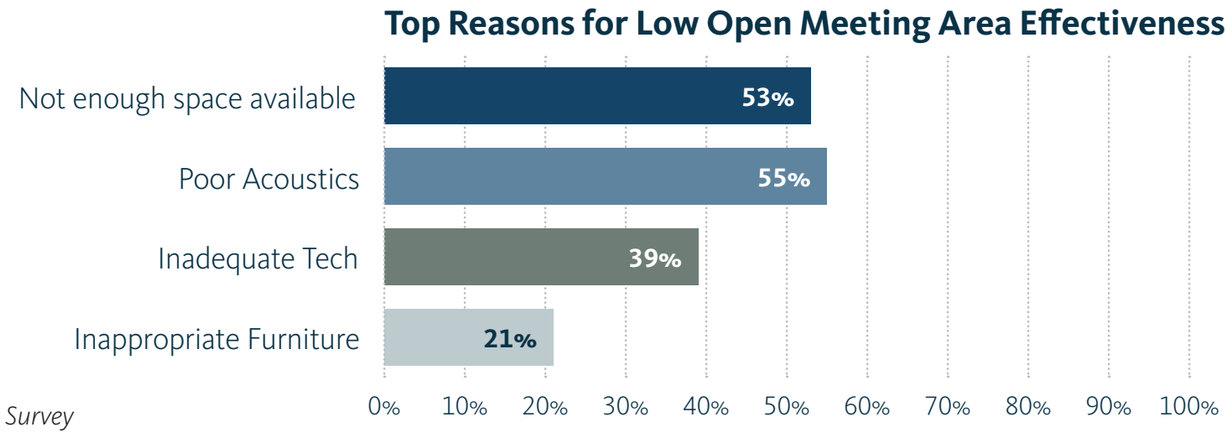
Collaborative Work Modes

Weld County employees evaluated the effectiveness of meeting spaces and provided insights into why these rooms fall short in promoting collaboration and connectivity. The workplace guidelines will tackle these shortcomings and **set uniform standards for meeting spaces to enhance collaboration.**









Source: Weld County Workplace Performance Index (WPI) Survey

Our building lacks meeting space and privacy.

— Clerk to the Board Department

KEY FINDING

There is a high desire for a prioritization of wellness among employees.

Wellness in the Workplace

Wellness in the workplace emphasizes the physical, mental, and emotional well-being of staff. **Prioritizing wellness boosts productivity, and fosters a positive work culture, benefiting both employees and service recipients.** Employees report that the Weld County workplace negatively affectst their mental and physical health.

71%

OF EMPLOYEES REPORT THE WORKPLACE DOES NOT POSITIVELY IMPACT THEIR PERSONAL HEALTH



Amenities

Amenities that promote movement and exercise are crucial for the workplace as they enhance employee well-being, productivity, and overall job satisfaction.



Trauma-Informed Design

Trauma-informed design is vital for the workplace as it establishes a nurturing space that recognizes and addresses emotional experiences, ensuring a feeling of security and well-being for all employees.



Comfort

Comfort and ergonomics are essential for the workplace because they enhance employee well-being, reduce the risk of physical strain, and foster sustained productivity and job satisfaction.

Weld County needs to put more emphasis on employee well-being and comfort.

— Accounting Department

Source: Weld County Department Questionnaires and Workplace Performance Index (WPI) Survey

KEY FINDING

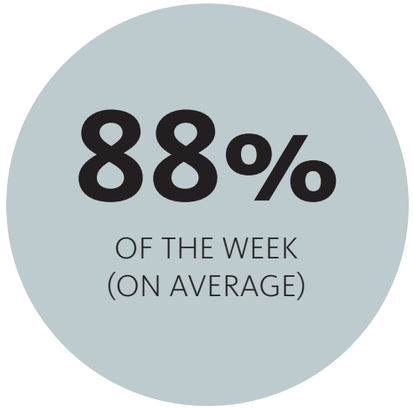
Some departments exhibit a greater capacity for flexibility in operations and scheduling compared to others.

Flexibility in the Workplace

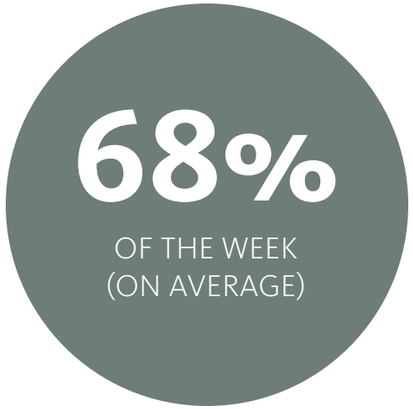
Workplace flexibility is the ability for employees to modify their work settings and schedules to align more closely with their individual preferences and situations. Flexibility can relate to scheduling, work location, or even varying where they work within the workplace. The data indicates that **employees, on average, come in to the office more often than what's necessary for their best productivity.**

We asked employees about the frequency with which they come to the office and how often they need to be present for optimal productivity:

Employees Reported THEY CURRENTLY Come Into the Office:



Employees Believe THEY ONLY NEED to Come Into the Office:



Our departments needs a flexible and reconfigurable space.

— Public Information Department

We're concerned about retention and losing staff to other counties due to hybrid policy.

— Human Services Department

Source: Weld County Department Questionnaires and Workplace Performance Index (WPI) Survey

03

Customer Findings

KEY FINDING

There are noticeable disparities in visitor experiences across County facilities, highlighting inequities in accessibility, intuitive navigation, and comfort.

Equitable Experience

In interviews and surveys, Weld County employees spoke to the inequitable employee and customer experiences across the County's facilities:

Lack of entry experience and security at front door does not create a friendly or safe environment.

— OEM Employee

Customer service counters and lobby are too small to accommodate more than three people.

— Assessor Employee

Building looks similar to other nearby buildings - better wayfinding would be helpful.

— Accounting Employee

Acoustics and egress are not great.

— HR Employee

Del Camino- Can't hear through glass at service counters.

— Clerk & Recorder Employee

Issue with Google maps taking them to the wrong locations.

— Sheriff Office Employee

Source: Weld County Department Interviews

Equitable Experience

Some facilities in Weld County provide amplified experiences for visitors, while others require improvement. Below are some positive attributes that help create a comfortable visitor experience



Accessibility

- Facilities are accessible via public transportation
- Facilities have clear exterior signage
- Facilities have an obvious entry point
- There is ample parking
- Facilities meet ADA requirements



Comfort

- Facilities have spaces for respite and privacy
- Facilities have comfortable lighting, acoustic measures to minimize distractions, and comfortable temperature settings
- Facilities feel professional and modern



Hospitality

- There is a reception or lobby to accommodate all guests
- Signage in multiple languages
- Clear delineation between client and employee spaces
- Appropriate employee to client ratios

Southern Service Locations

The Southern Service Centers are actively working towards enhancing equity in customer service experiences to ensure fairness and satisfaction for all customers. Below are some examples of what was shared or observed while on site at each facility.



No public transportation serves the Southern County facilities, potentially preventing some residents from accessing services.

Accessibility

- Near Public Transit ✗
- Clear Entry Point ✓
- Ample Parking ✓
- Meets ADA Requirements ✓

Comfort

- Privacy and Respite ✗
- Comfortable lighting, acoustics and temperature ✗
- Feels professional and modern ✓

Hospitality

- Ample Lobby Space ✗
- Delineation Between Client & Employee Space ✗
- Ratio of Employees to Clients ✗

It is awkward to walk clients through the DMV lobby.

— Human Services Employee

At Del Camino, the waiting area is in a corridor.

— Clerk & Recorder Employee

04

Low-Voltage Findings

Low-Voltage Technology



Security

- Video surveillance
- Access control and intrusion detection
- Physical Security



Telecommunications

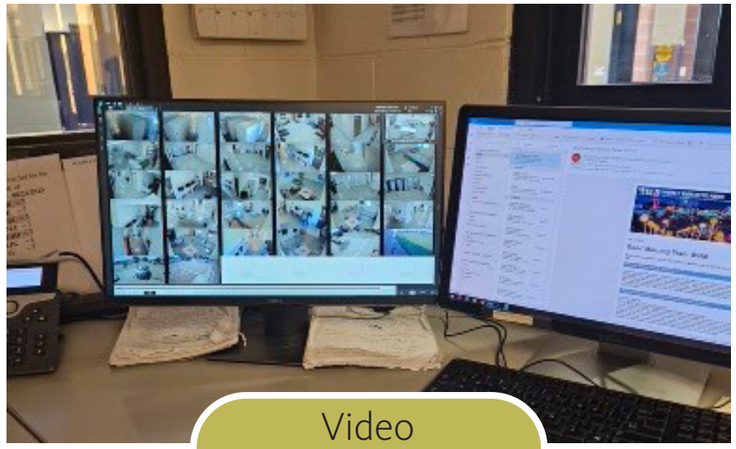
- Outside plant cabling
- IT equipment rooms
- Inside plant cabling



Audio Visual

- Projection and display
- AV integration with MS Teams
- Lessons learned

Security Findings



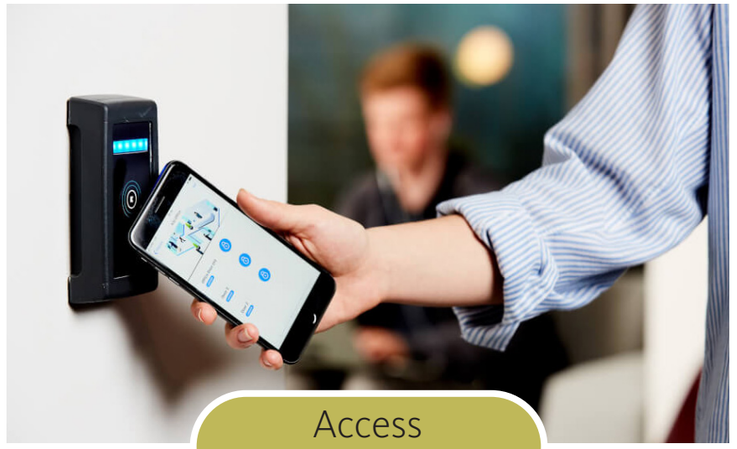
Video Surveillance

- Video storage is limited to 15-day capacity
- Video is stored at low resolution and frame rates that can miss critical details
- Video does not support advanced artificial intelligence (AI) analytics



Security Operations

- There is a lack of 24/7 monitoring
- Alarm and fault conditions that are not currently monitored include:
  - Dispatch responders to prevent crime
  - After-hours video intercom and emergency calls



Access Control

- Proprietary hardware and dated technology is being used
- Proximity cards, which can be susceptible to spoofing and cyber-security attacks, are being updated to RFID technology
- The Courthouse and Annex parking garage is accessible to the public, posing safety vulnerabilities

Security Findings



Visitor Vetting

- Facilities near post-incarceration support facilities expressed safety concerns and issues with uncontrolled access to County buildings



Perimeter Security

- Fencing is easily scaled
- Gates are secured with padlocks that can easily be copied and shared, compromising accountability of access
- Keys don't provide an audit trail of who and when someone has entered a facility



Mission Critical

- Mission-critical facilities - such as data centers, 911 centers, radio towers, crime lab, and evidence storage facilities - all require a higher level of security

Telecommunications Findings



Outside Plant

- Fiberoptic and copper backbone cabling between buildings and Data Centers
- Data Centers have redundant backbone cables between them
- 10-gig backbone cabling to each building from Data Center
- Data centers share a 160-gig link



Inside Plant Cabling

- Mix of older multi-mode fiberoptic and newer single-mode cabling being used
- Single-mode cabling and switch equipment being transitioned in newer facilities + network upgrades
- Proper labeling and lack of fire-stopping seen



Misc. Telecom Observations

- Microwave back-haul between distant site building reported as “spotty” and unreliable during fog and rain
- The 911 Emergency equipment room shares a training space with responder personnel, resulting in sensitive equipment vulnerability

Audio Visual Findings



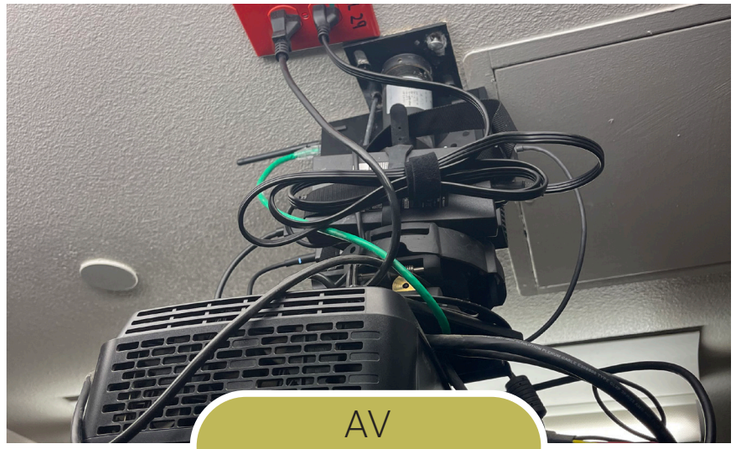
Projection & Displays

- Older format (4:3) projection screens are being used
- Displays are undersized for size/ depth of rooms
- Some pole-mounted displays are missing ceiling escutcheons



AV + Teams Integration

- All-in-one (microphone, camera and speaker) video soundbars in use
- Video soundbars not intended for use in larger rooms are above projectors instead of at eye-level



AV Cabling

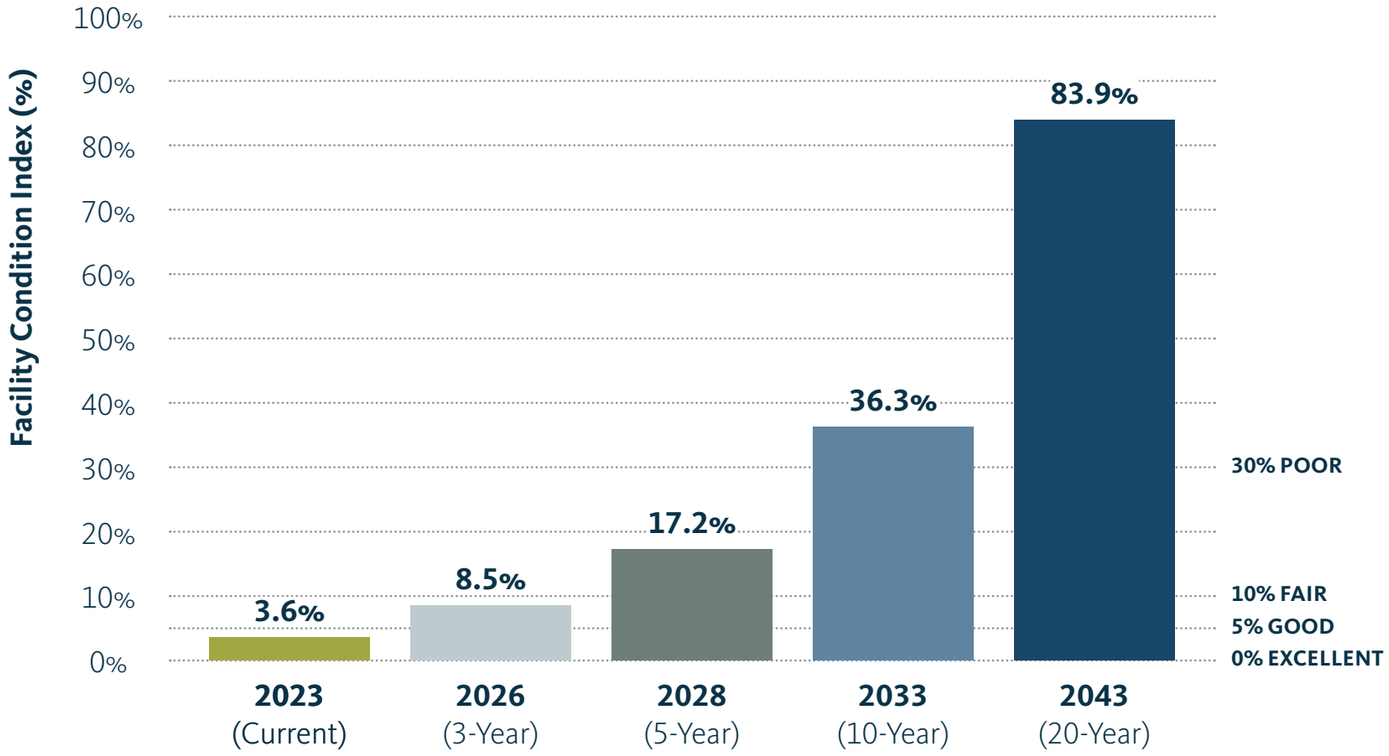
- Cables hang from projectors
- Excessive equipment is strapped on projectors
- Over-carpet raceways are being utilized
- Equipment controls can be tampered with

05

Facility Conditions Findings

Facility Conditions Assessments

Using the currently completed facility assessments (~30%), the average Facility Condition Index (3.6%) shows that **Weld County's buildings are currently in good condition**. Within the next 10 years, investments will need to be made to maintain fair functioning conditions.



Facilities Needing Immediate (3-Yr) Improvements

- 906 10th
- Courthouse
- Missile Site Park
- Training Center
- Trophy Building

Buildings Needing Near-Term (5-Yr) Improvements

- 1400 Assessor & Treasurer
- 1401 Information Technology
- Jorgensen Law
- Tower 35th
- Veterans Services

Note: The Facility Condition Assessments are about 30% complete. This information only reflects the information completed at this time. A full summary will be shared when all assessments are completed.

Immediate (3-Year) Improvements Needed

Detailed key findings and condition assessment reports are being provided for every building that was surveyed. Below are the **Top 3 issues for each facility needing immediate improvements.**

906 10th	Courthouse	Missile Site Park	Training Center	Trophy Building
Exterior Walls • Priority Score: 88.7 • Replace in 2025 • Cost: **$$**	**Windows** • Priority Score: 87.7 • Replace in 2025 • Cost: **$$$$**	**HVAC System** • Priority Score: 81.9 • Replace in 2023 • Cost: **$$$$**	**Parking** • Priority Score: 86.8 • Replace in 2024 • Cost: **$$**	**Roof Sheathing** • Priority Score: 89.7 • Replace in 2025 • Cost: **$$$**
Windows • Priority Score: 87.7 • Replace in 2025 • Cost: **$$**	**Electrical System** • Priority Score: 81.9 • Replace in 2023 • Cost: **$$$$**	**Overhead/Dock Door** • Priority Score: 81.7 • Replace in 2025 • Cost: **$$$**		**Exterior Walls** • Priority Score: 89.6 • Replace in 2025 • Cost: **$$**
Furnace • Priority Score: 86.9 • Replace in 2023 • Cost: **$$$**	**Electrical, General Design** • Priority Score: 81.8 • Replace in 2024 • Cost: **$$$**	**Ceiling Finishes** • Priority Score: 81.7 • Replace in 2025 • Cost: **$$$**		**Roofing** • Priority Score: 88.9 • Replace in 2023 • Cost: **$$**

Note: The Facility Condition Assessments are about 30% complete. This information only reflects the information completed at this time. A full summary will be shared when all assessments are completed.

Near-Term (5-Year) Improvements Needed

Detailed key findings and condition assessment reports are being provided for every building that was surveyed. Below are the **Top 3 issues for each facility needing near-term improvements.**

Assessor & Treasurer

Exterior Walls
- Priority Score: 89.8
- Replace in 2024
- Cost: **$$$**

Parking Lots
- Priority Score: 84.8
- Replace in 2024
- Cost: **$$$**

Caulking
- Priority Score: 81.8
- Replace in 2024
- Cost: **$$**

Information Technology

Sidewalks
- Priority Score: 85.7
- Replace in 2025
- Cost: **$$**

Caulking
- Priority Score: 81.9
- Replace in 2023
- Cost: **$$**

Retaining Wall
- Priority Score: 81.8
- Replace in 2024
- Cost: **$$$**

Jorgensen Law

Electrical System
- Priority Score: 84.9
- Replace in 2023
- Cost: **$$$**

Plumbing System
- Priority Score: 84.9
- Replace in 2023
- Cost: **$$$**

Electrical, General Design
- Priority Score: 81.9
- Replace in 2023
- Cost: **$$$**

Tower 35th

Structural Elements
- Priority Score: 88.8
- Replace in 2024
- Cost: **$$**

Veterans Services

Sidewalk
- Priority Score: 85.7
- Replace in 2025
- Cost: **$$**

Roadways
- Priority Score: 84.9
- Replace in 2023
- Cost: **$$**

Parking Lots
- Priority Score: 84.9
- Replace in 2023
- Cost: **$$**

Note: The Facility Condition Assessments are about 30% complete. This information only reflects the information completed at this time. A full summary will be shared when all assessments are completed.

06

Sustainability Findings

Sustainability In a Single Approach

Sites Certification

Enhances biodiversity and mitigate climate change, while conserving resources, improving public health and protecting critical ecosystems.

WELL Certification

A performance-based system for human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind.

Code Requirements

Regulates the design and construction of new buildings to prepare for solar photo-voltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems.



LEED Neighborhood

Helps create responsible, sustainable and specific plans for natural systems, energy, water, waste, transportation and many other factors that contribute to quality of life.

FITWEL Certification

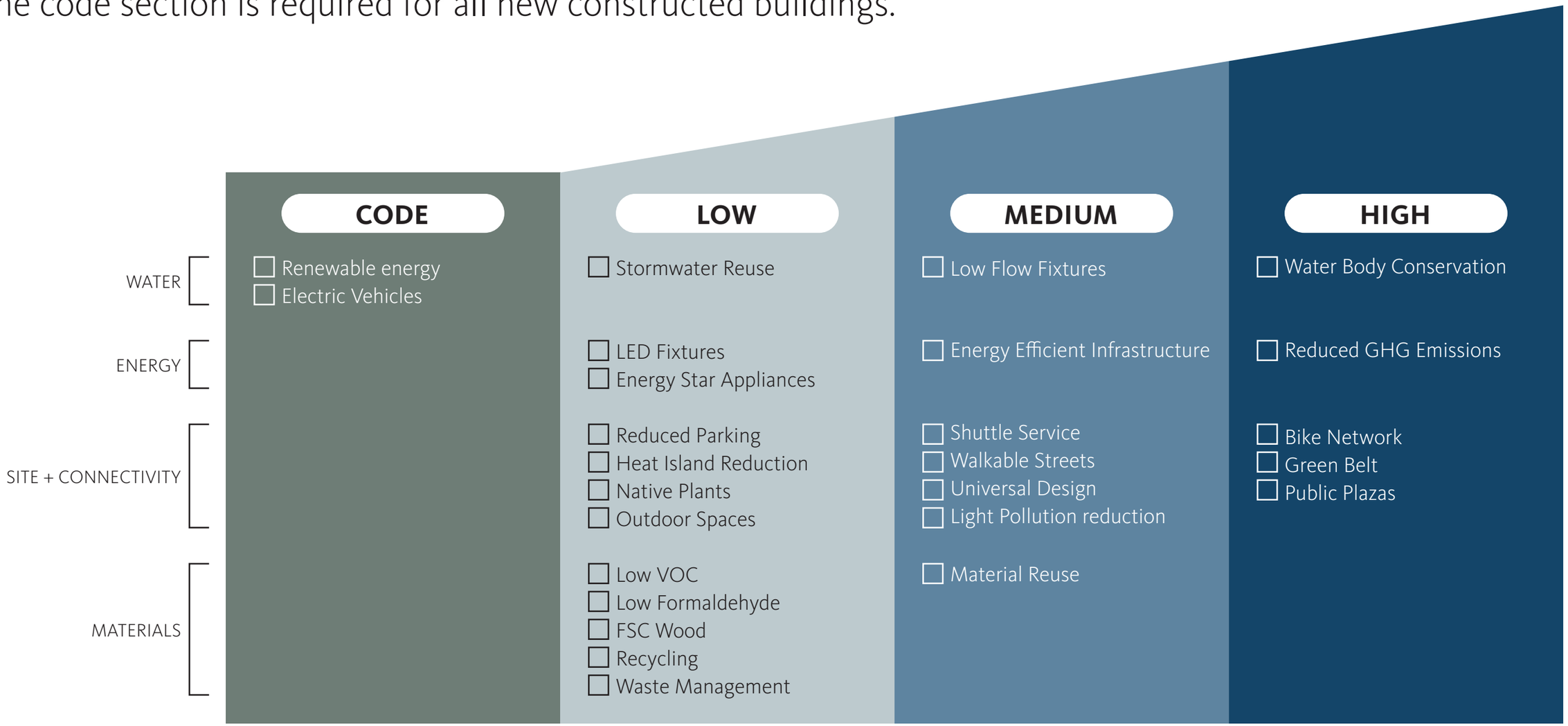
Focuses on improving, enhancing, and safeguarding the health and wellbeing of tenants

EcoDistricts Certification

Has three main objectives: to limit their environmental impact, to promote social cohesion, and to develop economically.

Mapping the Route to Sustainability

Strategies have been divided into four buckets, based on the level of effort required.
The code section is required for all new constructed buildings.



Climate Target Examples

A comprehensive list of climate targets from nearby cities and counties:

FT. COLLINS

- Reduce 2030 greenhouse gas emissions by 80% below 2005 baseline levels.
- 100% renewable electricity by 2030 with grid & local sources.
- Zero waste or 100% landfill diversion, by 2030.

BOULDER

- Reduce emissions 70% by 2030 against a 2018 baseline.
- Become net-zero city by 2035.
- Become a carbon positive city by 2040

DENVER

- Optimize energy efficiency in buildings.
- De-carbonizing the electricity grid.
- Enabling next generation mobility.
- Improving waste management

ADAMS

- Energy efficient buildings & renewable energy.
- Waste reduction and diversion.
- Water use reduction and reuse.
- Electric vehicles & alternative modes of transportation

Next Steps

THANK YOU!

NEXT STEPS : Options Development



Develop Design Solutions



Low-Voltage Recommendations



Workplace Guidelines Development



Financial Analysis Options Development



Options Development Workshop

Questions?

Weld County Justice Center
Concept Design

DATE
April 4, 2025

CURRENTLY OWNED BY COUNTY

9TH ST.

11TH AVE.

10TH AVE.

9TH AVE.

8TH AVE.

COUNTY ACQUIRES ENTIRE BLOCK

1

COUNTY RETAINS ENTIRE BLOCK

2

10TH ST.

COUNTY ACQUIRES HALF BLOCK

1

COUNTY TRADES

3

COUNTY TRADES

1

11TH ST.

1 PER RICHMARK PROPOSAL

2 RICHMARK PROPOSAL SHOWED COUNTY SWAPPING THIS ENTIRE BLOCK

3 RICHMARK PROPOSAL SHOWED COUNTY OWNING ENTIRE BLOCK EXCEPT FIBER BUILDING AND CHURCH

WEST BLOCK PHASING
PHASE 1 - LAND SWAP

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

RJA
Reilly Johnson Architecture

9TH ST.

11TH AVE.

10TH AVE.

9TH AVE.

8TH AVE.

JUDICIAL CENTER

PLAZA

EXPANSION

HISTORIC COURT HOUSE

REMODEL FOR COUNTY OFFICES

10TH ST.

PARKING GARAGE 500+150

D.A.

PLAZA

BLOCK TO BE DEVELOPED BY OTHERS

BLOCK TO BE DEVELOPED BY OTHERS

11TH ST.

WEST BLOCK PHASING

PHASE 2 - NEW CONSTRUCTION AT WEST AND SOUTH BLOCKS

WELD COUNTY JUDICIAL CENTER

CONCEPT DESIGN

04.04.2025

PCL

RJA

Reilly Johnson Architecture

9TH ST.

JUDICIAL CENTER

PLAZA

EXPANSION

11TH AVE.

10TH AVE.

HISTORIC COURTHOUSE

JUDICIAL / COUNTY OFFICES

9TH AVE.

8TH AVE.

10TH ST.

PARKING GARAGE 500+150

D.A.

PLAZA

11TH ST.

WEST BLOCK PHASING

PHASE 3 - NEW CONSTRUCTION ON EXISTING JUDICIAL CENTER BLOCK

WELD COUNTY JUDICIAL CENTER

CONCEPT DESIGN

04.04.2025

PCL

RJA

Reilly Johnson Architecture

West Block-*Entire Block*

Judicial Center

Basement	**130,000 s.f.**
	325 staff parking spaces
First Floor	**60,000 s.f.**
	Entry, Sheriff, Clerks/Administration, Dock, Building Support
Second Floor	**44,000 s.f.**
	2 courtrooms with Judge and Jury support spaces
	Justice Services
	Jury Assembly
Third-Fifth Floors	**132,000 s.f.**
	44,000 s.f. each floor, 8 courtrooms per floor
Total:	**236,000 s.f.** Building excluding basement parking garage
	26 Courtrooms total

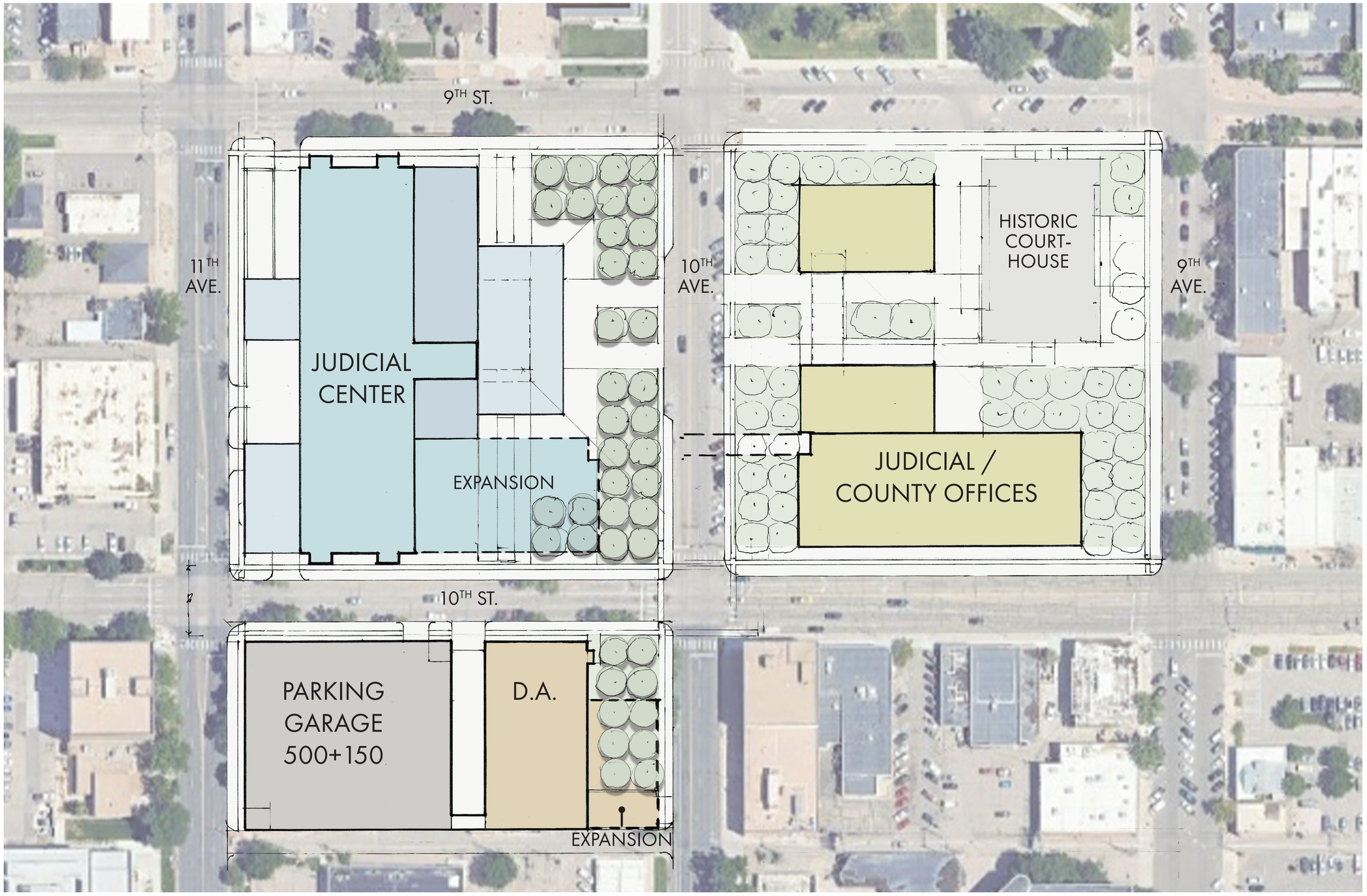
South Block -*½ block*

Parking Garage	**180,000 s.f.**
	500 Public Parking spaces, 5 levels, 36,000 s.f./level
Parking Garage Basement	**36,000 s.f.**
	100 DA parking Spaces

DA Building

Basement Parking	**18,000 s.f.**
	50 DA parking spaces
DA Building	**27,000 s.f.**
	18,000 s.f. first floor, 9,000 s.f. second floor.
	Masterplan- included 27,500 s.f. for DA.

WEST BLOCK SUMMARY



LEGEND

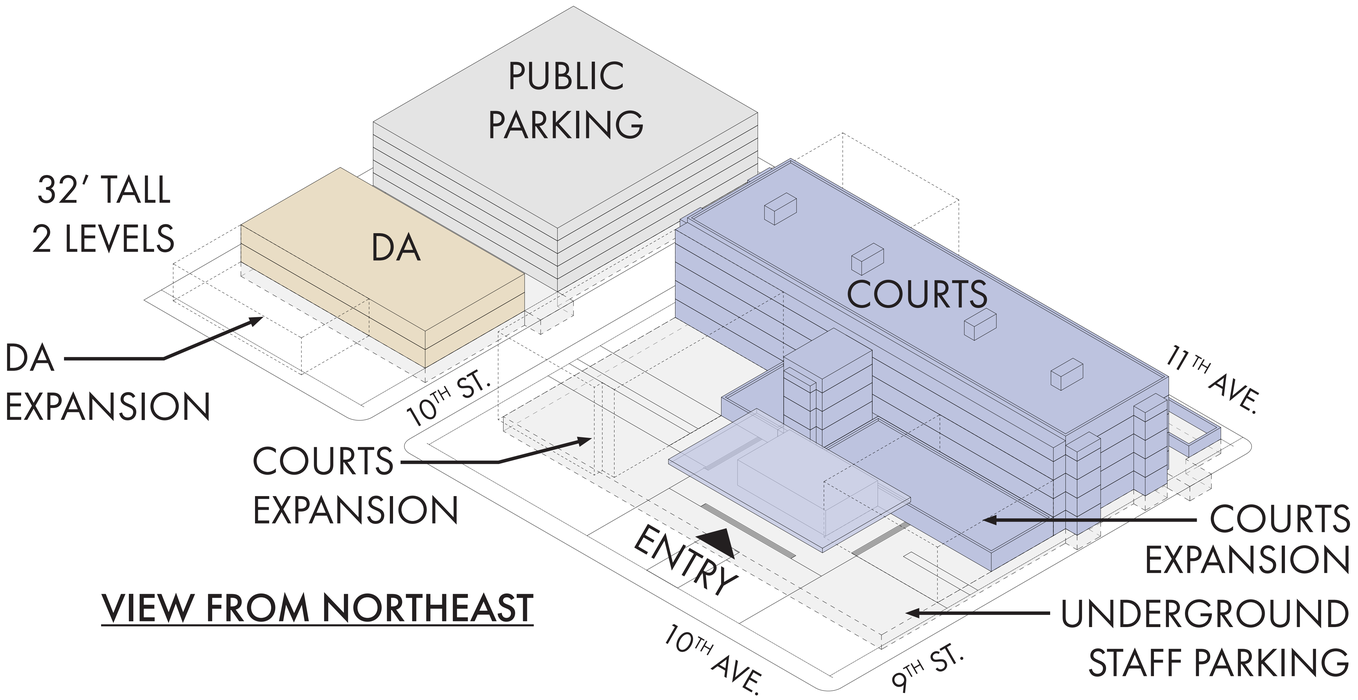
- NEW JUDICIAL CENTER
- PUBLIC PARKING GARAGE - 500 CARS
- DISTRICT ATTORNEY
- EXPANSION
- FUTURE JUDICIAL CENTER EXPANSION
- HISTORIC COURTHOUSE

WEST BLOCK - SITE PLAN

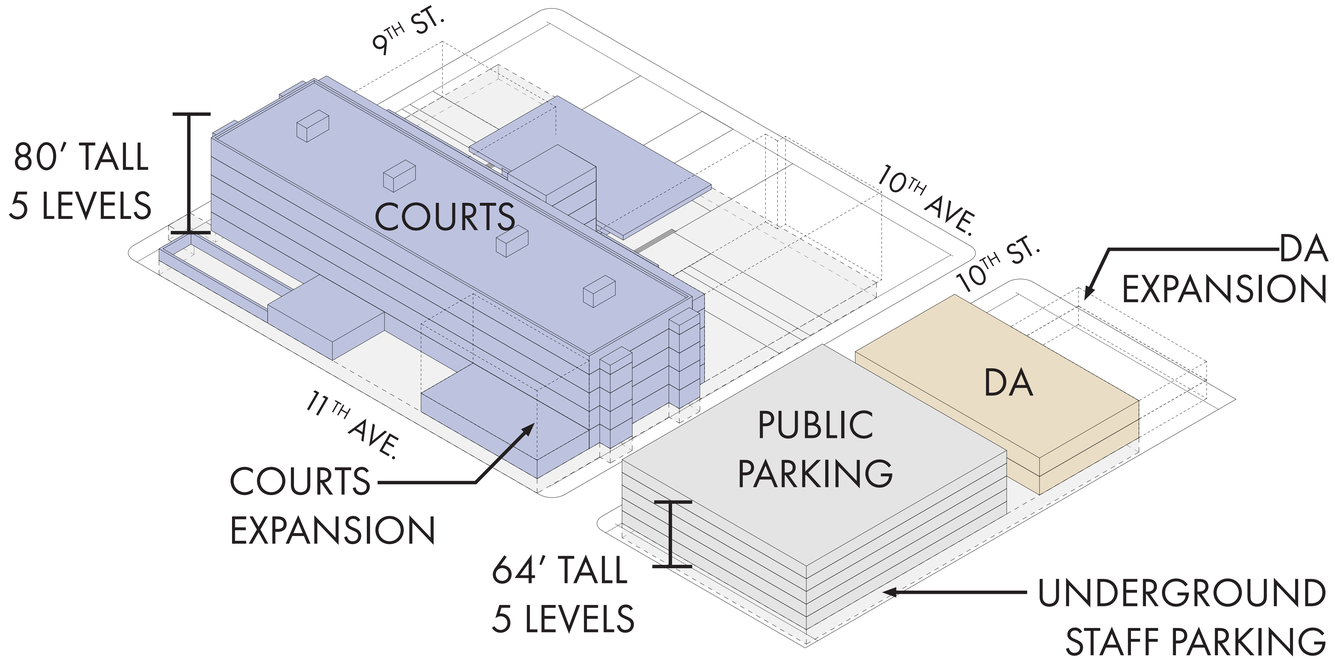
PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

RJA
Reilly Johnson Architecture

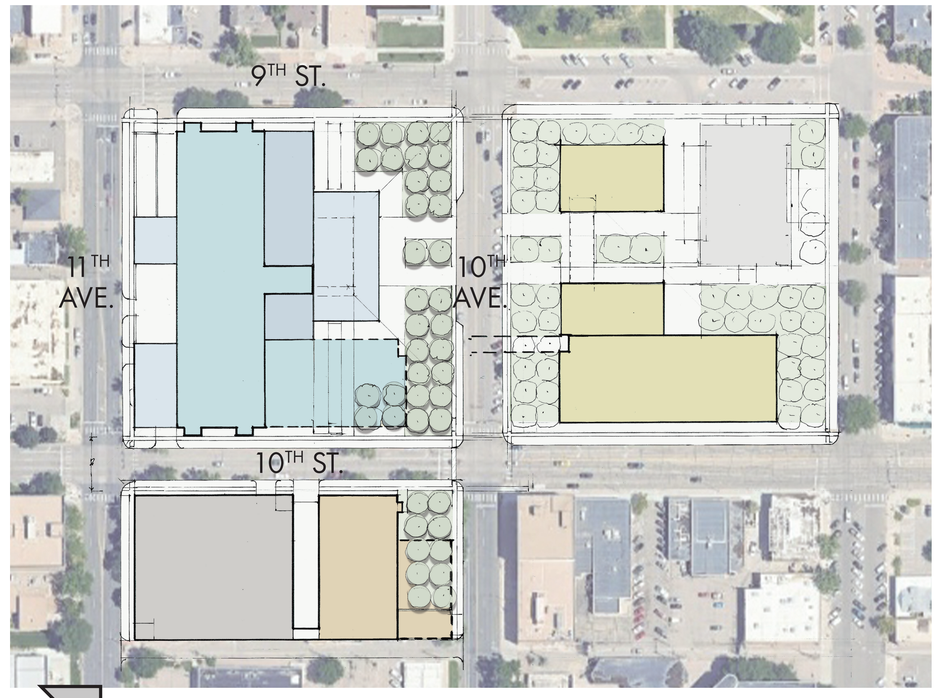


VIEW FROM NORTHEAST



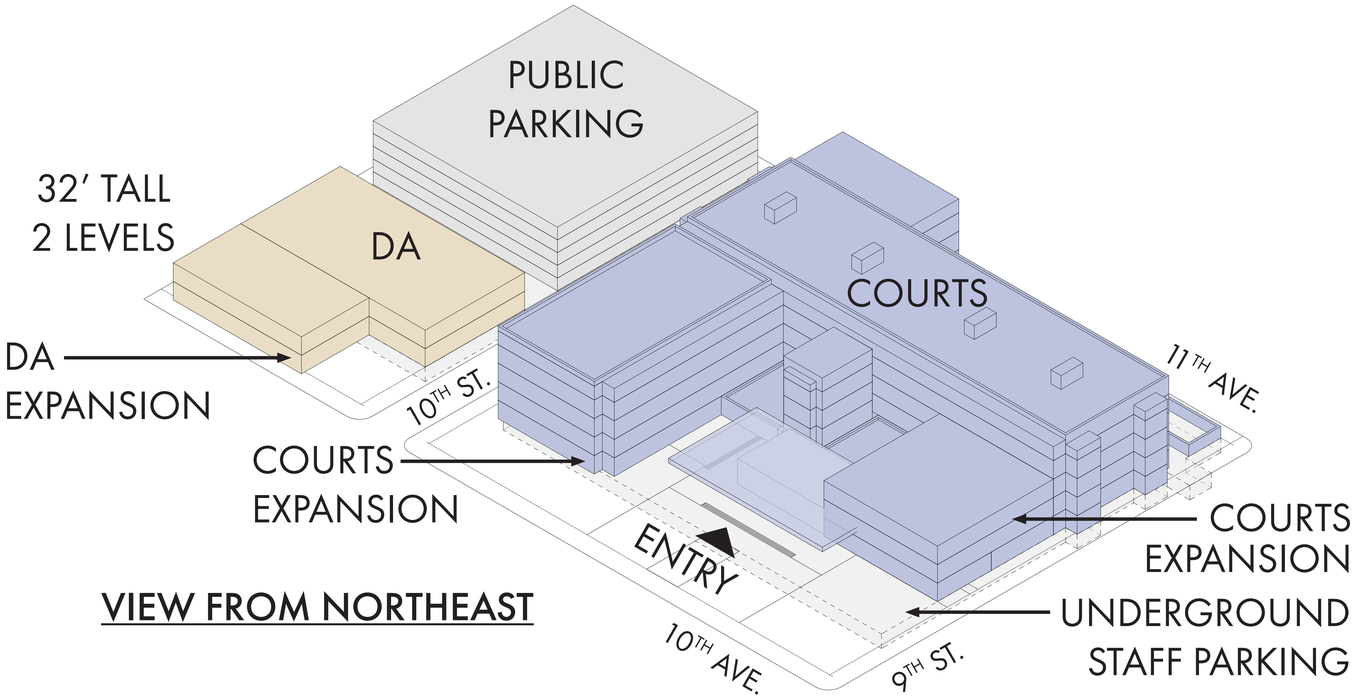
VIEW FROM SOUTHWEST

MASSING VIEW
FROM NORTHEAST

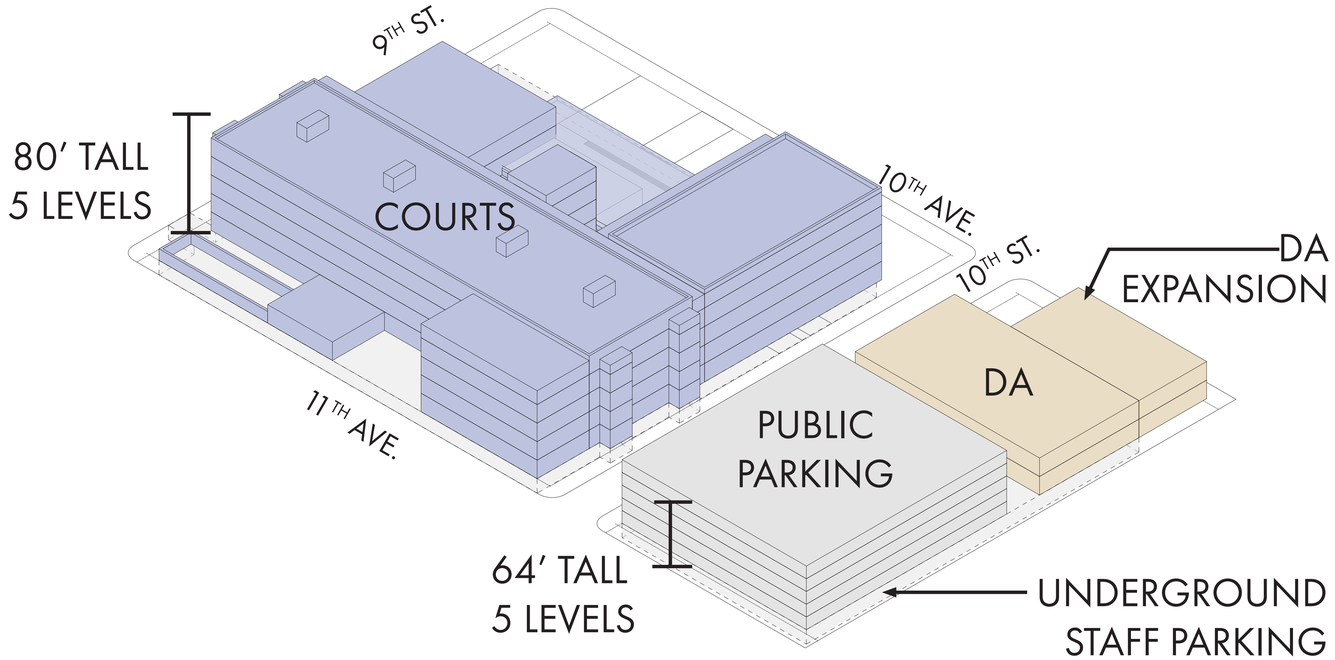


MASSING VIEW
FROM SOUTHWEST

WEST BLOCK - 3D MASSING - EXPANSION

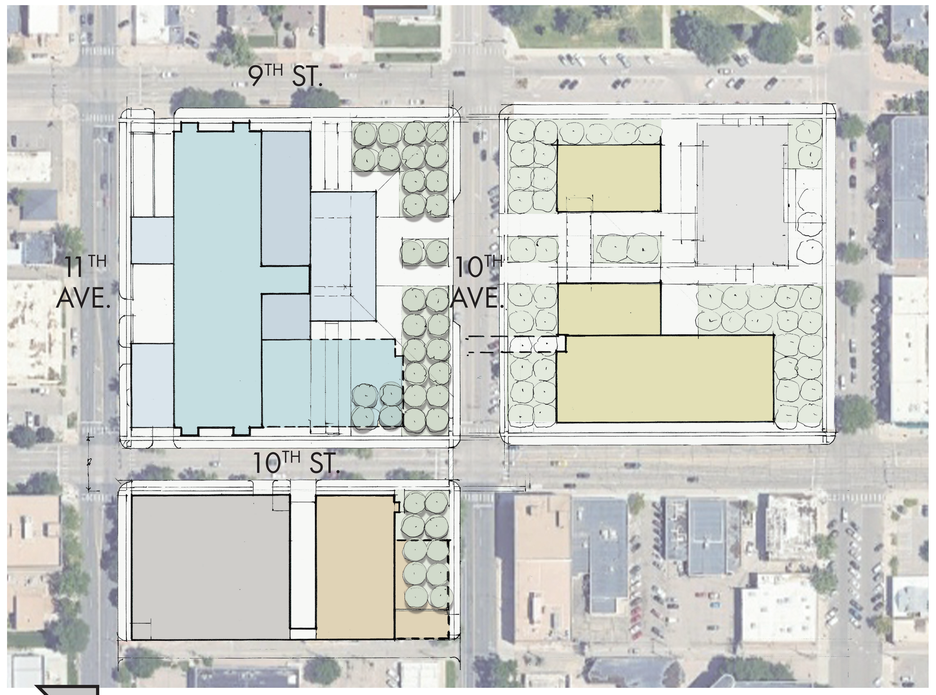


VIEW FROM NORTHEAST



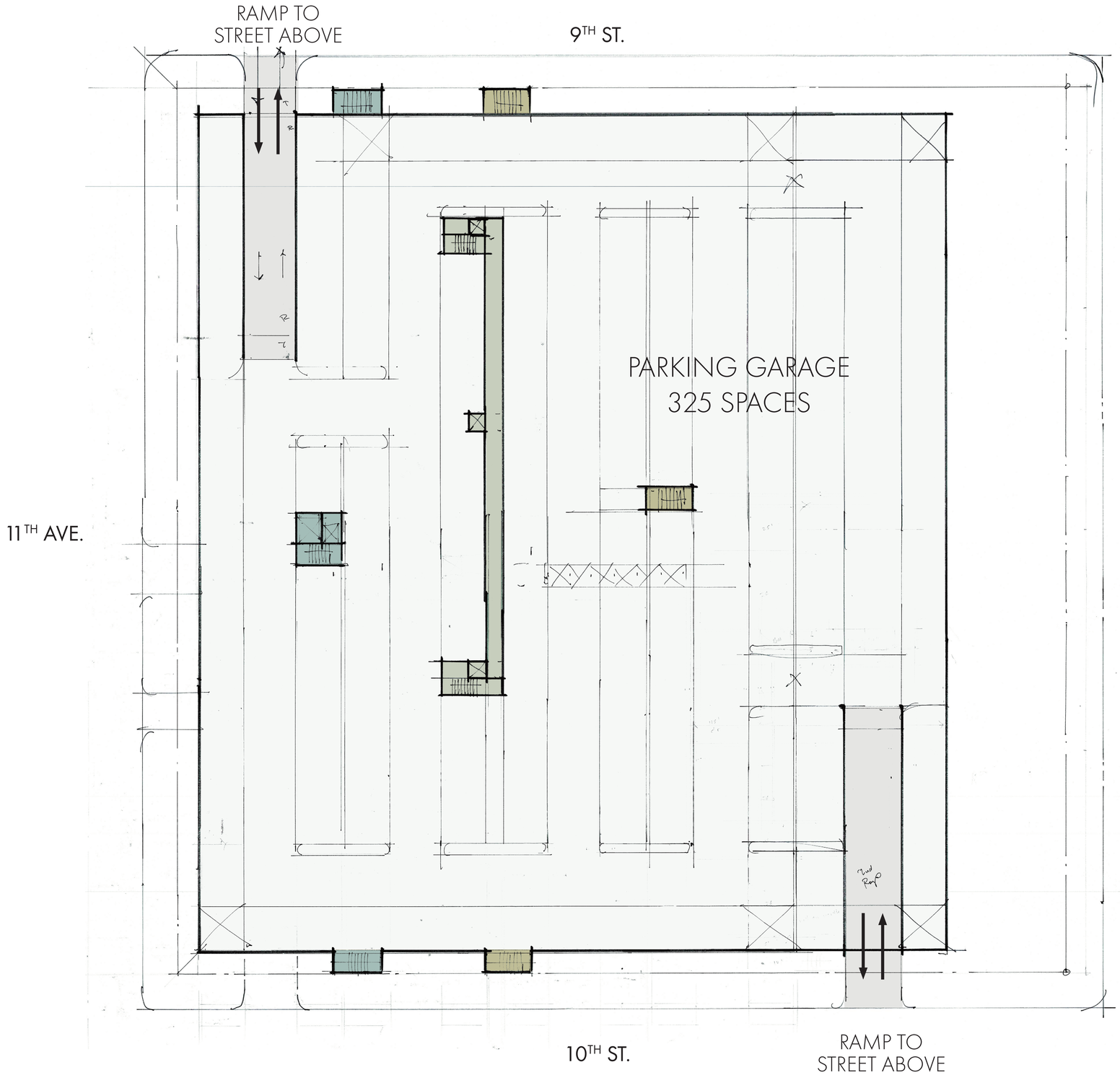
VIEW FROM SOUTHWEST

MASSING VIEW
FROM NORTHEAST



MASSING VIEW
FROM SOUTHWEST

WEST BLOCK - 3D MASSING - EXPANSION



LEGEND

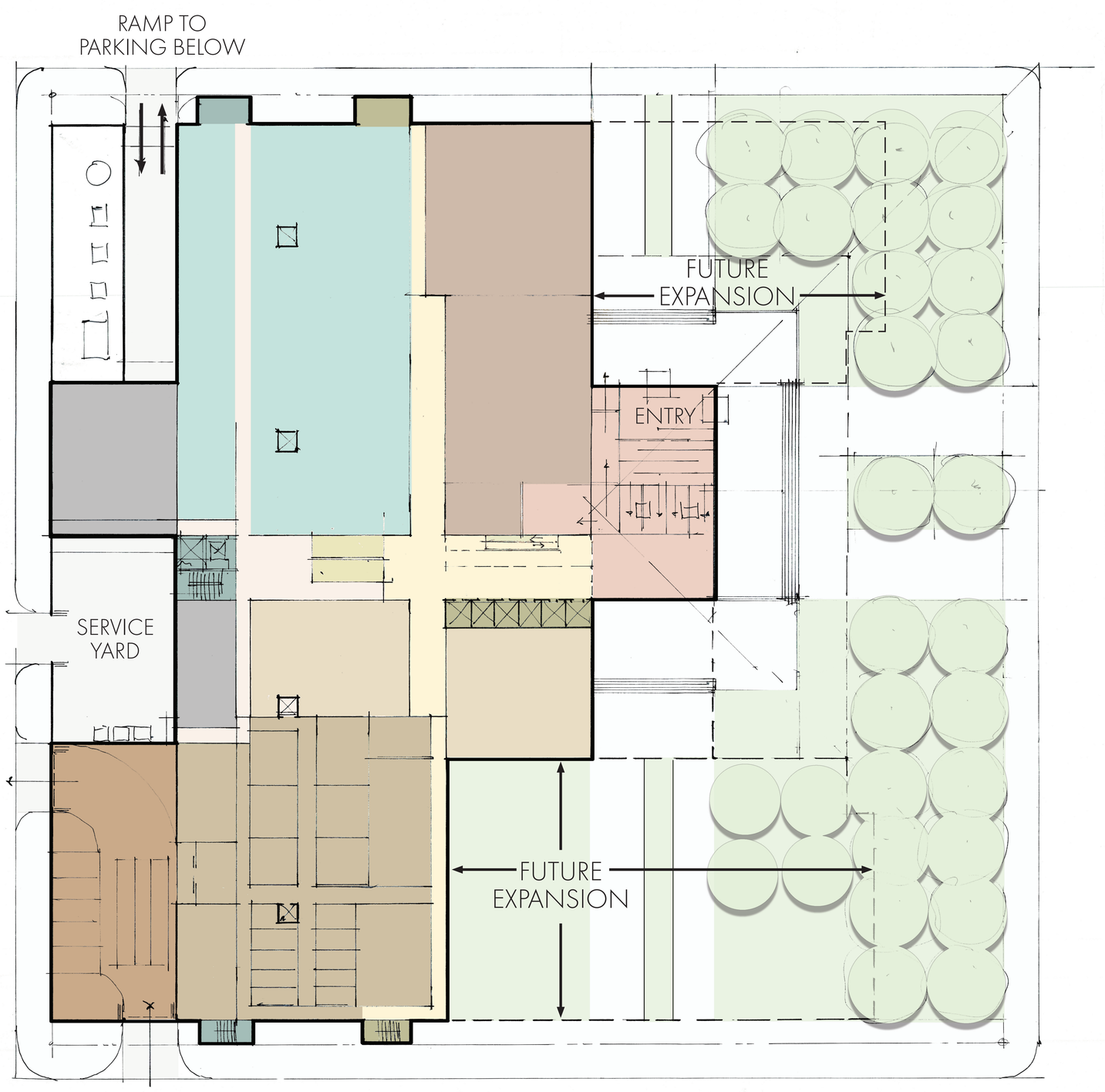
- PARKING
- RAMP WITH GATE
- INMATE ELEVATORS & CORRIDOR
- STAFF ELEVATOR & STAIRS
- EGRESS STAIRS

WEST BLOCK - BASEMENT PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

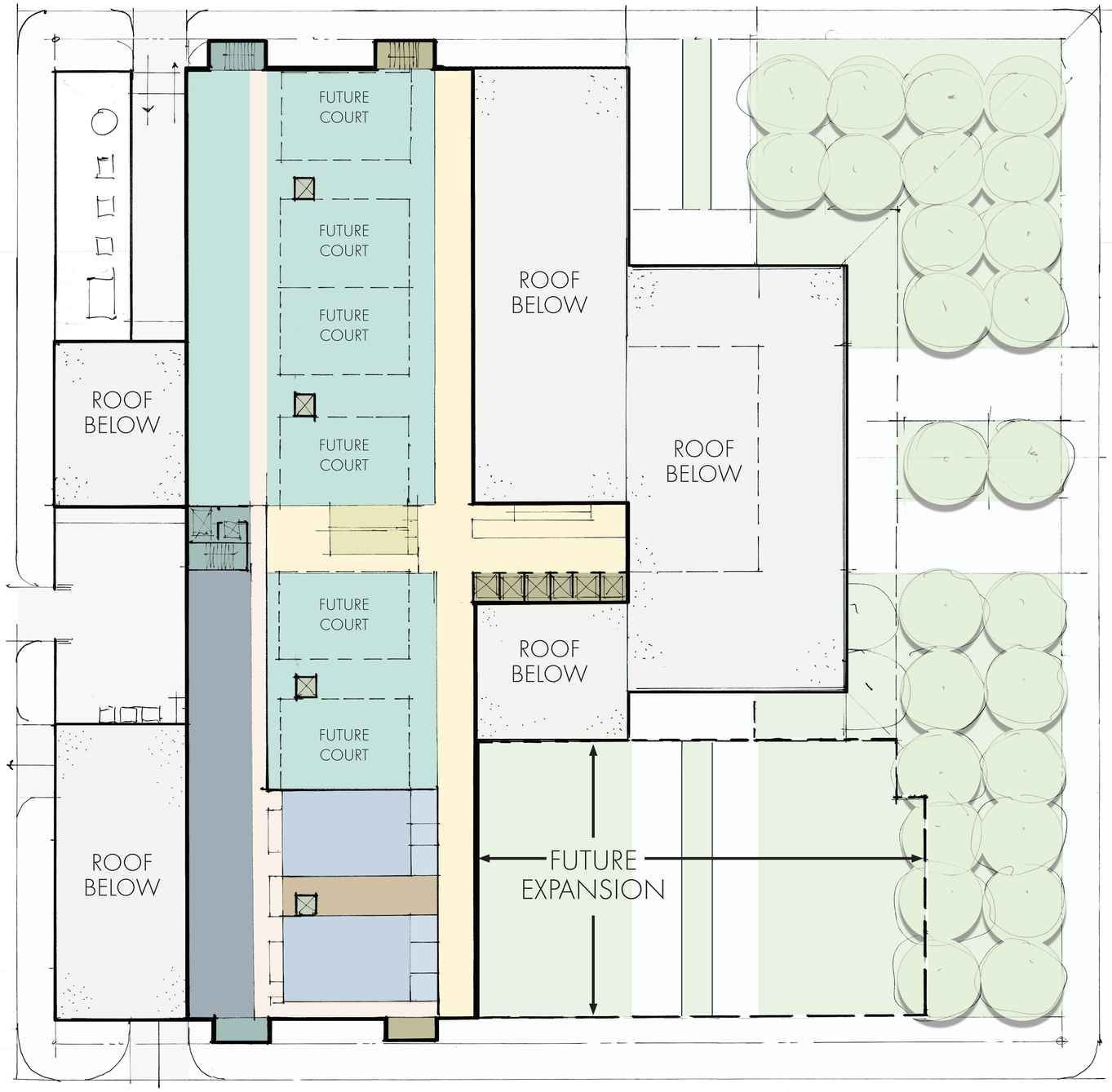
- ENTRY & SECURITY
- PUBLIC CIRCULATION
- JURY ASSEMBLY
- CLERKS
- SHERIFF
- VEHICLE SALLYPORT
- BUILDING SUPPORT
- JUSTICE SERVICES

WEST BLOCK - FIRST FLOOR PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

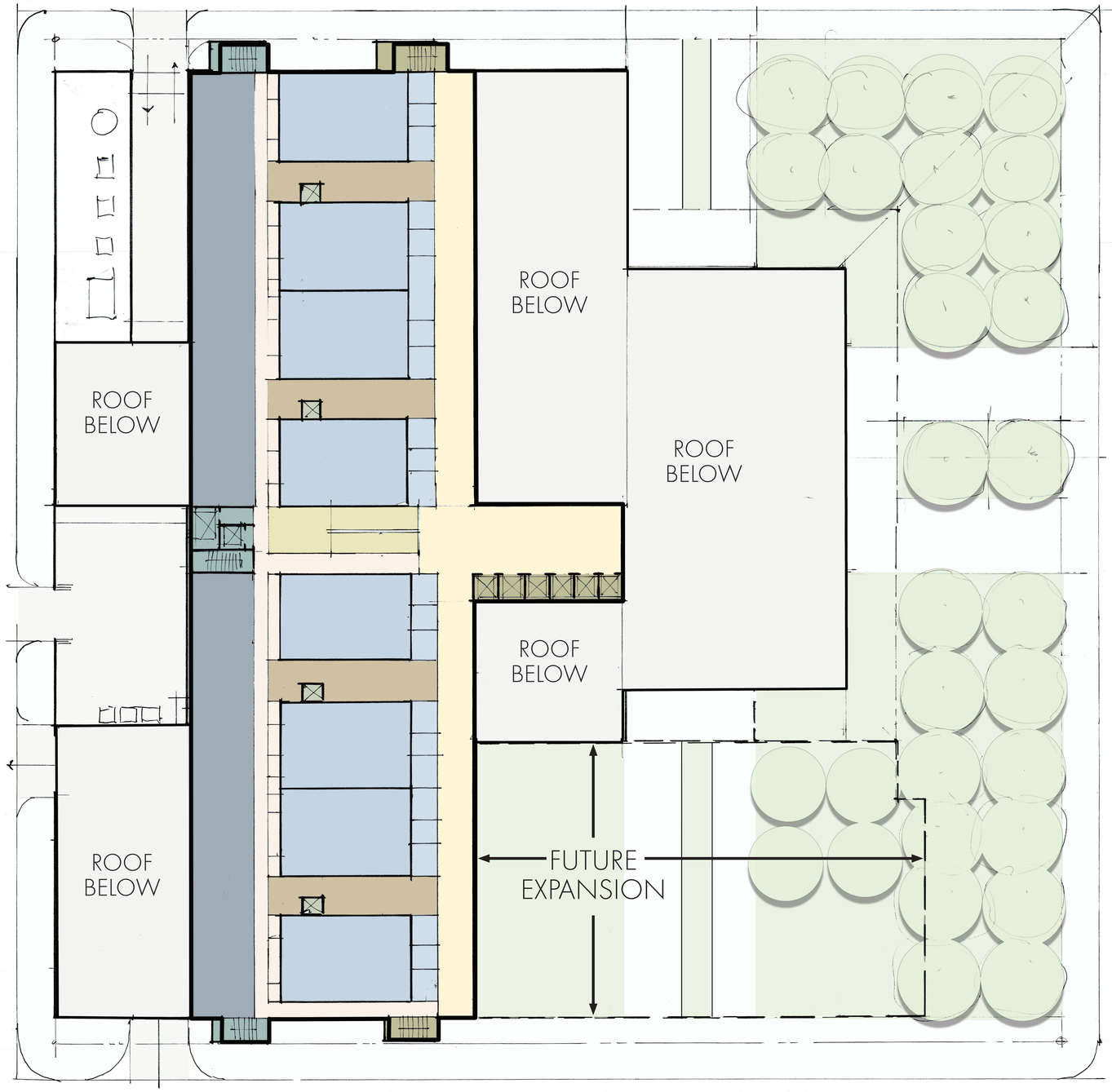
- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- CLERKS
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS

WEST BLOCK - SECOND FLOOR PLAN

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

RJA
Reilly Johnson Architecture



LEGEND

- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS

WEST BLOCK - LEVELS 3-5 PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

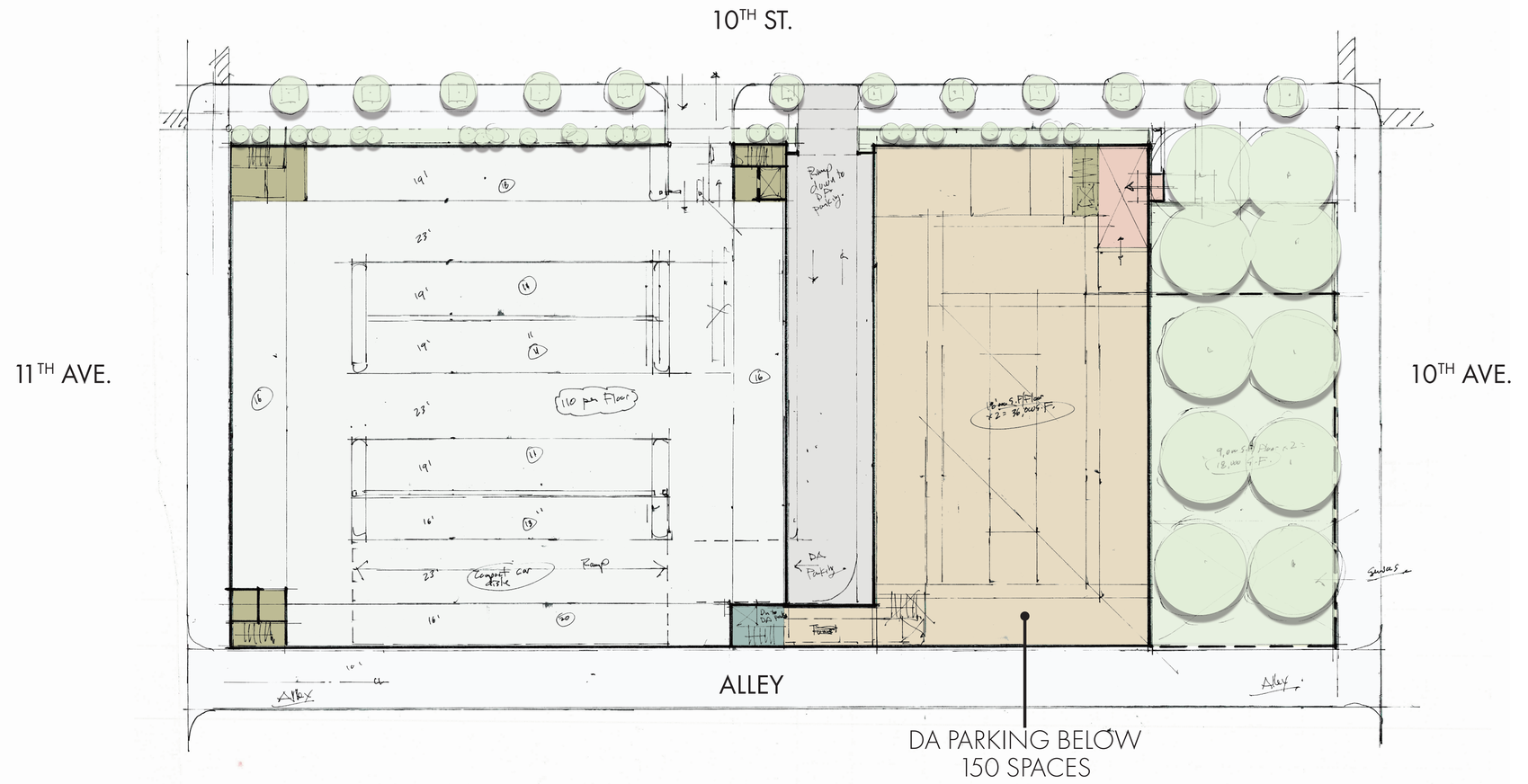
- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS
- ATRIUM

WEST BLOCK - LEVELS 3-5 PLAN - EXPANSION

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

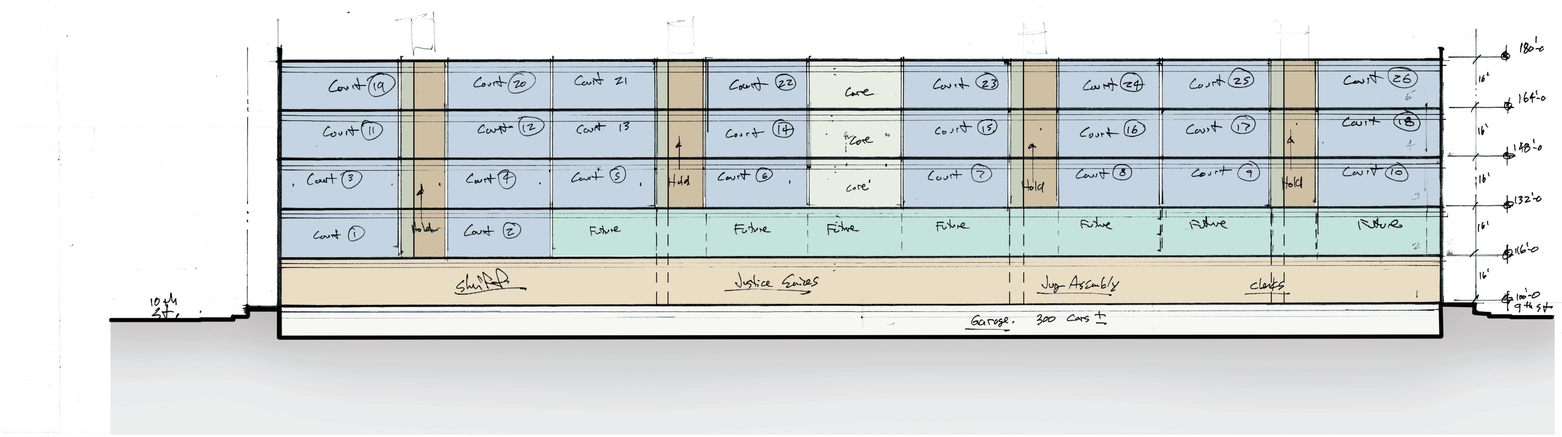
RJA
Reilly Johnson Architecture



LEGEND

- PUBLIC PARKING GARAGE 500 SPACES, 5 LEVELS
- RAMP WITH GATE TO BELOW GRADE DA PAKRING 100 SPACES
- PUBLIC ELEVATOR & STAIRS
- DA ELEVATOR & STAIRS
- DISTRICT ATTORNEY 2 FLOORS
- PUBLIC ENTRY

WEST BLOCK - PARKING GARAGE & DISTRICT ATTORNEY



LEGEND

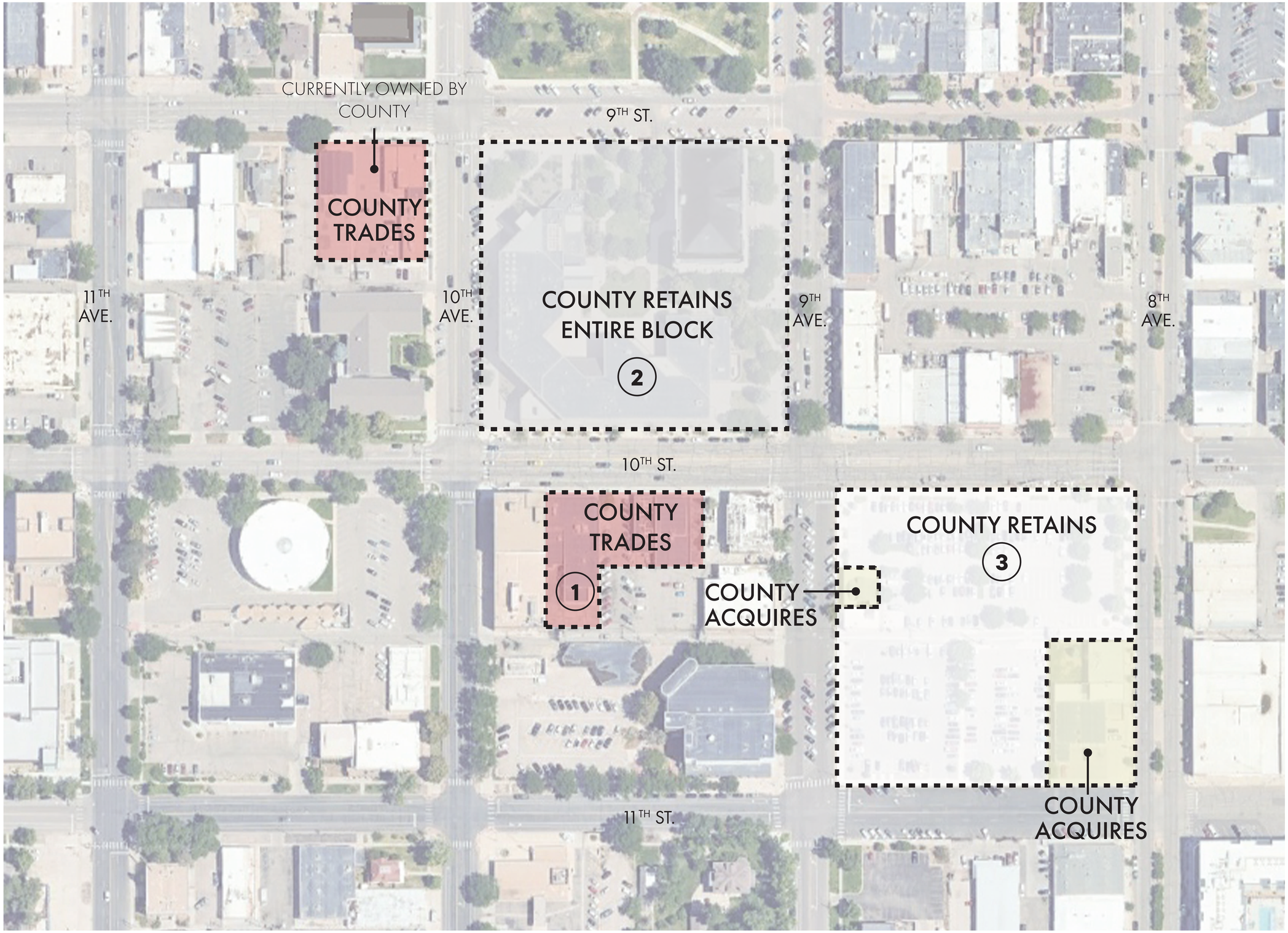
- COURTROOMS
- COURTROOM HOLDING
- COURTROOM EXPANSION
- FIRST FLOOR FUNCTIONS
- BASEMENT STAFF PARKING
- INMATE ELEVATORS

WEST BLOCK - BUILDING SECTION

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



1. RICHMARK PROPOSAL SHOWS COUNTY ACQUIRING THIS BLOCK
2. RICHMARK PROPOSAL SHOWED COUNTY SWAPPING THIS ENTIRE BLOCK
3. RICHMARK PROPOSAL SHOWED COUNTY TRADING THIS BLOCK

SOUTHEAST BLOCK PHASING
PHASE 1 - LAND SWAP

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

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9TH ST.

BLOCK TO BE
DEVELOPED BY OTHERS

11TH
AVE.

10TH
AVE.

HISTORIC
COURT
HOUSE

REMODEL FOR
COUNTY OFFICES

9TH
AVE.

8TH
AVE.

10TH ST.

BLOCK TO BE
DEVELOPED BY OTHERS

PLAZA

JUDICIAL
CENTER

11TH ST.

SOUTHEAST BLOCK PHASING

PHASE 2 - NEW CONSTRUCTION AT WEST AND SOUTH BLOCKS

WELD COUNTY JUDICIAL CENTER

CONCEPT DESIGN

04.04.2025

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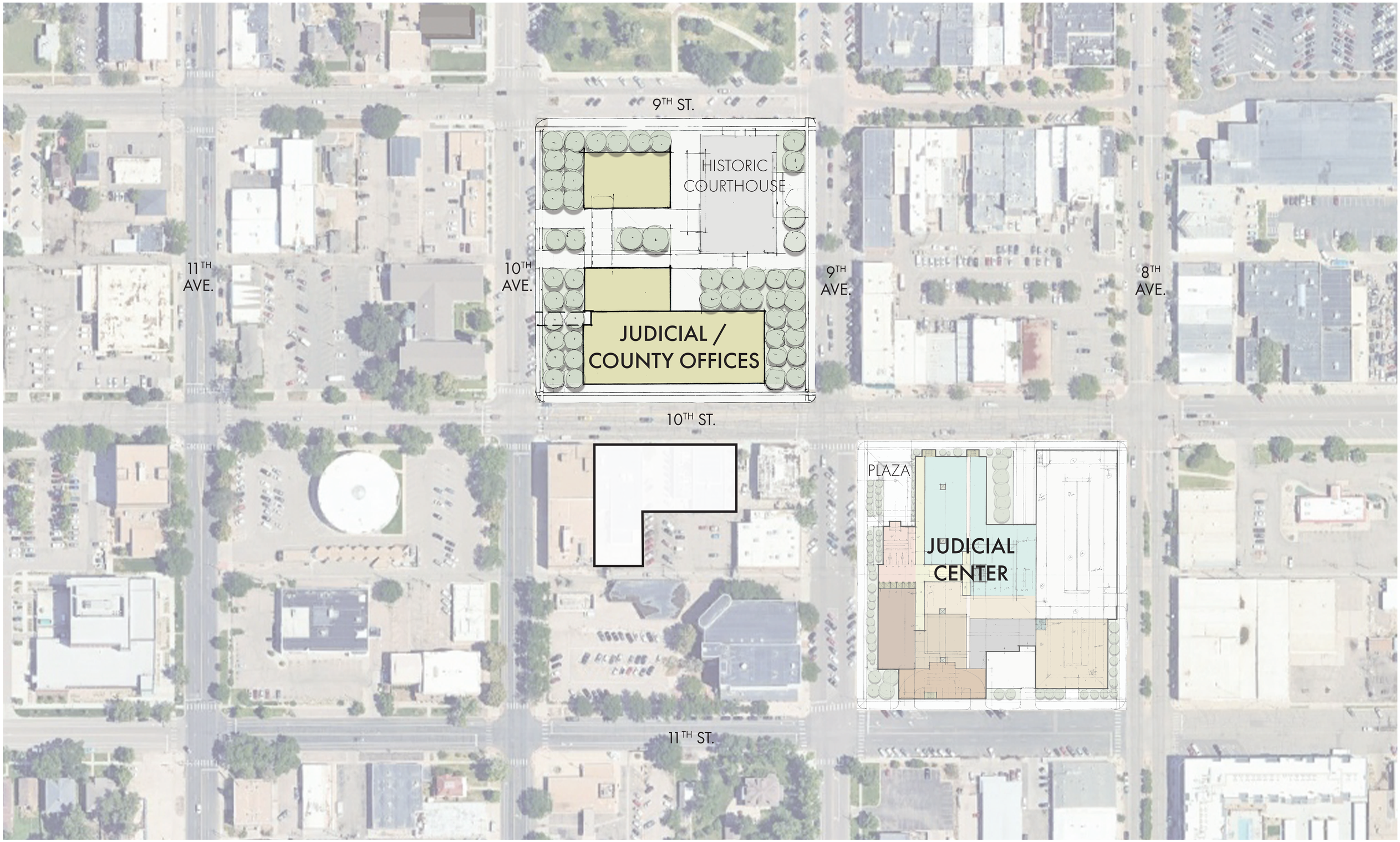


SOUTHEAST BLOCK PHASING

PHASE 3 - NEW CONSTRUCTION ON EXISTING JUDICIAL CENTER BLOCK

WELD COUNTY JUDICIAL CENTER

CONCEPT DESIGN

04.04.2025

PCL

RJA
Reilly Johnson Architecture

Southeast Block-entire block

Judicial Center

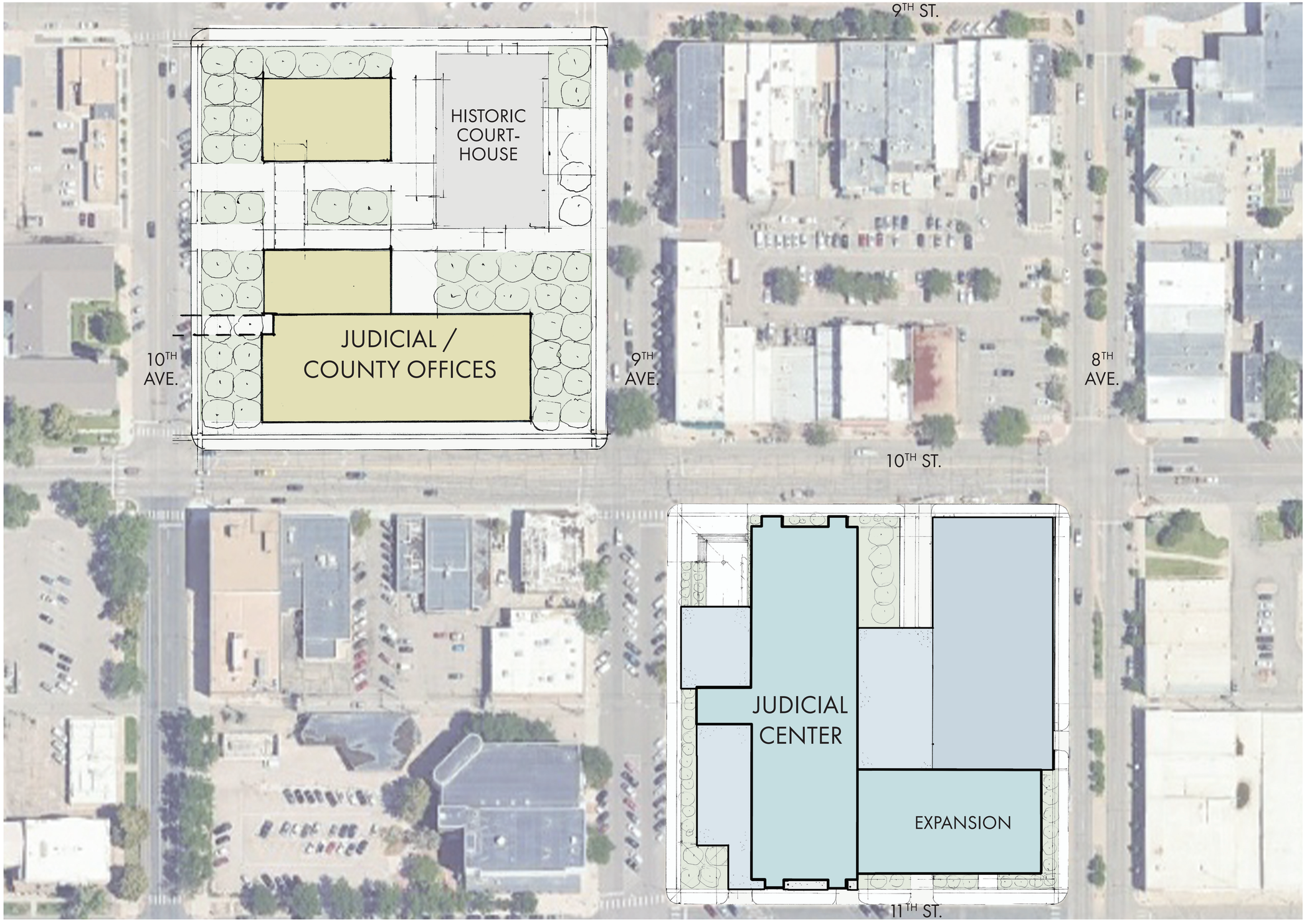
Basement	**130,000 s.f.**
	325 staff parking spaces, includes parking for DA
First Floor	**60,000 s.f.**
	Entry, Sheriff, Clerks/Administration, Dock, Building Support
Second Floor	**44,000 s.f.**
	2 courtrooms with Judge and Jury support spaces
	Justice Services
	Jury Assembly
Third-Fifth Floors	**132,000 s.f.**
	44,000 s.f. each floor, 8 courtrooms per floor
Total:	**236,000 s.f.** Building excluding basement parking garage
	26 Courtrooms total

Parking Garage	**180,000 s.f.**
	500 Public Parking spaces, 5 levels, 36,000 s.f./level
Parking Garage Basement	36,000 s.f.
	Included in Judicial Center Basement Staff Parking

DA Building

Basement Parking	18,000 s.f.
	Included in Judicial Center Basement Staff Parking
DA Building	**27,000 s.f.**
	9,000 s.f. per floor, three floors
	Masterplan- included 27,500 s.f. for DA.

SOUTHEAST BLOCK SUMMARY



LEGEND

- NEW JUDICIAL CENTER
- DISTRICT ATTORNEY
- FUTURE JUDICIAL CENTER EXPANSION
- HISTORIC COURTHOUSE

SOUTHEAST BLOCK - SITE PLAN

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

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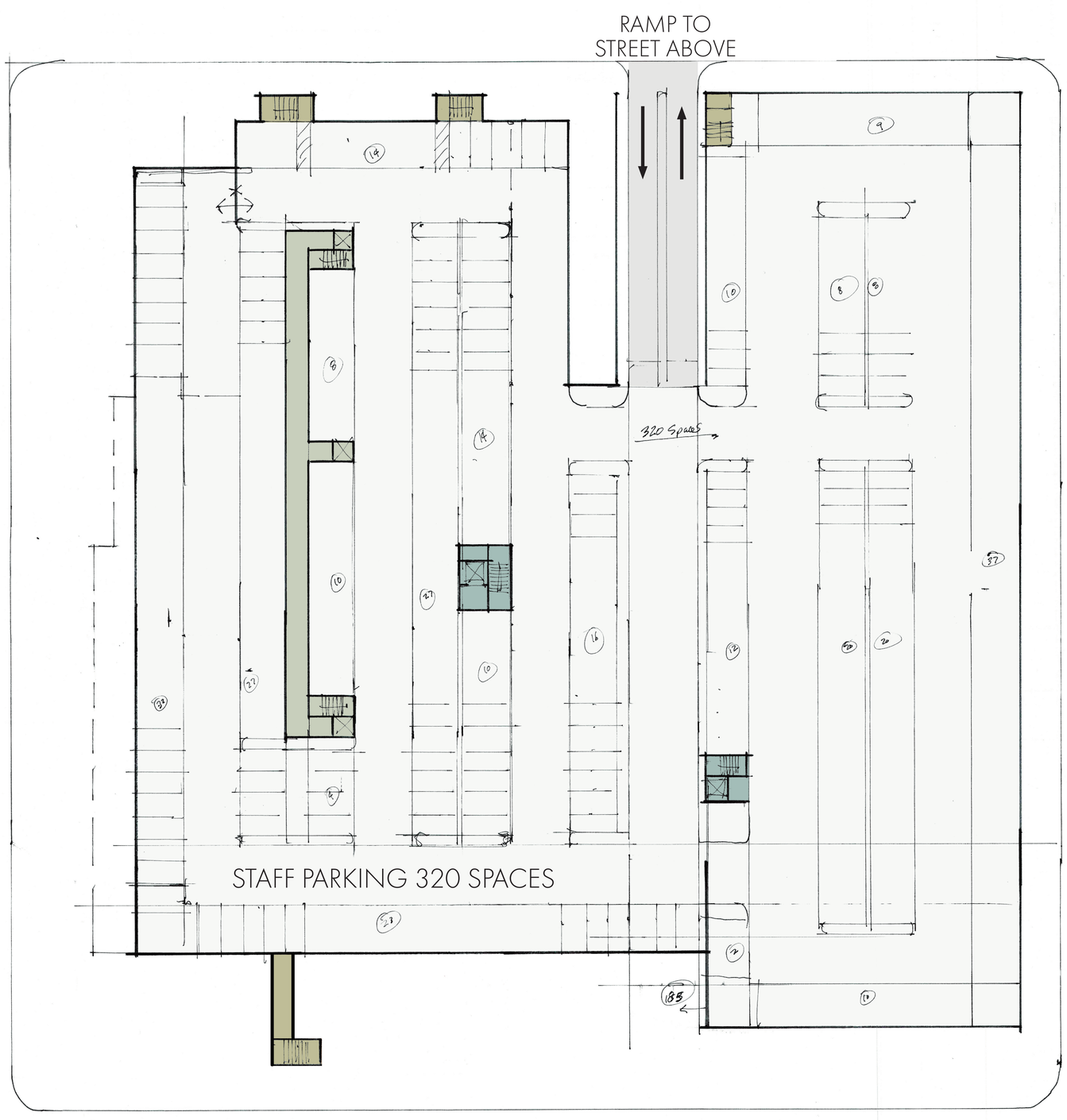


LEGEND

- STAFF PARKING
- RAMP WITH GATE
- INMATE ELEVATORS & CORRIDOR
- STAFF ELEVATOR & STAIRS
- EGRESS STAIRS

SOUTHEAST BLOCK - BASEMENT PLAN

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

RJA
Reilly Johnson Architecture



LEGEND

- ENTRY & SECURITY
- PUBLIC CIRCULATION
- JURY ASSEMBLY
- CLERKS
- SHERIFF
- VEHICLE SALLYPORT
- BUILDING SUPPORT
- JUSTICE SERVICES

SOUTHEAST BLOCK - FIRST FLOOR PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- CLERKS
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS

SOUTHEAST BLOCK - SECOND FLOOR PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- CLERKS
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS

SOUTHEAST BLOCK - THIRD FLOOR PLAN (FOURTH & FIFTH LEVELS SIM.)

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

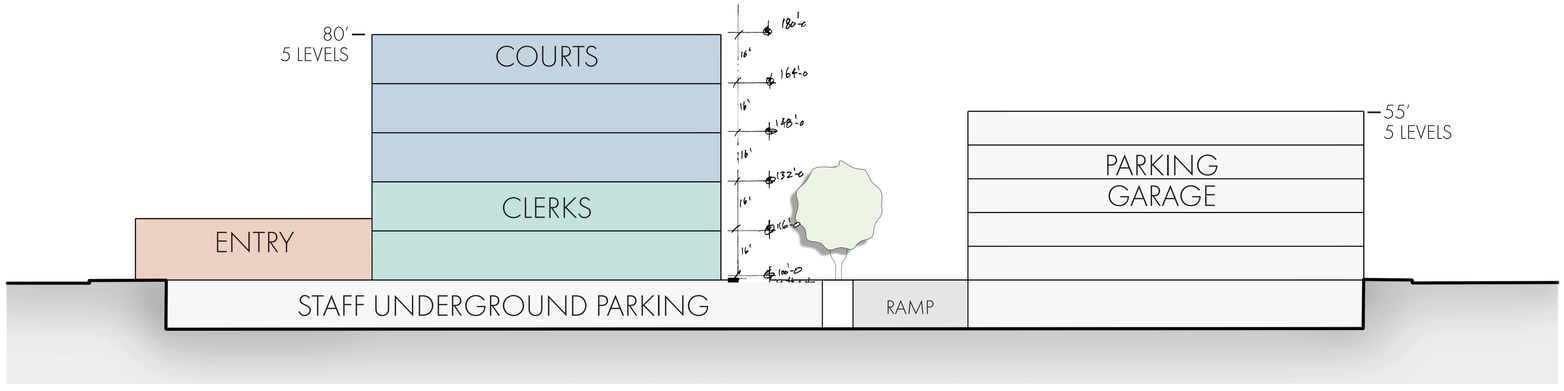
- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS
- ATRIUM

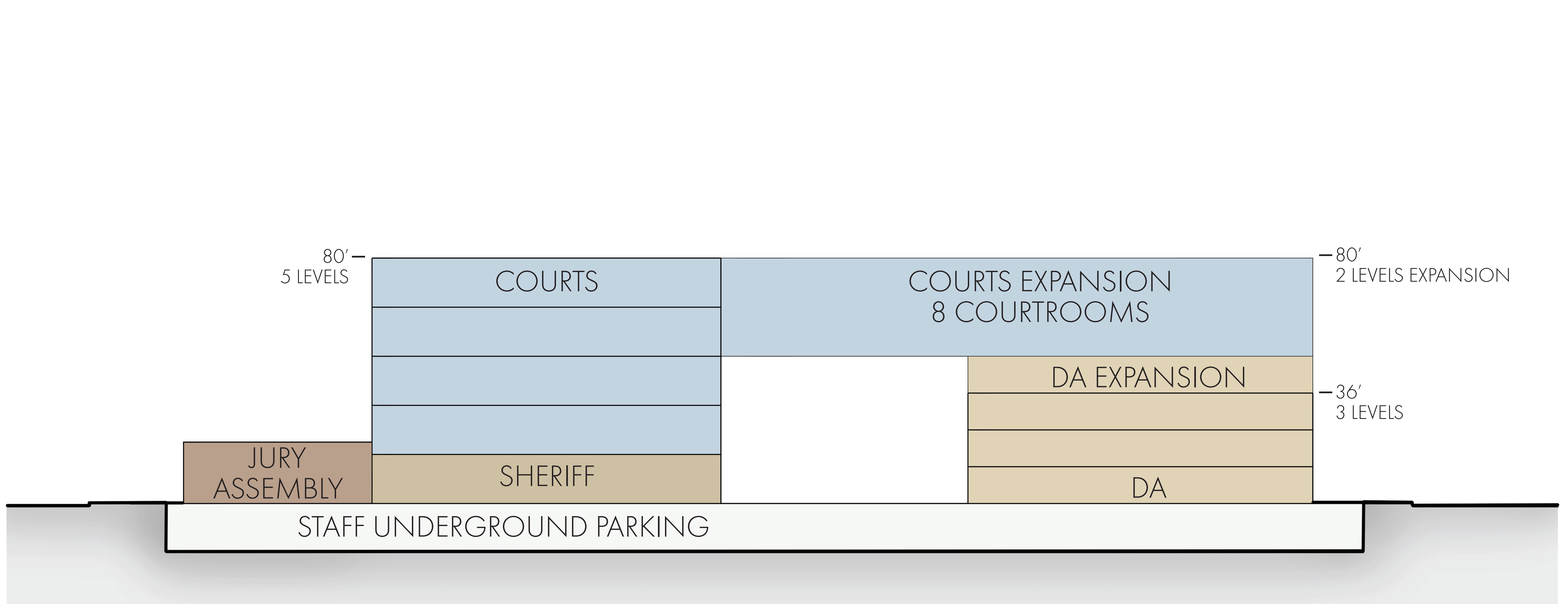
SOUTHEAST BLOCK - LEVELS 4 - 5 PLAN WITH EXPANSION

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture





LEGEND

- COURTROOMS
- CLERKS
- DA
- ENTRY
- SHERIFF
- JURY ASSEMBLY
- BASEMENT PARKING
- VEHICLE RAMP

SOUTHEAST BLOCK - BUILDING SECTIONS

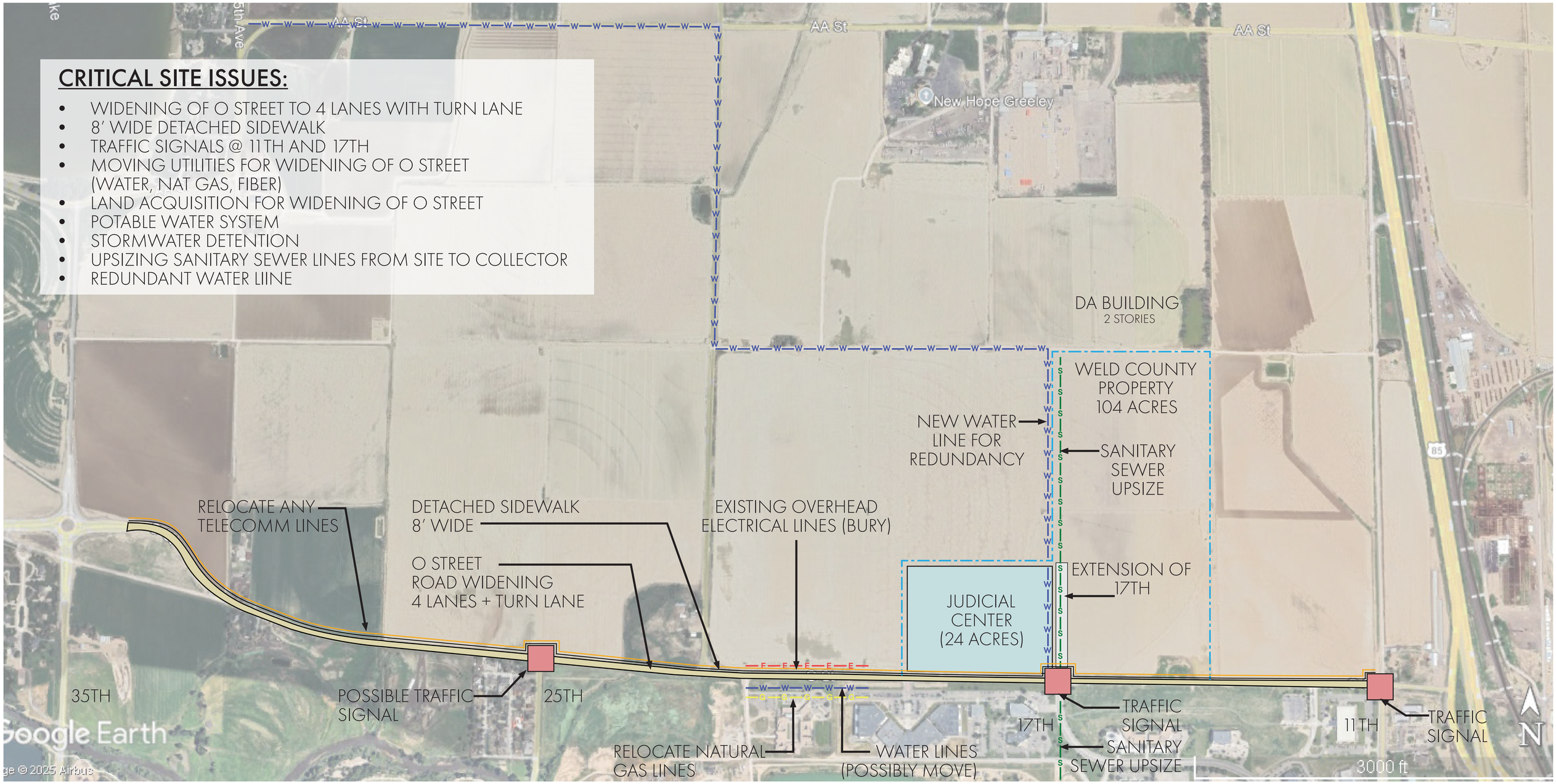
WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture

CRITICAL SITE ISSUES:

- WIDENING OF O STREET TO 4 LANES WITH TURN LANE
- 8' WIDE DETACHED SIDEWALK
- TRAFFIC SIGNALS @ 11TH AND 17TH
- MOVING UTILITIES FOR WIDENING OF O STREET (WATER, NAT GAS, FIBER)
- LAND ACQUISITION FOR WIDENING OF O STREET
- POTABLE WATER SYSTEM
- STORMWATER DETENTION
- UPSIZING SANITARY SEWER LINES FROM SITE TO COLLECTOR
- REDUNDANT WATER LIINE



O STREET - SITE UTILITY PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

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O STREET - OVERALL SITE PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

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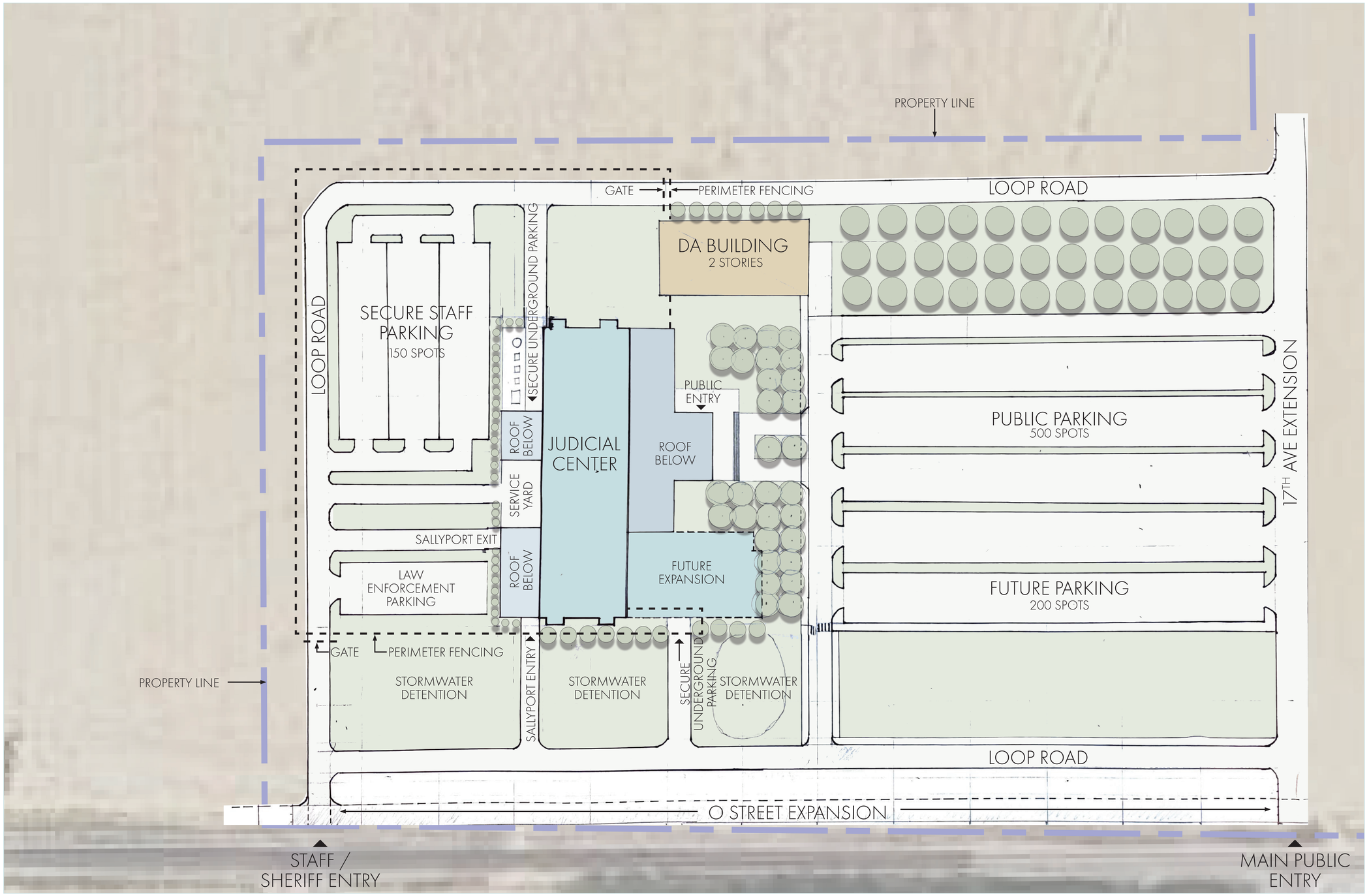
Reilly Johnson Architecture



LEGEND

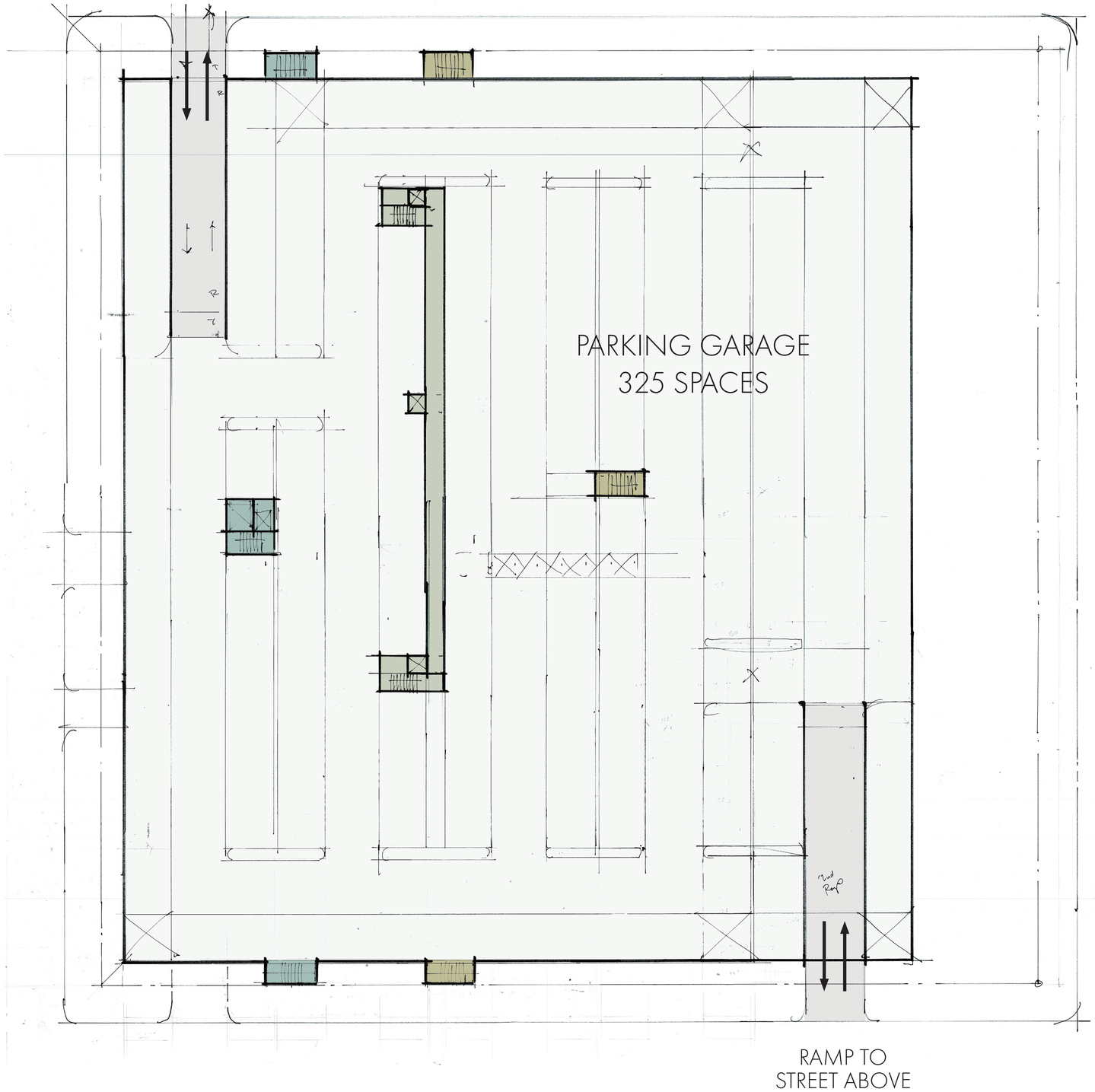
- NEW JUDICIAL CENTER
- DISTRICT ATTORNEY

O STREET - ENLARGED SITE PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
Reilly Johnson Architecture



LEGEND

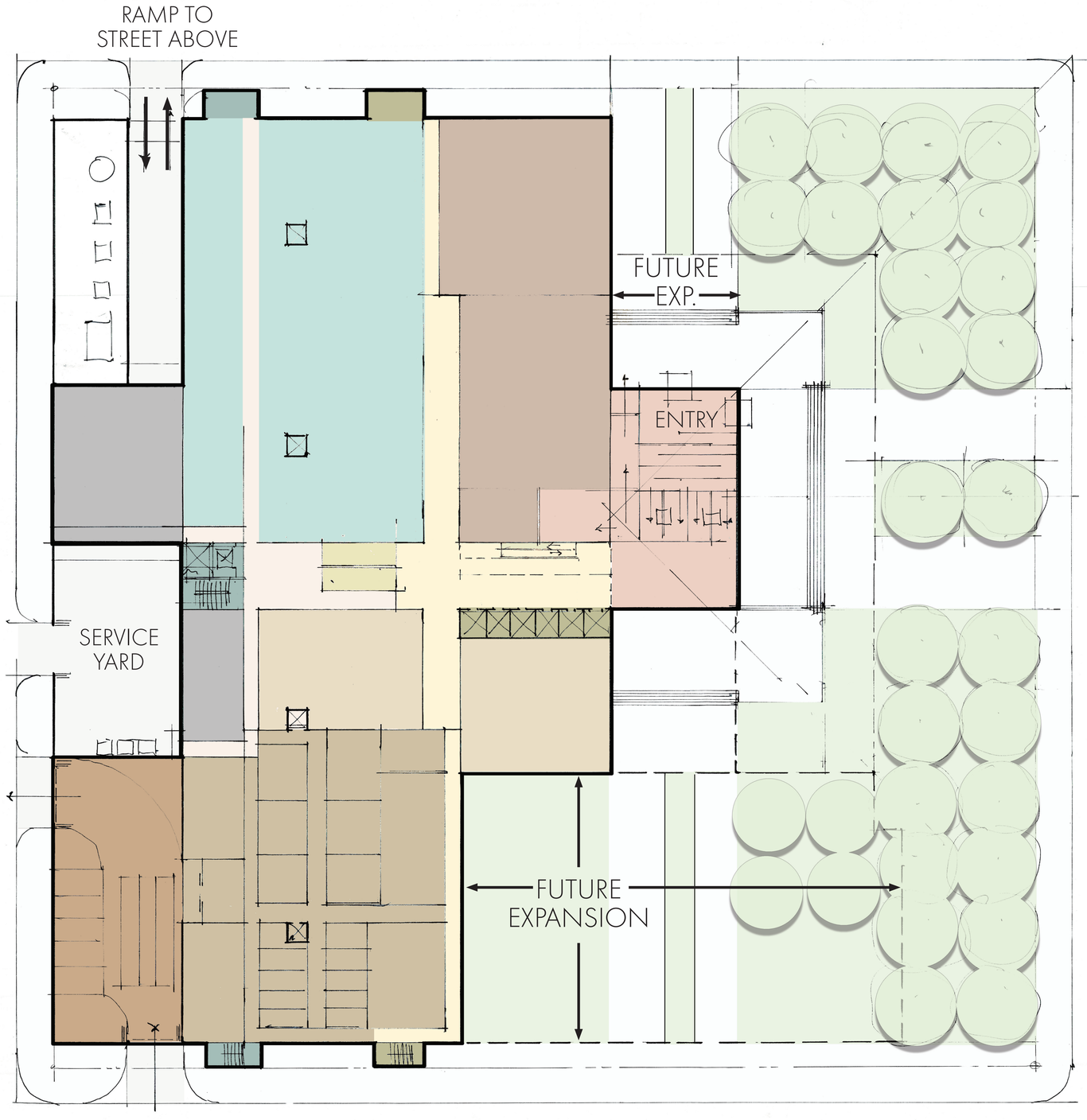
- PARKING
- RAMP WITH GATE
- INMATE ELEVATORS & CORRIDOR
- STAFF ELEVATOR & STAIRS
- EGRESS STAIRS

O STREET - BASEMENT PLAN

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

RJA
Reilly Johnson Architecture



LEGEND

- ENTRY & SECURITY
- PUBLIC CIRCULATION
- JURY ASSEMBLY
- CLERKS
- SHERIFF
- VEHICLE SALLYPORT
- BUILDING SUPPORT
- JUSTICE SERVICES

O STREET - FIRST FLOOR PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

RJA
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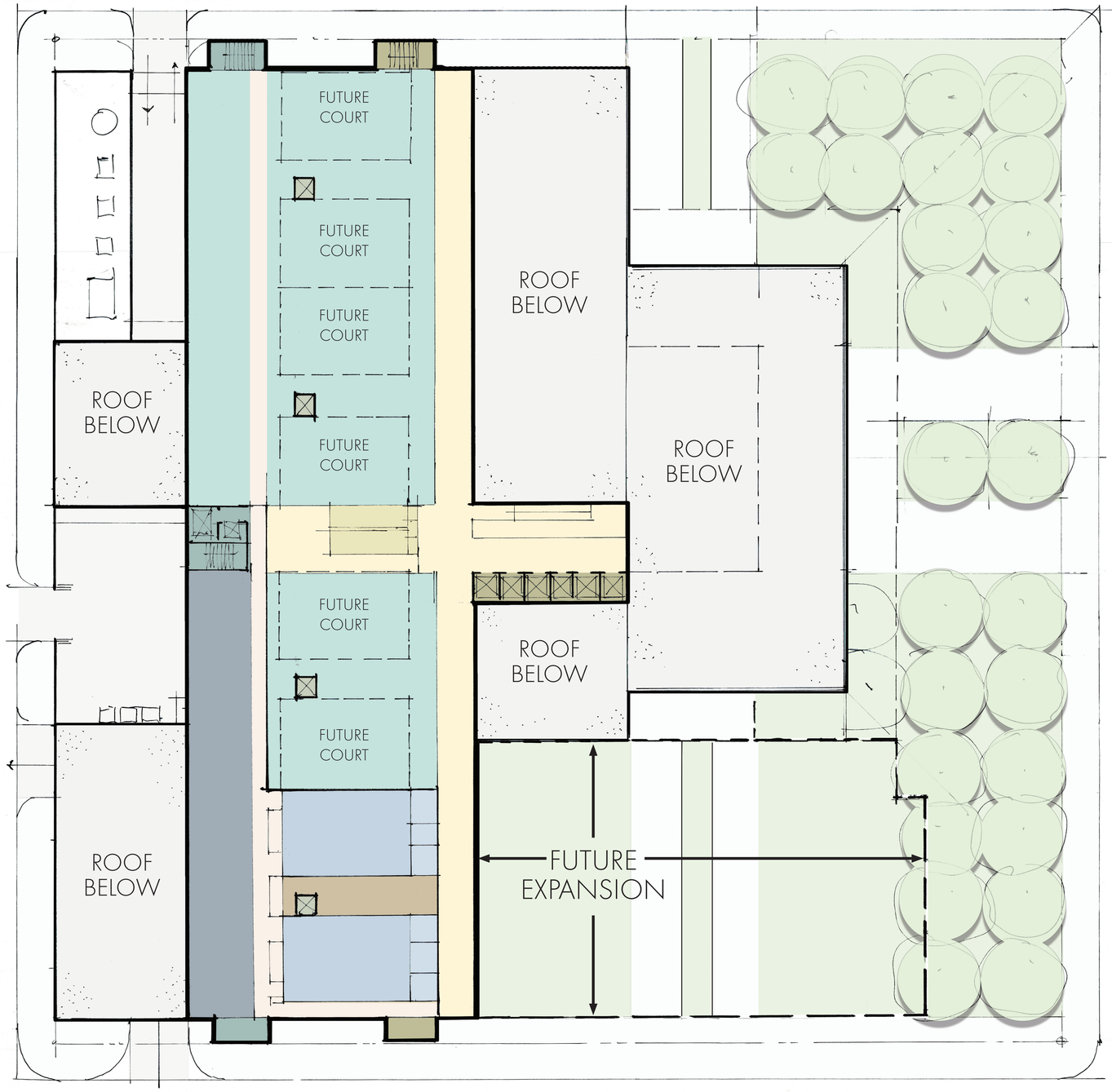

LEGEND

- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- CLERKS
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS

O STREET - SECOND FLOOR PLAN

PCL

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

RJA
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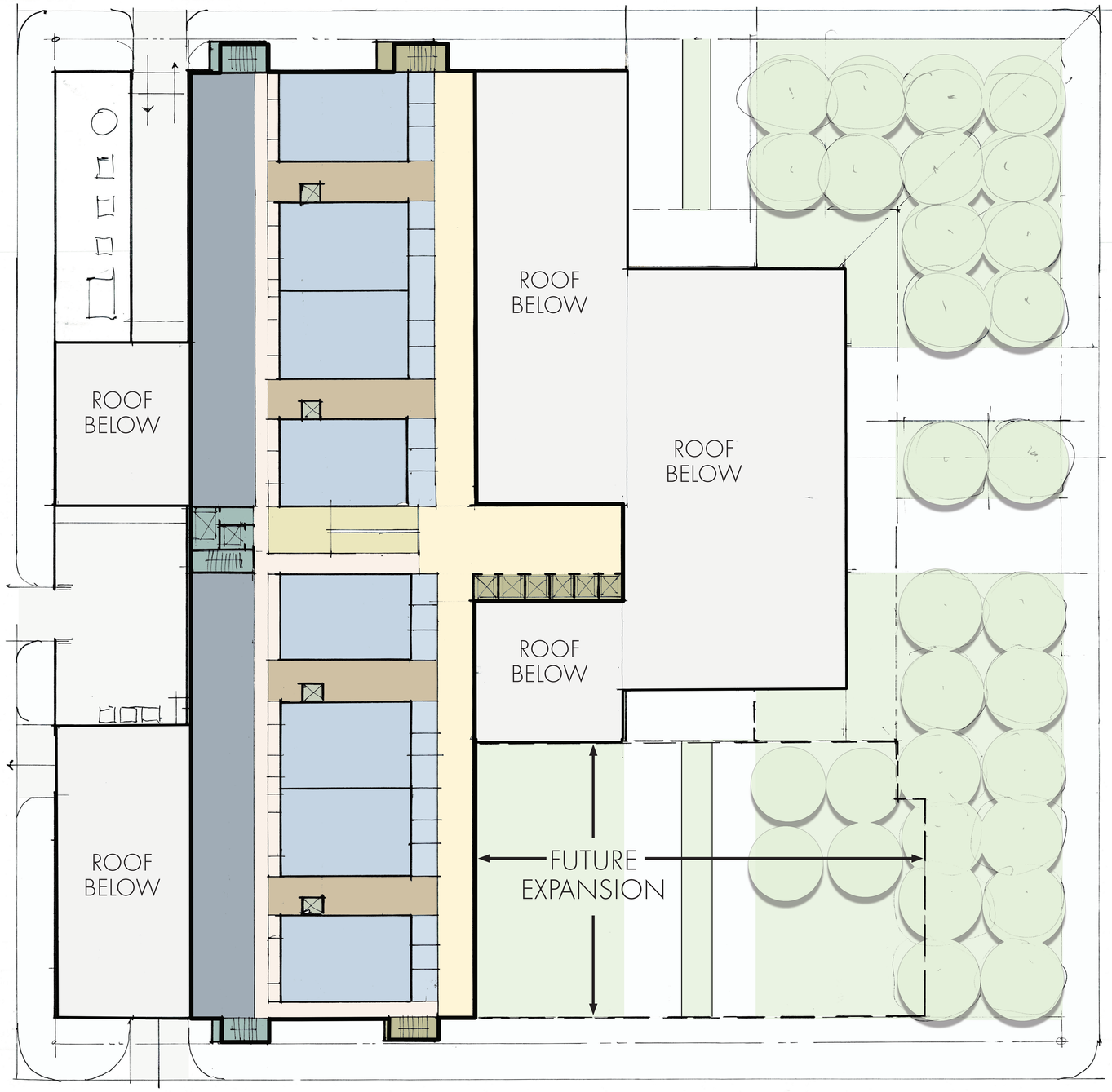

LEGEND

- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS

O STREET - LEVELS 3-5 PLAN

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

PCL

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Reilly Johnson Architecture



LEGEND

- COURTROOM
- HOLDING
- JUDGE'S CHAMBERS & JURY DELIBERATION
- ATTORNEY CLIENT / SOUND VESTIBULE
- STAFF CORRIDOR
- STAFF STAIRS & ELEVATORS
- PUBLIC CORRIDOR
- PUBLIC STAIRS & ELEVATORS
- PUBLIC RESTROOMS
- ATRIUM

O STREET - LEVELS 3-5 PLAN - EXPANSION

WELD COUNTY JUDICIAL CENTER
CONCEPT DESIGN
04.04.2025

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Reilly Johnson Architecture

Weld County Justice Center
Site Selection Study

DATE
May 5, 2025



Weld County Judicial Center Site Selection Study

PREPARED FOR:
Weld County Board of County Commissioners (BoCC)

CONTACT:
Weld County Facilities Department

DATE:
May 5th, 2025

PREPARED BY:
PCL Construction &
Reilly Johnson Architecture

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Concept Two p.4
Concept Three p.6

03.

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04.

Alternate Consideration p.9

05.

Appendix - Detailed Information

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- Infrastructure & Utility Evaluation p.26
- Cost Estimate & Budget Summary p.32
- Schedule Analysis & Comparative Evaluation p.37



Weld County Judicial Center Site Selection Study

EXECUTIVE SUMMARY

PURPOSE:
To provide Weld County Board of County Commissioners with a comprehensive analysis of potential site locations for the new Judicial Center.

STUDY TITLE:
Weld County Judicial Center Site Selection Study

PREPARED FOR:
Weld County Board of County Commissioners (BoCC)

CONTACT:
Weld County Facilities Department

PREPARED BY:
PCL Construction & Reilly Johnson Architecture

OVERVIEW:

This report provides Weld County with a comparative analysis
of three site concepts for a new judicial center, aligned with the Facility Master Plan (FMP) and long-term community needs. Each concept is assessed based on site feasibility, infrastructure requirements, estimated cost, constructability, schedule implications, and land ownership or phasing considerations.

POTENTIAL SITE LOCATIONS:

CONCEPT ONE
West Block (Downtown – Church/Justice Services block)

CONCEPT TWO
Southeast Block (Downtown – Southeast Weld County parking lots block)

CONCEPT THREE
O Street Site (North of Downtown Greeley)

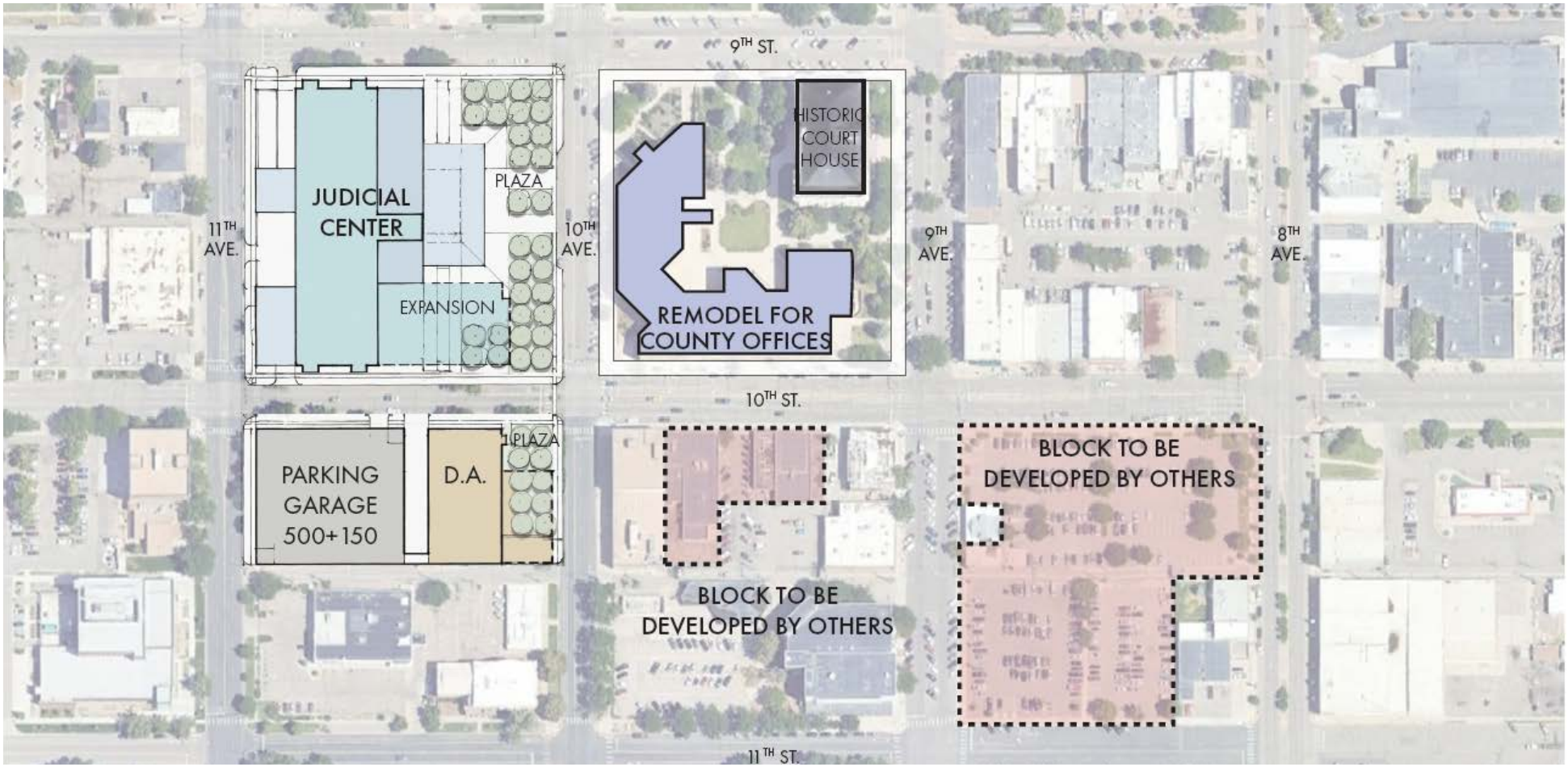
ALTERNATE CONSIDERATION
Renovation of Centennial Building

CONCEPT ONE

SITE FEASIBILITY AND CONCEPTUAL DESIGN

West Block

SITE PLAN:



West Block

CONTINUED

Program Overview

Concept One, the West Block, situates the new Judicial Center on the entire block directly west of the current Judicial Center. To facilitate this development, the County must acquire the entire block as well as the half block immediately south of it. Additionally, the existing alley will need to be vacated. This location ensures that the new Judicial Center will have a strong visual and pedestrian connection with both Lincoln Park and the existing Judicial Center.

KEY FEATURES:

- **Location and Infrastructure:** Water and sewer lines surrounding the west block will be upgraded.
- **Design:** The architectural plan includes state-of-the-art courtrooms, offices, and public areas designed to meet contemporary standards for accessibility and security.
- **Courtrooms:** The facility provides 26 courtrooms with the ability to add up to 20 additional courtrooms in the future, for a total of 46 courtrooms. Courtrooms include District and County courtrooms and First Appearance and Specialty courtrooms.
- **Secure Staff Parking:** The facility provides secure parking for approximately 360 staff vehicles.
- **Public Parking:** Public parking spaces include a new 500-space structured parking garage constructed on the half block south of the new Judicial Center, ensuring convenient access for visitors, jurors, and other court users.
  - » *Parking options:* Public parking spaces consist of existing on-grade parking at the block southeast of the current Judicial Center, as well as new spaces south of the Judicial Center, which will necessitate the demolition of several County-owned buildings. This study includes an analysis of these parking options.
- **Secure Sheriff Sallyport:** The Judicial Center will include a secure sheriff vehicular sallyport for safe and efficient inmate transport into the building.
- **Secure Movement:** The design will ensure secure movement for staff, inmates, and the public, with dedicated circulation and access controls to maintain safety and efficiency.
- **Community Impact:** The Judicial Center will serve as a vital resource for the local community, improving access to legal services and supporting the efficient and safe administration of justice.

Cost Summary

CONCEPT ONE | West Block	
Infrastructure	$4,752,000
Building	$307,989,000
Parking	$64,206,000
Land	$10,692,000
FF&E and Soft Costs	$10,650,528
Schedule	49 - 62 months
TOTAL	**$398,289,528**

* *Cost summary includes all scope contemplated in the concept sketches included in this section of the report. See the detailed appendix section for alternate options of scope and cost.*

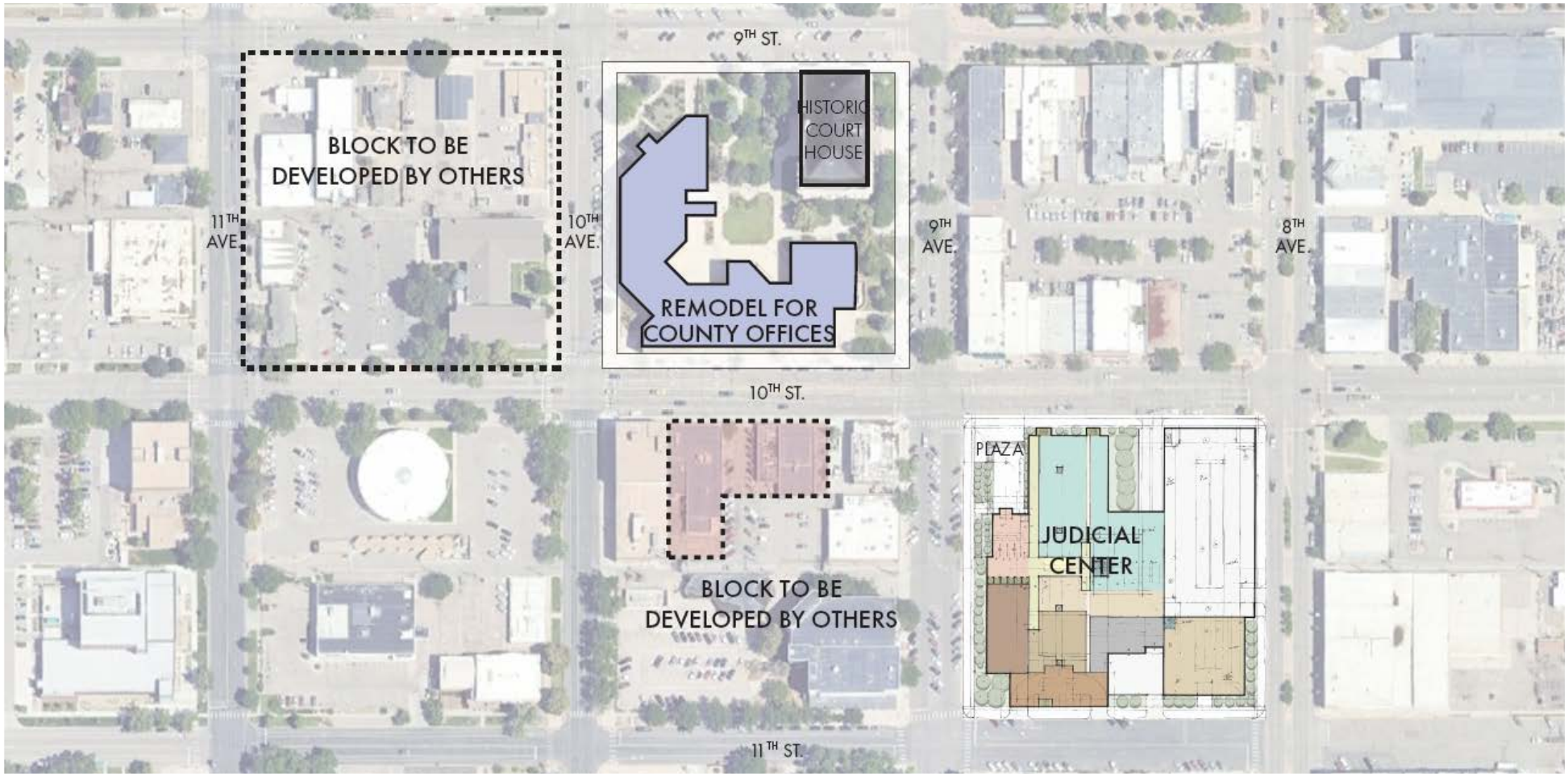
* *Land purchase costs included as an assumption. These costs also include demolition and abatement.*

CONCEPT TWO

SITE FEASIBILITY AND CONCEPTUAL DESIGN

Southeast Block

SITE PLAN:



Prepared by PCL Construction and Reilly Johnson Architecture

Southeast Block

CONTINUED

Program Overview

Concept Two, the Southeast Block, positions the new Judicial Center on the entire block southeast of the current Judicial Center. To proceed with this development, the County must acquire the entire block and vacate the existing alley. This location also ensures a strong visual and pedestrian connection between the new Judicial Center and the existing one.

KEY FEATURES:

- **Location and Infrastructure:** Water and sewer lines surrounding the southeast block will be upgraded.
- **Design:** The architectural plan includes state-of-the-art courtrooms, offices, and public areas designed to meet contemporary standards for accessibility and security.
- **Courtrooms:** The facility provides 26 courtrooms with the ability to add up to 20 additional courtrooms in the future, for a total of 46 courtrooms. Courtrooms include District and County courtrooms and First Appearance and Specialty courtrooms.
- **Secure Staff Parking:** The facility provides secure parking for approximately 360 staff vehicles.
- **Public Parking:** Public parking spaces include a new 500-space structured parking garage constructed on the same southeast block as the new Judicial Center, ensuring convenient access for visitors, jurors, and other court users.
  - » *Parking options:* Public parking spaces include new spaces located south of the existing Judicial Center, which will require the demolition of several County-owned buildings. Additionally, new parking spaces will be developed south of the City Hall building on the half block, and new surface parking will be created on the southeast block in front of the new Judicial Center. This study includes an analysis of these parking options.
- **Secure Sheriff Sallyport:** The Judicial Center will include a secure sheriff vehicular sallyport for safe and efficient inmate transport into the building.
- **Secure Movement:** The design will ensure secure movement for staff, inmates, and the public, with dedicated circulation and access controls to maintain safety and efficiency.
- **Community Impact:** The Judicial Center will serve as a vital resource for the local community, improving access to legal services and supporting the efficient and safe administration of justice.

Cost Summary

CONCEPT TWO | Southeast Block	
Infrastructure	$3,780,000
Building	$305,866,800
Parking	$60,588,000
Land	$1,620,000
FF&E and Soft Costs	$10,636,164
Schedule	49 - 60 months
TOTAL	**$382,490,964**

* *Cost summary includes all scope contemplated in the concept sketches included in this section of the report. See the detailed appendix section for alternate options of scope and cost.*

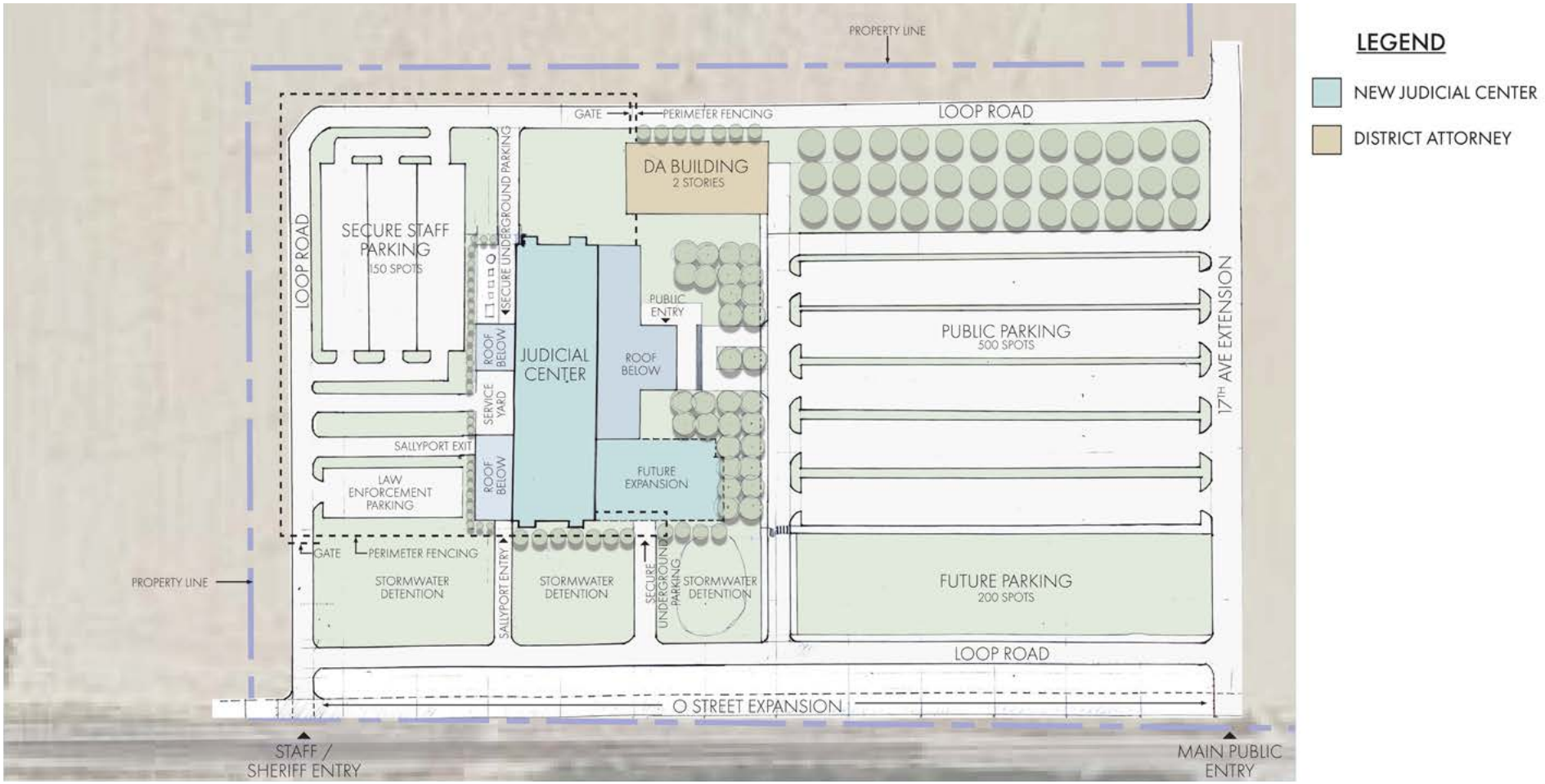
* *Land purchase costs included as an assumption. These costs also include demolition and abatement.*

CONCEPT THREE

SITE FEASIBILITY AND CONCEPTUAL DESIGN

O Street Site

SITE PLAN:



Prepared by PCL Construction and Reilly Johnson Architecture

O Street Site

CONTINUED

Program Overview

The proposed Judicial Center on O Street is a 265,000 square foot development located on a greenfield site owned by Weld County. This new facility is designed to enhance the county's judicial infrastructure by providing modern, efficient spaces for court proceedings and administrative functions. It will also ensure secure and separate movement for staff, inmates, and the public.

KEY FEATURES:

- **Location and Infrastructure:** The Judicial Center will be built on an undeveloped greenfield site, free from existing structures or environmental constraints. Building on this site will necessitate creating new infrastructure from scratch to ensure optimal layout and functionality. Development of O Street will include turn lanes, acceleration and deceleration lanes, traffic signals, and utility relocation, with final requirements determined by the City of Greeley.

  As further outlined in the infrastructure analysis on page 30, the summary of anticipated work includes:

  - Upsize sanitary sewer to main collector
  - Develop stormwater detention
  - Install Non-potable water system
  - Possible traffic signals at O Street intersections on 11th, 17th, and 25th
  - Install redundant water line (approximately 2.3 miles away)

- **Design:** The architectural plan includes state-of-the-art courtrooms, offices, and public areas designed to meet contemporary standards for accessibility and security.
- **Courtrooms:** The facility will feature 26 courtrooms with the potential to expand to accommodate up to 32 courtrooms in the future.
- **Secure Staff Parking:** The facility will feature secure parking for 360 staff. This provides for below-grade secure staff parking for Judicial Center staff, however, all secure staff parking could be accommodated above grade.
- **Public Parking:** 500 public surface parking spaces will be provided, ensuring convenient access for visitors, jurors, and other court users.
- **Secure Sheriff Sallyport:** The Judicial Center will include a secure sheriff vehicular sallyport for safe and efficient inmate transport into the building.
- **Secure Movement:** The design will ensure secure movement for staff, inmates, and the public, with dedicated pathways and access controls to maintain safety and efficiency.
- **Community Impact:** The Judicial Center will serve as a vital resource for the local community, improving access to legal services and supporting the efficient and safe administration of justice.

Cost Summary

CONCEPT THREE | O Street	
Infrastructure	$39,312,000
Building	$304,938,000
Parking	$30,456,000
Land	—
FF&E and Soft Costs	$10,558,512
Schedule	49 months
TOTAL	**$385,264,512**

* *Cost summary includes all scope contemplated in the concept sketches included in this section of the report. See the detailed appendix section for alternate options of scope and cost.*

* *Parking cost includes surface parking and onsite infrastructure costs.*

CONCEPT SUMMARY

SITE FEASIBILITY AND CONCEPTUAL DESIGN

Concept Summary

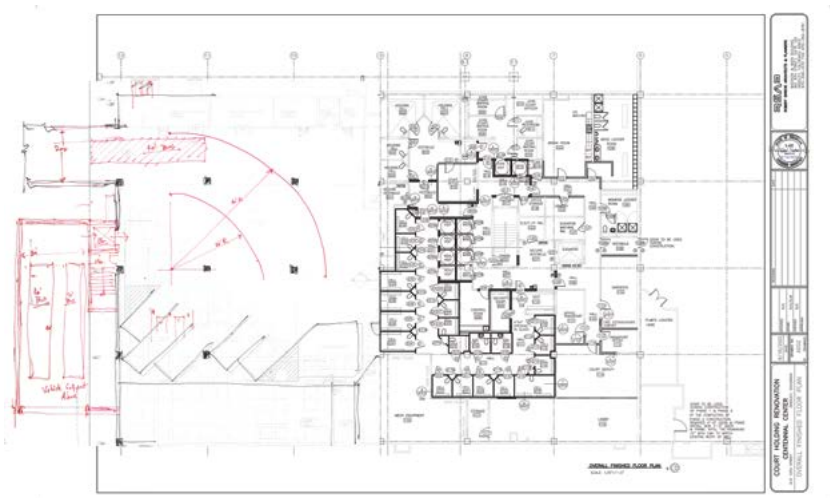
	CONCEPT ONE West Block	CONCEPT TWO Southeast Block	CONCEPT THREE O Street
Infrastructure	$4,752,000	$3,780,000	$39,312,000
Building	$307,989,000	$305,866,800	$304,938,000
Parking	$64,206,000	$60,588,000	$30,456,000
Land	$10,692,000	$1,620,000	—
FF&E and Soft Costs	$10,650,528	$10,636,164	$10,558,512
Schedule	49 - 62 months	49 - 60 months	49 months
TOTAL	**$398,289,528**	**$382,490,964**	**$385,264,512**

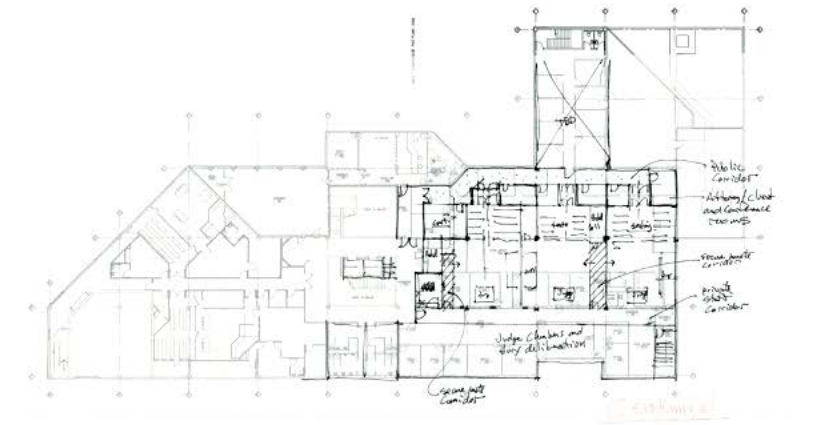
ALTERNATE CONSIDERATION

SITE FEASIBILITY AND CONCEPTUAL DESIGN

Renovation of Centennial Building

CONCEPT DRAWINGS:





Program Overview

PURPOSE: Complete a preliminary evaluation of the work involved in renovating and/or converting the existing Centennial and Plaza West buildings in order to provide additional space for court services.

PRIMARY SCOPE CONSIDERATIONS:

Provide a secure sally port for inmate transportation. Provide additional courtrooms to increase overall capacity.

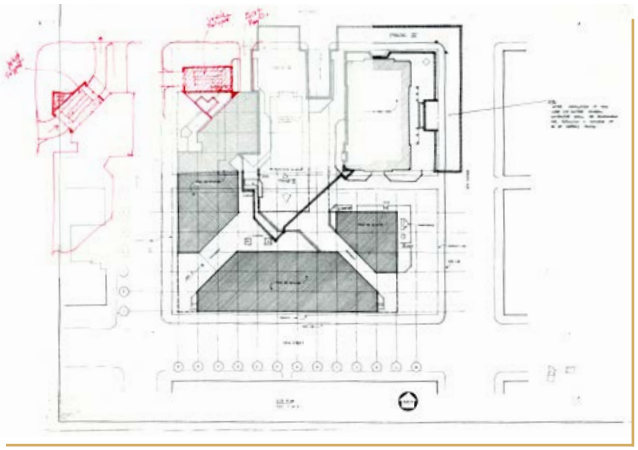
1 The primary concern regarding the existing Judicial Center is security. The existing building has numerous entry points where the public can enter the building, compared to a single entry point as a contemporary courthouse would have. These multiple entry points create additional security concerns. Also, there is not currently a separation of the circulation of the public, inmates, and staff as would be done in a contemporary courthouse. The possible interaction of the public and inmates creates significant security risks that are unacceptable in a courthouse.

2 Courtroom capacity- an additional three courtrooms will be needed in the next several years; to accommodate this growth existing functions in the building will need to be relocated to other County owned buildings. If possible, additional courtrooms should provide a clear separation of the public, inmate, and staff circulation described above.

3 Movement of inmates from the jail to the Judicial Center- the sheriff would like to move inmates from the jail to courts in buses in considerably fewer trips than now occur to minimize staffing costs. To accomplish this a vehicular sallyport is required that will accommodate two buses at a time, and additional holding capacity in the basement holding area needs to be accomplished. The tunnel connecting

Alternate Consideration
CONTINUED

CONCEPT DRAWINGS CONTINUED:



the holding area in the basement of the Plaza West building to the historic County Courthouse sometimes floods and is inaccessible requiring inmates to be moved across the courtyard.

4 Building systems, including mechanical, electrical, IT, security and communications are outdated and require significant repair and/or replacement.

5 Internal layout of the building- location of various departments relative to each other to provide contemporary courthouse efficiencies and public accessibility are lacking compared to a contemporary courthouse. The multiple levels of the building and the need to move vertically within the building to cross lower level gaps between buildings produces a very inefficient layout. Numerous functions are located in non-optimal locations, such as a courtroom on the first floor in the Plaza West building that has street level windows presenting a serious security concern.

FINDINGS:

First, the existing District Attorney space could be utilized to provide a maximum of 3 additional courtrooms. This would require the relocation of the DA into a different location somewhere in the downtown area in close proximity to the judicial center. Relocation of the DA will cause a delay in starting the renovations for property identification, acquisition, and renovations.

Additionally, the renovations required to provide additional courtrooms could be limited the just the current area of the DA's suite. While this will provide additional capacity it does not address the following key concerns:

- Separate circulation for public, staff, and inmates.
- Replacement of existing building systems equipment and extents of renovation required for new equipment.
- Space for future growth.

The sally port can be added to the building on the northeast corner. This would require a 45-degree entry / exit onto the existing roadways. Additionally, there would be renovations inside Plaza West to accommodate the new inmate drop-off and circulation to the holding cells.

Regarding holding cells, the increase in courtroom capacity would further highlight the need for increased inmate holding areas. Through our investigations we learned that a design had been completed to increase holding capacity in the facility. This design could be utilized to achieve the need for more holding capacity.

CONSTRUCTION LOGISTICS:

The work required to complete the scope presents several challenges that would need to be considered if a renovation is selected. These include:

- **Work hours.** Due to the high potential of noise created during construction activities the work would be required to be completed at nights.
- **Access.** The DA space is located on the 3rd floor of a fully occupied building. Movement of workers and materials in and through the site pose challenges that would need to be addressed through detailed logistics planning and coordination with building maintenance and operations.
- **Holding cells.** If the holding cells are built, and if parking is affected, not only are there less parking spaces, but likely, for an unknown period of time, there will be limited parking in the surrounding area.

COST:

The cost of this consideration cannot be determined at this time. Further investigation and design is required.

SCHEDULE:

The schedule also cannot be determined without further investigation and design.

APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Concept Evaluation and Analysis

Summary

The site selection analysis thoroughly evaluated the potential programming and space planning for the new Judicial Center based on its functional and operational needs. The following pages provide a comprehensive outline of the three concepts introduced earlier, enhancing the overall understanding of their potential development.

Each site was evaluated based on a conceptual design to provide understanding of the building footprint on the site, utility connections and possible upgrades, parking configurations, accessibility, construction logistics, and land acquisition.

Beyond the general overview, each site offers potential scope modifications that merit consideration in the evaluation of the new Judicial Center's location.

Alternate considerations for each site include, but are not limited to:

- Alternate parking solutions for public and staff
- Maintain the current location of the District Attorney

PURPOSE:

Provide additional detail related to each concept for a better understanding of each program and the benefits of their approaches.

West Block

West Block - Entire Block

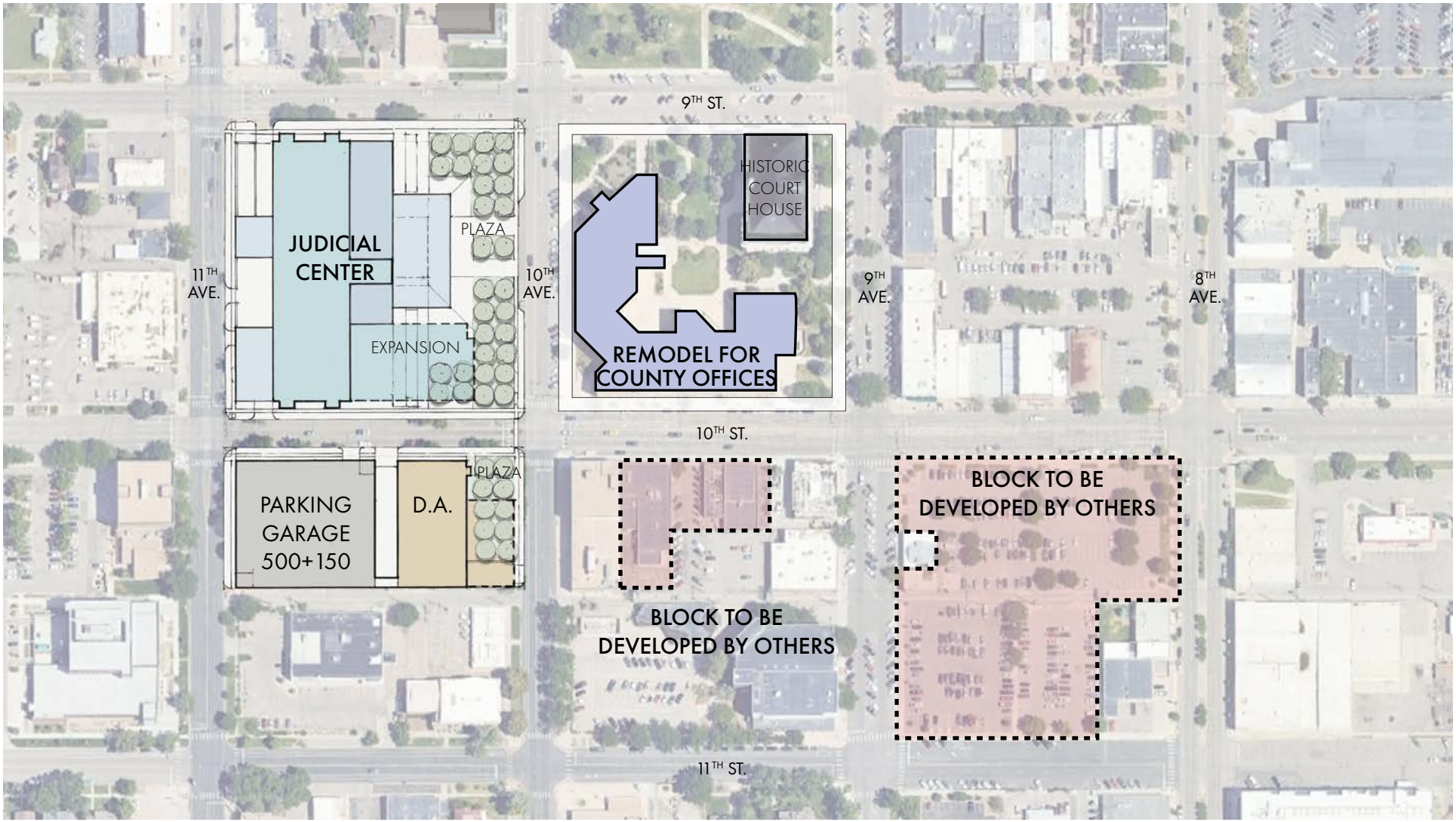
JUDICIAL CENTER		
Basement	88,000 SF	210 staff parking spaces
First Floor	63,000 SF	Entry, Sheriff, Clerks / Administration, Dock, Building Support
Second Floor	50,000 SF	• 2 courtrooms with Judge and jury support spaces • Justice services • Jury assembly
Third - Fifth Floors	152,000 SF	• 8 courtrooms per floor
Total	**265,000 SF building excluding basement parking garage**	**26 courtrooms**

South Block - ½ Block

PARKING		
Parking Garage	180,000 SF	500 public parking spaces, 5 levels, 36,000 SF per level
Basement	36,000 SF	100 DA parking spaces
DA BUILDING		
Basement Parking	18,000 SF	DA parking spaces
DA Building	27,000 SF	• 18,000 SF first floor • 9,000 SF second floor • Masterplan: included 27,500 SF for DA

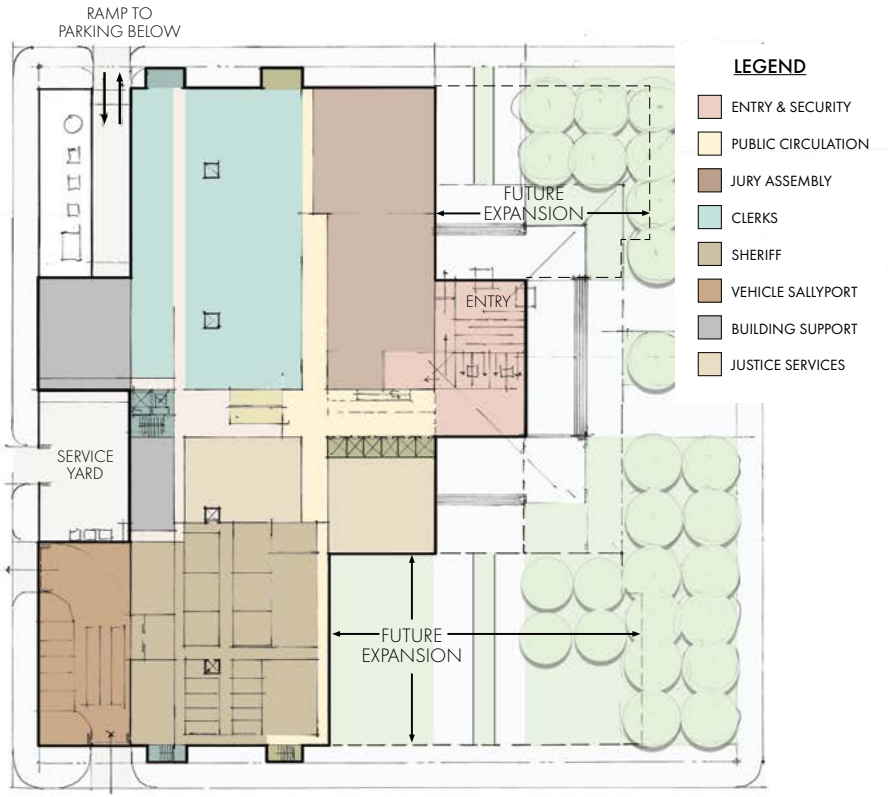
West Block

WEST BLOCK PHASING: Phase 2 - New Construction at West and South Blocks

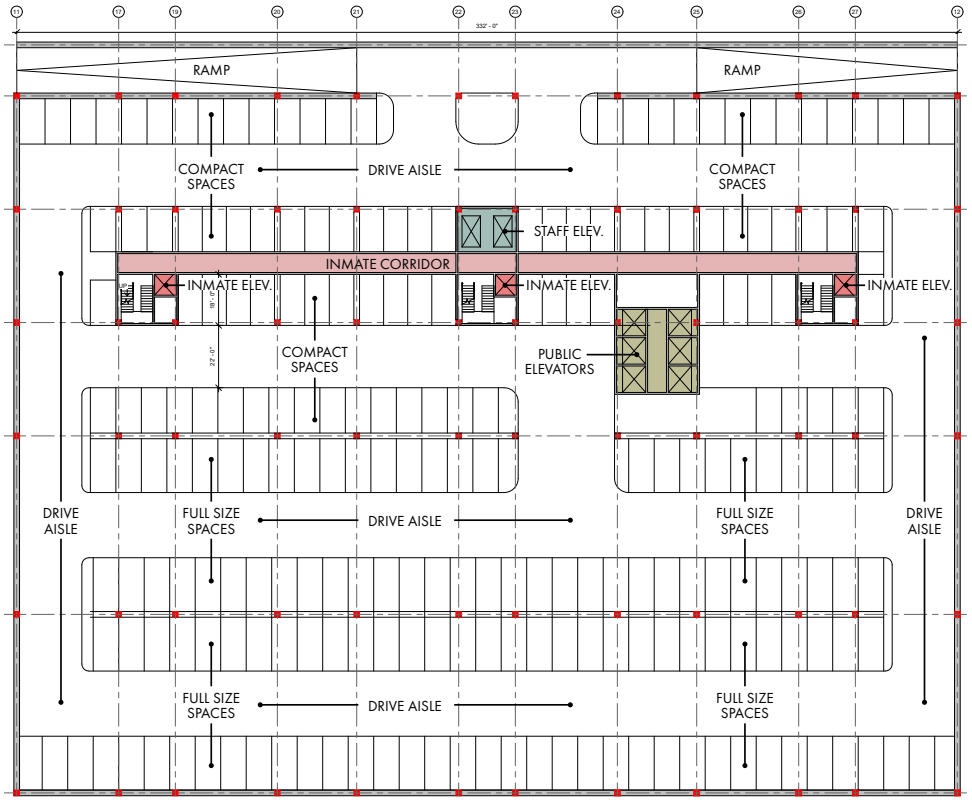


West Block

WEST BLOCK: First Floor Plan

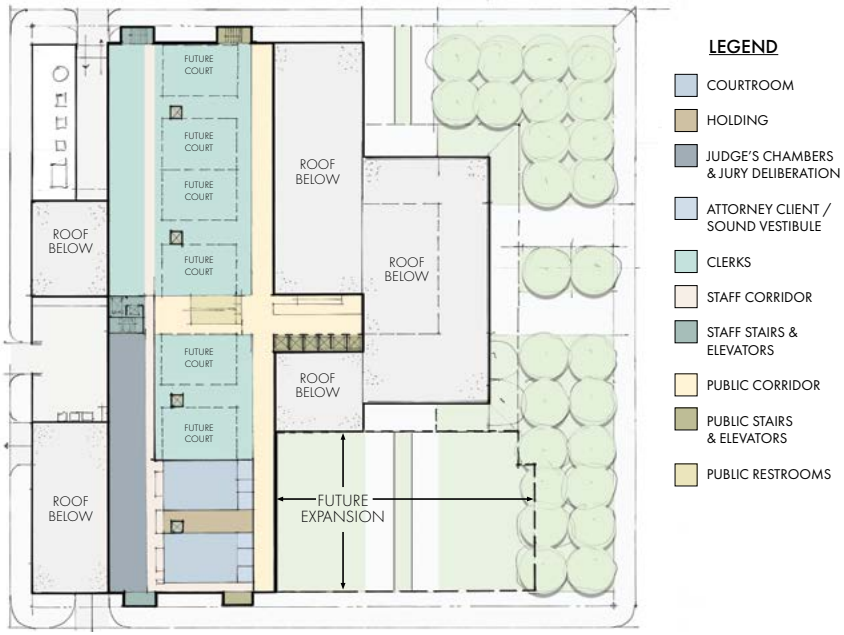


WEST BLOCK: Basement Parking Plan (210 Total Staff Cars)



West Block

WEST BLOCK: Second Floor Plan



WEST BLOCK: Levels 3-5 Plan - Expansion



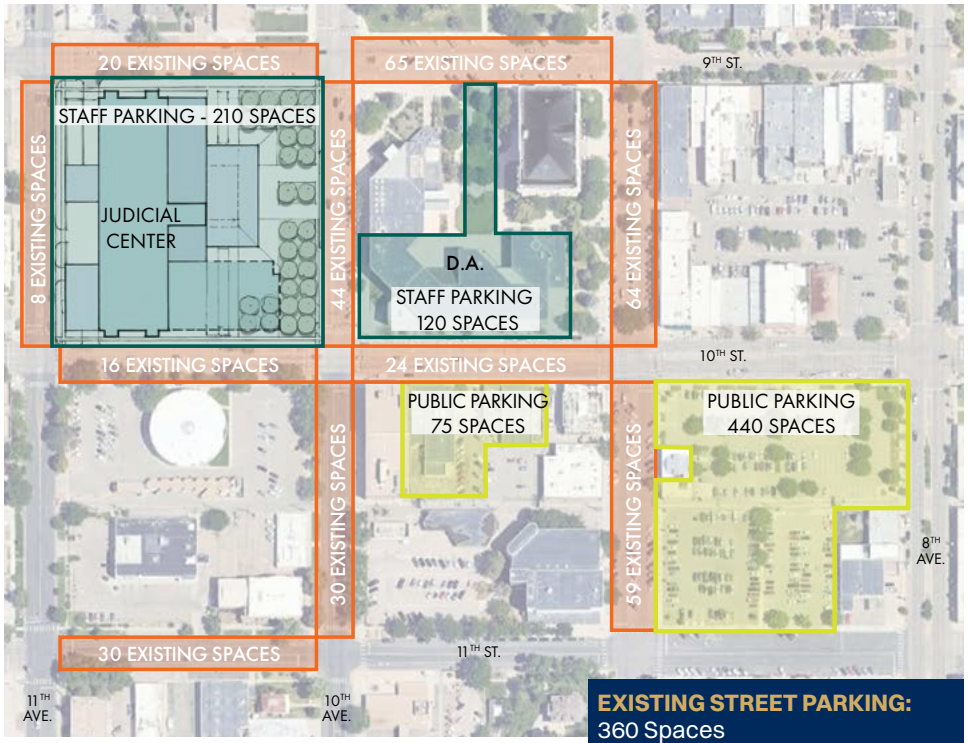
WEST BLOCK: Parking Garage and District Attorney



Prepared by PCL Construction and Reilly Johnson Architecture

West Block

PARKING - OPTION A:



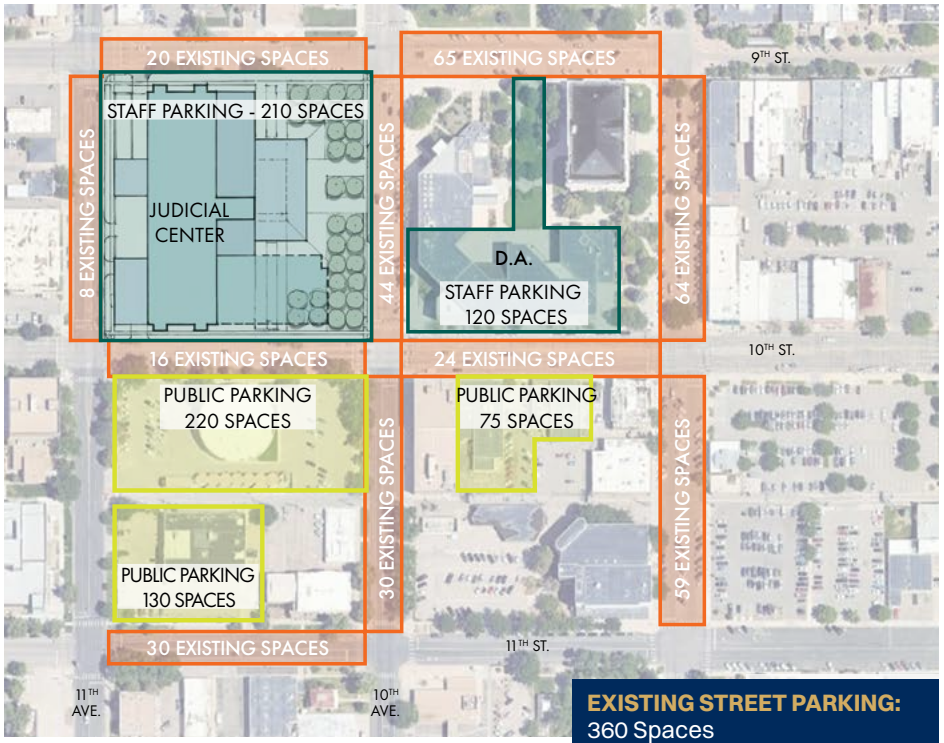
EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
515 Spaces (on-grade)

STAFF PARKING:
445 Spaces (underground)

TOTAL PARKING:
1,125 Spaces

PARKING - OPTION B:



EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
425 Spaces (on-grade)

STAFF PARKING:
330 Spaces (underground)

TOTAL PARKING:
1,115 Spaces

Southeast Block

Southeast Block - Entire Block

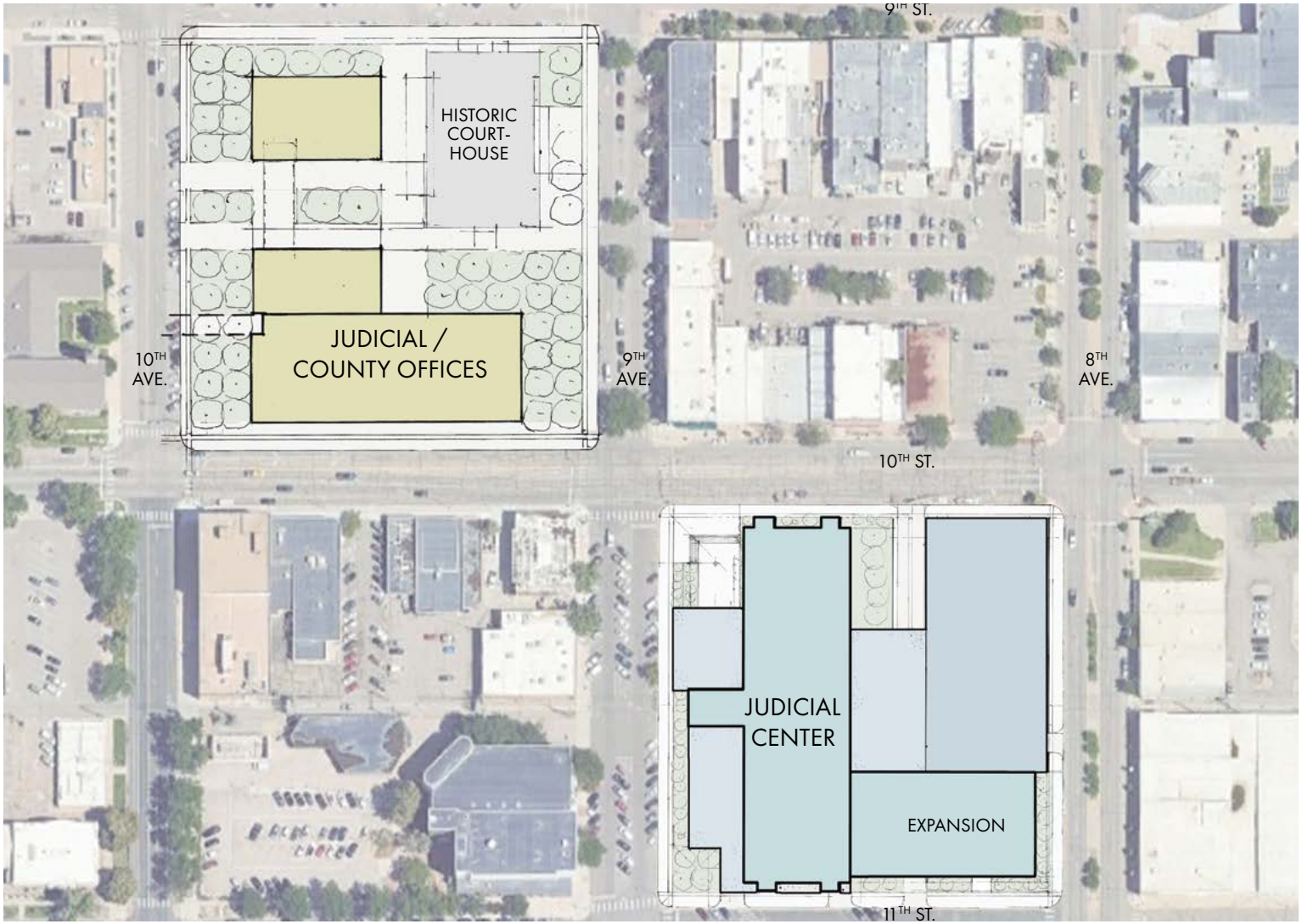
JUDICIAL CENTER		
Basement	76,000 SF	210 staff parking spaces (*Garage is shared with DA*)
First Floor	63,000 SF	Entry, Sheriff, Clerks / Administration, Dock, Building Support
Second Floor	50,000 SF	• 2 courtrooms with Judge and jury support spaces • Justice services • Jury assembly
Third - Fifth Floors	152,000 SF	• 8 courtrooms per floor
Total	**265,000 SF building excluding basement parking garage**	**26 courtrooms**

Southeast Block - Entire Block

PARKING		
Parking Garage	180,000 SF	500 public parking spaces, 5 levels, 36,000 SF per level
Basement	36,000 SF	100 DA parking spaces
DA BUILDING		
Basement Parking	18,000 SF	DA parking spaces
DA Building	27,000 SF	• 18,000 SF first floor • 9,000 SF second floor • Masterplan: included 27,500 SF for DA

Southeast Block

SOUTHEAST BLOCK: Site Plan

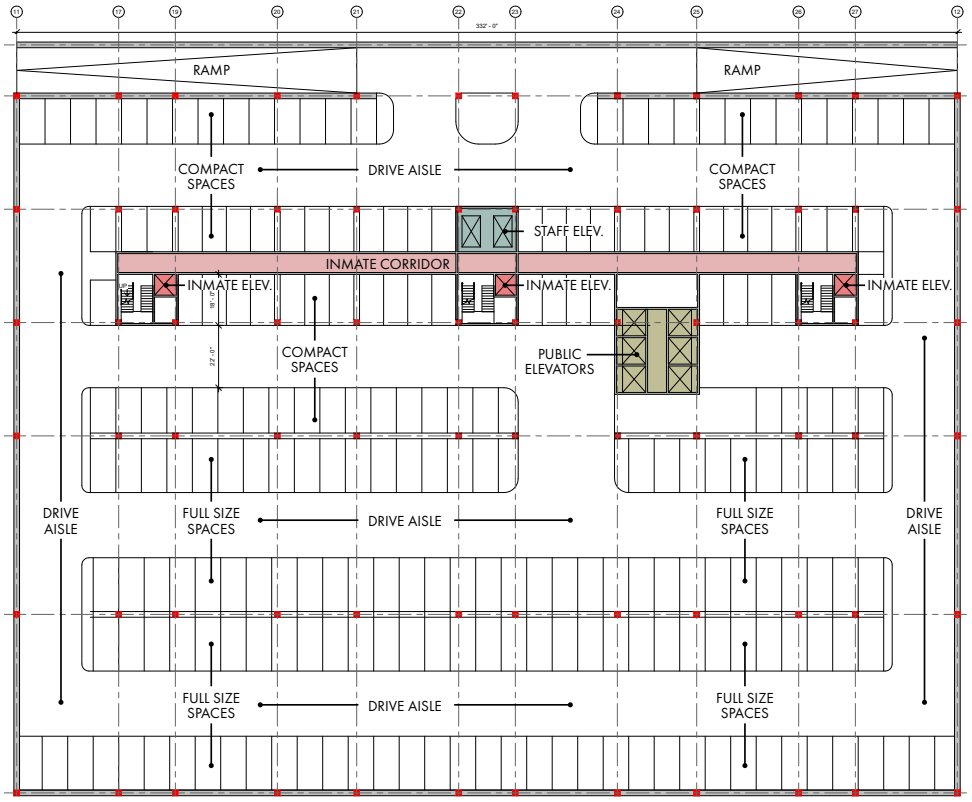


Southeast Block

SOUTHEAST BLOCK: First Floor Plan



SOUTHEAST BLOCK: Basement Parking Plan (210 Total Staff Cars)



Southeast Block

SOUTHEAST BLOCK: Second Floor Plan

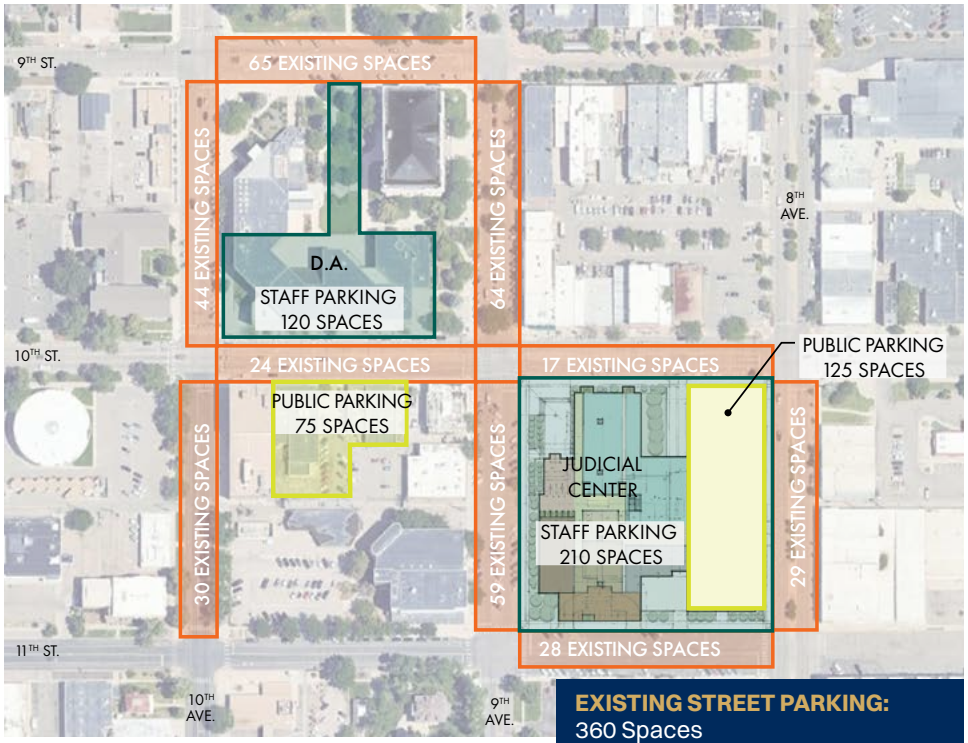


SOUTHEAST BLOCK: Levels 4-5 Plan - Expansion



Southeast Block

PARKING - OPTION A:



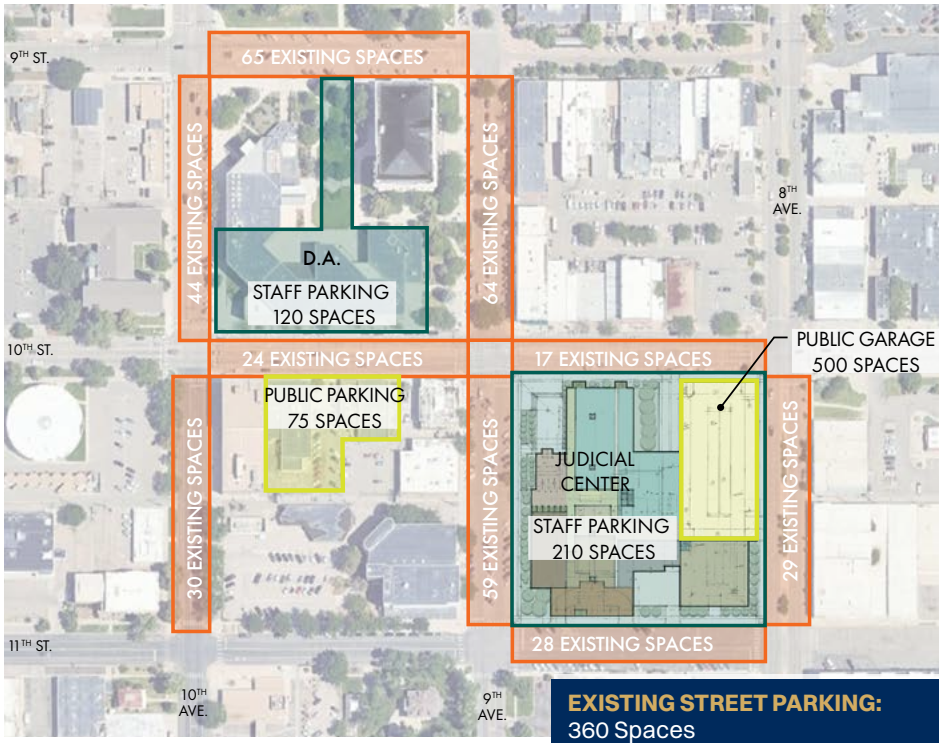
EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
200 Spaces (on-grade)

STAFF PARKING:
330 Spaces (underground)

TOTAL PARKING:
890 Spaces

PARKING - OPTION B:



EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
575 Spaces

STAFF PARKING:
330 Spaces (underground)

TOTAL PARKING:
1,265 Spaces

O Street

O Street

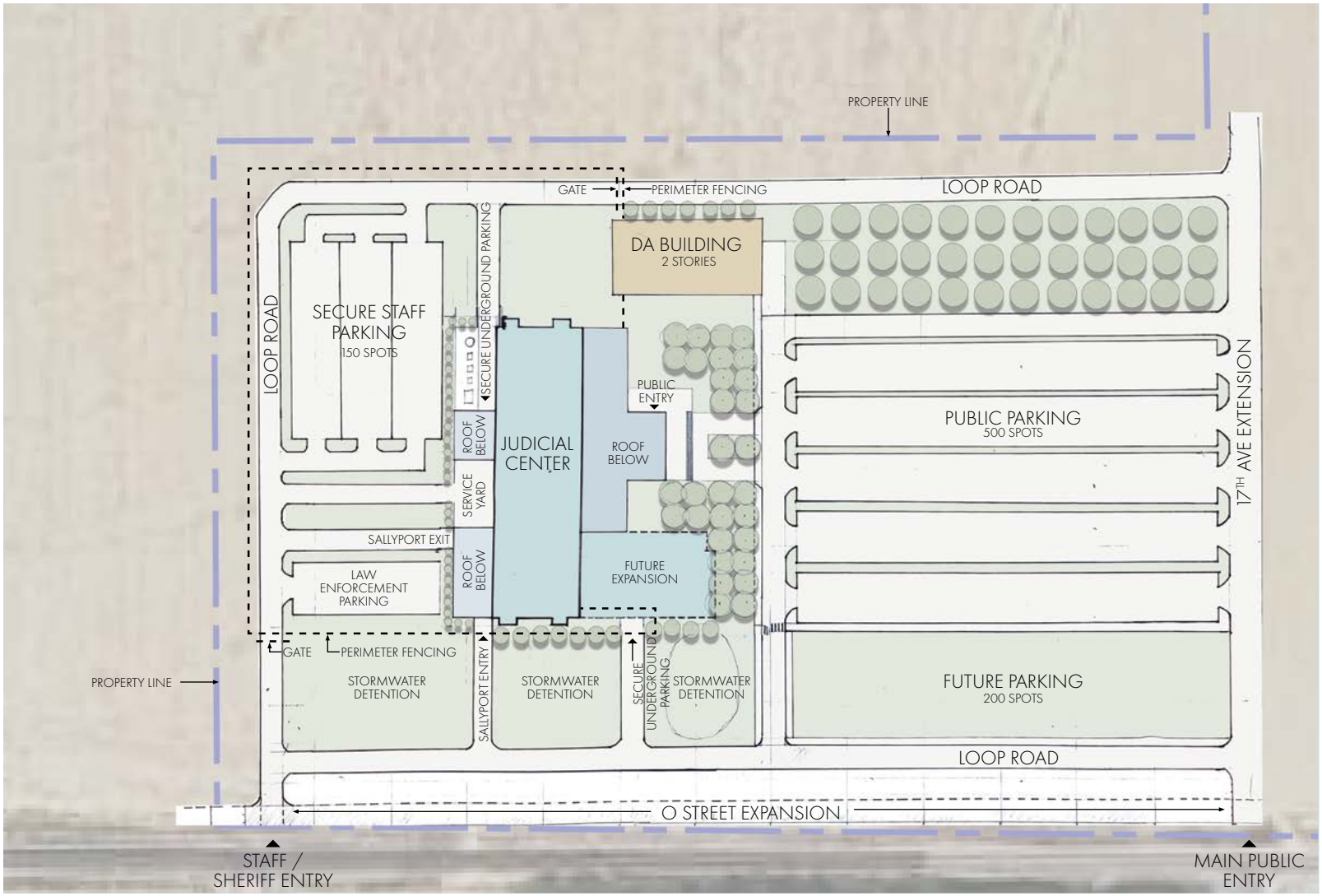
JUDICIAL CENTER		
Basement	88,000 SF	210 staff parking spaces (*Garage is shared with DA*)
First Floor	63,000 SF	Entry, Sheriff, Clerks / Administration, Dock, Building Support
Second Floor	50,000 SF	• 2 courtrooms with Judge and jury support spaces • Justice services • Jury assembly
Third - Fifth Floors	152,000 SF	• 8 courtrooms per floor
Total	**265,000 SF building excluding basement parking garage**	**26 courtrooms**

PARKING	
Parking - Surface	• 500 public parking spaces • 150 secure staff parking spaces • 50 law enforcement parking spaces • 200 future parking spaces
Parking - Underground	210 parking spaces

DA BUILDING		
DA Building	27,000 SF	• 18,000 SF first floor • 9,000 SF second floor • Masterplan: included 27,500 SF for DA

O Street

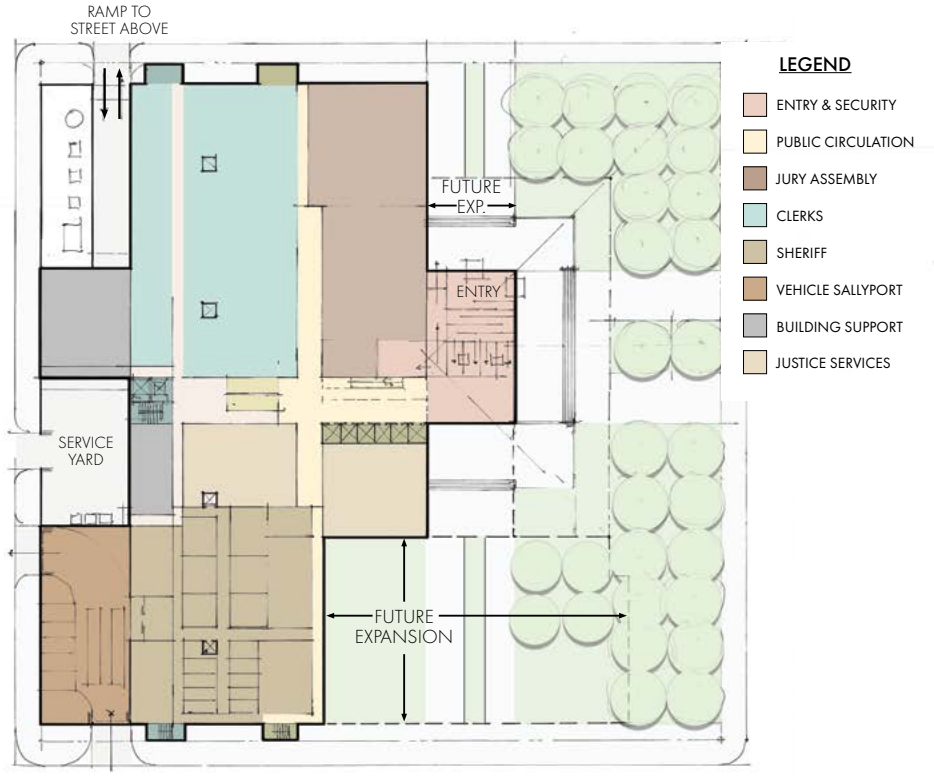
O STREET: Enlarged Site Plan



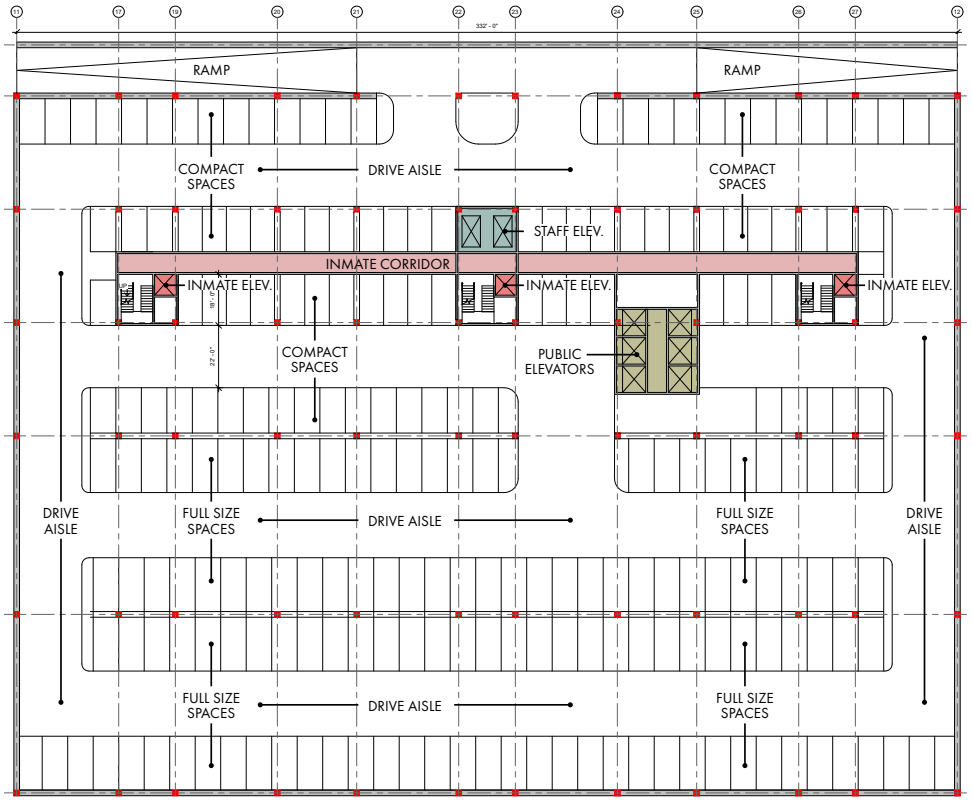
Prepared by PCL Construction and Reilly Johnson Architecture

O Street

O STREET: First Floor Plan

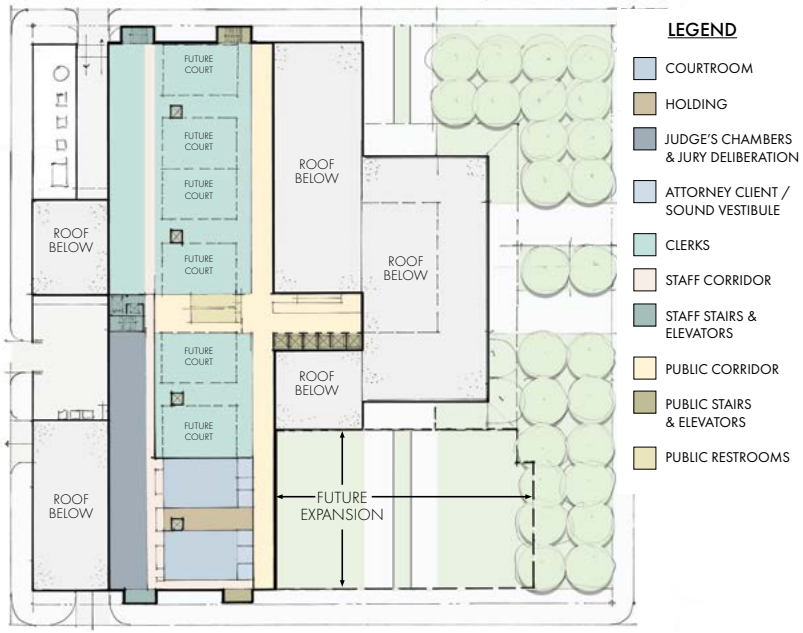


O STREET: Basement Parking Plan (210 Total Staff Cars)



O Street

O STREET: Second Floor Plan



O STREET: Levels 3-5 Plan - Expansion



APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Infrastructure & Utility Evaluation

CONCEPT ONE: WEST BLOCK

Summary

The pricing for the roadway includes the removal and replacement of the first 12 feet of the roadways surrounding the full block where the new Judicial Building will be constructed and the half-block where the new DA building will be constructed. For the sidewalks, the Judicial Block will feature an enlarged 15-foot sidewalk on the main two sides, while the remaining two sides will have an 8-foot sidewalk. The DA Block will include 8-foot sidewalks along the three sides of the site.

Regarding wet utilities, major **storm sewer** upgrades are anticipated in Downtown Greeley within the next five years, as discussed with CoG Public Works. The mainline storm sewer will be upgraded and upsized on 8th Ave, and our ROM pricing includes the upsizing and upgrading of the RCP pipe along 10th Street. Due to the RCP sizing, three manholes will need to be replaced or upgraded to fit the upsized RCP, and all 11 drainage inlets will need to be replaced due to new sidewalk elevations and grades.

For **water utilities**, 800 feet of waterline upgrades are included in our ROM pricing to handle the additional flows for the new buildings. The Judicial Building will have two 1.5-inch water services and two 3-inch fire lines, while the DA Building will have one 1.5-inch water service and one 3-inch fire line. **Non-potable water** is not required in the downtown area.

Major **sanitary sewer** upgrades are also coming to Downtown Greeley within the next five years, with a new sanitary sewer main planned for installation on either 10th or 11th Street in the future. Sanitary line upgrade costs are included from the site to the location of the new lines.

For **third-party dry utilities**, Xcel service lines located within the block's alleyway will need to be removed, but no relocation effort is needed as these lines currently terminate at 10th Ave. No gas relocations are necessary for the work. Telecommunication lines from Lumen, Comcast, and Allo located within the block's alleyway will need to be relocated, with associated costs of approximately $125,000 for Lumen, $55,000 for Comcast, and an assumed $150,000 for Allo, which was non-responsive on exact costs.

PURPOSE:

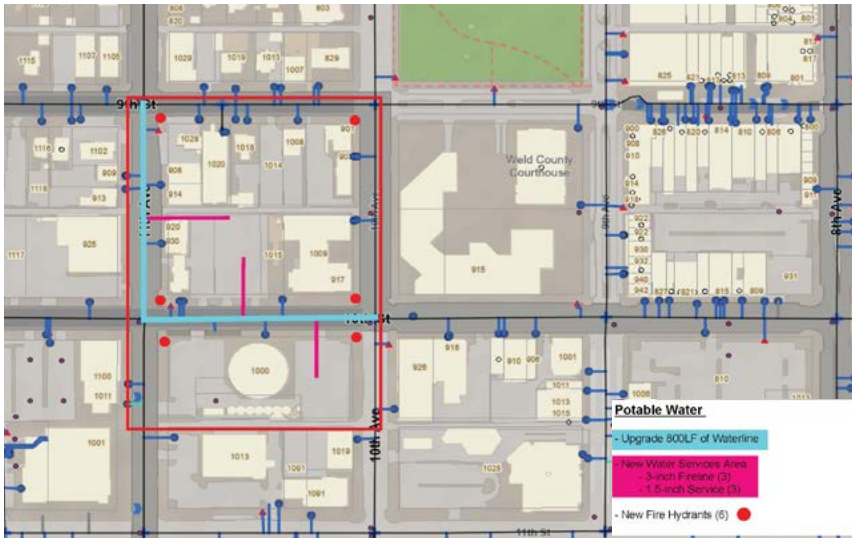
Compare existing utility conditions and required upgrades.

- Water
- Sanitary sewer
- Stormwater
- Gas
- Electric
- Telecom
- Infrastructure extension needs

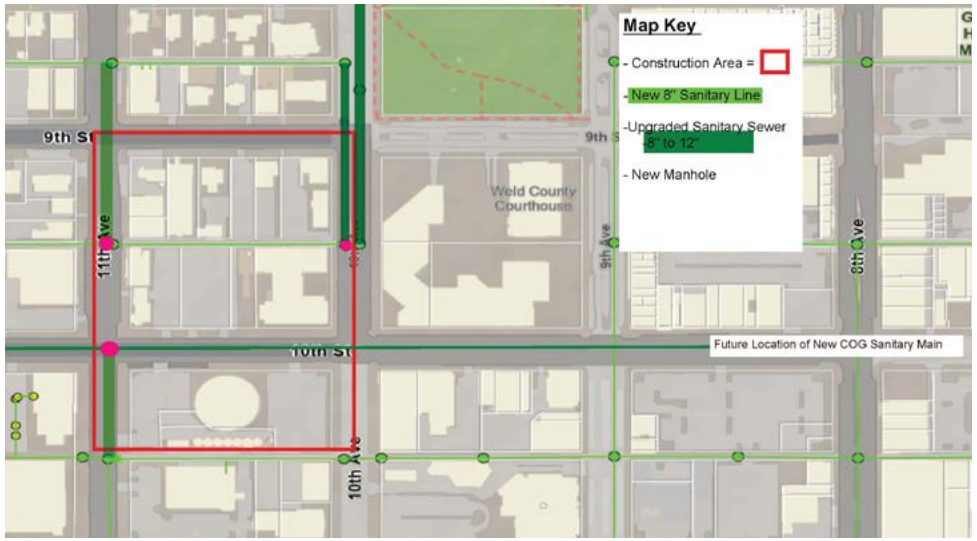
Infrastructure & Utility

WEST BLOCK

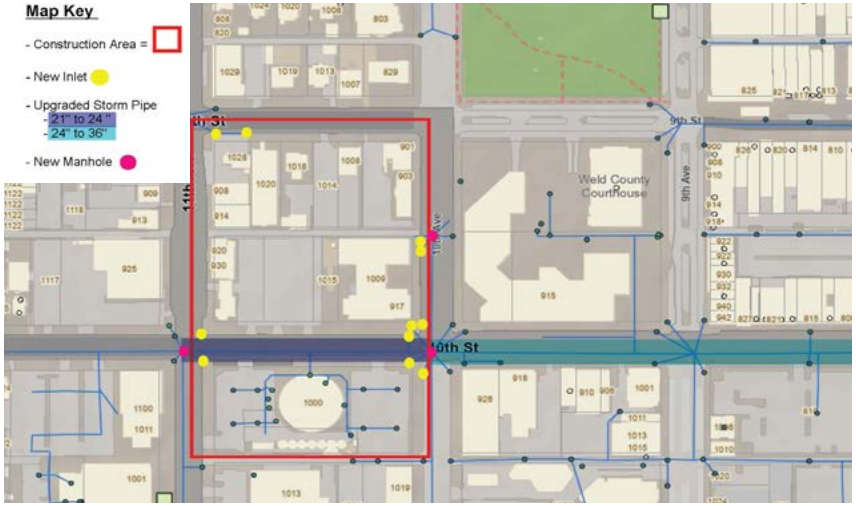
WATER



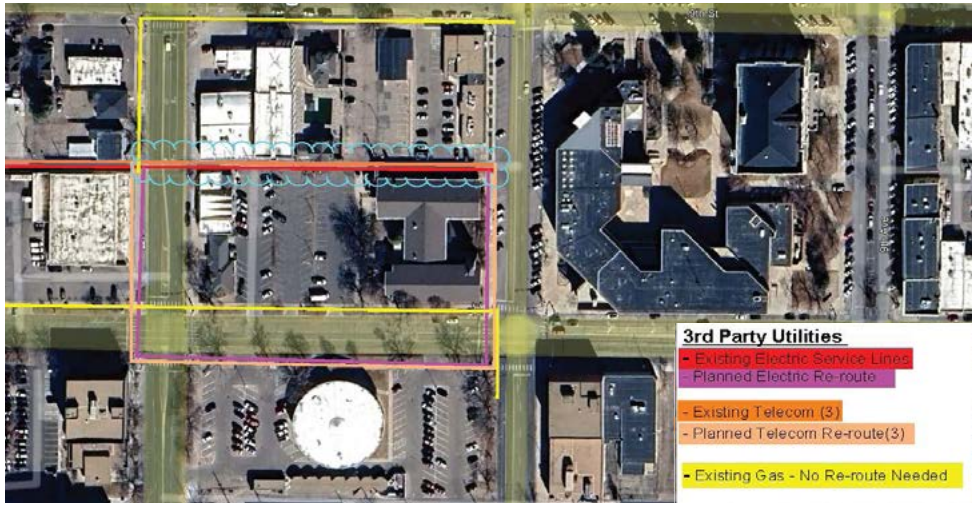
SANITARY SEWER



STORMWATER



THIRD PARTY UTILITIES



APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Infrastructure & Utility Evaluation

CONCEPT TWO: SOUTHEAST BLOCK

Summary

The pricing for roadways and sidewalks includes the removal and replacement of all sidewalks and the first 12 feet of roadway around the full block where the new Judicial Building will be constructed.

Regarding wet utilities, major **storm sewer** upgrades are anticipated in Downtown Greeley within the next five years, as discussed with CoG Public Works. The mainline storm sewer will be upgraded and upsized on 8th Ave. Our ROM pricing includes the upsizing and upgrading of the 15-inch RCP pipe along the west side of the block and the 30-inch pipe along the north side of the block. Due to the RCP sizing, four manholes will need to be replaced or upgraded to fit the upsized RCP, and all seven drainage inlets will need to be replaced due to new sidewalk elevations and grades.

For **water utilities**, significant upgrades are coming to the water systems downtown within the next five years, as discussed with the CoG Water & Sewer department. Our ROM pricing includes 800 feet of waterline upgrades to handle the additional flows for the new buildings. There will be two 1.5-inch water services and two 3-inch fire lines.

Non-potable water is not required in the downtown area.

Major **sanitary sewer** upgrades are also coming to Downtown Greeley within the next five years, with a new sanitary sewer main planned for installation on either 10th or 11th Street in the future. Sanitary line upgrade costs are included from the site to the location of the new lines.

For **third-party dry utilities**, Xcel transmission lines within the block's alleyway will need to be relocated and moved underground, with the project responsible for approximately $100,000 of cost. No gas relocations are necessary for the work. Telecommunication lines from Lumen, Comcast, and Allo located within the block's alleyway will need to be relocated, with associated costs of approximately $125,000 for Lumen, $75,000 for Comcast, and an assumed $150,000 for Allo, which was non-responsive on exact costs.

PURPOSE:

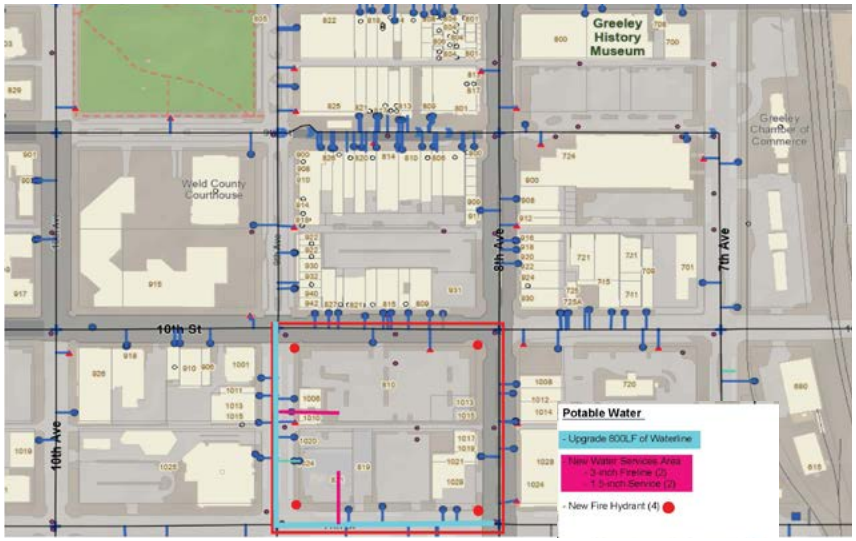
Compare existing utility conditions and required upgrades.

- Water
- Sanitary sewer
- Stormwater
- Gas
- Electric
- Telecom
- Infrastructure extension needs

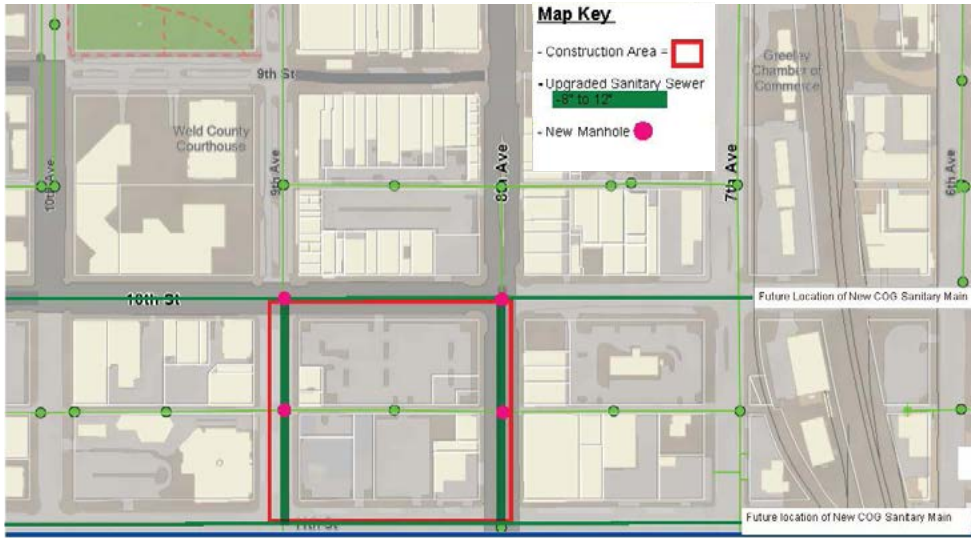
Infrastructure & Utility

SOUTHEAST BLOCK

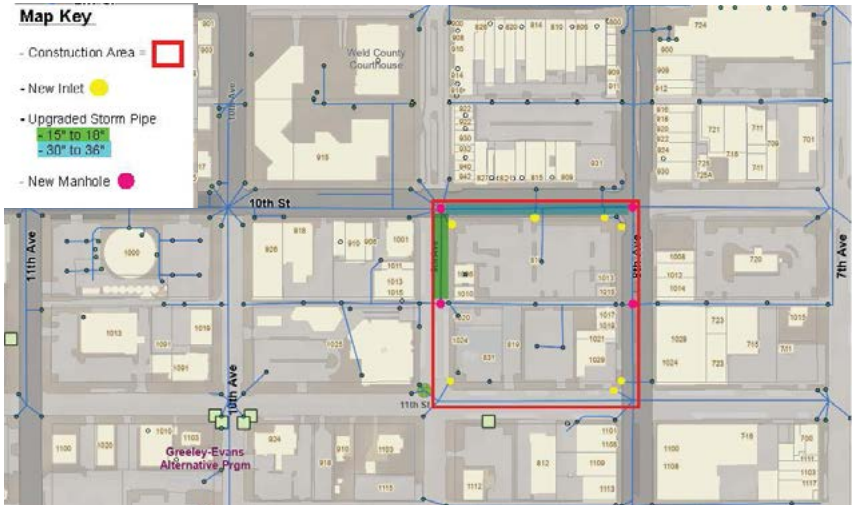
WATER



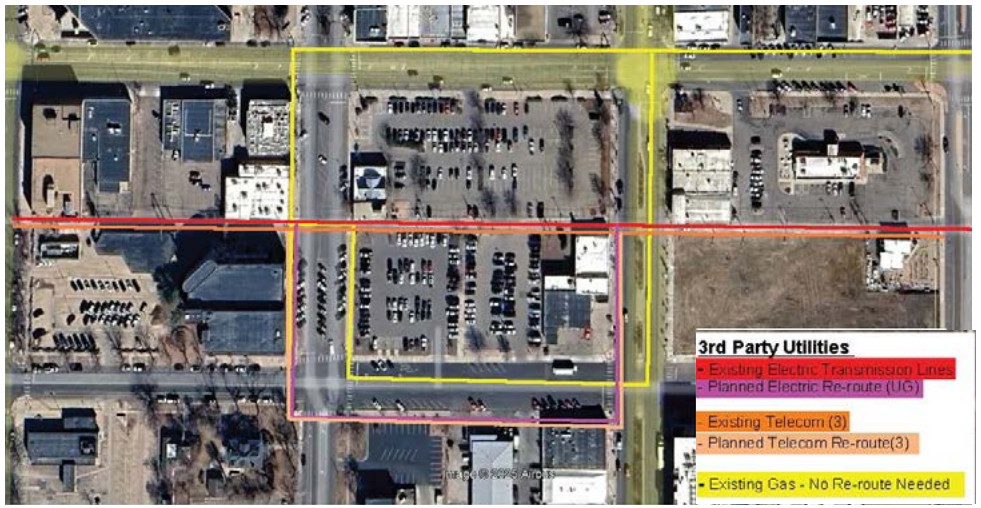
SANITARY SEWER



STORMWATER



THIRD PARTY UTILITIES



APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Infrastructure & Utility Evaluation

CONCEPT THREE: O STREET

Summary

The **onsite infrastructure and parking** plans include the construction of a two-lane loop road around the property for fire access and inmate transport. Additionally, a 32,800 square yard parking lot will be built to accommodate 450 parking stalls, and 5-foot sidewalks are planned both on-site and along the loop road.

For wet utilities, the site will require a combination of surface drainage, **storm sewer,** and detention collection ponds, with the system likely draining to the ponds south of the existing county buildings located on the south side of O Street.

An **onsite waterline** loop will be installed underneath the loop road, with fire hydrants placed every 400 feet. **Sanitary sewer** lines will be run from the 17th Street extension to the courthouse and DA buildings. Non-potable water is required due to the site being over 2 acres, as per CoG Water & Sewer requirements, and these costs are carried in the offsite improvements section.

For **third-party dry utilities**, a new electrical service, transformer, and switchgear will need to be installed for building services. A new gas service will also be installed on the site. The three telecommunication companies available to service the property are Lumen, Comcast, and Allo.

Offsite infrastructure and upgrades include roadway and sidewalk improvements. O Street upgrades may require widening from 25th Ave to 11th Ave, transforming the roadway into a three-lane road with a center turn lane and acceleration and deceleration lanes near the Weld County properties. In the worst-case scenario, CoG may require O Street to be widened to a four-lane roadway with a center turn lane near the Weld County facilities. The extension of N 17th Avenue across O Street and past the new Judicial Center property will be required by CoG. Traffic signals or roundabouts will need to be added on O Street at 25th Ave, 17th Ave, and 11th Ave.

For wet utilities, O Street **storm drainage** will be managed using surface and shoulder facilities, utilizing the existing storm pipe crossings on O Street.

CoG Water & Sewer currently requires at least two connection points for **potable water**, and this area does not have a second source available to date. The nearest additional source of water is Seeley Lake, so 2.25 miles of 6-inch waterline will need to be installed. CoG Water & Sewer standards require a **non-potable** system, which is currently unavailable in this area, so a new system will need to be installed. A pump station could be placed near the ponds on the south side to run the system, and PVC

PURPOSE:

Compare existing utility conditions and required upgrades.

- Water
- Sanitary sewer
- Stormwater
- Gas
- Electric
- Telecom
- Infrastructure extension needs

Infrastructure & Utility

O STREET CONTINUED

piping will need to be installed under O Street and along the new Judicial property on the south side.

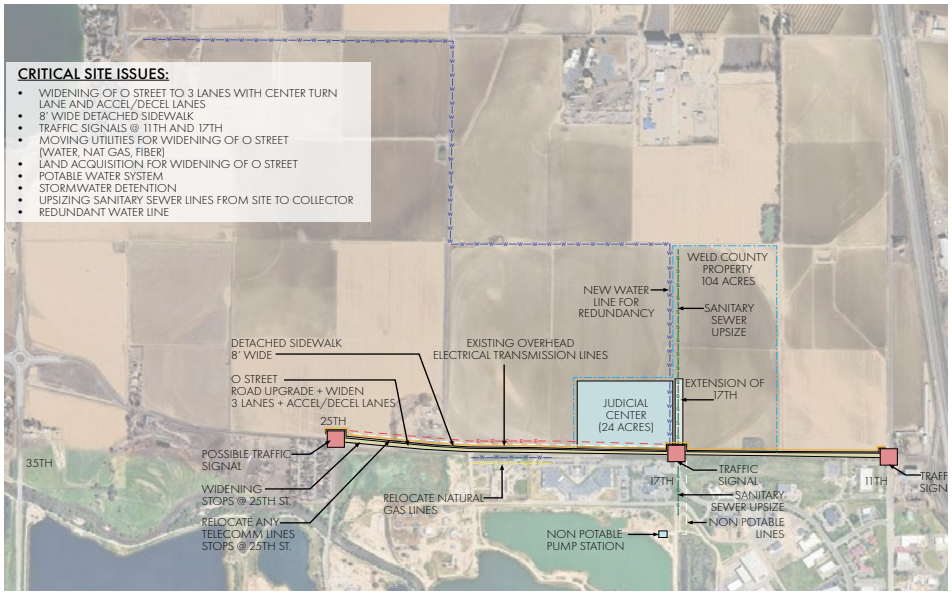
The current **sanitary sewer** running north-south through the property will need to be upsized to 15 inches due to the added flows from the Judicial Center.

For **third-party dry utilities**, Xcel transmission lines from CR 37 to 17th Ave will need to be relocated to allow for roadway widening, with no associated cost. Atmos gas lines and telecommunication lines from Lumen, Comcast, and Allo will need to be relocated to facilitate the roadway widening.

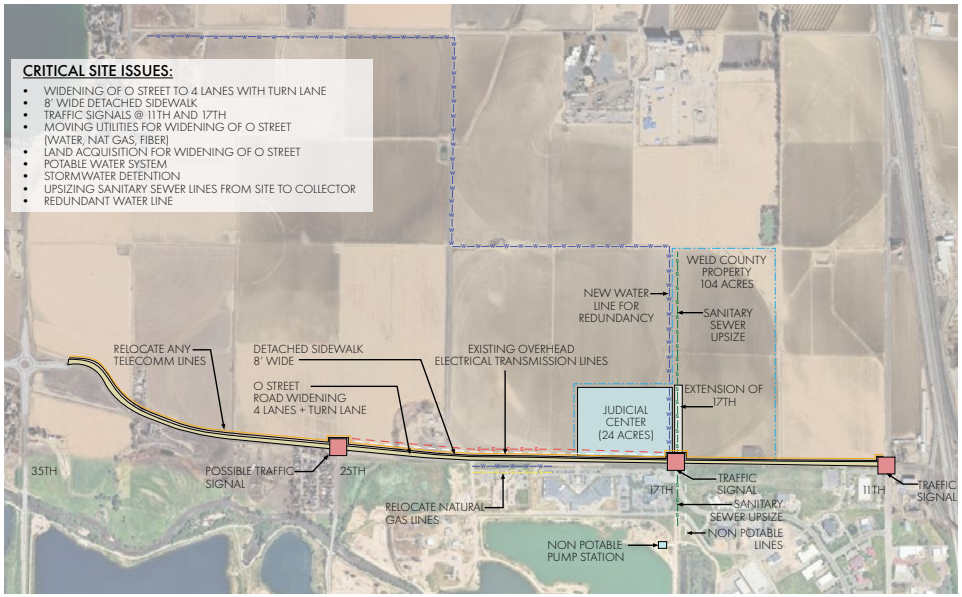
POTENTIAL RISKS TO CONCEPT THREE - O STREET:

During the early discovery phase of the study, there were indications that additional work might be needed for the upgrades along O Street. Initially, the plan included constructing a complete five-lane road with sidewalks from 35th Avenue to 11th Avenue. However, our findings revealed a much more limited scope. Despite this, there is a potential risk that more work could be required. If the full scope becomes necessary, it would increase the project costs by approximately $32,000,000.

SITE LAYOUT



O STREET SITE: POTENTIAL RISKS



APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Cost Estimate & Budget Summary

Summary

Detailed cost summaries have been provided for each concept. They have been broken down by major program elements to allow for major program evaluations and easy modifications to the overall scope related to each concept.

In addition, each concept cost summary includes potential areas of scope that could be reduced or modified to provide savings to the overall potential budget for the work. Project costs have been developed based on the work being delivered through a Progressive Design Build form of contract.

PURPOSE:

Provide cost transparency for informed decisions

- Concepts 1, 2, and 3 included
- Breakdown per site:
  - » Demolition and abatement
  - » Infrastructure improvements
  - » Estimated Construction costs
  - » Judicial building
  - » DA building
  - » Structured parking
  - » Road / Intersection upgrades
  - » Comparative cost summary table

Cost Estimate: West Block

CONCEPT ONE West Block	
Judicial Center	$267,475,000
District Attorney Building	$17,700,000
Below Grade Secure Parking	$32,750,000
Structured Parking	$26,700,000
On-Site Infrastructure & Surface Parking	-
Utilities & Off-Site Infrastructure	$4,400,000
Demolition & Hazardous Materials	$6,900,000
Land Costs	$3,000,000
FF&E Costs	$9,000,000
Soft Costs	$861,600
Totals	**$368,786,600**
Escalation (2 years at 4% per year)	*$29,502,928*
Total with Escalation	**$398,289,528**

CONCEPT ONE Alternative Options for Overall Development	
Remove DA Building	($19,116,000)
Remove Secure Parking for DA	($13,450,000)
Remove Structured Parking for Public	($28,836,000)
Renovate Existing DA Offices	$6M - $12M
Remove Below-grade secure parking, provide surface parking	N/A
Provide Surface Parking at Trophy Shop Location	$856,800
Provide Surface Parking South of City Hall Block	$2,358,000
Provide Surface Parking at SE Block	N/A
Remove non-pot system at O Street	N/A
Totals without Public Parking & DA Development	**$352,102,328**

Cost Estimate: Southeast Block

CONCEPT TWO Southeast Block	
Judicial Center	$265,610,000
District Attorney Building	$17,600,000
Below Grade Secure Parking	$29,400,000
Structured Parking	$26,700,000
On-Site Infrastructure & Surface Parking	-
Utilities & Off-Site Infrastructure	$3,500,000
Demolition & Hazardous Materials	$1,000,000
Land Costs	$500,000
FF&E Costs	$9,000,000
Soft Costs	$848,300
Totals	**$354,158,300**
Escalation (2 years at 4% per year)	*$28,332,664*
Total with Escalation	**$382,490,964**

CONCEPT TWO Alternative Options for Overall Development	
Remove DA Building	($19,008,000)
Remove Secure Parking for DA	($10,250,000)
Remove Structured Parking for Public	($28,836,000)
Renovate Existing DA Offices	$6M - $12M
Remove Below-grade secure parking, provide surface parking	N/A
Provide Surface Parking at Trophy Shop Location	$856,800
Provide Surface Parking South of City Hall Block	$2,358,000
Provide Surface Parking at SE Block	$1,000,000
Remove non-pot system at O Street	N/A
Totals without Public Parking & DA Development	**$340,611,764**

Cost Estimate: O Street

CONCEPT THREE O Street	
Judicial Center	$265,050,000
District Attorney Building	$17,300,000
Below Grade Secure Parking	$18,100,000
Structured Parking	-
On-Site Infrastructure & Surface Parking	$10,100,000
Utilities & Off-Site Infrastructure	$36,400,000
Demolition & Hazardous Materials	-
Land Costs	-
FF&E Costs	$9,000,000
Soft Costs	$776,400
Totals	**$356,726,400**
Escalation (2 years at 4% per year)	*$28,538,112*
Total with Escalation	**$385,264,512**

CONCEPT THREE Alternative Options for Overall Development	
Remove DA Building	($18,684,000)
Remove Secure Parking for DA	($1,500,000)
Remove Structured Parking for Public	N/A
Renovate Existing DA Offices	$6M - $12M
Remove Below-grade secure parking, provide surface parking	($17,028,000)
Provide Surface Parking at Trophy Shop Location	N/A
Provide Surface Parking South of City Hall Block	N/A
Provide Surface Parking at SE Block	N/A
Remove non-pot system at O Street	($3,960,000)
Totals without Public Parking & DA Development	**$356,092,512**

APPENDIX: DETAILED INFORMATION

SITE FEASIBILITY AND CONCEPTUAL DESIGN

Base Concept Costs

	CONCEPT ONE West Block	CONCEPT TWO Southeast Block	CONCEPT THREE O Street
BASE CONCEPT COSTS	$398,289,528	$382,490,964	$385,264,512
Remove DA Building	($19,116,000)	($19,008,000)	($18,684,000)
Remove Secure Parking for DA	($13,450,000)	($10,250,000)	($1,500,000)
Remove Structured Parking for Public	($28,836,000)	($28,836,000)	N/A
Renovate Existing DA Offices	$6M - $12M	$6M - $12M	$6M - $12M
Remove Below-grade secure parking, provide surface parking	N/A	N/A	($17,028,000)
Provide Surface Parking at Trophy Shop Location	$856,800	$856,800	N/A
Provide Surface Parking South of City Hall Block	$2,358,000	$2,358,000	N/A
Provide Surface Parking at SE Block	N/A	$1,000,000	N/A
Remove non-pot system at O Street	N/A	N/A	($3,960,000)
Totals without Public Parking & DA Development	**$352,102,328**	**$340,611,764**	**$356,092,512**

APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Schedule Analysis & Comparative Evaluation

Summary

The project schedules have been developed for each concept and presented as a best case, worst case summary.

The RFP phase, where the County will determine a site to build, develop the RFP for design build partners and select the firm, is constant between each concept and site.

The design phase and GMP development phases would also be the same between each concept and site.

Land acquisition is the key driver to the development schedule for the downtown sites. In the best case schedule, land acquisition and demolition and abatement occur during the 15 months of design permitting identified in the schedule. In the worst case, the land acquisition is assumed to take 25 months which becomes the critical path through construction.

The construction of the Justice Center will take 29 months from the start of excavation.

PURPOSE:

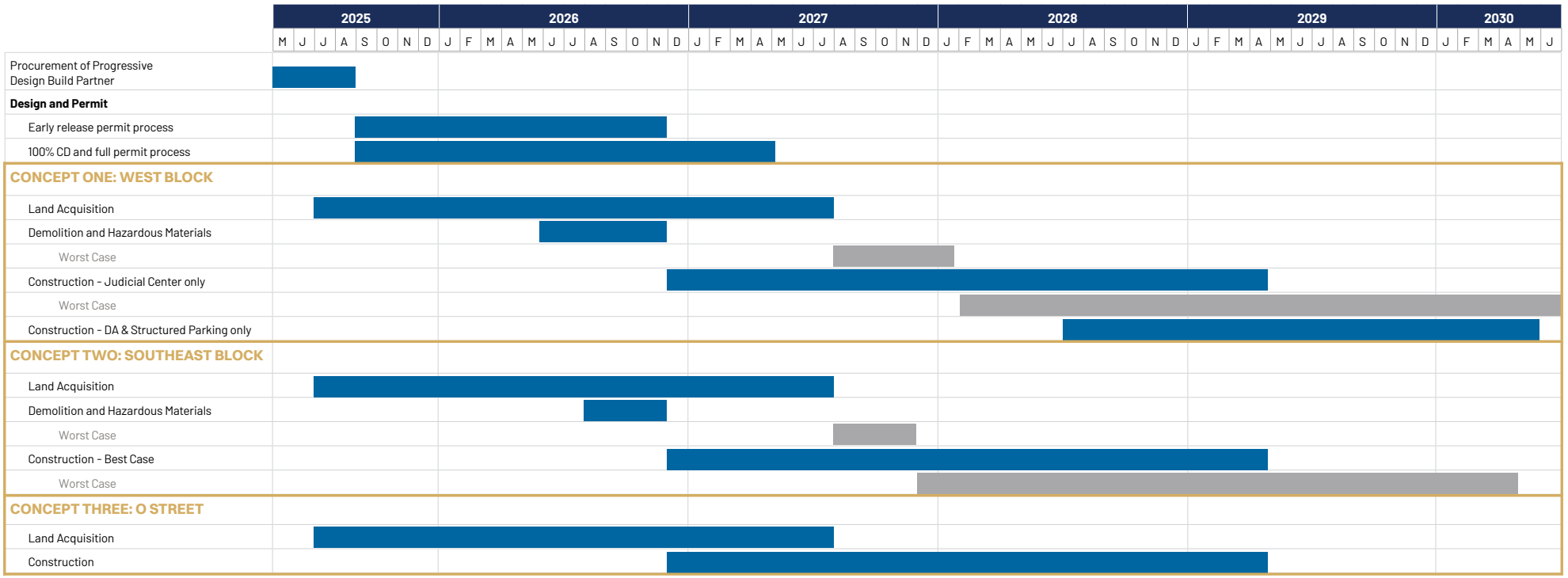
Show anticipated delivery timelines and constraints

- Timeline milestones by concept:
  - » Demolition and prep
  - » Utility coordination
  - » Permitting
  - » Construction start / finish

APPENDIX: DETAILED INFORMATION

SITE FEASIBILITY AND CONCEPTUAL DESIGN

Milestone Schedule



APPENDIX: DETAILED INFORMATION

WELD COUNTY JUDICIAL CENTER SITE SELECTION STUDY

Supporting Documentation

Methodology & Basis of Analysis

The findings and estimates presented in this study are grounded in a combination of reliable data sources, informed planning assumptions, and professional experience. Cost estimates and site evaluations are based on:

- Historical costing databases maintained by PCL Construction and aligned with recent public sector and judicial projects.
- Programmatic needs provided by Weld County, supplemented by space needs identified by the planned users, and lessons learned and benchmarks from similar judicial facilities of comparable size and complexity.
- All costs are presented in today's dollars and do not include escalation, as timelines for final site selection and construction start remain to be determined.

This approach ensures consistency across all concepts while allowing for meaningful comparison of costs, feasibility, and delivery potential.

To assess site feasibility, infrastructure needs, estimated costs, constructability, scheduling impacts, and land ownership for the new justice facility, RJA and PCL held a series of meetings with various user groups who have a stake in the project.

These meetings were in-depth and focused on identifying each group's priorities for the new facility, understanding their current operations, and discussing how those operations could be improved in the new space. Together, the team and user groups projected staffing needs for both the short term (5 years) and long term (40 years). This information was compiled into a preliminary space program, which served as the foundation for three conceptual design options.

In addition, the team met weekly with the Weld County Board of County Commissioners and the Weld County Facilities Department to share key findings and updates throughout the process. We extend our sincere thanks to all parties involved for their valuable input and collaboration.

PURPOSE:

To highlight the extent of discovery work completed by PCL Construction and Reilly Johnson Architecture.

Weld County Board of County Commissioners
Weld County Sheriff: Steve Reams
Weld County Undersheriff: Donnie Patch
Weld County Justice Services: Doug Erler
Weld County Public Works – Director: Curtis Hall
Weld County Planning: David Eisenbraun
Weld County Facilities Department: Patrick O'Neill

19th Judicial District - Chief Judge: Julie Hoskins
19th Judicial District Courts Executive: Marci Hoffman
19th Judicial District - District Attorney: Michael Rourke
19th Judicial District Chief Probation Officer: Jerry Green
19th Judicial District: Cory Flummerfelt

City of Greeley Public Works: Paul Trombino
City of Greeley Water & Sewer: Sean Chambers

Weld County Justice Center
Extended Facilities Studies Summary

DATE
June 11, 2025



Weld County Extended Facilities Studies

Centennial and Plaza West Studies

PREPARED FOR:
Weld County Board of County Commissioners (BoCC)

CONTACT:
Weld County Facilities Department

DATE:
June 11th, 2025

PREPARED BY:
PCL Construction &
Reilly Johnson Architecture

Weld County Judicial Center

Extended Facilities Studies

SUMMARY OF SCOPE AND FINDINGS

PCL and RJA were engaged to provide extended facility master planning services to assess space and building requirements for additional county departments, including Justice Services, Administration, Assessors, Treasurers, and Planning. In-person meetings were conducted with each department to review current space utilization and identify future growth needs.

This assessment confirmed the required space allocations, which informed the sizing of facilities presented in Options 2 and 3, explained to the right and on the following page. The analysis also determined that the existing facilities at Centennial and Plaza West are insufficient to accommodate all requested departments and their projected growth, as outlined in Option 1.

Please note: This report does not include any work related to the historic courthouse.

OPTIONS:

OPTION ONE

This option involves demolishing the above-grade facilities down to the existing frame. All systems, including MEP, interiors, and facade, will be replaced and brought up to current codes. New mechanical equipment will be installed on the roof, with structural upgrades included to support it. Below-grade parking will remain, receiving only minor updates.

The project is planned as a single-phase effort, with limited site work focused on patching areas affected by construction.

OPTION TWO

This option includes full demolition of the above-grade structures down to the existing podium level. A new 2-3 story building would be constructed atop the existing below-grade parking, which will remain and receive minor updates.

This project is planned as a single-phase effort. Site work will address areas where the existing building is removed and repair any construction impacts.

OPTION THREE

This option proposes constructing a new 2-3 story building on the county-owned greenfield site north of O Street. The building would be built at grade, with no basement or underground parking. It is expected to share infrastructure such as utilities, landscaping, and parking, with the planned justice center on the same site.

No work is included at the existing Centennial or Plaza West buildings.

A detailed cost summary for these three options are included on the following page.

COST SUMMARY

SUMMARY COSTING

Extended Facilities Studies

	OPTION ONE	OPTION TWO	OPTION THREE
Option Summary	146,300 SF renovation of existing Centennial and Plaza West buildings	186,700 SF new and renovated office space over the existing parking garage at Centennial and Plaza West	168,000 SF new construction on greenfield site
Administration Building	$82,338,000	$112,995,000	$102,263,000
Demolition and Hazardous Materials	$4,293,000	$5,040,000	N/A
FF&E Costs	$3,000,000	$3,500,000	$3,500,000
Soft Costs	$205,900	$282,500	$255,700
Totals	**$89,836,900**	**$121,817,500**	**$106,018,700**

Escalation (2 years at 4% per year)	$7,186,952	$9,745,400	$8,481,496
Totals with Escalation	**$97,023,852**	**$131,562,900**	**$114,500,196**

SCHEDULE	20-22 months from start of demolition	25-27 months from start of demolition	20-22 months from start of construction

Weld County Justice Center
Extended Facilities Studies — Centennial & Plaza West

DATE
June 23, 2025



Weld County Extended Facilities Studies

Centennial and Plaza West Studies

PREPARED FOR:
Weld County Board of County Commissioners (BoCC)

CONTACT:
Weld County Facilities Department

DATE:
June 23rd, 2025

PREPARED BY:
PCL Construction &
Reilly Johnson Architecture

Weld County Judicial Center

Extended Facilities Studies

SUMMARY OF SCOPE AND FINDINGS

PCL and RJA were engaged to provide extended facility master planning services to assess space and building requirements for additional county departments, including Justice Services, Administration, Assessors, Treasurers, and Planning. In-person meetings were conducted with each department to review current space utilization and identify future growth needs.

This assessment confirmed the required space allocations, which informed the sizing of facilities presented in each of the options, explained to the right and on the following page. The analysis also determined that the existing facilities at Centennial and Plaza West are insufficient to accommodate all requested departments and their projected growth, without expansion as indicated in Option 1 and Option 1A.

Please note: This report does not include any work related to the historic courthouse.

OPTIONS:

OPTION ONE

This option involves the complete renovation of the above-grade facilities down to the existing frame. All systems, including MEP, interiors, and facade, will be replaced and brought up to current codes. New mechanical equipment will be installed on the roof, with structural upgrades included to support it. Below-grade parking will remain, receiving only minor updates.

Option 1A considers an expansion of space by adding new structure to make up the difference in anticipated program needs of the facility.

The project is planned as a single-phase effort, with limited site work focused on patching areas affected by construction.

OPTION TWO

This option includes full demolition of the above-grade structures down to the existing podium level. A new 2-3 story building would be constructed atop the existing below-grade parking, which will remain and receive minor updates. Option 2 considers a new construction and renovated area similar to what exists in Centennial and Plaza West.

Option 2A considers the full build of the anticipated program areas.

This project is planned as a single-phase effort. Site work will address areas where the existing building is removed and repair any construction impacts.

OPTION THREE

This option proposes constructing a new 2-3 story building on the county-owned greenfield site north of O Street. The building would be built at grade, with no basement or underground parking. It is expected to share infrastructure such as utilities, landscaping, and parking, with the planned justice center on the same site.

No work is included at the existing Centennial or Plaza West buildings.

A detailed cost summary for these three options is included on page 3.

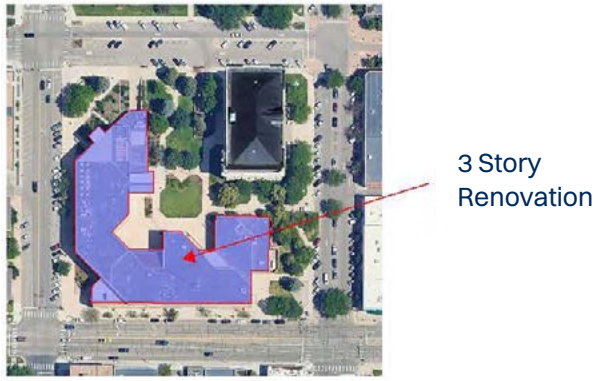
STUDY DRAWINGS

EXTENDED STUDY DRAWINGS

Option 1 & 2 Layouts

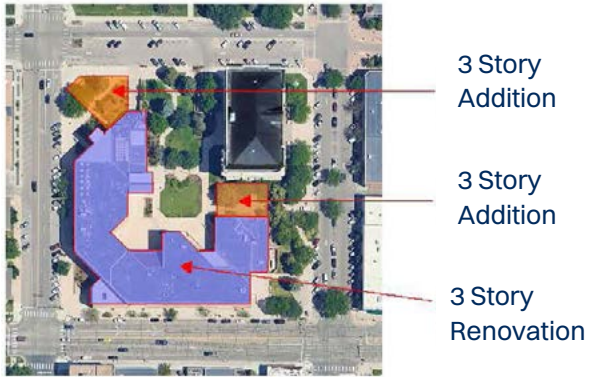
OPTION 1:

Renovation of Centennial and Plaza West Buildings (146,300 SF)



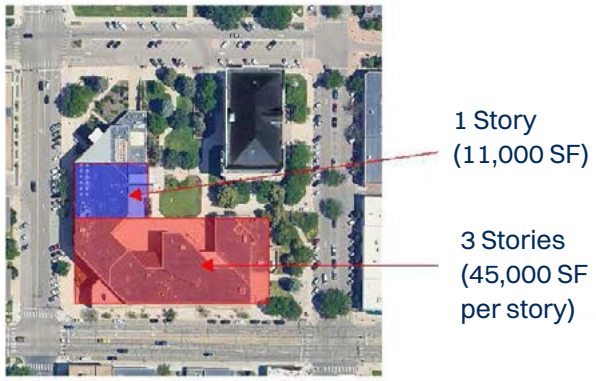
OPTION 1A:

Renovation of entire facility (146,300 SF) + New addition of 40,400 SF (Total SF: 186,700)



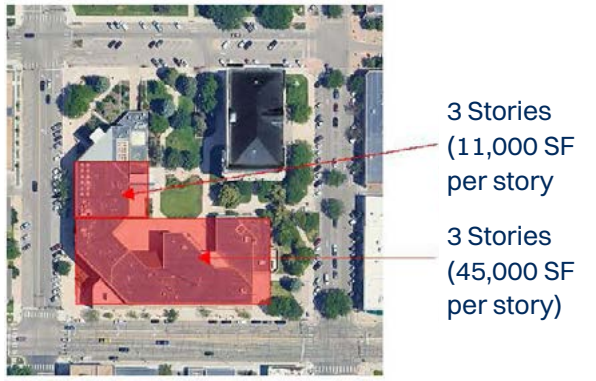
OPTION 2:

Demolition of Centennial and Plaza West Buildings. Keep basement parking level. New 3-story building



OPTION 2A:

Demolition of Centennial and Plaza West. Keep basement parking. New 3-story over basement parking



COST SUMMARY

SUMMARY COSTING

Extended Facilities Studies

	OPTION 1 Complete Renovation	OPTION 1A Complete Renovation + Addition	OPTION 2 New Build, Save Parking Garage	OPTION 2A New Build with Extra Floor	OPTION 3 New Building on O Street
Option Summary	146,300 SF renovation of existing Centennial and Plaza West buildings	146,300 SF renovation + 40,400 SF addition to existing Centennial and Plaza West buildings	146,300 SF new and renovated office space over the existing parking garage at Centennial and Plaza West	186,700 SF new and renovated office space over the existing parking garage at Centennial and Plaza West	168,000 SF new construction on greenfield site
Administration Building	$82,132,000	$107,560,900	$86,177,000	$108,260,700	$102,265,700
Demolition & Hazardous Materials	$4,293,000	$4,293,000	$5,040,000	$5,040,000	N/A
FF&E Costs	$3,000,000	$3,750,000	$3,000,000	$3,750,000	$3,500,000
Soft Costs	$206,000	$269,000	$216,000	$271,000	$256,000
Totals	**$89,631,000**	**$115,872,900**	**$94,433,000**	**$117,321,700**	**$106,021,700**
Escalation (2 years, 4% per year)	$7,170,480	$9,269,832	$7,554,640	$9,385,736	$8,481,736
Totals with Escalation	**$96,801,480**	**$125,142,732**	**$101,987,640**	**$126,707,436**	**$114,503,436**
PRICE PER SF	$662/SF	$670/SF	$697/SF	$678/SF	$681/SF
SCHEDULE	20-22 months from start of demolition	22-24 months from start of demolition	23-25 months from start of demolition	25-27 months from start of demolition	20-22 months from start of construction

OPTION COMPARISON

OPTION COMPARISON

Extended Facilities Studies

	OPTION 1	OPTION 1A	OPTION 2	OPTION 2A	OPTION 3
Future Growth Potential	↓	↑	↓	↑	↑
Design Efficiency	↓	↓	↑	↑	↑
Schedule Duration	↓	↓	↓	↓	↑
Completion Date	↓	↓	↓	↓	↑
Operational Efficiencies - new build	↓	↓	↑	↑	↑
Historical Courthouse - relevancy	↑	↑	↑	↑	↓
Staff Relocation / Displacement during construction	↓	↓	↓	↓	↑
Parking Availability	↑	↑	↑	↑	↑
Integration of Lincoln Park	↑	↑	↑	↑	↓
Construction Risk	↓	↓	↑	↑	↑
User Experience / Staff Efficiency	↓	↓	↑	↑	↑
Sustainability / Energy Efficiency	↓	↓	↑	↑	↑
Security & Circulation Efficiency	↓	↓	↑	↑	↑
Disruption to Ongoing Services	↓	↓	↓	↓	↑
Alignment with Master Plan / Campus strategy	↑	↑	↑	↑	↑
Speed to Occupancy / Critical Need Fulfillment	↓	↓	↓	↓	↑

APPENDIX

1. Centennial Building Floor Plans
2. Future Use Space Requirements

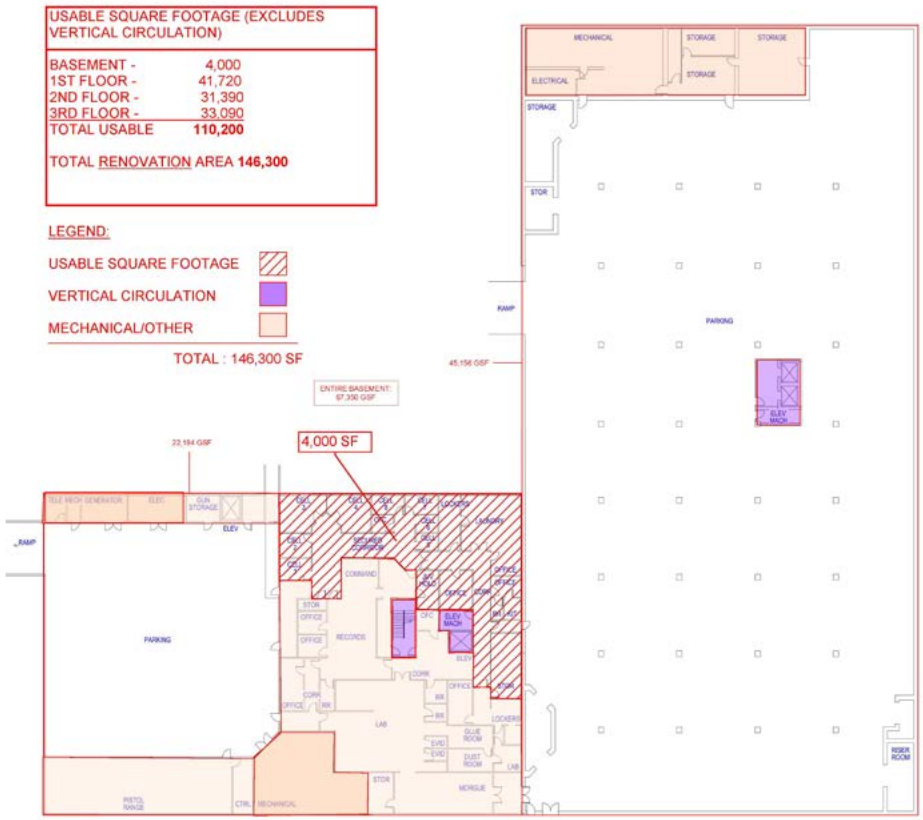


APPENDIX

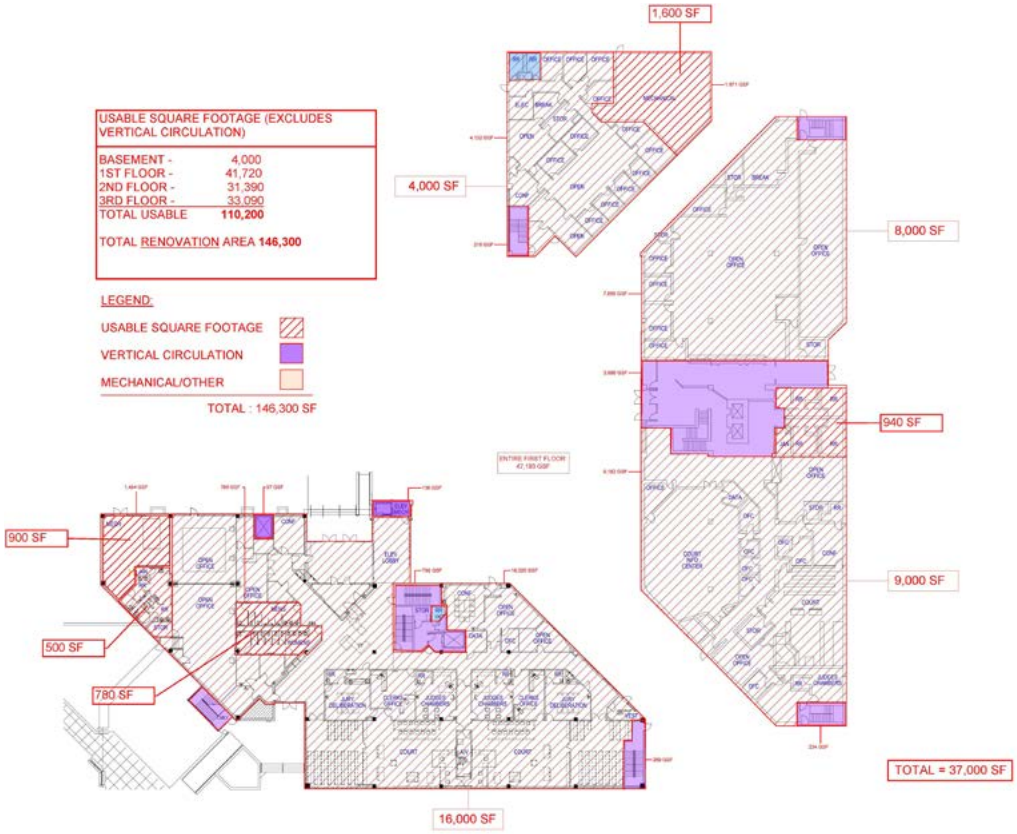
APPENDIX

Centennial Building Floor Plans

CENTENNIAL BUILDING / PLAZA WEST BASEMENT:



CENTENNIAL BUILDING / PLAZA WEST 1ST FLOOR:

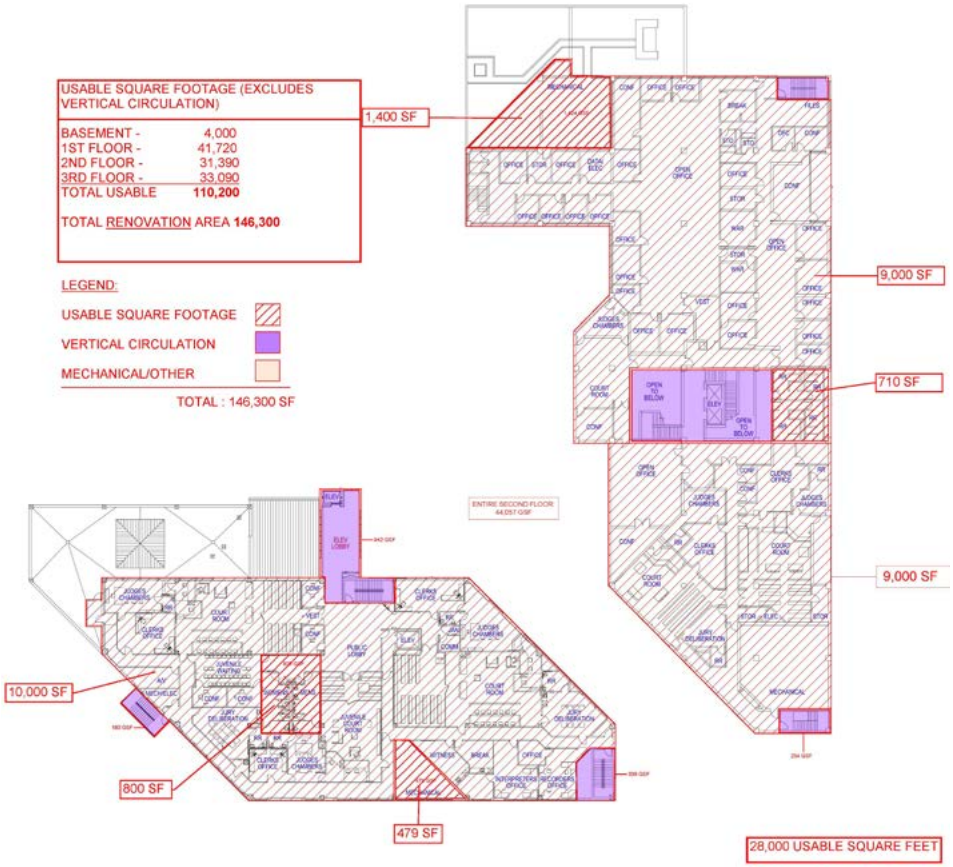


APPENDIX

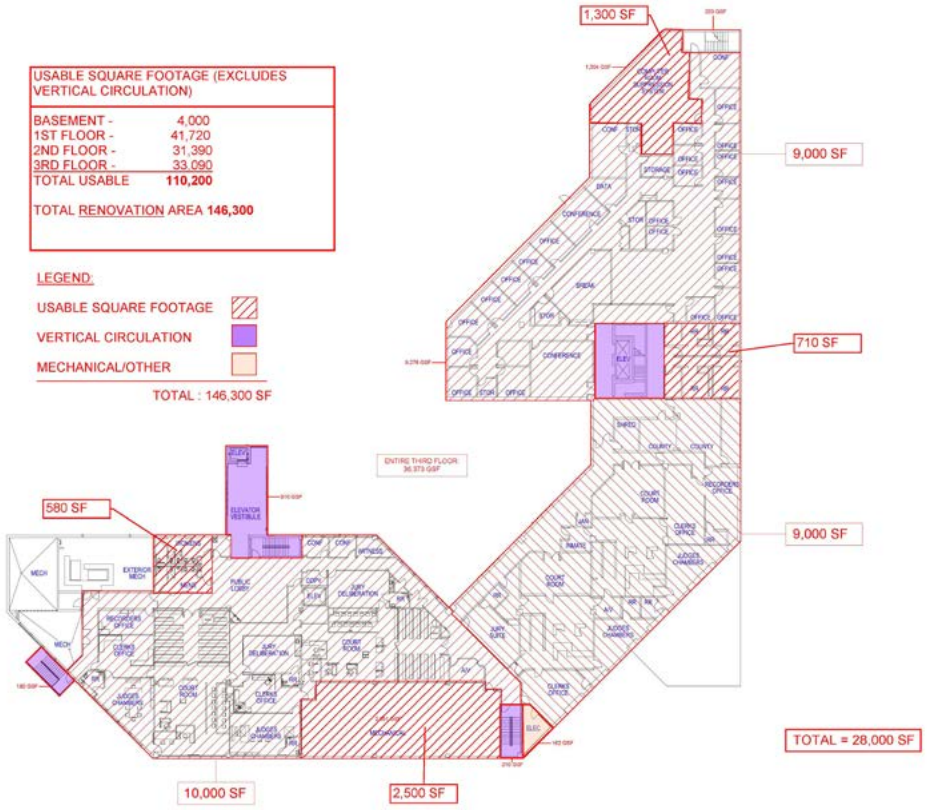
APPENDIX

Centennial Building Floor Plans

CENTENNIAL BUILDING / PLAZA WEST 2ND FLOOR:



CENTENNIAL BUILDING / PLAZA WEST 3RD FLOOR:



APPENDIX

APPENDIX

Future Use Space Requirements

	OPTION 1 &2 Current Space	OPTION 1A, 2A, 3 Space needed with growth
Current DA Space		
Third Floor minus computer room	9,035	
Second Floor	11,481	
First Floor	6,329	
	26,845	40,267
Admin Building	42,205	52,755
BoCC + Clerk to Board		
Human Resources		
Finance		
County Attorney		
Assessor	8,000	13,000
Treasurer	8,000	5,000
Planning	9,500	19,211
Usable SF required	94,550	130,233
Gross SF required	**121,024**	**166,700**

Historic Courthouse Evaluation

MEP Infrastructure Separation

Electrical (Hunt Electric Findings):

- The Historic Courthouse is on a dedicated electrical service fed by a transformer located near the Centennial building.
- The one-line diagram appears accurate for current configurations.
- If the transformer yard remains, no cost is anticipated for re-feeding the courthouse.

Mechanical (RK Mechanical Findings):

- A standalone Central Utility Plant (CUP) is proposed for the Historic Courthouse, with a total cost of $3,973,278.
- Major CUP components include:
    - (1) 200-ton water-cooled chiller
    - (1) 480 GPM open-cell induced draft tower
    - (2) 2,000 MBH hot water condensing boilers
    - Variable-primary pumping for both heating and cooling
    - Free cooling heat exchanger
    - 4-pipe fan coil units (FCUs) for heating/cooling distribution
    - Exhaust systems for mechanical and refrigeration rooms
- The CUP strategy provides independent mechanical systems for the Courthouse, eliminating reliance on Centennial's infrastructure.

Note: This analysis doesn't deferred maintenance.

Weld County Justice Center
Site Selection Overview Presentation

DATE
July 28, 2025



Weld County Judicial Center

PREPARED FOR:

Weld County Board of County Commissioners (BoCC)

July 28, 2025, BOCC Meeting

and to provide

GOALS

Deliberate, data-driven Process

- Plan for future space needs & operational success
- Evaluate locations for feasibility, accessibility, and cost
- Analyze downtown & O Street options, including land swaps and phased funding
- Align with Weld County's mission to provide responsive, innovative, and cost-effective services

Judicial Center Project Progression

Step 01

20-year master facilities plan by Gensler

Step 02

Site Selection Study completed by PCL & RJA

Step 03

Extended Site Selection Study completed by PCL & RJA

Step 04

Public Outreach and Community Engagement

Step 05

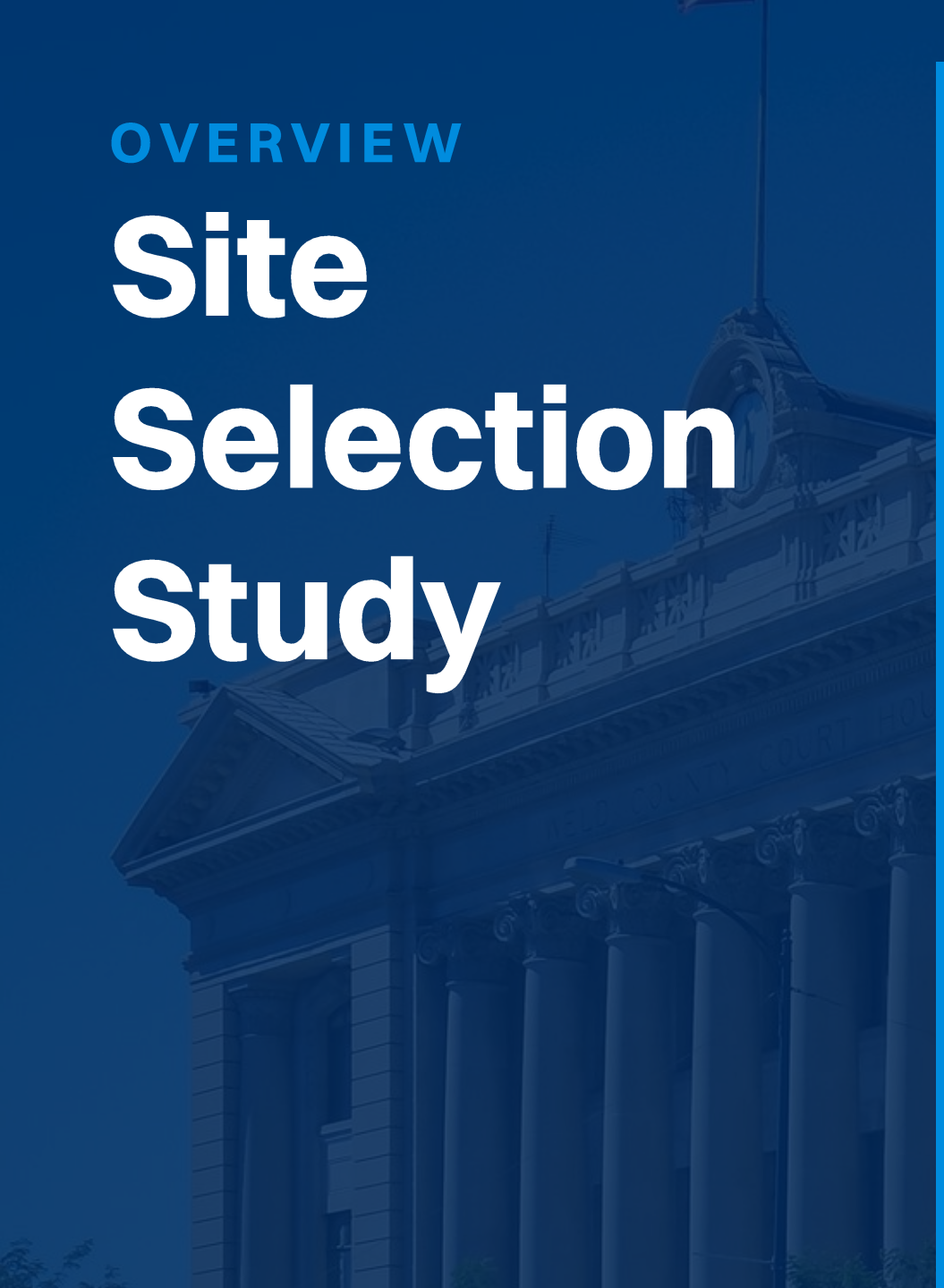
Commissioners Site Selection direction to staff and consultants

Step 06

Finalize agreements

Step 07

Funding Study



OVERVIEW

Site Selection Study

Goal: To provide comparable data and insight to the Weld County BoCC for three potential building sites for the new Judicial Center, in response to urgent space needs driven by additional judges and staffing growth, and to address security risks and operational inefficiencies caused by outdated, fragmented facilities.

Assessed –

- ✓ Site feasibility
- ✓ Infrastructure needs
- ✓ Estimated costs
- ✓ Constructability
- ✓ Scheduling impacts
- ✓ Land ownership
- ✓ Parking
- ✓ Future Expansion

OVERVIEW

Site Selection Study

Process:

- ✓ Study of Gensler Masterplan
- ✓ Interviews with Users groups and Stakeholders
- ✓ Review Concurrent Drawings
  - ✓ Site + Floor Plans
- ✓ Utility Studies
- ✓ Planning + Zoning Studies
- ✓ Parking Study
- ✓ Future Expansion

OVERVIEW

Site Selection Study

Goal: Incorporation of additional Weld County departments facility needs into the Site Selection Study ensuring the identification of a holistic solution.

Departments: –

- ✓ Weld County Board of County Commissioners
- ✓ Weld County Sheriff: Steve Reams
- ✓ Weld County Undersheriff: Donnie Patch
- ✓ Weld County Justice Services: Doug Erler
- ✓ Weld County Public Works – Director: Curtis Hall
- ✓ Weld County Planning: David Eisenbraun
- ✓ Weld County Facilities Department: Patrick O'Neill
- ✓ 19th Judicial District - Chief Judge: Julie Hoskins
- ✓ 19th Judicial District Courts Executive: Marci Hoffman
- ✓ 19th Judicial District - District Attorney: Michael Rourke
- ✓ 19th Judicial District Chief Probation Officer: Jerry Green
- ✓ 19th Judicial District: Cory Flummerfelt

OVERVIEW

Site Selection Study

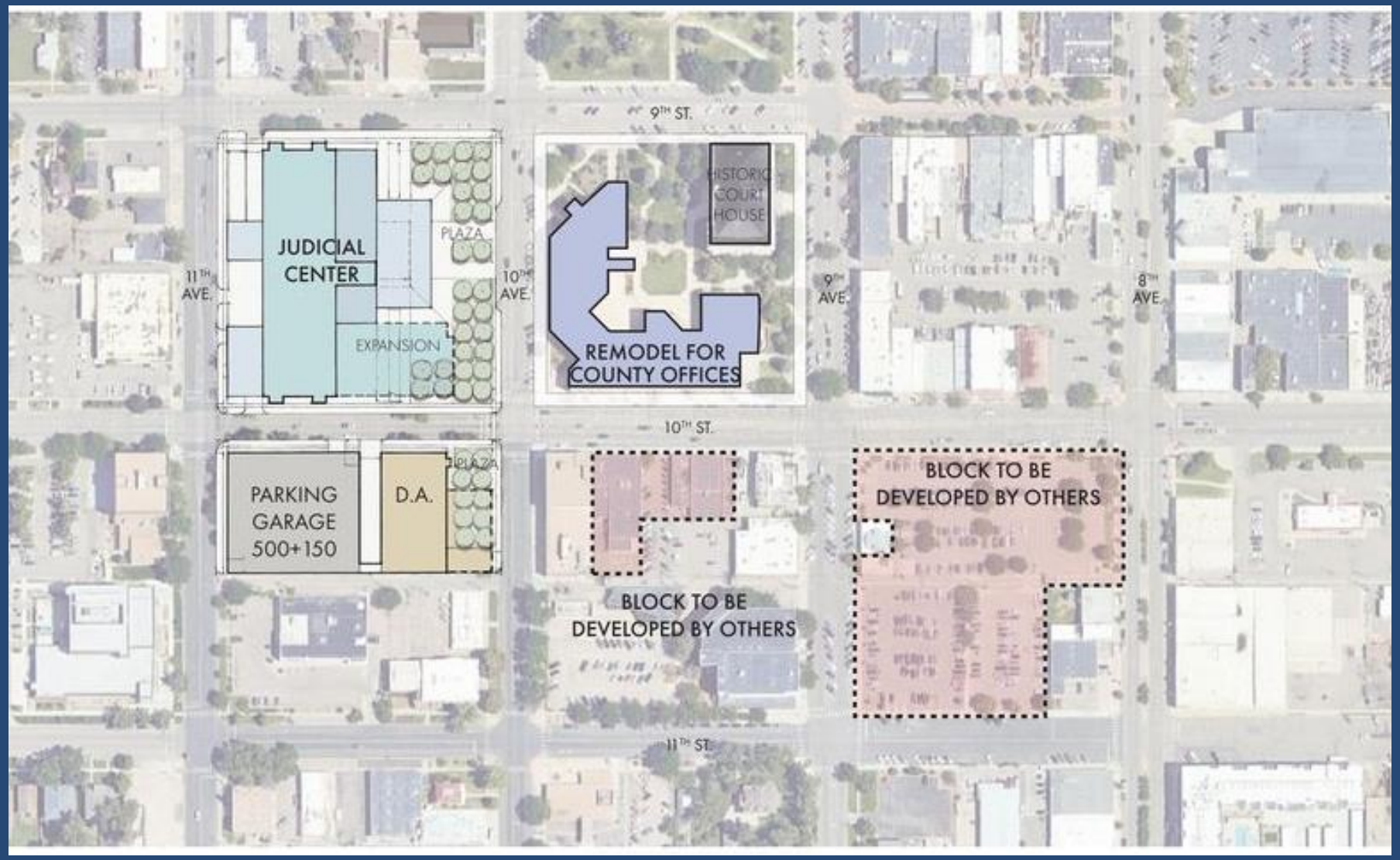
Execution:

- ✓ 20 stakeholder Interviews
- ✓ Coordination with utilities providers
  - ✓ City of Greeley Water and Sewer
  - ✓ City of Greeley Public Works
  - ✓ Xcel Energy
  - ✓ Atmos Energy
  - ✓ Lumen
  - ✓ Comcast
  - ✓ Allo
- ✓ Weld County Facilities
- ✓ 10 configurations per site

LOCATIONS STUDIED



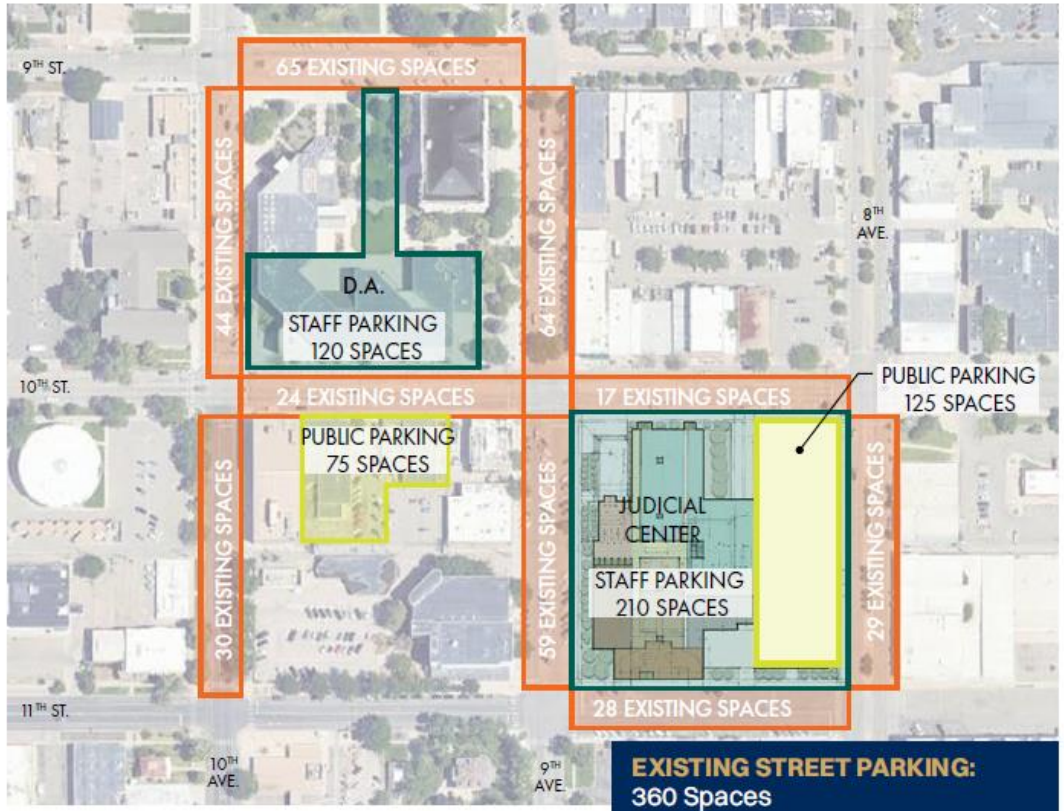
WEST BLOCK SITE PLAN INITIAL CONCEPT



Prepared by PCL Construction and Reilly Johnson Architecture

SOUTHEAST BLOCK PARKING INITIAL CONCEPT

PARKING - OPTION A:



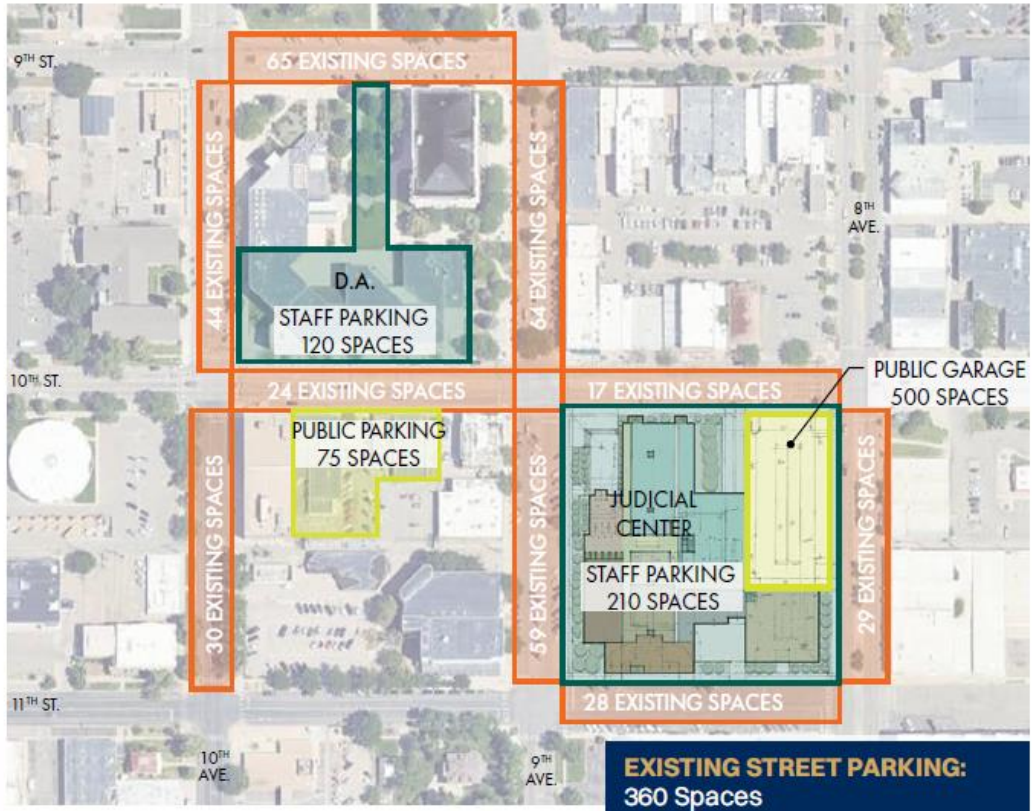
EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
200 Spaces (on-grade)

STAFF PARKING:
330 Spaces (underground)

TOTAL PARKING:
890 Spaces

PARKING - OPTION B:



EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
575 Spaces

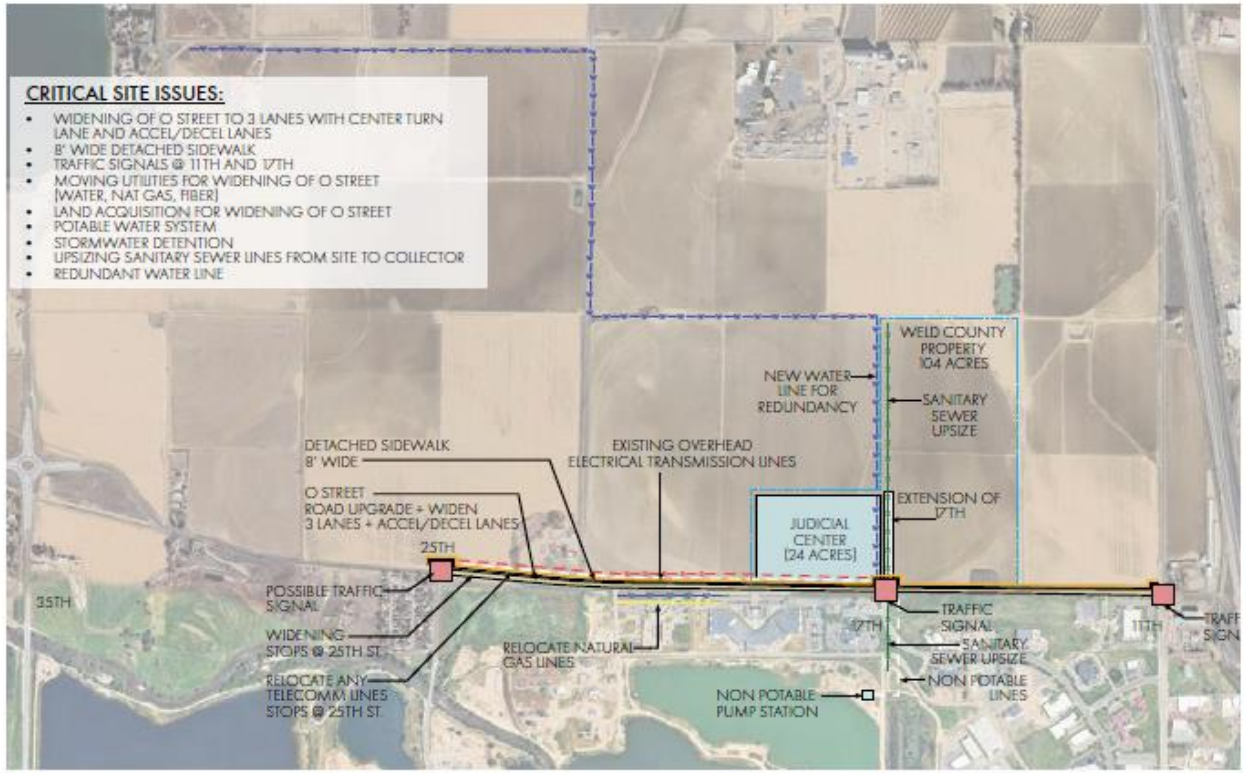
STAFF PARKING:
330 Spaces (underground)

TOTAL PARKING:
1,265 Spaces

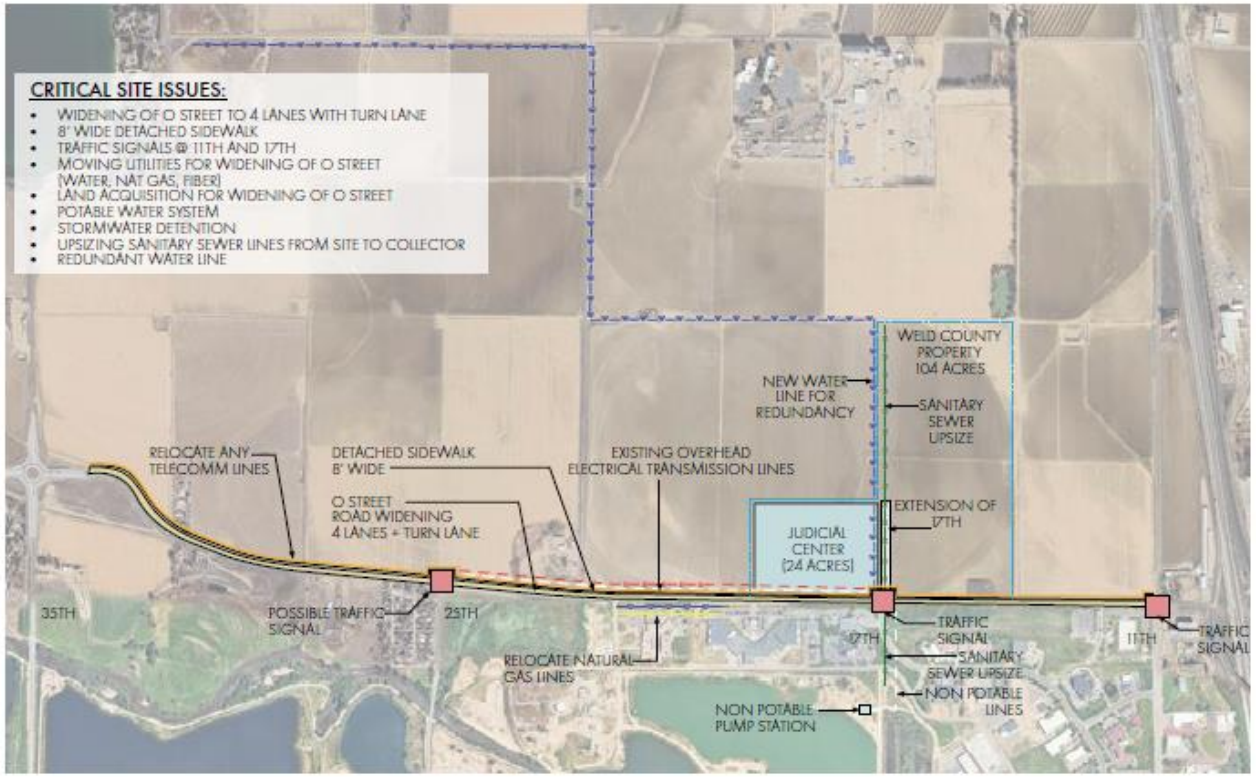
Prepared by PCL Construction and Reilly Johnson Architecture

O STREET INFRASTRUCTURE & UTILITY NEEDS

SITE LAYOUT



O STREET SITE: POTENTIAL RISKS



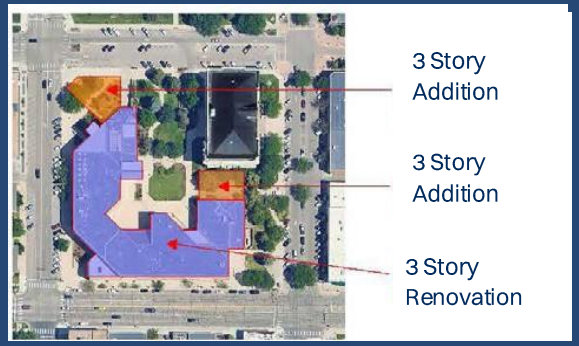
Prepared by PCL Construction and Reilly Johnson Architecture

ADMINISTRATION BUILDING (INCLUDING DA OFFICES) CONCEPTS

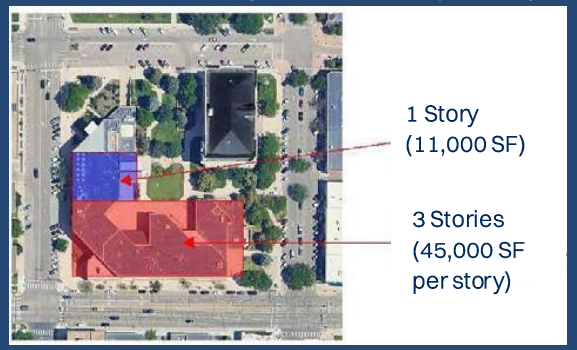
OPTION 1:
Renovation of Centennial and Plaza West Buildings (146,300 SF)



OPTION 1A:
Renovation of entire facility (146,300 SF) + New addition of 40,400 SF (Total SF: 186,700)



OPTION 2:
Demolition of Centennial and Plaza West Buildings. Keep basement parking level. New 3-story building



OPTION 2A:
Demolition of Centennial and Plaza West. Keep basement parking. New 3-story over basement parking



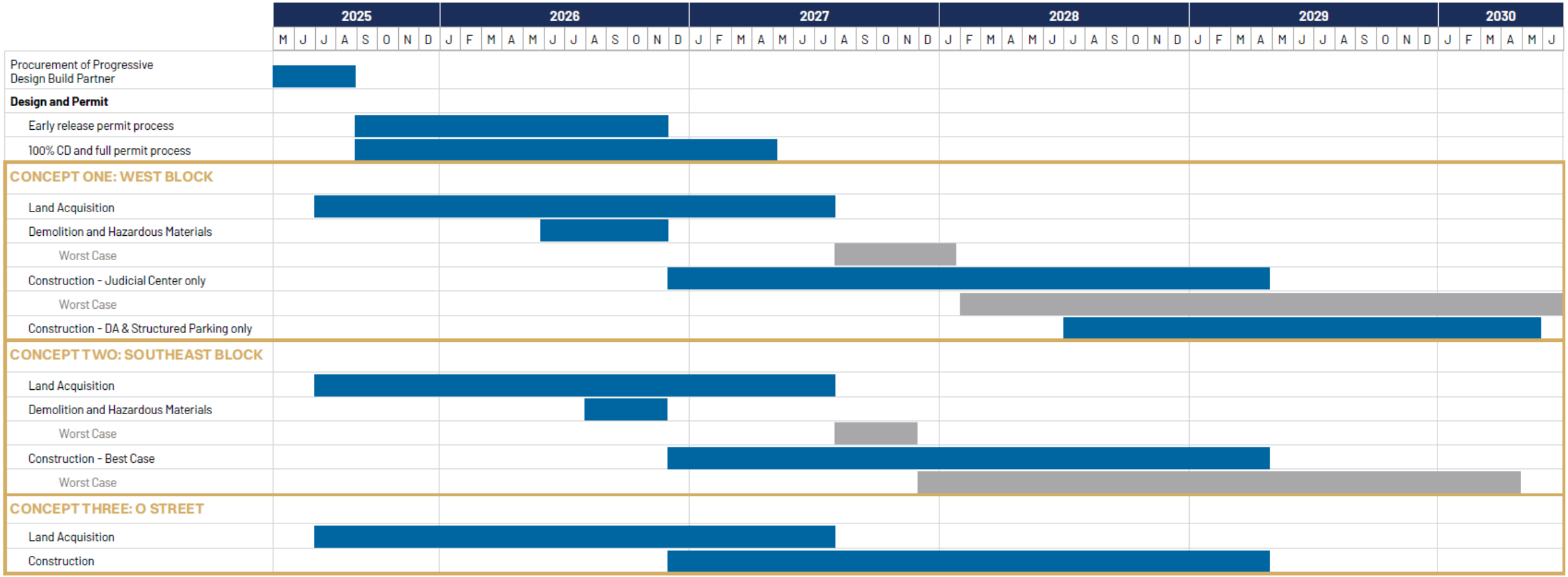
Prepared by PCL Construction and Reilly Johnson Architecture

CONCEPTUAL RENDERING



Prepared by PCL Construction and Reilly Johnson Architecture

CONCEPT MILESTONE SCHEDULE



Prepared by PCL Construction and Reilly Johnson Architecture

CONCEPTUAL COST SUMMARY

Cost Summary	
WEST BLOCK	**TOTALS**
Justice Center	$351M
Administration Building including DA Offices – Centennial Block	$139M
	$490M
SOUTHEAST BLOCK	
Justice Center	$351M
Administration Building including DA Offices	$145M
	$496M
O STREET	
Justice Center	$367M
Administration Building including DA Offices	$131M
	$498M

Prepared by PCL Construction and Reilly Johnson Architecture

RECAP

Due Diligence Recap

Goal: Deliver clear, side-by-side comparisons of potential sites for the new Judicial Center.

Recap of Due Diligence:

- ✓ Holistic approach and solution to identify master plan needs
- ✓ Compared several viable project sites
- ✓ Completed a deep dive into the feasibility, cost, schedule, utility, zoning, parking analysis and future expansion for all options
- ✓ Conducted 20+ stakeholder interviews

Summary Of Next Steps





1861
WELD
WELD COUNTY, CO

Weld County Justice Center
Reconciliation of Cost Estimates

DATE
June 1, 2026

PROJECT OVERVIEW

Initial Cost Estimate Progression

Cost figures across project documents from April through August 2025 reflect different scopes defined at successive stages of the project. As the project advanced from initial concept through site selection and into downtown due diligence, three factors changed: **what was included in the project, how parking would be funded, and how detailed the underlying cost assumptions were.** The table below presents the figures from each source document, followed by an explanation of the changes between them.

Cost Comparison Across Documents

Date	Source Document	Site	Subtotal	With Escalation
April 4, 2025	Concept Design	All three sites (programming only)	—	*no cost figures*
May 5, 2025	Site Selection Study	West Block (Concept One)	$368.8M	**$398.3M**
May 5, 2025	Site Selection Study	Southeast Block (Concept Two)	$354.2M	**$382.5M**
May 5, 2025	Site Selection Study	O Street (Concept Three)	$356.7M	**$385.3M**
August 7, 2025	Downtown Analysis	West Block	$356.4M	**$385.9M**
August 7, 2025	Downtown Analysis	O Street	$385.3M	**$413.8M**

Subtotals reflect base concept cost before construction-cost escalation. Escalated totals apply 4% annually for 2 years. All figures are conceptual estimates appropriate to the stage at which each document was produced.

What Changed Between Documents

Three structural changes account for the full difference between the May 2025 Site Selection Study and the August 2025 Downtown Analysis.

1. **The District Attorney building moved out of the Justice Center project.**
   In May, the DA building (~$17.6M) was priced as part of the Justice Center campus. In August, the DA function was folded into a separate new Administration Building project. This is the single largest scope change between the two documents; the associated cost moved from the Justice Center budget to the new Administration Building budget.
2. **Parking strategy shifted from County-funded to cost-shared.**
   May priced a fully County-funded parking solution: below-grade secure parking plus structured public parking (~$56–60M combined per site). August reflects a revised funding structure — below-grade secure parking remains a County cost, but public parking is addressed through a cost-share with the City of Greeley and DDA (~$11M contribution for ~234 stalls). The County's parking burden drops accordingly.
3. **Building program and site costs became more precise.**
   May priced the Jus Center building at ~$265M based on initial concept assumptions. August reflects firmer program data — 265,000 GSF, 26 courtrooms at opening with capacity for 46 future, and refined site conditions including more detailed information on cost of bringing utilities to site — pushing the building line to $304.9M–$308.0M. Acquisition costs and demolition are also itemized per parcel for the West Block, which they weren't in May. The higher building cost reflects more detailed program and site data rather than an increase in scope.

Note on April 2025: *The Concept Design document released in April is a programming and site phasing study — it contains floor plans, building sections, and land-swap diagrams but no cost figures. Cost modeling begins with the May 2025 Site Selection Study.*

SECTION

2

Downtown Due Diligence

Downtown analysis, parking phasing, the consolidated project timeline, and the BoCC Procurement Presentation that closed out due diligence.

4 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Downtown Analysis — Program & Facility Overview

DATE
August 7, 2025

Program & Facility Overview

Justice Center

Program & Facility Overview

Element	West Block	O Street
Building Size	265,000 GSF	265,000 GSF
Courtrooms (Initial / Future)	26 / 46	26 / 46+
District Attorney Office	27,000 SF (incorporated into new Admin. Bldg.)	27,000 SF (incorporated into new Admin. Bldg.)
Building Type	Multi-story urban facility + annex + garage	Standalone facility on greenfield land
Acreage Summary		
C - West Block (Currently Weld County Owned)	0.65	N/A
O, Q, P & X - West Block (Currently Owned by Multiple Owners)	2.84	N/A
H - City Hall 1/2 Block (Currently City of Greeley Owned)	1.75	N/A
J - 1100 10th St. 1/2 Block (Currently City of Greeley Owned)	1.33	N/A
O Street (Currently Weld County Owned)	N/A	25

Cost Breakdown

Category	West Block		O Street	
	Cost	Description	Cost	Description
TBD Entity Land Acquisition Cost				
Q, P, X - West Block North 1/2 Block (Acquisition and Demo Cost)	$ 6,500,000	TBD	N/A	N/A
C - West Block	$ 228,000	Currently Owned by Weld County	N/A	N/A
O, Q, P & X - West Block	$ 931,000	To be covered by TBD Entity	N/A	N/A
H - City Hall 1/2 Block	$ 452,736	To be covered by TBD Entity	N/A	N/A
J - 1100 10th St. 1/2 Block	$ 410,614	To be covered by TBD Entity	N/A	N/A
O Street Project Site Land	N/A	N/A	$ -	Currently Owned by Weld County
Demo & Hazardous Materials Abatement Cost				
G - Juror Block	$ 1,000,000	Responsibility of Weld County	N/A	N/A
C - West Block	$ 250,848	Responsibility of Weld County	N/A	N/A
O, Q, P & X - West Block	$ 1,992,273	Responsibility of TBD Entity	N/A	N/A
H - City Hall 1/2 Block	$ 690,170	Responsibility of TBD Entity	N/A	N/A
J - 1100 10th St. 1/2 Block	$ 934,206	Responsibility of TBD Entity	N/A	N/A
O Street Demo & Hazardous Materials Abatement	N/A	N/A	$ -	N/A
Utilities & Off-Site Infrastructure	$ 4,400,000	Minimal due to current upgrades	$ 36,400,000	N/A
Judicial Center Building	$ 267,475,000	N/A	$ 265,050,000	N/A
Total Justice Center Parking Summary		Downtown Parking - 1,175 stalls; 175 towards Admin. Bldg.		O Street Parking - XX stalls
Below Grade Parking Justice Center	$ 32,750,000	210 stalls (Subsurface)	$ 18,100,000	210 stalls (subsurface)
Street Parking within 1 Block	$ -	586 stalls; 175 towards Admin. Bldg.	N/A	N/A
Surface Parking		379 stalls	N/A	N/A
H - City Hall 1/2 Block	$ 1,824,000	228 stalls	N/A	N/A
J - 1100 10th St. 1/2 Block	$ 1,208,000	151 stalls	N/A	N/A
O Street Surface Parking	N/A	N/A	$ 10,820,000	790 stalls
FF&E (Furniture, Fixtures & Equipment) & Soft Costs (permitting, insurance, testing)	$ 9,861,600	N/A	$ 9,776,400	N/A
Subtotal	**$ 325,269,448**	**N/A**	**$ 340,146,400**	**N/A**
Escalation (4% annually x 2 years)	$ 26,021,556	N/A	$ 27,211,712	N/A
Total	**$ 351,291,004**	**N/A**	**$ 367,358,112**	**N/A**
Schedule	49 - 62 months	N/A	49 months	N/A

NOTE: District Attorney (DA) included in new administration building.

Administrative Bldg., including DA Offices

Program & Facility Overview

Element	Trophy Block	Centennial + Plaza West (Option 2A)	O Street
Location	Downtown - Trophy Block site	Downtown - Centennial & Plaza West site	O Street - County-owned greenfield
Build Type	Ground-up building	New construction on top of existing basement garage	Ground-up building
Total Program Area	186,700 SF	186,700 SF	168,000 SF + 18,700 Existing Below Grade
Design Efficiency	High - built from scratch	Moderate - restricted by existing structure	High - full site control
Expansion Capability	Flexible	Built to full planned capacity	Flexible
Acreage Summary			
F - Trophy Block (Currently Weld County Owned)	0.78	N/A	N/A
I - Trophy Block (Currently City of Greeley Owned)	0.44	N/A	N/A
W.1 - Trophy Block (Currently Owned by Vineyard Church)	0.16	N/A	N/A
W.2 - Trophy Block (Currently Owned by David Yetter)	0.04	N/A	N/A
D.1 - Centennial Block (Currently Weld County Owned)	N/A	2.79	N/A
D.2 - Centennial Block (Currently Weld County Owned)	N/A	0.89	N/A
O Street (Currently Weld County Owned)	N/A	N/A	25

Cost Breakdown

Category	Trophy Block		Centennial + Plaza West (Option 2A)		O Street	
	Cost	Description	Cost	Description	Cost	Description
TBD Entity Land Acquisition Cost						
F - Trophy Block	$ 270,000	Currently Owned by Weld County	N/A	N/A	N/A	N/A
I - Trophy Block	$ 153,600	To be covered by TBD Entity	N/A	N/A	N/A	N/A
W.1 - Trophy Block	$ 56,000	To be covered by TBD Entity	N/A	N/A	N/A	N/A
W.2 - Trophy Block	$ 14,400	To be covered by TBD Entity	N/A	N/A	N/A	N/A
D.1 - Centennial Block	N/A	N/A	$ 971,397	Currently Owned by Weld County	N/A	N/A
O Street Land Acquisition	N/A	N/A	N/A	N/A	$	Currently Owned by Weld County
Demo & Hazardous Materials Abatement Cost						
F - Trophy Block	$ 707,980	Responsibility of Weld County	$ 707,980	Responsibility of Weld County	N/A	N/A
I - Trophy Block	$ 180,533	Responsibility of TBD Entity	N/A	N/A	N/A	N/A
W.1 - Trophy Block		Responsibility of TBD Entity	N/A	N/A	N/A	N/A
W.2 - Trophy Block		Responsibility of TBD Entity	N/A	N/A	N/A	N/A
Centennial+Plaza West Demo & Hazardous Materials Abatement	$ 9,540,000	Responsibility of Weld County	$ 5,040,000	Responsibility of Weld County	N/A	N/A
O Street Demo & Hazardous Materials Abatement	N/A	N/A	N/A	N/A	$ 9,540,000	Responsibility of Weld County
Infrastructure	$ 500,000	N/A	$ 500,000	N/A	$ 1,000,000	N/A
Administration Bldg., includes DA Offices	$ 106,000,000	N/A	$ 108,260,700	N/A	$ 102,265,700	N/A
Historic Courthouse CUP Retrofit	$ 4,973,278	Equipment Only (Needs Facility Enclosure)	N/A	N/A	N/A	N/A
Parking Summary	N/A	617 Stalls Total	N/A	619 Stalls Total	N/A	
Shared Parking Structure	N/A	433 Stalls	N/A	234 Stalls	N/A	N/A
Weld County Parking Structure Share	$ 8,977,000	191 Stalls	$ 10,434,000	222 Stalls	N/A	N/A
COG/DDA Parking Structure Contribution	$ 10,998,000	234 Stalls = $11,000,000	$ 10,998,000	234 Stalls = $11,000,000	N/A	N/A
Street Parking within 1 Block	$ -	175 stalls from above extra street	$ -	175 stalls from above extra street	N/A	N/A
Existing Centennial Bldg. Subsurface Parking	N/A	N/A	$ -	210 stalls	N/A	N/A
O Street Surface Parking	N/A	N/A	N/A	N/A	$ 4,800,000	600 Stalls
FF&E (Furniture, Fixtures & Equipment) & Soft Costs (permitting, insurance, testing)	$ 4,006,000	N/A	$ 4,021,000	N/A	$ 3,756,000	N/A
Subtotal	**$ 134,704,258**	**N/A**	**$ 128,963,680**	**N/A**	**$ 121,361,700.00**	**N/A**
Escalation (4% annually x 2 years)	$ 10,776,341	N/A	$ 10,317,094	N/A	$ 9,708,936	N/A
Total	**$ 145,480,599**	**N/A**	**$ 139,280,774**	**N/A**	**$ 131,070,636**	**N/A**
Schedule	25 - 27 months	N/A	25 - 27 months	N/A	20 - 22 months	N/A

For Consideration

Category	Trophy Block Cost	Trophy Block Description	Centennial + Plaza West (Option 2A) Cost	Centennial + Plaza West (Option 2A) Description	O Street Cost	O Street Description
Escalation (4% annually x 5 years)	$ 26,940,852	N/A	$ 25,792,736	N/A	$ 24,272,340	N/A
Total 5 years out	**$ 161,645,110**		**$ 154,756,416**		**$ 145,634,040**	

Cost Summary

Downtown - Option A - Trophy Block

Item	Totals
Justice Center - West Block	$ 351,291,004
Administration Bldg. w/DA Offices Included - Trophy Block	$ 145,480,599
Total	**$ 496,771,602**

Downtown - Option B - Centennial Block

Item	Totals
Justice Center - West Block	$ 351,291,004
Administration Bldg. w/DA Offices Included - Centennial Block (Option 2A)	$ 139,280,774
Total	**$ 490,571,778**

O Street

Item	Totals
Justice Center - O Street	$ 367,358,112
Administration & DA Bldg. - O Street	$ 131,070,636
Total	**$ 498,428,748**

Weld County Justice Center
Expanded Timeline

DATE
September 2, 2025

Weld County Judicial Center: Expanded Timeline

May 2023 – Facilities Master Plan Launch

The Weld County Board of Commissioners engaged M. Arthur Gensler Jr. & Associates Inc. to prepare the county's first-ever 20-year facilities master plan. The study was intended to take a full inventory of county-owned facilities, assess building conditions and maintenance requirements, and project long-term space needs based on population growth and service demands.

October 2024 – Facilities Master Plan Delivered

Gensler submitted its master plan, which identified 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.
- A new administration building, to accommodate growth in county departments and to replace aging office space.

December 2024 – Expanded Scope for Judicial Center Study

In response to concerns about potentially moving the courts outside of downtown Greeley, the commissioners approved a change order to Gensler's contract. The additional work expanded the study scope to include potential downtown judicial center sites, specifically on county-owned land, in addition to the O Street property.

Early 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:

- 2023 population: 359,442
- 2044 projected population: 550,000 (a 53% increase)
- 67% of county buildings were between 25 and 50+ years old
- 18% of buildings were more than 50 years old
- 449,000 gross square feet of county workspace existed in 2023; 1.4 million gross square feet would be required by 2044

February 2025 – Land Swap Opportunities Introduced

Richmark Companies presented potential land swap scenarios between Weld County, the City of Greeley, and Richmark. These proposals offered opportunities for coordinated redevelopment downtown, aligning civic facilities, school district needs, and private development.

March 2025 – Site Selection Study Begins

The Board engaged PCL Construction Services, Inc. and Reilly Johnson Architecture (RJA) to conduct a Judicial Center Site Selection Study.

- **Sites studied**: West Block (downtown), Southeast Block (downtown), and the O Street county-owned site.
- **Scope of analysis**: site feasibility, infrastructure and utility needs, ownership, cost estimates, constructability, scheduling, parking, and expansion potential.
- **Process included**:
    - Review of Gensler's master plan
    - Development of conceptual site and floor plans
    - Utility and zoning studies
    - Parking and expansion studies
    - Twenty stakeholder interviews with representatives from county government, judiciary, justice services, sheriff's office, planning, facilities, and public works
    - Coordination with utility providers, including the City of Greeley (water, sewer, public works), Xcel Energy, Atmos, Comcast, Allo, and Lumen
- Commissioners also hosted three informational sessions in March to provide the public with preliminary information on downtown versus O Street options.

April–May 2025 – Public Listening Sessions

The Board conducted four formal listening sessions to gather public feedback on the two primary location options:

- **Downtown Greeley**, leveraging partnerships and potential land swaps to maintain a civic presence in the city core.

- **O Street site**, offering county-owned land but requiring significant infrastructure investment.

May–Summer 2025 – Extended Site Selection Study

In May, commissioners authorized an Extended Site Selection Study, led by PCL Construction Services, Inc. and Reilly Johnson Architecture (RJA), to expand upon the initial site analysis and deepen due diligence.

The study:

- Explored multiple building configuration scenarios, including renovation and expansion of Centennial and Plaza West, full demolition and new construction on downtown blocks, and a greenfield development option at O Street.
- Refined cost models, with total project estimates ranging from $490M to $498M for judicial and administrative facilities.
- Incorporated administrative functions (including the District Attorney's offices) into site plans to create a more efficient long-term operational layout.
- Confirmed that while all sites were technically feasible, they differed significantly in infrastructure requirements, scheduling impacts, and long-term growth potential.

Commissioners also 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.

July 28, 2025 – Board of County Commissioners Meeting

The extended study was formally presented at the BoCC meeting on July 28, 2025. Commissioners were provided with:

- Side-by-side comparisons of West Block, Southeast Block, and O Street options.
- Conceptual site plans, floor layouts, parking concepts, and administrative building plans.
- Infrastructure and utility needs for each site.
- Conceptual cost summaries and milestone schedules.
  This marked the completion of the 20-year facilities master plan process, from initial facility assessments to detailed site selection studies.

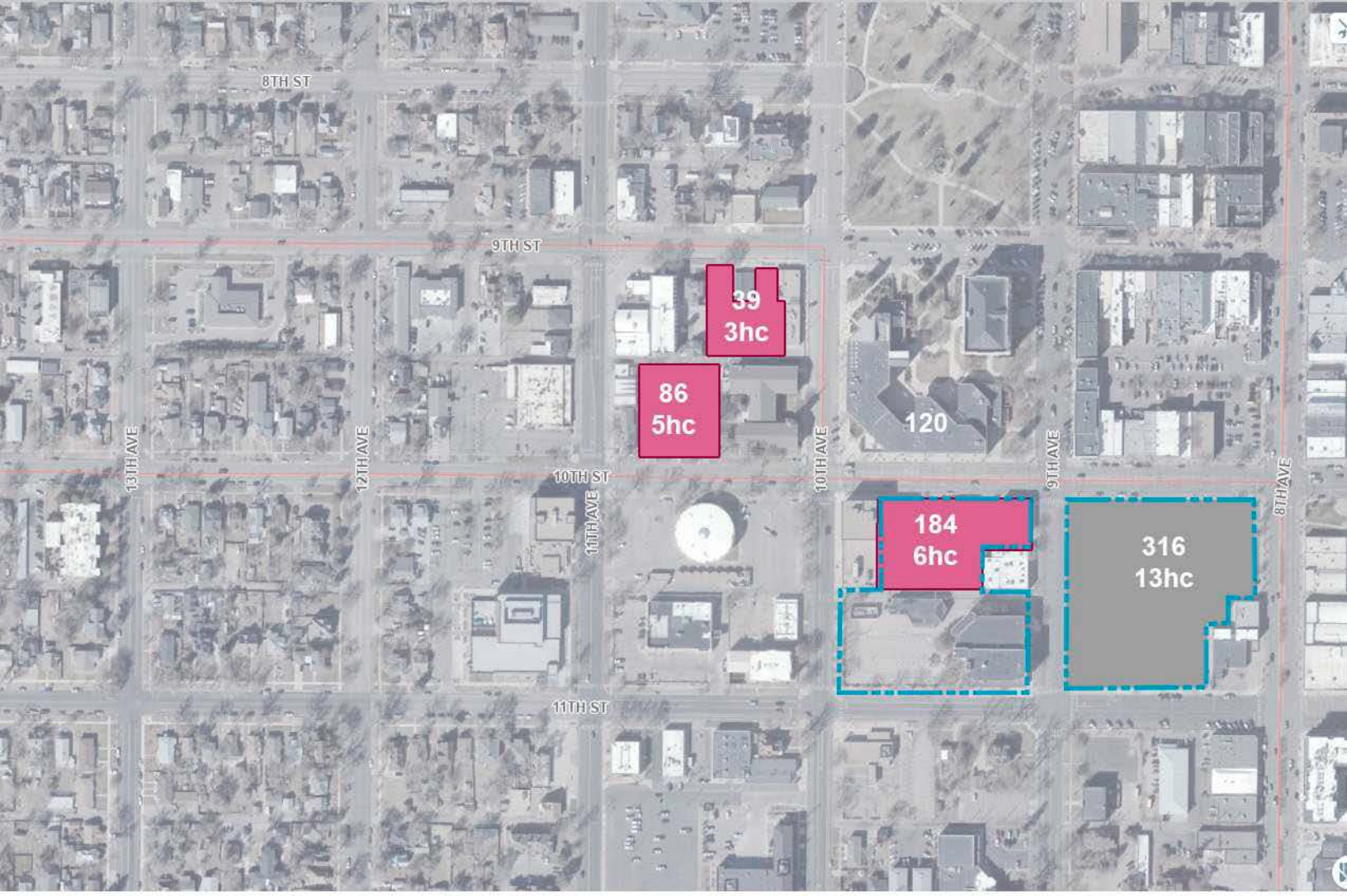
Next Steps – Late 2025 and Beyond

The Board identified a clear sequence of next actions:

1. Commissioners to provide site selection direction to staff and consultants, narrowing to a preferred location.
2. Funding study to evaluate financing and phased funding opportunities.
3. Finalize agreements with key partners, including potential land swaps and shared infrastructure planning.
4. Local and small business outreach to ensure community-based participation and economic impact.
5. AEC industry outreach to engage architects, engineers, and construction firms early in the process.
6. Procurement and RFQ development to formally solicit design and construction partners.
7. Launch pre-design and design phases for the new Judicial Center and administration facilities.

Weld County Justice Center
Parking Phases

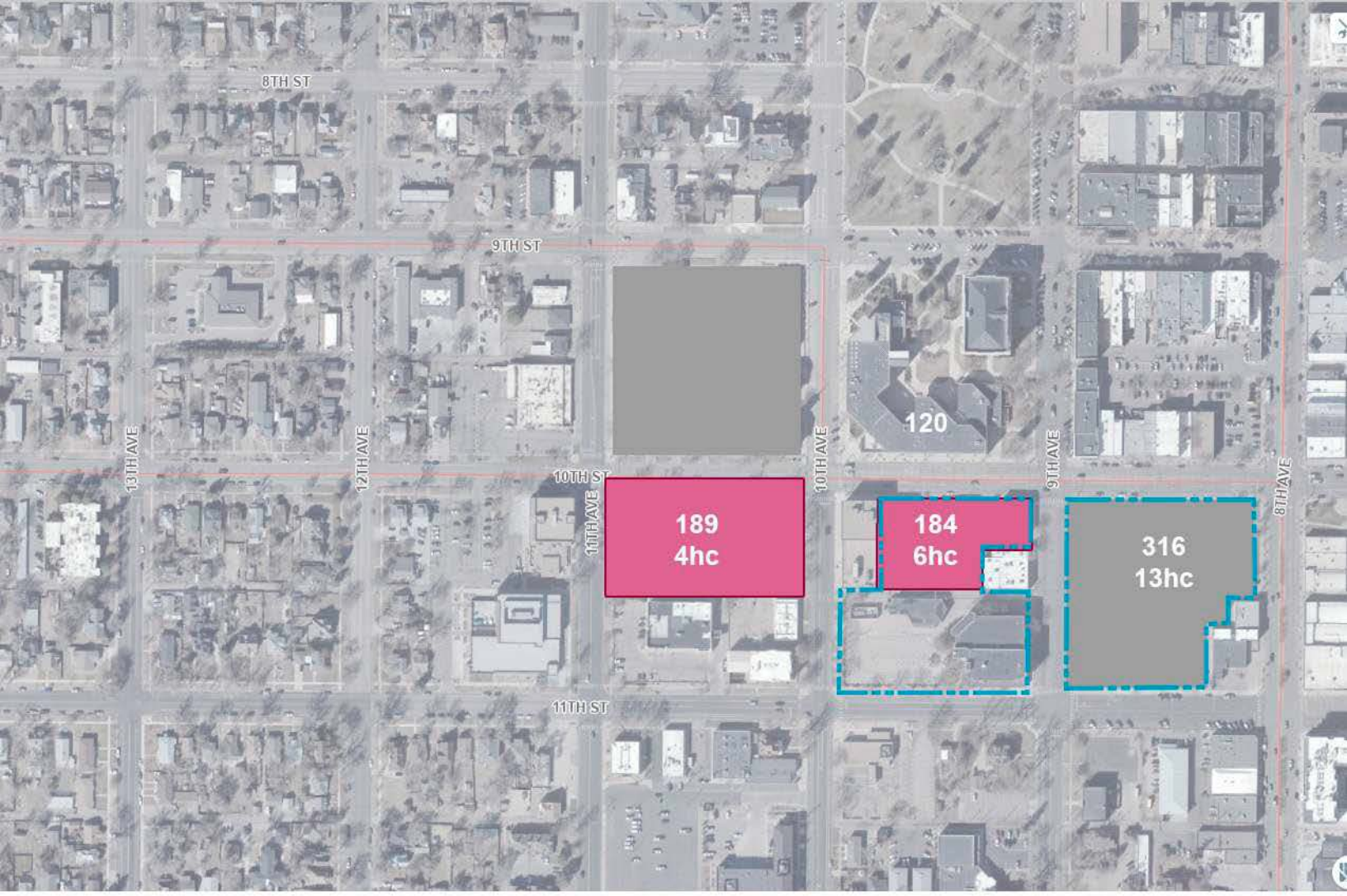
DATE
September 3, 2025



Phase 1 - Juror Block construction (FALL 2026 - SUMMER 2028)

- City operating in current building
- County operating in Centennial Center
- D6 operating in current building

Parking Summary - County	
- Trophy Shop Temporary Parking	190
- Methodist Church Parking	91
- West Annex	30
- Weld County Temp Clinic	12
ADDITION TOTAL	**323**
REMOVAL TOTAL	**329**
NET TOTAL	**-6**



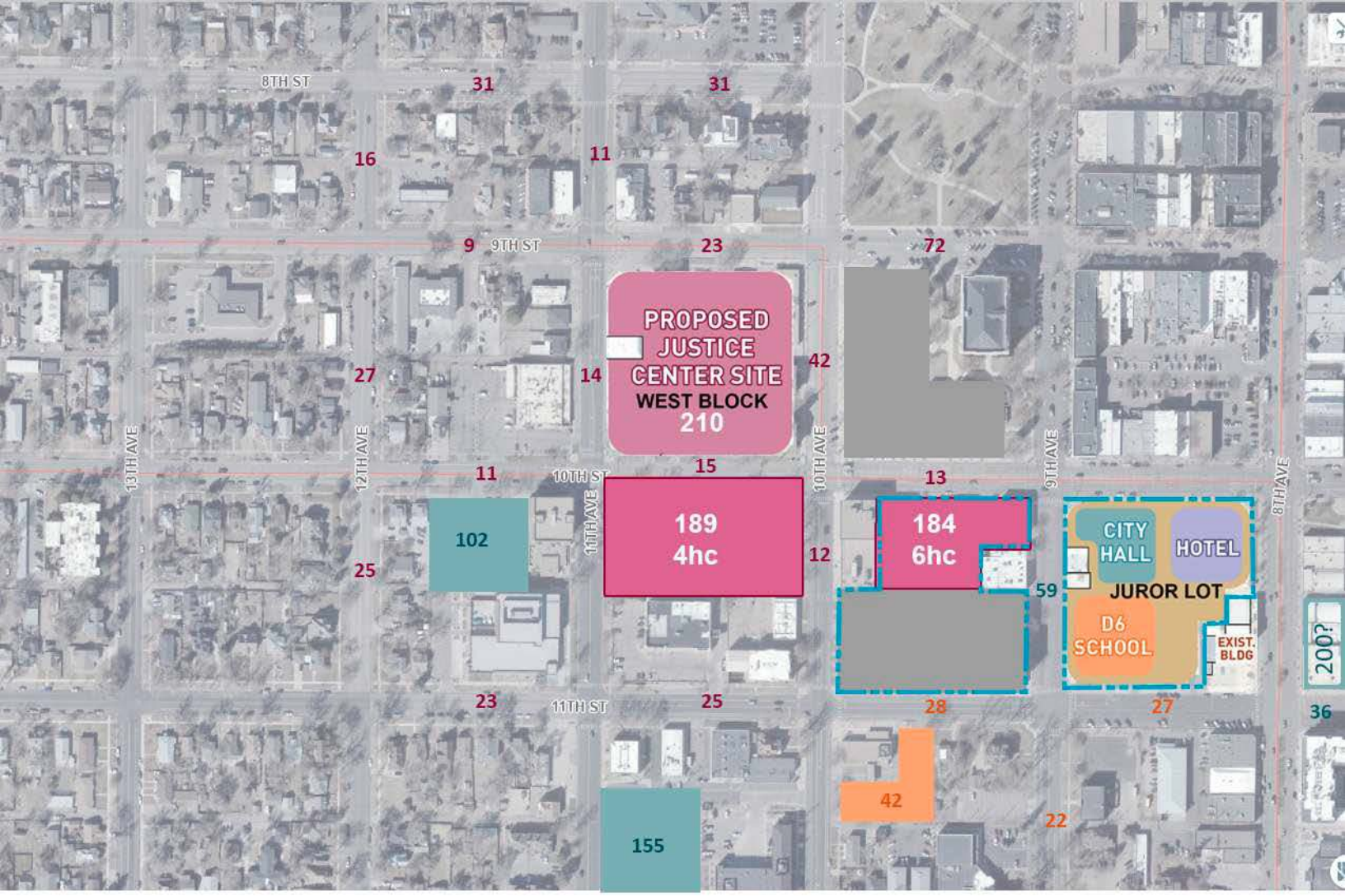
Phase 2 - West Block construction (SPRING 2027 - SUMMER 2029)

- City operating in temp building
- County operating in Centennial Center
- D6 operating in current building

Parking Summary - County	
- Trophy Shop Temporary Parking	190
- City Hall Round Building	192
ADDITION TOTAL	**382**
REMOVAL TOTAL	**329**
NET TOTAL	**53**

Parking Summary - City

- Parking at temp locations



Phase 3 - Parking Garage construction (FALL 2028 - WINTER 2029)

- City operating in new building
- County operating in Centennial Center and new justice center
- D6 operating in new building
- Assumes no parking at Centennial Center

Parking Summary - County	
- Trophy Shop Temporary Parking	190
- Justice Center underground	210
- City Hall Round Building	192
- On-street parking	398
ADDITION TOTAL	**990**

NEEDS FROM SUMMER TO WINTER 2029 (883 1/300sf)

Parking Summary - D6	
- 11th Street Lot	29
- Cache Corner	13
- On-street parking	77
ADDITION TOTAL	**109**

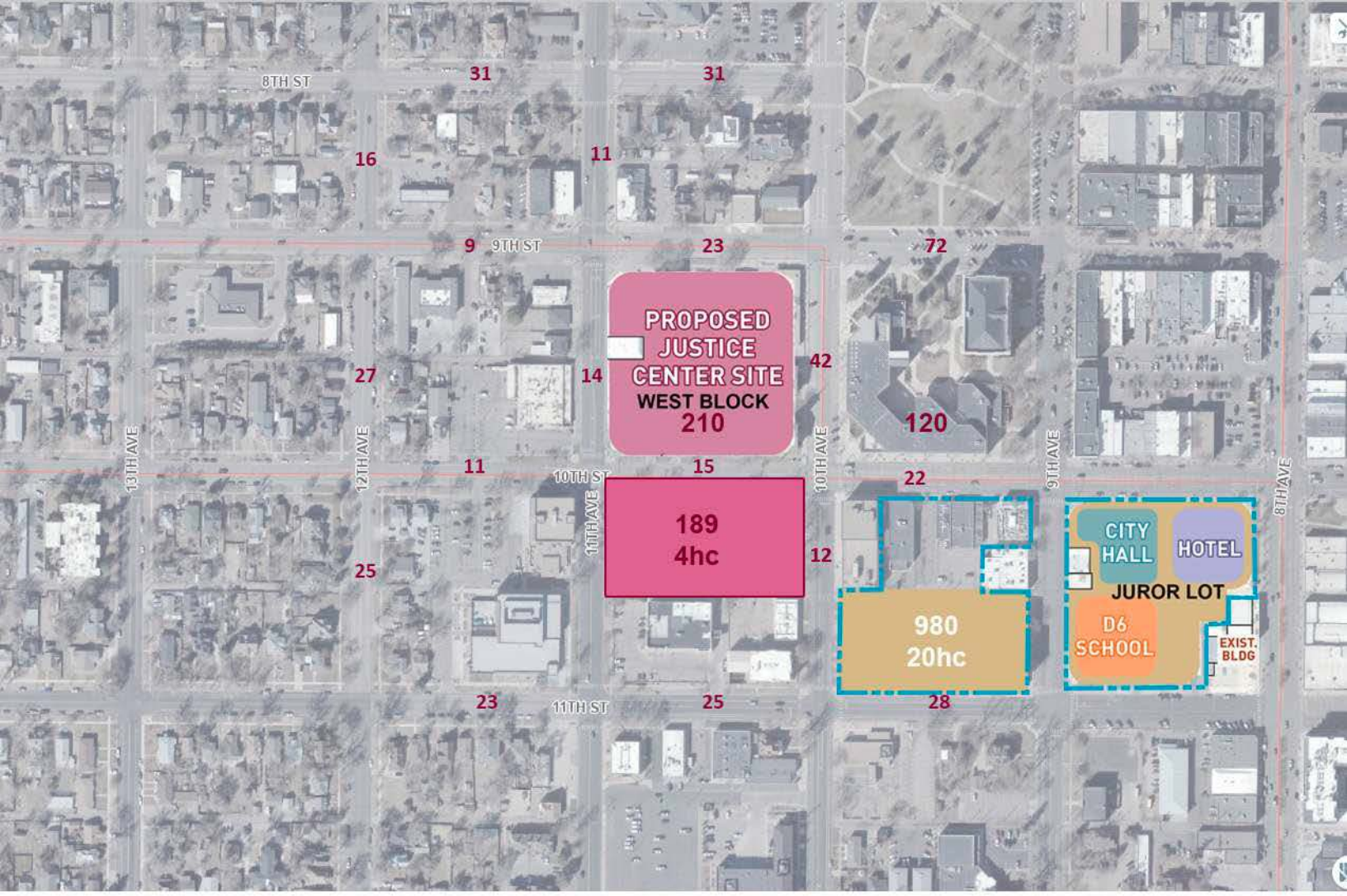
NEEDS (175 SPACES)

Parking Summary - City	
- City Center North	102
- Facilities Lot	155
- On-Street	95
ADDITION TOTAL	**352**

NEEDS(352)

Parking Summary - Hotel	
- X	XX
ADDITION TOTAL	**XX**

NEEDS (80)



Phase 4 - FINAL (2031)

- City operating in new building
- County operating in new justice center and newadministration building
- D6 operating in new building

Parking Summary - County	
- Centennial Center underground	120
- Justice Center underground	210
- City Hall Round Building	192
- Parking Garage ($21.5M/$45k)	478
- On-street parking	437
ADDITION TOTAL	**1437**

NEEDS (1600)

Parking Summary - D6	
- Juror Lot surface parking	5
- Parking Garage	170
ADDITION TOTAL	**175**

NEEDS (175 SPACES)

Parking Summary - City	
- Juror Lot surface parking	5
- Parking Garage	347
ADDITION TOTAL	**352**

NEEDS(352)

Parking Summary - Hotel	
- Parking Garage	80
ADDITION TOTAL	**80**

NEEDS (94)

Weld County Justice Center
BoCC Work Session — Procurement Strategy

DATE
September 22, 2025



Weld County Judicial Center

PREPARED FOR:

Weld County Board of County Commissioners (BoCC)

September 22, 2025 | BoCC Work Session: Procurement Strategy

OVERVIEW

Program at a Glance

- Program Value: ~$490M
- 4 Projects:
  1. West Block Site & Parking ($25–35M)
  2. Justice Center Core & Shell ($155–170M)
  3. Justice Center TI ($130–145M)
  4. Admin/DA Building ($135–150M)
- Objective: Identify best procurement approach balancing speed, cost, and risk profile.

OVERVIEW

Key Decisions

- ✓ Procurement Strategy – Best Value vs. Qualifications-Based
- ✓ Delivery Method – CM/GC vs. Design-Build
- ✓ Form of Contract – Cost Plus w/ GMP vs Lump Sum

OPTION 1

CM/GC

- **Approach:** One designer for entire program, procure CM/GC’s for each individual project
- **Procurement:** RFP for design firms, begin design, RFP for CM/GC no later than schematic design
- **Contract Type:** Cost Plus w/ GMP(s) and/or open-book precon process with later conversion to Lump Sum
- **Schedule:** Sequential procurement; slower start, steady delivery. Can be phased into packages to help optimize schedule and mitigate risk, but overall slower than DB

OPTION 1

CM/GC

continued

PROS

- Consistent design team, strong collaboration with CM/GC, lower fees than design-build, greater influence over design, and access to a broader pool of contractors.

CONS

- Slower processes due to separate design and construction teams; more risk carried by the County (design, escalation); cost certainty through budgeting but less reliable than DB

OPTION 2

Hybrid (DB + CM/GC)

- **Approach:**
  - Site & Underground Parking: Traditional DB
  - Justice Center Core & Shell / TI: CM/GC
  - Admin Building: TBD
- **Procurement:**
  - Site & Underground Parking: Best Value (qualifications + lump sum proposals based on bridging docs/owner criteria)
  - Justice Center Core & Shell / TI: Best Value (qualifications + fees, separate for each project)
  - Admin Building: TBD
- **Contract Type:** Cost Plus with GMP(s) and/or open-book precon, with option to convert to Lump Sum.
- **Schedule:** DB accelerates site/parking design and precon, allowing faster Justice Center start.

OPTION 2

Hybrid (DB + CM/GC)

continued

PROS

- Faster start, early lump sum certainty and risk transfer for parking, CM/GC collaboration, earlier Justice Center TI turnover, flexibility for admin building.

CONS

- Multiple design teams, higher fees/insurance for parking, interface risk between garage and Justice Center (structural grids).

Side-by-Side Comparison

FACTOR	CM/GC	HYBRID (DB + CM/GC)
Procurement	Best-Value RFP (fees + quals)	Best-Value RFP (quals + lump sum + grid optimization for DB, fees + quals for CM/GC projects)
Delivery	CM/GC for all projects	DB for garage, CM/GC for verticals, TBD for Admin
Contract Form	GMP(s); open-book, option to convert entire project or portions of to lump sum	Lump sum (DB) + GMP/open-book (CM/GC)
Schedule	Garage 26–28 months	Garage 20–23 months (3–5 mo faster)
Cost Certainty	GMP’s / Lump Sum contracts can be phased into packages to optimize cost & schedule, mitigate risk	Early lump sum for garage; GMP’s / Lump Sum contracts for CM/GC can be phased into packages to optimize cost & schedule, mitigate risk
Risk Allocation	County holds escalation/design risk	DB shifts more risk to design-builder
Design Input	High owner influence throughout	Limited on garage; higher on vertical projects

Summary

CM/GC Throughout

Consistent design team, control, flexibility but slower and more risk retained by County

Hybrid (DB + CM/GC)

Speed, early cost certainty, innovation potential but requires stronger procurement coordination

Next Step

Align with County priorities (speed, design influence, flexibility, cost of risk transfer) RFP release



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WELD COUNTY, CO

SECTION

3

Schedules & Project Tracking

Master schedules and construction cameras vendor evaluation.

2 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Full Project Schedule

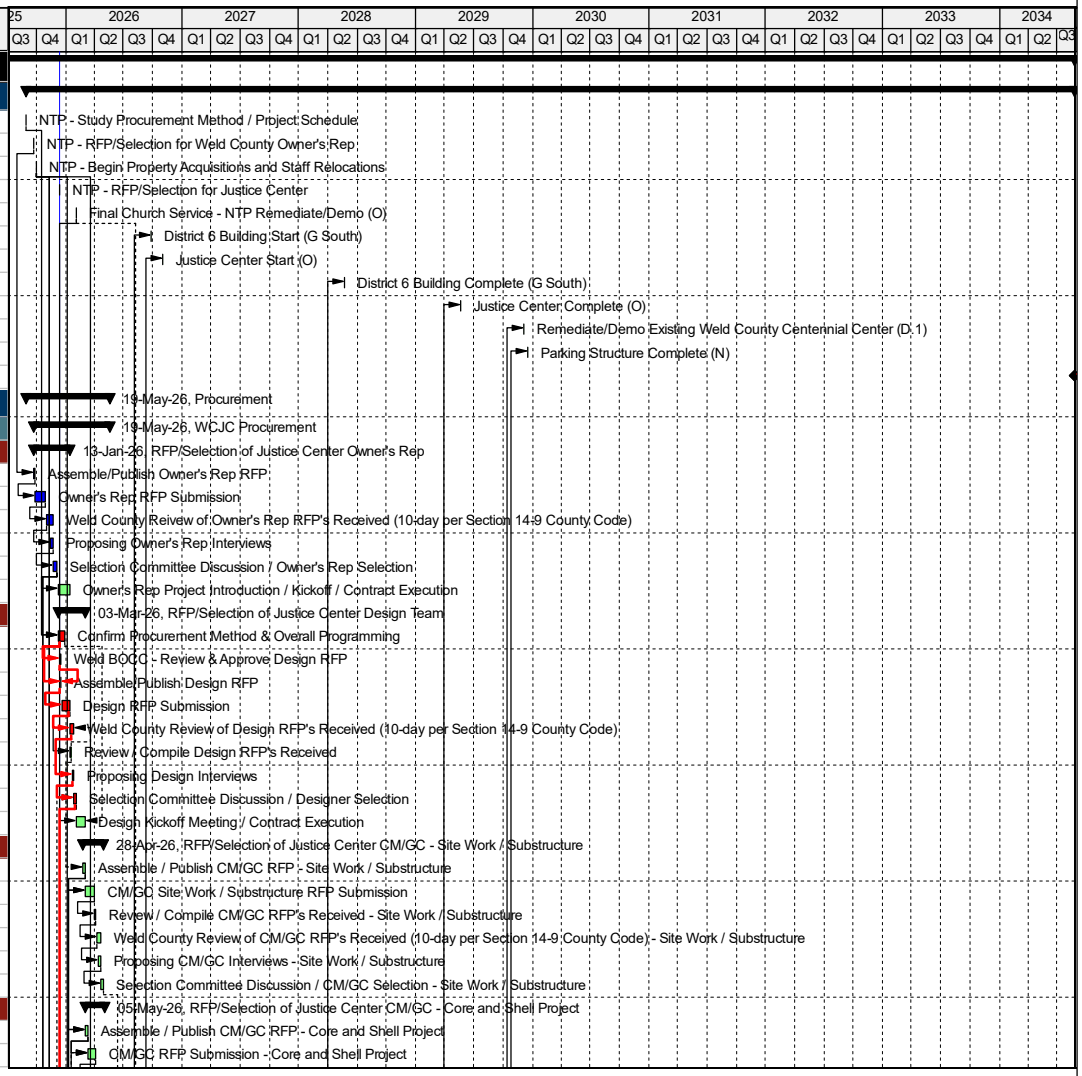
DATE
December 11, 2025

Weld County Justice Center

Printed: 11-Dec-25 15:32
Data Date: 15-Dec-25

Full Schedule

Activity ID	Activity Name	Original Duration	Start	Finish
Weld County Justice Center		2308	01-Jul-25 A	24-Aug-34
Project Milestones		2308	01-Sep-25 A	24-Aug-34
3	NTP - Study Procurement Method / Project Schedule	0	01-Sep-25 A	01-Sep-25 A
5	NTP - RFP/Selection for Weld County Owner's Rep	0	22-Sep-25 A	22-Sep-25 A
4	NTP - Begin Property Acquisitions and Staff Relocations	0	01-Oct-25 A	01-Oct-25 A
6	NTP - RFP/Selection for Justice Center	0	15-Dec-25*	15-Dec-25
7	Final Church Service - NTP Remediate/Demo (O)	0	02-Feb-26*	02-Feb-26
8	District 6 Building Start (G South)	0	24-Sep-26	24-Sep-26
10	Justice Center Start (O)	0	02-Nov-26	02-Nov-26
9	District 6 Building Complete (G South)	0	25-May-28	25-May-28
11	Justice Center Complete (O)	0	21-May-29	21-May-29
13	Remediate/Demo Existing Weld County Centennial Center (D.1)	0	06-Dec-29	06-Dec-29
12	Parking Structure Complete (N)	0	18-Dec-29	18-Dec-29
491	Program Complete	0		24-Aug-34
Procurement		169	01-Sep-25 A	19-May-26
WCJC Procurement		169	22-Sep-25 A	19-May-26
RFP/Selection of Justice Center Owner's Rep		74	22-Sep-25 A	13-Jan-26
16	Assemble/Publish Owner's Rep RFP	5	22-Sep-25 A	26-Sep-25 A
17	Owner's Rep RFP Submission	25	29-Sep-25 A	31-Oct-25 A
18	Weld County Reivew of Owner's Rep RFP's Received (10-day per Section 1	15	03-Nov-25 A	21-Nov-25 A
19	Proposing Owner's Rep Interviews	5	17-Nov-25 A	21-Nov-25 A
20	Selection Committee Discussion / Owner's Rep Selection	4	24-Nov-25 A	05-Dec-25 A
21	Owner's Rep Project Introduction / Kickoff / Contract Execution	20	08-Dec-25 A	13-Jan-26
RFP/Selection of Justice Center Design Team		65	08-Dec-25 A	03-Mar-26
23	Confirm Procurement Method & Overall Programming	10	08-Dec-25 A	29-Dec-25
245	Weld BOCC - Review & Approve Design RFP	5	15-Dec-25	19-Dec-25
24	Assemble/Publish Design RFP	2	18-Dec-25	19-Dec-25
25	Design RFP Submission	15	22-Dec-25	13-Jan-26
27	Weld County Review of Design RFP's Received (10-day per Section 14-9 C	10	14-Jan-26	27-Jan-26
26	Review / Compile Design RFP's Received	5	14-Jan-26	20-Jan-26
28	Proposing Design Interviews	5	21-Jan-26	27-Jan-26
29	Selection Committee Discussion / Designer Selection	5	28-Jan-26	03-Feb-26
30	Design Kickoff Meeting / Contract Execution	20	04-Feb-26	03-Mar-26
RFP/Selection of Justice Center CM/GC - Site Work / Substructure		45	25-Feb-26	28-Apr-26
32	Assemble / Publish CM/GC RFP - Site Work / Substructure	5	25-Feb-26	03-Mar-26
33	CM/GC Site Work / Substructure RFP Submission	20	04-Mar-26	31-Mar-26
34	Review / Compile CM/GC RFP's Received - Site Work / Substructure	5	01-Apr-26	07-Apr-26
35	Weld County Review of CM/GC RFP's Received (10-day per Section 14-9 C	10	08-Apr-26	21-Apr-26
36	Proposing CM/GC Interviews - Site Work / Substructure	5	15-Apr-26	21-Apr-26
37	Selection Committee Discussion / CM/GC Selection - Site Work / Substructu	5	22-Apr-26	28-Apr-26
RFP/Selection of Justice Center CM/GC - Core and Shell Project		45	04-Mar-26	05-May-26
39	Assemble / Publish CM/GC RFP - Core and Shell Project	5	04-Mar-26	10-Mar-26
40	CM/GC RFP Submission - Core and Shell Project	20	11-Mar-26	07-Apr-26



Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone
summary

TASK filter: WCJC - WBS.

Weld County Justice Center

Full Schedule

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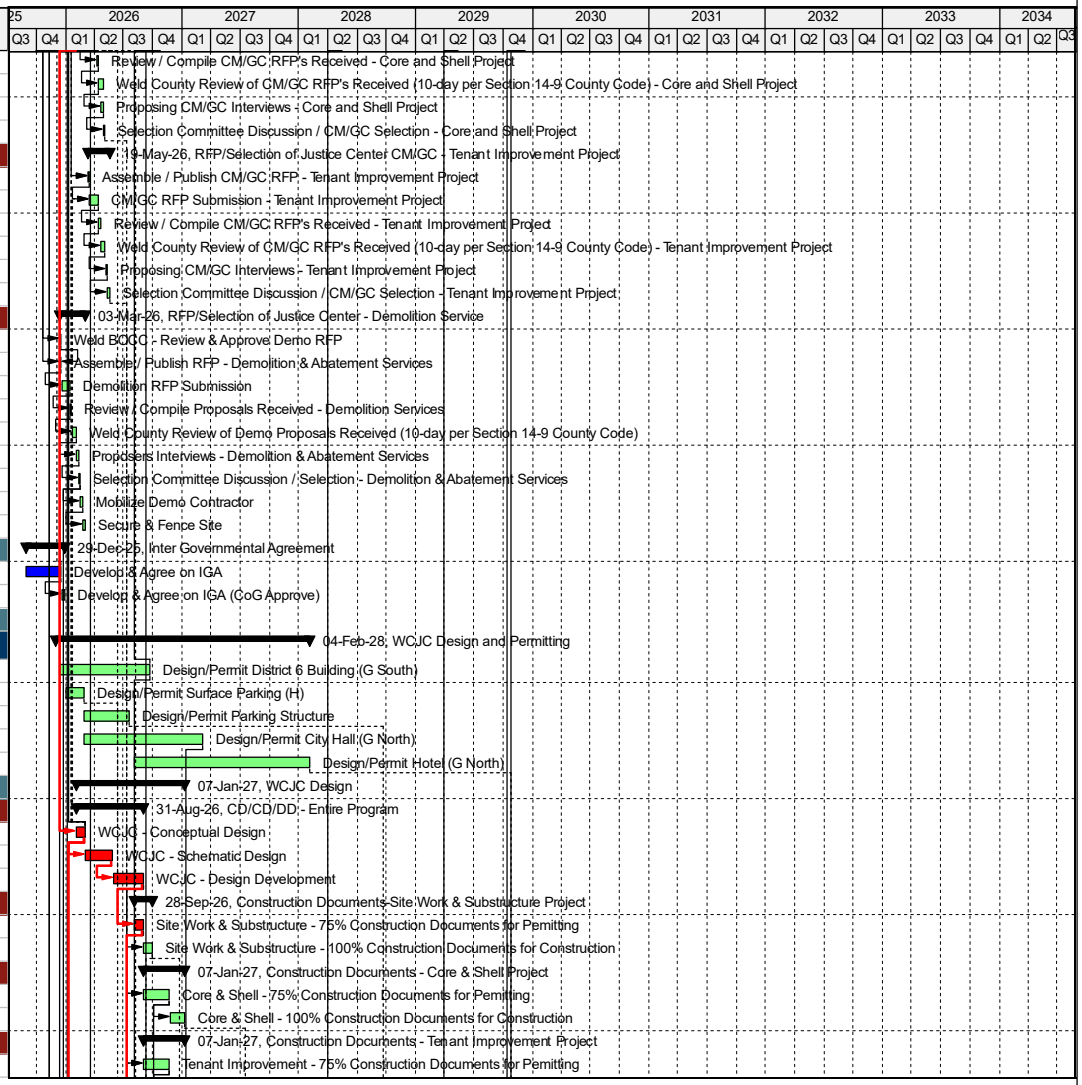
Activity ID	Activity Name	Original Duration	Start	Finish
41	Review / Compile CM/GC RFP's Received - Core and Shell Project	5	08-Apr-26	14-Apr-26
42	Weld County Review of CM/GC RFP's Received (10-day per Section 14-9 C	10	15-Apr-26	28-Apr-26
43	Proposing CM/GC Interviews - Core and Shell Project	5	22-Apr-26	28-Apr-26
44	Selection Committee Discussion / CM/GC Selection - Core and Shell Project	5	29-Apr-26	05-May-26
RFP/Selection of Justice Center CM/GC - Tenant Improvement Project		50	11-Mar-26	19-May-26
46	Assemble / Publish CM/GC RFP - Tenant Improvement Project	5	11-Mar-26	17-Mar-26
47	CM/GC RFP Submission - Tenant Improvement Project	20	18-Mar-26	14-Apr-26
48	Review / Compile CM/GC RFP's Received - Tenant Improvement Project	5	15-Apr-26	21-Apr-26
49	Weld County Review of CM/GC RFP's Received (10-day per Section 14-9 C	10	22-Apr-26	05-May-26
50	Proposing CM/GC Interviews - Tenant Improvement Project	5	06-May-26	12-May-26
51	Selection Committee Discussion / CM/GC Selection - Tenant Improvement F	5	13-May-26	19-May-26
RFP/Selection of Justice Center - Demolition Service		55	15-Dec-25	03-Mar-26
11015	Weld BOCC - Review & Approve Demo RFP	5	15-Dec-25	19-Dec-25
1101	Assemble / Publish RFP - Demolition & Abatement Services	5	15-Dec-25	19-Dec-25
1111	Demolition RFP Submission	15	22-Dec-25	13-Jan-26
1121	Review / Compile Proposals Received - Demolition Services	5	14-Jan-26	20-Jan-26
1131	Weld County Review of Demo Proposals Received (10-day per Section 14-9	10	21-Jan-26	03-Feb-26
1141	Proposers Interviews - Demolition & Abatement Services	5	04-Feb-26	10-Feb-26
1151	Selection Committee Discussion / Selection - Demolition & Abatement Servic	5	11-Feb-26	17-Feb-26
1251	Mobilize Demo Contractor	5	18-Feb-26	24-Feb-26
1261	Secure & Fence Site	5	25-Feb-26	03-Mar-26
Inter Governmental Agreement		79	01-Sep-25 A	29-Dec-25
500	Develop & Agree on IGA	79	01-Sep-25 A	19-Dec-25
IGA-05	Develop & Agree on IGA (CoG Approve)	5	22-Dec-25	29-Dec-25
Adjacent Procurements		0		
WCJC Design and Permitting		562	01-Dec-25 A	04-Feb-28
65	Design/Permit District 6 Building (G South)	200	15-Dec-25*	23-Sep-26
68	Design/Permit Surface Parking (H)	40	02-Jan-26*	26-Feb-26
64	Design/Permit Parking Structure	100	02-Mar-26*	20-Jul-26
66	Design/Permit City Hall (G North)	260	02-Mar-26*	04-Mar-27
67	Design/Permit Hotel (G North)	390	03-Aug-26*	04-Feb-28
WCJC Design		238	04-Feb-26	07-Jan-27
CD/CD/DD - Entire Program		148	04-Feb-26	31-Aug-26
54	WCJC - Conceptual Design	20	04-Feb-26	03-Mar-26
55	WCJC - Schematic Design	62	04-Mar-26	29-May-26
56	WCJC - Design Development	66	01-Jun-26	31-Aug-26
Construction Documents-Site Work & Substructure Project		40	04-Aug-26	28-Sep-26
58	Site Work & Substructure - 75% Construction Documents for Pemitting	20	04-Aug-26	31-Aug-26
59	Site Work & Substructure - 100% Construction Documents for Construction	20	01-Sep-26	28-Sep-26
Construction Documents - Core & Shell Project		90	01-Sep-26	07-Jan-27
58.2	Core & Shell - 75% Construction Documents for Pemitting	60	01-Sep-26	23-Nov-26
59.2	Core & Shell - 100% Construction Documents for Construction	30	24-Nov-26	07-Jan-27
Construction Documents - Tenant Improvement Project		90	01-Sep-26	07-Jan-27
58.3	Tenant Improvement - 75% Construction Documents for Pemitting	60	01-Sep-26	23-Nov-26



Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone
summary

TASK filter: WCJC - WBS.

Weld County Justice Center

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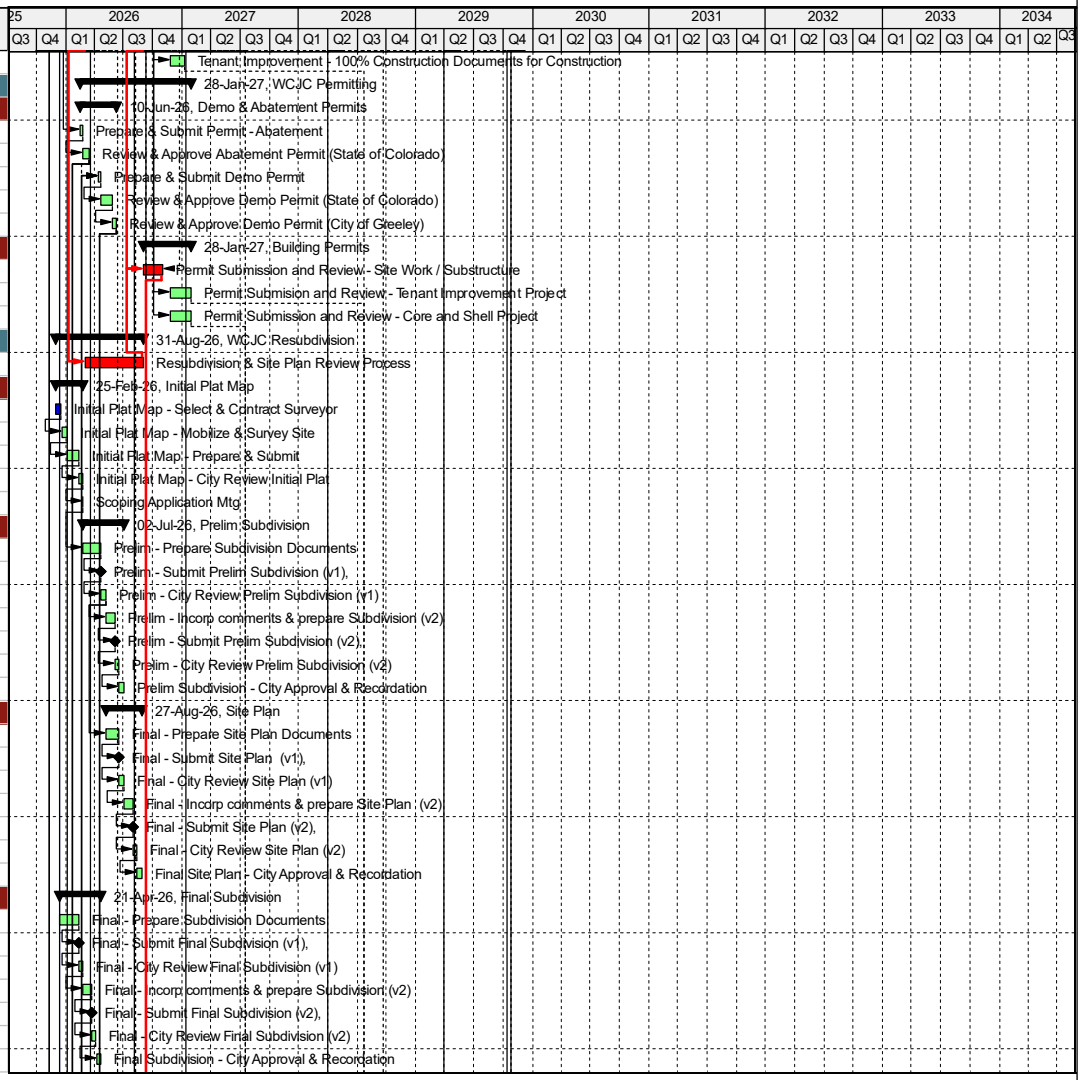
Full Schedule

Activity ID	Activity Name	Original Duration	Start	Finish
59.3	Tenant Improvement - 100% Construction Documents for Construction	30	24-Nov-26	07-Jan-27
WCJC Permitting		243	18-Feb-26	28-Jan-27
Demo & Abatement Permits		80	18-Feb-26	10-Jun-26
1171	Prepare & Submit Permit - Abatement	5	18-Feb-26	24-Feb-26
1181	Review & Approve Abatement Permit (State of Colorado)	15	25-Feb-26	17-Mar-26
1191	Prepare & Submit Demo Permit	5	15-Apr-26	21-Apr-26
1231	Review & Approve Demo Permit (State of Colorado)	25	22-Apr-26	27-May-26
1241	Review & Approve Demo Permit (City of Greeley)	10	28-May-26	10-Jun-26
Building Permits		105	01-Sep-26	28-Jan-27
61	Permit Submission and Review - Site Work / Substructure	44	01-Sep-26	30-Oct-26
63	Permit Submision and Review - Tenant Improvement Project	45	24-Nov-26	28-Jan-27
62	Permit Submission and Review - Core and Shell Project	45	24-Nov-26	28-Jan-27
WCJC Resubdivision		193	01-Dec-25 A	31-Aug-26
610	Resubdivision & Site Plan Review Process	128	04-Mar-26	31-Aug-26
Initial Plat Map		61	01-Dec-25 A	25-Feb-26
IP-05	Initial Plat Map - Select & Contract Surveyor	10	01-Dec-25 A	19-Dec-25
IP-10	Initial Plat Map - Mobilize & Survey Site	10	22-Dec-25	06-Jan-26
IP-15	Initial Plat Map - Prepare & Submit	25	07-Jan-26	10-Feb-26
IP-20	Initial Plat Map - City Review Initial Plat	10	11-Feb-26	24-Feb-26
IP-25	Scoping Application Mtg	1	25-Feb-26	25-Feb-26
Prelim Subdivision		90	26-Feb-26	02-Jul-26
PSD-35	Prelim - Prepare Subdivision Documents	40	26-Feb-26	22-Apr-26
PSD-45	Prelim - Submit Prelim Subdivision (v1)	0		22-Apr-26
PSD-55	Prelim - City Review Prelim Subdivision (v1)	10	23-Apr-26	06-May-26
PSD-65	Prelim - Incorp comments & prepare Subdivision (v2)	20	07-May-26	04-Jun-26
PSD-75	Prelim - Submit Prelim Subdivision (v2)	0		04-Jun-26
PSD-85	Prelim - City Review Prelim Subdivision (v2)	10	05-Jun-26	18-Jun-26
PSD-95	Prelim Subdivision - City Approval & Recordation	10	19-Jun-26	02-Jul-26
Site Plan		80	07-May-26	27-Aug-26
SP-05	Final - Prepare Site Plan Documents	30	07-May-26	18-Jun-26
SP-10	Final - Submit Site Plan (v1)	0		18-Jun-26
SP-15	Final - City Review Site Plan (v1)	10	19-Jun-26	02-Jul-26
SP-20	Final - Incorp comments & prepare Site Plan (v2)	20	03-Jul-26	30-Jul-26
SP-25	Final - Submit Site Plan (v2)	0		30-Jul-26
SP-30	Final - City Review Site Plan (v2)	10	31-Jul-26	13-Aug-26
SP-35	Final Site Plan - City Approval & Recordation	10	14-Aug-26	27-Aug-26
Final Subdivision		90	15-Dec-25	21-Apr-26
FSD-05	Final - Prepare Subdivision Documents	40	15-Dec-25	10-Feb-26
FSD-10	Final - Submit Final Subdivision (v1)	0		10-Feb-26
FSD-15	Final - City Review Final Subdivision (v1)	10	11-Feb-26	24-Feb-26
FSD-20	Final - Incorp comments & prepare Subdivision (v2)	20	25-Feb-26	24-Mar-26
FSD-25	Final - Submit Final Subdivision (v2)	0		24-Mar-26
FSD-30	Final - City Review Final Subdivision (v2)	10	25-Mar-26	07-Apr-26
FSD-35	Final Subdivision - City Approval & Recordation	10	08-Apr-26	21-Apr-26



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Actual Work
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TASK filter: WCJC - WBS.

Weld County Justice Center

Full Schedule

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Activity ID	Activity Name	Original Duration	Start	Finish
Construction		2244	01-Jul-25 A	24-Aug-34
West Block (O/X/Q/P/C)		892	01-Jul-25 A	18-May-29
Justice Center Construction		655	02-Nov-26	18-May-29
86	WCJC - Construction - Site Work / Substructure Project	260	02-Nov-26	04-Nov-27
581	WCJC - Tower Crane	310	02-Jul-27	12-Sep-28
87	WCJC - Construction - Core and Shell Project	260	10-Sep-27	12-Sep-28
88	WCJC - Construction - Tenant Improvement Project	175	13-Sep-28	18-May-29
Site Work & Substructure Project Detail		260	02-Nov-26	04-Nov-27
Core & Shell Project Detail		260	10-Sep-27	12-Sep-28
Tenant Improvement Project Detail		175	13-Sep-28	18-May-29
West Block North - Q & P Properties (1028/1018 9th St		165	01-Jul-25 A	22-Jul-26
1081	Acquire Properties Q & P	85	01-Jul-25 A	12-Nov-25 A
1071	Abatement/Remediate Properties Q & P	20	18-Mar-26	14-Apr-26
1091	Demo Properties Q & P	30	11-Jun-26	22-Jul-26
West Block North - X Property (914 11th Ave)		165	01-Oct-25 A	22-Jul-26
1031	Acquire Property X	20	01-Oct-25 A	31-Dec-25
1051	Abatement Property X	20	18-Mar-26	14-Apr-26
1061	Demo Property X	30	11-Jun-26	22-Jul-26
West Block North - C Property (901 10th Ave)		139	08-Jan-26	22-Jul-26
75	Relocate County Staff from C to E (West Annex Building / Veterans Service E	20	08-Jan-26	04-Feb-26
1201	Abatement Property C	20	18-Mar-26	14-Apr-26
1211	Demo Property C	30	11-Jun-26	22-Jul-26
West Block - South Half (O)		190	02-Feb-26	26-Oct-26
81	Abatement O (First Methodist / CBD Old Bank - 930 11th Ave.)	80	02-Feb-26	22-May-26
84	Abatement O (Intervention - 920 11th Ave.)	20	02-Feb-26	27-Feb-26
85	Demo O (Intervention - 920 11th Ave.)	20	02-Mar-26	27-Mar-26
80	Temporary Parking West of Church	100	11-May-26*	28-Sep-26
83	Demo O (First Methodist / CBD Old Bank - 930 11th Ave.)	20	29-Sep-26	26-Oct-26
82	Remediate/Demo O (Temp Parking West of Church)	20	29-Sep-26	26-Oct-26
Marlborough Block (E)		105	11-Aug-25 A	07-Jan-26
71	Design/Permit Tenant Improvement at Marlborough (E)	65	11-Aug-25 A	07-Nov-25 A
72	Tenant Improvement at E - (Marlborough Building)	40	10-Nov-25 A	07-Jan-26
Trophy Block (F/I/W/N)		2222	02-Jan-26	24-Aug-34
Trophy Block - North Half (F/I/W)		2222	02-Jan-26	24-Aug-34
97	Acquire Property W	40	02-Jan-26*	26-Feb-26
98	Trophy Shop Relocation (F - 908 10th Street)	41	02-Jan-26*	27-Feb-26
99	Abatement (F/I/W)	30	02-Mar-26	10-Apr-26
100	Demo (F/I/W)	30	13-Apr-26	22-May-26
101	Construction New Temporary Surface Parking (F/I/W)	10	26-May-26	08-Jun-26
102	Site Redevelopment (F/I/W)	652	16-Feb-32	24-Aug-34
Trophy Block - South Half (N)		530	24-Nov-27	17-Dec-29
105	Acquire/Dedication of Property N (from District 6)	130	24-Nov-27	24-May-28
104	Relocate District 6 Staff from N to G (Existing Building to Newly Constructed	20	25-May-28	22-Jun-28
106	Abatement Property N (Existing District 6 Building)	60	23-Jun-28	15-Sep-28



Actual Level of Effort
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TASK filter: WCJC - WBS.

Weld County Justice Center

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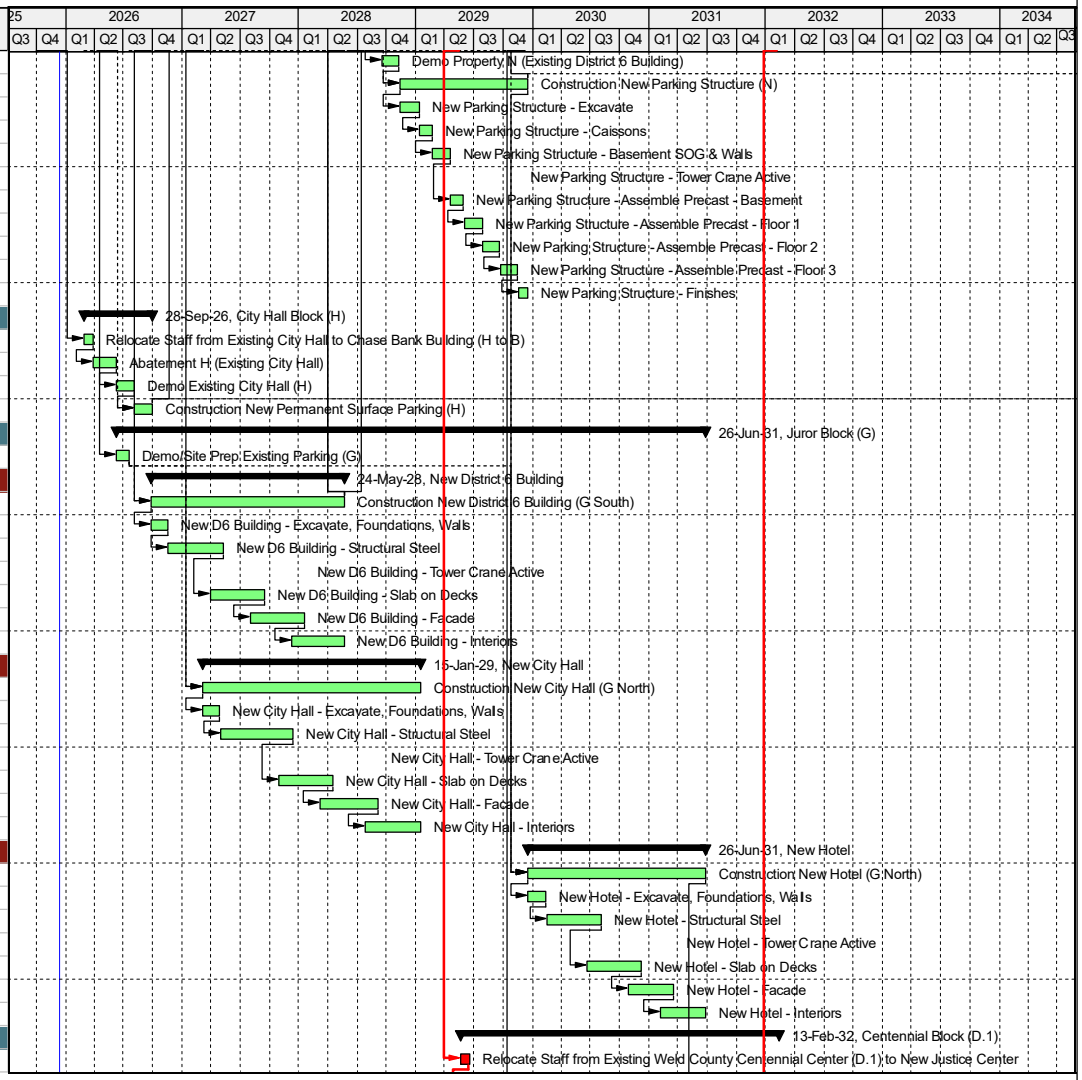
Full Schedule

Activity ID	Activity Name	Original Duration	Start	Finish
107	Demo Property N (Existing District 6 Building)	40	18-Sep-28	10-Nov-28
108	Construction New Parking Structure (N)	280	13-Nov-28	17-Dec-29
NPS-1	New Parking Structure - Excavate	40	13-Nov-28	10-Jan-29
NPS-2	New Parking Structure - Caissons	30	11-Jan-29	21-Feb-29
NPS-3	New Parking Structure - Basement SOG & Walls	40	22-Feb-29	18-Apr-29
NPS-18	New Parking Structure - Tower Crane Active	190	22-Feb-29	16-Nov-29
NPS-4	New Parking Structure - Assemble Precast - Basement	30	19-Apr-29	31-May-29
NPS-5	New Parking Structure - Assemble Precast - Floor 1	40	01-Jun-29	27-Jul-29
NPS-6	New Parking Structure - Assemble Precast - Floor 2	40	30-Jul-29	21-Sep-29
NPS-7	New Parking Structure - Assemble Precast - Floor 3	40	24-Sep-29	16-Nov-29
NPS-8	New Parking Structure - Finishes	20	19-Nov-29	17-Dec-29
City Hall Block (H)		150	02-Mar-26	28-Sep-26
91	Relocate Staff from Existing City Hall to Chase Bank Building (H to B)	20	02-Mar-26*	27-Mar-26
92	Abatement H (Existing City Hall)	50	30-Mar-26	08-Jun-26
93	Demo Existing City Hall (H)	40	09-Jun-26	03-Aug-26
94	Construction New Permanent Surface Parking (H)	40	04-Aug-26	28-Sep-26
Juror Block (G)		1297	09-Jun-26	26-Jun-31
110	Demo/Site Prep Existing Parking (G)	30	09-Jun-26	20-Jul-26
New District 6 Building		430	24-Sep-26	24-May-28
111	Construction New District 6 Building (G South)	430	24-Sep-26	24-May-28
D6-1	New D6 Building - Excavate, Foundations, Walls	40	24-Sep-26	18-Nov-26
D6-2	New D6 Building - Structural Steel	120	19-Nov-26	10-May-27
D6-15	New D6 Building - Tower Crane Active	300	19-Nov-26	19-Jan-28
D6-3	New D6 Building - Slab on Decks	120	30-Mar-27	14-Sep-27
D6-4	New D6 Building - Facade	120	04-Aug-27	19-Jan-28
D6-5	New D6 Building - Interiors	120	09-Dec-27	24-May-28
New City Hall		480	05-Mar-27	15-Jan-29
112	Construction New City Hall (G North)	480	05-Mar-27	15-Jan-29
CH-1	New City Hall - Excavate, Foundations, Walls	40	05-Mar-27	29-Apr-27
CH-2	New City Hall - Structural Steel	160	30-Apr-27	13-Dec-27
CH-15	New City Hall - Tower Crane Active	350	30-Apr-27	06-Sep-28
CH-3	New City Hall - Slab on Decks	120	01-Nov-27	17-Apr-28
CH-4	New City Hall - Facade	130	07-Mar-28	06-Sep-28
CH-5	New City Hall - Interiors	120	27-Jul-28	15-Jan-29
New Hotel		390	18-Dec-29	26-Jun-31
113	Construction New Hotel (G North)	390	18-Dec-29	26-Jun-31
H-1	New Hotel - Excavate, Foundations, Walls	40	18-Dec-29	13-Feb-30
H-2	New Hotel - Structural Steel	120	14-Feb-30	02-Aug-30
H-15	New Hotel - Tower Crane Active	280	14-Feb-30	19-Mar-31
H-3	New Hotel - Slab on Decks	120	21-Jun-30	09-Dec-30
H-4	New Hotel - Facade	100	28-Oct-30	19-Mar-31
H-5	New Hotel - Interiors	100	06-Feb-31	26-Jun-31
Centennial Block (D.1)		700	21-May-29	13-Feb-32
115	Relocate Staff from Existing Weld County Centennial Center (D.1) to New Ju	20	21-May-29	18-Jun-29



Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone
summary

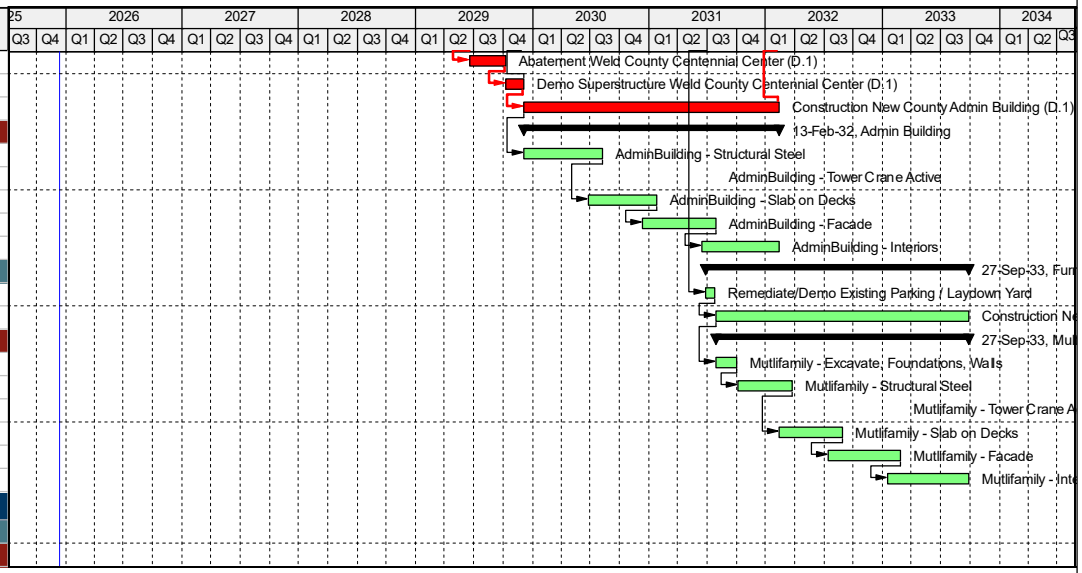
TASK filter: WCJC - WBS.

Weld County Justice Center

Printed: 11-Dec-25 15:32
Data Date: 15-Dec-25

Full Schedule

Activity ID	Activity Name	Original Duration	Start	Finish
116	Abatement Weld County Centennial Center (D.1)	80	19-Jun-29	09-Oct-29
117	Demo Superstructure Weld County Centennial Center (D.1)	40	10-Oct-29	05-Dec-29
118	Construction New County Admin Building (D.1)	560	06-Dec-29	13-Feb-32
Admin Building		560	06-Dec-29	13-Feb-32
AB-2	AdminBuilding - Structural Steel	170	06-Dec-29	06-Aug-30
AB-3	AdminBuilding - Tower Crane Active	420	06-Dec-29	29-Jul-31
AB-4	AdminBuilding - Slab on Decks	150	25-Jun-30	24-Jan-31
AB-5	AdminBuilding - Facade	160	12-Dec-30	29-Jul-31
AB-6	AdminBuilding - Interiors	170	17-Jun-31	13-Feb-32
Furniture Store Block		580	27-Jun-31	27-Sep-33
120	Remediate/Demo Existing Parking / Laydown Yard	20	27-Jun-31	25-Jul-31
121	Construction New Multifamily (S)	560	28-Jul-31	27-Sep-33
Multifamily Potential		560	28-Jul-31	27-Sep-33
MF-1	Mutlifamily - Excavate, Foundations, Walls	50	28-Jul-31	03-Oct-31
MF-2	Mutlifamily - Structural Steel	120	06-Oct-31	24-Mar-32
MF-15	Mutlifamily - Tower Crane Active	360	06-Oct-31	25-Feb-33
MF-3	Mutlifamily - Slab on Decks	140	12-Feb-32	26-Aug-32
MF-4	Mutlifamily - Facade	160	16-Jul-32	25-Feb-33
MF-5	Mutlifamily - Interiors	180	17-Jan-33	27-Sep-33
Coordination		0		
Adjacent Projects		0		
Stormwater		0		



Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone
summary

TASK filter: WCJC - WBS.

Weld County Justice Center
Construction Cameras — Vendor Evaluation

DATE
February 11, 2026

Evaluation Criteria	OxBlue	TrueLook	iBeam
General / Technical	OxBlue IN ACTION	TRUELOOK IN ACTION	iBEAM IN ACTION
Camera Type	8MP Cobalt fixed cameras or 2MP Sapphire PTZ cameras	4K IR Fixed Camera (108° FOV, low-light IR)	Fixed 4K Premier (10MP), wide-angle, 4× optical zoom, cellular-enabled
Install Type	Professional installation (installation priced separately)	Self-install (pro install optional)	Purchase only; contractor or onsite install (mounting bracket included)
Power	Solar power station (non-penetrating roof mount)	Solar or 110V hardwired	120V AC; solar available as optional upgrade
Connectivity	Cellular	Cellular	4G LTE cellular (5GB/month included; overages $15/GB)
Live View	Yes (24/7 live video; PTZ only for continuous video recording)	Unlimited live viewing	Yes — web-based console with near real-time viewing
Timelapse	Yes (instant, recurring, and professional time-lapse movies)	Unlimited custom time-lapses	Yes — automated timelapse creation + end-of-project edited video
AI / Analytics	AI-powered activity and motion detection	TrueAI analytics (Advanced Subscription)	Basic activity analytics (not construction-safety-grade)
Safety Analytics	Available (AI-based safety and activity analysis)	Available (TrueAI PPE add-on)	None (no PPE detection, no safety behavior analysis)
Mobile App	Yes (mobile apps for project management)	Yes	Yes — access to live view, images, archive
Dashboard	Yes (full OxBlue platform access)	Yes (sharing center, access controls)	Yes — browser-based camera dashboard
Data / IT / Security			
Data Hosting	United States	United States	United States
Data Ownership	Platform-hosted; County has full access to imagery and deliverables	Client retains ownership (media consent optional)	Customer owns images; iBEAM manages hosting environment
Encryption	Yes	Yes	Yes — encrypted transmission and storage
API / Export	Yes (Procore and project management integrations; media export supported)	Yes (integrations available)	Limited; image embed and downloads supported, no full API
Cost / Commercial			
Monthly Cost	Monthly service fee per camera (discounted multi-year contract pricing)	Advanced Subscription: ~$299/camera/month	Hosting ~$590/month (prepaid discounts applied)
Install Cost	Installation per station (non-solar ~$2,344; solar ~$2,775)	Self-install included; pro install quoted separately	Self-install or contractor; equipment mounts included in purchase
Removal Cost	Not explicitly stated; service-based model	Not applicable (owned equipment)	Not applicable (owned equipment)
Storage Cost	Included in monthly service	Included (3-year post-project storage)	Included with hosting
Contract Term	42 months (discounted service contract reflected in quote)	45 months (subscription)	46 months (hosting)
Early Termination	Contract-based; service agreement terms apply	Contract-based; equipment owned	Prepaid hosting non-refundable; equipment retained
Evaluation			
Strengths	Robust platform with AI analytics, PTZ capability, integrations, and uncapped cellular data	4K clarity, unlimited users, strong analytics, ownership model	Simple fixed camera system with strong image clarity, reliable hosting, unlimited support, and predictable total cost with ownership model.
Limitations	Ongoing monthly service costs; equipment not owned by County	Upfront capital cost; heavy solar units (~400 lbs)	No PTZ; no true construction-grade analytics; limited API capabilities; cellular overages possible if usage exceeds 5GB.
Notes	Best suited for projects seeking integrated analytics, live PTZ control, and platform-driven insights	Purchase recommended for projects >12 months; 7–14 day lead time	Best suited for visibility, documentation, and timelapse. Lower sophistication compared to analytics-heavy vendors.
Vendor Scoring			
Cost Score	1	3	5
Feature Score	3	4	5
Security Score	4	4	4
Ease of Use Score	5	4	4.5
Support Score	4	5	4
Total Score	3.4	4	4.5
Cost Breakdown			
Fixed Cameras (2 Cameras)	$14,747.00	$7,198.00	$9,390.00
Subscription (45 months)	$47,748.00	$26,910.00	$24,426.00
Solar (2 Cameras)	$9,998.00	$10,798.00	$7,250.00
Prepay Discount	$1,230.00	$0.00	-$4,885.20
Shipping + Tax	$1,934.84	$1,653.78	$1,237.40
Total	**$65,659.84**	**$35,761.78**	**$30,168.20**
Recommended Vendor	**3**	**2**	**1**
Scoring Rational			
Cost Score	Much higher monthly service fee. There is also a mounting and install cost.	Higher upfront investment with a purchase and subscription model that supports long-term use.	Lowest long-term cost with a purchase model and prepaid hosting discounts.
Feature Score	Provides reliable live view and time-lapse without advanced analytics.	Comprehensive feature set including 4K IR cameras, unlimited users, time-lapse, and AI analytics.	Provides core live streaming and time-lapse functionality without advanced analytics.
Security Score	Provides secure hosted access with controlled user permissions and encrypted data transmission appropriate for project visibility and documentation.	Offers secure data hosting, configurable access controls, encryption, and documented data protection practices supporting owner visibility needs.	Delivers secure hosting, client-owned media, controlled access, and encrypted data suitable for long-term visual documentation and oversight.
Ease of Use Score	Simple deployment and intuitive interface with minimal configuration required.	User-friendly platform with additional setup required to leverage advanced features.	Simple setup and operation with a straightforward, web-based interface.
Support Score	Established support model with responsive service throughout the project.	Strong construction-focused support with onboarding, data retention, and optional managed services.	Lifetime equipment warranty with unlimited US-based technical support.
Overall	Well-suited for teams prioritizing ease of deployment and reliable visual documentation with predictable pricing.	Best aligned for projects requiring advanced analytics, security capabilities, and enterprise-level oversight.	Strong fit for long-term projects seeking cost efficiency, ownership, and high-quality visual documentation.
Category			
Delivery Model	Hardware + monthly service	Purchase + subscription	Purchase + hosting
Core Capability	Secure visibility, documentation & analytics	Secure visibility & documentation	Secure visibility & documentation
Image Quality	8MP fixed or PTZ	4K IR	4K (Standard or Premier)
Data Ownership	Platform-hosted, County access	County retains ownership	County retains ownership
Cost Profile	Ongoing monthly service	Higher upfront, long-term	Lowest long-term cost
Best Fit	Feature-rich, integrated platform	Long-term oversight	Cost-efficient documentation

SECTION

4

Funding & Financing

Cash flow model, funding analysis assumptions, pay-as-you-go and debt funding options, and the BoCC financing presentations.

6 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Preliminary Cash Flow Model

DATE
August 25, 2025

Weld County Capital Program

Preliminary Cash Flow Model_v2 | 8/25/25 | Monthly cash flow by project

2025 Cash Flow

Project	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	2025 Total
Land Acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	$0
Demo / Abatement / Remediation	-	-	-	-	-	-	-	-	-	-	-	-	$0
Site / Below Grade Parking	-	-	-	-	-	-	-	-	-	-	-	$107,150	$107,150
Justice Center - Core & Shell	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Tenant Improvement	-	-	-	-	-	-	-	-	-	-	-	-	$0
Admin Building - New Admin & DA Building	-	-	-	-	-	-	-	-	-	-	-	-	$0
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$107,150**	**$107,150**

2026 Cash Flow

Project	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2026 Total
Land Acquisitions	$8,688,047	-	-	-	-	-	-	-	-	-	-	-	$8,688,047
Demo / Abatement / Remediation	-	$774,105	$774,105	$774,105	$774,105	$774,105	$774,105	$774,105	$774,105	$774,105	-	-	$6,966,943
Site / Below Grade Parking	$107,150	$107,150	$160,725	$160,725	$160,725	$160,725	$48,217	$48,217	$48,217	$61,075	$1,168,795	$2,074,357	$4,306,079
Justice Center - Core & Shell	-	-	-	-	-	-	$593,411	$593,411	$593,411	$890,117	$890,117	$890,117	$4,450,586
Justice Center - Tenant Improvement	-	-	-	-	-	-	-	-	-	-	-	-	$0
Admin Building - New Admin & DA Building	-	-	-	-	-	-	-	-	-	-	-	-	$0
Total	**$8,795,197**	**$881,255**	**$934,830**	**$934,830**	**$934,830**	**$934,830**	**$1,415,734**	**$1,415,734**	**$1,415,734**	**$1,725,297**	**$2,058,913**	**$2,964,475**	**$24,411,655**

2027 Cash Flow

Project	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	2027 Total
Land Acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	$0
Demo / Abatement / Remediation	-	-	-	-	-	-	-	-	-	-	-	-	$0
Site / Below Grade Parking	$2,303,962	$3,222,382	$3,222,382	$3,222,382	$1,594,752	$1,594,752	$1,594,752	$2,128,962	$2,128,962	$2,118,164	$7,913	-	$23,139,368
Justice Center - Core & Shell	$890,117	$178,023	$178,023	$178,023	$178,023	$178,023	$249,233	$71,209	$6,254,448	$10,604,077	$12,468,204	$16,196,458	$47,623,864
Justice Center - Tenant Improvement	-	-	-	-	-	-	-	-	-	-	$513,733	$513,733	$1,027,467
Admin Building - New Admin & DA Building	-	-	-	-	-	-	-	-	-	-	-	-	$0
Total	**$3,194,079**	**$3,400,406**	**$3,400,406**	**$3,400,406**	**$1,772,776**	**$1,772,776**	**$1,843,985**	**$2,200,172**	**$8,383,410**	**$12,722,242**	**$12,989,850**	**$16,710,192**	**$71,790,699**

2028 Cash Flow

Project	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	2028 Total
Land Acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	$0
Demo / Abatement / Remediation	-	-	-	-	-	-	-	-	-	-	-	-	$0
Site / Below Grade Parking	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Core & Shell	$17,039,210	$17,039,210	$13,360,956	$9,632,702	$9,632,702	$10,821,923	$12,468,204	$12,468,204	$12,468,204	$40,691	-	-	$114,972,005
Justice Center - Tenant Improvement	$684,978	$684,978	$684,978	$308,240	$308,240	$308,240	$308,240	$410,987	$4,562,420	$7,283,433	$9,097,442	$10,911,450	$35,553,625
Admin Building - New Admin & DA Building	-	-	-	-	$318,227	$318,227	$318,227	$318,227	$356,414	$356,414	$356,414	$356,414	$2,698,564
Total	**$17,724,187**	**$17,724,187**	**$14,045,933**	**$9,940,942**	**$10,259,169**	**$11,448,390**	**$13,094,671**	**$13,197,418**	**$17,387,039**	**$7,680,538**	**$9,453,856**	**$11,267,864**	**$153,224,195**

2029 Cash Flow

Project	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	2029 Total
Land Acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	$0
Demo / Abatement / Remediation	-	-	-	-	-	-	-	-	-	-	-	-	$0
Site / Below Grade Parking	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Core & Shell	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Tenant Improvement	$12,725,459	$12,725,459	$12,931,903	$7,733,433	$7,733,433	$7,733,433	$8,940,437	$9,847,442	$9,847,442	$9,847,442	$27,399	-	$100,093,280
Admin Building - New Admin & DA Building	$356,414	$305,498	$305,498	$305,498	$305,498	$356,414	$50,916	$2,579,706	$2,579,706	$3,349,254	$5,144,865	$5,144,865	$20,784,131
Total	**$13,081,873**	**$13,030,956**	**$13,237,400**	**$8,038,931**	**$8,038,931**	**$8,089,847**	**$8,991,354**	**$12,427,148**	**$12,427,148**	**$13,196,695**	**$5,172,264**	**$5,144,865**	**$120,877,411**

2030 Cash Flow

Project	Jan-30	Feb-30	Mar-30	Apr-30	May-30	Jun-30	Jul-30	Aug-30	Sep-30	Oct-30	Nov-30	Dec-30	2030 Total
Land Acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	$0
Demo / Abatement / Remediation	-	-	-	-	-	-	-	-	-	-	-	-	$0
Site / Below Grade Parking	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Core & Shell	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Tenant Improvement	-	-	-	-	-	-	-	-	-	-	-	-	$0
Admin Building - New Admin & DA Building	$5,144,865	$5,657,896	$7,196,991	$7,196,991	$7,196,991	$7,196,991	$7,196,991	$7,196,991	$5,657,896	$4,118,801	$4,118,801	$4,118,801	$71,999,008
Total	**$5,144,865**	**$5,657,896**	**$7,196,991**	**$7,196,991**	**$7,196,991**	**$7,196,991**	**$7,196,991**	**$7,196,991**	**$5,657,896**	**$4,118,801**	**$4,118,801**	**$4,118,801**	**$71,999,008**

2031 Cash Flow

Project	Jan-31	Feb-31	Mar-31	Apr-31	May-31	Jun-31	Jul-31	Aug-31	Sep-31	Oct-31	Nov-31	Dec-31	2031 Total
Land Acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	$0
Demo / Abatement / Remediation	-	-	-	-	-	-	-	-	-	-	-	-	$0
Site / Below Grade Parking	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Core & Shell	-	-	-	-	-	-	-	-	-	-	-	-	$0
Justice Center - Tenant Improvement	-	-	-	-	-	-	-	-	-	-	-	-	$0
Admin Building - New Admin & DA Building	$4,118,801	$4,118,801	$4,118,801	$4,888,349	$5,144,865	$5,144,865	$5,144,865	$5,144,865	$5,144,865	$5,144,865	$14,548	-	$48,128,487
Total	**$4,118,801**	**$4,118,801**	**$4,118,801**	**$4,888,349**	**$5,144,865**	**$5,144,865**	**$5,144,865**	**$5,144,865**	**$5,144,865**	**$5,144,865**	**$14,548**	**-**	**$48,128,487**

Program Totals

Year	Annual Total	Project	Program Total
2025	$107,150	Land Acquisitions	$8,688,047
2026	$24,411,655	Demo / Abatement / Remediation	$6,966,943
2027	$71,790,699	Project #1 - Site Work / Underground Parking	$27,552,597
2028	$153,224,195	Project #2 - Justice Center Core & Shell	$167,046,455
2029	$120,877,411	Project #3 - Justice Center Tenant Improvement	$136,674,372
2030	$71,999,008	Project #4 - New Admin & DA Building	$143,610,190
2031	$48,128,487	Source Grand Total	$490,538,605
Grand Total	**$490,538,605**		

Note: Project #4 is not in the contract or budget at this time and cannot be completed until the Justice Center and other Civic Campus dependencies, including the parking garage, are complete. Dollar values are preliminary and may include source rounding differences.

Weld County Justice Center
Funding Analysis — Assumptions

DATE
August 26, 2025

Assumptions Used in Judicial Center and Administration/DA Buildings Funding Analysis

- This analysis contains many estimates, both of revenue and expenses. The analysis will need to be reviewed annually and adjusted, if necessary. If estimates materially and negatively change, then the ability to fund and/or method of funding the project will need to be reevaluated.
- Project costs include a 10% contingency per Jeff Darnell. Finance believes contin ency should be increased to 20%, which would add $49.1M to the project funding needs. This analysis is using the 10% contin ency added by Jeff- the BOCC could always reduce scope of projects if contingency needs are greater than 10%.
- Mill levy remains at 15.956 mills.
- Assessed valuation remains around $19.5M.
- BOCC will not utilize resources identified in this analysis or other bud et needs.
- Investment income earned on excess reserve amounts is not included in this analysis.
- Specific assumptions by Fund
    - General Fund
        - Only a portion of Engineering expenses will be transferred to the Public Works Fund and utilized in years 2026 and 2027. Finance limited the amount of Public Works funding due to future needs in this area.
    - Capital Fund
        - All projects in the Capital Fund have a 20% contingency.
        - 2026 expenses are based on Finance's recommended budget which will be presented in September 2025. Finance's recommended budget is based, in part, on Facilities Department recommendations. If the BOCC does not agree with Finance's recommended budget and wants to add back projects, then the amount available for Judicial Center and Administration/DA Building projects will decrease.
        - 2027-2030 expenses are based on initial estimates from Facilities, which includes a recommendation to delay certain projects. **Facilities is currently reviewing their estimates to ensure critical issues presented in the Facilities Master Plan are addressed in their 5-year estimates. Any revisions provided by Facilities will affect funding availability (either increase or decrease). Facilities will provide their revised estimates by the end of August and Finance will revise this analysis, if needed.**
        - Capital Fund Property Tax estimates
            - Option #1 – Pay-As-You-Go only. 2026 property tax revenue is estimated at $80M in the Capital Fund. 2027 is estimated at $70M, 2028 at $60M, 2029 at $50M, and 2030 at $40M. Finance decreased estimates $10M/year based on other needs the County may have in the future.
            - Option #2 – Debt Financing and Pay-As-You-Go. 2026 property tax revenue is estimated at $80M in the Capital Fund. 2027 is estimated at $70M, 2028 at $48.1M, 2029 at $38.1M, and 2030 at $28.1M. Starting in 2028, the estimate was reduced to pay the annual $11.9 debt service payment. Finance also decreased estimates $10M/year based on other needs the County may have in the future.

- A ter 2030, or 2029 if debt financin is used, there will be no more excess property tax collections in the Capital Fund. Therefore, if BOCC wants to utilize a pay-as-you-go funding strategy for other future projects, they will need to determine a new funding source to do so.
- 2027-2030 maintenance requests increase 5% annually, based on 2026 amount.
- 2027-2030 department requests increase 5% annually, with the base year 2027 and base amount $2.5M.
- 2027-2030 capital requests are based on actual future projects determined by Facilities.

Weld County Justice Center
Option 1 — Pay-As-You-Go Funding Plan

DATE
August 26, 2025

Judicial Center and Administration/DA Building Projects - Option #1
Pay-As-You-Go Funding Only (8/26/25)

Note: By the end of 2030, all excess reserves in the General Fund, Capital Fund, and Contingency Funds will be depleted. A shortfall of $11.5M will exist for all projects.

Judicial Center Combined Projects								
Description	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Judicial Center Combined Costs of the following 3 Projects: West Side Block & Underground Parking Project, Justice Center Core & Shell Project, and Justice Center TI Project	**$107,150**	**$24,411,655**	**$71,790,699**	**$150,525,631**	**$100,093,280**	**$0**	**$0**	**$346,928,415**
Judicial Center Funding								
General Fund								
General Fund Estimated Excess Reserves @ 12/31/25 ($81.5M)	$0	$0	$0	$4,355,830	$47,273,732	$0	$0	**$51,629,562**
2025 Engineering Costs Moved to Public Works	$107,150	$13,642,850	$0	$0	$0	$0	$0	**$13,750,000**
2026 Engineering Costs Moved to Public Works	$0	$9,538,080	$0	$0	$0	$0	$0	**$9,538,080**
Capital Fund								
Capital Fund Estimated Excess Reserves @ 12/31/25 ($129.3M)	$0	$0	$0	$100,148,019	$26,481,787	$0	$0	**$126,629,806**
2026 Estimated Excess Property Tax Revenue - Capital Fund	$0	$1,230,725	$55,793,475	$0	$0	$0	$0	**$57,024,200**
2027 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$15,997,224	$23,757,808	$0	$0	$0	**$39,755,031**
2028 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$22,263,974	$812,747	$0	$0	**$23,076,721**
2029 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$25,525,014	$0	$0	**$25,525,014**
2030 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
Contingency Fund								
Contingency Fund Estimated Excess Reserves @ 12/31/25 ($84.8M)	$0	$0	$0	$0	$0	$0	$0	**$0**
Total Judicial Center Funding	**$107,150**	**$24,411,655**	**$71,790,699**	**$150,525,631**	**$100,093,280**	**$0**	**$0**	**$346,928,415**
Total Judicial Center Funding Deficit, if any	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Judicial Center and Administration/DA Building Projects - Option #1
Pay-As-You-Go Funding Only (8/26/25)

Administration/DA Building Project								
Description	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**		**Total**
Administration/DA Building Costs	**$0**	**$0**	**$0**	**$2,698,564**	**$20,784,131**	**$71,999,008**	**$48,128,487**	**$143,610,190**
Administration/DA Building Funding								
General Fund								
General Fund Estimated Excess Reserves @ 12/31/25 ($81.5M)	$0	$0	$0	$0	$19,971,384	$9,864,842	$0	**$29,836,226**
Capital Fund								
Capital Fund Estimated Excess Reserves @ 12/31/25 ($129.3M)	$0	$0	$0	$2,698,564	$0	$0	$0	**$2,698,564**
2026 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2027 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2028 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2029 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$812,747	$0	$0	**$812,747**
2030 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$13,892,129	$0	**$13,892,129**
Contingency Fund								
Contingency Fund Estimated Excess Reserves @ 12/31/25 ($84.8M)	$0	$0	$0	$0	$0	$48,242,037	$36,580,314	**$84,822,351**
Total Administration/DA Building Funding	**$0**	**$0**	**$0**	**$2,698,564**	**$20,784,131**	**$71,999,008**	**$36,580,314**	**$132,062,017**
Total Administration/DA Building Funding Deficit, if any	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,548,173**	**$11,548,173**

Options to pay the $11.5M deficit in Option #1 – Pay-As-You-Go only. Deficit is minimal, only 2.4% of the estimated cost of all projects combined.

- Delay the start of the Administration/DA Building
- Increase Public Works funding through various methods (shift Engineering costs, utilize royalties and/or severance tax)
- Reduce other capital projects in the Capital Fund
- Reduce other budgets throughout the County

Weld County Justice Center
Option 2 — Debt + Pay-As-You-Go Funding Plan

DATE
August 26, 2025

Judicial Center and Administration/DA Building Projects - Option #2
Debt ($150M in COPs) and Pay-As-You-Go Funding (8/26/25)

Note: By the end of 2031, the General Fund and Contingency Funds have excess reserves of $17.9M and $84,8M, respectively. There will be no shortfall for all projects.

Judicial Center Combined Projects								
Description	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Judicial Center Combined Costs of the following 3 Projects: West Side Block & Underground Parking Project, Justice Center Core & Shell Project, and Justice Center TI Project	**$107,150**	**$24,411,655**	**$71,790,699**	**$150,525,631**	**$100,093,280**	**$0**	**$0**	**$346,928,415**
Judicial Center Funding								
Debt Proceeds								
Debt Proceeds (issued 2027, spent in 2027 and 2028)	$0	$0	$71,790,699	$78,209,301	$0	$0	$0	**$150,000,000**
General Fund								
General Fund Estimated Excess Reserves @ 12/31/25 ($81.5M)	$0	$0	$0	$0	$0	$0	$0	**$0**
2025 Engineering Costs Moved to Public Works	$107,150	$13,642,850	$0	$0	$0	$0	$0	**$13,750,000**
2026 Engineering Costs Moved to Public Works	$0	$9,538,080	$0	$0	$0	$0	$0	**$9,538,080**
Capital Fund								**$0**
Capital Fund Estimated Excess Reserves @ 12/31/25 ($129.3M)	$0	$0	$0	$0	$76,861,103	$0	$0	**$76,861,103**
2026 Estimated Excess Property Tax Revenue - Capital Fund	$0	$1,230,725	$0	$55,793,475	$0	$0	$0	**$57,024,200**
2027 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$16,522,855	$23,232,177	$0	$0	**$39,755,032**
2028 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2029 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2030 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
Contingency Fund								
Contingency Fund Estimated Excess Reserves @ 12/31/25 ($84.8M)	$0	$0	$0	$0	$0	$0	$0	**$0**
Total Judicial Center Funding	**$107,150**	**$24,411,655**	**$71,790,699**	**$150,525,631**	**$100,093,280**	**$0**	**$0**	**$346,928,415**
Total Judicial Center Funding Deficit, if any	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Judicial Center and Administration/DA Building Projects - Option #2
Debt ($150M in COPs) and Pay-As-You-Go Funding (8/26/25)

Administration/DA Building Project								
Description	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Administration/DA Building Costs	**$0**	**$0**	**$0**	**$2,698,564**	**$20,784,131**	**$71,999,008**	**$48,128,487**	**$143,610,190**
Administration/DA Building Funding								
General Fund								
General Fund Estimated Excess Reserves @ 12/31/25 ($81.5M)	$0	$0	$0	$0	$0	$15,407,825	$48,128,487	**$63,536,312**
2026 Engineering Costs Moved to Public Works	$0	$0	$0	$0	$0	$0	$0	**$0**
Capital Fund								
Capital Fund Estimated Excess Reserves @ 12/31/25 ($129.3M)	$0	$0	$0	$0	$12,305,974	$40,161,293	$0	**$52,467,267**
2026 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2027 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$0	$0	**$0**
2028 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$2,698,564	$8,478,157	$0	$0	**$11,176,721**
2029 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$14,437,761	$0	**$14,437,761**
2030 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$1,992,129	$0	**$1,992,129**
Contingency Fund								
Contingency Fund Estimated Excess Reserves @ 12/31/25 ($84.8M)	$0	$0	$0	$0	$0	$0	$0	**$0**
Total Administration/DA Building Funding	**$0**	**$0**	**$0**	**$2,698,564**	**$20,784,131**	**$71,999,008**	**$48,128,487**	**$143,610,190**
Total Administration/DA Building Funding Deficit, if any	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Judicial Center and Administration/DA Building Projects - Option #2
Debt ($150M in COPs) and Pay-As-You-Go Funding (8/26/25)

Debt Service - Judicial Center Combined Projects									
Description	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032-2047**	**Total**
Debt Cost $150M in 20-year COPS @ 4.9%									
(Principal and Interest Amount)	$0	$0	$0	$11,900,000	$11,900,000	$11,900,000	$11,900,000	$190,400,000	**$238,000,000**
Total Debt Funding									
2028 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$11,900,000	$0	$0	$0	$0	**$11,900,000**
2029 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$11,900,000	$0	$0	$0	**$11,900,000**
2030 Estimated Excess Property Tax Revenue - Capital Fund	$0	$0	$0	$0	$0	$11,900,000	$0	$0	**$11,900,000**
2031-2047 Property Tax Revenue - Capital Fund ($11.9M/year)	$0	$0	$0	$0	$0	$0	$11,900,000	$0	**$11,900,000**
	$0	$0	$0	$0	$0	$0	$0	$190,400,000	**$190,400,000**
Total Debt Funding	**$0**	**$0**	**$0**	**$11,900,000**	**$11,900,000**	**$11,900,000**	**$11,900,000**	**$190,400,000**	$238,000,000

Weld County Justice Center

Funding Structure Presentation — Cash vs. Alternative Funding

DATE

January 27, 2026

Weld County Judicial Center

CASH VS ALTERNATIVE FUNDING EVALUATION

PREPARED FOR:
Weld County Board of County Commissioners (BoCC)

PREPARED BY:

level5 collaborative



FUNDING STRUCTURES

"PAY AS YOU GO" (CASH)

ALTERNATIVE FUNDING

- COPs
- Line of Credit with Bank(s)
- Short Term Bonds

OPTION 1

"PAY AS YOU GO"

PROS:

- **No Financing Obligations or Costs:** Avoids engaging any outside financing structures
- **Administrative Simplicity:** Fewer financing documents, approvals, and compliance requirements

CONS:

- **Programming:** Project scope must be reprogrammed to fit available cash
- **Market & Pricing Risk:** Limited ability to lock in pricing, creating exposure to cost increases
- **Design Risk**: Potential code changes and coordination complexity between multiple design packages
- **County Budget:** Large cash draws may reduce interest earnings and constrain budget

OPTION 2

ALTERNATIVE FUNDING

PROS:

- **Scope Adaptability:** Scope can be flexibly aligned with most cost-effective & efficient options
- **Pricing Certainty:** County can shift escalation, tariff, and other pricing risk to CM/GC earlier in process
- **Total Cost:** Program will be built faster with pricing risk mitigated sooner, resulting in lower total cost
- **Schedule Certainty:** Schedule can be committed in initial project stages, reducing downtown impacts
- **Interest Earnings:** Arbitrage on proceeds can minimize cost of capital

CONS:

- **Financing Costs:** Even if reduced through interest earnings, there will be cost of capital
- **Legal Complexity**: Requires additional structuring and compliance oversight
- **Flexibility Limits:** Adjustments constrained once commitments are made

CERTIFICATE OF PARTICIPATION

$200 MILLION PROJECT FUND
EXAMPLE FINANCING TERMS

	10-Year Financing	20-Year Financing	30-Year Financing
Par Amount	$179,275,000	$179,970,000	$186,690,000
Premium	21,614,046	20,922,806	14,221,645
Total Sources	$200,889,046	$200,892,806	$200,911,645
Project Fund Deposit	$200,000,000	$200,000,000	$200,000,000
Cost of Issuance	887,825	889,910	910,070
Additional Proceeds	1,221	2,896	1,575
Total Uses	$200,889,046	$200,892,806	$200,911,645
Total Interest	$50,184,375	$105,850,250	$174,222,250
Total Repayment	229,459,375	285,820,250	360,912,250
Maximum Annual Debt Service:	24,155,500	14,659,500	12,236,750
Average Annual Debt Service:	24,153,618	14,657,449	12,234,314
Arbitrage Yield	2.63134%	3.32272%	3.95731%
True Interest Cost (TIC)	2.68584%	3.75120%	4.38886%
All-In TIC	2.72141%	3.77107%	4.40372%
Call Provision	Non-Callable	12/15/2035	12/15/2035

Note: Based on market conditions as of January 21, 2026



MODELS OF COSTS

- PAY AS YOU GO
- ALTERNATIVE FUNDING

"PAY AS YOU GO"

IMMEDIATE ACTION	
Land Acquisitions / Demo / Abatement / Remediation	$15M
Site Work / Underground Parking	$27M
Initial Justice Center Buildout **Reduction of roughly 57% of Conceptual Program*	$120M *($1,000/sf x 120,000 sf)*
Centennial Building Renovation	$40M
IMMEDIATE TOTAL COST	***$202M***
10 YEAR PROGRAM COMPLETION	
Remaining Justice Center Buildout **5% annual escalation x 10 years*	$288M *($1,600/sf x 180,000 sf)*
OVERALL "PAY AS YOU GO" COST	**$490M**

**New Admin & DA Bldg $180M*
Assuming $140M cost in 5 years. Escalated @ 5% for additional 5 years

ALTERNATIVE FUNDING

ALTERNATIVE FUNDING	
Land Acquisitions / Demo / Abatement / Remediation	$15M
Project #1 - Site Work / Underground Parking	$27M
Project #2 - Justice Center Core & Shell	$165M
Project #3 - Justice Center TI	$135M
Centennial Building Renovation	$0M
Anticipated Cost of Financing (COPs)	$3M
ALTERNATIVE FUNDING TOTAL COST	**$345M**

**New Admin & DA Bldg $140M*
Assuming cost in 5 years

"PAY AS YOU GO" vs ALTERNATIVE FUNDING

IMMEDIATE ACTION	
Land Acquisitions / Demo / Abatement / Remediation	$15M
Site Work / Underground Parking	$27M
Initial Justice Center Buildout **Reduction of roughly 57% of Conceptual Program*	$120M *($1,000/sf x 120,000 sf)*
Centennial Building Renovation	$40M
IMMEDIATE TOTAL COST	*$202M*
10 YEAR PROGRAM COMPLETION	
Remaining Justice Center Buildout **5% annual escalation x 10 years*	$288M *($1,600/sf x 180,000 sf)*
OVERALL "PAY AS YOU GO" TOTAL COST	**$490M**

**New Admin & DA Bldg $180M*
Assuming $140M cost in 5 years. Escalated @ 5% for additional 5 years.

ALTERNATIVE FUNDING	
Land Acquisitions / Demo / Abatement / Remediation	$15M
Project #1 - Site Work / Underground Parking	$27M
Project #2 - Justice Center Core & Shell	$165M
Project #3 - Justice Center TI	$135M
Centennial Building Renovation	$0M
Anticipated Cost of Financing (COPs)	$3M
Remaining Justice Center Buildout	$0M
ALTERNATIVE FUNDING TOTAL COST	**$345M**

**New Admin & DA Bldg $140M*
Assuming cost in 5 years

Weld County Justice Center
Financing Considerations — Pay-As-You-Go vs. COPs / Lease

DATE
April 7, 2026

WELD COUNTY JUSTICE CENTER

Financing Considerations

Pay-As-You-Go vs. Certificates of Participation / Lease Options

Prepared for the Weld County Board of Commissioners
April 2026

Purpose

This document presents two funding approaches for the Justice Center ($285.1M) and Garage/Sallyport ($44.6M), based on the 2026 Weld County budget.

Current financial position

The County carries no outstanding obligations, maintains approximately $870.6 million in fund balances, and generates an estimated $11.5 million annually in investment earnings. The current 5-year County plan show modest increases in revenues but large increases in expenditures due to higher than average spending in Public Works ($257.2M budget in 2026 vs. $99M in 2025) as well as anticipated expenditures on the Justice Center project.

Two scenarios

Scenario A: pay as you go

Project draws of ~$329.7 million over three years deplete the investment earning base from $287.5 million to zero by 2028. Six-year investment income: $18.4 million (vs. $69.0 million under the current budget). Lowest projected fund balance: $98.2 million.

Scenario B: 20-year COPs / Leaseback

COPs (or a similarly structured lease through a separate conduit issuer) fund the Justice Center; Garage is paid from cash. Interest-only payments during construction, with full principal and interest beginning after substantial completion. The earning base is preserved at ~$242.9 million long-term, and unspent COP proceeds generate additional income during construction. Six-year investment income: $100.9 million. Lowest projected fund balance: $415.7 million. Option to pay COP's off early starting in 2035.

Comparison

	Pay as you go	20-Year COPs
Investment income (6 years)	$18.4M	$100.9M
vs. current budget baseline ($69.0M)	($50.6M)	+$31.9M
Lowest fund balance	$98.2M	$415.7M
Projected Added Contract Administration Costs	$9.8M	$0.0M
Effective interest (net of added income)	$0	$43.5M
Annual COP payment (post-construction)	N/A	$21.3M
Early payoff option	N/A	Callable 12/2035

SCENARIO A: PAY AS YOU GO

Impact of self-funding the Justice Center + Garage from existing reserves

Baseline per 2026 County Budget	2026	2027	2028	2029	2030	2031
Beginning Fund Balance	$870.6M	$778.6M	$600.0M	$565.4M	$530.1M	$431.7M
Total Revenue (from current budget projections)	$586.4M	$597.7M	$611.4M	$627.1M	$641.6M	$658.1M
Investment Income (incl. above)	$11.5M	$11.5M	$11.5M	$11.5M	$11.5M	$11.5M
Total Expenses (per budget)	($678.4M)	($776.3M)	($646.1M)	($662.4M)	($739.9M)	($618.1M)
Ending Fund Balance (per budget)	**$778.6M**	**$600.0M**	**$565.4M**	**$530.1M**	**$431.7M**	**$471.8M**

Project Costs	2026	2027	2028	2029	2030	2031
Justice Center Draw	($27.9M)	($150.0M)	($107.3M)	$0.0M	$0.0M	$0.0M
Garage / Sallyport Draw	($8.3M)	($36.2M)	$0.0M	$0.0M	$0.0M	$0.0M
Total Project Costs	**($36.2M)**	**($186.2M)**	**($107.3M)**	**$0.0M**	**$0.0M**	**$0.0M**

Investment Income - Pay as You Go	2026	2027	2028	2029	2030	2031
Earning Base (Beginning of Year)	$287.5M	$251.3M	$65.1M	$0.0M	$0.0M	$0.0M
Less: Annual Project Draw	($36.2M)	($186.2M)	($107.3M)	$0.0M	$0.0M	$0.0M
Earning Base (End of Year)	$251.3M	$65.1M	$0.0M	$0.0M	$0.0M	$0.0M
Average Earning Base	$269.4M	$158.2M	$32.5M	$0.0M	$0.0M	$0.0M
Investment Yield	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Projected Investment Income	**$10.8M**	**$6.3M**	**$1.3M**	**$0.0M**	**$0.0M**	**$0.0M**

Consolidated County Budget	2026	2027	2028	2029	2030	2031
Beginning Fund Balance	$870.6M	$730.8M	$372.4M	$231.8M	$196.5M	$98.2M
Total Revenue (from current budget projections)	$575.6M	$597.7M	$611.4M	$627.1M	$641.6M	$658.1M
Less: Originally Projected Interest Income	($11.5M)	($11.5M)	($11.5M)	($11.5M)	($11.5M)	($11.5M)
Add: New Projected Interest Income	$10.8M	$6.3M	$1.3M	$0.0M	$0.0M	$0.0M
Total Expenses (budget + garage + Justice Center)	($714.6M)	($962.5M)	($753.3M)	($662.4M)	($739.9M)	($618.1M)
Ending Fund Balance	**$730.8M**	**$372.4M**	**$231.8M**	**$196.5M**	**$98.2M**	**$138.2M**

KEY METRICS	
Investment Income (6 yrs, current budget)	**$69.0M**
Investment Income (6 yrs, Pay as You Go scenario)	**$18.4M**
Anticipated added cost to administer as 3 separate projects (3.5%)	**$9.8M**
Lowest Adjusted Fund Balance	**$98.2M**

SCENARIO B: 20-YEAR COP's

Issue COPs for Justice Center, pay cash for Garage – callable 12/2035

Baseline per 2026 County Budget	2026	2027	2028	2029	2030	2031
Beginning Fund Balance	$870.6M	$778.6M	$600.0M	$565.4M	$530.1M	$431.7M
Total Revenue (from current budget projections)	$586.4M	$597.7M	$611.4M	$627.1M	$641.6M	$658.1M
Investment Income (incl. above)	$11.5M	$11.5M	$11.5M	$11.5M	$11.5M	$11.5M
Total Expenses (per 2026 Final Budget)	($678.4M)	($776.3M)	($646.1M)	($662.4M)	($739.9M)	($618.1M)
Ending Fund Balance (per budget)	**$778.6M**	**$600.0M**	**$565.4M**	**$530.1M**	**$431.7M**	**$471.8M**

Project Costs	2026	2027	2028	2029	2030	2031
Garage / Sallyport Draw	($8.3M)	($36.2M)	$0.0M	$0.0M	$0.0M	$0.0M
COP Annual Payments	$0.0M	$0.0M	$0.0M	($21.3M)	($21.3M)	($21.3M)
Total Project Costs	**($8.3M)**	**($36.2M)**	**$0.0M**	**($21.3M)**	**($21.3M)**	**($21.3M)**

Investment Income - COP Scenario	2026	2027	2028	2029	2030	2031
Earning Base (Beginning of Year)	$572.6M	$536.4M	$350.2M	$242.9M	$242.9M	$242.9M
Less: Project Draws	($36.2M)	($186.2M)	($107.3M)	$0.0M	$0.0M	$0.0M
Earning Base (End of Year)	$536.4M	$350.2M	$242.9M	$242.9M	$242.9M	$242.9M
Average Earning Base	$554.5M	$443.3M	$296.6M	$242.9M	$242.9M	$242.9M
Investment Yield	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Total Investment Income (COP Scenario)	**$22.2M**	**$17.7M**	**$11.9M**	**$9.7M**	**$9.7M**	**$9.7M**

Consolidated County Budget (incl. Garage + COP's)	2026	2027	2028	2029	2030	2031
Beginning Fund Balance	$870.6M	$792.4M	$595.4M	$572.6M	$525.7M	$415.7M
Total Revenue (from current budget projections)	$586.4M	$597.7M	$611.4M	$627.1M	$641.6M	$658.1M
Investment Income	$22.2M	$17.7M	$11.9M	$9.7M	$9.7M	$9.7M
Total Expenses (budget + garage + COP's)	($686.7M)	($812.5M)	($646.1M)	($683.8M)	($761.2M)	($639.4M)
Ending Fund Balance	**$792.4M**	**$595.4M**	**$572.6M**	**$525.7M**	**$415.7M**	**$444.1M**

KEY METRICS	
Investment Income (6 yrs, current budget)	**$69.0M**
Investment Income (6 yrs, COP scenario)	**$100.9M**
Effective COP Interest (Full 20 year period)	**$45.3M**
Lowest Adjusted Fund Balance	**$415.7M**

SECTION

5

BoCC Updates & Communications

Weekly BoCC update presentations from March 2026 and the FAQ playbook used to align contractor and community communications.

4 DOCUMENTS IN THIS SECTION

Weld County Justice Center
March Design Team Updates

DATE
March 2026

DESIGN TEAM UPDATE

Schedule Update

Programming Update

Design Options (Based on 24 Courtrooms)

Option 1: 8 Stories + Secure Parking Garage
Option 2: 5 Stories + Secure Parking Garage
Option 3: Project 1 + Project 2 (2 Stand alone Projects)

Project Pricing

Courtroom Analysis

PROGRAMMING UPDATE

- Met with all Usergroups (03.03 - 03.09)
- Programming and Courts Data Analysis continues - Refined Program for 03.16.2026
- Overall building square footage is trending down

High Level Programming Notes:

19th Judicial Courts

Courtrooms can be interchanged (swapped) but aren't able to be shared because of caseload

Currently there are 21 of 23 Courts in use (5 County, 11 District, 5 Magistrate)

1 District Court Judge will be appointed for July 2026

1 County Court Judge will be appointed within 3 years

Adequate Gallery seating is important for Jury Selection

Virtual Proceedings require public access for observation

Justice Services- No major program changes from site selection

19th Judicial Probation - No major program changes

WC Sheriff Office - Moderate program changes to inmate holding

District Attorney - (March 9th) No major program changes

**All usergroups were ok with secure parking garage and no underground parking

★ Preliminary concept designs are based on 24 Courts (various sizes)
12 District, 6 County, 6 Magistrate

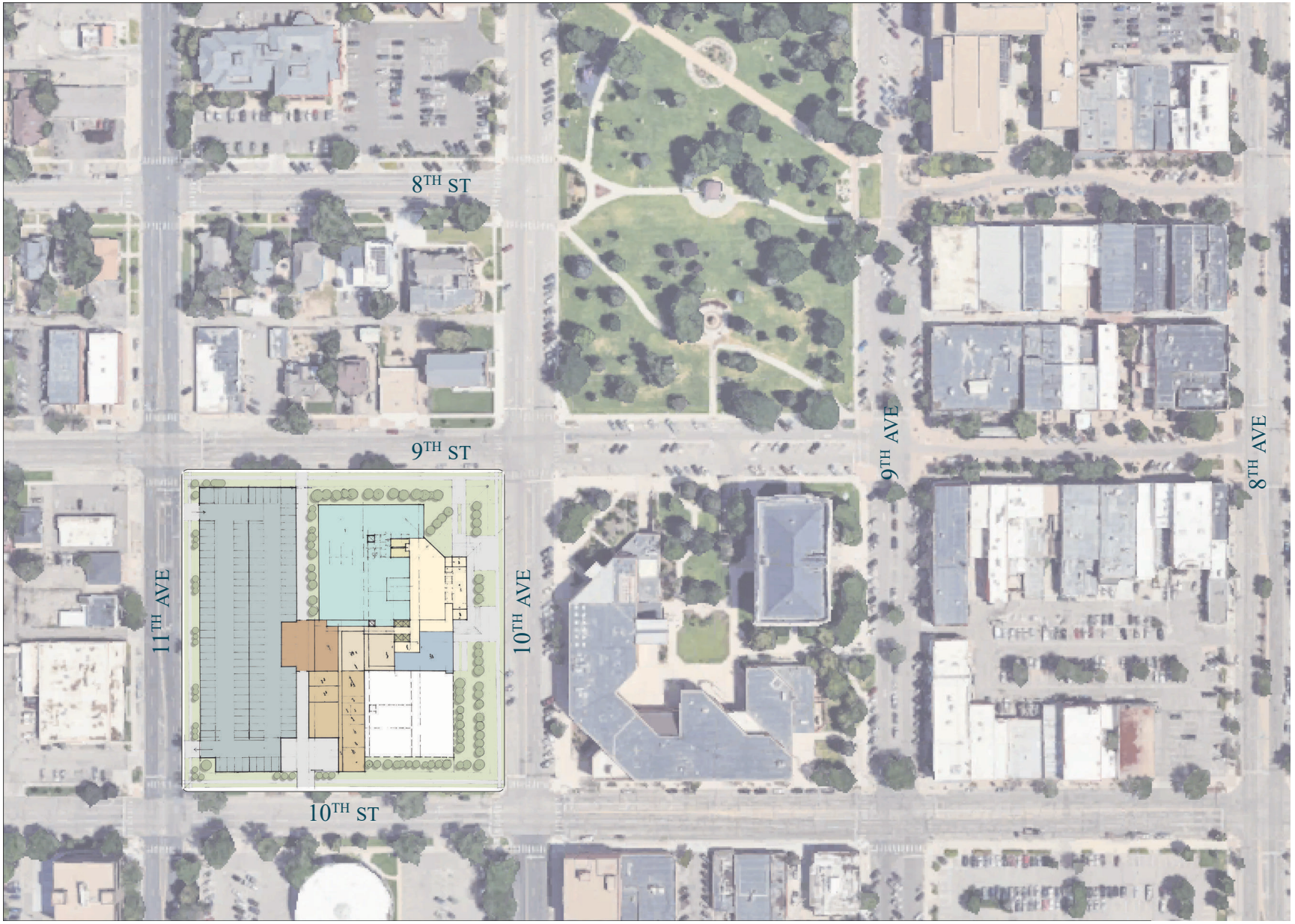
SPACE LIST SUMMARY	GSF	Percent of total program
COMPONENT A		
100 - SITE*	159,500	
200 - COURTS	**100,933**	48%
Courtrooms(24)	*59,292*	
Courtroom Support	*34,020*	
Supporting Spaces	*7,621*	
300 - COURTHOUSE SUPPORT	**52,137**	25%
CLERKS	*18,482*	
Jury Assembly	*11,610*	
Probation	*1,053*	
District Attorney/Victim Witness	*3,888*	
General Support Spaces	*12,852*	
Justice Services	*4,253*	
400 - SHERIFF - INMATE HOLDING	**14,924**	7%
500 - MAIN ENTRY AND LOBBY	**12,960**	6%
600 - PUBLIC SPACES AND AMENITIES	**28,033**	13%
Public Spaces and Amenities	*1,890*	
Building and General Staff Support (1st Level)	*911*	
Loading Dock	*4,253*	
Building Systems and Support Spaces	*20,979*	
Subtotal Component	**208,987**	**100%**
Building Grossing Factor (1.15)	**31,348**	
Total Component A Gross Square Feet (GSF)	**240,335**	
** Square Footage Not included In Gross Square Footage Total*		

DESIGN OPTIONS

Option 1: 8 Stories + Secure Parking Garage
24 Courts - 12 District, 6 County, 6 Magistrate

Option 2: 5 Stories + Secure Parking Garage
24 Courts - 12 District, 6 County, 6 Magistrate

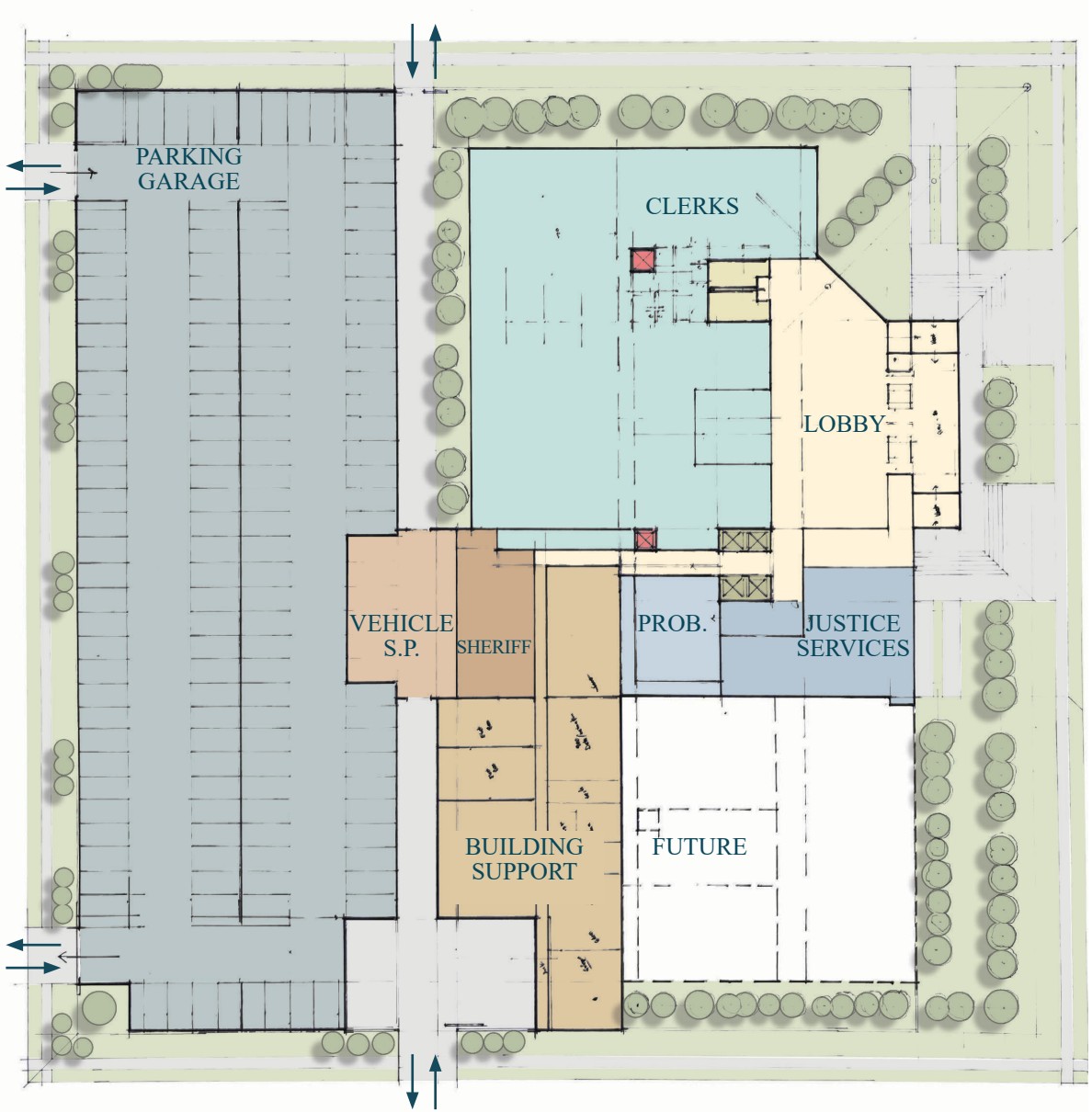
Option 3: 5 Stories + Secure Parking Garage (2 Stand alone Projects)
Project 1 - 12 Courts + Building Support + Secure Parking Garage
Project 2 - 12 Courts



OPTION 1

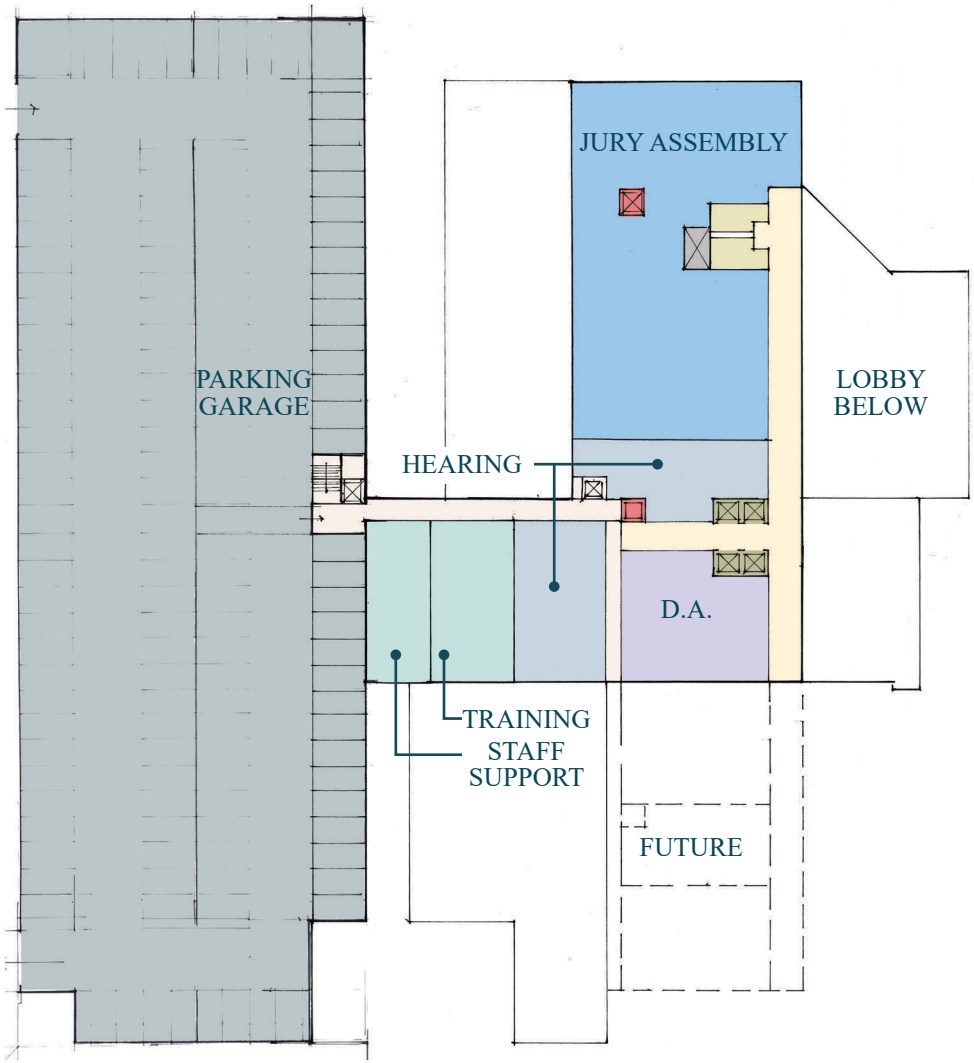
AERIAL SITE PLAN

OPTION 1



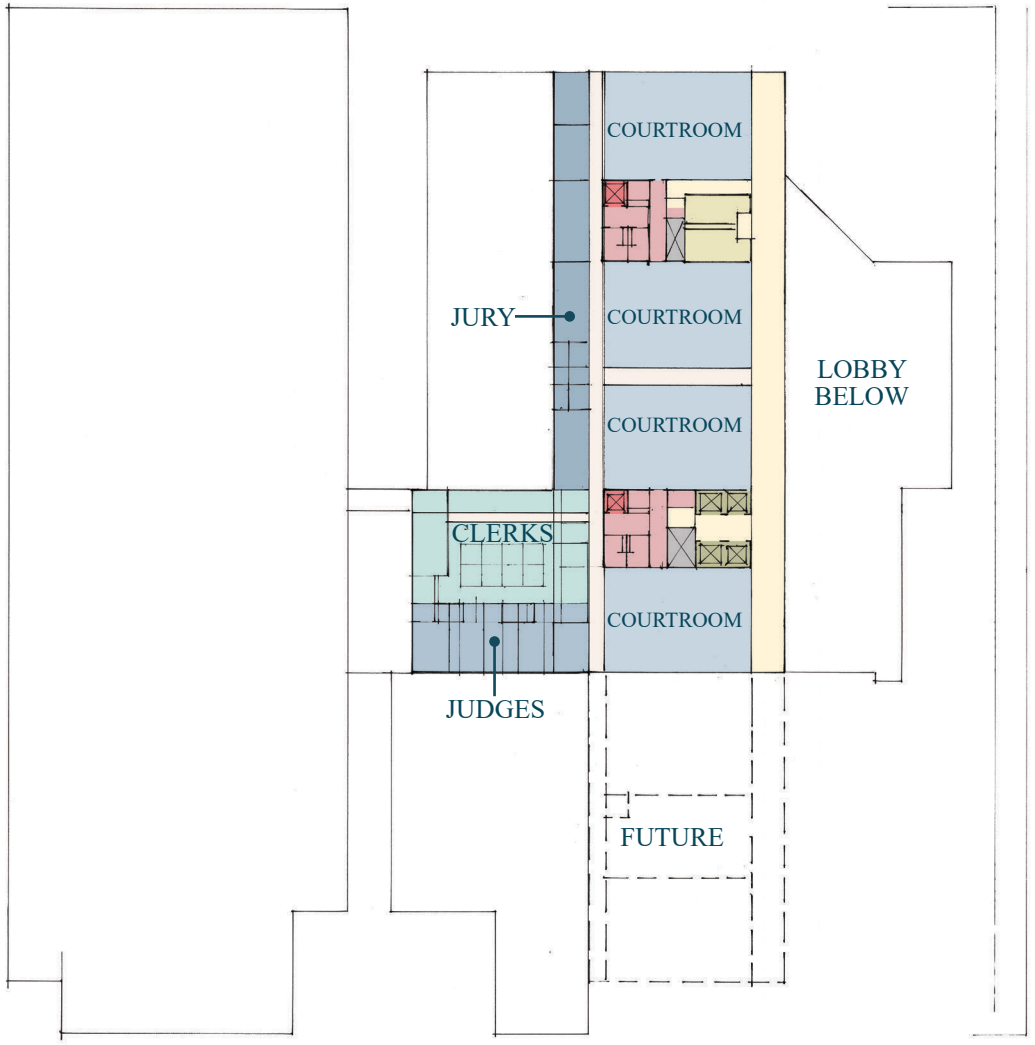
SITE PLAN / FIRST FLOOR

OPTION 1



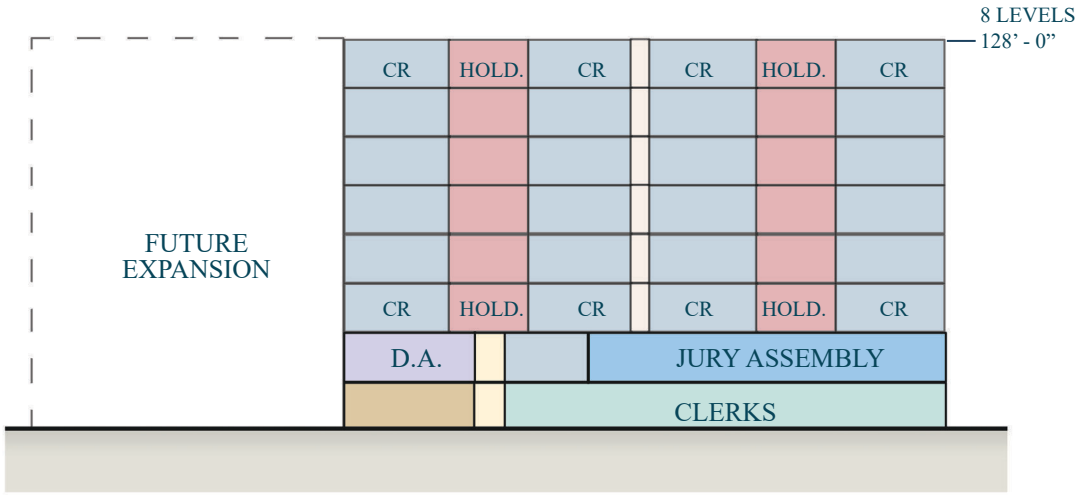
SECOND FLOOR

OPTION 1

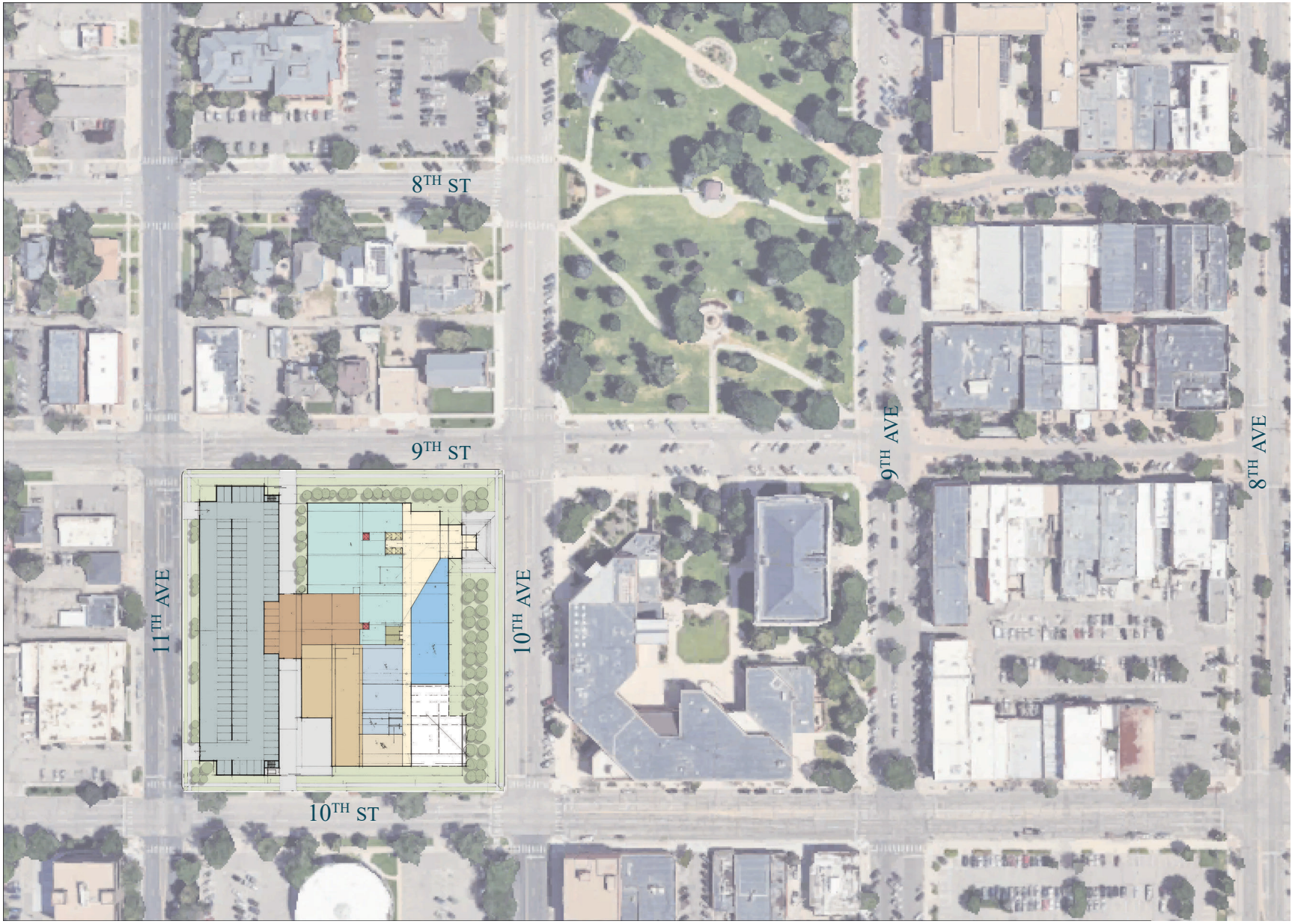


TYPICAL COURTS FLOOR

OPTION 1



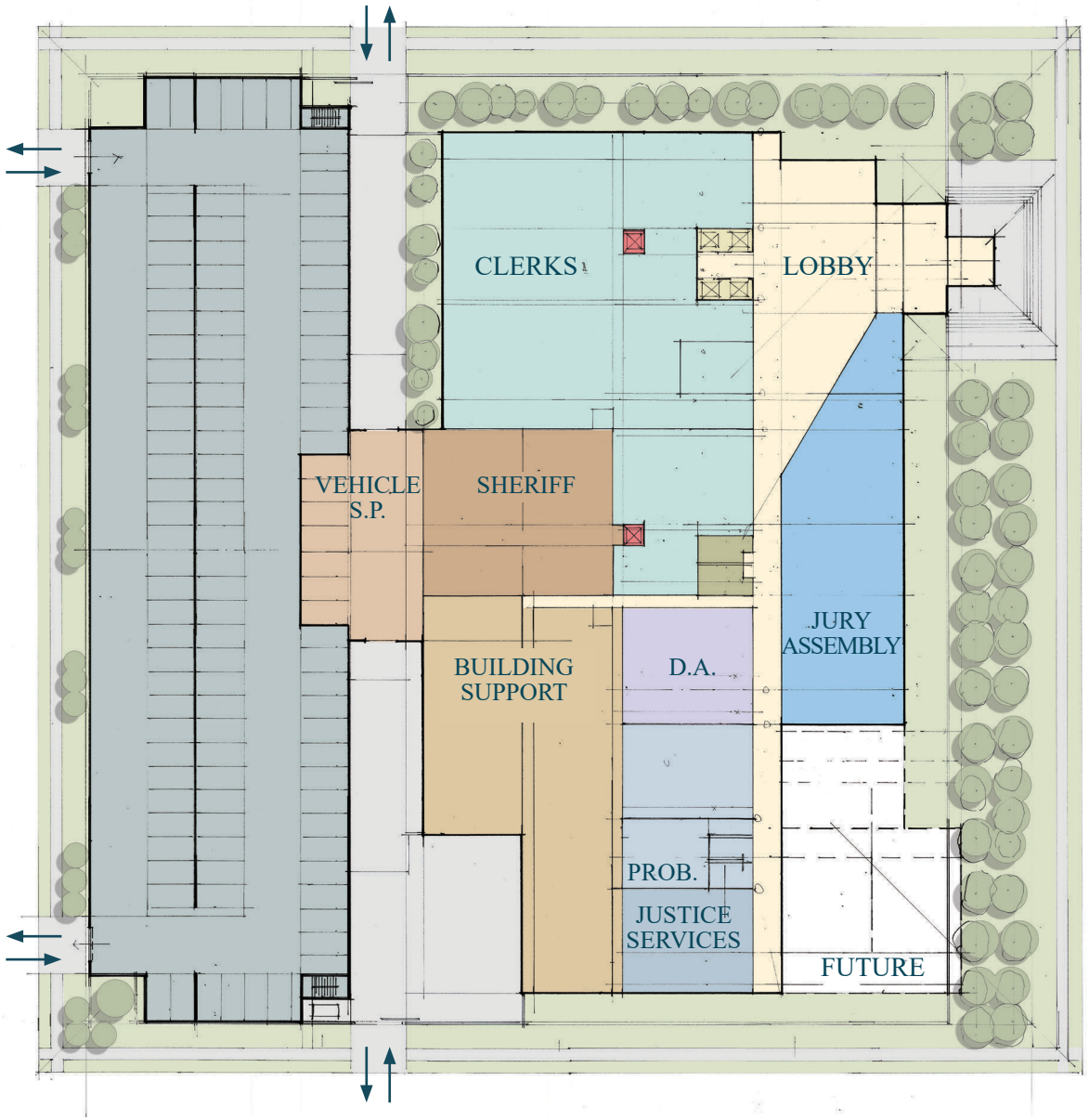
BUILDING SECTION



OPTION 2

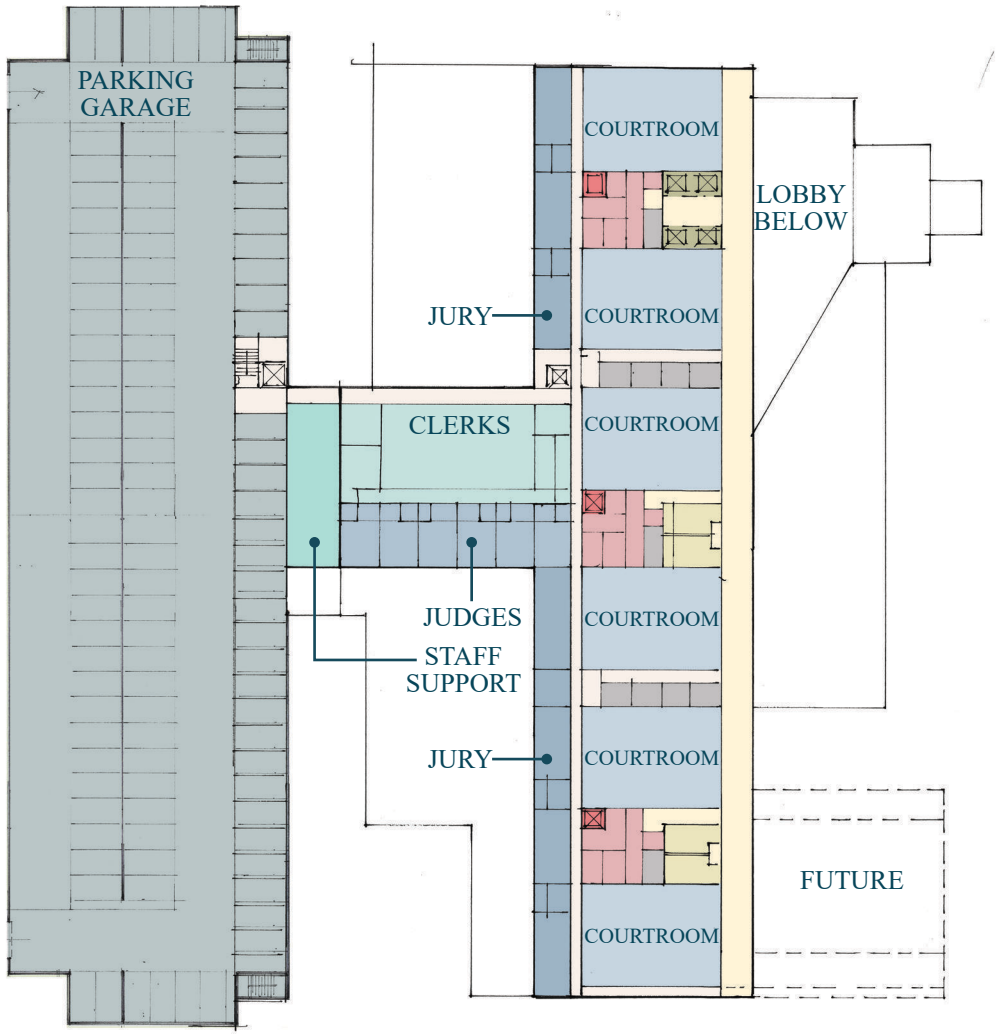
AERIAL SITE PLAN

OPTION 2



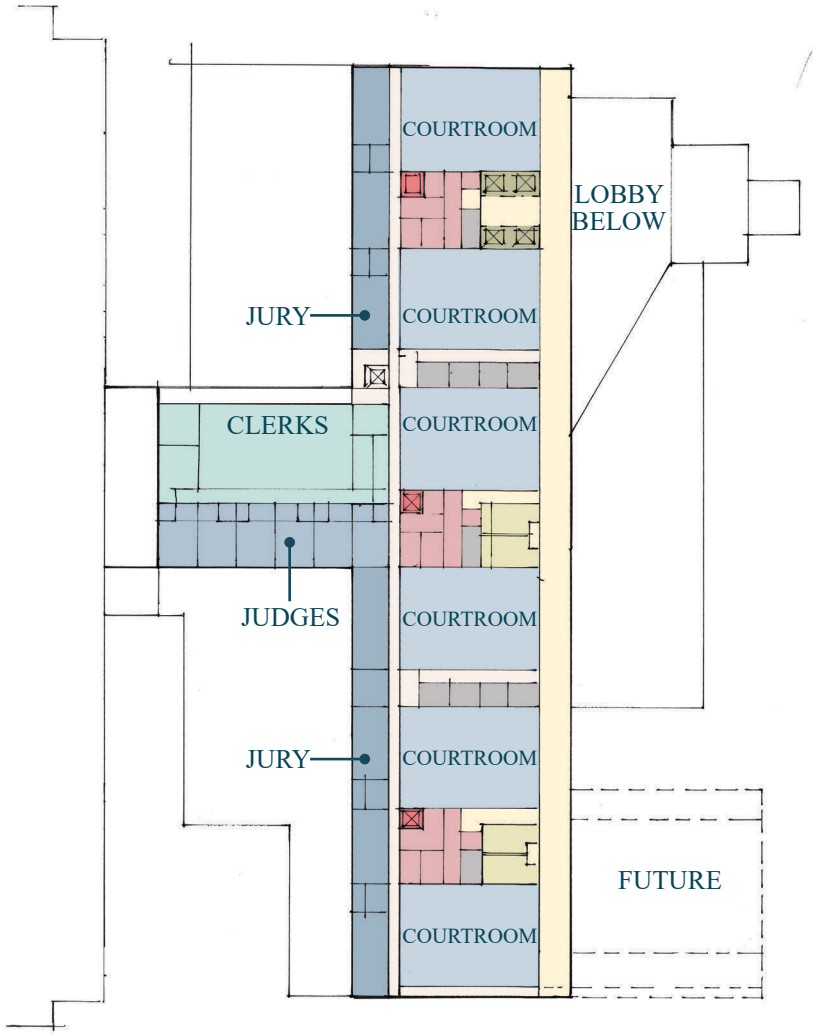
SITE PLAN / FIRST FLOOR

OPTION 2



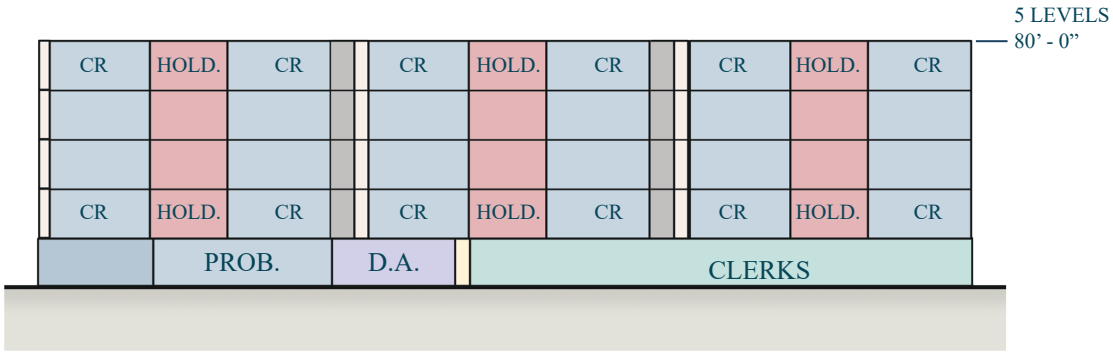
SECOND FLOOR

OPTION 2



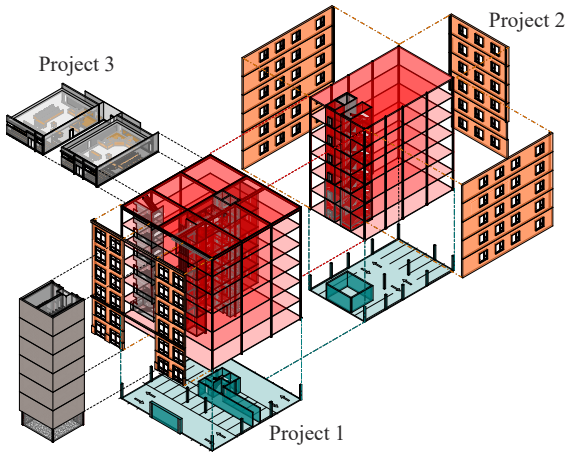
TYPICAL COURTS FLOOR

OPTION 2

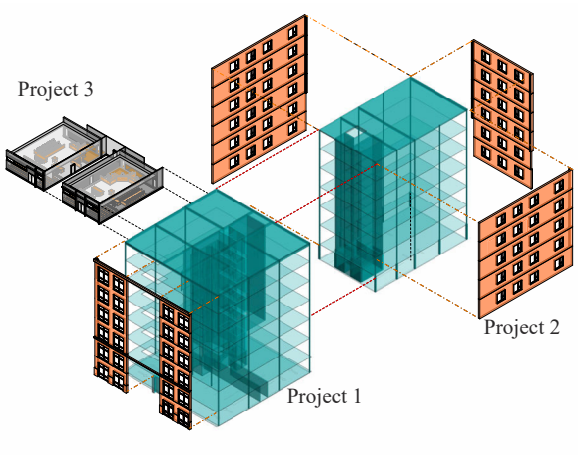


BUILDING SECTION

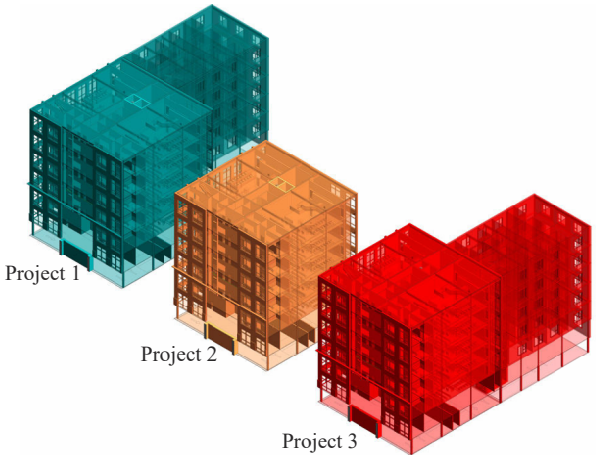
PROJECT OPTIONS



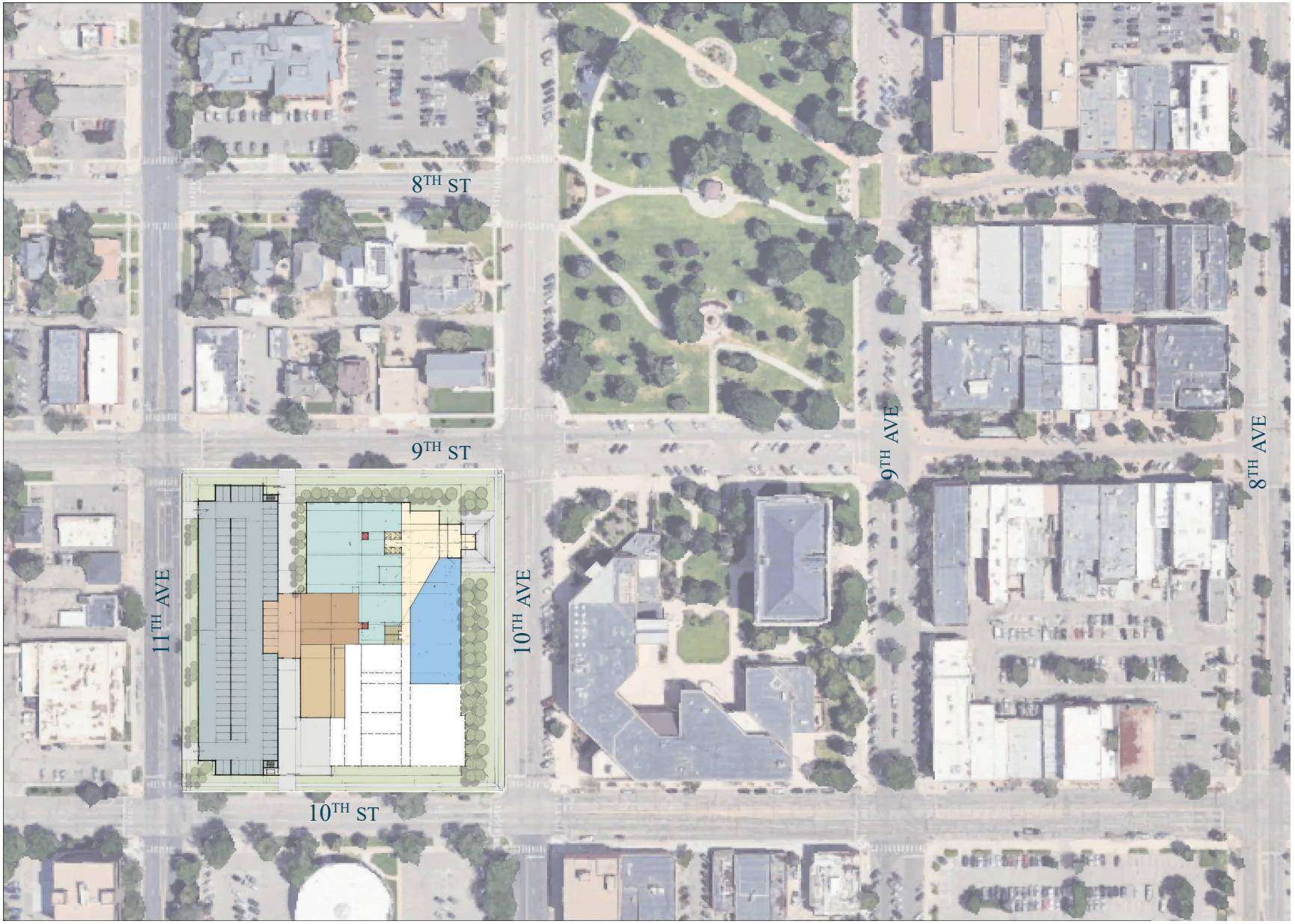
OPTION A



OPTION B



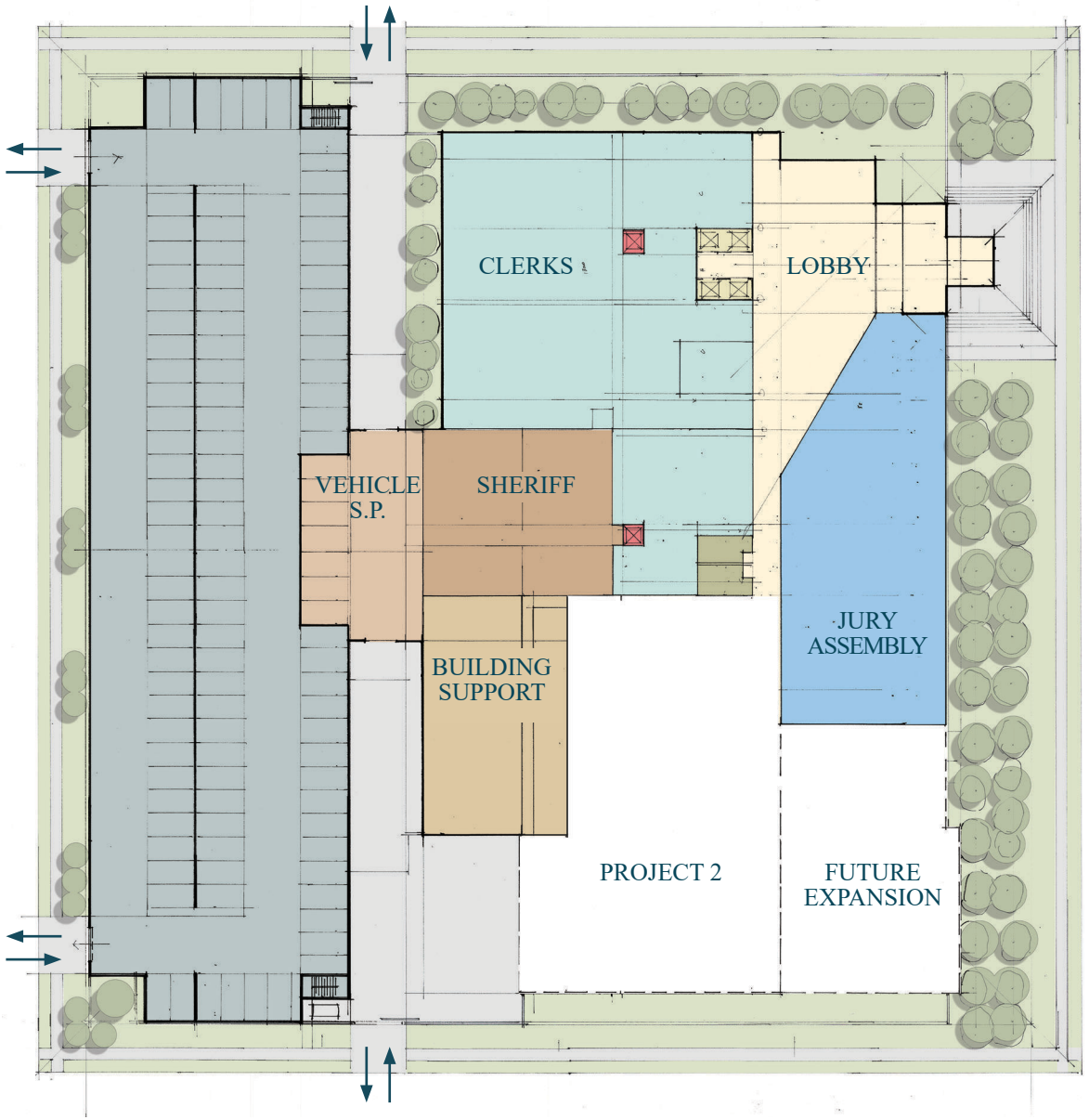
OPTION C



OPTION 3

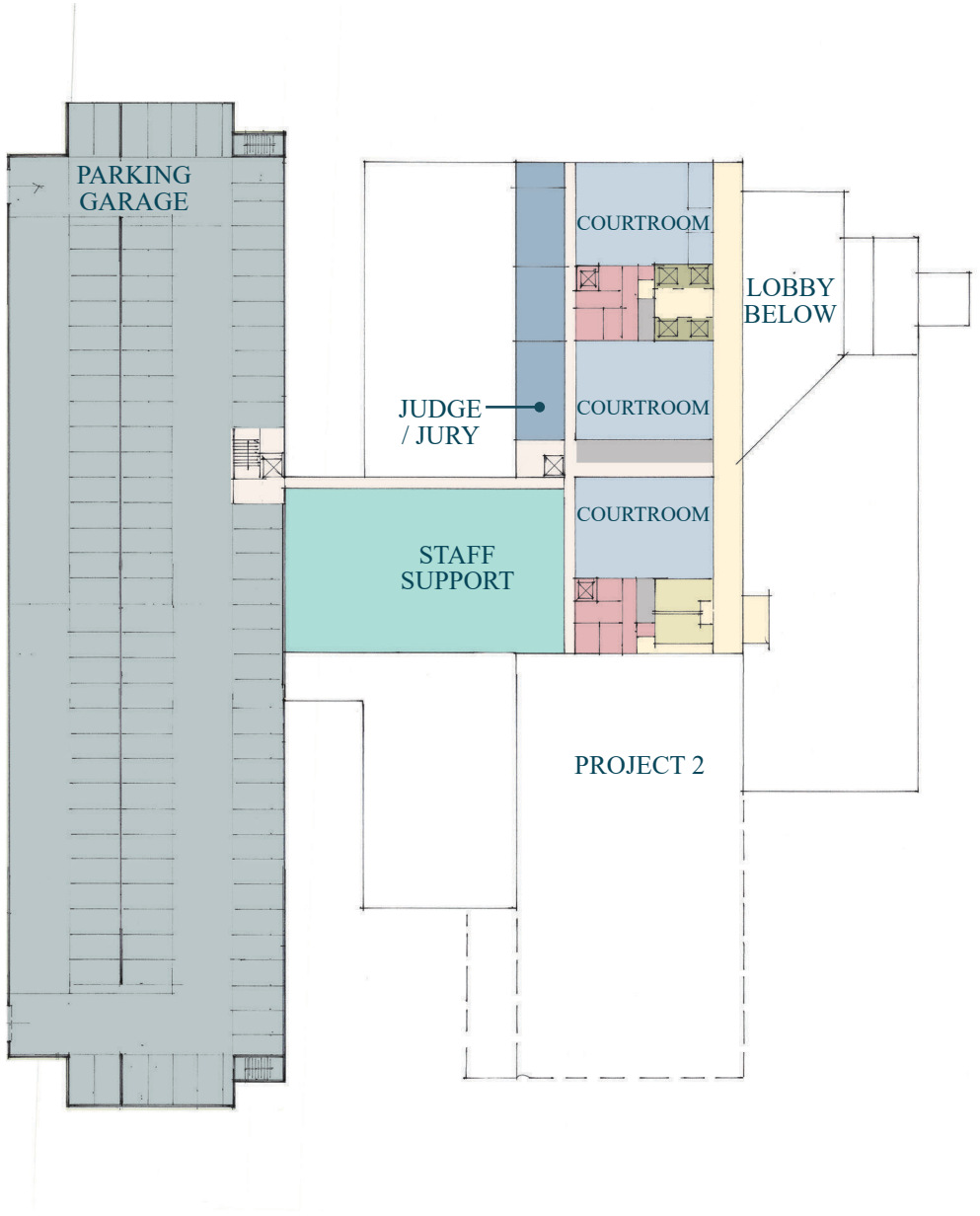
AERIAL SITE PLAN

OPTION 3



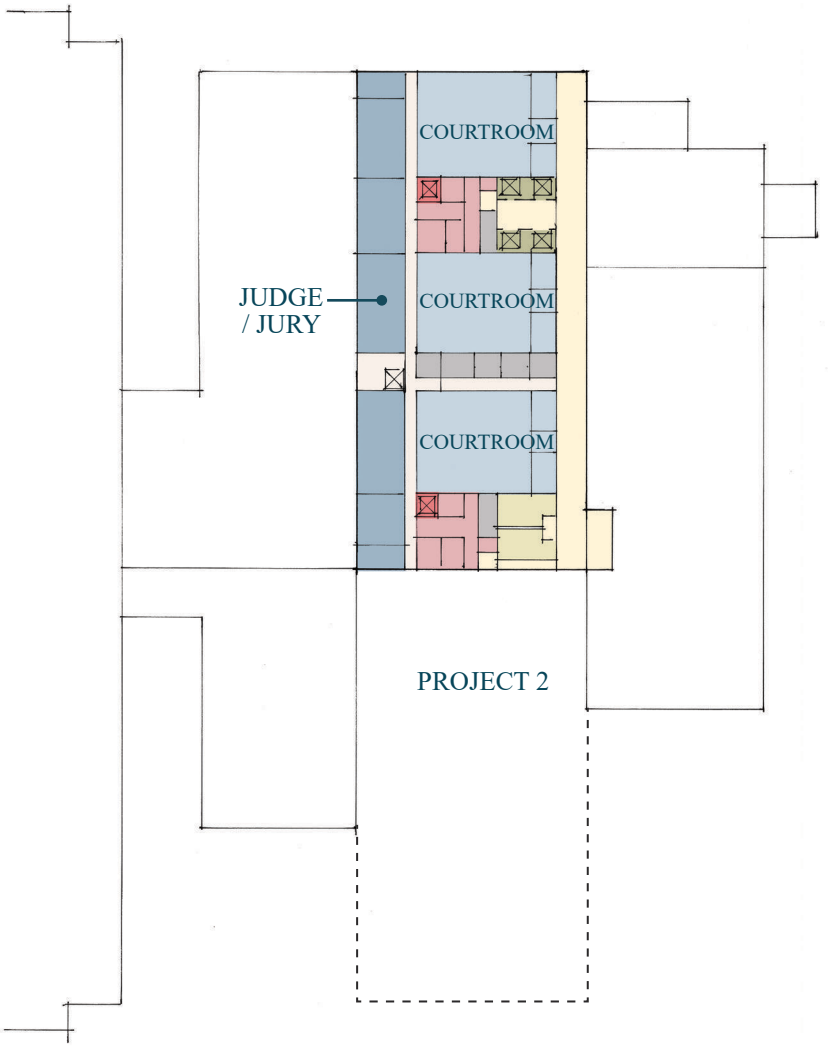
PROJECT 1 - SITE PLAN / FIRST FLOOR

OPTION 3



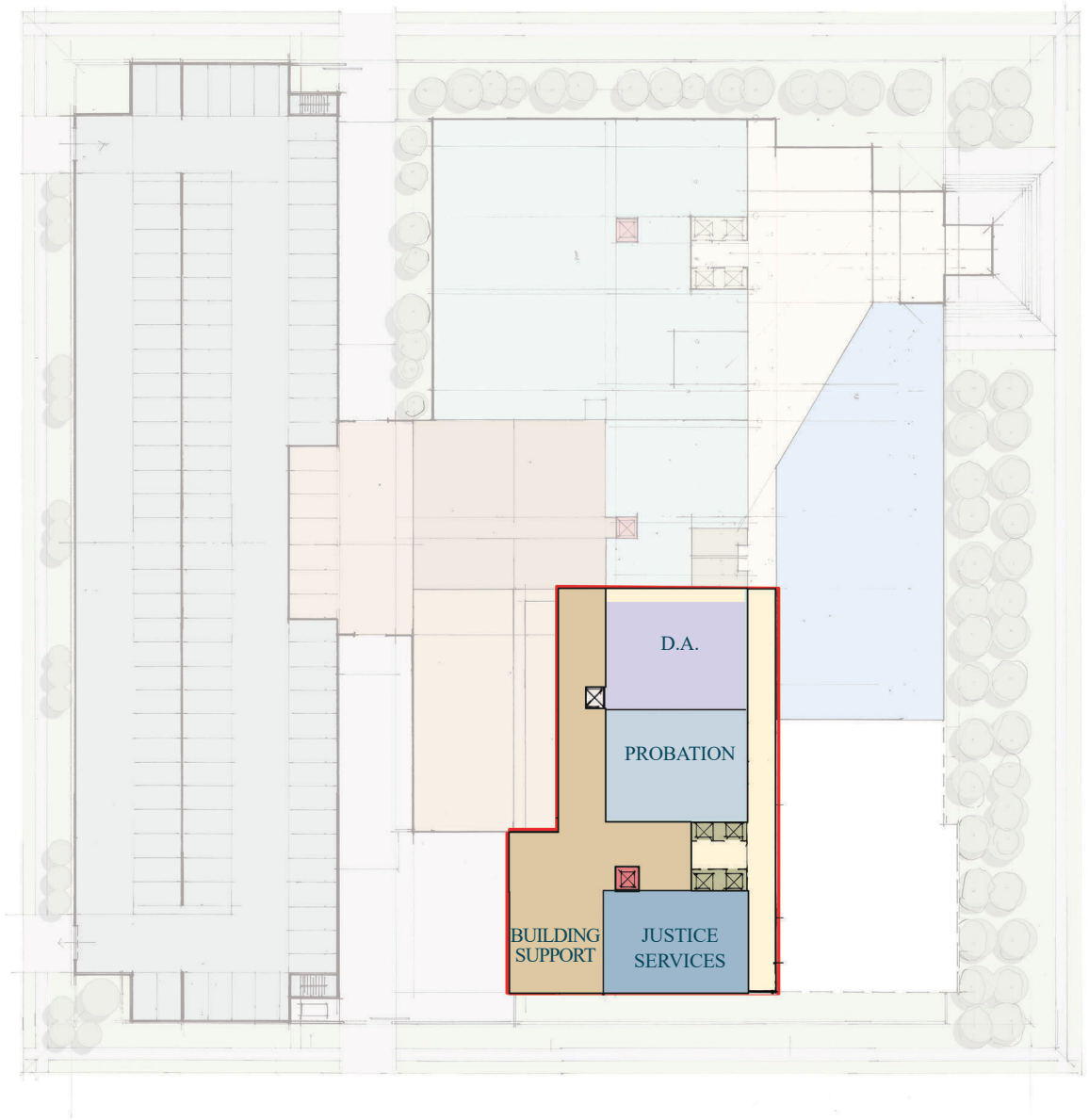
PROJECT 1 - SECOND FLOOR

OPTION 3



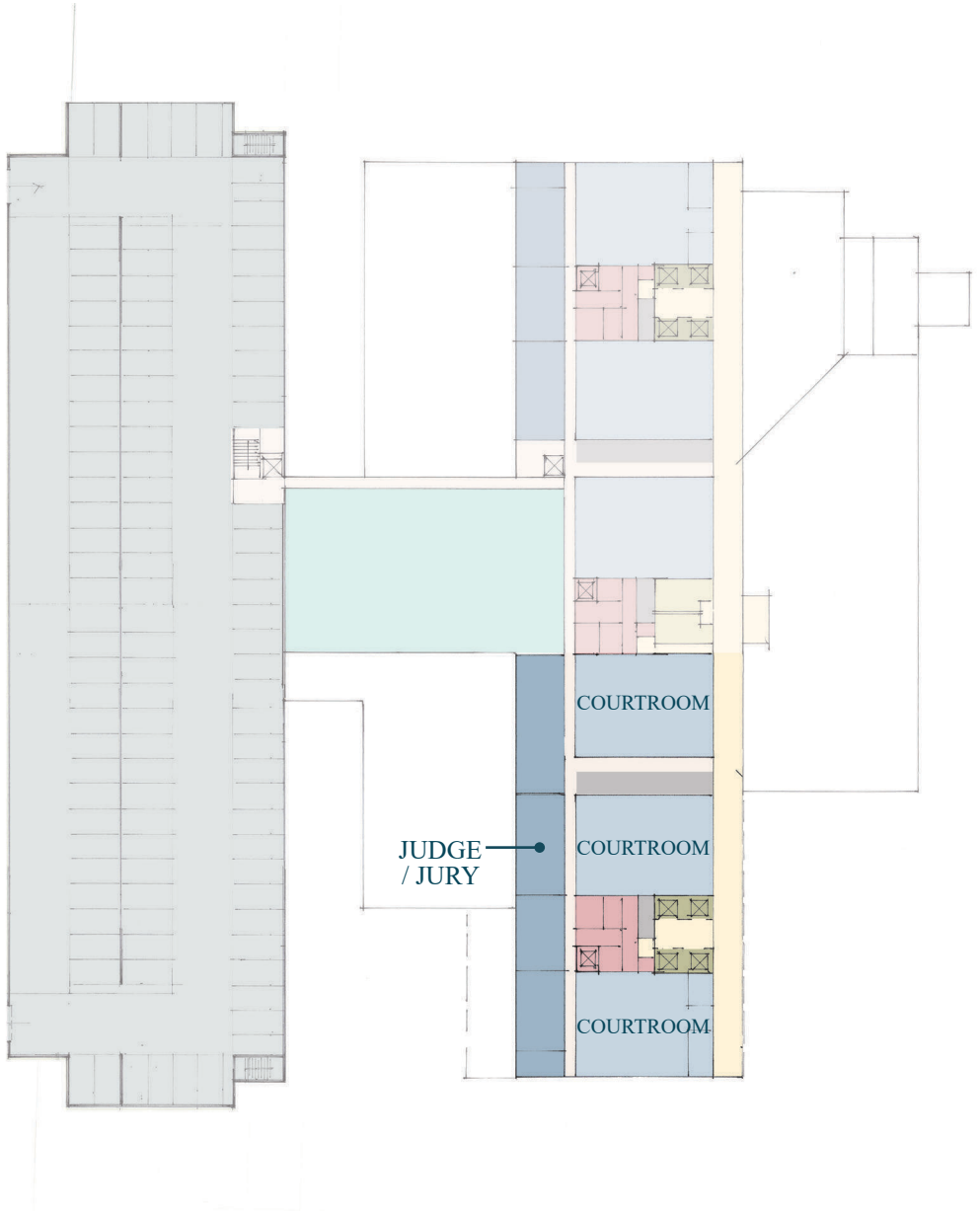
PROJECT 1 - TYPICAL COURTS FLOOR

OPTION 3



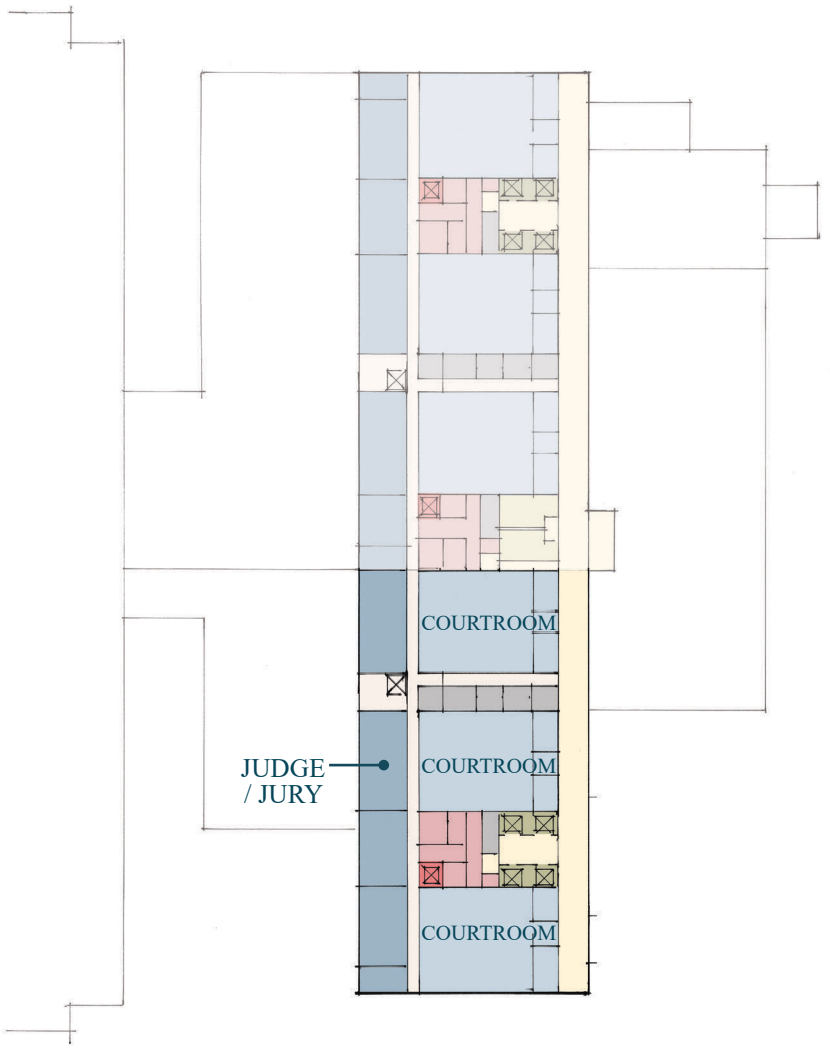
PROJECT 2 - SITE PLAN / FIRST FLOOR

OPTION 3



PROJECT 2 - SECOND FLOOR

OPTION 3

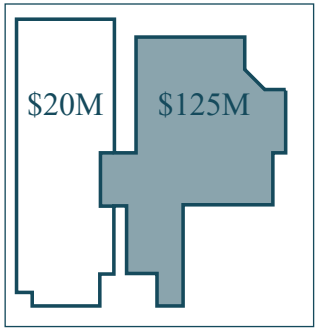


PROJECT 2 - TYPICAL COURTS FLOOR

PROJECT PRICING UPDATE

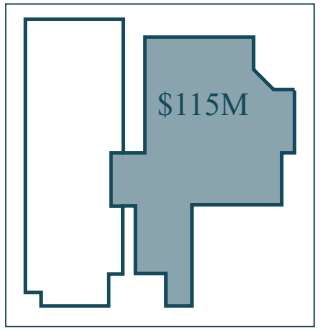
Option 1 or Option 2	
240,000s.f. x $1,000/sf	= $240M
Parking Garage	= $20M
	= $260M
20% Soft Costs	= $52M
Total Project Cost	**= $312M**

Project 1: Parking, Structure, Envelope



Structure + Envelope	= $125M
Parking Garage	= $20M
Soft Costs	= $29M
Project 1 Cost	**= $174M**

Project 2: Interiors & Building Systems



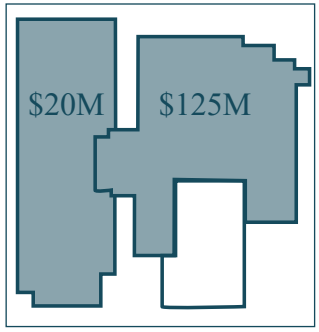
Interiors + Building Systems	= $115M
Soft Costs	= $23M
Project 2 Cost	**= $138M**

PROJECT PRICING UPDATE

Option 3

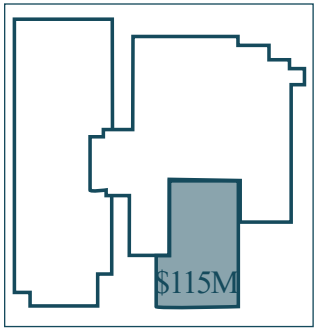
240,000s.f. x $1,000/sf	= $240M
Parking Garage	= $20M
	= $260M
20% Soft Costs	= $52M
Total Project Cost	**= $312M**

Project 1: 12 Courts + Building Support



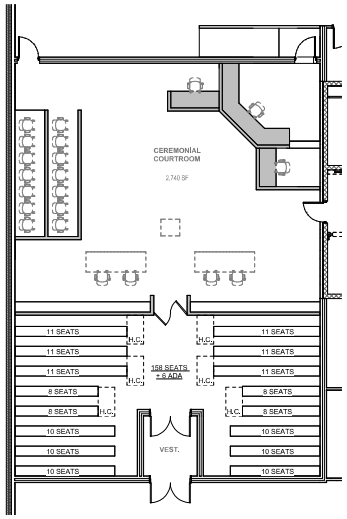
12 Courts + Building Support	= $125M
Parking Garage	= $20M
Soft Costs	= $29M
Project 1 Cost	**= $174M**

Project 2: 12 Courts + Building Support



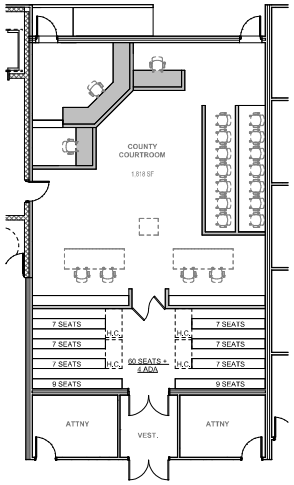
12 Courts	= $115M
Soft Costs	= $23M
Project 2 Cost	**= $138M**

Ceremonial Courtroom



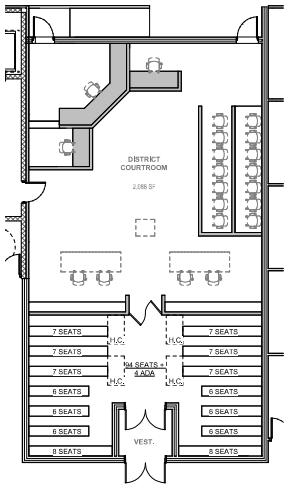
150 SEATS REQUIRED
158 + 6 SEATS PROVIDED

County Courtroom



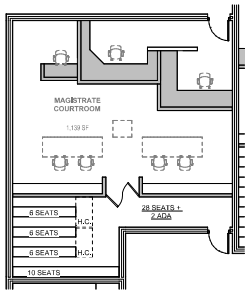
60 SEATS REQUIRED
60 + 4 SEATS PROVIDED

District Courtroom



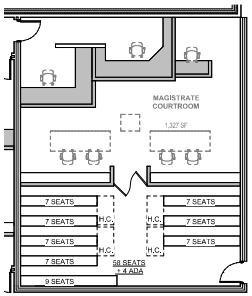
100 SEATS REQUIRED
94 + 4 SEATS PROVIDED

Magistrate Courtroom 1



40 SEATS REQUIRED
28 + 2 SEATS PROVIDED

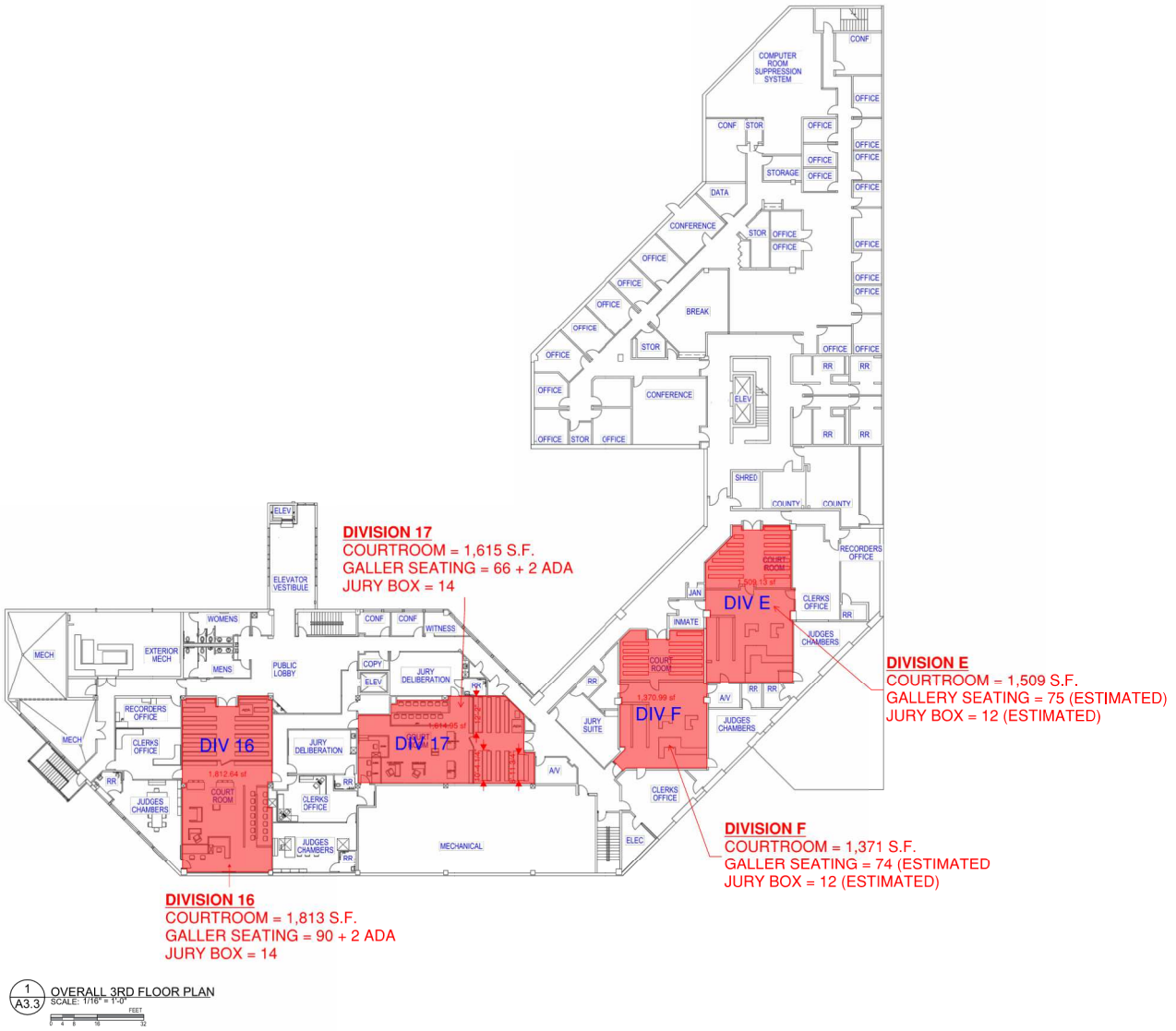
Magistrate Courtroom 2



40 SEATS REQUIRED
58+4 SEATS PROVIDED


DIV 11
DIV 12
DIV B
DIVISION B
COURTROOM = 1,367 S.F.
GALLER SEATING = 42
JURY BOX = 14 (ESTIMATED)
DIVISION 11
COURTROOM = 2,017 S.F.
GALLER SEATING = 102 + 2 ADA
JURY BOX = 14
DIVISION 12
COURTROOM = 2,029 S.F.
GALLER SEATING = 97 + 2 ADA
JURY BOX = 14
1 A3.1 OVERALL 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"


DIVISION A
COURTROOM = 598 S.F.
GALLER SEATING = 7 (ESTIMATED)
COULD BE 0
JURY BOX = NONE
DIVISION 13
COURTROOM = 1,574 S.F.
GALLER SEATING = 67 + 2 ADA
JURY BOX = 14
DIVISION D
COURTROOM = 978 S.F.
GALLER SEATING = 39 + 0 ADA
JURY BOX = NONE
DIVISION C
COURTROOM = 1,186 S.F.
GALLER SEATING = 48 + 2 ADA
JURY BOX = 14 (ESTIMATED)
DIVISION 14
COURTROOM = 1,063 S.F.
GALLER SEATING = 31 + 2 ADA
JURY BOX = NONE
DIVISION 15
COURTROOM = 1,880 S.F.
GALLER SEATING = 63 + 2 ADA
JURY BOX = 14
DIV A
DIV C
DIV D
DIV 13
DIV 14
DIV 15
1 A3.2 OVERALL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"


DIVISION 17
COURTROOM = 1,615 S.F.
GALLER SEATING = 66 + 2 ADA
JURY BOX = 14
DIV 16
DIV 17
DIV E
DIV F
DIVISION E
COURTROOM = 1,509 S.F.
GALLERY SEATING = 75 (ESTIMATED)
JURY BOX = 12 (ESTIMATED)
DIVISION F
COURTROOM = 1,371 S.F.
GALLER SEATING = 74 (ESTIMATED
JURY BOX = 12 (ESTIMATED)
DIVISION 16
COURTROOM = 1,813 S.F.
GALLER SEATING = 90 + 2 ADA
JURY BOX = 14
1 A3.3 OVERALL 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

SPACE LIST SUMMARY	GSF	Percent of total program
COMPONENT A		
100 - SITE*	159,500	
200 - COURTS	**100,933**	48%
Courtrooms(24)	*59,292*	
Courtroom Support	*34,020*	
Supporting Spaces	*7,621*	
300 - COURTHOUSE SUPPORT	**52,137**	25%
CLERKS	*18,482*	
Jury Assembly	*11,610*	
Probation	*1,053*	
District Attorney/Victim Witness	*3,888*	
General Support Spaces	*12,852*	
Justice Services	*4,253*	
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Loading Dock	*4,253*	
Building Systems and Support Spaces	*20,979*	
Subtotal Component	**208,987**	**100%**
Building Grossing Factor (1.15)	**31,348**	
Total Component A Gross Square Feet (GSF)	**240,335**	
** Square Footage Not included In Gross Square Footage Total*		

100 - SITE*						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
110	***Public and Staff Parking***					
.01	Public Parking		0	350	0	
.02	Staff Parking		210	350	73,500	Secured Fencing
.03	Benchmark Site Development		1		86,000	Additional Site Development
TOTAL NET SQUARE FEET					**159,500**	
TOTAL BUILDING SQUARE FEET					**159,500**	

200 - COURTS Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
210	**Courtrooms(24)**					
.01	County Court		5	1850	9250	Corner Bench, ADA Ramp in Secure access hallway for bench, gallery capacity for +/- 75, jury box for 14. 1 table for prosecution and defense. Remote presence technology included
.02	District Courtroom		10	1850	18500	Corner Bench, ADA Ramp in Secure access hallway for bench, gallery capacity for +/- 75, jury box for 14. 1 table for prosecution and defense. Remote presence technology included
.03	Large District Courtroom		2	2100	4200	Similar to District Courtroom, gallery capacity of 80-100, 2 tables each for prosecution and defense
.04	Magistrate Courts		6	1200	7200	Bench, No Jury, Gallery seating Only,
.05	1st Appearance Court (County)		1	2400	2400	Video Arraignment for 30+, 2 council rooms, courtroom with seating, no jury
.06	Hearing Room		0	1300	0	Bench, no Jury, seating for 20
.07	Mediation Room		2	310	620	
.08	Multipurpose, Training & Overflow Hearing Room		1	1750	1750	Dedicated for 50+ Staff with Movable Partition
TOTAL NET SQUARE FEET					**43920**	
DEPARTMENTAL GROSS FACTOR @35%					15372	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**59292**	

200 - COURTS
Administration

No.	Space Description	Type	Qty	Space Standard	Net SF	Remarks
220	**Courtroom Support**					
.O1	Judges Chambers		24	450	10800	Meeting for 6 people, Toilet Room, Small Galley
.02	Clerks		24	300	7200	Assumes 2 clerks per judge
.03	Jury Deliberation		16	450	7200	Accommodate 14 people, 2 toilets, vestibule, millwork
.04	Holding Cells/Secure Transfer		8	420	3360	2 cells with toilet, hold up to 3 per cell, courtroom level
TOTAL NET SQUARE FEET					**25200**	
DEPARTMENT GROSS FACTOR @ 35%					8820	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**34020**	
230	**Supporting Spaces**					
.01	Courts Executive		1	450	450	1 Private Office + 2 Assistants, Waiting Area
.02	Attorney/Client Meeting Rooms		16	100	1600	At public corridor adjacent to courtroom vestibules(4 per floor)
.03	Evidence Closet		26	25	650	Located off secure corridor by courtrooms
.04	AV Support Closet		13	35	455	one shared per two courtrooms
.05	Entrance Vestibule		24	60	1440	one per courtroom
.06	Staff Conference Rooms		3	350	1050	One per courts floor
TOTAL NET SQUARE FEET					**5645**	
DEPARTMENTAL GROSS FACTOR @ 35%					1975.75	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**7620.75**	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**100933**	

300 - COURTHOUSE SUPPORT Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
310	**CLERKS**					
.01	Clerk of Court	PO	1	250	250	Private Office
.02	Division Clerks (Work Stations)	WS	50	70	3500	Enhanced Cubicles
.03	Supervisors (Clerk)	PO	8	120	960	Private Office
.04	Clerks/Cashiers Area/Files	WS	1	2080	2080	Includes Colletions Windows
.05	Public Access Terminal (PAT)		10	100	1000	Includes Collections
.06	Accounting	PO	1	150	150	Private Office
.07	Water Court/Probate Offices	PO	1	120	120	Private Offices
.08	Collections	PO	5	120	600	Private Offices
.09	Appeals	PO	2	120	240	Private Offices
.10	Problem Solving Courts	PO	2	150	300	Private Offices + Storage for Clothing Etc.
.11	Interpreters	WS	8	70	560	Work Stations (In Enclosed Space)
.12	Court Reporters	WS	5	70	350	Work Stations (In Enclosed Space)
.13	Family Court Facilitator	PO	3	120	360	Private Office
.14	Law Clerks	WS	8	70	560	Work Stations
.15	Pro-Se/Self Help		2	200	400	2 Staff (Offices) + Help Area
.16	Self-Help and Self-Represented Litigant Support		1	400	400	Public Work Area
.17	Visiting Staff Office		3	120	360	Visiting Staff Office
.17	Archives/Storage		1	500	500	File Storage
.18	Coffee/Beverage Area		2	100	200	
.19	Conference Room		1	200	200	Conference Room for 8
.20	Toilets		2	300	600	Dedicated Toilets for Clerks
TOTAL NET SQUARE FEET					**13690**	
DEPARTMENTAL GROSS FACTOR @35%					4792	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**18482**	

300 - COURTHOUSE SUPPORT Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
320	**Jury Assembly**					
.O1	JURY ASSEMBLY		1	8000	8000	for 400 @ 15sf per. Includes Toilets + Lounge
.02	Jury Office (Jury Commissioner)	PO	1	200	200	Private Offices
.03	Jury Reception Counter		2	200	400	Reception Counter + Queuing
TOTAL NET SQUARE FEET					**8600**	
DEPARTMENT GROSS FACTOR @ 35%					3010	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**11610**	
330	**Probation**					
.01	Lobby/Waiting Room		1	140	140	With Work Stations
.02	Probation Supervisor	PO	1	150	150	
.03	Probation Officers	PO	2	120	240	
.04	Meeting Room	PO	1	150	150	Private Meeting Room
.05	File/Work Room		1	100	100	
TOTAL NET SQUARE FEET					**780**	
DEPARTMENTAL GROSS FACTOR @ 35%					273	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**1053**	

300 - COURTHOUSE SUPPORT Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
340	**District Attorney/Victim Witness**					
.01	Lobby/Waiting		1	300	300	
.02	Private District Attorney Offices	PO	2	120	240	Private Offices
.03	Investigator Office	PO	2	120	240	Private Offices
.04	Victim Waiting Room		1	1500	1500	
.05	Conference Room		1	200	200	Conference Room for 10
.06	Coffee/Beverage Area		1	100	100	
.07	Restroom		2	80	160	Private Restrooms for Victim/Witnesses
.08	Work Room/Copy/Printers		1	140	140	
TOTAL NET SQUARE FEET					**2880**	
DEPARTMENT GROSS FACTOR @35%					1008	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**3888**	
350	**General Support Spaces**					
.01	Public Restrooms		10	300	3000	2 Gangs Per floor
.02	Family Restroom (Public)		5	80	400	1 public per floor
.03	Lactation (Public)		5	80	400	1 public per floor
.04	Staff Restrooms		30	144	4320	2 staff restrooms per courtset
.05	Staff Breakrooms		5	200	1000	1 Staff Breakroom per floor
.06	Lactation (Staff)		5	80	400	1 Staff Lactation Room per floor
.07						
TOTAL NET SQUARE FEET					**9520**	
DEPARTMENT GROSS FACTOR @35%					3332	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET					**12852**	

300 - COURTHOUSE SUPPORT Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
360	**Justice Services**					
.01	Lobby/Seating		1	200	200	Seating for 10 + 2 Work Terminals
.02	Reception	WS	2	75	150	2 @ Public Counter (work station)
.03	Justice Services Employees	PO	13	120	1560	Private Offices
.04	Justices Services Director	PO	1	250	250	Private Office + Conf Table for 4
.05	Justice Services Administrators	PO	3	120	360	Private Offices
.06	Conference Room		1	200	200	Small Conferencr Room for 8
.07	Break Area		1	100	100	
.08	Work/Copy Area		1	100	100	
.09	Unisex Toilet		2	80	160	
.10	Lactation/Rest Room		1	70	70	
TOTAL NET SQUARE FEET					**3150**	
DEPARTMENT GROSS FACTOR @35%					1102.5	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET					**4252.5**	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**52137**	

400 - SHERIFF - INMATE HOLDING Administration					
No.	**Space Description**	**Type**	**Qty**	**Net SF**	**Remarks**
410	***Secure Courts Holding***				
.01	Vehicle Sallyport		1	5,000	Sized for large bus
.02	Small Holding Cells (1 or 2 People)		10	800	1 or 2 people
.03	Large Holding Cells		6	1,800	5+ People
.04	Courts Dress-In/Out		4	400	1 Accessible
.05	Video Visit Kiosk		6	300	
.06	Janitor's Closet		1	50	
07.	Attorney Visitation		5	500	1 Accessible + telephone in all for attorney client conversations.
	Open Seating		1	1,500	seating for 50 @ 30sf per inmate
	Juvenile Holding		1	225	Site/Sound Separation
	SO Courts Staff Offices		4	480	
	Storage				Includes meal storage location
TOTAL NET SQUARE FEET				**11055**	
DEPARTMENT GROSS FACTOR @ 35%				3869	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)				**14,924**	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)				**14,924**	

500 - MAIN ENTRY AND LOBBY Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
500	***Main Entry and Lobby***					
.01	Building Entrance and Vestibule		1	600	600	
.02	Grand Staircae		1	3500	3,500	
.03	Interior Queuing		1	1000	1,000	Includes Public Queuing
.04	Security Screening Stations		4	150	600	
.05	Staff By-Pass Lane/Exit Lane		1	400	400	
.06	Security Desk		2	75	150	
.07	Staff Area		1	500	500	Office, Interview Office, technology/control, toilet room
.08	Attorney Visitation		5	100	500	
.09	Main Lobby		1	2000	2,000	
.10	Information Center		1	200	200	
.11	Kiosks		1	150	150	
.12	Storage					
TOTAL NET SQUARE FEET					**9600**	
DEPARTMENT GROSS FACTOR @ 35%					3360	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**12,960**	
TOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**12,960**	

600 - PUBLIC SPACES AND AMENITIES Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
610	**Public Spaces and Amenities**					
.01	Public Restroom		2	300	600	1st Floor Only (Public)
.02	Family Restroom		1	75	75	1st Level Only (Public)
.03	Unisex Toilet		1	75	75	1st Level Only (Public)
.04	Lactation Room		1	100	100	1st Level Only (Public)
.05	Vending		1	100	100	1st Level Only (Public)
.06	Children's Area/Respite		1	450	450	Registration/Check-In, Playroom, Kitchenette, Restroom
TOTAL NET SQUARE FEET					**1400**	
DEPARTMENTAL GROSS FACTOR @35%					490	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**1890**	

600 - PUBLIC SPACES AND AMENITIES Administration						
No.	**Space Description**	**Type**	**Qty**	**Space Standard**	**Net SF**	**Remarks**
620	**Building and General Staff Support (1st Level)**					
.O1	Staff Restrooms		4	75	300	Staff Only
.02	Staff Lactation		1	75	75	1st Floor (staff only)
.03	Lockers/Showers-Female		1	300	300	
.04	Lockers/Showers-Male		1	300	300	
.05	Lounge/Wellness		1	300	300	
.06	Exercise		1	300	300	
TOTAL NET SQUARE FEET					**675**	
DEPARTMENT GROSS FACTOR @ 35%					236.25	
SUBTOTAL DEPARTMENT GROSS FACTOR (DGSF)					**911.25**	
630	**Loading Dock**					
.01	Facility Manager		1	150	150	
.02	Dock Area		1	250	250	
.03	Recycling/Garbage		1	1000	1000	
.04	Central Janitorial		1	200	200	
.05	Central Maintenance		1	400	400	
.06	Large Item Storage		1	1000	1000	
.07	Technology Revieving/Holding		1	150	150	
TOTAL NET SQUARE FEET					**3150**	
DEPARTMENTAL GROSS FACTOR @ 35%					1102.5	
SUBTOTAL DEPARTMENT GROSS SQUARE FEET (DGSF)					**4252.5**	

DESIGN TEAM UPDATE

Schedule Update

Programming Update

Design Options (Based on 24 Courtrooms)

Option 1: 5 Stories + Secure Parking Garage
Option 2: 7 Stories + Secure Parking Garage
Option 3: Project 1 + Project 2 (2 Stand alone Projects)

19th Judicial District – Weld County

Preliminary Courtroom Utilization Summary

March 2026

Prepared by: Fentress, Inc.



Utilization Methodology

Calendar Year (CY) 2025 Utilization Analysis – Data Provided and Approach

Data provided:

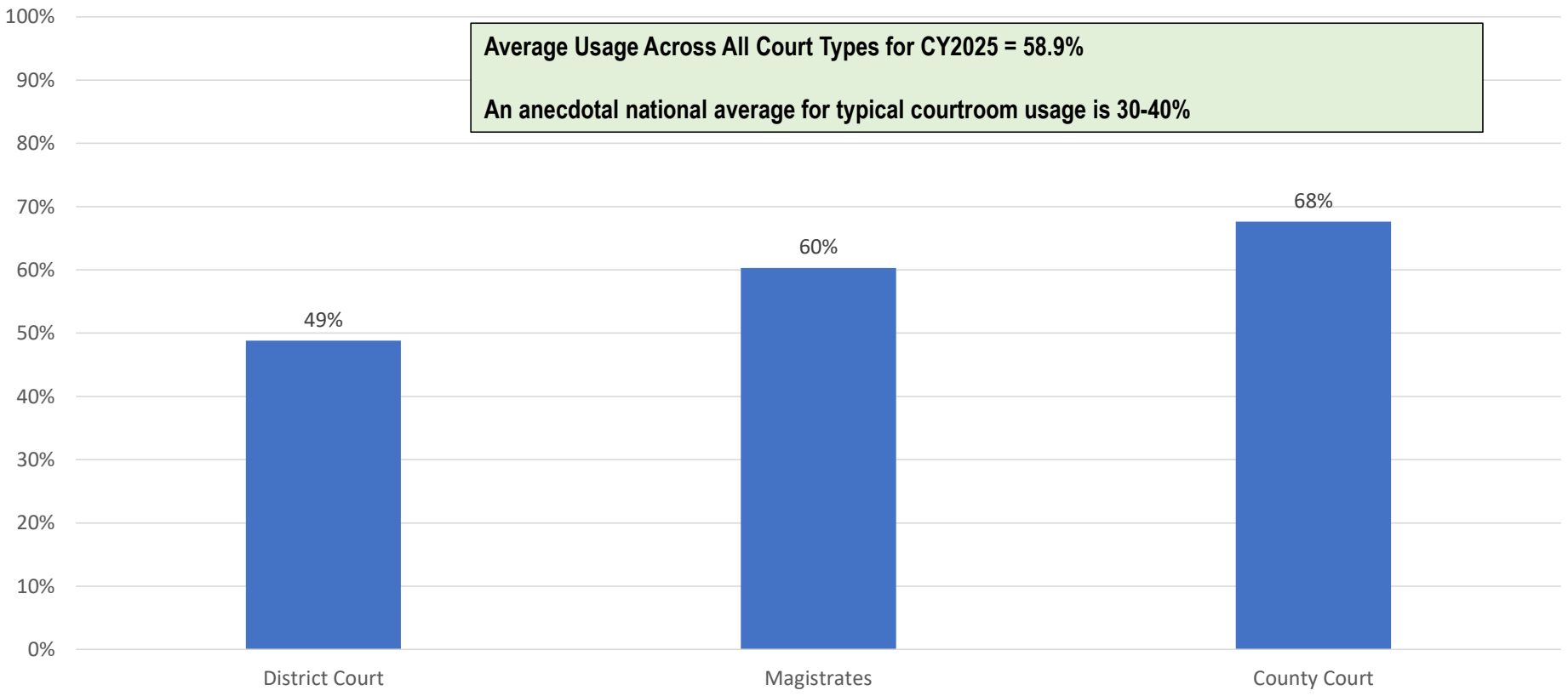
- Standard Scheduled Event report - Calendar Year (CY) 2025 (historical)
- Standard Scheduled Event report - January and February 2026 (historical)
- Docket-at-a-Glance data - March 9 through April 10, 2026 (scheduled)

Approach:

- Focusing on the CY25 events to provide one full year of uniform data, total monthly minutes for each division were estimated by multiplying the number of events by case class by the average/estimated number of minutes required per case class.
- Available monthly minutes were estimated by excluding weekends and court holidays. An adjusted maximum of six hours per day was used to account for court breaks.
- Utilization percentages were determined by dividing the total estimated monthly minutes by the adjusted available minutes for each division.

Utilization by Court

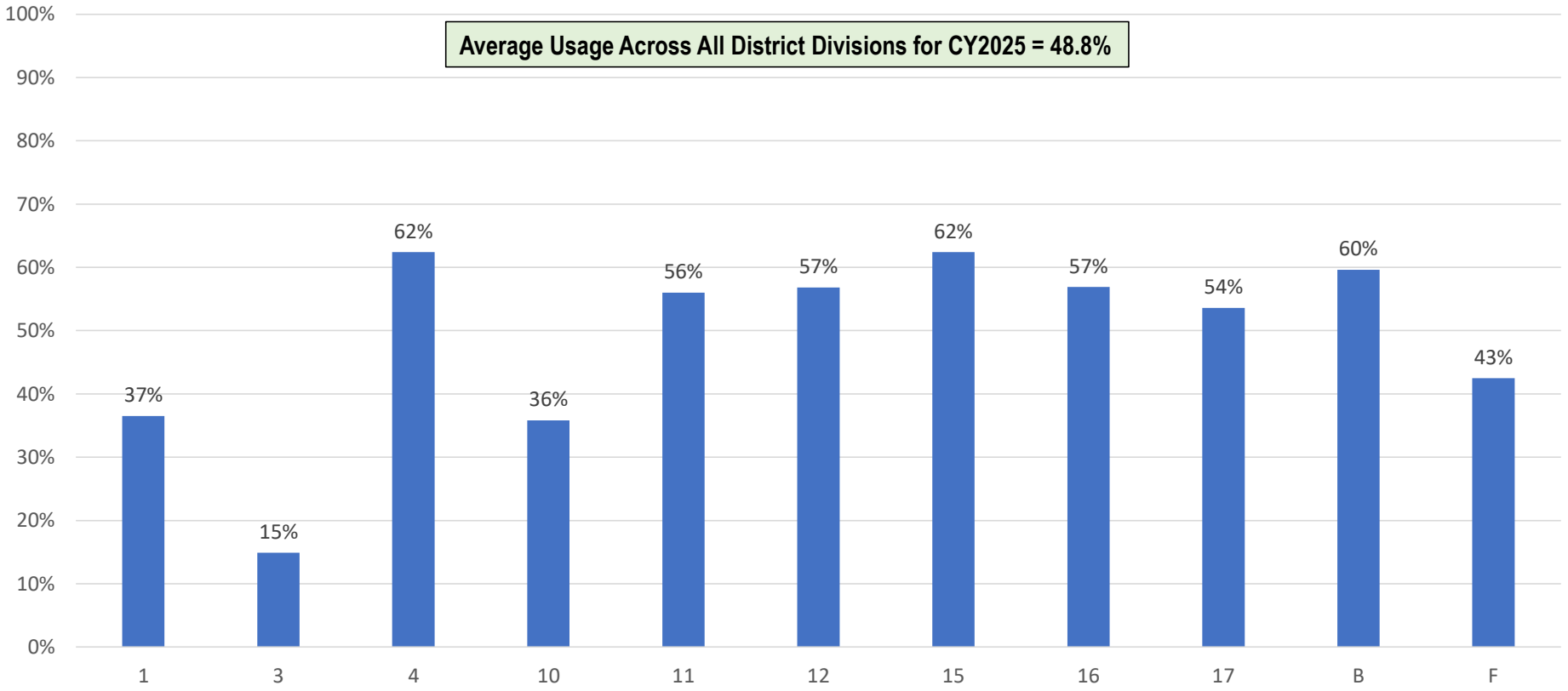
CY2025



Source: *Standard Scheduled Event Report (2025)*

District Court – Utilization by Division

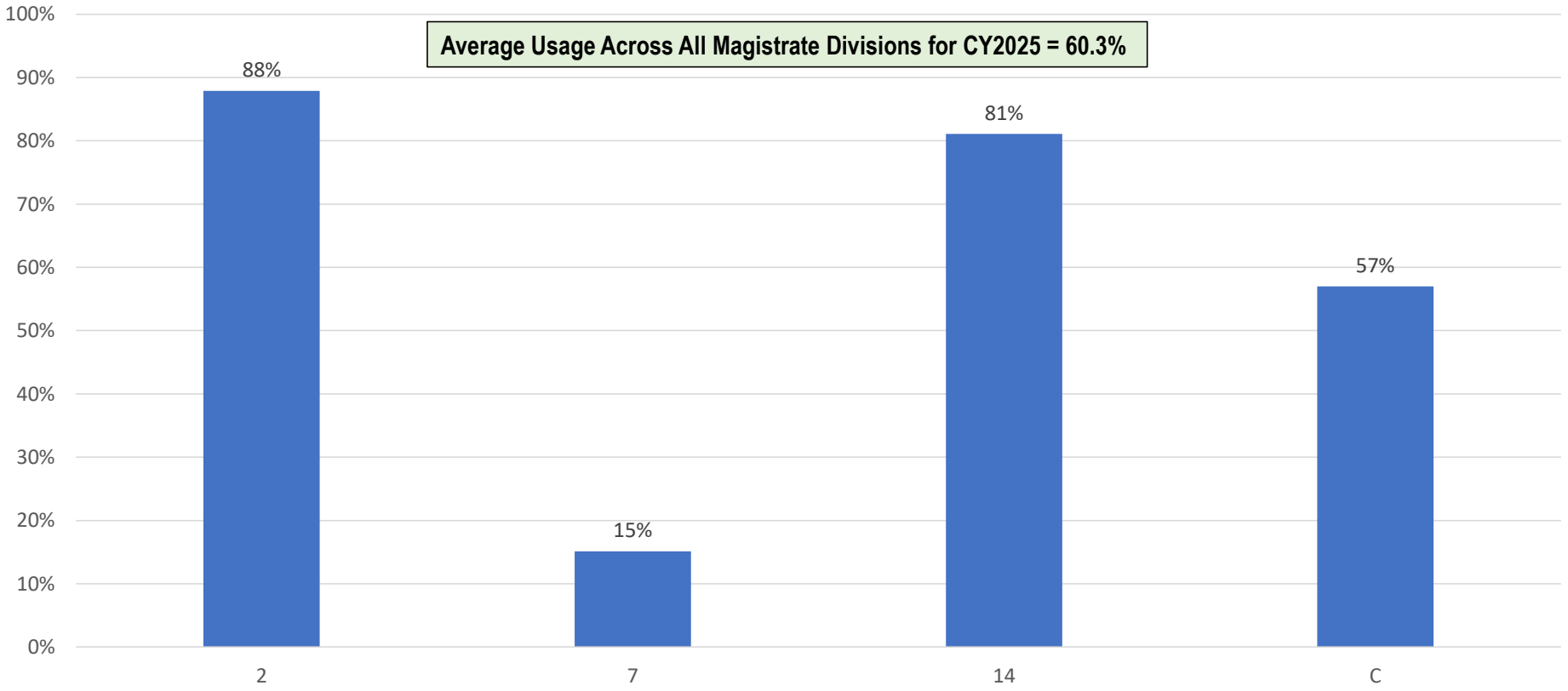
CY2025



Source: *Standard Scheduled Event Report (2025)*

Magistrates – Utilization by Division

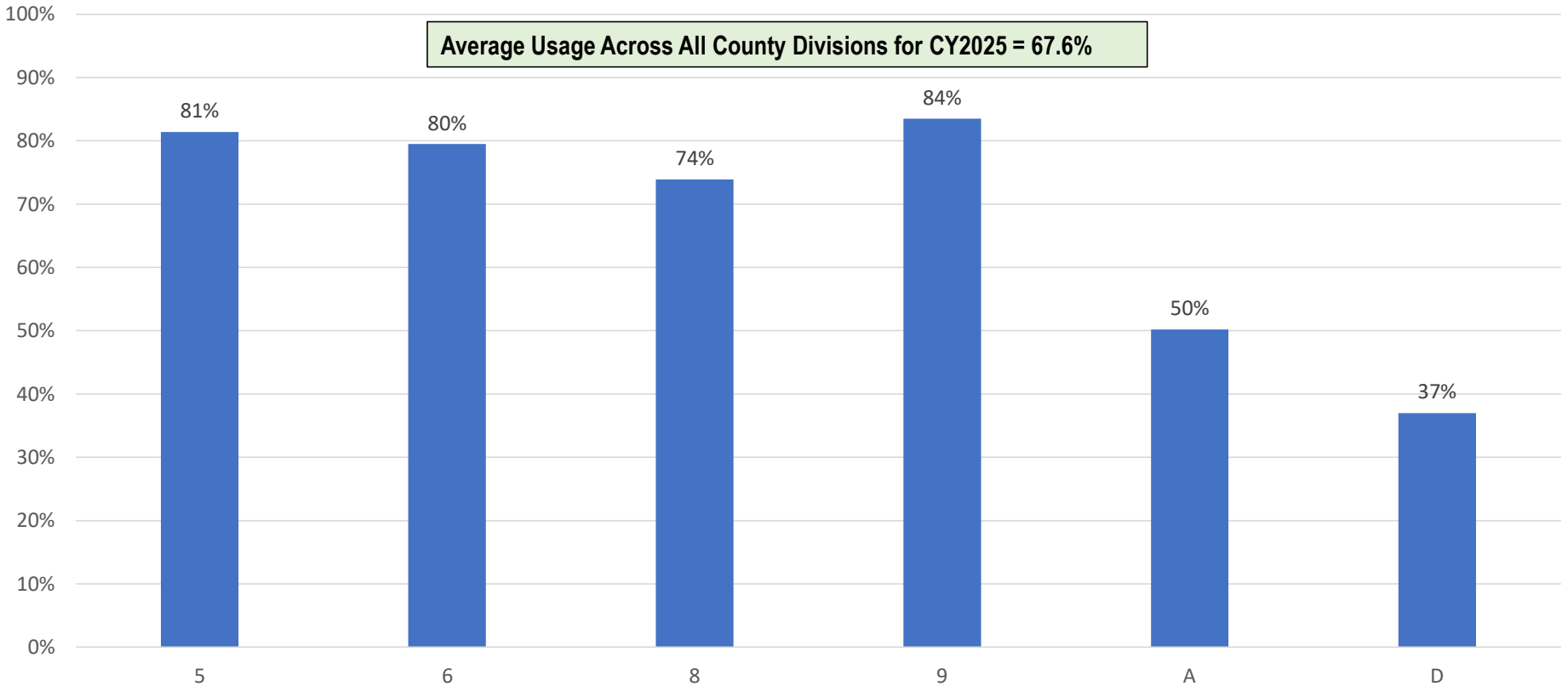
CY2025



Source: *Standard Scheduled Event Report (2025)*

County Court – Utilization by Division

CY2025



Source: *Standard Scheduled Event Report (2025)*

Usage Methodology

CY2025 Usage Analysis – Data Provided and Approach

Data provided:

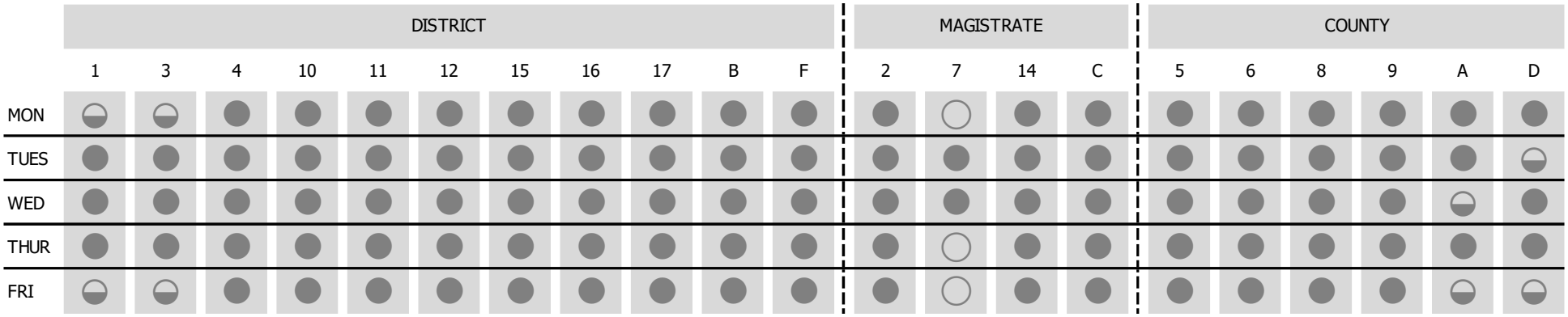
- Standard Scheduled Event report - Calendar Year (CY) 2025 (historical)
- Standard Scheduled Event report - January through February 2026 (historical)
- Docket-at-a-Glance data - March 9 through April 10, 2026 (scheduled)

Approach:

- Focusing on the CY25 events to provide one full year of uniform data, the average number of events held in each division by day of the week were calculated (e.g., Division X held 500 events on Mondays in CY25. There were 48 working Mondays in CY25, 500 divided by 48 equals 10.4 events on an average Monday).
- The average number of events was used to classify the day of the week as “unused” (average of 0 events), “half-day” (average of 4 or fewer events), or “full-day” (average of 5 of more events).

Average Weekly Usage by Division

CY2025



21 Current COURTROOMS

58.9% Utilization

89.5% Full-Day

7.6% Half-Day

2.9% Unused

Source: *Standard Scheduled Event Report (2025)*

Preliminary Observations

1. Scheduled events only account for a portion of the actual courtroom use. The number of events scheduled in March and April 2026 account for approximately 55% of the events handled in the same timeframe in 2025.

2. In CY 25, Division 7 is the only division in which events were not held 5 days per week. Events took place on Tuesdays and Wednesdays. Division 7 is used by a part-time magistrate, so this likely does not suggest a long-term opportunity for courtroom sharing or consolidation.

3. The preliminary data analysis shows 58.9% average utilization across all divisions. The estimated daily usage data shows 89.5% full-day usage across all divisions.

Program of Requirements (POR) Development

WELD COUNTY COURTHOUSE PROJECT - SPACE RECOMMENDATIONS - *PRELIMINARY*		
		PROPOSED COURTHOUSE (USF)
		All-In
COURT COMPONENTS		
1	JUDGES' CHAMBERS	16,647
2	COURTROOMS AND ANCILLARY SPACES	82,459
3	JURY ASSEMBLY/MULTI-PURPOSE ROOM	8,670
4	COURT ADMINISTRATION	1,767
5	CLERK OF COURT OFFICE	10,880
6	JUSTICE SERVICES	6,495
7	PROBATION OFFICE PREP AREA	1,110
8	DISTRICT ATTORNEY PREP AREA	2,142
9	OTHER COURT SERVICES	3,101
10	COURT SECURITY AND HOLDING	9,537
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	**142,808**
COURT RELATED COMPONENTS		
11	LOBBY/BUILDING SERVICES AND SUPPORT	19,728
10	PRIMARY BUILDING SYSTEMS	11,375
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	**31,103**
	SUMMARY	
	TOTAL DGSF	**173,911**
	Building Grossing Factor	**1.40**
	COURTHOUSE BUILDING GROSS SQUARE FOOTAGE (BGSF)	***243,475***

Preliminary POR Results – 2026 Current Needs

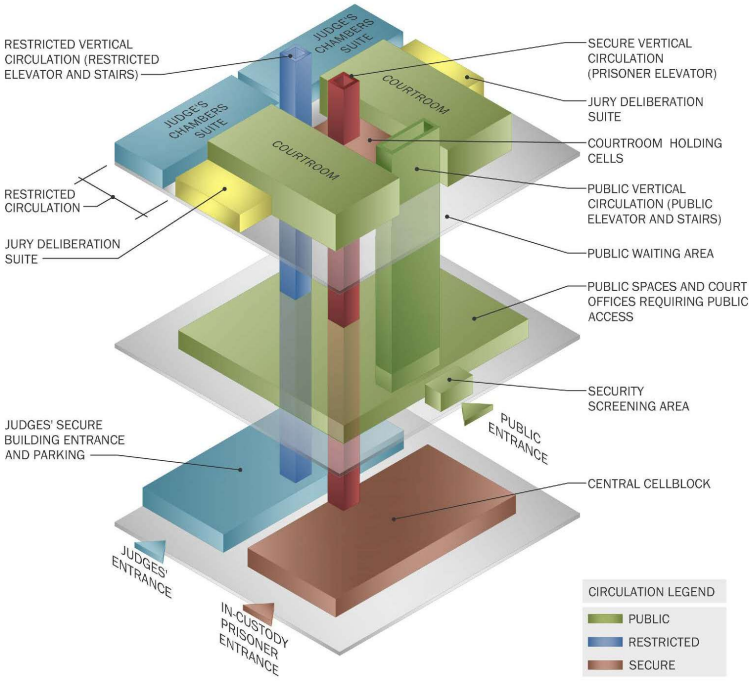
POR = 243,475 BGSF

- 24 Courtrooms – *Preliminary*

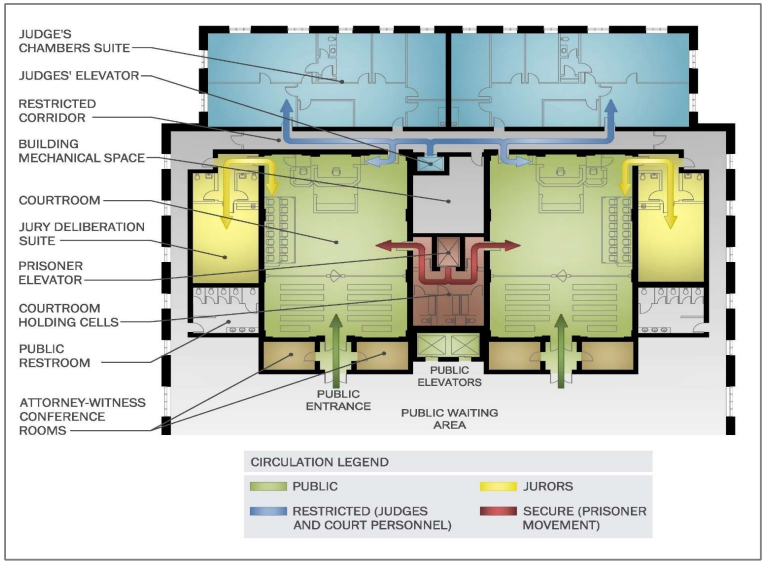
POR Highlights:

- Meets current need
- Minimizes risk
- Improves public experience
- Consolidates fragmented departments
- Provides adequate in-custody holding and delivery
- Separate circulation paths – public, secure, restricted

Program of Requirements (POR) Development

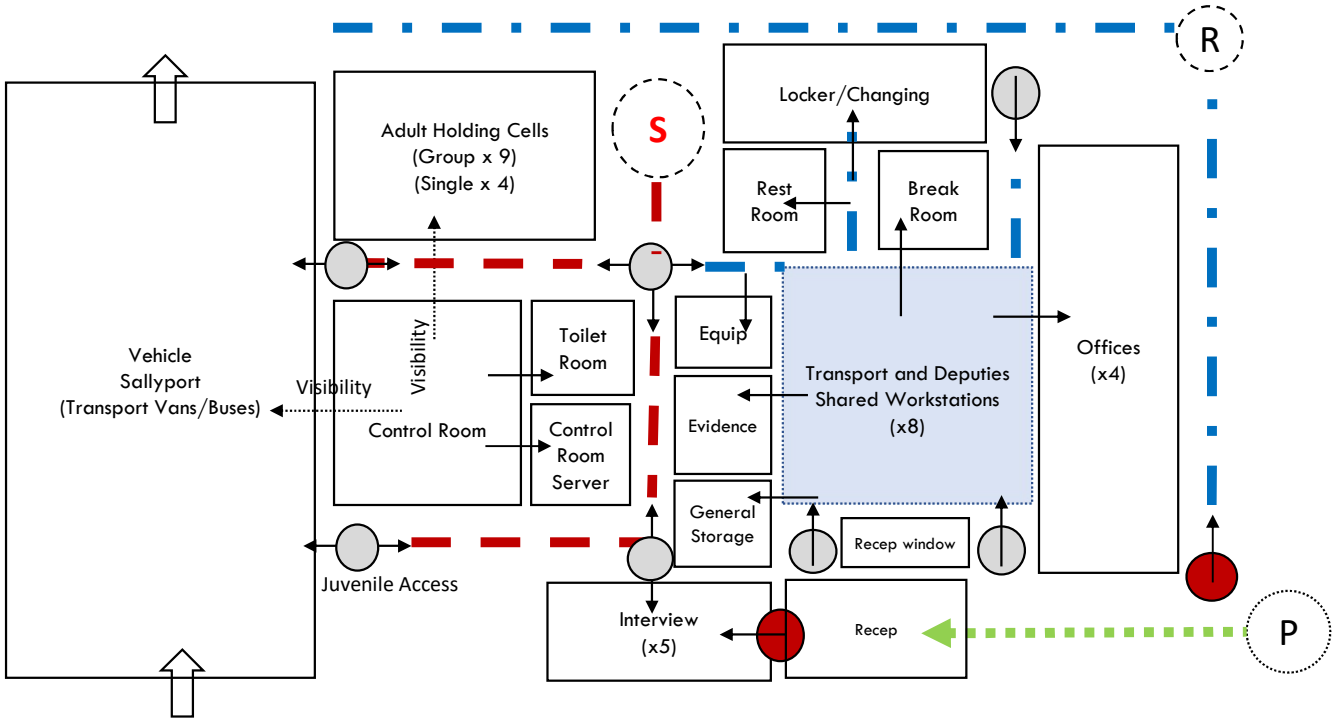


Courthouse Organization



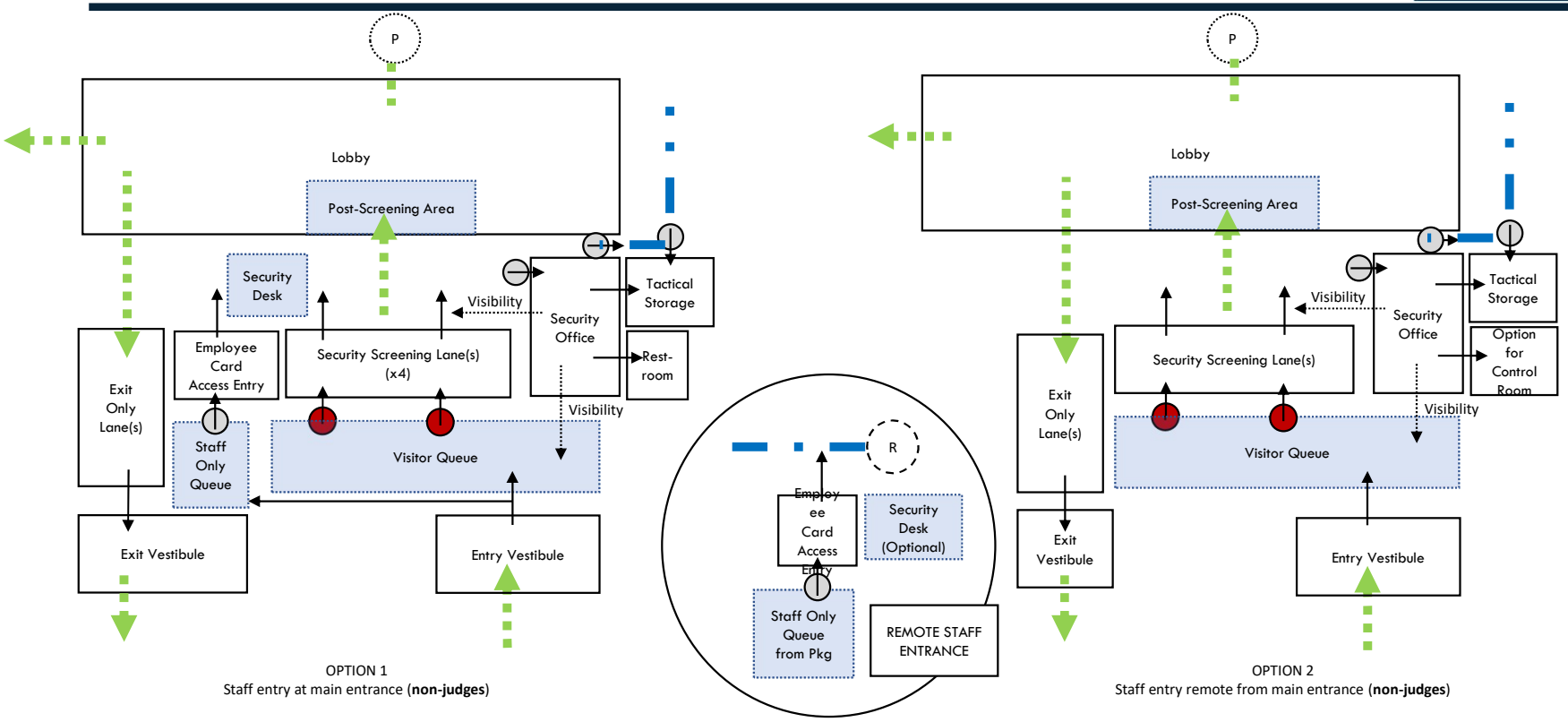
Court Set Module

Program of Requirements (POR) Development



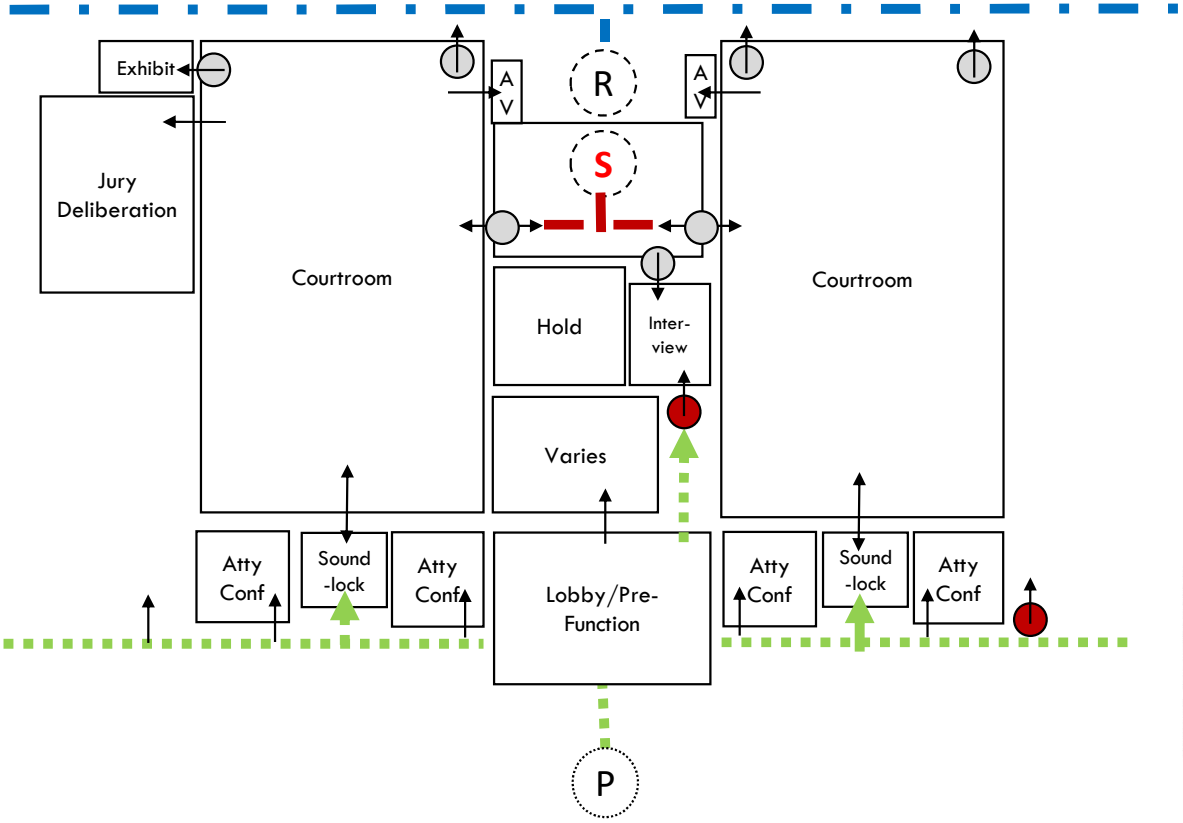
Preliminary Adjacency Diagrams – Cellblock Development

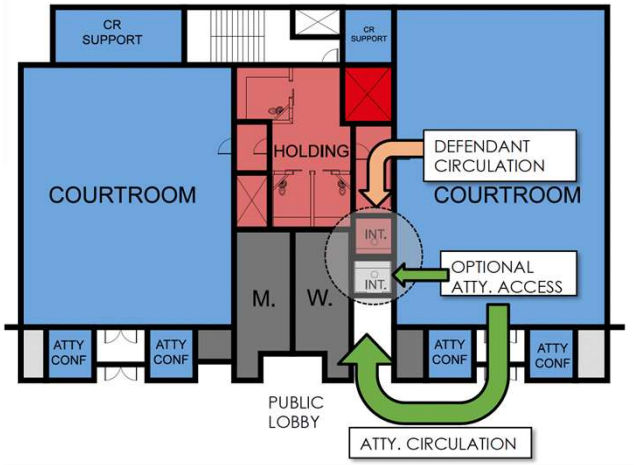
Program of Requirements (POR) Development

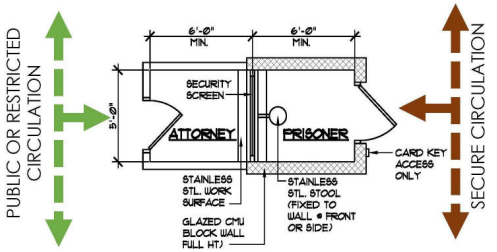


Preliminary Adjacency Diagrams – Main Entrance Development

Program of Requirements (POR) Development









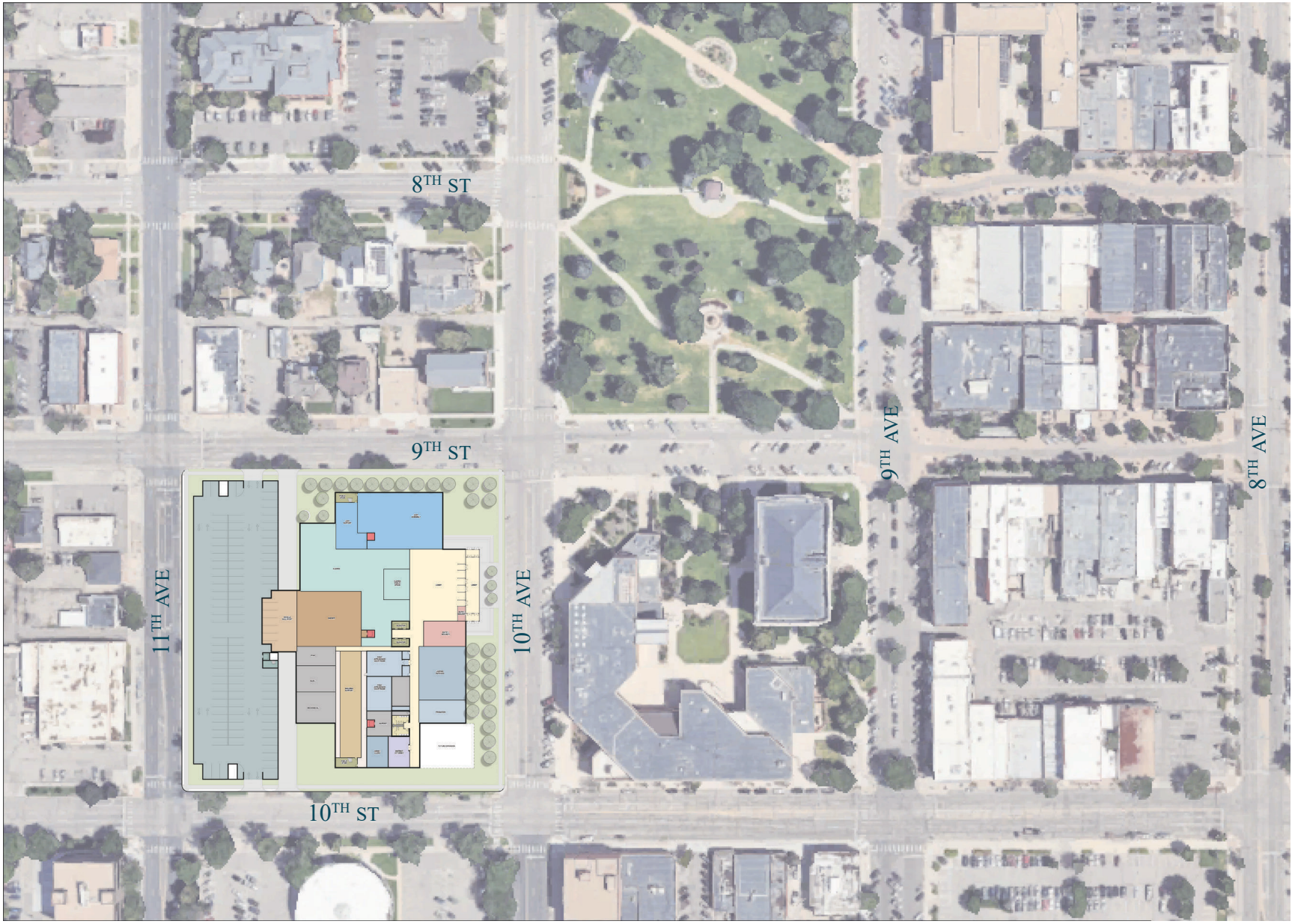
Preliminary Adjacency Diagrams – Court Set Development

DESIGN OPTIONS

Option 1: 5 Stories + Secure Parking Garage
241,909 Square Feet
24 Courts

Option 2: 7 Stories + Secure Parking Garage
240,422 Square Feet
24 Courts

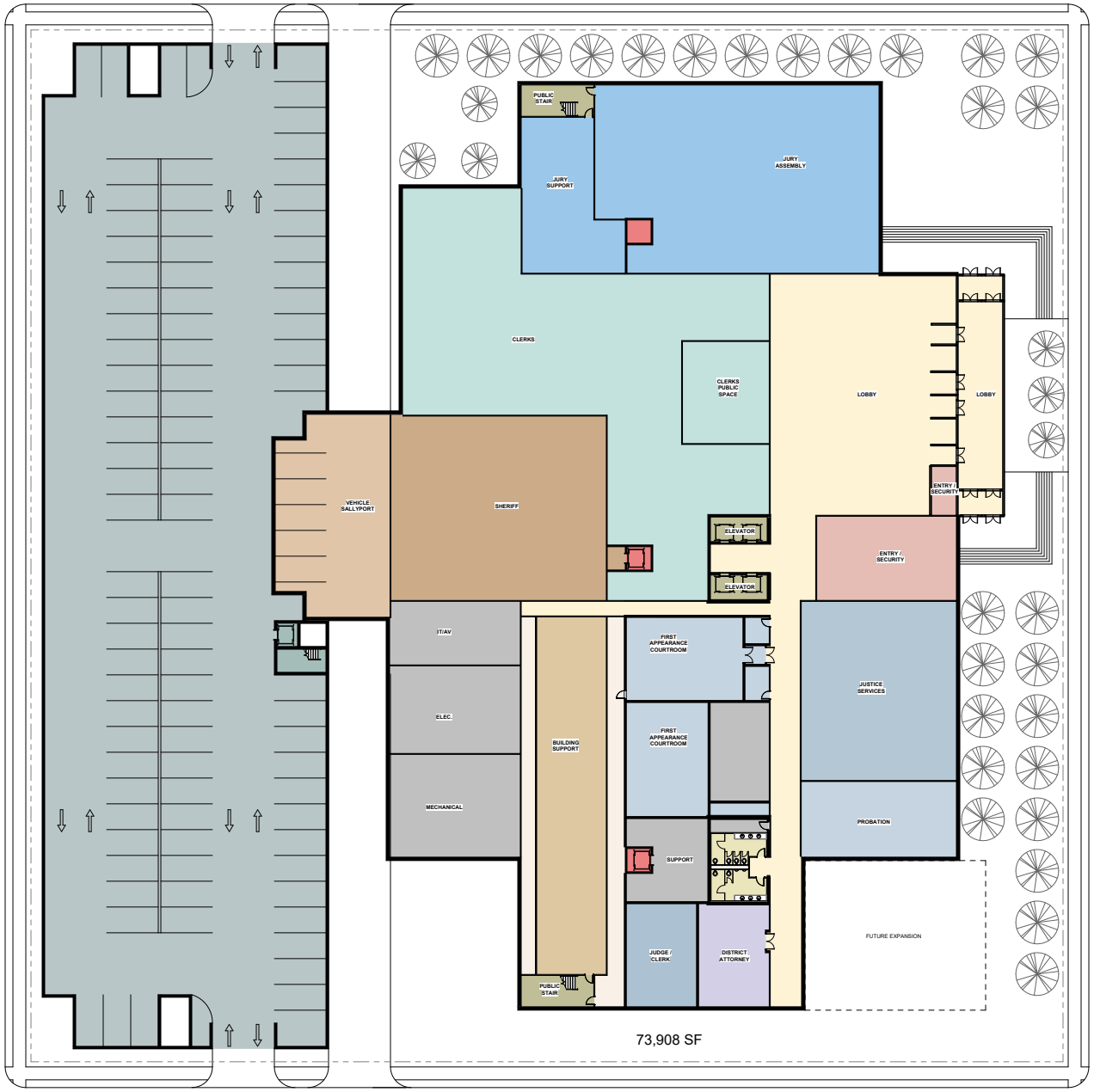
Option 3: 5 Stories + Secure Parking Garage (2 Stand alone Projects)
Project 1 - 146,331 Square Feet
12 Courts + Building Support + Secure Parking Garage
Project 2 - 95,578
12 Courts



OPTION 1

AERIAL SITE PLAN

OPTION 1



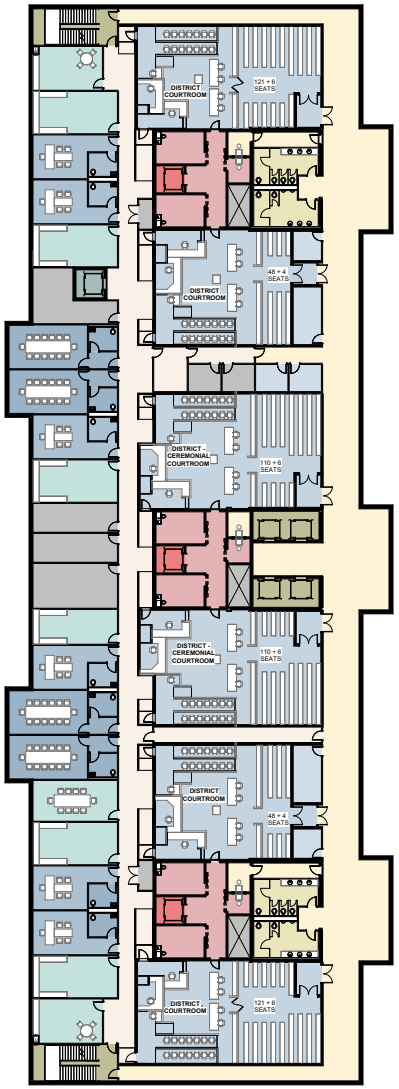
SITE PLAN / FIRST FLOOR

OPTION 1



SECOND FLOOR

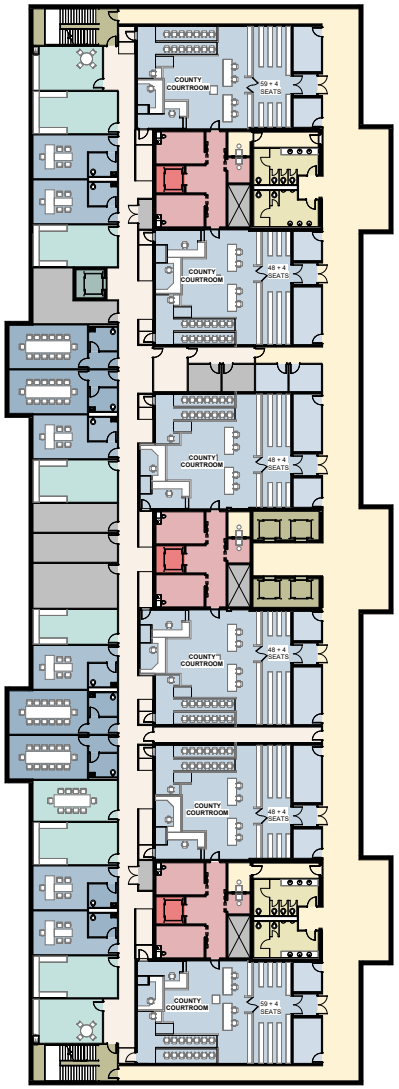
OPTION 1



41,682 SF

THIRD FLOOR

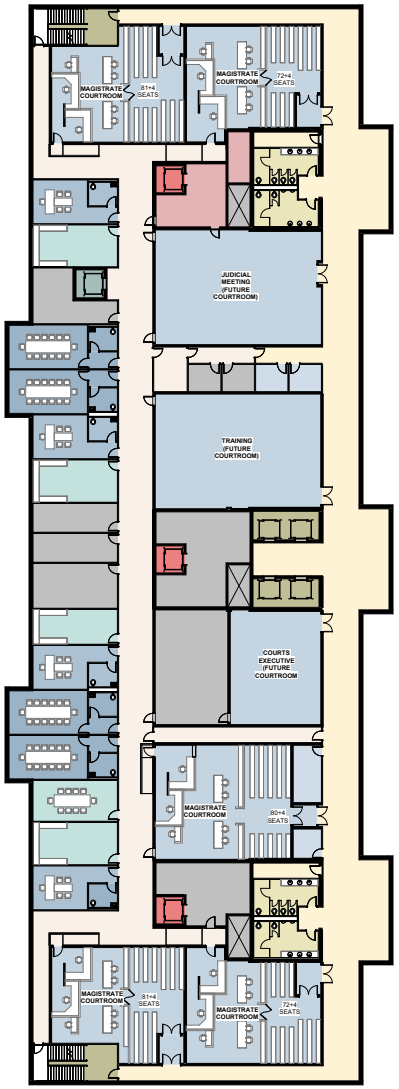
OPTION 1



41,682 SF

FOURTH FLOOR

OPTION 1



41,682 SF

FIFTH FLOOR

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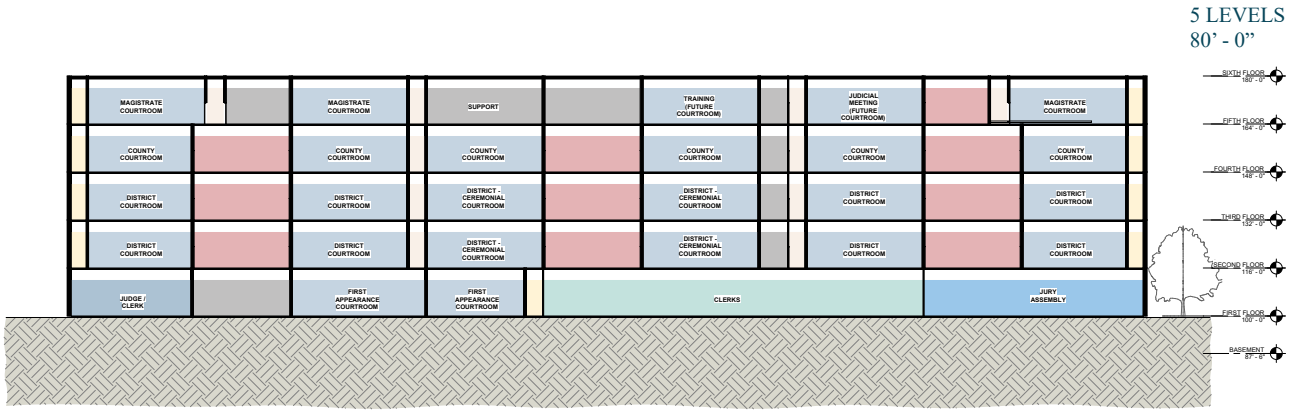
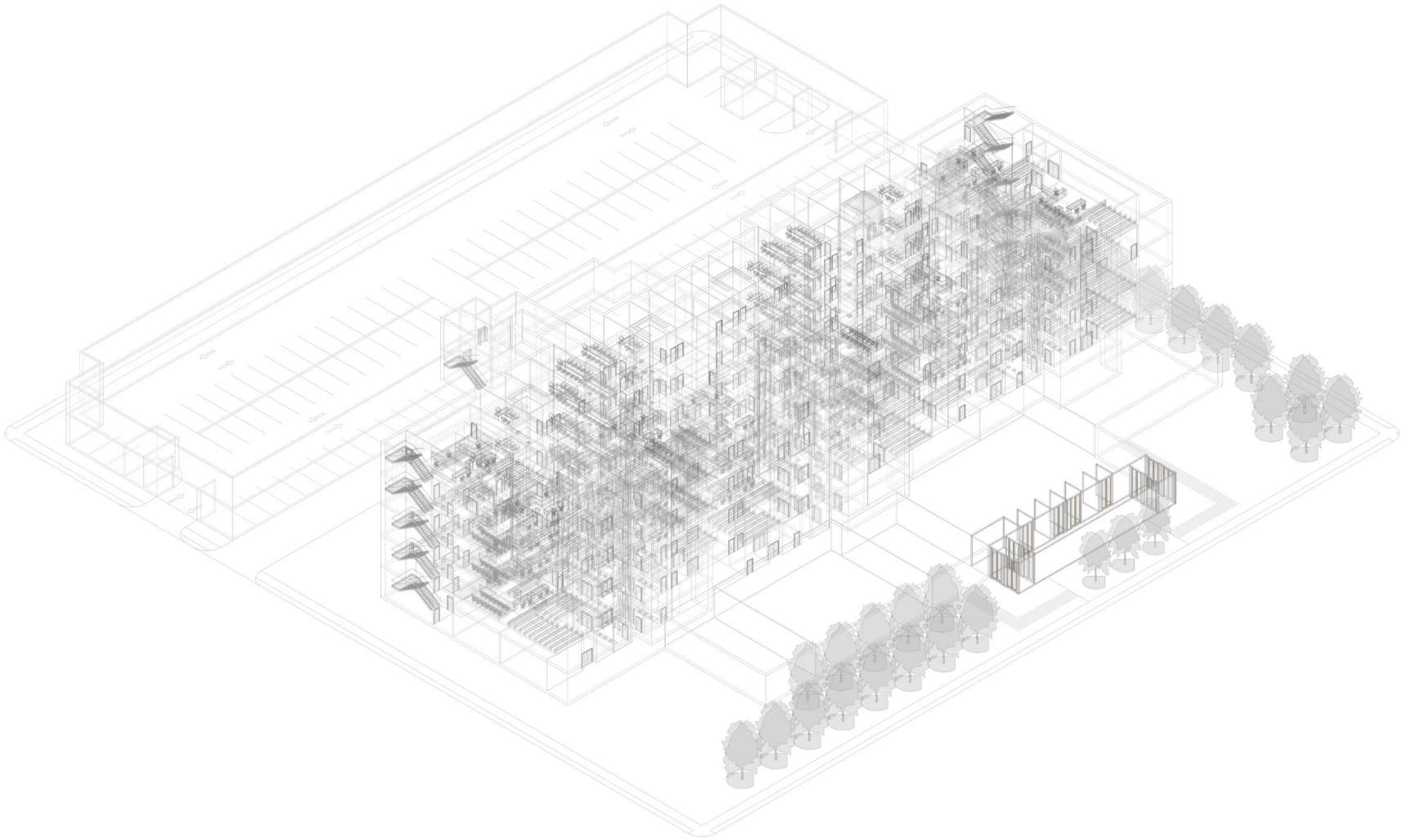


BUILDING SECTION



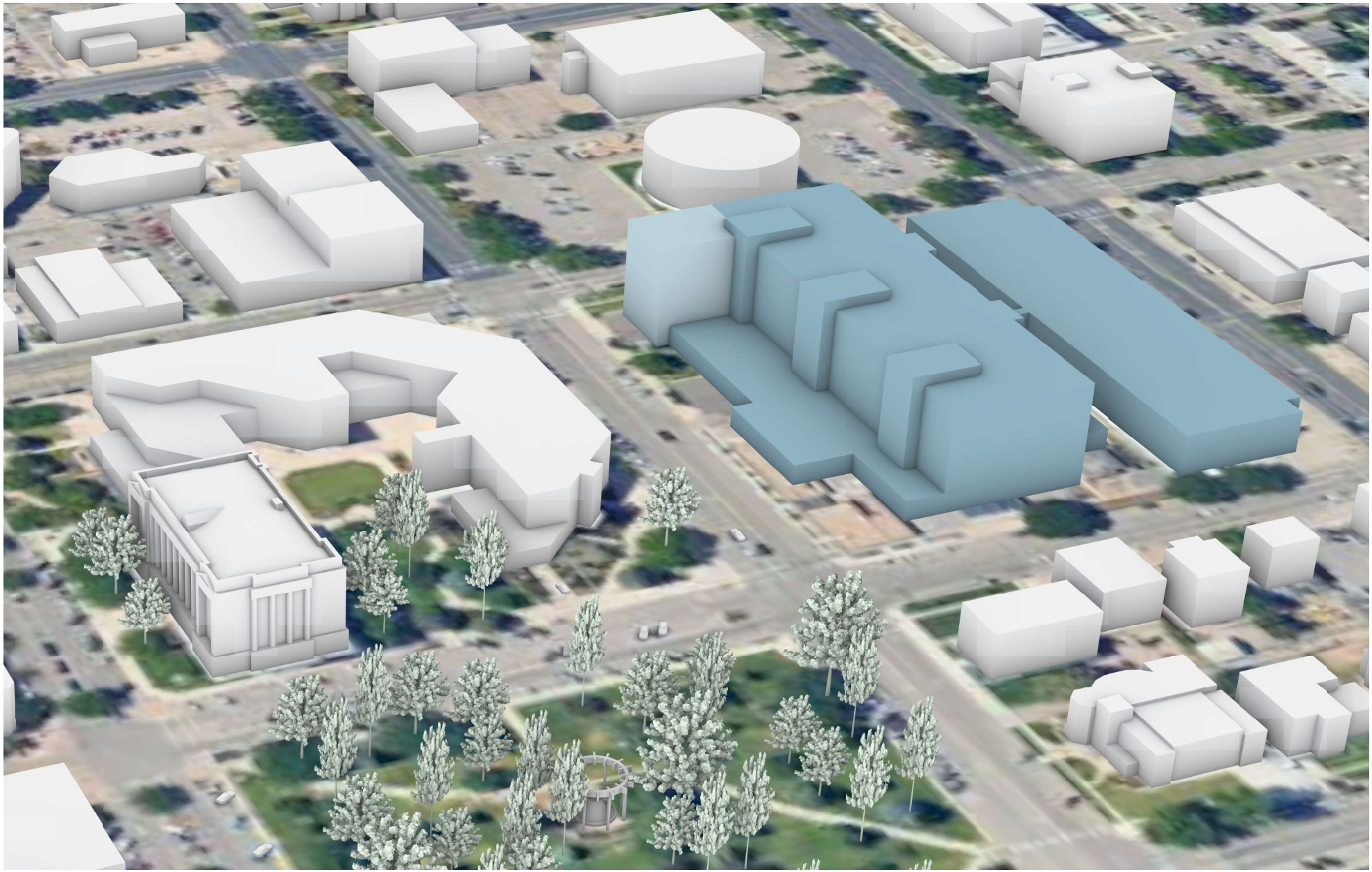
OPTION 1

WIREFRAME



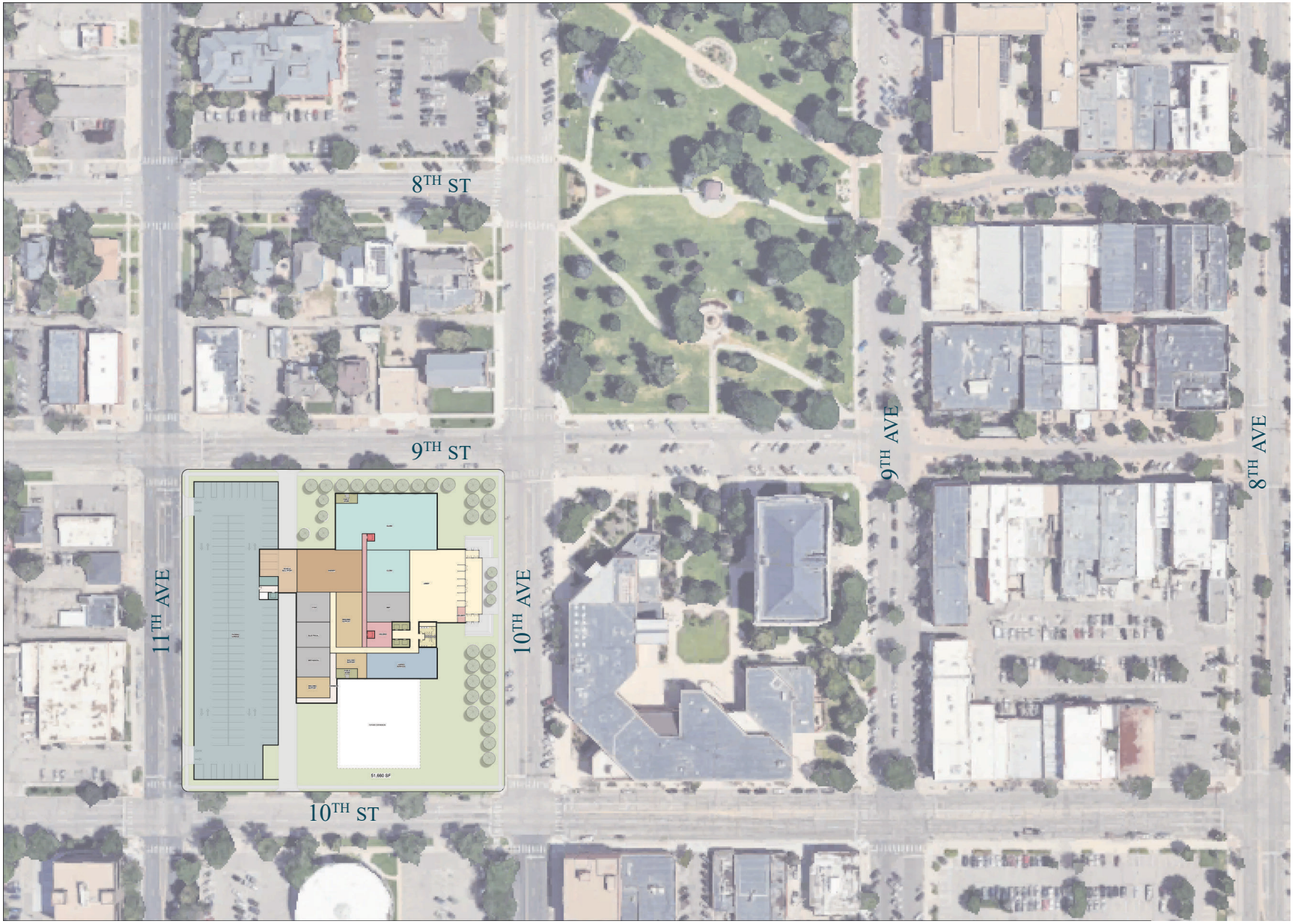
OPTION 1

MASSING



OPTION 1

MASSING



OPTION 2

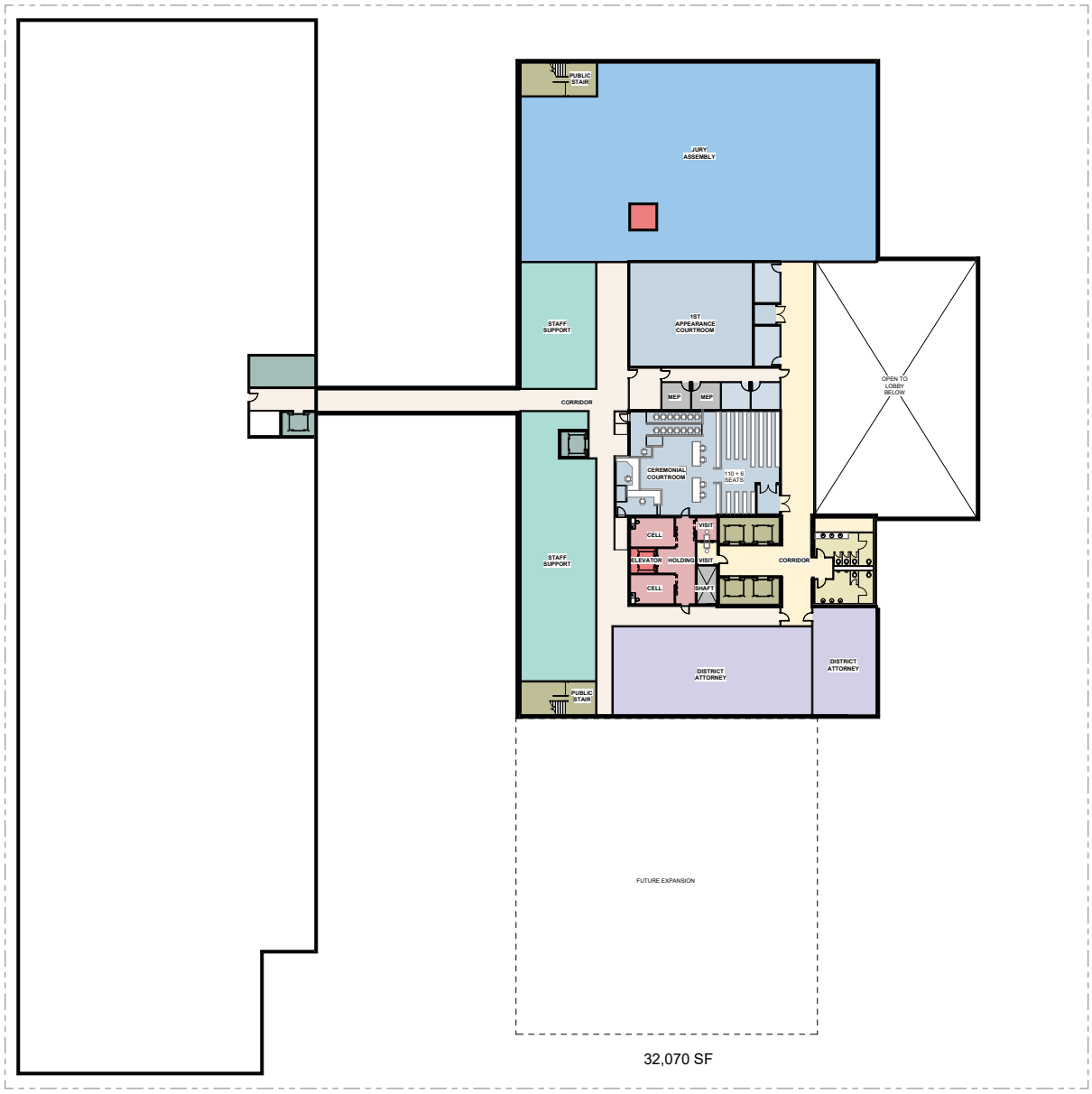
AERIAL SITE PLAN

OPTION 2



SITE PLAN / FIRST FLOOR

OPTION 2



SECOND FLOOR

OPTION 2



28,954 SF

THIRD FLOOR

OPTION 2



29,018 SF

TYPICAL COURTS FLOOR
LEVELS 4 - 6

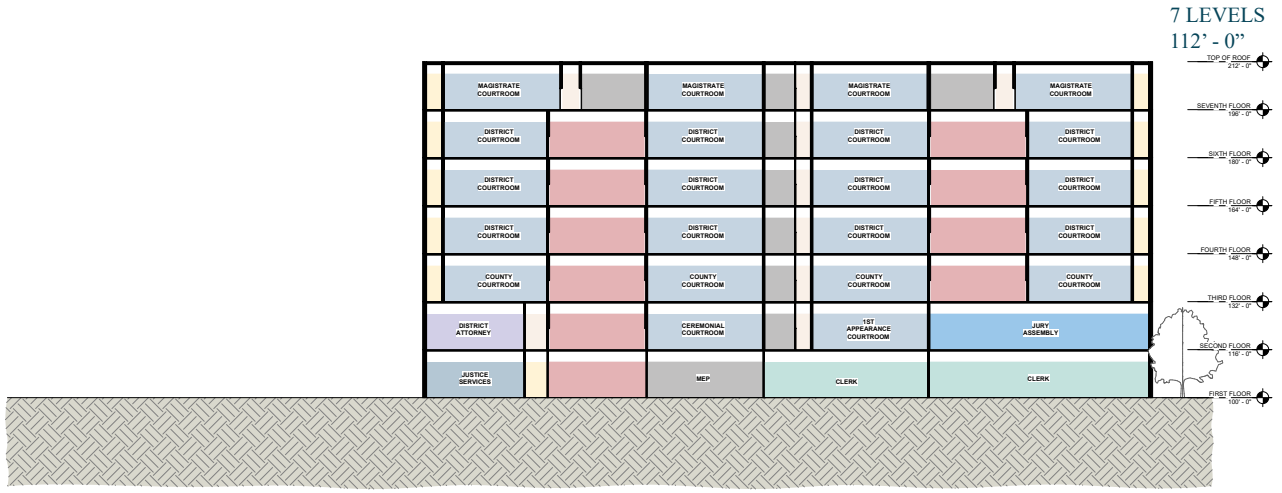
OPTION 2



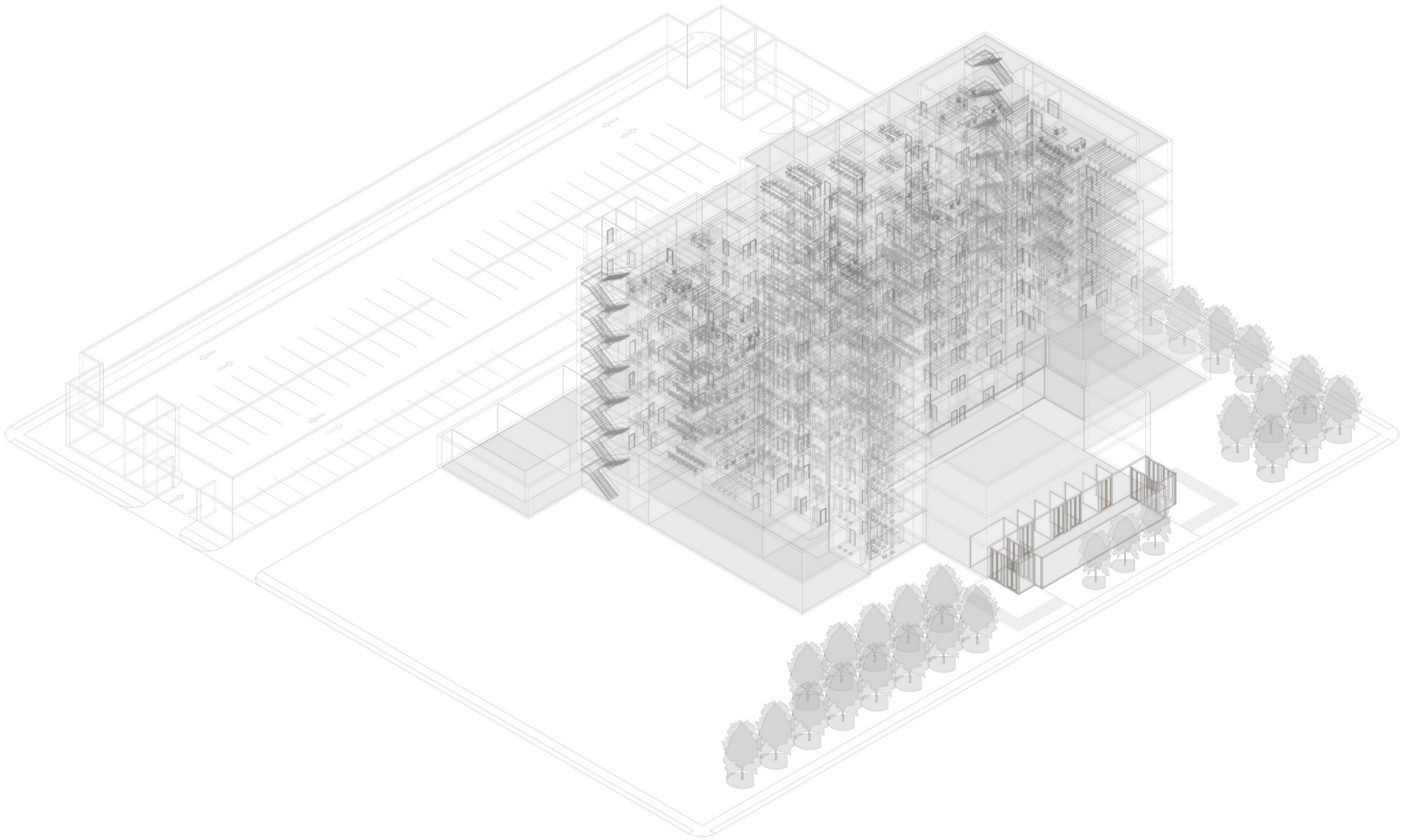
29,018 SF

SEVENTH FLOOR

OPTION 2



BUILDING SECTION



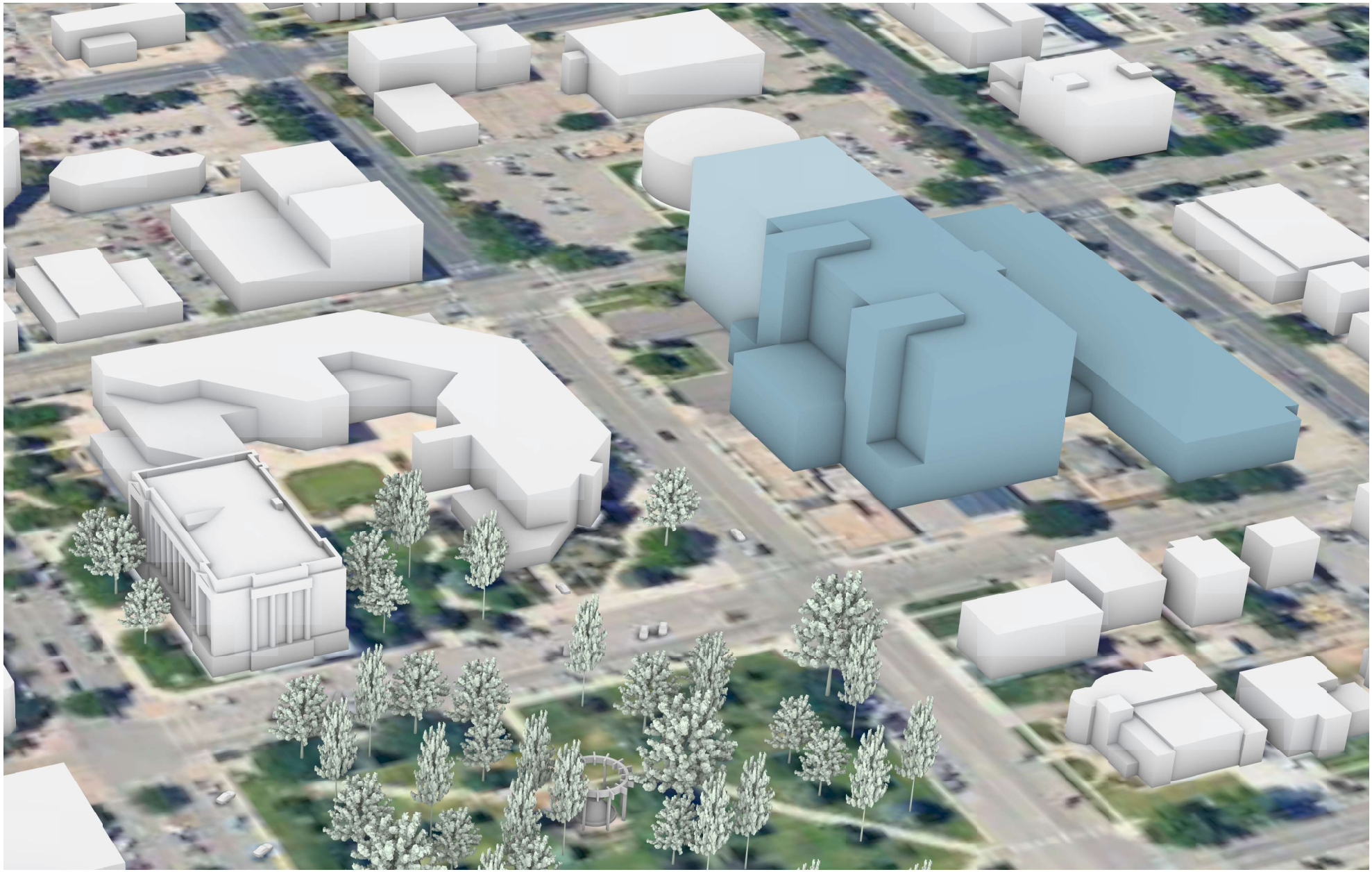
OPTION 2

WIREFRAME



OPTION 2

MASSING



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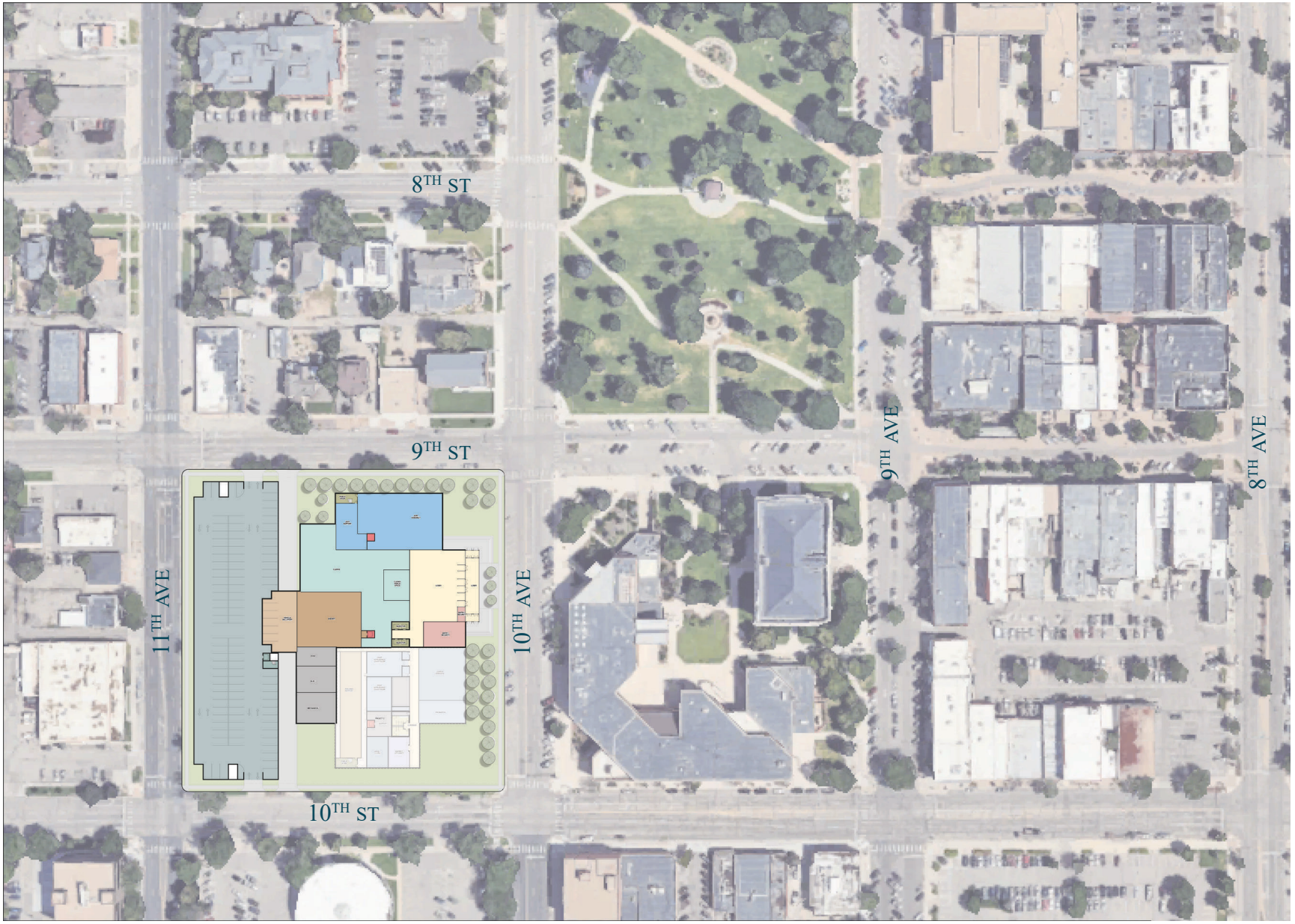
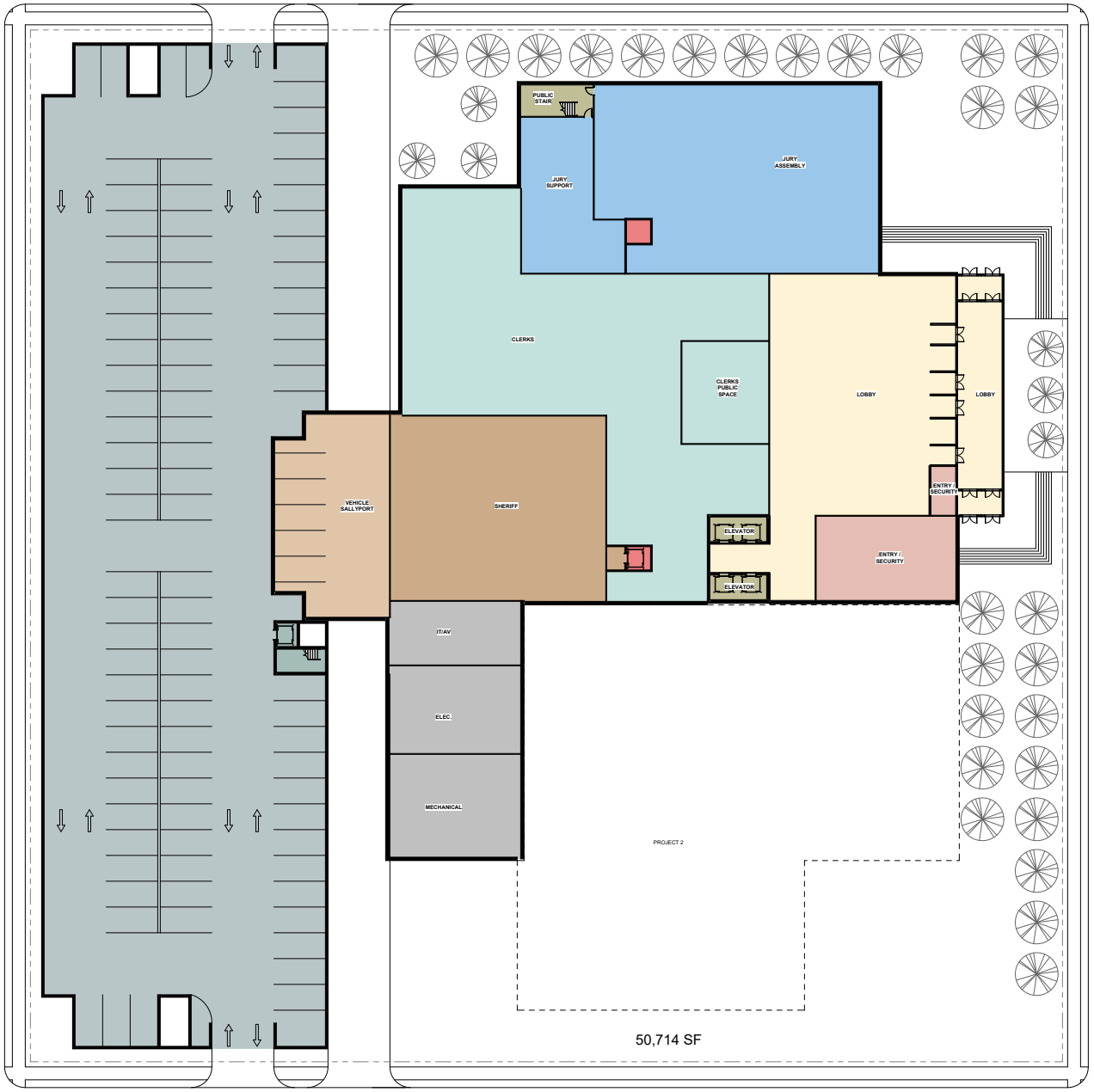


OPTION 3

AERIAL SITE PLAN

OPTION 3



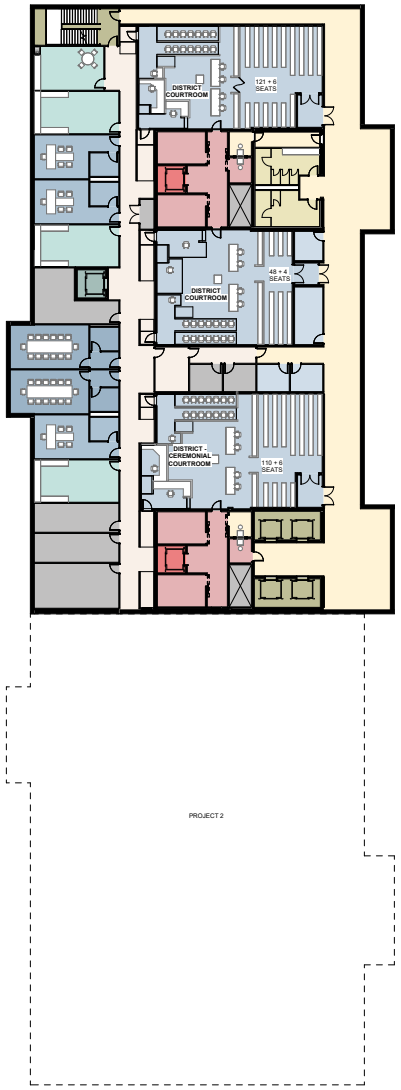
PROJECT 1 - SITE PLAN / FIRST FLOOR

OPTION 3



PROJECT 1 - SECOND FLOOR

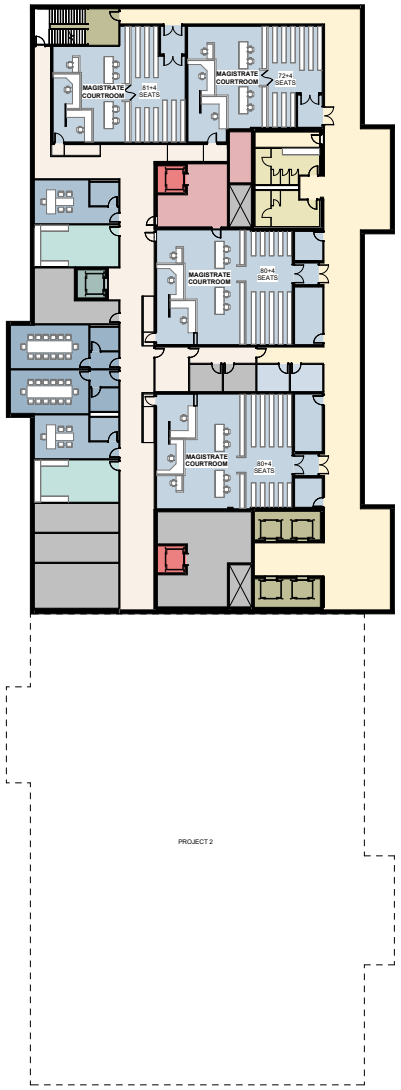
OPTION 3



23,584 SF

PROJECT 1 - TYPICAL COURTS FLOOR

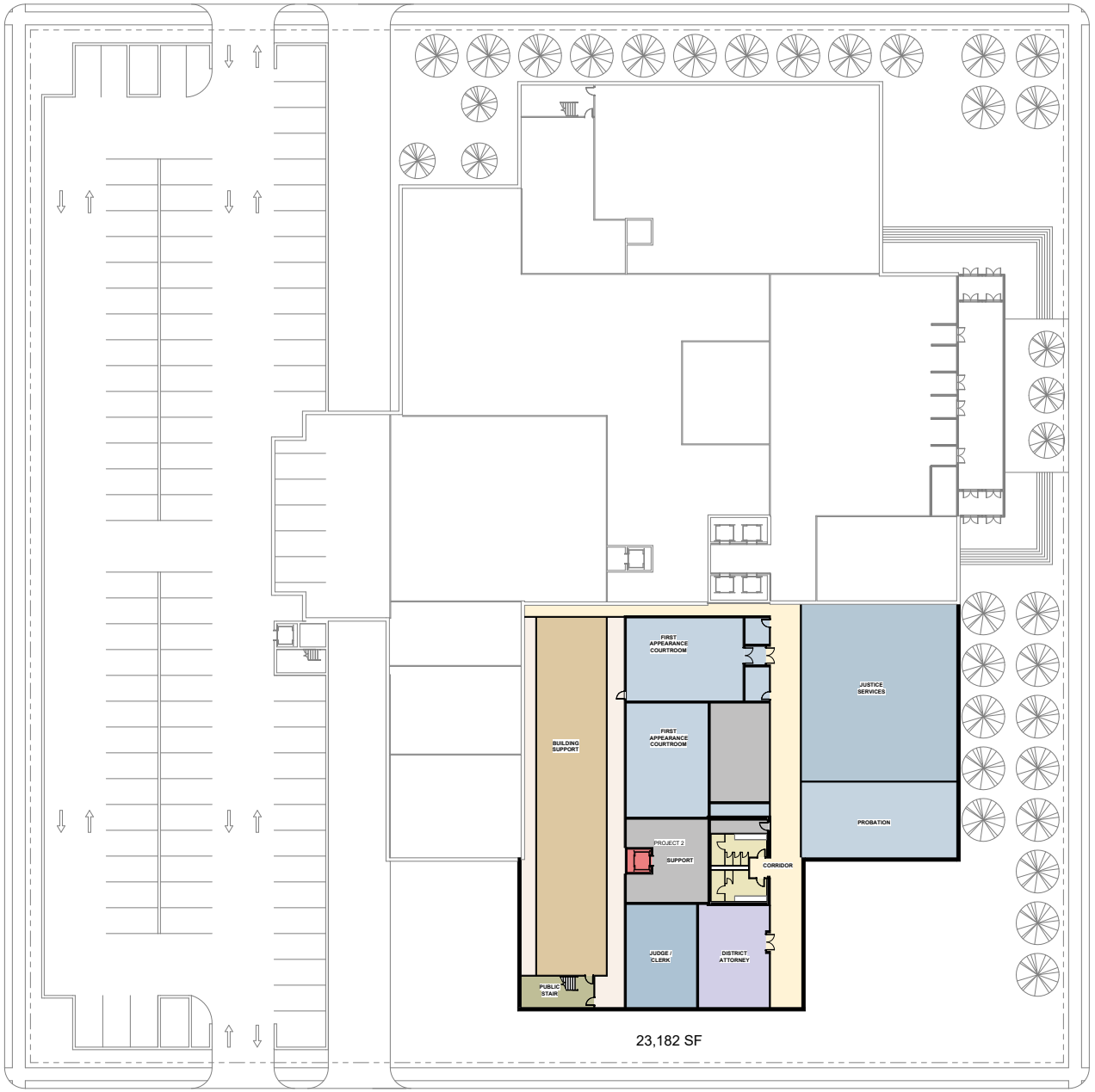
OPTION 3



23,584 SF

PROJECT 1 - FIFTH FLOOR

OPTION 3



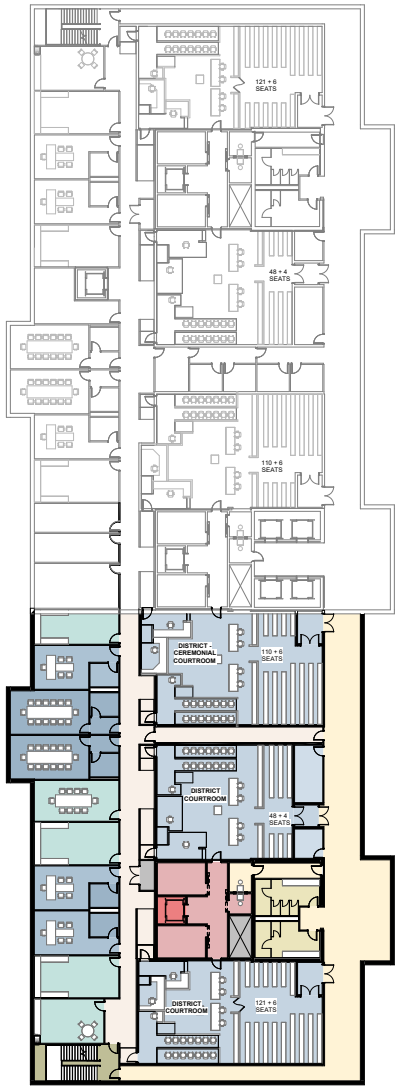
PROJECT 2 - SITE PLAN / FIRST FLOOR

OPTION 3



PROJECT 2 - SECOND FLOOR

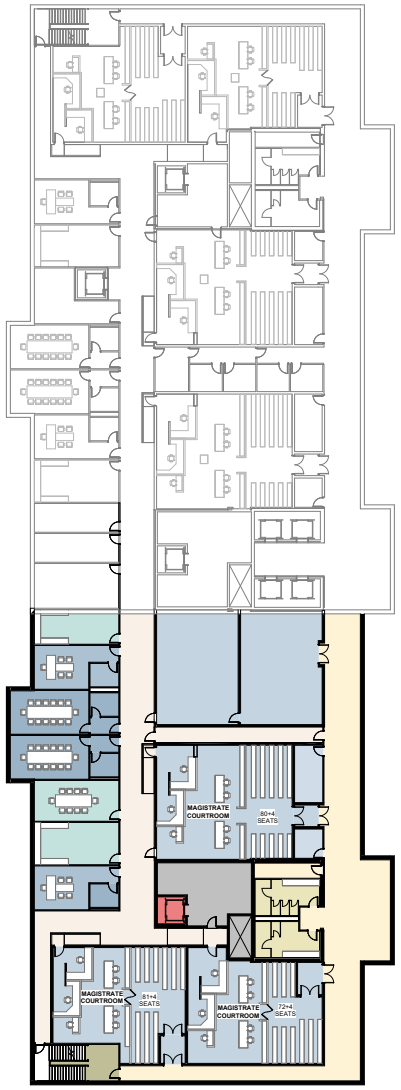
OPTION 3



18,099 SF

PROJECT 2 - TYPICAL COURTS FLOOR

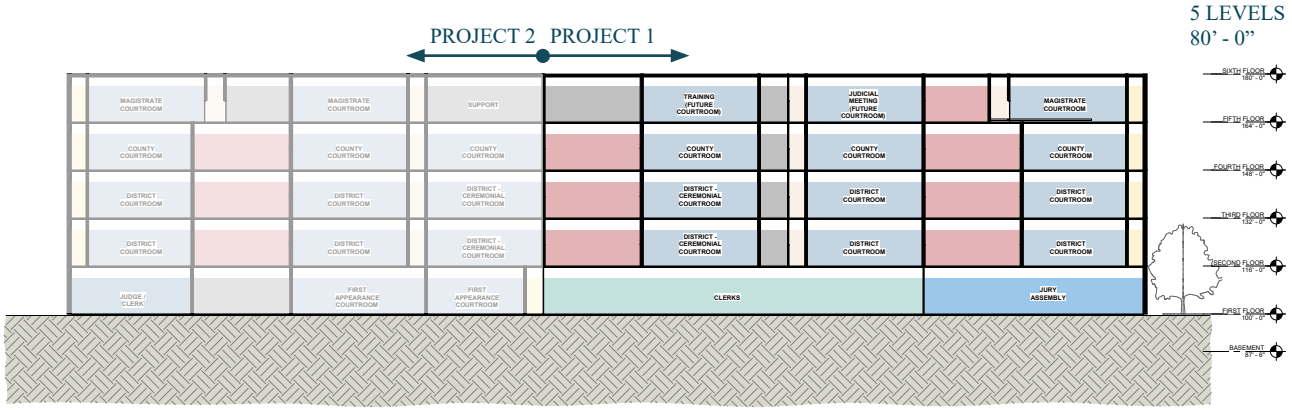
OPTION 3



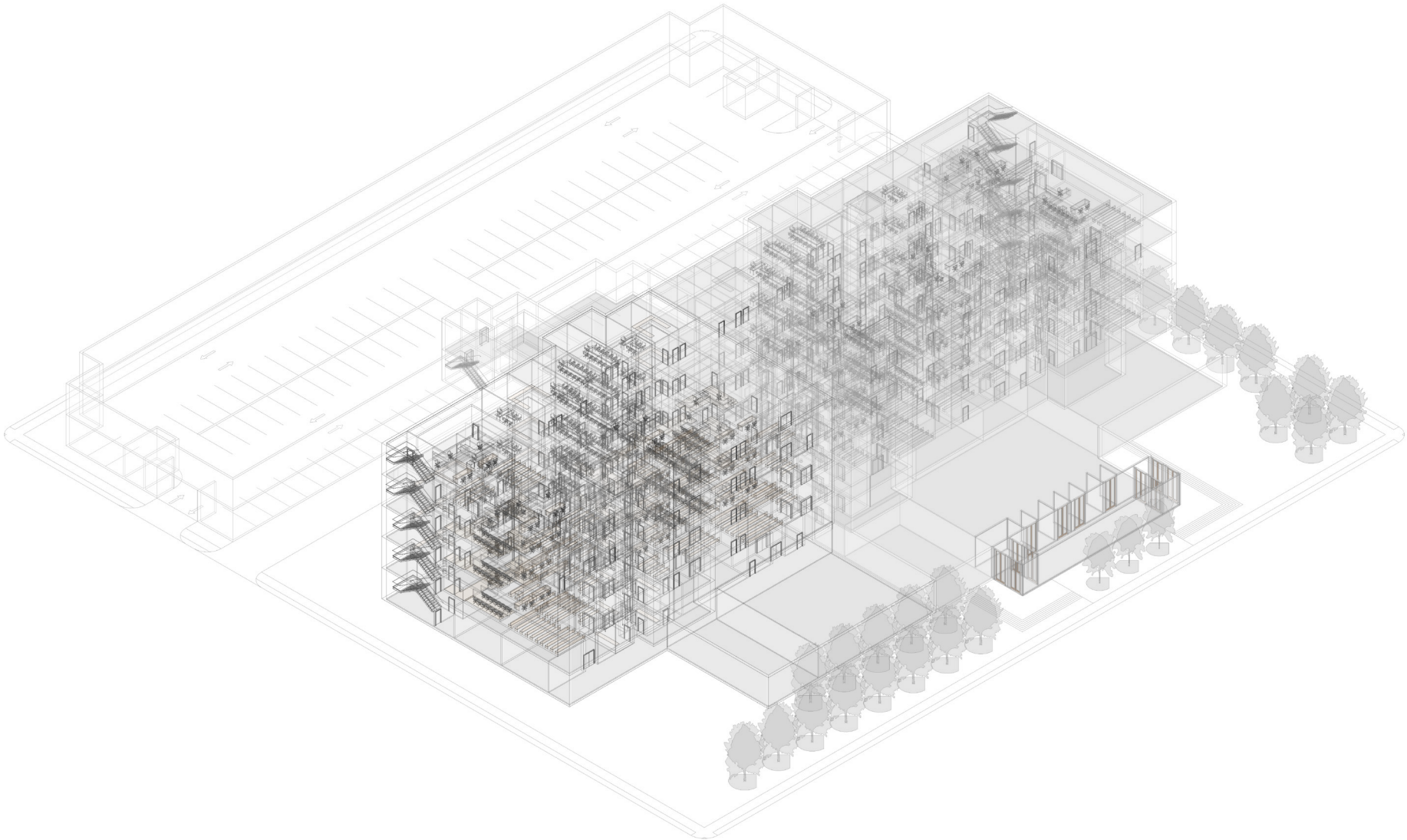
18,099 SF

PROJECT 2 - FIFTH FLOOR

OPTION 3



BUILDING SECTION



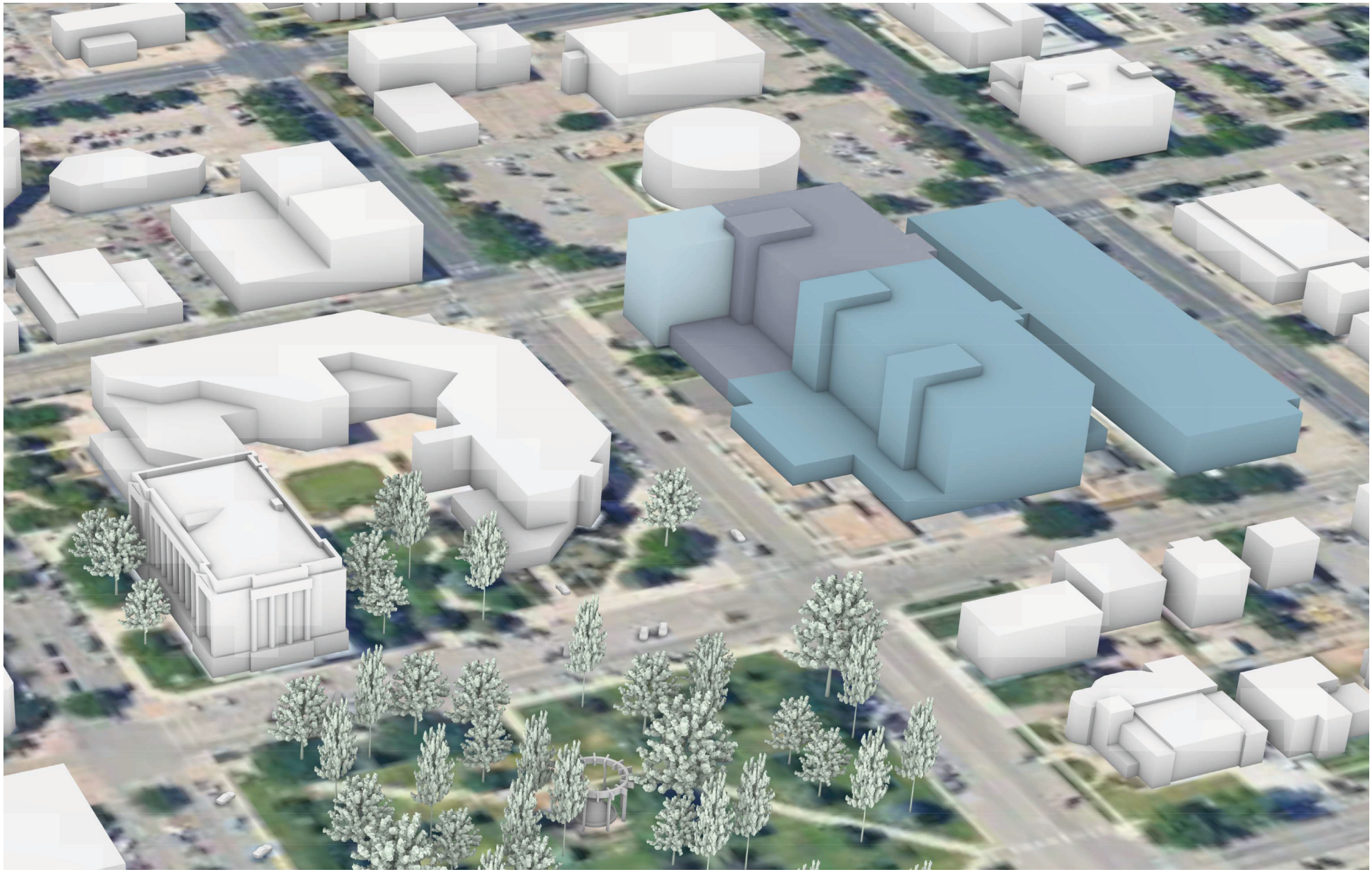
OPTION 3

WIREFRAME



OPTION 3

MASSING



OPTION 3

MASSING

DESIGN TEAM UPDATE

Schedule Update

Programming Update

Design Options (Based on 24 Courtrooms)

Option 1: 5 Stories + Secure Parking Garage
Option 2: 7 Stories + Secure Parking Garage
Option 3: Project 1 + Project 2 (2 Stand alone Projects)

PROGRAMMING UPDATE

- Met with BoCC, 19th Judicial, Fentress Inc. on 03/18
  - Main focus of discussion was courts usage.
    Weld County 60% National average 30-40%
- Had follow-up meeting with 19th Judicial on 03/20
- Final Courts usage is being compiled, including 20 year outlook
- Gross building square footage continues at approximately 243,000 GSF
- Design options based on 24 Courts and 243,000 s.f.

PROGRAMMING UPDATE

WELD COUNTY COURTHOUSE PROJECT - SPACE RECOMMENDATIONS - *PRELIMINARY*		PROPOSED COURTHOUSE (USF)
		CURRENT
COURT COMPONENTS		
1	JUDGES' CHAMBERS	16,647
2	COURTROOMS AND ANCILLARY SPACES	85,344
3	JURY ASSEMBLY/MULTI-PURPOSE ROOM	9,606
4	COURT ADMINISTRATION	2,066
5	CLERK OF COURT OFFICE	10,880
6	JUSTICE SERVICES	5,626
7	PROBATION OFFICE PREP AREA	1,110
8	DISTRICT ATTORNEY PREP AREA	2,142
9	OTHER COURT SERVICES	3,101
10	COURT SECURITY AND HOLDING	9,537
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	**146,059**
COURT RELATED COMPONENTS		
11	LOBBY/BUILDING SERVICES AND SUPPORT	22,978
10	PRIMARY BUILDING SYSTEMS	4,745
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	**27,723**
	SUMMARY	
	TOTAL DGSF	**173,782**
	Building Grossing Factor	**1.40**
	COURTHOUSE BUILDING GROSS SQUARE FOOTAGE (BGSF)	***243,295***

DRAFT

COURTS TIMELINE

	NOW	20	40	60	80	100
	2026	2046	2066	2086	2106	2126
TOTAL JUDGES NEEDED		27	32	37	42	47
			* 10 COURTS IN NEW ADDITION			
OPTION 1	24	27 INTERIOR REMODEL 3 COURTROOMS	32 5 NEW COURTROOMS	37 5 NEW COURTROOMS		
OPTION 2	24	27 INTERIOR REMODEL 8TH FLOOR 3 COURTROOMS	32 5 NEW COURTROOMS	37 5 NEW COURTROOMS	43 6 NEW COURTROOMS	
			* 16 COURTS IN NEW ADDITION			

* NUMBER OF COURTS COULD INCREASE BASED ON COURTROOM TYPE. COUNTED AS STANDARD COURTROOM FOR ILLUSTRATIVE PURPOSES

OPTION 1

FUTURE COURTS EXPANSION:

2046 - 27 COURTROOMS

2 COURTROOMS PER FLOOR
FROM LEVELS 1-5

10 TOTAL COURTROOMS ADDED

37 TOTAL COURTROOMS AT FULL BUILDOUT



FUTURE COURTS EXPANSION

OPTION 2

FUTURE COURTS EXPANSION:

2046 - 27 COURTROOMS

2 COURTROOMS PER FLOOR
FROM LEVELS 1-8

16 TOTAL COURTROOMS ADDED

43 TOTAL COURTROOMS AT FULL BUILDOUT



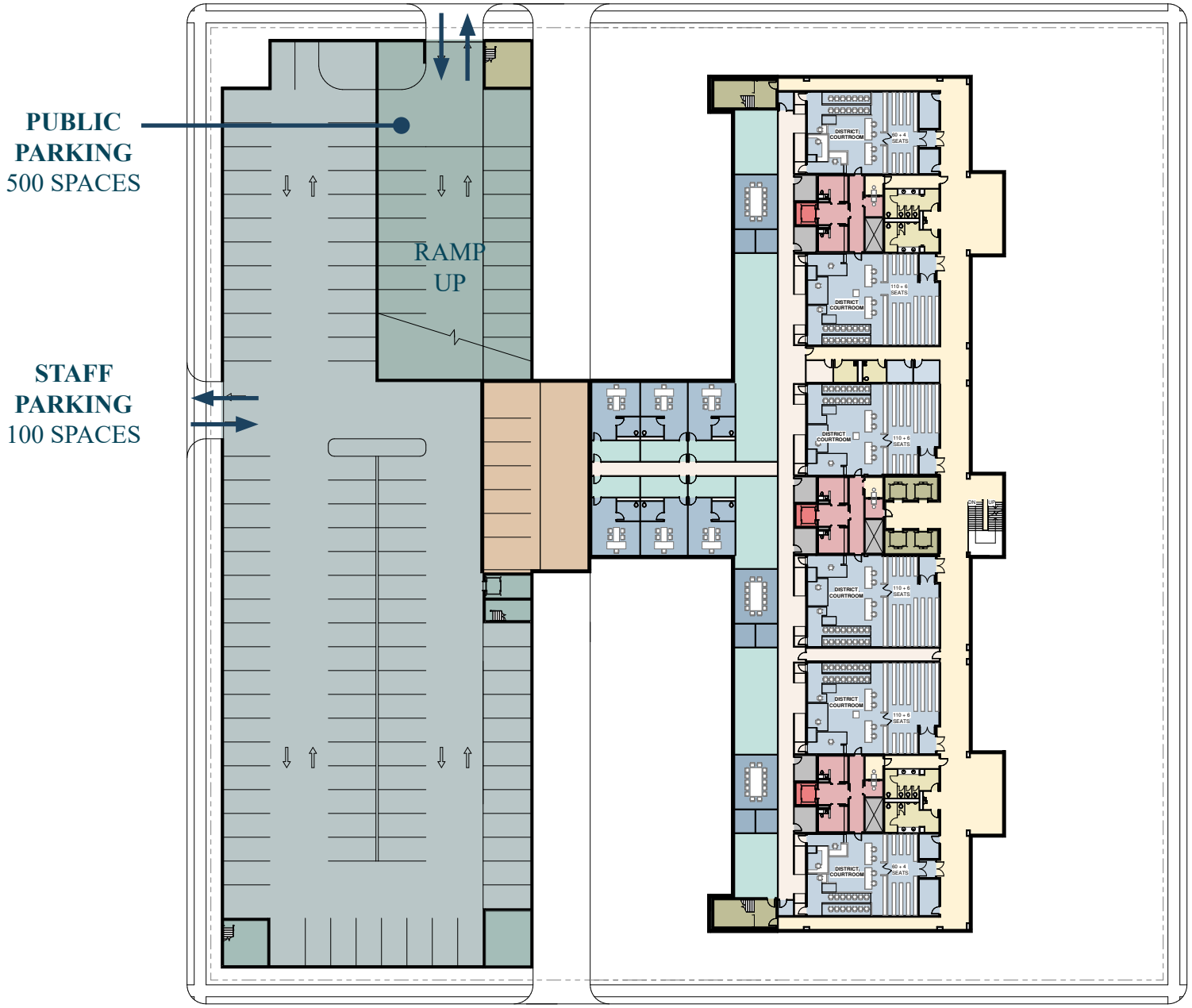
FUTURE COURTS EXPANSION

DESIGN OPTIONS

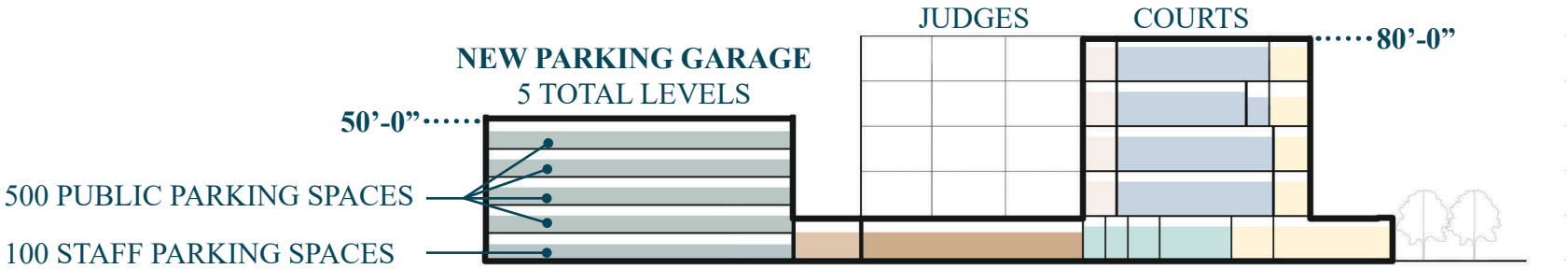
Option 1: 5 Stories + Secure Parking Garage
242,853 Square Feet
24 Courts + 3 Future Growth (Internal)

Option 2: 8 Stories + Secure Parking Garage
269,440 Square Feet
24 Courts + 3 Future Growth (Internal)

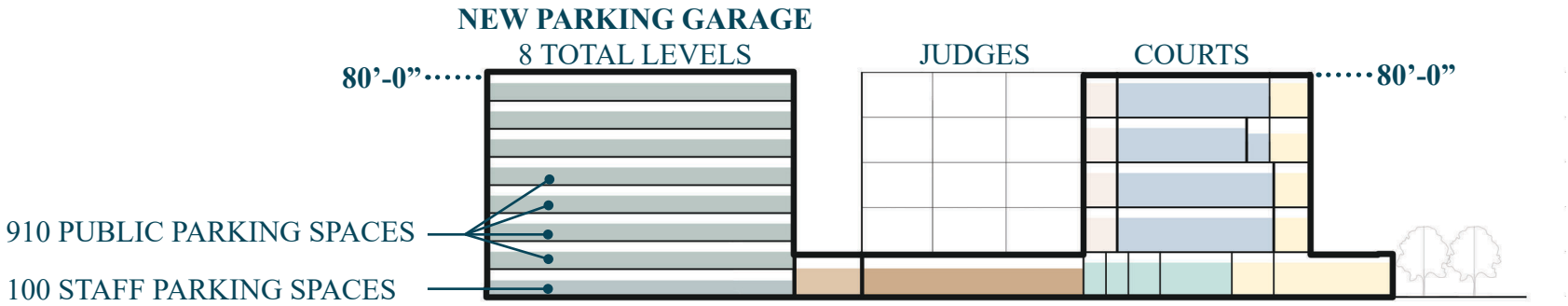
Option 3: 5 Stories + Secure Parking Garage (2 Stand alone Projects)
Project 1 - 147,301 Square Feet
12 Courts + Building Support + Secure Parking Garage
Project 2 - 95,552
12 Courts + Judicial Services + DA Victim / Witness
+3 Future Growth (Internal)



PARKING GARAGE PLAN



PARKING GARAGE SECTION



PARKING GARAGE SECTION

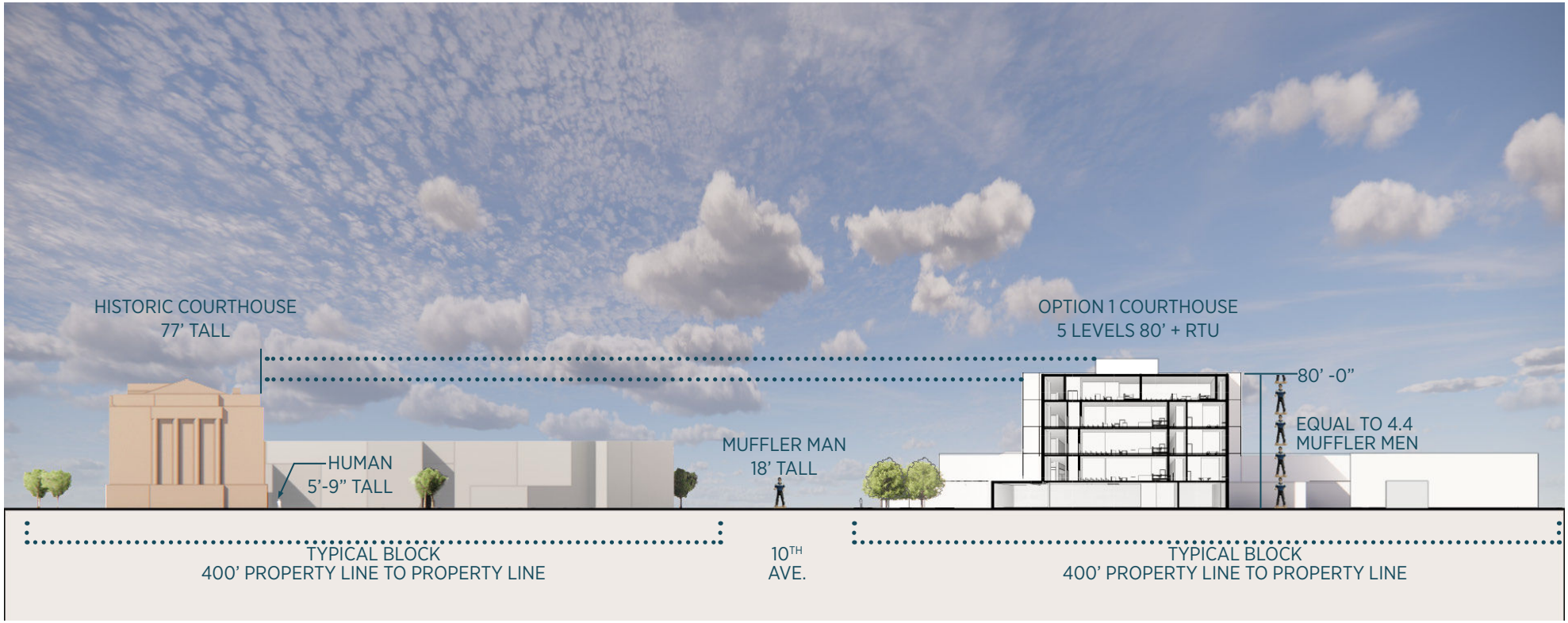
HOW TALL IS MUFFLER MAN?

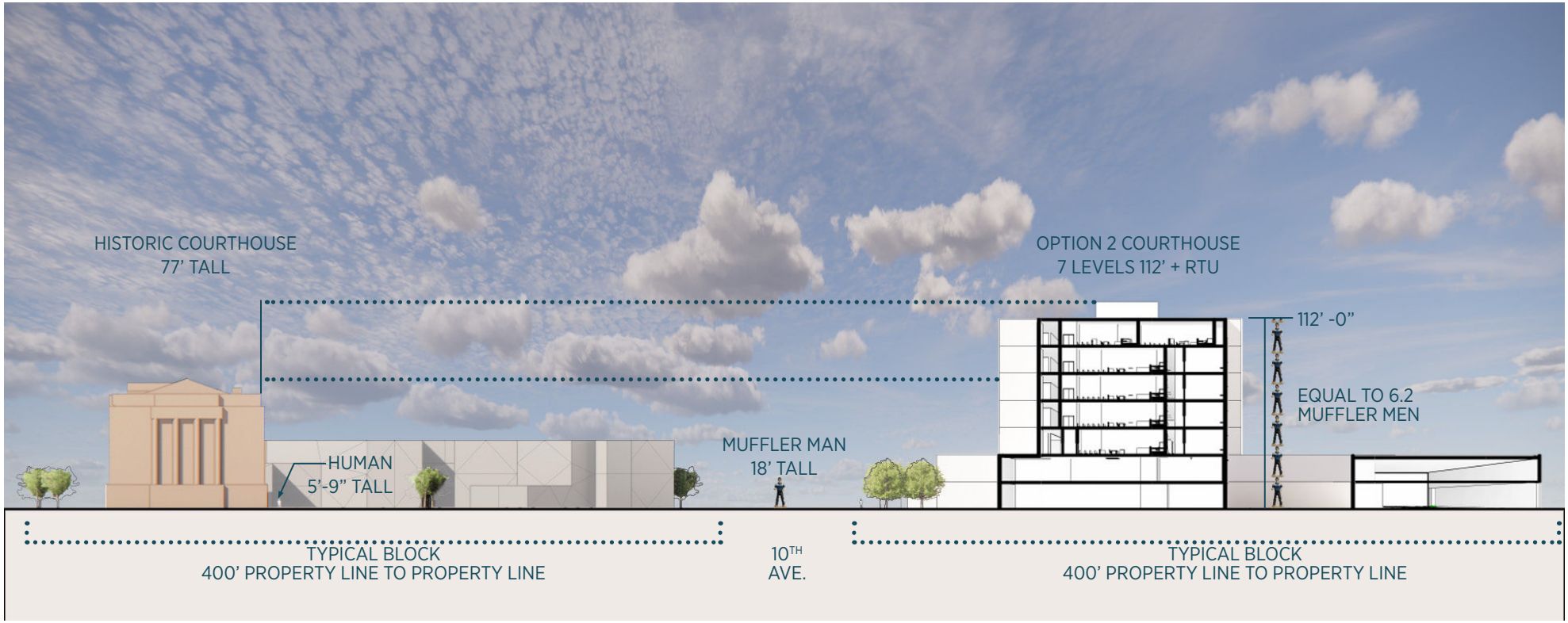


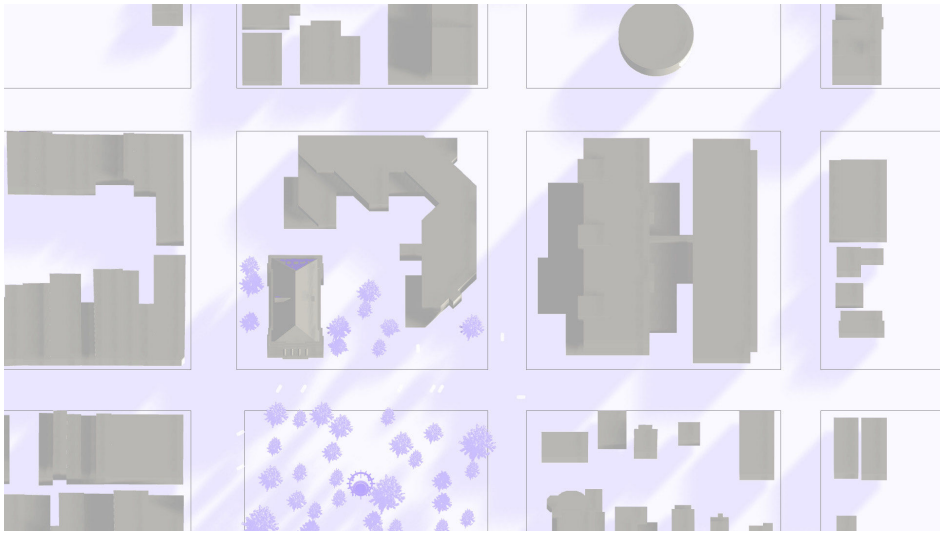
HOW TALL IS MUFFLER MAN?



EQUAL TO
3.25 BOB BRASHEARS

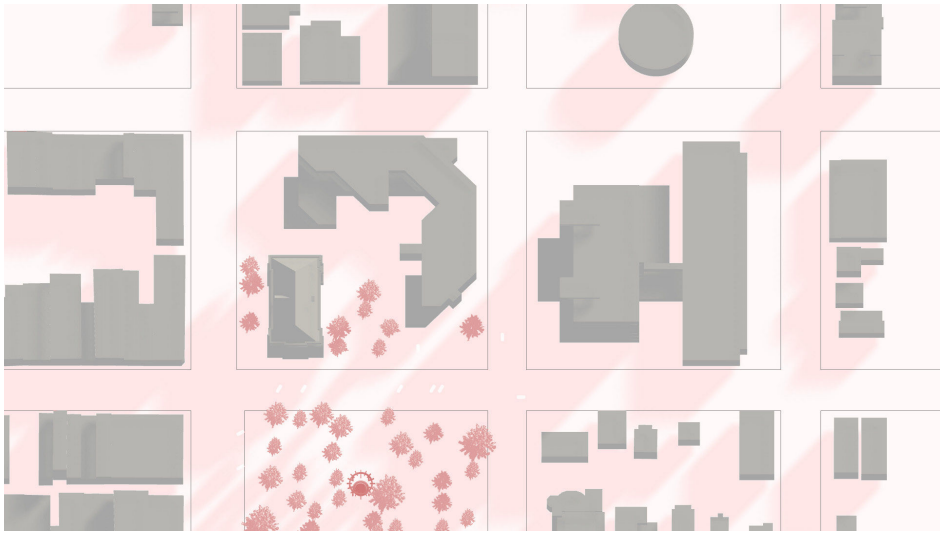

HISTORIC COURTHOUSE
77’ TALL
HUMAN
5’-9” TALL
MUFFLER MAN
18’ TALL
OPTION 1 COURTHOUSE
5 LEVELS 80’ + RTU
80’ -0”
EQUAL TO 4.4
MUFFLER MEN
TYPICAL BLOCK
400’ PROPERTY LINE TO PROPERTY LINE
10TH
AVE.
TYPICAL BLOCK
400’ PROPERTY LINE TO PROPERTY LINE


HISTORIC COURTHOUSE
77' TALL
OPTION 2 COURTHOUSE
7 LEVELS 112' + RTU
112' -0"
EQUAL TO 6.2
MUFFLER MEN
HUMAN
5'-9" TALL
MUFFLER MAN
18' TALL
TYPICAL BLOCK
400' PROPERTY LINE TO PROPERTY LINE
10TH
AVE.
TYPICAL BLOCK
400' PROPERTY LINE TO PROPERTY LINE



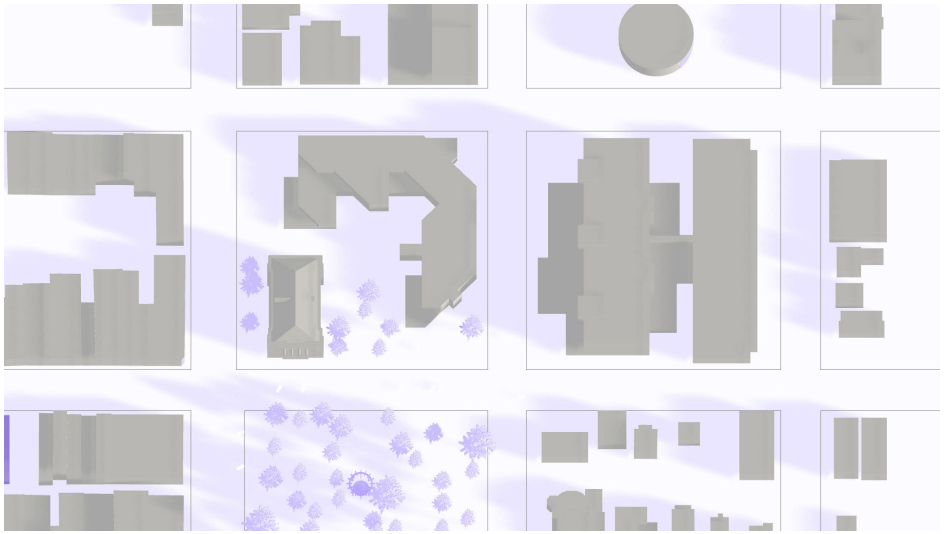
OPTION 1

WINTER SOLSTICE - 4PM



OPTION 2

WINTER SOLSTICE - 4PM



OPTION 1

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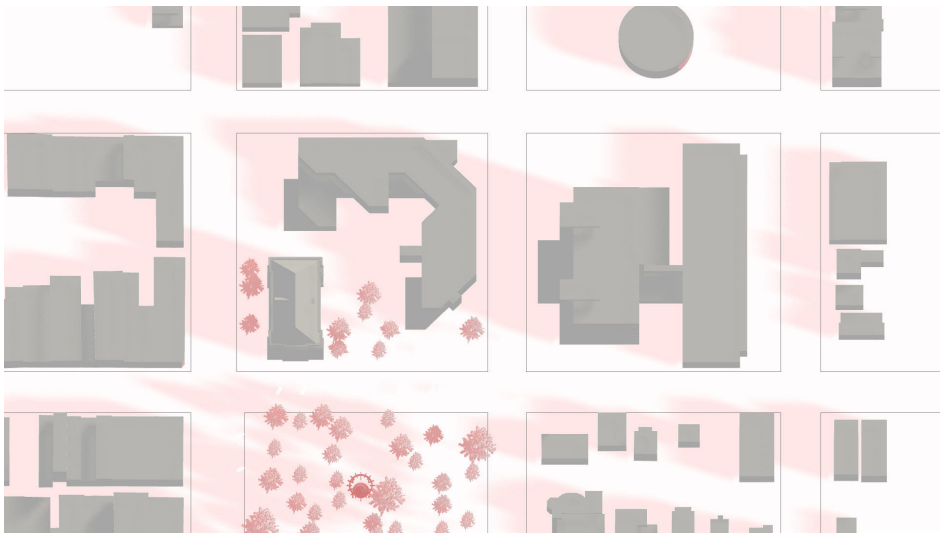
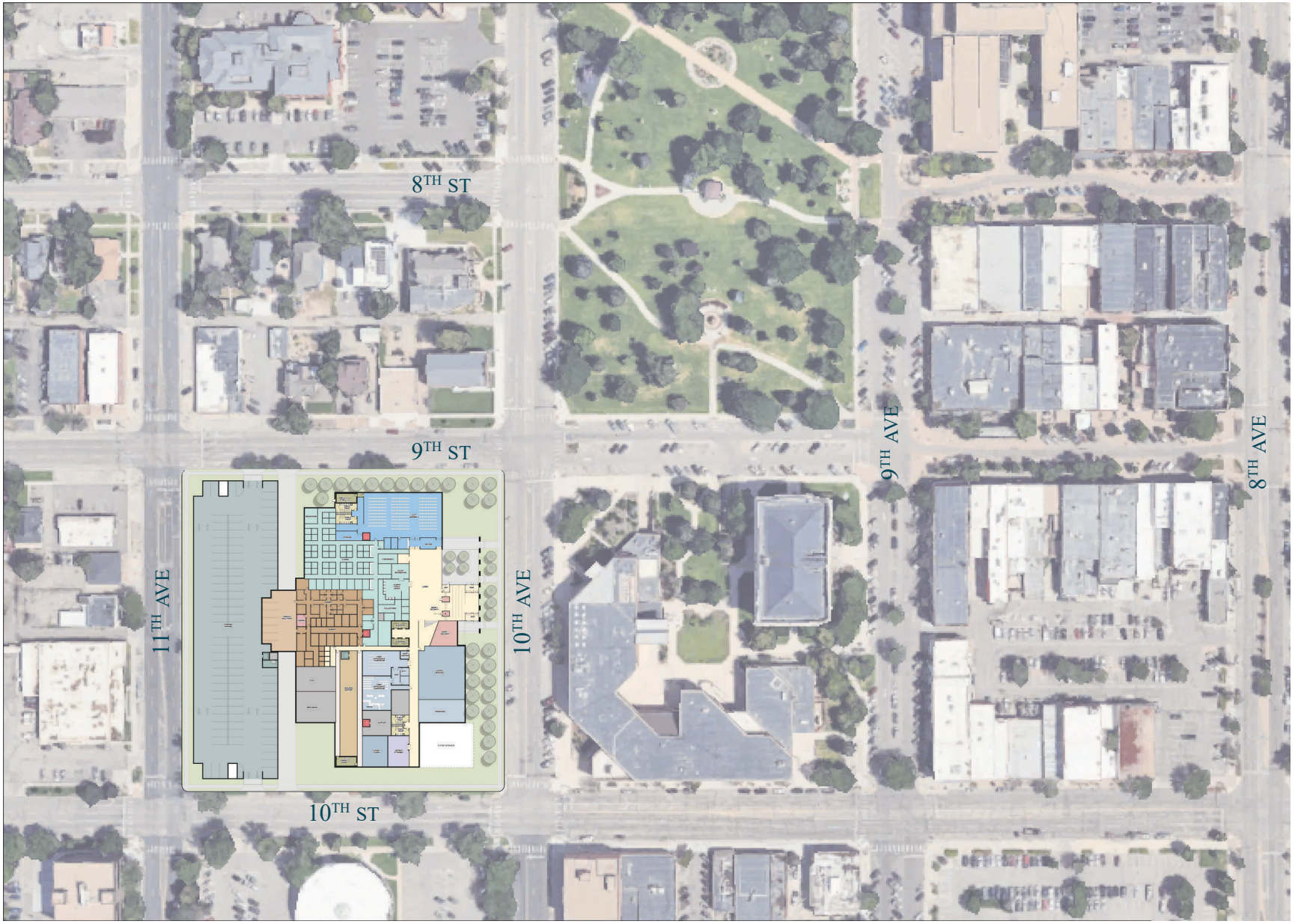


OPTION 2

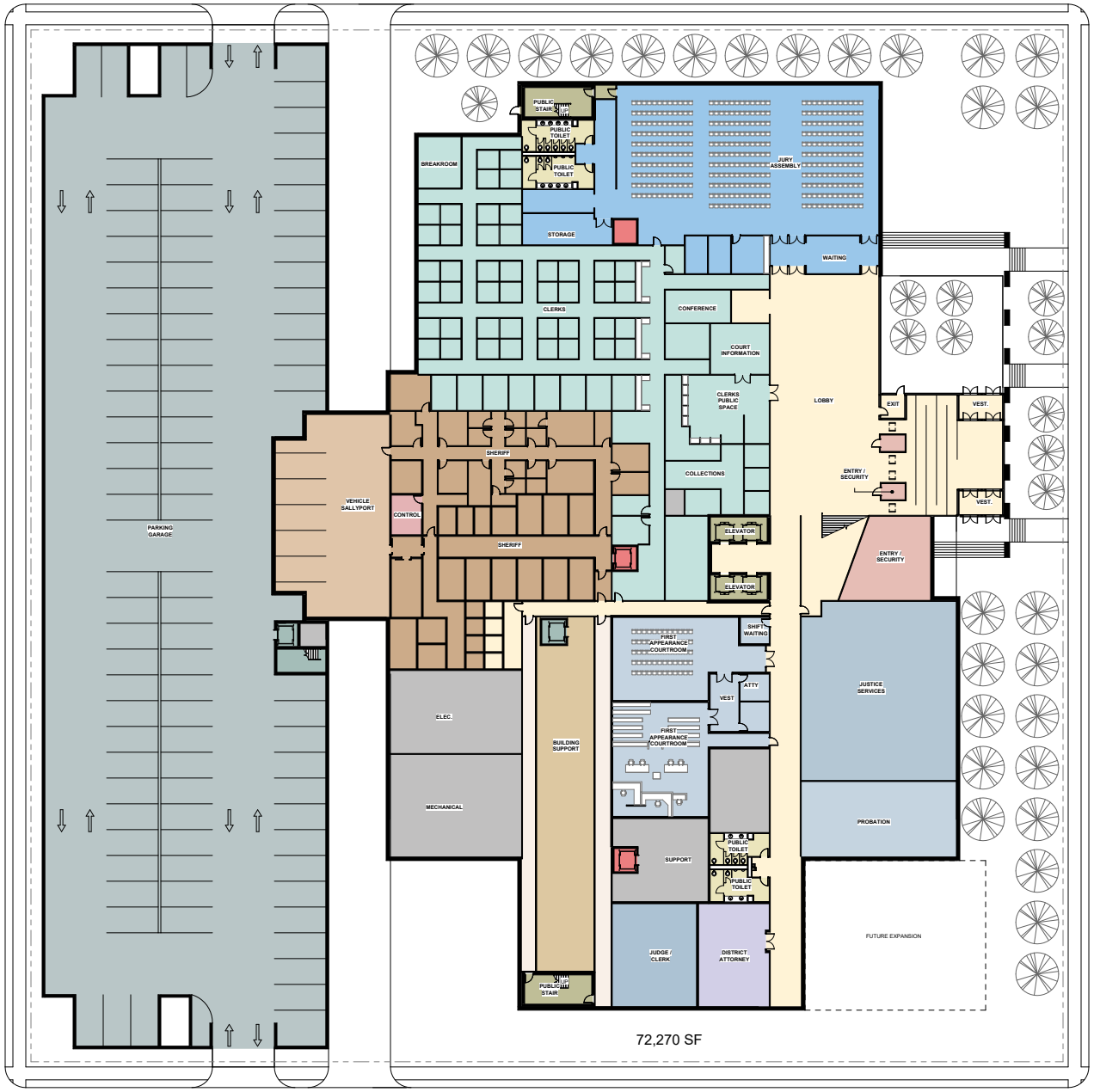
SUMMER SOLSTICE - 6PM



OPTION 1

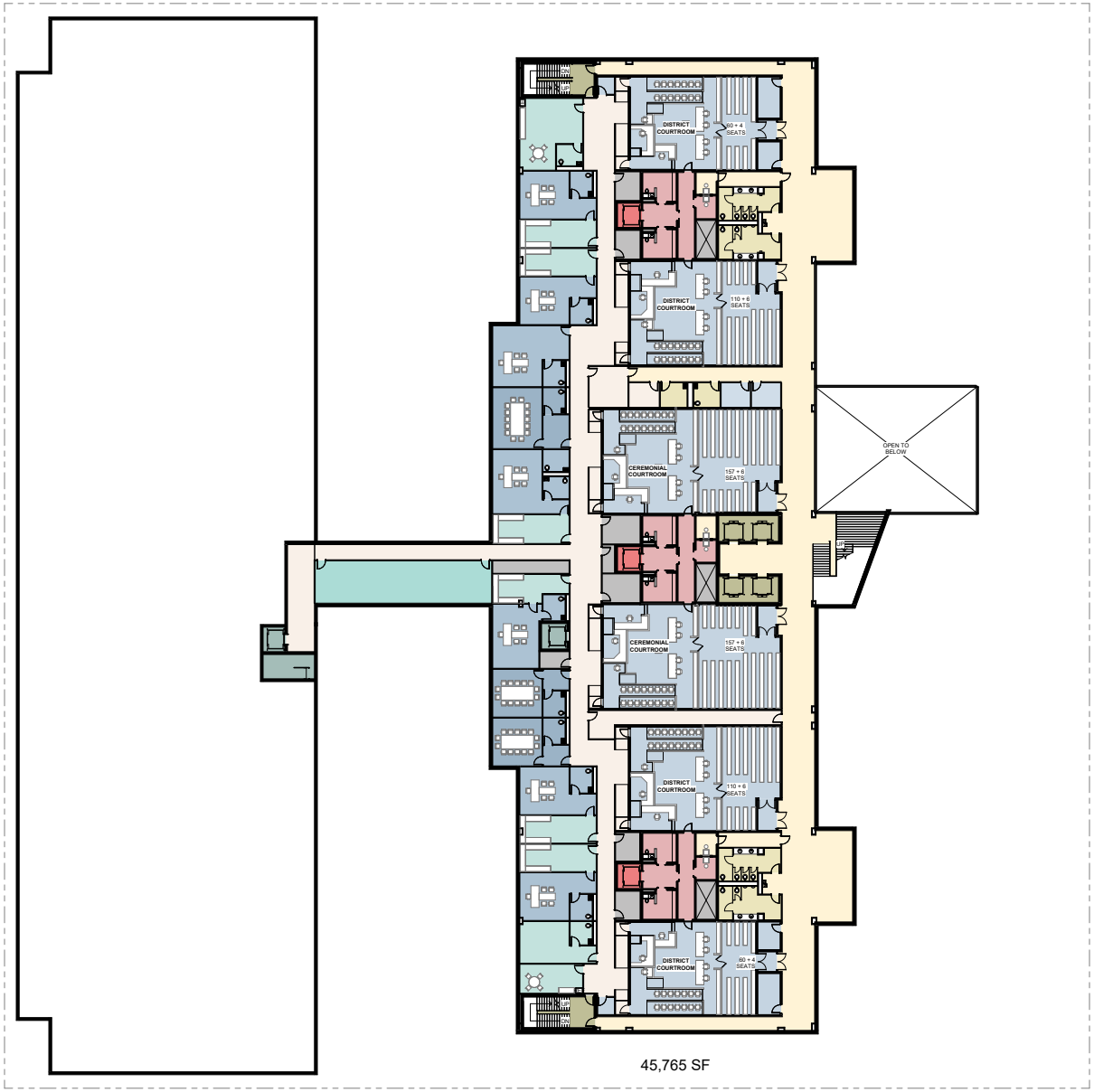
AERIAL SITE PLAN

OPTION 1



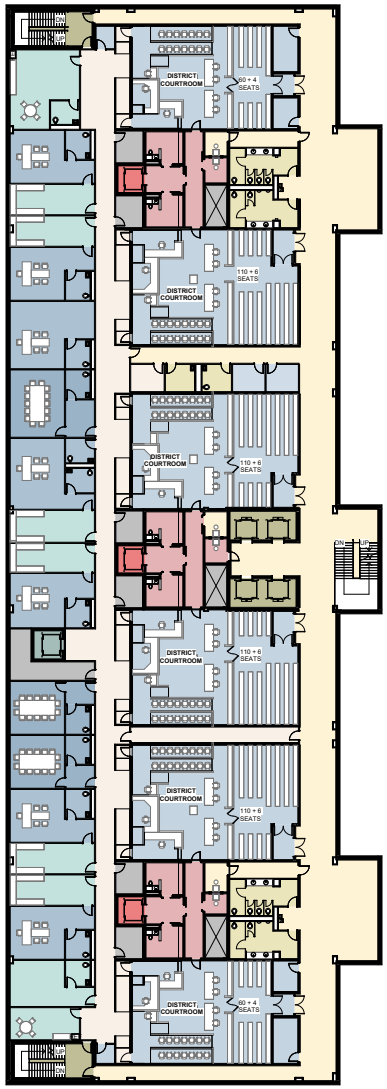
SITE PLAN / FIRST FLOOR

OPTION 1



SECOND FLOOR

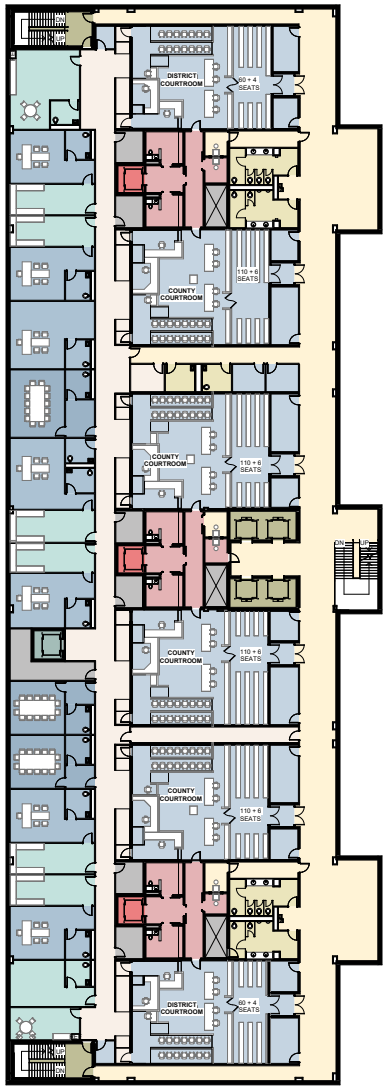
OPTION 1



41,606 SF

THIRD FLOOR

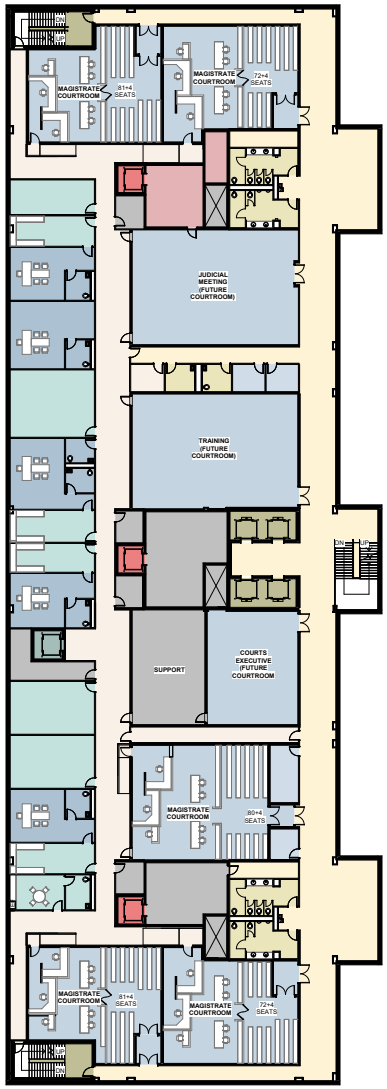
OPTION 1



41,606 SF

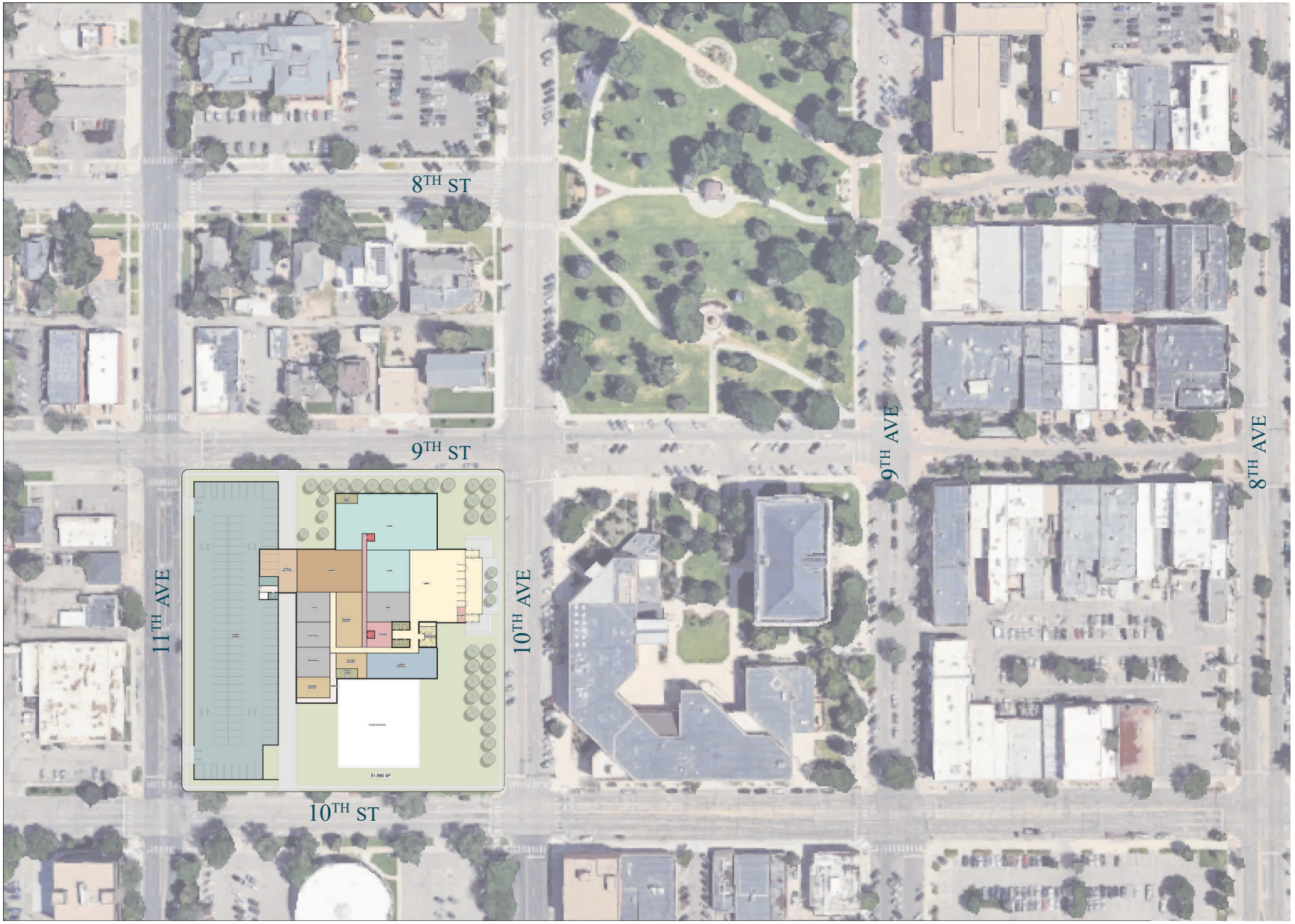
FOURTH FLOOR

OPTION 1



41,606 SF

FIFTH FLOOR



OPTION 2

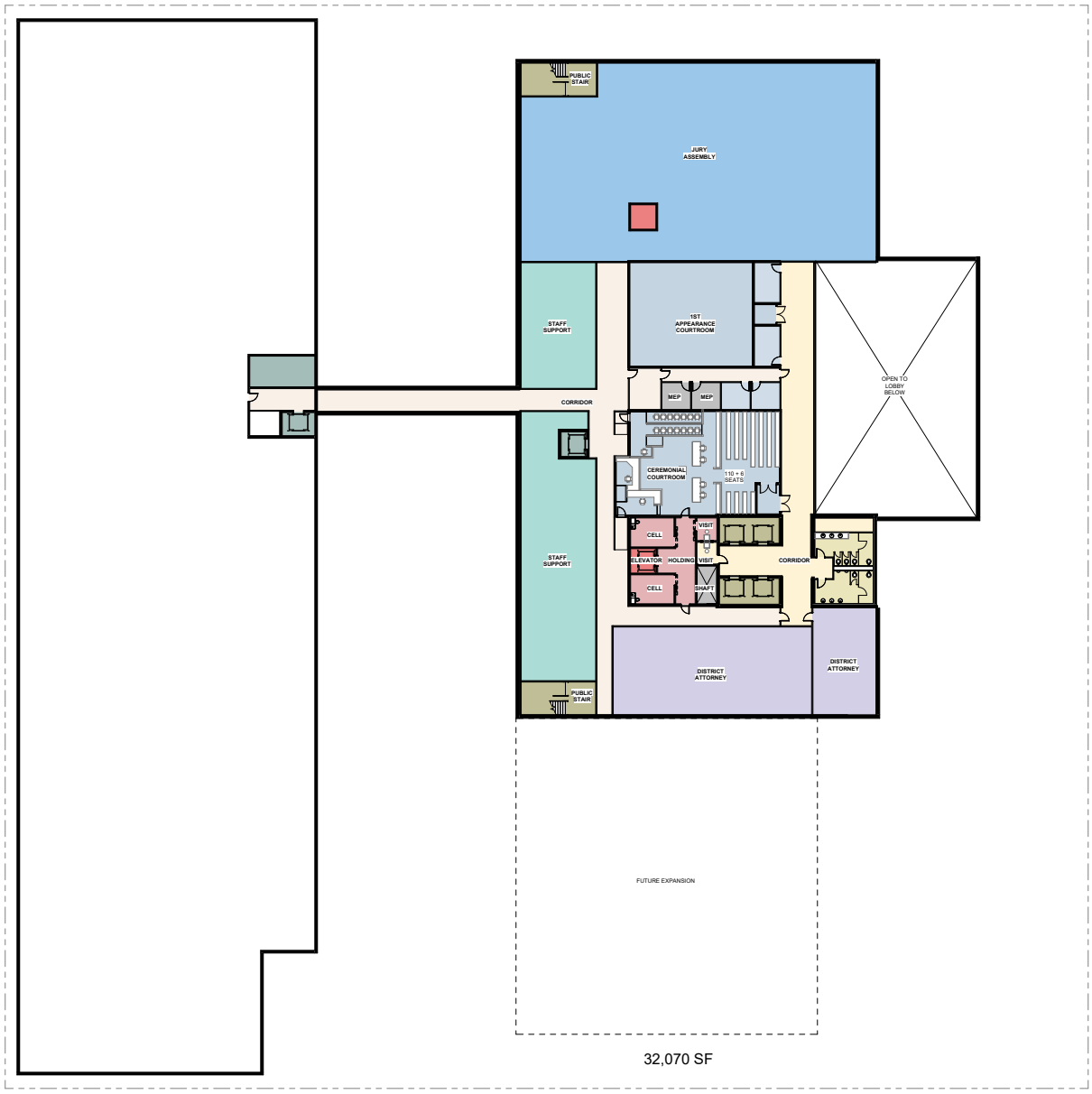
AERIAL SITE PLAN

OPTION 2



SITE PLAN / FIRST FLOOR

OPTION 2



SECOND FLOOR

OPTION 2



28,954 SF

THIRD FLOOR

OPTION 2



29,018 SF

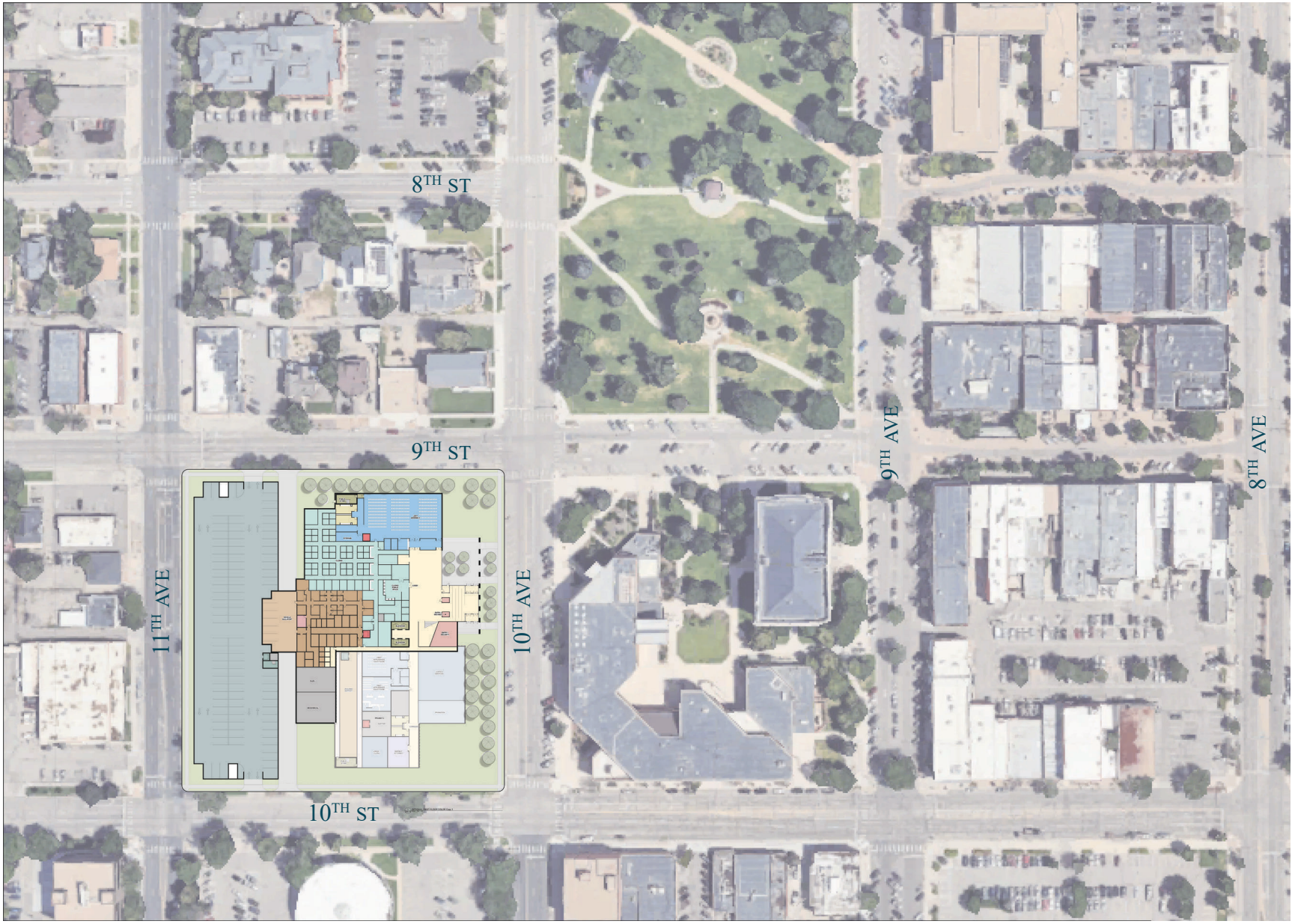
TYPICAL COURTS FLOOR
LEVELS 4 - 6

OPTION 2



29,018 SF

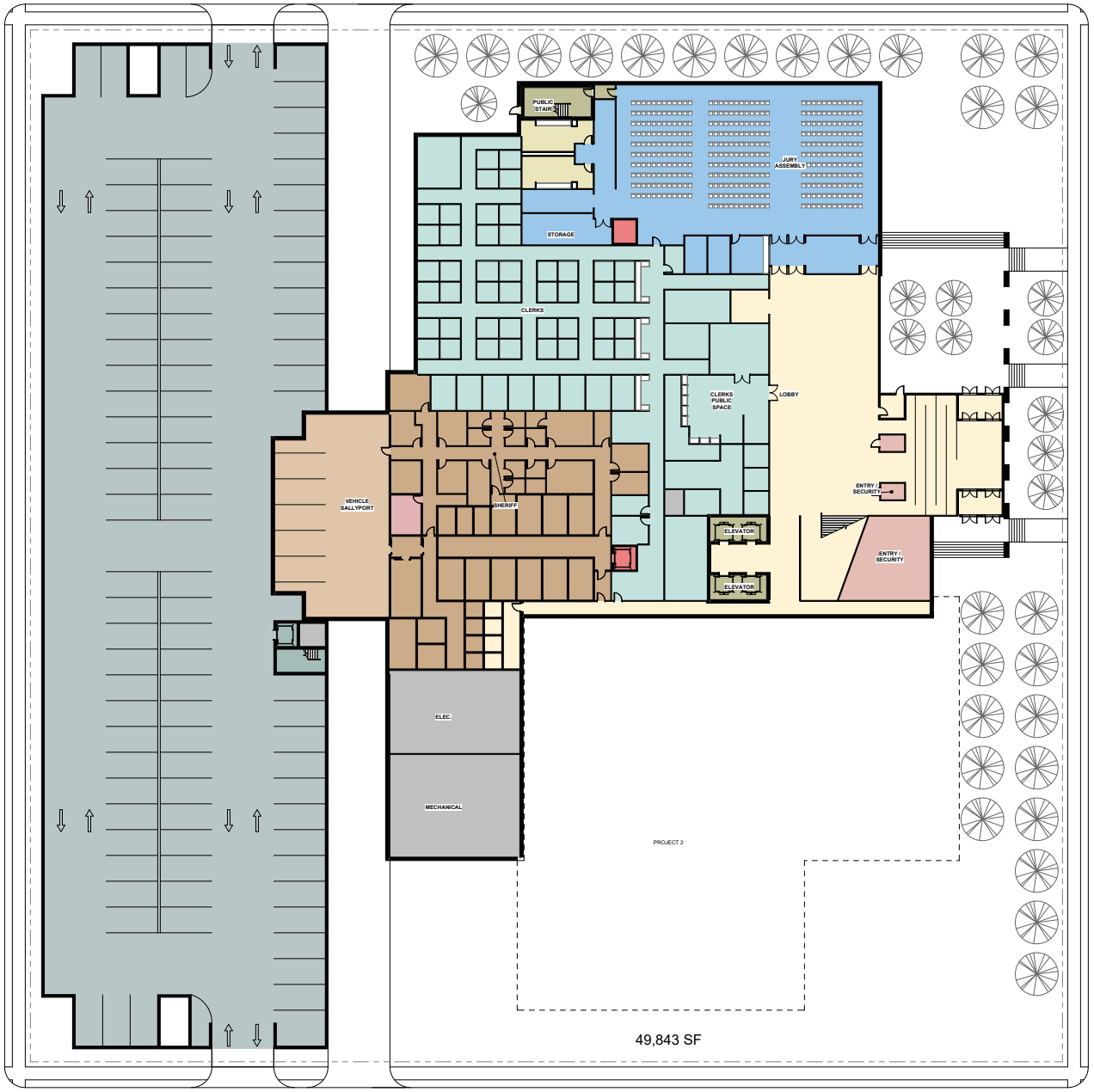
SEVENTH FLOOR



OPTION 3

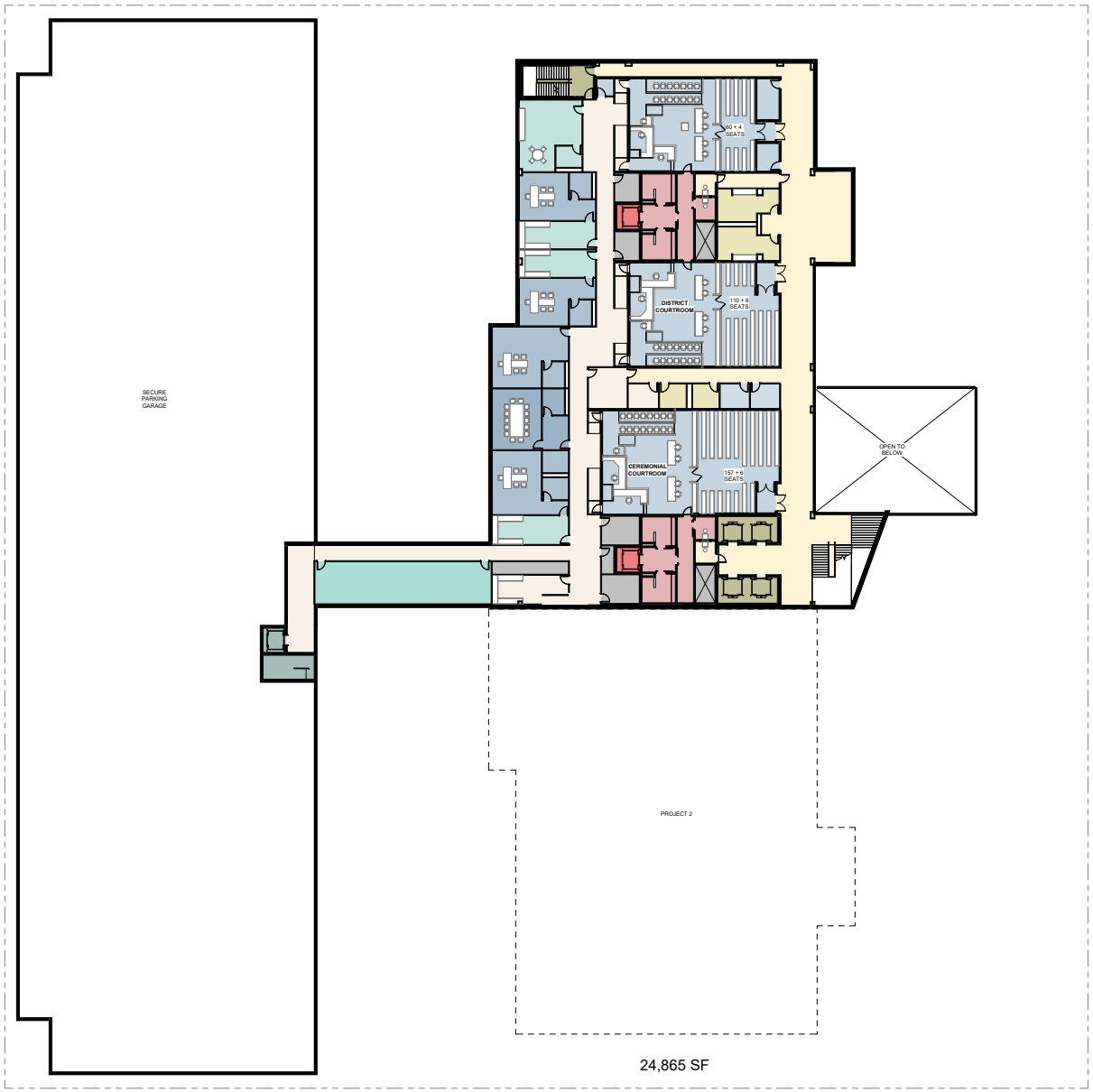
AERIAL SITE PLAN

OPTION 3



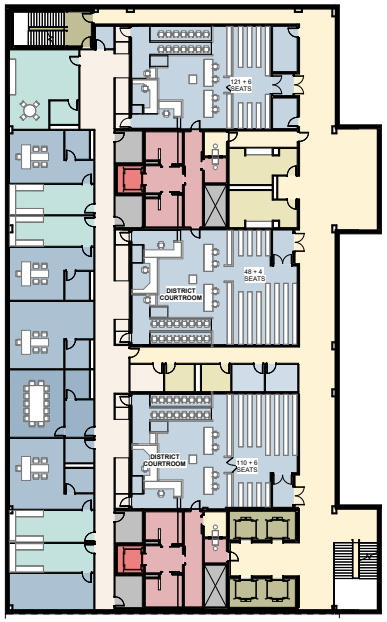
PROJECT 1 - SITE PLAN / FIRST FLOOR

OPTION 3



PROJECT 1 - SECOND FLOOR

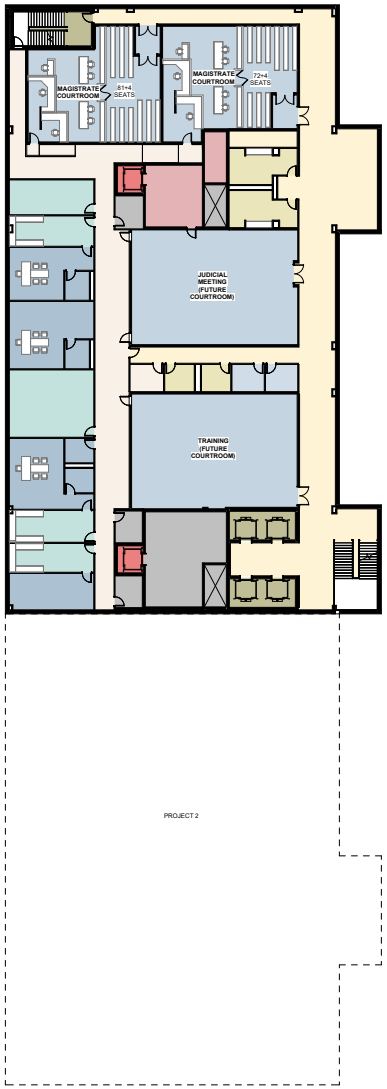
OPTION 3



23,618 SF

PROJECT 1 - TYPICAL COURTS FLOOR

OPTION 3



23,618 SF

PROJECT 1 - FIFTH FLOOR

OPTION 3



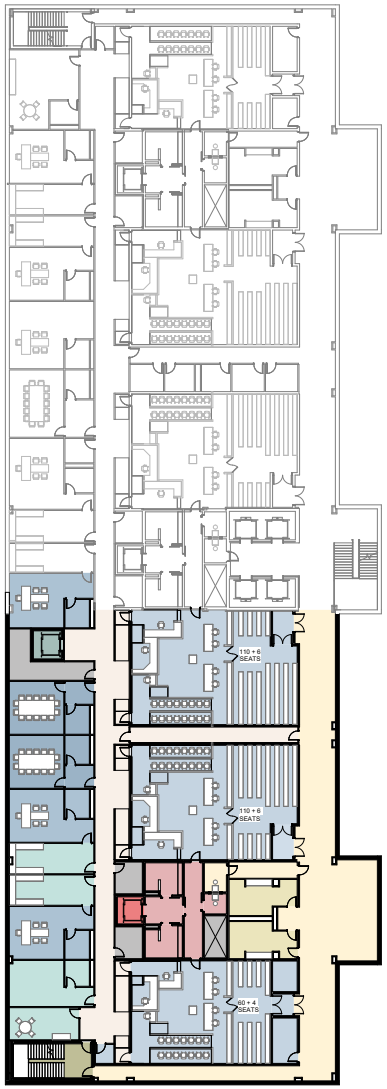
PROJECT 2 - SITE PLAN / FIRST FLOOR

OPTION 3



PROJECT 2 - SECOND FLOOR

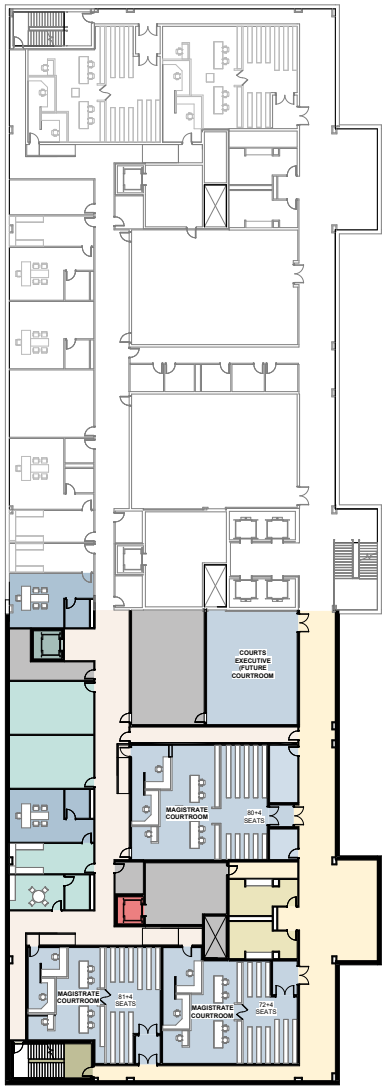
OPTION 3



17,988 SF

PROJECT 2 - TYPICAL COURTS FLOOR

OPTION 3



17,988 SF

PROJECT 2 - FIFTH FLOOR

Weld County Justice Center
WCJC FAQs

DATE
May 1, 2026

WCJC FAQs

Anticipated Community Questions

Project Purpose & Need

- Why does Weld County need a new Judicial Center, and what is wrong with the existing courthouse facilities?
    - *The existing courthouse facilities no longer fully support the County's current and future justice system needs. As the county continues to grow, demands on the judicial system have increased, putting pressure on space, security and overall functionality. State officials have identified the need for additional capacity, including space for two new judges, underscoring the limitations of the current facilities. In addition, advancements in courtroom technology and remote proceedings have outpaced the capabilities of the existing infrastructure, creating challenges in efficiently delivering modern judicial services.*

- How many courtrooms does the County currently have, and why are 24 needed?

    - *The Weld County Courts currently operate across multiple facilities containing 23 courtrooms of varying size, functionality, and capability. The original 10 courtrooms were constructed in 1914, while the remaining 13 have been retrofitted into a building originally designed for other purposes. Of the existing 23 courtrooms, only 10 are presently equipped to conduct jury trials. In response to projected population growth, increasing caseload demands, and long-term judicial planning, the new Justice Center is programmed to accommodate 24 courtrooms at opening, with internal capacity for expansion to 33 courtrooms and the ability to add six additional courtrooms in the future. The new facility is designed to consolidate court operations into a single, purpose-built building that provides adequate courtroom capacity for current and future needs, incorporates enhanced security measures for all users, and is adaptable to evolving courtroom technologies while supporting the long-term operational needs of Weld County and it's residents.*

- Why is the County moving forward with this project now?
    - *The County is moving forward now because the existing facilities are constrained, and the planning, design, procurement and construction process takes several years. Starting now allows the County to address long-term operational, security and capacity needs before they become more difficult and expensive to solve.*

- Will the building be designed to allow future expansion?
    - *Yes, planning for future growth is an important design consideration. The project team is evaluating how the building can support long-term County needs and adapt to operational changes over time.*

Existing Facilities / Reuse

- Will the existing courthouse remain open during construction?
    - *Yes, current court and County operations are expected to continue during construction. The project team will coordinate and communicate phasing and transitions in advance.*

- What will happen to the existing courthouse buildings once the new facility opens?
    - *The County will evaluate future use, reuse or redevelopment options for existing facilities as the project advances. Final decisions may depend on County needs, building conditions, cost and long-term planning.*

- Has the County studied renovating the existing courthouse instead of building new?
    - *Renovation and reuse options have been part of the broader planning discussion. However, existing facilities have limitations related to space, security, circulation, courtroom capacity and long-term functionality that are difficult to fully resolve through renovation alone.*

Project Site / Location

- Where exactly is “West Block / Block 66” in Greeley, and what is currently on that site?
    - *West Block / Block 66 refers to the planned downtown Greeley project site which is along U.S. 34 between 10th and 11th avenues.*



- Why was downtown Greeley selected for the new Justice Center?
    - *Downtown Greeley was selected following an evaluation of multiple site options as part of the County’s broader planning process. Key factors included proximity to existing County services, accessibility for the public, and the ability to support*

long-term operational needs. Locating the Justice Center downtown also maintains the County's civic presence in the community's core, where courts and related services have historically been centered. The project is being guided by thoughtful planning, design, and due diligence to ensure the Justice Center is modern, functional, and built to serve long-term needs without being excessive. This includes studying comparable facilities and engaging a judicial center-specific architect to bring proven expertise to the project. The intent is to incorporate appropriate technologies and design elements that improve operations, security, and user experience, while avoiding an overbuilt or "spectacle" facility. This reflects a balanced investment in practical, efficient infrastructure aligned with the County's values.

- Will any existing businesses or residents be displaced for this project?
    - *The site required the acquisition of several commercial properties and residential buildings. All acquisitions were negotiated through voluntary purchase agreements with willing sellers, and residents were provided appropriate notice and relocation time. A portion of the site was acquired by the City of Greeley and is being transferred to the County as part of a land swap agreement between the two parties.*
    - *Construction will bring significant economic activity to the area through local jobs, trades, and suppliers. Long term, the daily flow of employees, jurors, attorneys, and visitors to the campus will provide sustained support for nearby businesses.*

Building Design / Operations

- What departments or services will be included in the new Justice Center?
    - *The building will house courts, Clerks, Jury Services, Justice Services, and Sheriff support. Dedicated workspace is also provided for Probation Services and the District Attorney's office to support daily court proceedings and client coordination, though these are not their primary offices.*

- Why does the building need to be six stories?
    - *The six-story design is the most efficient way to fit the full justice center program on the West Block site while meeting the operational requirements of a secure courthouse — separate circulation for the public, staff, judges, and inmates, along with all supporting judicial infrastructure. The shelled 6th floor adds future capacity without requiring additional structural or enclosure work down the road.*

- What security improvements will the new facility provide compared to the existing courthouse?
    - *The new facility is expected to improve separation between the public, staff, judges and in-custody individuals. It should also improve screening, controlled access, secure movement and overall safety for courthouse users.*

- Will there be separate circulation for the public, staff, judges, and in-custody individuals?
    - *Yes, that is a key feature of modern justice facility design. The building will include dedicated pathways for the public, court staff and judges, and individuals in custody. Keeping these groups separate improves safety, security, privacy, and the overall efficiency of daily operations.*

Parking / Traffic

- How was the 600-space parking structure number determined?
    - *The 600-space parking structure was sized to meet the day-to-day parking demands of the Justice Center, including staff, jurors, visitors, and courthouse operations. It provides a reliable baseline of County-controlled parking for normal operations, with surrounding street parking and anticipated surface lots available to help accommodate higher-demand days. The structure is planned as a 5-story facility on the West Block site, adjacent to the Justice Center building.*

- Will the parking structure be available for public use, or is it exclusively for the Justice Center?
    - *The parking structure is planned to serve the Justice Center and its users, including jurors, visitors, staff, attorneys and other court-related users. It is not currently planned as a general public parking garage.*

- How will construction traffic be managed?
    - *The contractor will be expected to develop a construction traffic control and logistics plan. This should address parking, construction storage/lay-down, truck routes, deliveries, lane closures, pedestrian safety, business access and coordination with the City of Greeley.*

Construction Impacts

- How will downtown Greeley be affected during construction of a 6-story building and a 5-story, 600-space parking structure?
    - *Construction will bring temporary changes to downtown, including adjustments to traffic flow, parking, deliveries, and pedestrian access. The County and project team will take a coordinated, proactive approach, working closely with the City, local businesses, and nearby property owners to minimize disruptions. Clear communication will be a priority, with advance notice of major activities, defined detour routes, and maintained access to businesses and services throughout construction. The project is also anticipated to bring significant economic activity to the area through local jobs, trades, and suppliers.*

- Will construction create noise, dust, vibration, or access impacts for nearby businesses and residents?
    - *Some temporary construction-related activity, such as noise, dust, and changes to access, is expected. The project team will implement mitigation measures*

including dust control, safety fencing, defined work hours, clear communication, and coordinated access planning.

- How will pedestrian safety and business access be maintained during construction?
    - *The contractor will be required to maintain safe pedestrian routes, signage, fencing, and access plans. Downtown businesses will remain accessible during construction, and the project team will maintain safe circulation around the project site.*

Cost & Funding

- What is the total estimated cost of the Justice Center projects, and how will it be funded?
    - *The total project cost is still being finalized as the County continues to refine the scope and budget. Once confirmed, that information will be shared publicly.*

- Will this require a tax increase or bond measure, and did voters approve it?
    - *The County is not pursuing a tax increase or bond measure for this project. The funding approach is still being finalized, but the project is structured to be delivered without raising taxes or requiring a public vote. The County will communicate the specific financing plan once it has been formally approved by the Board of County Commissioners.*

- Why is the County spending money on a courthouse instead of roads, public safety, or other services?
    - *The Justice Center is a core public safety and civic infrastructure project. Courts, public safety, secure operations, and access to justice are essential County functions, and the project is intended to address long-term needs that cannot be solved by short-term repairs alone.*

- How will the County make sure this does not become a burden on taxpayers?
    - *The County will take a disciplined, proactive approach to managing costs throughout the project. This includes setting clear budgets, making phased decisions and using competitive procurement. The project team will also work closely with the contractor during preconstruction to review costs early, identify efficiencies, and make informed decisions. Ongoing oversight, cost tracking, and contingency planning will help keep the project aligned with the approved budget.*

Process & Transparency

- How will the County communicate updates to the public?
    - *The project website will serve as the central hub for information, including updates on schedule, milestones and key decisions. In addition, the County will use a range of communication tools such as email updates, social media, and direct outreach to keep the community informed as the project moves forward.*

- Will there be community input opportunities before construction starts?
    - *Yes, the County will identify appropriate opportunities to share information and gather feedback. While some decisions are technical or operational in nature, community questions and concerns will be thoughtfully considered and addressed as part of the process.*

- When will the community know the final cost and schedule?
    - *The cost and schedule will become more defined as the project moves through design and the contractor is brought on board. The County will share updates at key milestones and ahead of major decisions so the community stays informed as details are finalized.*

Schedule / Next Steps

- When is construction expected to begin and be completed?
    - *Based on the current project schedule, construction is targeted to begin in late 2026-early 2027 with an anticipated completion in 2029. These dates will continue to be refined as design progresses, entitlements are secured, and procurement and construction planning are finalized. The County will communicate any updates as the schedule is confirmed.*

- What decisions are still pending?
    - *Pending decisions include final design, final project budget, procurement approvals, entitlements, utility coordination, phasing, contractor selection and final construction schedule.*

- What could delay the project?
    - *The County is taking a proactive approach to keep the project on track through early planning, coordination, and risk management. While delays are not anticipated, factors such as material availability or site conditions may influence the schedule.*

Anticipated Contractor / CM/GC Questions

Overall Program / Three-Project Structure

- Will the Justice Center, parking structure, and demolition/site work be procured as three separate projects?
    - *Yes, the current planning assumption is that the work will be broken into three separate projects/procurements: Justice Center Core and Shell, parking structure, and Tenant Improvements.*
    - *The three projects are currently structured as:*
    - *Project #1 – Weld County Justice Center: Core and Shell*
    - *Project #2 – Parking Structure*
    - *Project #3 – Weld County Justice Center: Tenant Improvements*
    - *The Core and Shell project is the primary subject of the current procurement. The Parking Structure and Tenant Improvements are independent projects that will*

be procured under separate RFPs. Coordination between projects may be required.

- Will each project have a separate RFP, contract, budget, schedule, and GMP?
    - *Each project is expected to be independently procured under separate RFPs. The Parking Structure and Tenant Improvements are separate, future procurements. Each project should have separate procurement and project controls, they will be coordinated as part of the overall Justice Center program.*

- Will contractors be allowed to pursue more than one of the three projects?
    - *Yes. Contractors may pursue multiple projects; however, each project will have its own RFP, and contractors will need to submit separately for each project they wish to be considered for.*

- Is the County intending to select separate teams for each project, or could one team be selected for multiple projects?
    - *The County is evaluating the best approach to maintain competition, coordination, and accountability across all three projects. This could include selecting separate teams or allowing opportunities for one team to be involved in multiple components, depending on what best supports each distinct project delivery.*

- Who will be responsible for overall coordination across the three projects?
    - *The County, Owner's Representative, and project management team will maintain overall program coordination. Each contractor will also be responsible for coordinating its scope with adjacent projects to maintain alignment across the program.*

- How will the County manage scope gaps or overlaps between the three projects?
    - *The County will clearly define responsibilities for each project. Ongoing coordination meetings between teams, supported by contract requirements will help manage any gaps or overlaps.*

Project Scope / Boundaries

- What scope is included in each of the three projects?
    - *Project #1 – Core & Shell: foundation, structural core, shell, envelope, roofing, exterior skin, elevators/stairs, Mechanical, Electrical and Plumbing (MEP) shafts, restroom cores, secure Sheriff parking, sallyport, secure loading dock, and judicial facility infrastructure.*
    - *Project #2 – Parking Structure: adjacent 5-story, 600-space parking facility, approximately 202,000 square feet.*
    - *Project #3 – Tenant Improvements: interior build-out for five occupied floors, with the 6th floor delivered as conditioned unfinished shell space. Includes 24 courtrooms, judicial/support spaces, public lobby, offices, probation, Sheriff*

spaces, MEP build-out, courtroom technology, AV, finishes, millwork, signage, and furnishings as applicable.

- Why the Project is Structured into Three Packages
    - *The project is intentionally structured into three distinct packages to create greater opportunity, flexibility, and efficiency throughout delivery. This approach expands participation by allowing specialty contractors to pursue work aligned with their expertise, increases competition, and supports a more inclusive procurement process. It also provides flexibility in procurement and scheduling, enabling the County to phase work strategically, respond to market conditions, and maintain momentum across critical path elements. Overall, this structure helps manage risk, optimize cost, and ensure the project is delivered in a thoughtful and efficient manner.*

- Where are the scope boundaries between the Justice Center, Core and Shell, parking structure, and Tenant Improvements?
    - *Scope boundaries will be defined through bid documents, site plans, logistics plans, and responsibility matrices.*

- Who is responsible for shared site logistics, fencing, access, laydown, and temporary utilities?
    - *This will be assigned in the RFP and contract documents.*

- How will overlapping work such as utilities, sitework, traffic control, and pedestrian access be coordinated?
    - *Overlapping work should be coordinated through a master schedule, logistics plan, regular coordination meetings and clear contractor responsibilities.*

- Will the Justice Center and parking structure have any physical connection or shared infrastructure?
    - *This will be confirmed as design progresses. If shared elements—such as connections, utilities, access points, or security systems—are included, responsibilities for each will be clearly defined between the projects.*

Schedule / Phasing

- Will the three projects run concurrently or in phases?
    - *The schedule may include overlapping work, but final phasing will depend on demolition, site readiness, design progress, procurement and construction sequencing.*

- What are the critical milestone dates for each project?
    - *Milestones will be issued in each RFP and maintained in the master project schedule. These may include design completion, procurement, , notice to proceed, demolition, foundations, structure, enclosure, substantial completion, and occupancy.*

- Is one project required to be completed before another can begin?
    - *Some early work, such as site preparation, demolition and utility coordination, will need to happen before vertical construction can begin. Beyond that, the sequence and any dependencies between projects will be defined as part of the overall project schedule.*

- Will demolition or enabling work need to be completed before Justice Center or parking structure construction begins?
    - *Yes.*

- How will schedule delays on one project be handled if they impact the other projects?
    - *The County will require contractors to identify potential delays and mitigation strategies early, and coordinate closely across teams. If schedule changes occur, teams will work together on recovery plans to keep the overall program moving.*

- Will early release packages be considered for demolition, sitework, utilities, foundations, or long-lead equipment?
    - *Yes. The CM/GC is expected to provide guidance and strategy for developing early work packages to support procurement and construction. This could include items such as early sitework, utilities, foundations, structural packages, or long-lead procurement, depending on final design and schedule strategy.*

Site Logistics / Downtown Coordination

- What is the anticipated construction staging and laydown plan?
    - *The contractor should propose a logistics plan based on the downtown site constraints. This will outline how materials, equipment and work areas are organized, including staging areas, delivery routes, crane locations, and pedestrian access. The plan will be reviewed with the County and City to align with downtown operations and access needs.*

- Are there restrictions on work hours, site access, deliveries, or lane closures?
    - *Restrictions may apply based on City requirements, permits, adjacent businesses, court operations, and public safety needs.*

- Will adjacent buildings remain occupied during construction?
    - *Adjacent buildings will remain occupied. The construction team will need to plan accordingly to address safety, noise, access, vibration, and communication.*

- Where will construction workers park?
    - *Each contractor will need to propose a worker parking plan that minimizes impacts to downtown public parking, businesses, and courthouse operations.*

- Who will manage overall traffic control across the three projects?
    - *Each contractor will be responsible for traffic control within their respective scope, but given the proximity of the three projects, the teams will be required to*

coordinate on a unified site-wide traffic management plan. This coordination will be a contractual requirement to ensure safe and efficient access throughout the construction period.

Cost / GMP / Budget

- When does the County expect to establish the GMP or final construction cost for each project?
    - *The GMP (Guaranteed Maximum Price) is typically established toward the end of the design phase, once detailed construction documents are complete and pricing is more defined. In some cases, it may be finalized after key trade packages are bid, depending on the County's procurement and pricing approach.*

- Will each project have its own contingency?
    - *Each project is expected to have its own contingency structure, and the overall program may also include an owner-level contingency. Details on contractor contingency, owner contingency, and approval authority will be further defined through preconstruction efforts.*

- How will shared costs be allocated across the three projects?
    - *Shared costs will be identified early and clearly assigned between projects. This will be managed through defined scope, contract requirements and budget tracking. Examples may include temporary utilities, traffic control, fencing, or shared site logistics.*

- Will open-book estimating be required?
    - *Yes. The GMP will be developed as a cost-type, open-book contract. The CM/GC should expect transparent pricing, cost of work detail, fees, general conditions, contingency, insurance, bonds, and supporting backup as part of the GMP process.*

- How will value management decisions be handled if one project is trending over budget?
    - *Value management should be handled collaboratively with the County, design team, and CM/GC. Decisions should consider cost, schedule, operations, life-cycle value, durability and public impact.*

Procurement / Selection

- What qualifications is the County looking for in each project team?
    - *The County is looking for relevant project experience, team capacity, safety record, cost management, schedule management, downtown logistics experience, public-sector experience and ability to coordinate with multiple stakeholders.*

- Will the evaluation criteria be different for the Justice Center Core and Shell, parking structure, and Tenant Improvements?
    - *Yes, the evaluation criteria may differ by project. For example, the Justice Center Core and Shell may emphasize secure facility experience, while the parking structure may emphasize garage construction and downtown logistics.*

- How will proposals be evaluated and scored?
    - *Proposals will be evaluated using a Best Value selection process. Evaluation criteria include firm qualifications, staff qualifications, location/workload, safety and claims history, project approach, schedule, fee proposal and cost model. The first-ranked proposal may not be the lowest overall cost.*

- Will interviews be required for each project?
    - *Interviews are anticipated for the top-ranked proposers. The two to three highest-ranked RFP responses may be invited to participate in interviews if required. The anticipated technical interview date is June 19, 2026.*

- What key personnel are expected to be included in each proposal?
    - *Key personnel may include executive sponsor, project executive, project manager, superintendent, preconstruction manager, estimator, scheduler, safety lead and project controls staff.*

- Will prior courthouse, justice center, detention, secure facility, or parking structure experience be required?
    - *Prior experience with similar project types is strongly preferred and will be part of the evaluation. Teams should demonstrate relevant experience with justice facility construction, structured parking, complex interior improvements, downtown logistics, close-building coordination and critical delivery. While one specific project type may not be an absolute pass/fail requirement, teams with courthouse, justice center, secure facility, detention, and/or structured parking experience will likely be more competitive.*

- Will local subcontractor participation be encouraged or required?
    - *Local subcontractor participation is encouraged. Proposers are also expected to strategically engage the subcontractor market thoughtfully with a focus on quality, schedule and budget value to the County. A specific local subcontractor participation percentage has not been established.*

Design / Preconstruction Coordination

- What level of design will be available at the time of CM/GC selection?
    - *The CM/GC will be brought on during the early design phases to support estimating, constructability, logistics and phasing.*

- Who is the architect and engineering team for each project?
    - *The design team is Fentress Studios/Reilly Johnson Architecture.*

- What role will the CM/GC have during schematic design, design development, and construction documents?
    - *The CM/GC will provide preconstruction services during design, including schedule updates, estimates, action plans, phasing guidance, market input, constructability review, value engineering, early work package strategy, budget input, bid package development and subcontractor market engagement.*

- Will the CM/GC be expected to provide estimating, constructability reviews, phasing input, logistics planning, and value management?
    - *Yes, those are typical CM/GC preconstruction responsibilities and will be clearly included in the RFP scope.*

- How will the CM/GC coordinate with the design team and other stakeholders?
    - *Coordination should occur through regular design/preconstruction meetings, stakeholder workshops, estimate reviews, schedule reviews and issue tracking.*

- Will BIM, clash detection, or design-assist trades be required?
    - *For a complex justice project, BIM and clash detection may be valuable for coordinating structural, mechanical, electrical, plumbing, security and technology systems. Design-assist trades may also be considered for complex or long-lead scopes.*

Risk / Contract Terms

- What contract form will be used?
    - *The County plans to use AIA A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is Cost of the Work Plus a Fee with a Guaranteed Maximum Price. Weld County's standard contract will also be incorporated into the final agreement.*

- How will contingency be structured and controlled?
    - *The contract will define owner contingency, contractor contingency, approval requirements, reporting and allowable use of contingency funds.*

- How will shared savings be handled?
    - *The project will be delivered under a Guaranteed Maximum Price contract. If final costs come in below the GMP, any savings may be shared between the County and the contractor. Any specific split percentage will be defined in the contract and is still to be determined as procurement is finalized.*

- What insurance, bonding, and safety requirements will apply?
    - *Required coverages include workers' compensation, commercial general liability, automobile liability, professional liability, umbrella/excess liability, pollution*

liability, and builder's risk insurance. Performance and labor/material bonds will be required at 100% of the contract value at the time of the GMP amendment. Safety information required in the proposal includes the accident prevention program, EMR, OSHA lost time accident rate, claims, litigation, arbitration, and regulatory complaints.

- Are liquidated damages or milestone penalties anticipated?
    - *Liquidated damages and milestone penalties are standard tools in public construction contracts and are being evaluated for inclusion. Whether they will be applied, and to which milestones, will be defined in the procurement and contract documents as those are finalized.*

- How will changes, unforeseen conditions, escalation, and supply chain risks be managed?
    - *The contract will outline how changes are handled, including how unforeseen conditions and cost changes are addressed. It will also define how contingencies are used, when early purchasing may be needed, and what documentation is required to support any adjustments.*

Subcontracting / Bid Packages

- Will the CM/GC be required to competitively bid subcontractor scopes?
    - *Yes. The CM/GC will be expected to develop detailed bid packages with the design team and County, then advertise, manage and obtain bids per Weld County requirements.*

- How will bid packages be structured for each project?
    - *Bid packages should be developed during preconstruction based on project scope, schedule, market conditions, long-lead items and coordination needs.*

- Will prequalification of subcontractors be required?
    - *Subcontractor prequalification will be at the discretion of the awarded CM/GC. The County's qualification requirements apply to the general contractor level, and the selected CM/GC will be responsible for establishing any prequalification standards for their subcontractor pool consistent with the contract requirements.*

- Will the County require public bid openings or documented bid tabulations?
    - *No. The County is not obligated to enter into a GMP amendment with the CM/GC. The County may cancel construction services, start a new selection process, terminate the contract, or negotiate with the next highest-rated proposer.*

Technology / Security / Special Systems

- Are there specific security, access control, AV, IT, courtroom technology, or low-voltage standards?
    - *Yes, these systems will have specific standards and stakeholder requirements. Requirements will be shared with the successful CM/GC Teams.*

- Will detention-grade materials or secure holding areas be included?
    - *Secure holding areas and detention-grade materials will be included where required for in-custody movement and court operations. Final requirements will be confirmed through design.*

- Who will own coordination of specialty systems across the Justice Center?
    - *The CM/GC will be responsible for coordinating specialty systems installation and sequencing across the project. Design responsibility for specialty systems lies with the design team, and the CM/GC will coordinate directly with specialty vendors to ensure proper integration. The County's role is to establish performance standards and expectations, with day-to-day coordination managed by the project team.*

- Are there long-lead equipment or specialty procurement items already identified?
    - *Formal identification and tracking of long-lead items will be a responsibility of the CM/GC during preconstruction. Early procurement planning for any items with extended lead times will be expected as part of their preconstruction services scope.*

Closeout / Turnover

- What are the expectations for commissioning, training, and turnover?
    - *The contractor should provide commissioning support, owner training, O&M manuals, warranties, as-builts, systems documentation and turnover planning.*

- What documentation will be required at closeout?
    - *Closeout documentation may include as-builts, record drawings, warranties, O&M manuals, attic stock, testing reports, commissioning documentation, training records and final inspections.*

- Will each project have a separate closeout process?
    - *Yes, each project should have its own closeout process, while also coordinating with the overall program turnover and occupancy plan.*

- Will the CM/GC be responsible for warranty coordination after substantial completion?
    - *Yes, the CM/GC is typically responsible for warranty coordination after substantial completion for its scope of work, subject to the final contract terms.*

SECTION

6

Programming & Stakeholder Engagement

Programming materials, the Partnering Session deck, judicial district utilization review, and the Plan of Record (POR) data.

3 DOCUMENTS IN THIS SECTION

Weld County Justice Center
BoCC Partnering Session

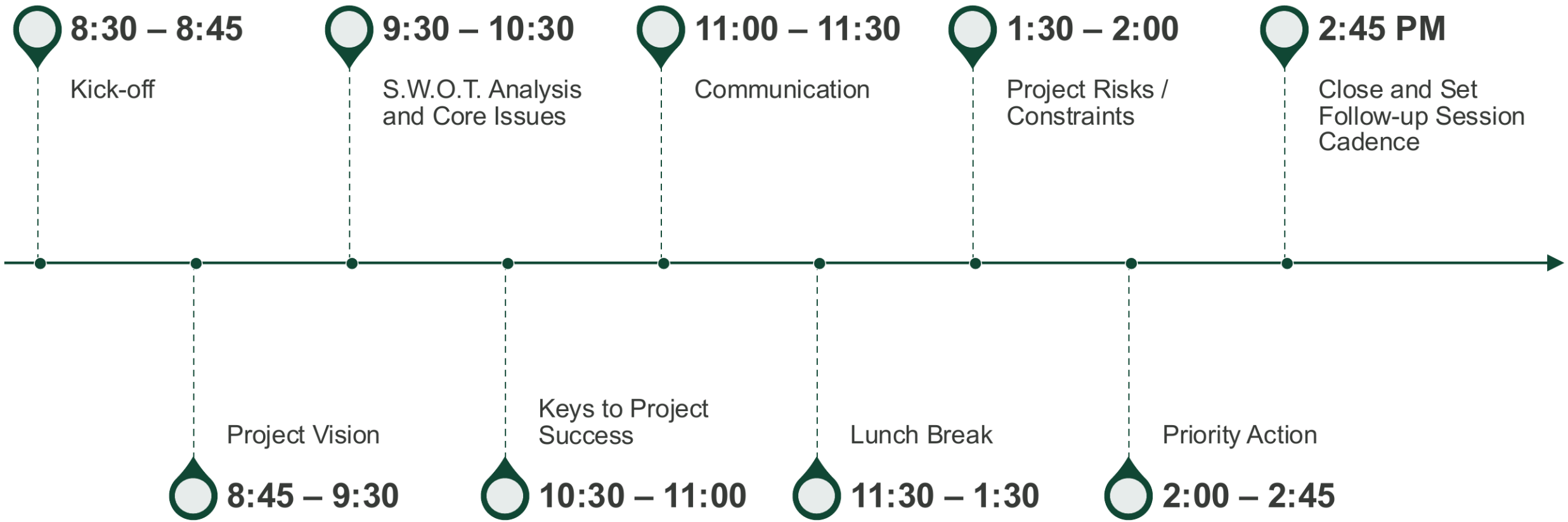
DATE

January 6, 2026

Weld County BoCC Partnering

January 6, 2026

Agenda


8:30 – 8:45
Kick-off
8:45 – 9:30
Project Vision
9:30 – 10:30
S.W.O.T. Analysis and Core Issues
10:30 – 11:00
Keys to Project Success
11:00 – 11:30
Communication
11:30 – 1:30
Lunch Break
1:30 – 2:00
Project Risks / Constraints
2:00 – 2:45
Priority Action
2:45 PM
Close and Set Follow-up Session Cadence

3 Wins

Win 1 – Development Phase

Win 2 – Preconstruction Phase

Win 3 – Execution Phase

Why do development projects fail to get built?



LACK OF CLEAR OBJECTIVES



INSUFFICIENT PLANNING AND RESOURCES



REGULATORY OR PERMITTING DELAYS

4 Obsessions of an Extraordinary ~~Executive~~ Leader

1. Build a Cohesive Leadership Team
2. Create Clarity
3. Over-Communicate Clarity
4. Reinforce Clarity

Cohesive Leadership Teams…

TRUST ONE ANOTHER

When team members are genuinely transparent and honest with one another, they are able to build vulnerability-based trust.

ENGAGE IN CONFLICT AROUND IDEAS

When there is trust, team members are able to engage in unfiltered, constructive debate of ideas.

COMMIT TO DECISIONS

When team members are able to offer opinions and debate ideas, they will be more likely to commit to decisions.

HOLD ONE ANOTHER ACCOUNTABLE

When everyone is committed to a clear plan of action, they will be more willing to hold one another accountable.

FOCUS ON ACHIEVING COLLECTIVE RESULTS

The ultimate goal of building greater trust, healthy conflict, commitment, and accountability is one thing: the achievement of results.

Every Project Team is perfectly designed to get the results it gets.

Project Vision

One Team. One Vision. One Result.

<u>Project Vision:</u> What does winning look like?

- ✓ Stately, efficient and functional building which is designed for future needs of the Judicial Center, and meets the charter guidelines and budget of $177M per project.

Critical Schedule Milestones

- **RFP Abatement and Demo of West Block:** January 15, 2026
- **Finalize IGA / land swap agreement with City of Greeley / Richmark / SD6:** January 31, 2026
- **Subsurface Discovery (e.g. Stormwater):** January 31, 2026
- **Communication Plan Final Draft:** January 31, 2026
- **Design Team Selection:** February 15, 2026
- **CM/GC Selection:** February 24, 2026
- **CDOT Permit:** February 14, 2026
- **XCEL and Atmos Utility Disconnection:** March 1, 2026
- **Replat Subdivision and Alley Vacation:** August 1, 2026
- **Justice Center Start:** November 2, 2026
- **Justice Center Complete:** May 21, 2029

S.W.O.T.

Strengths	Weaknesses	Opportunities	Threats
• Our Team • Our Commissioners • Our intent – the whole team wants to do what is right for the community • The ability to challenge one another and make decisions • A lot of prework is complete • Support of downtown Greeley • Trust by the electorate • Cash position – we have options • Project is very attractive to the marketplace	• Uncertain revenue future for Weld County • Market conditions (e.g. escalation, tariffs, etc.) • Lack of media to get the message out there	• Project funding: cash and/or financing options • Clear and consistent messaging • Incorporate elements of historic buildings into the project – perhaps partner with Historical Society • Our broader partnerships and revitalization in Weld County and Downtown Greeley • Other future revenue streams for Weld County • Building a facility which reflects efficiency realized by being responsive to the future of the Judicial process (e.g. Technology, size of courtrooms, etc.) • Judicial Center experience – build out the remainder of the team with this experience • We are not bound by a lot of environmental impact and energy requirements that other counties are bound by • November 1, 2026 start date • Communication plan • Gain consolidated land via Walgreens	• Greeley stormwater revitalization project completion • Other Governmental Agencies out of our control • Parking Garage shared use and when it will be open • Analysis paralysis • Impact to downtown during construction • Interacting with the State and other entities without causing delays • Turnover of Board Members • Legislative and Regulatory uncertainty (e.g. Mandates to build by certain criteria)

Keys to Project Success

What must we ensure as a Leadership Team to make this project as success?

1. Transparency
2. Clear decision making
3. Budget and Timeline adherence
4. Communication to the public
5. Rounding out our team with Judicial Experience

Communication

How must this team communicate / collaborate Internally?	How must this team communicate externally?
1. We need to ensure that we are clear about board decisions – can't leave asking "what did we decide" 2. Document decisions and direction 3. Dashboard with hot items needing direction 4. Weekly touch base Team meetings 5. Design Team and GM/GC representation in meetings	1. External communications to go through Weld Communications department

Communication

How are we going to communicate when we hit roadblocks?

1. Deal with it head on immediately
2. How we communicate the bad externally is just as important as good news

Weld County Justice Center
Program of Requirements (Space Recommendations)

DATE
March 2026

WELD COUNTY COURTHOUSE PROJECT - SPACE RECOMMENDATIONS					
		PROPOSED COURTHOUSE SPACE REQUIREMENT (USF)			
		Intitial Build-Out		2046	
COURT COMPONENTS					DIFFERENCE
1	**JUDGES' CHAMBERS**	19,799		22,958	3,159
2	**COURTROOMS AND ANCILLARY SPACES**	82,782		97,662	14,8 0
3	**JURY ASSEMBLY/MULTI-PURPOSE ROOM**	9,546		9,546	0
4	**COURT ADMINISTRATION**	2,066	includes 20-year staffing growth	2,066	0
5	**CLERK OF COURT OFFICE**	11,603	includes 20-year staffing growth	11,603	0
6	**JUSTICE SERVICES**	5,730	includes 20-year staffing growth	5,730	0
7	**PROBATION OFFICE PREP AREA**	1,243		1,243	0
8	**DISTRICT ATTORNEY PREP AREA**	2,142		2,142	0
9	**OTHER COURT SERVICES**	3,090	includes 20-year staffing growth	3,090	0
10	**COURT SECURITY AND HOLDING**	9,237	includes 20-year staffing growth	9,237	0
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	**147,238**		**165,277**	18,039
COURT RELATED COMPONENTS					
11	**LOBBY/BUILDING SERVICES AND SUPPORT**	20,625		20,625	0
12	**PRIMARY BUILDING SYSTEMS**	4,380		4,380	0
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	**25,005**		**25,005**	0
	SUMMARY				
	TOTAL DGSF	**172,243**		**190,282**	18,039
	Building Grossing Factor	**1.40**		**1.40**	0
	COURTHOUSE BUILDING GROSS SQUARE FOOTAGE (BGSF)	***241,140***		***266,395***	25,255

1 JUDGES' CHAMBERS

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	STAFF (w/in 5 years) 2031 Qty	SPACE REQUIREMENT (w/in 5 years) 2031 Qty	SPACE REQUIREMENT (w/in 5 years) 2031 Area NSF	PROJECTED STAFF 2046 Qty	PROJECTED REQUIREMENTS 2046 Qty	PROJECTED REQUIREMENTS 2046 Area NSF	Staffing or Space Comments/Assumptions
Chambers										
	District									
1.01	District Judge	OFFICE	**300**	12	12	**3,600**	15	15	**4,500**	
1.02	Clerks	WORK STATION	**225**	Varies	12	**2,700**	Varies	15	**3,375**	Qty. of clerk's will vary depending on judge's preference or clerk assignment; 2 clerk's in one room @ 48 sf plus circulation
1.03	Judge's Toilet Room	TOILET RM	**50**		1	**50**		1	**50**	
1.04	Closet	STORAGE	**25**		1	**25**		1	**25**	
	Subtotal District Judges/Staff			**12**		**6,375**	**15**		**7,950**	
	County									
1.05	County Judge	OFFICE	**300**	5	5	**1,500**	6	6	**1,800**	
1.06	Clerks	WORK STATION	**225**	Varies	5	**1,125**	Varies	6	**1,350**	Qty. of clerk's will vary depending on judge's preference or clerk assignment; 2 clerk's in one room @ 48 sf plus circulation
1.07	Judge's Toilet Room	TOILET RM	**50**		1	**50**		1	**50**	
1.08	Closet	STORAGE	**25**		1	**25**		1	**25**	
	Subtotal County Judges/Staff			**5**		**2,700**	**6**		**3,225**	
	Magistrate									
1.09	Magistrate	OFFICE	**300**	5	5	**1,500**	5	5	**1,500**	
1.10	Clerks	WORK STATION	**225**	Varies	5	**1,125**	Varies	5	**1,125**	Qty. of clerk's will vary depending on judge's preference or clerk assignment; 2 clerk's in one room @ 48 sf plus circulation
1.11	Judge's Toilet Room	TOILET RM	**50**		1	**50**		1	**50**	
1.12	Closet	STORAGE	**25**		1	**25**		1	**25**	
	Subtotal Magistrate/Staff			**5**		**2,700**	**5**		**2,700**	
	Water Referee									
1.13	Water Referee	OFFICE	**200**	1	1	**200**	1	1	**200**	
	Subtotal Water Referee			**1**		**200**	**1**		**200**	
	Visiting Judges									
1.14	Visiting Judge	OFFICE	**200**		1	**200**		1	**200**	
1.15	Judge's Rest Room	TOILET RM	**50**		1	**50**		1	**50**	
1.16	Closet	STORAGE	**25**		1	**25**		1	**25**	
	Subtotal Visiting Judges/Staff					**275**			**275**	
Shared Support Spaces										
1.17	Chambers Suite Entry	RECEPTION	**150**		6	**900**		7	**1,050**	ASSUME 1 suite per CR floor w/ 4 judges; 6 courtroom floors
1.18	Work/Copy Area	WORK AREA	**80**		6	**480**		7	**560**	Includes copy, printer, work counter, scanner (if required), storage cabinets for supplies
1.19	Kitchenette	KITCHENETTE	**50**		6	**300**		7	**350**	Provide 8'-0" LF of counter w/sink, base and wall cabinets w/microwave; undercounter refrigerator
1.20	General Storage	STORAGE	**50**		6	**300**		7	**350**	
1.21	Judicial Conference Room	CONFERENCE	**1,000**		1	**1,000**		1	**1,000**	Executive conference room; 30 person table
	Subtotal Support Spaces					**2,980**			**3,310**	
	Subtotal Chambers Staff and Support Spaces			**23**		**15,230**	**27**		**17,660**	**NSF**
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**			**4,569**			**5,298**	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (DGSF) REQUIRED						**19,799**			**22,958**	**DGSF**

REVIEW/VERIFICATION ITEMS
Planning Team revision
County revision

NOTES:
Current staff includes judgeships approved within the next five years

2 COURTROOMS AND ANCILLARY SPACES

		UNIT SF		SPACE REQUIREMENT (w/in 5 years)		PROJECTED SPACE REQUIREMENT		
				2031		2046		
Space ID	Staff/Space Type	Space/Room Type	Unit NSF	Qty	Area NSF	Qty	Area NSF	Space Comments/Assumptions
Courtrooms/Hearing Rooms								
2.01	First Appearance Center	COURTROOM	**2,200**	1	**2,200**	1	**2,200**	No jury box; 120 spectators; Evidence Presentation System (EPS) infrastructure and/or equipment is required; Spectator monitors required
2.02	District Courtroom (Large)	COURTROOM	**2,200**	2	**4,400**	2	**4,400**	16-person jury box; 100 spectators; Evidence Presentation System (EPS) infrastructure and/or equipment is required; Spectator monitors required
2.03	District Courtroom (Standard)	COURTROOM	**2,000**	10	**20,000**	13	**26,000**	16-person jury box; 80 spectators; Evidence Presentation System (EPS) infrastructure and/or equipment is required; Spectator monitors required
2.04	County Courtroom (Jury)	COURTROOM	**1,800**	5	**9,000**	6	**10,800**	14-person jury box; 60 spectators; Evidence Presentation System (EPS) infrastructure and/or equipment is required; Spectator monitors required
2.05	Magistrate Courtroom (Non-Jury)	COURTROOM	**1,400**	5	**7,000**	5	**7,000**	30 spectators
2.06	Water Hearing Room (Non-Jury)	COURTROOM	**1,400**	1	**1,400**	1	**1,400**	
	Subtotal Courtrooms			**24**	**44,000**	**28**	**51,800**	
Support Spaces								
2.07	Courtroom Waiting	PUBLIC	**250**	12	**3,000**	14	**3,500**	Waiting area outside each pair of courtrooms (expanded public corridor/lobby); can be distributed as needed outside of each courtroom
2.08	Attorney Client Conference Room	CONFERENCE	**100**	48	**4,800**	56	**5,600**	2 per courtroom; accessible from public circulation or soundlock; can accommodate 4 people
2.09	Mediation Room	CONFERENCE	**160**	2	**320**	3	**480**	1 every other courtroom floor accessed from public corridor
2.10	Soundlock	COURTROOM	**100**	24	**2,400**	28	**2,800**	1 per courtroom/hearing room; accessible from public circulation
2.11	Exhibit Storage	SECURE STOR.	**25**	17	**425**	21	**525**	All trial courtrooms
2.12	Conference Room	CONFERENCE	**200**	6	**1,200**	7	**1,400**	1 per courtroom floor; 6-person capacity; within restricted circulation; for judicial use during court proceedings, victim/witness waiting (confidential), ad hoc staff meetings, or for visting staff;
2.13	Jury Deliberation Room	CONFERENCE	**400**	9	**3,600**	11	**4,400**	One jury room for every two trial courtrooms; Accommodates 14 or 16 person jury; include one 8'-0" lf. kitchenette in each jury deliberation room; provide base and wall cabinets, sink, microwave and under-counter refrigerator
2.14	Jury Deliberation Vestibule	CONFERENCE	**50**	9	**450**	11	**550**	One vestibule per jury deliberation room for sound lock
2.15	Jury Deliberation Rest Room	TOILET RM	**50**	9	**450**	11	**550**	2 gender neutral per jury suite; verify code requirement to possibly reduce to 1 per jury suite
2.16	AV Closet	MECH/ELEC	**80**	12	**960**	14	**1,120**	One shared per pair of courtroom for sound and EPS
2.17	Equipment Storage	STORAGE	**200**	6	**1,200**	7	**1,400**	1 per floor; locate proximate to courtrooms
	Subtotal Support Spaces				**18,805**		**22,325**	
Prisoner Spaces								
2.18	Prisoner Elevator Vestibule/Staging	SECURE CORRIDOR	**200**	12	**2,400**	14	**2,800**	Within holding cell area or secure corridor located between each pair of courtrooms
2.19	Soundlock	SECURE CORRIDOR	**60**	24	**1,440**	28	**1,680**	Between holding cell area or secure corridor into each courtroom
2.20	In-Custody Interview Room	INTERVIEW	**120**	12	**1,440**	14	**1,680**	1 per pair of courtrooms; SF includes the secure booth within the secure area and the atty area
2.21	Holding Cell (Group)	HOLDING	**100**	9	**900**	11	**1,100**	5 person capacity; 2 per pair of courtrooms where detainees are brought (detainees are brought to 18 courtrooms)
	Subtotal Support Spaces				**6,180**		**7,260**	
	Subtotal Courtrooms, Hearing Rooms and Support Spaces				**68,985**		**81,385**	**NSF**
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.20**		**13,797**		**16,277**	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (DGSF) REQUIRED					**82,782**		**97,662**	**DGSF**

NOTES:

3 JURY ASSEMBLY/MULTI-PURPOSE ROOM

		UNIT SF		STAFF (w/in 5 years)	PROJECTED STAFF	PROJECTED SPACE REQUIREMENT			
				2031	2046	2046			
Space ID	Staff/Space Type	Space/Room Type	Unit NSF	Qty	Qty	Qty	Area NSF	Staffing or Space Comments/Assumptions	REVIEW/VERIFICATION ITEMS Planning Team revision County revision
3.01	Check-in Queue	PUBLIC	**15**			30	**450**	30 people @ 15 sf/pp	
3.02	Juror Check-in/Registration	COUNTER	**200**			1	**200**	Work counter staffed by clerks office personnel; work counter and work station, scanner (if required)	
3.03	Jury Commissioner	OFFICE	**150**	1	1	1	**150**	Locate with visibility to counter	
3.04	Work/Copy	WORK AREA	**80**			1	**80**	Locate adjacent to check-in/registration area and staff workstation	
3.05	General Storage	STORAGE	**25**			1	**25**		
3.06	Orientation/Multi-Purpose Room	JURY ASSEMBLY	**15**			400	**6,000**	400 jury pool capacity @ 15 sf/pp; can be used as conference/training space or overflow hearing room w/ moveable tables.	up to 3 criminal divisions @ 125/per space
3.07	Jury Rest Room	TOILET RM	**300**			2	**600**	1M and 1 F; fixture count to be verified per code	
3.08	Coffee/Vending Area	KITCHENETTE	**250**			1	**250**	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a full-size refrigerator, vending machines, and table seating	
3.09	Equipment Storage	STORAGE	**200**			1	**200**	AV equipment, easels, tables, chairs, etc.	
	Subtotal Staff and Juror Areas			**1**	**1**		**7,955**	**NSF**	
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.20**				**1,591**		
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (DGSF) REQUIRED							**9,546**	**DGSF**	

NOTES:

4 COURT ADMINISTRATION

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	STAFF (w/in 5 years) 2031 Qty	PROJECTED STAFF 2046 Qty	PROJECTED SPACE REQUIREMENT 2046 Qty	Area NSF	Staffing or Space Comments/Assumptions
Staff Spaces								
4.01	Court Administrator	OFFICE	**300**	1	1	1	**300**	
4.02	Deputy Court Administrator	OFFICE	**180**	1	1	1	**180**	
4.03	Support Staff	OFFICE	**140**	3	3	3	**420**	
	Subtotal Staff Spaces			**5**	**5**		**900**	
Public Service Areas								
4.04	Reception/Waiting	RECEPTION	**15**			8	**120**	Accessible from public corrridor; Reception window; Seated waiting area for 8 @ 15 sf/pp
	Subtotal Public Service Areas						**120**	
Support Spaces								
4.05	Conference Room	CONFERENCE	**325**			1	**325**	12 person table; locate proximate to court administrator's office
4.06	Work/Copy Area	WORK AREA	**80**			1	**80**	
4.07	File Area	FILE AREA	**11**			4	**44**	Within open office; up to 4 Lateral files @ 11 sf/cabinet
4.08	General Storage	STORAGE	**80**			1	**80**	
4.09	Kitchenette	KITCHENETTE	**40**			1	**40**	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a undercounter refrigerator; can be within conference room (TBV)
	Subtotal Shared Support Spaces						**569**	
	Subtotal Staff Spaces, Public Service Areas, and Support Spaces			**5**	**5**		**1,589**	**NSF**
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**				**477**	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (CGSF) REQUIRED							**2,066**	**DGSF**

REVIEW/VERIFICATION ITEMS
Planning Team revision
County revision

NOTES:

5 CLERK OF COURT OFFICE

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	STAFF (w/in 5 years) 2031 Qty	PROJECTED STAFF 2046 Qty	PROJECTED SPACE REQUIREMENT 2046 Qty	Area NSF	Staffing or Space Comments/Assumptions	REVIEW/VERIFICATION ITEMS
Staff Spaces									Planning Team revision
	Clerk's Office								County revision
5.01	Clerk of Court	OFFICE	**200**	1	1	1	**200**		
5.02	Supervisors (Clerk)	OFFICE	**140**	8	8	8	**1,120**		
5.03	Accounting	OFFICE	**120**	1	1	1	**120**		
5.04	Judicial Clerks	WORK STATION	**64**	27	35	35	**2,240**		
5.05	Water Court/Probate Clerks	WORK STATION	**64**	3	3	3	**192**		
5.06	Appeals Clerks	WORK STATION	**64**	2	2	2	**128**		
5.07	Peer Training Staff	WORK STATION	**64**	4	4	4	**256**	Locate proximate to training room	
5.08	Competency Court Coordinator	WORK STATION	**64**	1	1	4	**256**	Locate proximate to Probalem Solving Courts Coordinators (5.09)	
5.09	Problem Solving Courts Coordinators	WORK STATION	**64**	1	2	2	**128**		
	Collections - Locate proximate to front counter with transaction window								
5.10	Collections Supervisior	OFFICE	**140**	1	1	1	**140**	One office with 5 ws and one private office; Proximate to front counter with a transaction window	
5.11	Collections Clerks	WORK STATION	**64**	5	5	5	**320**		
	Subtotal Staff Spaces			**54**	**63**		**5,100**		
Public Service Areas									
5.12	Intake Area Queue	RECEPTION	**10**			15	**150**	15 person queue @ 10 sf/pp (standing)	
5.13	Public Waiting	RECEPTION	**15**			20	**300**	Seated waiting area for 20 @ 15 sf/pp	
5.14	Public Counter/Transaction Area(s)	RECEPTION	**40**			9	**360**	8 transaction windows/areas, plus 1 for collections @36-48" wide; provide ADA compliance @ one station min.; bullet-proof glazing w/speak hole and deal tray at each position; locate safe under counter in this area; Provide visual and acoustical privacy between transaction windows	
5.15	Public Work Area	RECEPTION	**50**			1	**50**	Part of reception area; Public Access Terminals for viewing documents and docket research; Area should contain: - work counter w/ 2 computer work stations and space to complete paperwork (+/- 20 SF ea. incl. circ) - 1 payment kiosk (plan for +/- 10 SF ea. incl. circ.)	
5.16	Court Information Center	WORK ROOM	**500**	2	2	1	**500**	Adjacent to reception area; Area should contain work space for two staff @ 48 sf ea;2 computer work stations and 8-10 work tables plus circulation	
	Subtotal Public Service Areas			**2**			**1,360**		
Support Spaces									
5.17	Conference Room	CONFERENCE	**350**			1	**350**	14 person table; locate proximate to clerk's office	
5.18	Copy Area	WORK ROOM	**80**			4	**320**	One proximate to front counter, two centrally located w/in open office; one in collections area	
5.19	Work/Mail Room	WORK ROOM	**200**			1	**200**	Contains mail machine, mail sorter, work table, mailboxes, storage cabinets and shelving for supplies	
5.20	Active Files	FILE AREA	**11**			20	**220**	Space allotted for file cabinets/shelving within open office proximate to support staff 20 @ 11 SF	TBV by court
5.21	Inactive Records/Files	SECURE FILE	**500**			1	**500**	Card access only	
5.22	Secure Storage	SECURE STOR.	**150**			1	**150**	Storage of safe; exhibits; HR and financial files; proximate to front counter	
5.23	General Storage	STORAGE	**150**			1	**150**	Locate proximate general office area	
5.24	Break Room	BREAK ROOM	**275**			1	**275**	Seats approx. 12; include 8'-0" service unit w/base/wall cabinets and sink, and an area for a full-size refrigerator	
5.25	Staff Rest Room	TOILET RM	**150**			2	**300**		
	Subtotal Shared Support Spaces						**2,465**		
	Subtotal Staff Spaces, Public Service Areas, and Support Spaces			**54**	**63**		**8,925**	**NSF**	
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**				**2,678**		
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (CGSF) REQUIRED							**11,603**	**DGSF**	

NOTES:

6 JUSTICE SERVICES

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	STAFF (w/in 5 years) 2031 Qty	PROJECTED STAFF 2046 Qty	PROJECTED SPACE REQUIREMENT 2046 Qty	Area NSF	Staffing or Space Comments/Assumptions
Staff Spaces								
6.01	Director	OFFICE	**200**	1	1	1	**200**	
6.02	Deputy Director	OFFICE	**180**	1	1	1	**180**	
6.03	Manager	OFFICE	**140**	1	1	1	**140**	
6.04	Supervisor	OFFICE	**140**	2	3	3	**420**	
6.05	Pretrial Officer	OFFICE	**120**	11	15	15	**1,800**	
6.06	Administrative Support	WORK STATION	**64**	2	2	2	**128**	
6.07	Community Corrections Admin.	WORK STATION	**64**	2	2	2	**128**	
	Subtotal Staff Spaces			**20**	**25**		**2,996**	
Public Service Areas								
6.08	Waiting Area	RECEPTION	**15**			20	**300**	20 seated @ 15 sf/pp; can share waiting area with Probation Prep. Area
6.09	Public Work Area	RECEPTION	**40**			1	**40**	Part of reception area; area should contain: - work counter w/ 2 computer work stations and space to complete paperwork (+/- 20 SF ea. incl. circ)
6.10	Public Counter/Transaction Area(s)	RECEPTION	**40**			1	**40**	1 transaction windows/areas @36-48" wide; provide ADA compliance @ one station min.; bullet-proof glazing w/speak hole and deal tray at each position; Provide visual and acoustical privacy between transaction windows
6.11	Consultation Room	CONFERENCE	**100**			1	**100**	Accessible from both waiting area and staff area (or controlled corridor)
6.12	Client Resource Storage	STORAGE	**120**			1	**120**	Locate proximate to interview rooms; client incentive materials, including clothing, hygiene supplies, etc.
	Subtotal Public Service Areas						**600**	
Support Spaces								
6.13	Reception window counter	COUNTER	**42**			1	**42**	
6.14	Conference Room	CONFERENCE	**325**			1	**325**	12 person table
6.15	File Area	FILE ROOM	**11**			5	**55**	Space within open office for 5 vertical file cabinets @ 11 SF each
6.16	Secure Storage Room	SECURE FILE	**120**			1	**120**	Tactical supplies, UA testing supplies, criminal background and financial files
6.17	General Storage	STORAGE	**50**			1	**50**	
6.18	Work/Copy Area	WORK AREA	**80**			1	**80**	Area within open office; can be separated by low partition(s)
6.19	Kitchenette	KITCHENETTE	**40**			1	**40**	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a full-size refrigerator
6.20	Staff Rest Room	TOILET RM	**50**			2	**100**	
	Subtotal Shared Support Spaces						**812**	
	Subtotal Staff Spaces, Public Service Areas, and Support Spaces			**20**	**25**		**4,408**	**NSF**
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**				**1,322**	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (CGSF) REQUIRED							**5,730**	**DGSF**

NOTES:

REVIEW/VERIFICATION ITEMS
Planning Team revision
County revision

7 PROBATION OFFICE PREP AREA

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	STAFF (w/in 5 years) 2031 Qty	PROJECTED STAFF 2046 Qty	PROJECTED SPACE REQUIREMENT 2046 Qty	Area NSF	Staffing or Space Comments/Assumptions
Staff Spaces								
7.01	Shared Office	OFFICE	**150**			2	**300**	Shared office for supervisors/private conversation
7.02	Shared Workstation	WORK STATION	**48**			4	**192**	Shared touch-down workstations
	Subtotal Staff Spaces						**492**	
Public Service Areas								
7.03	Reception/Waiting	RECEPTION	**15**			0	**0**	Share waiting area with Jusitice Services but provide one dedicated window (see 7.04)
	Subtotal Public Service Areas						**0**	
Support Spaces								
7.04	Reception window counter	COUNTER	**42**			1	**42**	
7.05	Conference Room	CONFERENCE	**200**			1	**200**	6 person table
7.06	Work/Copy Area	WORK AREA	**80**			1	**80**	
7.07	File Area	FILE AREA	**11**			2	**22**	Within open office; up to 2 lateral files @ 11 sf/cabinet
7.08	General Storage	STORAGE	**80**			1	**80**	
7.09	Kitchenette	KITCHENETTE	**40**			1	**40**	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a undercounter refrigerator
	Subtotal Shared Support Spaces						**464**	
	Subtotal Staff Spaces, Public Service Areas, and Support Spaces			**0**	**0**		**956**	**NSF**
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**				**287**	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (CGSF) REQUIRED							**1,243**	**DGSF**

REVIEW/VERIFICATION ITEMS
Planning Team revision
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NOTES:
1

8 DISTRICT ATTORNEY PREP AREA

		UNIT SF		STAFF (w/in 5 years)	PROJECTED STAFF	PROJECTED SPACE REQUIREMENT			
				2031	2046	2046			
Space ID	Staff/Space Type	Space/Room Type	Unit NSF	Qty	Qty	Qty	Area NSF	Staffing or Space Comments/Assumptions	REVIEW/VERIFICATION ITEMS Planning Team revision County revision
Staff Spaces									
8.01	Shared DA Office	OFFICE	**150**			2	**300**	Shared office for supervisors/private conversation	
8.02	Shared Investigator Office	OFFICE	**120**			2	**240**	Shared office	
8.03	Shared Workstation	WORK STATION	**48**			2	**96**	Shared workstations	
	Subtotal Staff Spaces						**636**		
Public Service Areas									
8.04	Reception/Waiting	RECEPTION	**15**			6	**90**	Reception window; seated waiting area for 6 @ 15 sf/pp	
	Subtotal Public Service Areas						**90**		
Support Spaces									
8.05	Conference Room	CONFERENCE	**300**			1	**300**	10 person table	
8.06	Victim Waiting	CONFERENCE	**200**			2	**400**	Within restricted staff space	TBV
8.07	Work/Copy Area	WORK AREA	**80**			1	**80**		
8.08	File Area	FILE AREA	**11**			2	**22**	Within open office; up to 2 lateral files @ 11 sf/cabinet	
8.09	General Storage	STORAGE	**80**			1	**80**		
8.10	Kitchenette	KITCHENETTE	**40**			1	**40**	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a undercounter refrigerator	
	Subtotal Shared Support Spaces						**922**		
	Subtotal Staff Spaces, Public Service Areas, and Support Spaces			**0**	**0**		**1,648**	**NSF**	
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**				**494**		
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (CGSF) REQUIRED							**2,142**	**DGSF**	

NOTES:
1

9 OTHER COURT SERVICES

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	STAFF (w/in 5 years) 2031 Qty	PROJECTED STAFF 2046 Qty	PROJECTED SPACE REQUIREMENT 2046 Qty	Area NSF	Staffing or Space Comments/Assumptions
	FAMILY COURT FACILITATOR							
	Staff Area							
9.01	Clerks	WORK STATION	64	2	2	2	128	
	Public Service Areas							
9.02	Reception/Waiting	OFFICE	200			1	200	
	Support Areas							
9.03	Work/Copy Area	WORK AREA	80			1	80	
9.04	File Area	FILE AREA	11			5	55	Within open office; up to 5 Lateral files @ 11 sf/cabinet
9.05	Storage	STORAGE	25			1	25	
9.06	Kitchenette	KITCHENETTE	40			1	40	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a undercounter refrigerator
	Subtotal			2	2		528	NSF
	DEPARTMENT SQUARE FEET FACTOR		1.30				158	
	TOTAL DEPARTMENT SQUARE FOOTAGE (USF) REQUIRED						686	DGSF
	COURT REPORTERS/INTERPRETERS							
	Staff Area							
9.07	Managing Court Reporter	OFFICE	140	1	1	1	140	
9.08	Court Reporter	WORK STATION	64	1	1	1	64	
9.09	Managing Interpreter	OFFICE	120	1	1	1	120	
9.10	Interpreter	WORK STATION	64	7	7	7	448	
	Support Areas							
9.11	Work/Copy Area	WORK AREA	80			1	80	
9.12	File Area	FILE AREA	11			5	55	Within open office; up to 5 Lateral files @ 11 sf/cabinet
9.13	Storage	STORAGE	25			1	25	
9.14	Kitchenette	KITCHENETTE	40			1	40	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a undercounter refrigerator
	Subtotal			9	9		832	NSF
	DEPARTMENT SQUARE FEET FACTOR		1.30				250	
	TOTAL DEPARTMENT SQUARE FOOTAGE (USF) REQUIRED						1,082	DGSF
	INFORMATION TECHNOLOGY							
	Staff Area							
9.15	IT Support	WORK STATION	64	2	2	2	128	
9.16	AV Support	WORK STATION	64	1	1	1	64	
	Support Areas							
9.17	Work/Copy Area	WORK AREA	80			1	80	
9.18	File Area	FILE AREA	11			5	55	Within open office; up to 5 Lateral files @ 11 sf/cabinet
9.19	General Storage	STORAGE	50			1	50	
9.20	Server Room	SECURE STOR.	200			1	200	Dedicated AC unit; Uniterrupted Power Supply (UPS)
9.21	IT/AV Equipment Storage	SECURE STOR.	150			1	150	
9.22	Work Room	WORK ROOM	250			1	250	Wall mounted work benches; provide ea. bench w/ power and data
9.23	Kitchenette	KITCHENETTE	40			1	40	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a undercounter refrigerator
	Subtotal			3	3		1,017	NSF
	DEPARTMENT SQUARE FEET FACTOR		1.30				305	
	TOTAL DEPARTMENT SQUARE FOOTAGE (USF) REQUIRED						1,322	DGSF
	TOTAL DEPARTMENT SQUARE FOOTAGE (USF) REQUIRED OTHER SERVICES						3,090	DGSF

REVIEW/VERIFICATION ITEMS
Planning Team revision
County revision

10 COURT SECURITY AND HOLDING

Space ID	Staff/Space Type	Space/Room Type	Unit NSF	Qty	Area NSF	Staffing or Space Comments/Assumptions
		UNIT SF		PROJECTED SPACE REQUIREMENT		
				2046		
Vehicle Sallyport Area						
10.01	Vehicle Sallyport	VEHICLE SALLYPORT	**2,400**	1	**2,400**	Approx 80' x 30'; 1 bus - drive thru style plus circulation around bus and front and back clearance from doors
10.02	Emergency Vehicle Parking	VEHICLE SALLYPORT	**400**	2	**800**	Min. two spaces for law enforcement vehicles; locate 5 additional vehicles in adjacent agararge in restricted area
10.03	Vehicle Sallyport and Cellblock Entrances (trap)	SECURE CORRIDOR	**80**	2	**160**	One trap from exterior into vehicle sallyport, and one from vehicle sallyport into cellblock area
	Subtotal Vehicle Sallyport				**3,360**	
				x 1.10 grossing	**3,696**	
Staff Area						
10.04	Sargent Office	OFFICE	**225**	1	**225**	Space for two (2) 48 sf work stations, plus circulation
10.05	Lieutenant Office	OFFICE	**225**	1	**225**	Space for two (2) 48 sf work stations, plus circulation
10.06	Supervisor	OFFICE	**120**	2	**240**	One tech supervisor, plus one for growth
10.07	Shared Workstation (Transport)	WORK STATION	**48**	3	**144**	5 shared workstations within an open office for deputies assigned to the courthouse
10.08	Shared Workstation (Deputies)	WORK STATION	**48**	5	**240**	5 shared workstations within an open office for deputies assigned to the courthouse
10.09	Work/Copy Area	WORK AREA	**80**	1	**80**	Within open office
10.10	General Storage	STORAGE	**25**	1	**25**	
10.11	Locker/Changing Room	LOCKER RM	**150**	2	**300**	1M and 1 F; approximately 16 full-length lockers, plus fixed bench
10.12	Break Room	BREAK ROOM	**120**	1	**120**	Include 8'-0" service unit w/base/wall cabinets and sink, and an area for a full-size refrigerator
10.13	Staff Rest Room	TOILET RM	**50**	2	**100**	Direct access from shared office
	Subtotal Office				**1,699**	
				x 1.30 grossing	**2,209**	
Public Service						
10.14	Reception	RECEPTION	**100**	1	**100**	Reception window; Seated waiting area; access to a restricted corridor with interview rooms
Central Cellblock						
10.15	Command Center/In-Custody Control Room	CONTROL RM	**200**	1	**200**	Visibility to both the vehicle sallyport and the central holding cells, staffed by 2 deputies
10.16	Command/Control Server Room	MECH/ELEC	**50**	1	**50**	Equipment should be on a UPS system; locate so it can be serviced without requiring technician to access secure area
10.17	Command/Control Room Toilet Room	TOILET RM	**50**	1	**50**	Direct access from control room
10.18	Equipment Storage	STORAGE	**120**	1	**120**	Full size refrigerator for inmate lunch storage; Restraints, radios, etc.; include charging station
10.19	In-Custody Interview Rooms	INTERVIEW	**120**	5	**600**	No visibility from the cellblock; SF includes the secure booth within the secure area and the atty space accessed from the office side
10.20	Evidence Storage (temp.)	SECURE STOR.	**50**	1	**50**	
10.21	Holding Cell (adult group)	HOLDING	**100**	9	**900**	5 person capacity; wet cell
10.22	Holding Cell (adult single)	HOLDING	**70**	4	**280**	Separatees; wet cell
10.23	Custodial	CUSTODIAL	**50**	1	**50**	Separate from general building custodial closet; Include mop sink; Dedicated for cellblock
10.24	Prisoner Elevator Vestibule (trap)	SECURE CORRIDOR	**80**	1	**80**	Separate from holding area via access control door
	Subtotal Poublic Service and Holding Areas				***2,380***	
				x 1.4 grossing	***3,332***	Circulation w/in cellblock (rec. 8'-0" corridors)
	Subtotal Sallyport, Staff Space, Public Service, and Holding Areas				**9,237**	
DEPARTMENT GROSS SQUARE FEET FACTOR			**VARIES**		See above	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (DGSF) REQUIRED					**9,237**	**DGSF**

Public Entrance Area							
11.01	Entrance/Exit Vestibule	PUBLIC	**300**			2	**600**
11.02	Queue Space	PUBLIC	**15**			100	**1,500**
11.03	Security Screening Areas	PUBLIC	**200**			4	**800**
11.04	Exit Turnstiles	PUBLIC	**25**			4	**100**
11.05	Security Booth	PUBLIC	**100**			1	**100**
11.06	Security Office	WORK ROOM	**200**			1	**200**
11.07	Security Storage	WORK ROOM	**100**			1	**100**
11.08	Building Lobby	PUBLIC	**2,000**			1	**2,000**
Building Services and Support							
	Training Center						
11.09	Conference/Training Room	TRAINING RM	**500**			1	**500**
11.10	Training Room Storage	STORAGE	**200**			1	**200**
11.11	Training Room AV Support	MECH/ELEC	**25**			1	**25**
	Other Services						
11.12	Attorney Work Room	OFFICE	**200**			1	**200**
11.13	Public Wellness Room	NURSING RM	**100**			1	**100**
11.14	Staff Wellness Room	NURSING RM	**100**			4	**400**
11.15	Family Rest Room	TOILET RM	**80**			8	**640**
11.16	Staff Restrooms	TOILET RM	**50**			14	**700**
11.17	Public Restrooms	TOILET RM	**600**			8	**4,800**
11.18	Vending Area	WORK AREA	**100**			1	**100**
11.19	Building Manager	STORAGE	**150**			1	**150**
11.20	Primary Janitorial Office/Storage	STORAGE	**200**			1	**200**
11.21	Maintenenance Office/Storage	STORAGE	**400**			1	**400**
11.22	State Server Room	MECH/ELEC	**200**			1	**200**
11.23	County Server Room	MECH/ELEC	**200**			1	**200**
11.24	Bulk Storage	STORAGE	**750**			1	**750**
11.25	Dock/Receiving Area	LOADING DOCK	**500**			1	**500**
11.26	Trash/Recycling Room	MECH/ELEC	**200**			1	**200**
11.27	Central Mail Room	MAIL ROOM	**200**			1	**200**
	Subtotal Public Area and Building Support Spaces						**15,865**
DEPARTMENT GROSS SQUARE FEET FACTOR			**1.30**				**4,760**
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE (DGSF) REQUIRED							**20,625**

Primary Building Systems					
12.01 Primary Mechanical Room(s)	**2,000**			1	**2,000**
12.02 Primary Electrical Room(s)	**400**			1	**400**
12.03 Primary Plumbing/FP Systems	**500**			1	**500**
12.04 PrimaryTele/Comm Demarc Room	**250**			1	**250**
12.05 Emergency Generator	**500**			1	**500**
Subtotal Public Area and Building Support Spaces					**3,650**
USABLE SQUARE FEET FACTOR	**1.20**				**730**
TOTAL USABLE SQUARE FOOTAGE (USF) REQUIRED					**4,380**

Weld County Justice Center
19th Judicial Courtroom Utilization & Program of Requirements Update

DATE
March 31, 2026

19th Judicial District – Weld County

Courtroom Utilization and Program of Requirements Update

March 31, 2026

Prepared by: Fentress, Inc.

Fentress
INCORPORATED

Utilization Methodology

Calendar Year (CY) 2025 Utilization Analysis – Data Provided and Approach

Data provided:

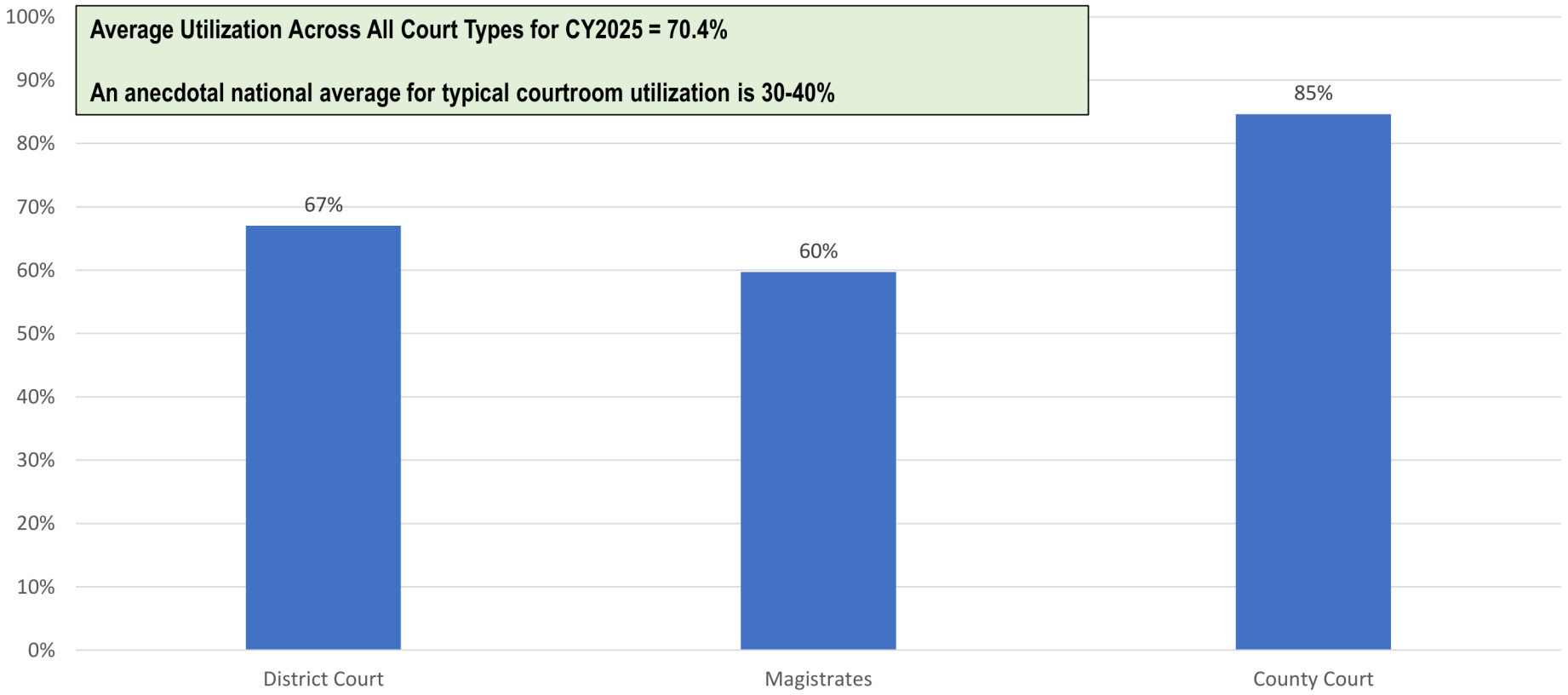
- Standard Scheduled Event report - Calendar Year (CY) 2025 (historical)
- Standard Scheduled Event report - January and February 2026 (historical)
- Docket-at-a-Glance data – 6 months of scheduled events

Approach:

- Focusing on the CY25 events to provide one full year of uniform data, total monthly minutes for each division were estimated by multiplying the number of events by hearing type by the average/estimated number of minutes required per hearing type.
- Available monthly minutes were estimated by excluding weekends and court holidays (maximum of eight hours per day)
- Utilization percentages were determined by dividing the total estimated monthly minutes by the available minutes for each division.

Utilization by Court

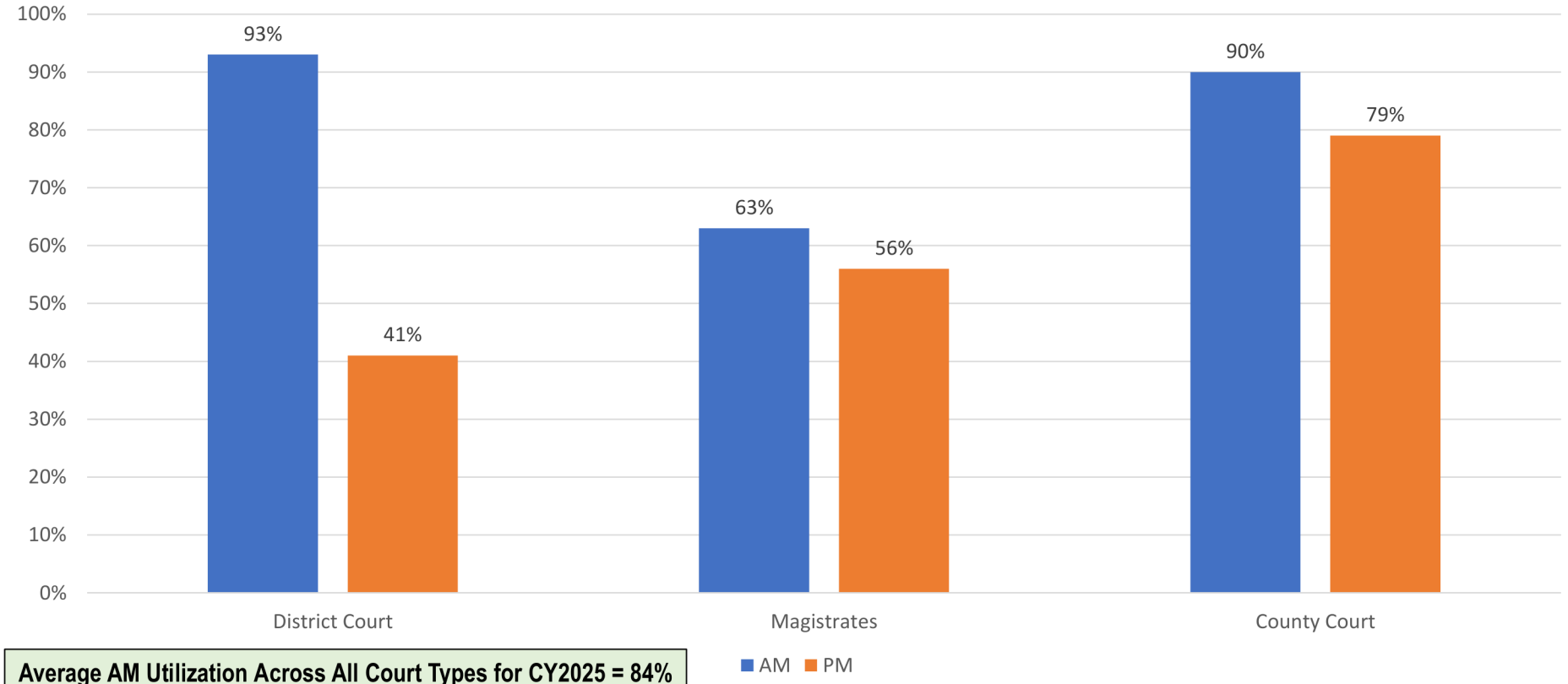
CY2025



Source: *Standard Scheduled Event Report (2025)*

Average AM vs PM Utilization by Court

CY2025



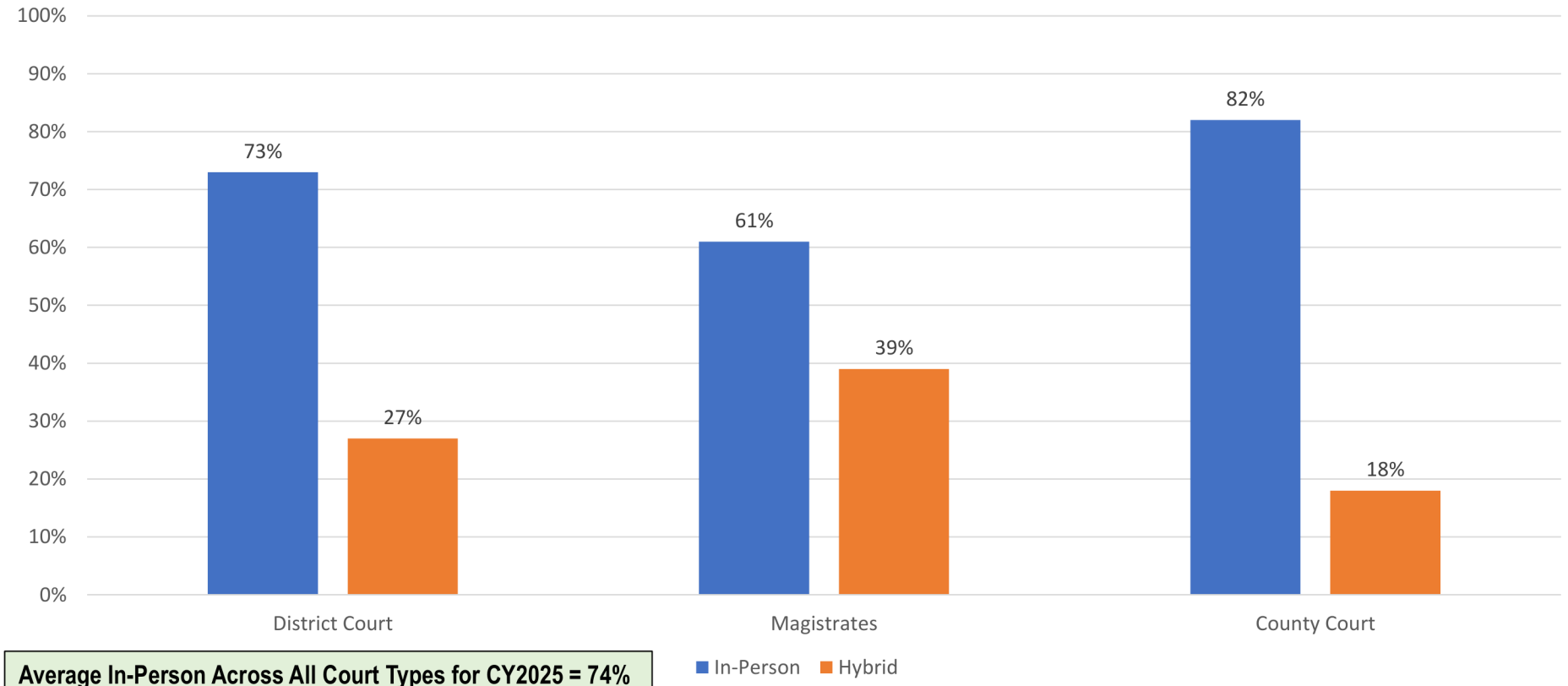
Average AM Utilization Across All Court Types for CY2025 = 84%

Average PM Utilization Across All Court Types for CY2025 = 52%

Source: *Standard Scheduled Event Report (2025)*

Percentage of In-Person vs Hybrid by Court

CY2025



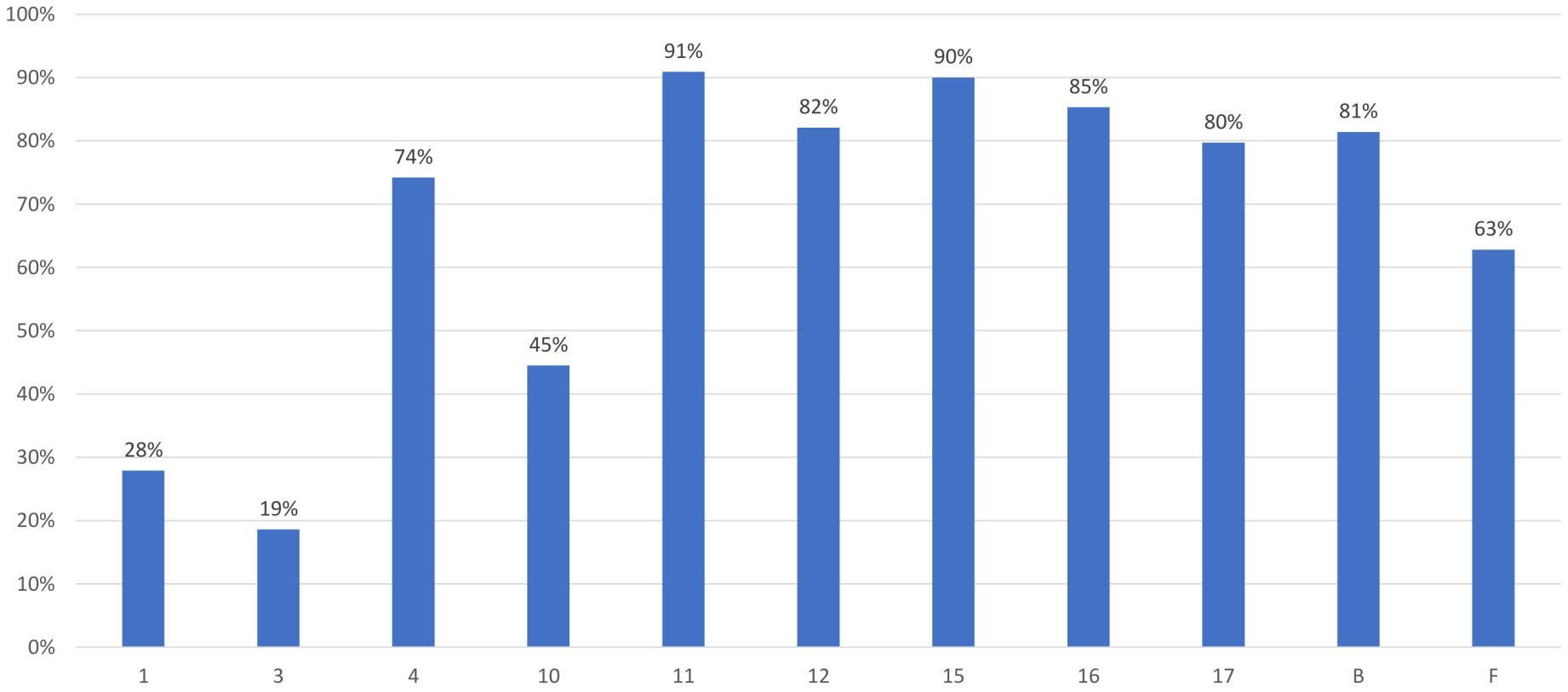
Average In-Person Across All Court Types for CY2025 = 74%

Average Hybrid Across All Court Types for CY2025 = 26%

Source: *Standard Scheduled Event Report (2025)*

District Court – Utilization by Division

CY2025

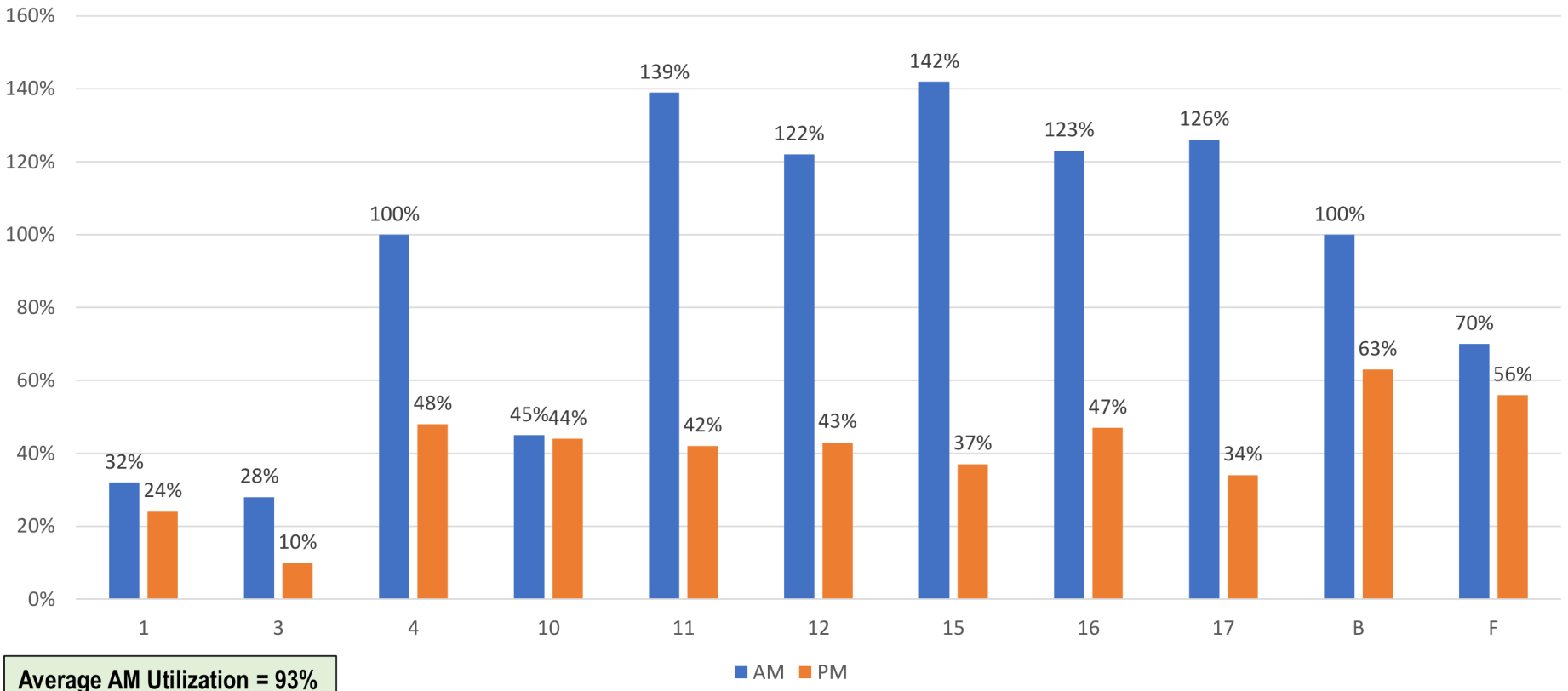


Average Utilization Across All District Divisions for CY2025 = 67.0%

Source: *Standard Scheduled Event Report (2025)*

District Court – AM vs PM Utilization by Division

CY2025



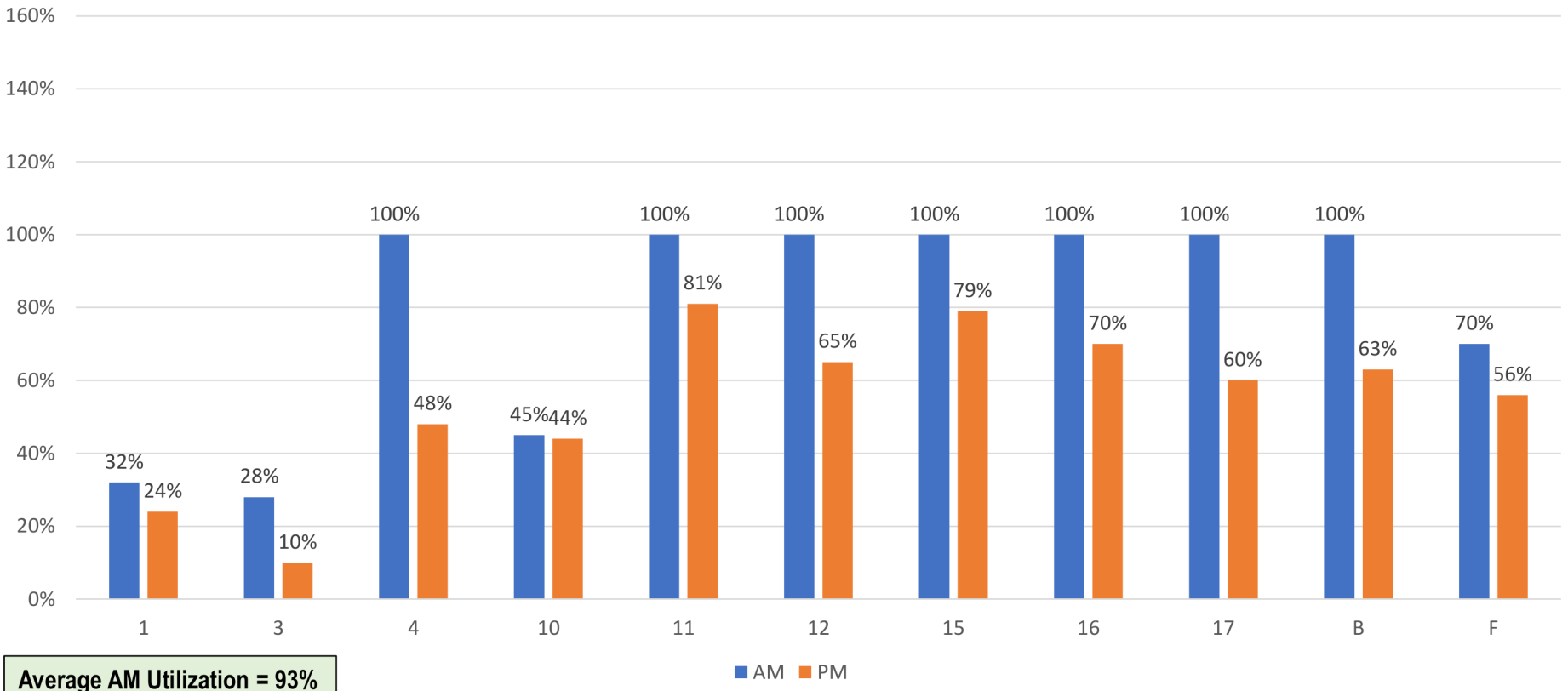
Average AM Utilization = 93%

Average PM Utilization = 41%

Source: *Standard Scheduled Event Report (2025)*

District Court – Adjusted AM vs PM Utilization by Division

CY2025



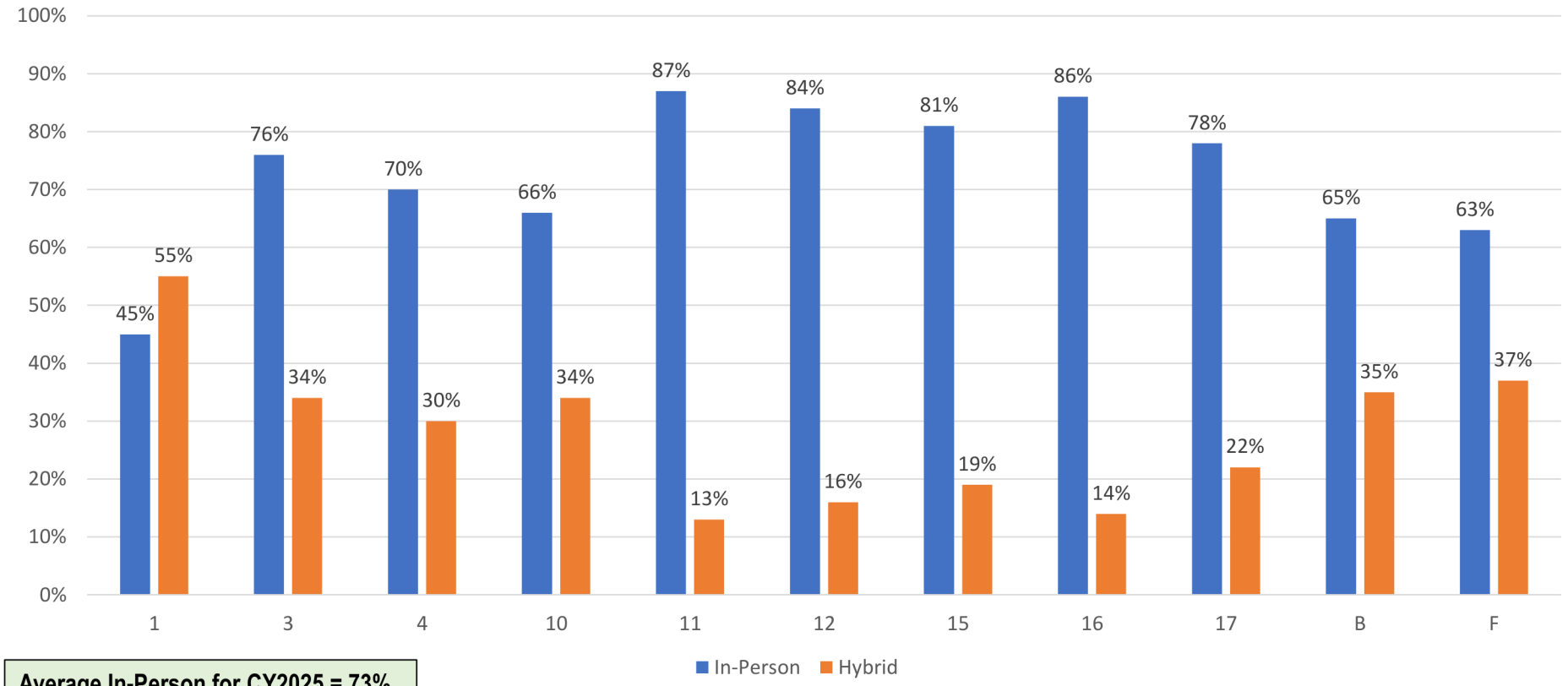
Average AM Utilization = 93%

Average PM Utilization = 41%

Source: *Standard Scheduled Event Report (2025)*

District Court – Percentage of In-Person vs Hybrid by Division

CY2025



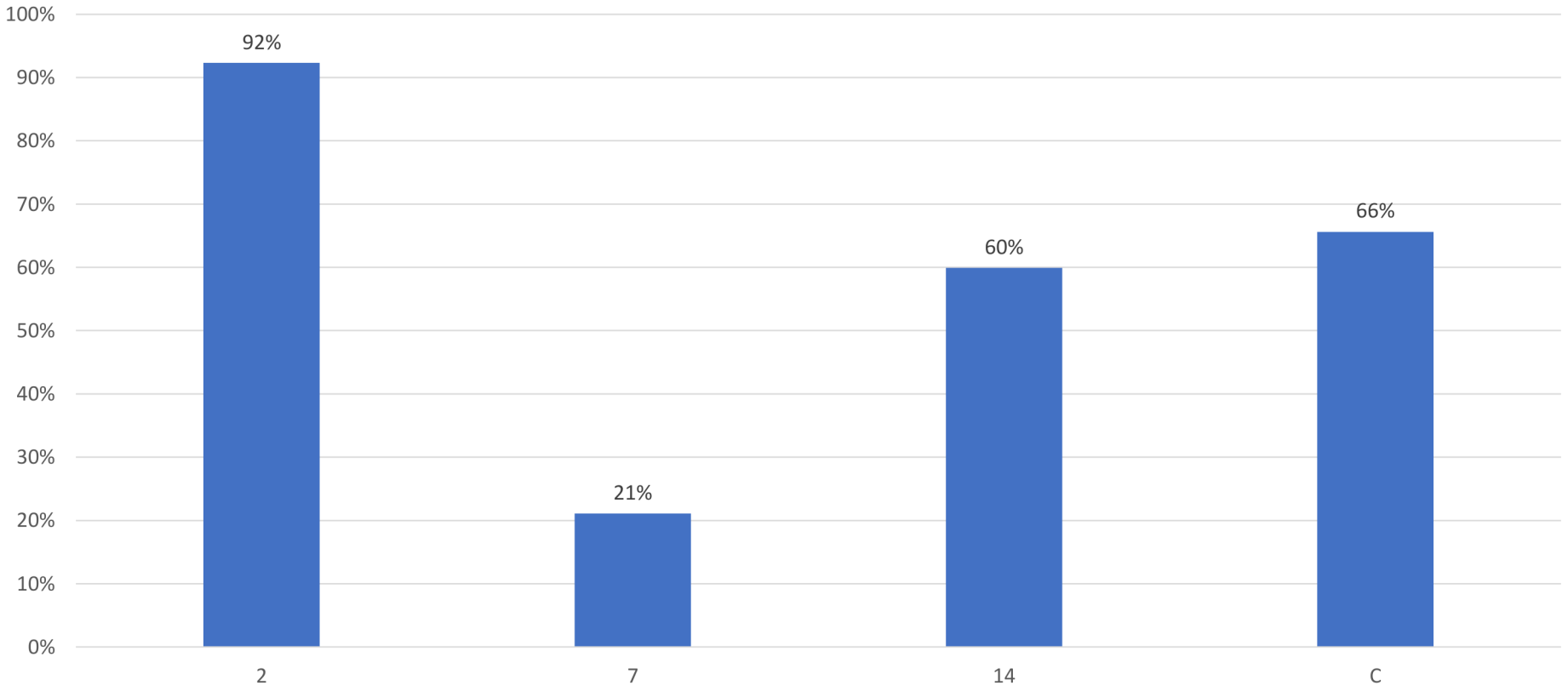
Average In-Person for CY2025 = 73%

Average Hybrid for CY2025 = 27%

Source: *Standard Scheduled Event Report (2025)*

Magistrates – Utilization by Division

CY2025

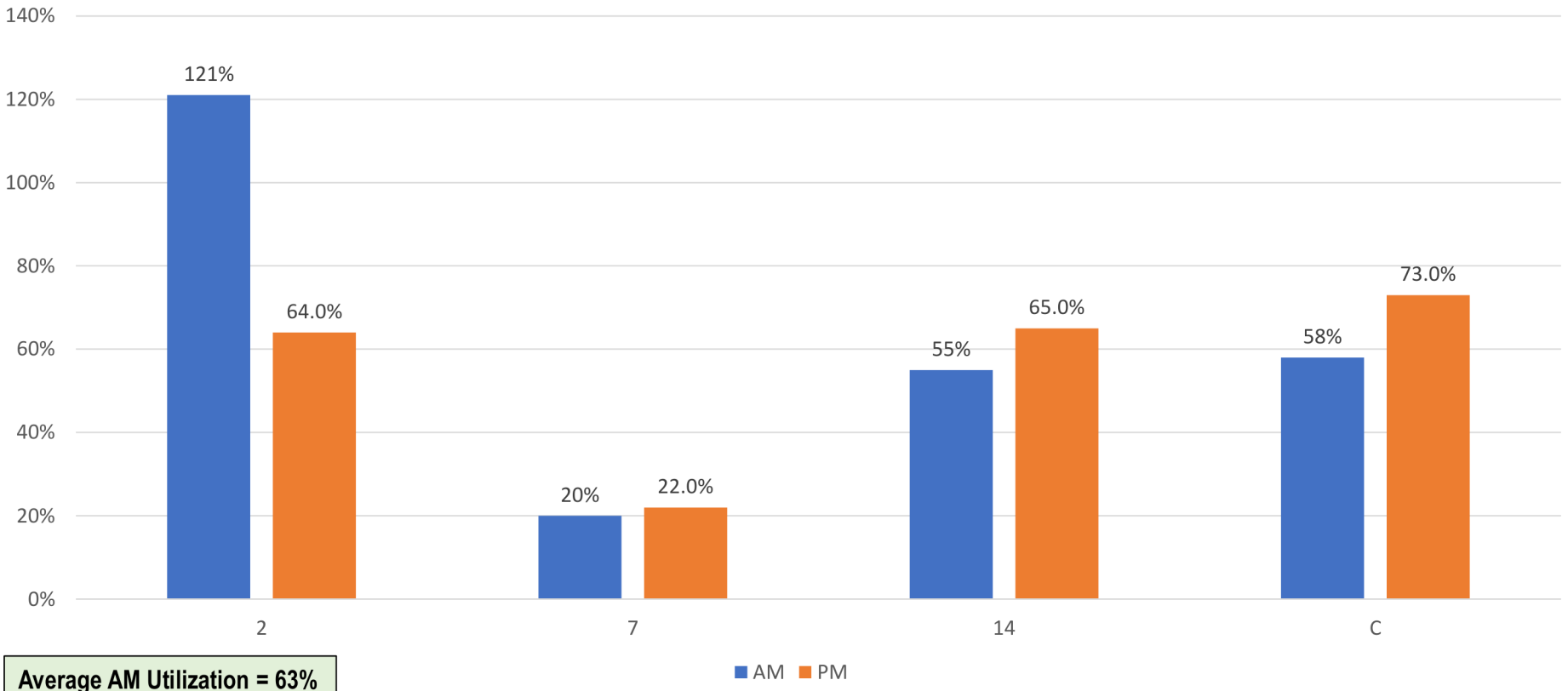


Average Utilization Across All Magistrate Divisions for CY2025 = 59.7%

Source: *Standard Scheduled Event Report (2025)*

Magistrates – AM vs PM Utilization by Division

CY2025



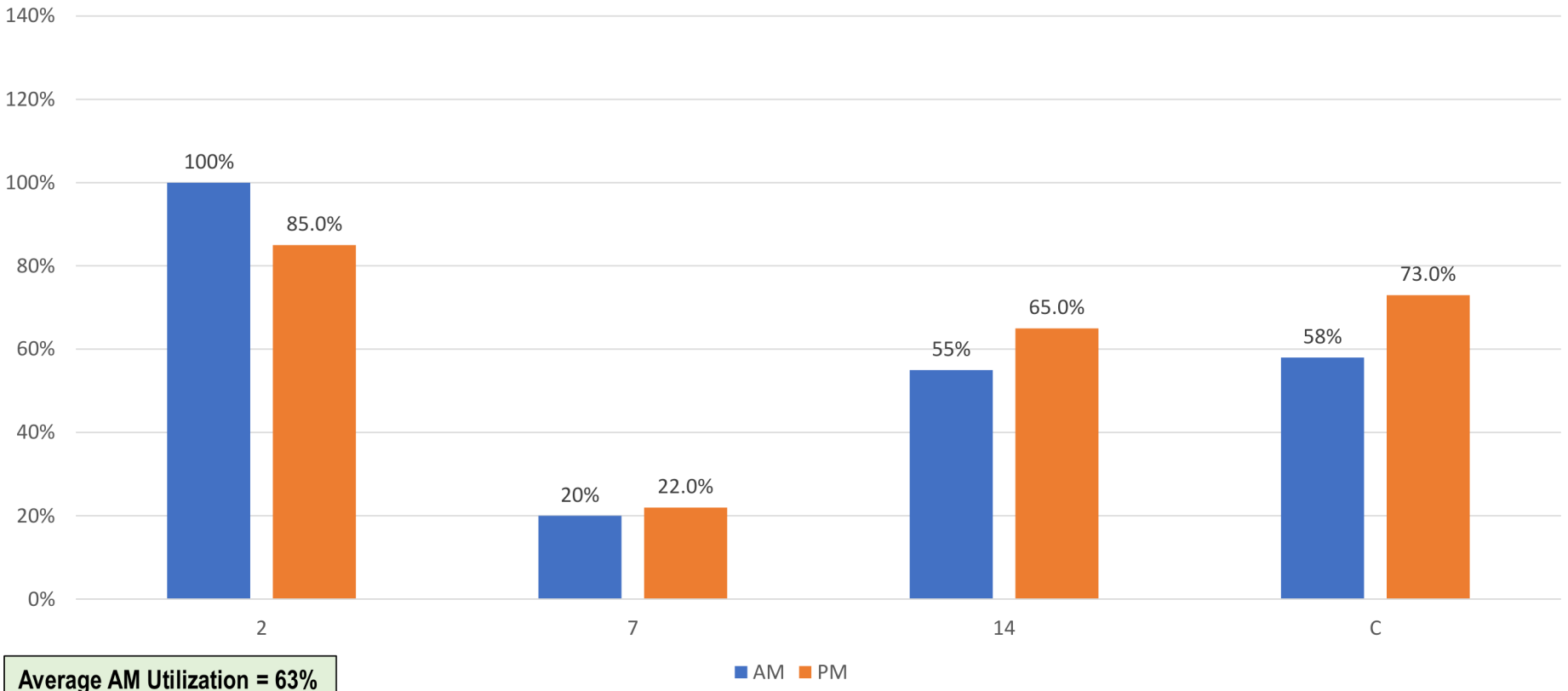
Average AM Utilization = 63%

Average PM Utilization = 56%

Source: *Standard Scheduled Event Report (2025)*

Magistrates – Adjusted AM vs PM Utilization by Division

CY2025



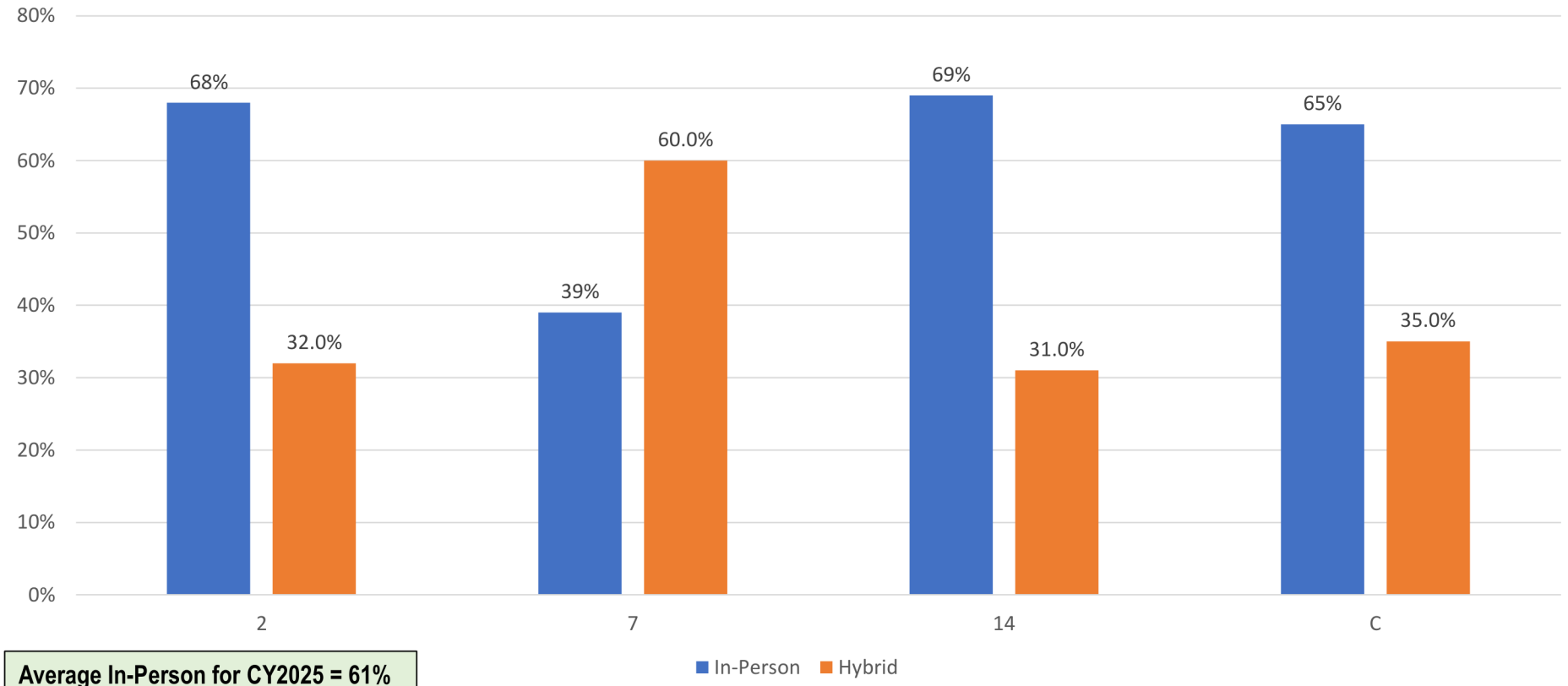
Average AM Utilization = 63%

Average PM Utilization = 56%

Source: *Standard Scheduled Event Report (2025)*

Magistrates – Percentage of In-Person vs Hybrid by Division

CY2025



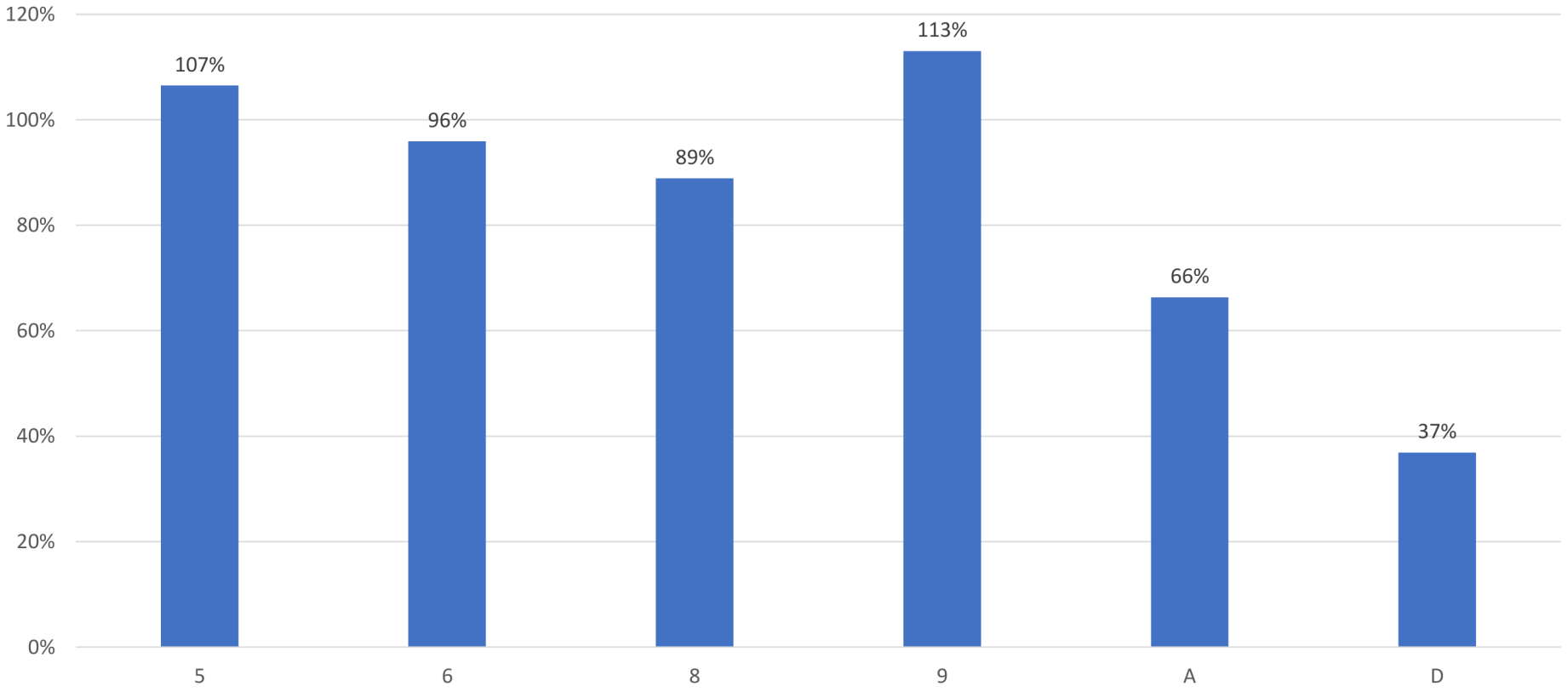
Average In-Person for CY2025 = 61%

Average Hybrid for CY2025 = 39%

Source: *Standard Scheduled Event Report (2025)*

County Court – Utilization by Division

CY2025

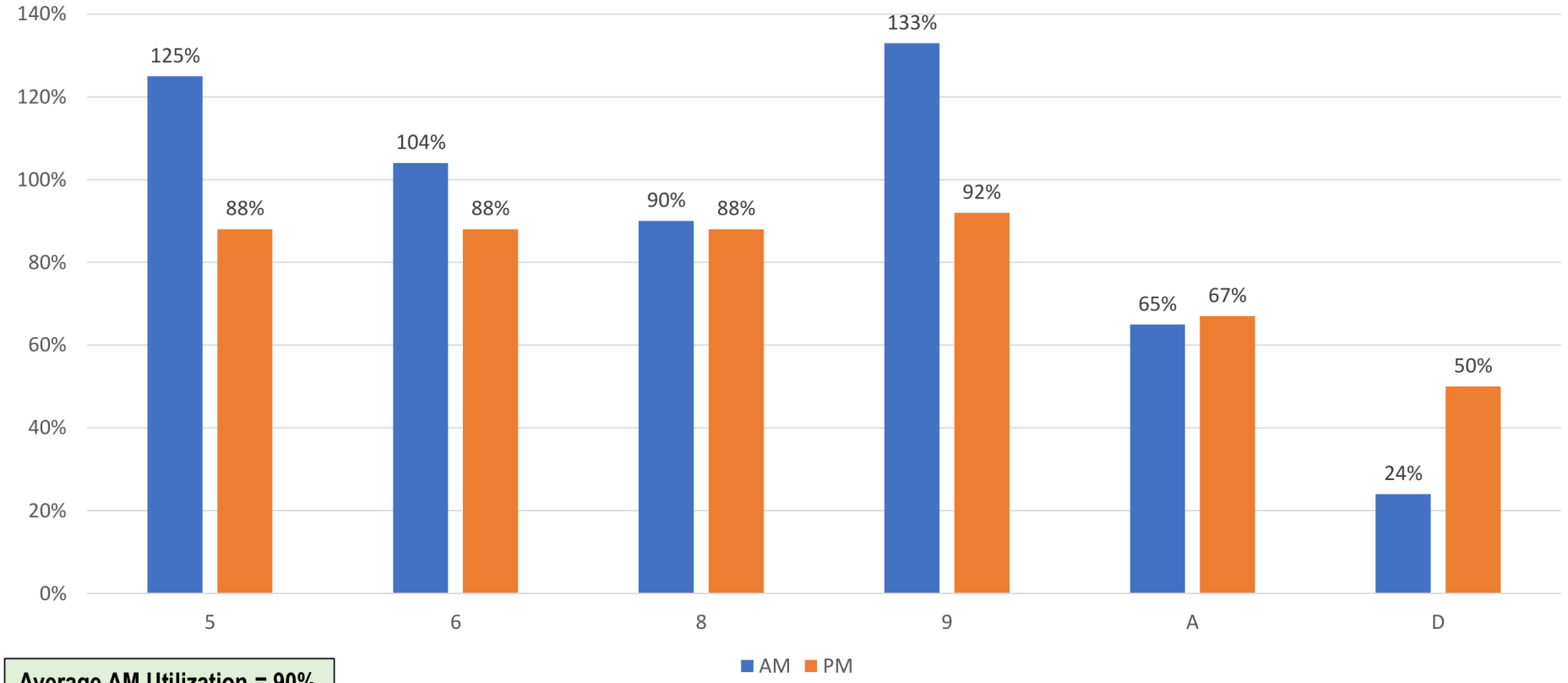


Average Utilization Across All County Divisions for CY2025 = 84.6%

Source: *Standard Scheduled Event Report (2025)*

County Court – AM vs PM Utilization by Division

CY2025



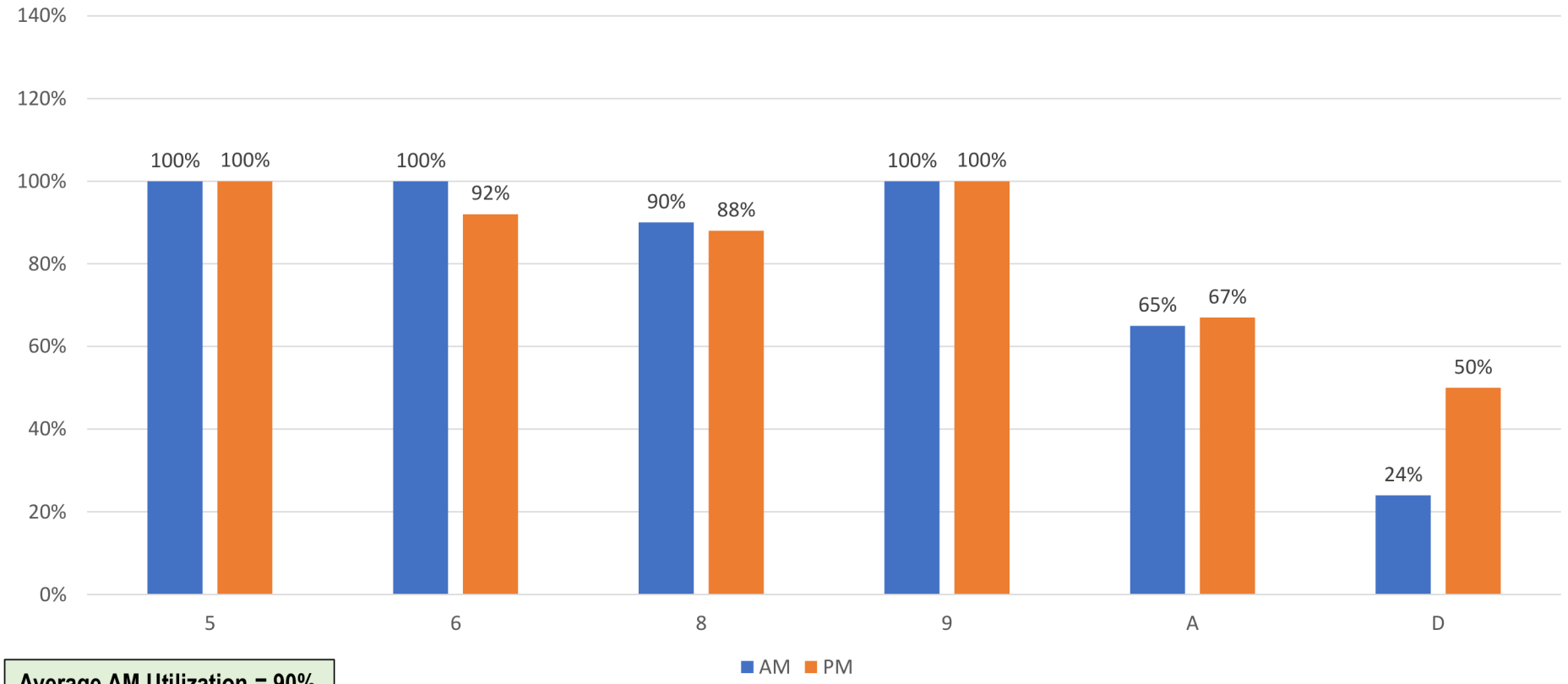
Average AM Utilization = 90%

Average PM Utilization = 79%

Source: *Standard Scheduled Event Report (2025)*

County Court – Adjusted AM vs PM Utilization by Division

CY2025



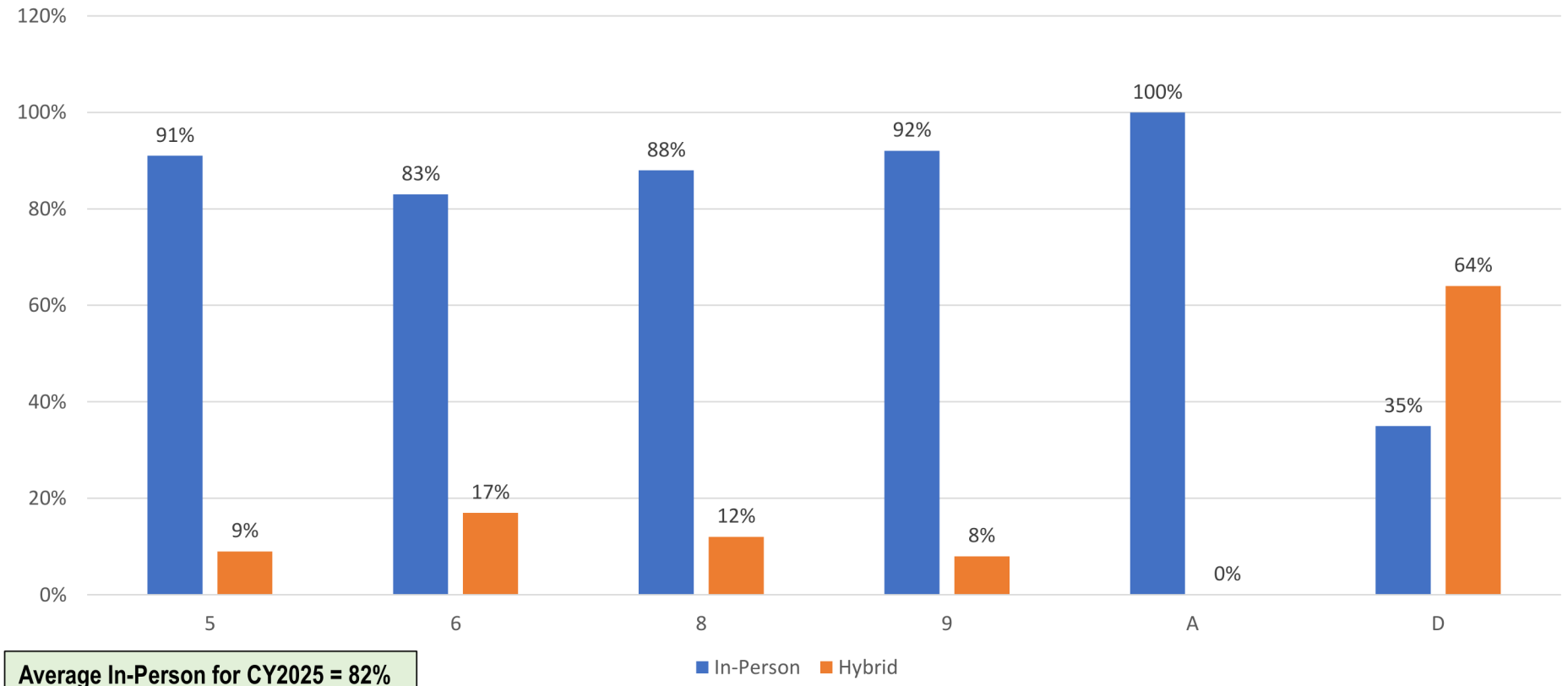
Average AM Utilization = 90%

Average PM Utilization = 79%

Source: *Standard Scheduled Event Report (2025)*

County Court – Percentage of In-Person vs Hybrid by Division

CY2025



Average In-Person for CY2025 = 82%

Average Hybrid for CY2025 = 18%

Source: *Standard Scheduled Event Report (2025)*

Usage Methodology

CY2025 Usage Analysis – Data Provided and Approach

Data provided:

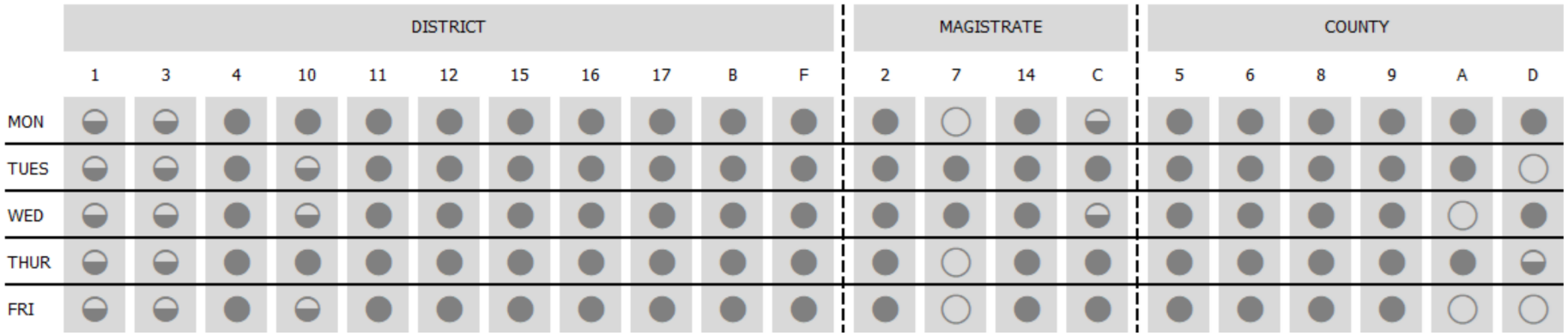
- Standard Scheduled Event report - Calendar Year (CY) 2025 (historical)
- Standard Scheduled Event report - January through February 2026 (historical)
- Docket-at-a-Glance data - 6 months of scheduled events

Approach:

- Focusing on the CY25 events to provide one full year of uniform data, the average number of hours of usage in each division by day of the week were calculated (e.g., Division X was in use for 300 hours on Mondays in CY25. There were 48 working Mondays in CY25, 300 divided by 48 equals 6.3 hours on an average Monday).
- The average number of hours was used to classify the day of the week as “unused” (average of 0 hours), “half-day” (average of 3 or fewer hours), or “full-day” (average of 4 of more hours).

Average Weekly Usage by Division

CY2025



21 Current COURTROOMS

70.4 % Utilization

(An anecdotal national avg for typical courtroom utilization is 30-40%)

72.9% Full-AM or Full-PM

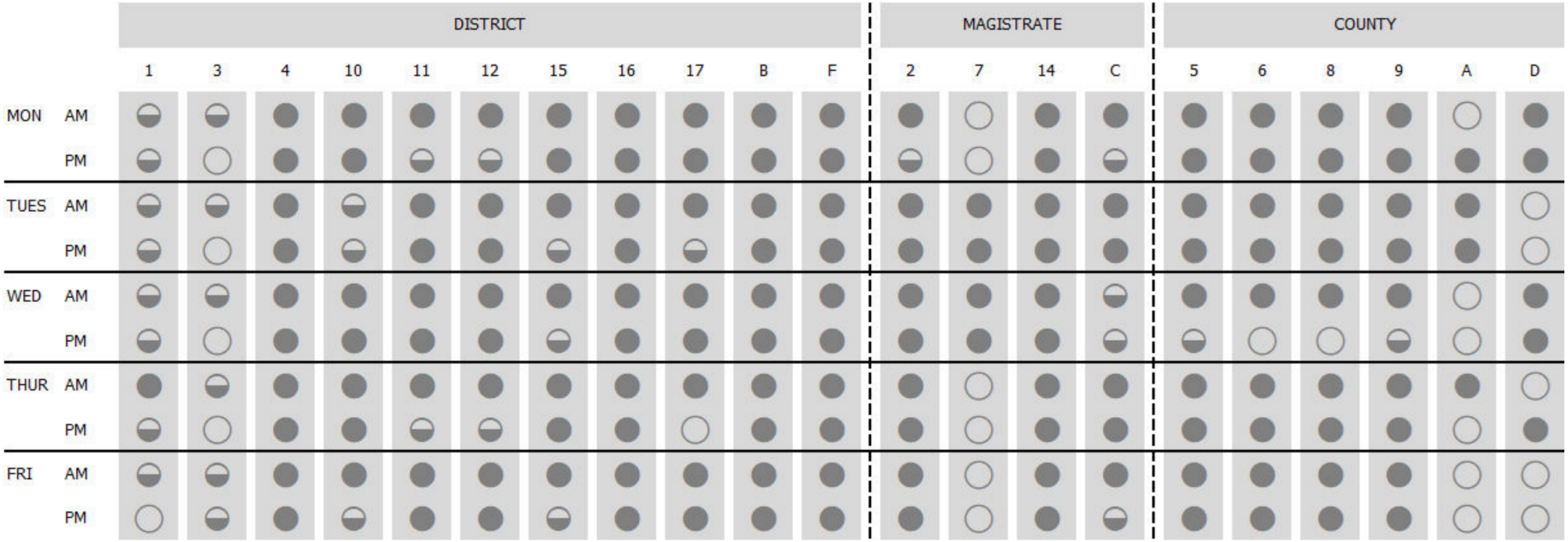
15.2% Half-AM or Half-PM

11.9% Unused

Source: *Standard Scheduled Event Report (2025)*

Average Weekly Usage by Division – AM vs PM

CY2025



21 Current COURTROOMS

70.4 % Utilization

(An anecdotal national avg for typical courtroom utilization is 30-40%)

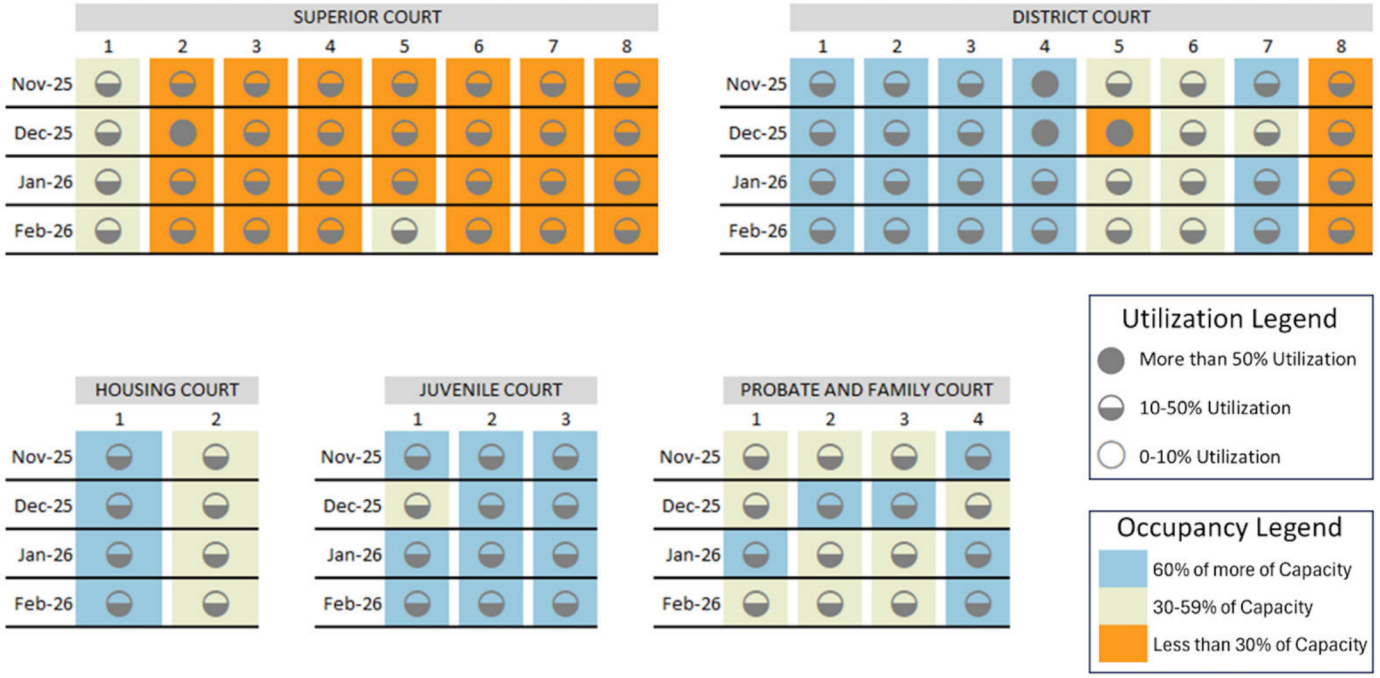
72.9% Full-AM or Full-PM

15.2% Half-AM or Half-PM

11.9% Unused

Source: *Standard Scheduled Event Report (2025)*

Courtroom Sharing Opportunity - Example



Judges and Courtroom Needs – Current to 5 Years

Judge Type	Judges (Current)	Judges (2031)	Courtroom Type	Courtrooms (2031)
District Court	11*	12*	District Court	12
County Court	4	5	County Court	5
Magistrate	5 (4.20 FTE)**	5	Magistrate	5
Water Referee	1 (0.86 FTE)	1	Water Court	1
TOTAL	**21 (20.06 FTE)**	**23**	First Appearance	1
			TOTAL	**24**

** Includes Water Court judge*
*** Includes 2 part-time magistrates; excludes 0.3 FTE allocated to jail courtrooms*

Estimated Judges – 20 Years

- Based on *Weld County Trial Court Staffing Projections*
- Published by Office of the State Court Administrator (April 2025)

Weld County Staffing Projections Summary					
	FY2025 Interim Need[1]	5-Year Projected Need[2]	10-Year Projected Need[2]	15-Year Projected Need[2]	20-Year Projected Need[2]
District Judicial Officer[3]	17.95	20.80	22.13	23.40	24.59
County Judicial Officer	7.36	8.23	8.80	9.35	9.87

- FY 25 positions funded = 79.3% on average (20.06 FTE / 25.31 Judicial Officer Needs)
- Assumes future judgeships will be funded at FY 25 percentages
- Aligns with 19th Judicial District annual funding goal (75 – 80% of Judicial Officer Need)

Estimated Judges - 20 Years

Judge Type	Current	2031	2036	2041	2046
District Court Judicial Officer	17.95	20.80	22.13	23.40	24.59
County Court Judicial Officer	7.36	8.23	8.80	9.35	9.87
TOTAL Judicial Needs	**25.31**	**29.03**	**30.93**	**32.75**	**34.46**
District Court Judges	11.00	12.75	13.56	14.34	15.07
County Court Judges	4.00	4.47	4.78	5.08	5.36
Magistrates	4.20	4.79	5.11	5.42	5.70
Water Referee	0.86	1.00	1.06	1.12	1.18
TOTAL Estimated Judges	**20.06**	**23.01**	**24.52**	**25.96**	**27.31**

Estimated Judges and Courtrooms - 20 Years

Judge Type	Current	2031	2036	2041	2046
District Court Judicial Officer	17.95	20.80	22.13	23.40	24.59
County Court Judicial Officer	7.36	8.23	8.80	9.35	9.87
TOTAL Judicial Needs	**25.31**	**29.03**	**30.93**	**32.75**	**34.46**
District Court Judges	11.00	12.75	13.56	14.34	15.07
County Court Judges	4.00	4.47	4.78	5.08	5.36
Magistrates	4.20	4.79	5.11	5.42	5.70
Water Referee	0.86	1.00	1.06	1.12	1.18
TOTAL Estimated Judges	**20.06**	**23.01**	**24.52**	**25.96**	**27.31**

- 3 additional District Court courtrooms (12 -> 15)
- 1 additional County Court / Magistrate Courtroom (10 -> 11)

Program of Requirements (POR) Development

WELD COUNTY COURTHOUSE PROJECT - SPACE RECOMMENDATIONS - *PRELIMINARY*				
		PROPOSED COURTHOUSE SPACE REQUIREMENT (USF)		
		Initial Build-Out		2046
COURT COMPONENTS				
1	JUDGES' CHAMBERS	19,799		22,958
2	COURTROOMS AND ANCILLARY SPACES	82,782		97,662
3	JURY ASSEMBLY/MULTI-PURPOSE ROOM	9,546		9,546
4	COURT ADMINISTRATION	2,066	includes 20-year staffing growth	2,066
5	CLERK OF COURT OFFICE	11,603	includes 20-year staffing growth	11,603
6	JUSTICE SERVICES	5,730	includes 20-year staffing growth	5,730
7	PROBATION OFFICE PREP AREA	1,243		1,243
8	DISTRICT ATTORNEY PREP AREA	2,142		2,142
9	OTHER COURT SERVICES	3,090	includes 20-year staffing growth	3,090
10	COURT SECURITY AND HOLDING	9,237	includes 20-year staffing growth	9,237
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	147,238		165,277
COURT RELATED COMPONENTS				
11	LOBBY/BUILDING SERVICES AND SUPPORT	20,625		20,625
12	PRIMARY BUILDING SYSTEMS	4,380		4,380
	DEPARTMENTAL GROSS SQUARE FOOTAGE (DGSF) SUBTOTAL	25,005		25,005
SUMMARY				
	TOTAL DGSF	172,243		190,282
	Building Grossing Factor	1.40		1.40
	COURTHOUSE BUILDING GROSS SQUARE FOOTAGE (BGSF)	*241,140*		*266,395*

POR Initial Build-Out = 241,140 BGSF

- 24 Courtrooms

POR Highlights:

- Meets current need
- Minimizes risk
- Improves public experience
- Consolidates fragmented departments
- Provides adequate in-custody holding and delivery
- Separate circulation paths – public, secure, restricted

SECTION

7

Design Options & Studies

The full Building Design & Cost Study, all design option packages, color floor plans, axonometric diagrams, aerial site plans, building heights study, and intermediate markups.

12 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Building Options — Cost Summary & Comparison

DATE
June 1, 2026

BUILDING OPTIONS – COST SUMMARY & COMPARISON

WELD COUNTY JUSTICE CENTER

Side-by-Side Comparison Matrix with All-In Cost Deltas

PREPARED ON
June 1, 2026

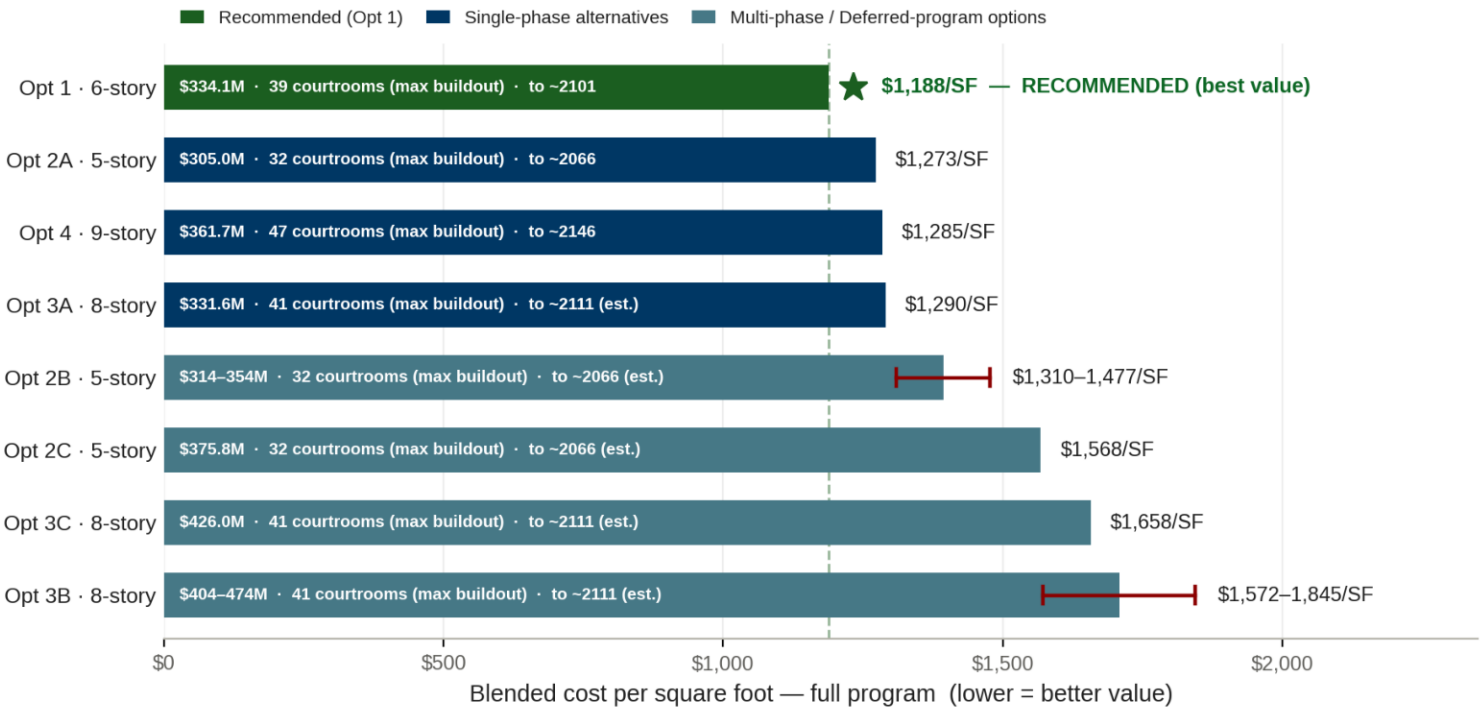
Source Document:

WCJC Building Design Options – Cost & Efficiency Study
Fentress Studios | Reilly Johnson Architecture | Level5

Executive Summary

This document consolidates the cost data from the April 2, 2026 WCJC Building Design Options Cost & Efficiency Study into a single side-by-side comparison matrix. All construction cost figures trace directly to the source estimate tables. Phase 2 figures for the two-project options carry the source report's 8-year escalation factor (+52.8% on the 5-story Phase 2 and +86.9% on the 8-story Phase 2). Options that defer part of the courtroom program (2B, 2C, 3B, 3C) require continued occupancy of the Centennial Building, Courthouse, and Plaza West to maintain court operations. Each of these facilities carries documented deferred capital needs. The County's facility condition assessments identified a combined $50.5M in maintenance and system replacement needs across the three buildings over a 20-year horizon. The Facilities Department's five-year capital plan (2026-2028) has already identified $10M in specific projects across these buildings, with work held pending the WCJC decision. If any portion of the courtroom program remains in these facilities, this investment becomes necessary to sustain them for continued court occupancy.

Building Options – Cost, Capacity & Longevity



Blended cost per SF over the full program – lower is better value. Option 1 is the lowest of all eight options; each bar also shows total cost, maximum courtroom buildout, and capacity horizon ("est." = estimated from the documented options).

Why Option 1 is the recommended choice

- Best value of all eight options – the lowest blended cost per SF at $1,188/SF, ahead of the nominally cheaper 5-story (which has no room to grow) and the 8-story (whose total excludes a future-ready floor).
- Delivers the full 24-courtroom program in a single phase – no Phase 2 escalation risk and no Centennial Building / Courthouse work required.
- Built-in room to grow – expands to 33 then 39 courtrooms, with capacity good through ~2101 (about 75 years).
- Right-sized for the civic district – efficient floor plates and conventional massing avoid the cost, complexity, and constrained layouts of the taller schemes.

Side-by-Side Comparison Matrix — All 8 Options

All dollar values in millions. The recommended option (Option 1, 6-Story) is highlighted in green throughout. Values shown for Phase 1 only are noted (P1); Phase 2 (P2) values include the source report's 8-year escalation factor.

	OPTION 1 (RECOMMENDED) *6 Story*	**OPTION 2A** *5 Story Full Buildout*	**OPTION 2B** *5 Story Full C&S + Partial TI*	**OPTION 2C** *5 Story Two Separate Projects*	**OPTION 3A** *8 Story Full Buildout*	**OPTION 3B** *8 Story Full C&S (No TI)*	**OPTION 3C** *8 Story Two Separate Projects*	**OPTION 4** *9 Story (8 Full + 9th C&S)*
BUILDING PROGRAM								
Total GSF	281,405	239,605	239,605	239,605 (split)	256,964	256,964	256,964 (split)	281,405
Courtroom Count at Initial Completion	24	24	8 (partial TI)	14 (Phase 1)	24 + 17 future	0 (shell only)	14 (Phase 1)	24
Total Courtroom Count at Maximum Expansion (Internal + External Exp.)[1]	39	32	32	32	41	41	41	47
% of Need Met — New WCJC at Occupancy[2]	100%	100%	33%	58%	100%	0%	58%	100%
Time Between Projects	N/A	N/A	Single phase + future TI	5+ years	N/A	Single phase + future TI	5+ years	N/A
CONSTRUCTION COSTS (2026 $)								
Sitework	$5.5M	$5.5M	$5.3M	$5.5M (P1)	$6.5M	$6.5M	$6.4M (P1)	$7.1M
Core & Shell	$149M	$118M	$116M	$74M (P1)	$139M	$138M	$81M (P1)	$154M
Tenant Improvement	$131M (5 floors)	$132M	$39M (partial)	$79M (P1)	$137M	$0 (none)	$78M (P1)	$152M
Total Construction Cost (Building)	**$285M**	**$256M**	**$160M**	**$159M (P1 only)**	**$283M**	**$145M**	**$165M (P1 only)**	**$313M**
$/GSF (Building)	$1,013	$1,068	$667	$1,111 (P1)	$1,100	$563	$1,103 (P1)	$1,111
FUTURE COSTS (ESCALATED 2034)								
Phase 2 Construction Cost	N/A	N/A	Future TI not estimated	$159M (P2, esc.)	N/A	Future TI not estimated	$202M (P2, esc.)	9th-floor TI deferred

	OPTION 1 (RECOMMENDED) *6 Story*	OPTION 2A *5 Story Full Buildout*	OPTION 2B *5 Story Full C&S + Partial TI*	OPTION 2C *5 Story Two Separate Projects*	OPTION 3A *8 Story Full Buildout*	OPTION 3B *8 Story Full C&S (No TI)*	OPTION 3C *8 Story Two Separate Projects*	OPTION 4 *9 Story (8 Full + 9th C&S)*
Escalation Premium	None	None	TBD – full risk	+52.8% (8-yr esc.)	None	TBD – full risk	+86.9% (8-yr esc.)	Minimal (shell only)
BELOW THE LINE COSTS								
Land Acquisition (JC + Garage)	$10M	$10M	$10M	$10M	$10M	$10M	$10M	$10M
Centennial Bldg Deferred Maintenance[3]	N/A (not required)	N/A (not required)	$10M	$10M	N/A (not required)	$10M	$10M	N/A (not required)
Additional Centennial Bldg Renovation Required[4]	N/A (not required)	N/A (not required)	~$50M	~$30M	N/A (not required)	~$75M	~$30M	N/A (not required)
Parking Garage + Sallyport	$39M	$39M	$39M	$39M	$39M	$39M	$39M	$39M
ALL IN PROJECT TOTAL (TODAY DOLLAR, BASE PHASE)								
Grand Total – Initial Project	**$334M**	**$305M**	**$267M**	**$247M (P1)**	**$332M**	**$279M**	**$254M (P1)**	**$362M**
Initial Program $/GSF (All-In)	$1,188	$1,273	$1,122	$1,735 (P1)	$1,290	$1,163	$1,697 (P1)	$1,285
FULL PROGRAM ALL IN COST (PROJECTED TO REACH 24 COURTROOMS)								
Phase 2 / Future TI (Projected)	$0	$0	$95–135M (est., escalated)	$158.6M	$0	$200–270M (est., escalated)	$201.7M	Deferred 9th-floor TI
Full-Program Grand Total	**$334M**	**$305M**	**~$363–403M***	**$405M**	**$331M**	**~$479–549M***	**$456M**	**$362M**
Blended $/GSF (Full Program)[5]	$1,188	$1,273	~$1,518–1,685	$1,694	$1,290	~$1,863–2,135	$1,774	$1,285
Delta vs. Recommended (Option 1)	**BASELINE**	**–$29M**	**+$29M to +$69M***	**+$71M**	**–$2M**	**+$145 to +$215M***	**+$122M**	**+$29M**

[1] Total Courtroom Count at Maximum Expansion: Per the source report's massing diagrams. Includes courtrooms operational after internal expansion (TI buildout of shelled floors) and external addition (future building addition). Option 1 (24 → 33 via 6th-floor TI buildout → 39 via future SE addition, good through ~2101 / 75 years) and Option 4 (24 → 33 → 47, good through ~2146 / 120 years) carry the strongest documented long-term capacity. Option 2A is constrained by its 5-story footprint (24 → 27 → 32, good through ~2066 / 40 years). For Options 2B, 2C, 3B, and 3C, expansion language largely refers to completing the deferred portion of the initial 24-courtroom program rather than capacity beyond it. Option 3A's future expansion capacity is referenced narratively ("smaller footprint preserves more site area for future uses and/or expansion") but is not documented with a courtroom count or longevity in the source.

[2] % of Need Met against the identified 24-courtroom program, measured by courtrooms built and operational in the new WCJC courthouse (not counting any continued operations in the Centennial Building). "Initial Project" captures courtrooms operational in the new building at occupancy of the first phase; "After Phase 2" reflects full-program delivery in the new building. All options reach 100% eventually, but the path and timing varies materially.

[3] *Centennial Bldg Deferred Maintenance: Required for options that defer part of the courtroom program (2B, 2C, 3B, 3C). The $10M placeholder covers the minimum investment required to keep an outdated facility operational during the period when the new WCJC is delivering only a partial program. It does not include courtroom renovations or security upgrades (see footnote [4]), both of which are critical if the Centennial Building and historic Courthouse were to remain in active court use beyond the near term. This cost would not be required if the full program were delivered in the new facility (Options 1, 2A, 3A, 4).*

[4] *Additional Centennial Bldg Renovation Required**:** Captures the courtroom renovation costs not covered by Deferred Maintenance. Figures are approximate, derived from PCL's Extended Facilities Study of Centennial and Plaza West, and scale with the portion of the courtroom program that must remain in Centennial: Option 3B (0% delivered in new WCJC) carries the full ~$75M baseline; Option 2B (33% delivered) carries ~$50M; Options 2C and 3C (58% delivered) carry ~$30M each. Actual scope and magnitude would need to be confirmed through a facility condition assessment. Like Deferred Maintenance, this cost is directly attributable to the WCJC decision.*

[5] *Blended $/GSF for phased options (2B, 2C, 3B, 3C) = total full-program cost ÷ total GSF delivered. This provides a single comparable rate against the single-phase options. For 2B and 3B, ranges reflect the projected future TI cost band.*

** Options 2B and 3B require future tenant improvement work that is not estimated in the source report. The ranges shown reflect equivalent TI program escalated using the same 5%/yr compounding methodology applied to the Two-Separate-Project options in the source report.*

Consolidated All-In Cost Comparison

This page brings together every cost component required to deliver the full 24-courtroom program for each option. Deltas are shown against Option 1 (Recommended) as the baseline.

Option	Initial All In	Phase 2 / Future TI	Centennial Bldg Work[3]	Escalation Premium	Full Program Total	Blended $/SF[4]	Δ vs. Rec.	Status
Option 1 6-Story (Recommended)	**$334M**	None	**Not required**	None	**$334M**	$1,188	**BASELINE**	**✓ Rec.**
Option 2A 5-Story Full Buildout	$305M	None	**Not required**	None	**$305M**	$1,273	**–$29.1M**	Strong alt.
Option 2B 5-Story Full C&S + Partial TI	$267M	~$95-135M (est.)	**$10M + ~$50M reno**	Less	**~$363-403M***	~$1,518-1,685	**+$29 to +$69M***	Unfav.
Option 2C 5-Story Two Separate Projects	$247M (P1)	$159M (P2, esc.)	**$10M + ~$30M reno**	+52.8% on P2	**$405M**	$1,694	**+$71M**	Unfav.
Option 3A 8-Story Full Buildout	$332M	None	**Not required**	None	**$332M**	$1,290	**–$2.5M**	Comparable
Option 3B 8-Story Full C&S (No TI)	$279M	~$200-270M (est.)	**$10M + ~$75M reno**	TBD – full risk	**~$479-549M**	~$1,863-2,135	**+$145 to +$215M***	Most exp.
Option 3C 8-Story Two Separate Projects	$254M (P1)	$202M (P2, esc.)	**$10M + ~$30M reno**	+86.9% on P2	**$456M**	$1,774	**+$122M**	Unfav.
Option 4 9-Story (8 Full + 9th C&S)	$362M	Deferred 9th TI	**Not required**	Minimal (shell only)	**$362M**	$1,285	**+$27.6M**	Highest

Key Conclusions

- Option 1 (6-Story, Recommended) at $334.1M all-in delivers 100% of the 24-courtroom need at occupancy in a single phase, with no Centennial Building / Courthouse work required, and provides expansion capacity to 33 courtrooms via shelled 6th-floor TI (good through ~2071) and 39 courtrooms via future SE addition (good through ~2101).
- Option 2A (5-Story Full Buildout) at $305.0M is the lowest single-phase, full-program cost — $29.1M less than Option 1 — and also delivers 100% of need at occupancy with no Centennial Building / Courthouse work. Provides no future expansion shell.
- The deferred-program options (2B, 2C, 3B, 3C) deliver only 0–58% of the courtroom need at initial occupancy, requiring the Centennial Building / Courthouse to remain in service and triggering the deferred maintenance identified by the County's facility condition assessments and five-year capital plan. Once Phase 2 and escalation are factored in, deltas against Option 1 widen substantially.
- Option 3A (8-Story Full Buildout) appears nominally cheaper than Option 1 (−$2.5M), but the comparison is misleading — Option 1 includes a fully shelled 6th floor (41,800 SF of future-ready expansion) that Option 3A does not. The 8-story is also less efficient ($1,100/SF vs. $1,013/SF), requires high-rise code compliance, has smaller floor plates that constrain courtroom layouts, and exceeds typical civic-district massing. See "Why Not the 8-Story" section for full rationale.
- Option 4 (9-Story) provides no operational or programmatic advantage over Option 1 and costs $27.6M more for the same GSF and courtroom count.
- Blended $/SF over the full program tells the clearest story: Option 1 at $1,188/SF vs. deferred-program options ranging from ~$1,518/SF to ~$2,135/SF — roughly a 28% to 80% premium per square foot to deliver the same 24-courtroom program through phasing or shell-only delivery.

Methodology Notes

- Preliminary Cost Disclaimer: All figures in this document represent preliminary opinions of probable cost developed across multiple studies with limited design information. Final costs will be subject to actual market conditions at the time of contract execution.
- Construction Total: pulled directly from each option's TOTAL PROJECT COST line, inclusive of sitework, C&S, TI, indirect costs, and soft costs (10% design, 2.5% owner's rep, 8% owner's contingency, etc.).
- Below-the-Line: Land Acquisition ($7M JC + $3M Garage = $10M) added per the source report. Centennial Building / Courthouse Work ($10M, reflecting the Weld County Facilities Department's five-year capital plan) added for deferred-program options.
- Parking Garage + Sallyport: $39.0M construction (Appendix A figure including pro-rata land). Included consistently across all options for apples-to-apples comparison.
- Escalation: Source report applies 5%/year compounding over 8 years for Phase 2 work in the Two-Separate-Project options. Future TI for Options 2B and 3B is not estimated in the source — ranges shown reflect equivalent program cost escalated similarly.
- Initial vs. Full-Program: "Initial" captures only the work in the first project. "Full-Program" estimates total spend required to reach 24 operational courtrooms.
- % of Need Met: Tracks how much of the identified 24-courtroom program is delivered at initial occupancy vs. after Phase 2. Single-phase options deliver 100% at occupancy; deferred-program options range from 0% (Option 3B shell-only) to 58% (Options 2C/3C Phase 1).
- Blended $/SF (Full Program): For options delivered in phases (2B, 2C, 3B, 3C), this is the total full-program cost divided by the total GSF delivered. It provides a single comparable rate against the single-phase options.

Decision Drivers Beyond Pure Cost

- Single-Phase Delivery: Options 1, 2A, 3A, and 4 deliver the full 24-courtroom program in one mobilization – eliminating Phase 2 escalation risk and avoiding adjacent construction to an operational facility.
- Future Expansion Capacity: Only Options 1 (24 → 33 → 39 courtroom growth path) and 4 (shelled 9th floor) carry future capacity within the initial scope.
- Home Rule Charter Fit: Deferred-program options (2B, 2C, 3B, 3C) were structured to fit within Charter spending limits. While these options could theoretically satisfy one interpretation of Section 14-8 of the Home Rule Charter, after adding up all-in project costs to meet the same program need, it would require substantial additional expense incurred by the County to meet the same program needs. The alternative strategies separating the program into 3 separate projects, with separate RFP's, Contracts, and Budget Management, allow for each individual project to remain within the $177M and achieve the full program need.
- Operational Disruption: Phased options (2C, 3C) require Phase 2 construction adjacent to an operational courthouse – adding cost, schedule, and security complexity not fully captured in pure dollars.

Why Not the 8-Story (Option 3A)?

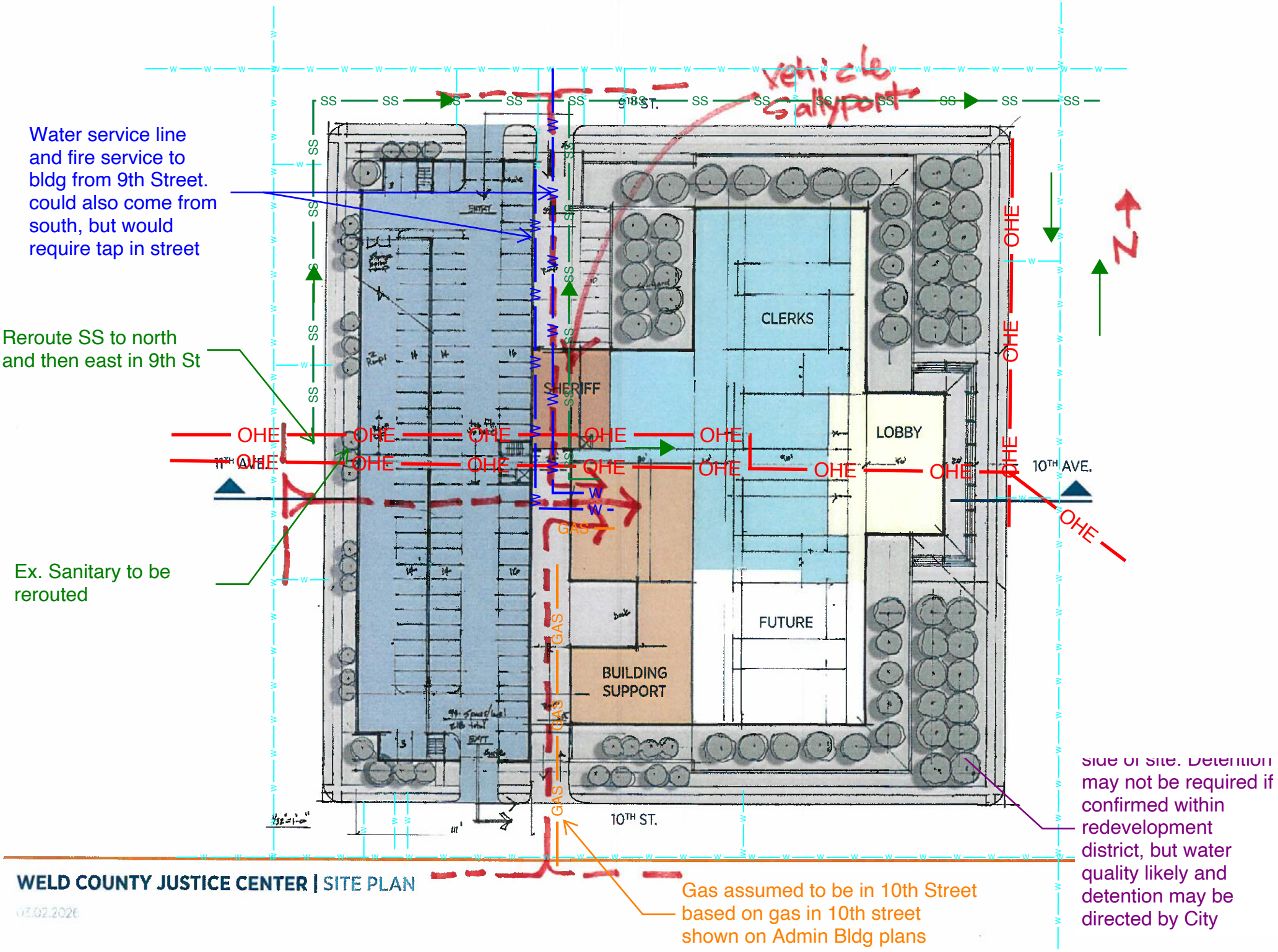
Option 3A appears favorable at first glance – $2.5M less than the recommended Option 1 with the same 24-courtroom delivery in a single phase.

- Cost comparison: Option 1's total includes a fully shelled 6th floor – 41,800 SF of future-ready expansion space supporting growth to 33 courtrooms and ultimately 39 with the SE addition. Option 3A delivers no comparable expansion shell.
- Less efficient design at higher $/SF: Option 3A costs $1,100/SF vs. Option 1 at $1,013/SF – an 8.6% per-SF premium. The 8-story requires approximately 14,000 more SF than the 5-story configuration to deliver the same 24-courtroom program.
- Smaller floor plates constrain courtroom layouts: The narrower footprint reduces flexibility for courtroom clustering, support spaces, and circulation. The 6-story configuration's larger floor plates allow more efficient courtroom adjacencies and shorter horizontal travel distances.
- More complex structural and MEP systems: Deeper foundations, heavier columns, enhanced lateral systems for wind and seismic loads. MEP complexity premium for taller risers, higher pump pressures, and more complex HVAC zoning across 8 floors. Higher design fees reflect this engineering complexity.
- No offsetting operational or programmatic advantage: The design team's analysis found no functional benefit that justifies the higher per-SF cost, the more complex systems, or the loss of expansion capacity. Both options deliver 24 courtrooms; the 6-story does so more efficiently with built-in growth capacity for the next 75 years.

Bottom line: The headline $2.5M cost advantage of Option 3A is more than offset by Option 1 including a future-ready 6th-floor shell that Option 3A does not. On a like-for-like 24-courtroom basis, the 6-story is the more cost-effective and operationally superior configuration.

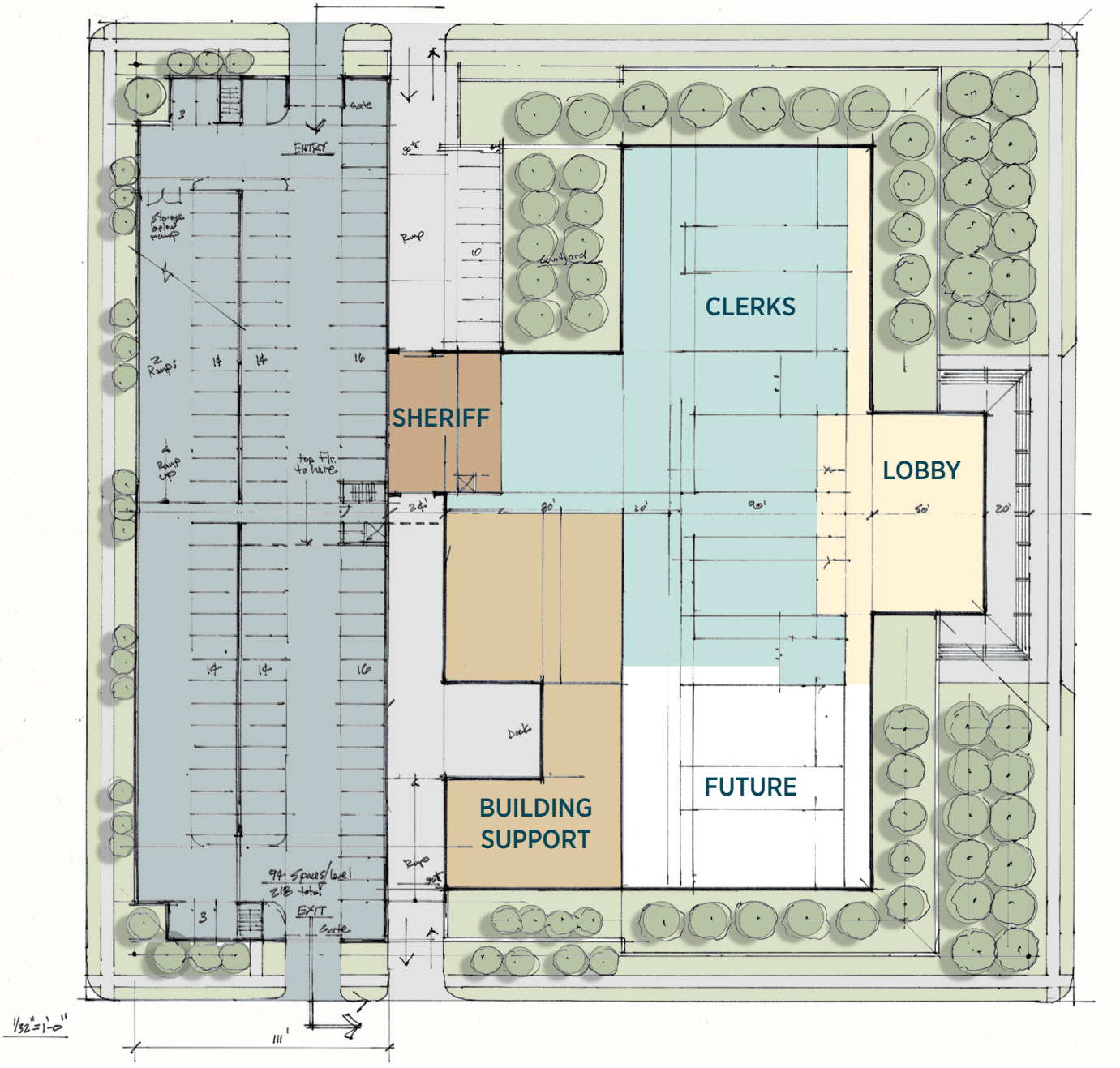
Weld County Justice Center
Design Markups (Martin & Martin)

DATE
March 1, 2026

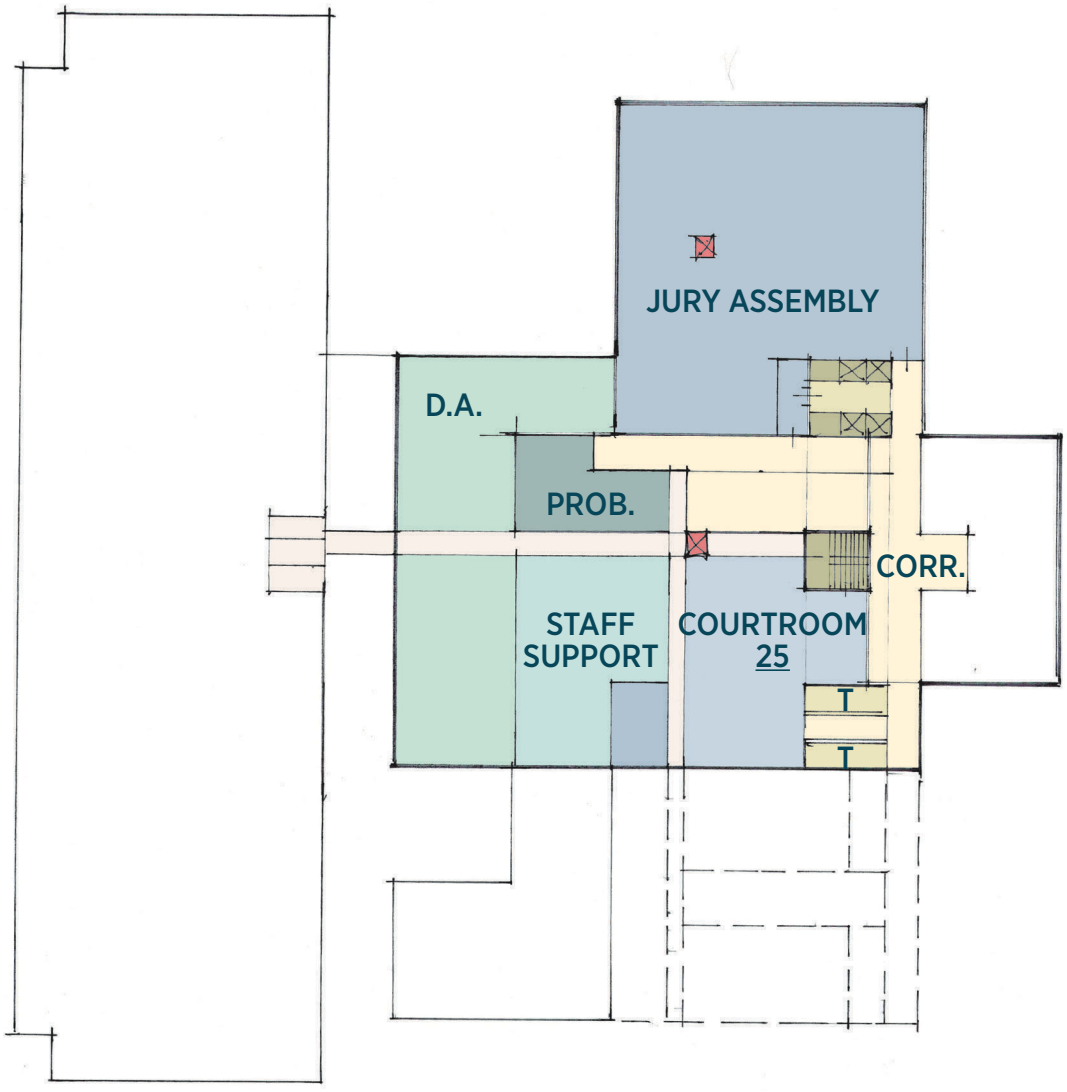

Water service line and fire service to bldg from 9th Street. could also come from south, but would require tap in street
Reroute SS to north and then east in 9th St
Ex. Sanitary to be rerouted
vehicle sallyport
9TH ST.
10TH ST.
11TH AVE.
10TH AVE.
CLERKS
SHERIFF
LOBBY
FUTURE
BUILDING SUPPORT
SS
W
GAS
OHE
N
Gas assumed to be in 10th Street based on gas in 10th street shown on Admin Bldg plans
side of site. Detention may not be required if confirmed within redevelopment district, but water quality likely and detention may be directed by City
WELD COUNTY JUSTICE CENTER | SITE PLAN
07.02.2026

Weld County Justice Center
Color Plans — Site Plan / First Floor

DATE
March 2, 2026



SITE PLAN / FIRST FLOOR



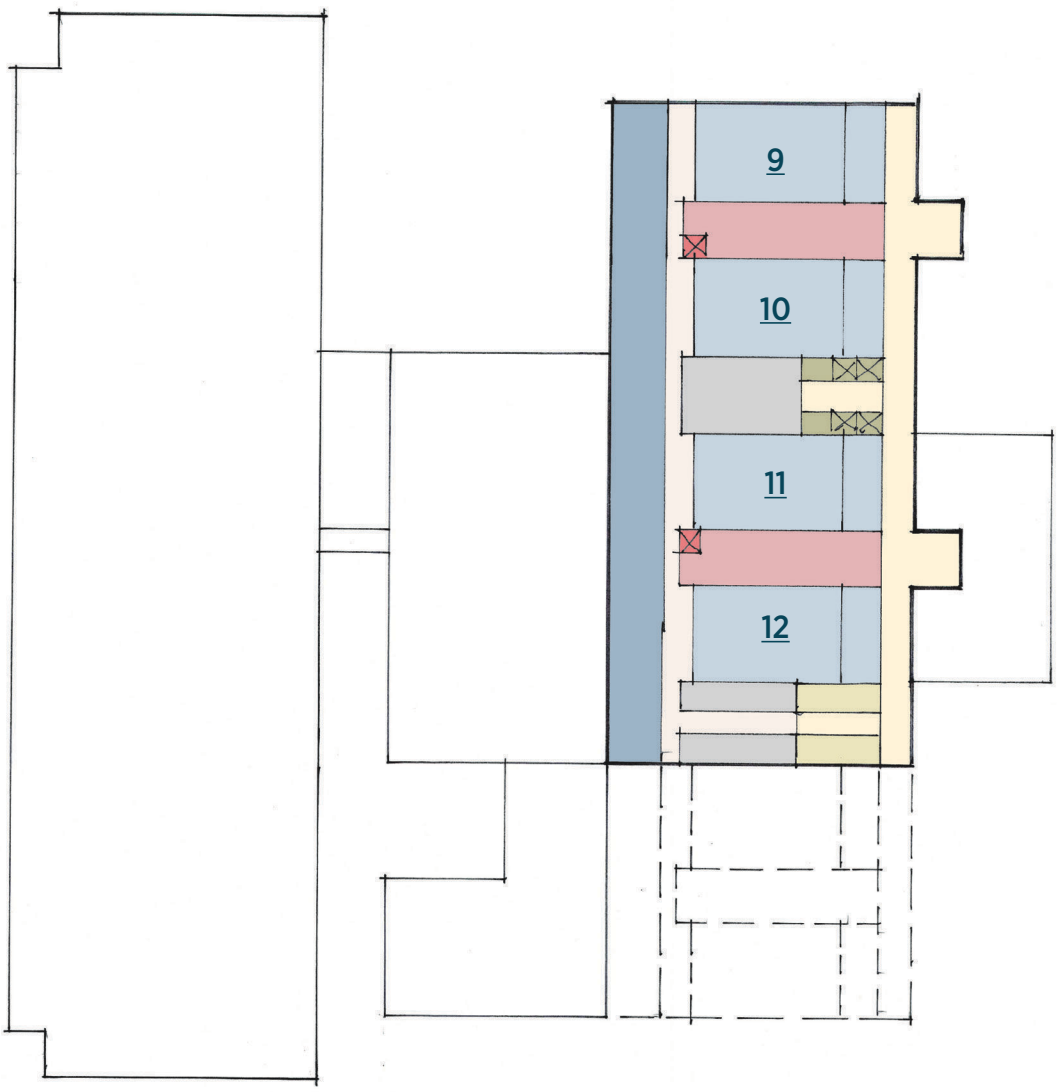
SECOND FLOOR

1 COURTROOM
2,500 S.F.



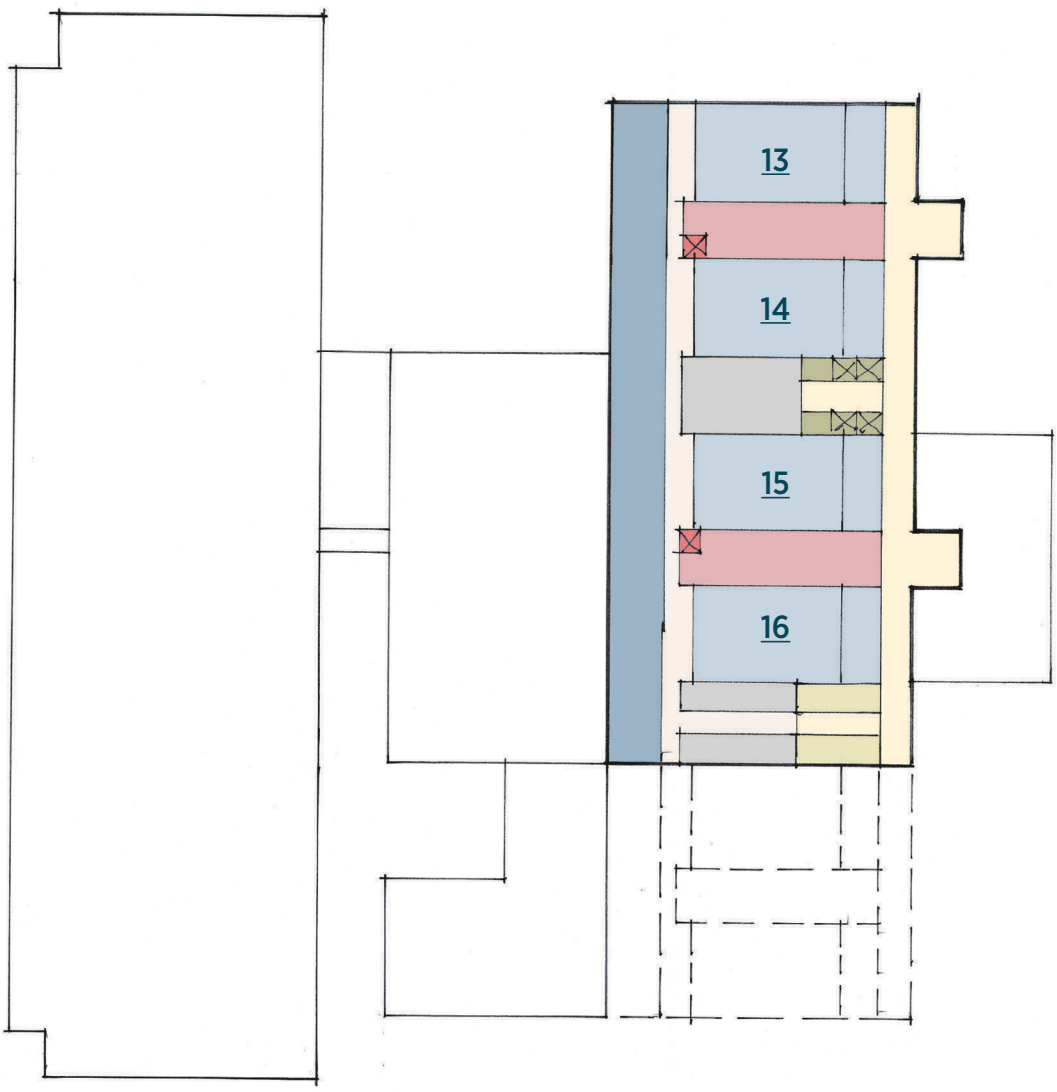
THIRD FLOOR

8 COURTROOMS / HEARING ROOMS
900 S.F. EACH



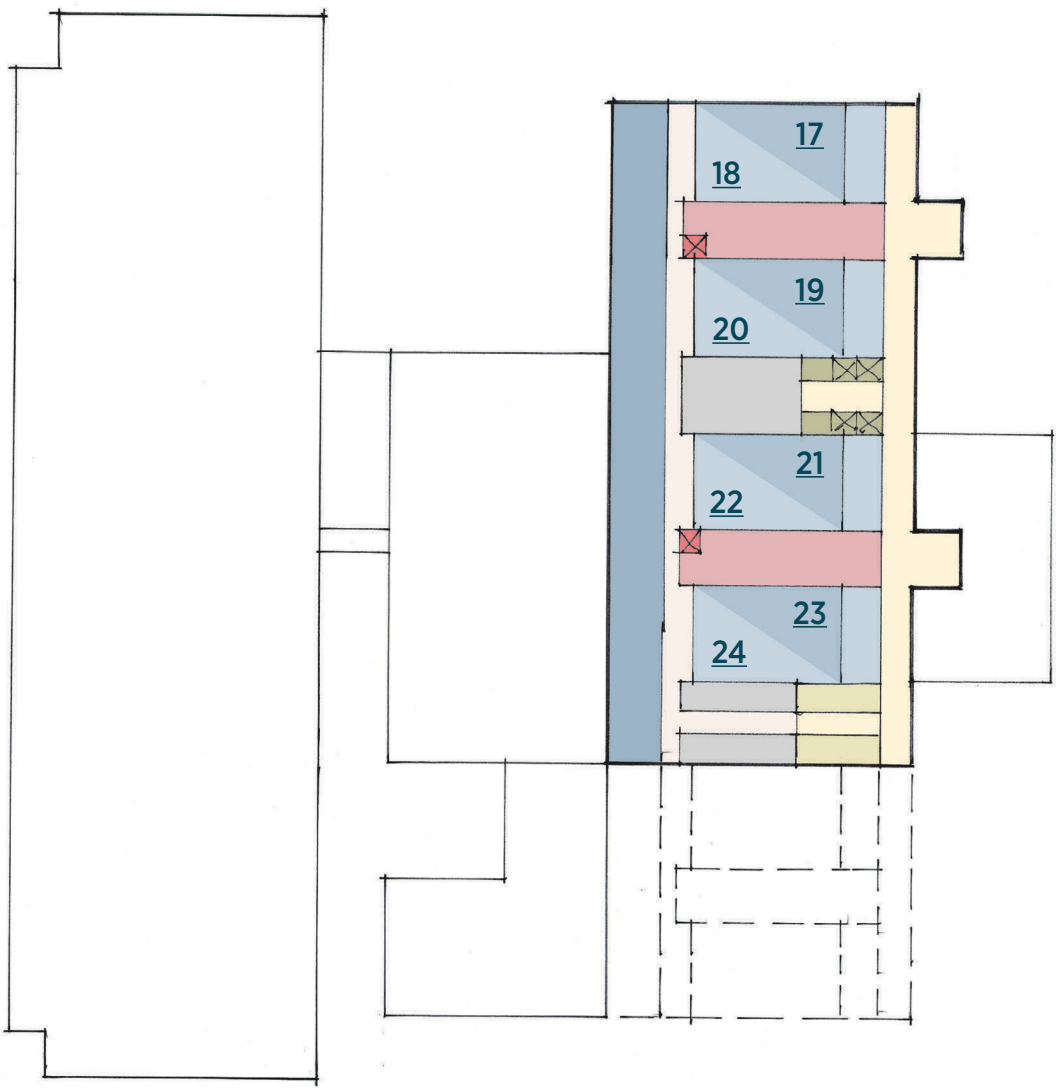
FOURTH FLOOR

4 COURTROOMS
1,700 S.F. EACH



FIFTH FLOOR

4 COURTROOMS
1,700 S.F. EACH



SIXTH FLOOR

4 COURTROOMS SHARED = 8 COURTROOMS
1,700 S.F. EACH

COURTROOM TOTAL	
2ND FLOOR =	1
3RD FLOOR =	8
4TH FLOOR =	4
5TH FLOOR =	4
6TH FLOOR =	8
TOTAL =	**25 COURTROOMS**

COURTROOM MODULES UTILIZED	17
SITE ANALYSIS MODULES UTILIZED	26
MODULE REDUCTION	**-9**

MODULE = 4,000 S.F., 36,000 S.F. REDUCTION = **$36M**

COURTHOUSE SAVINGS =	$36M
PARKING SAVINGS =	$20M
SAVINGS - TOTAL CONSTRUCTION =	$56M
SAVINGS - SOFT COSTS =	$11M (20%)
TOTAL PROJECT SAVINGS =	**$67M**



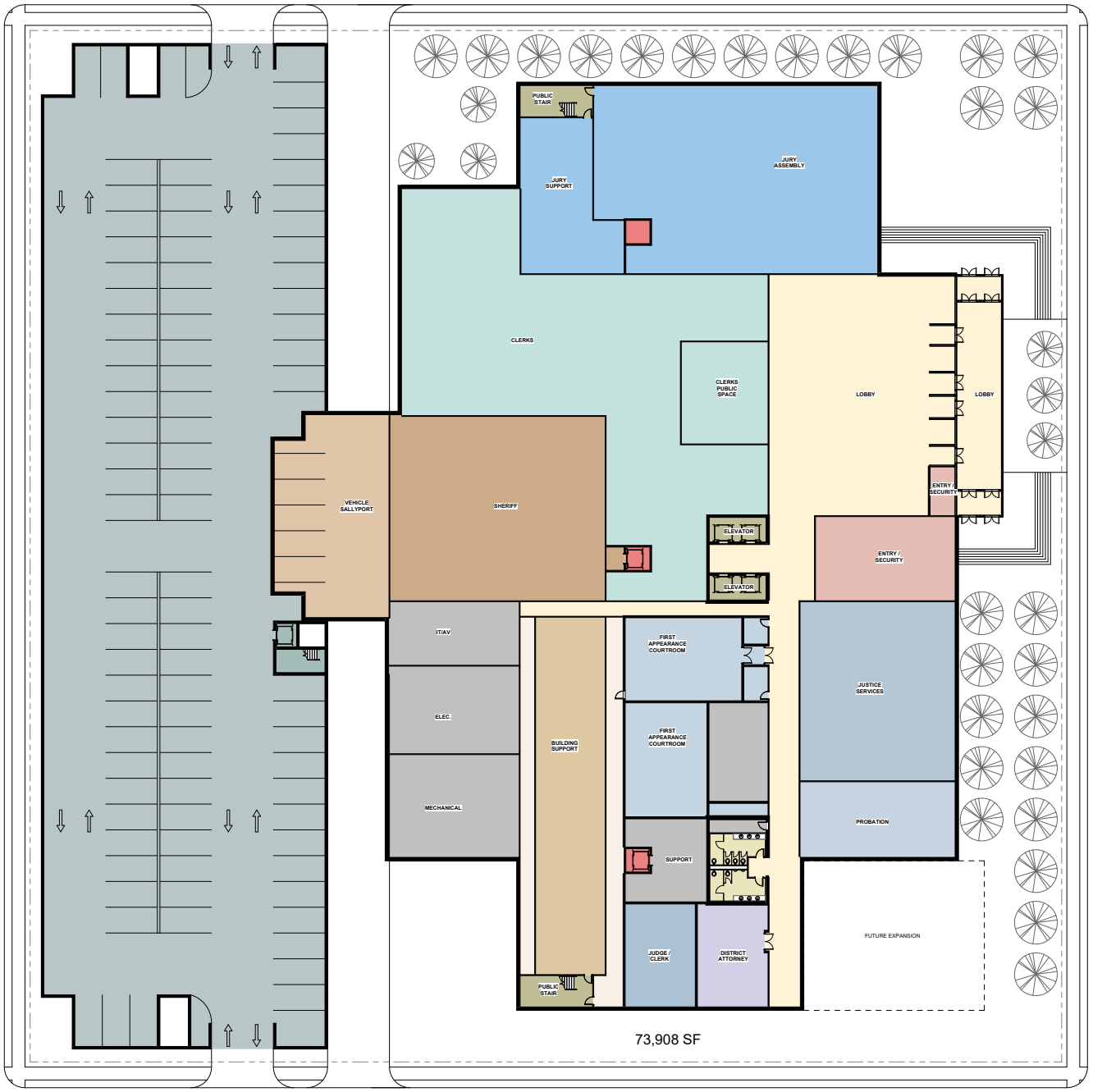
SMALLER COURTROOMS **TYPICAL COURTROOMS**

TYPICAL FLOOR

TYPICAL COURTROOM = 1,700 S.F. EACH
SMALLER COURTROOM = 9,00 S.F EACH

Weld County Justice Center
Option 1 — Color Plans

DATE
March 16, 2026



WELD COUNTY JUSTICE CENTER | FIRST FLOOR

03.16.2026



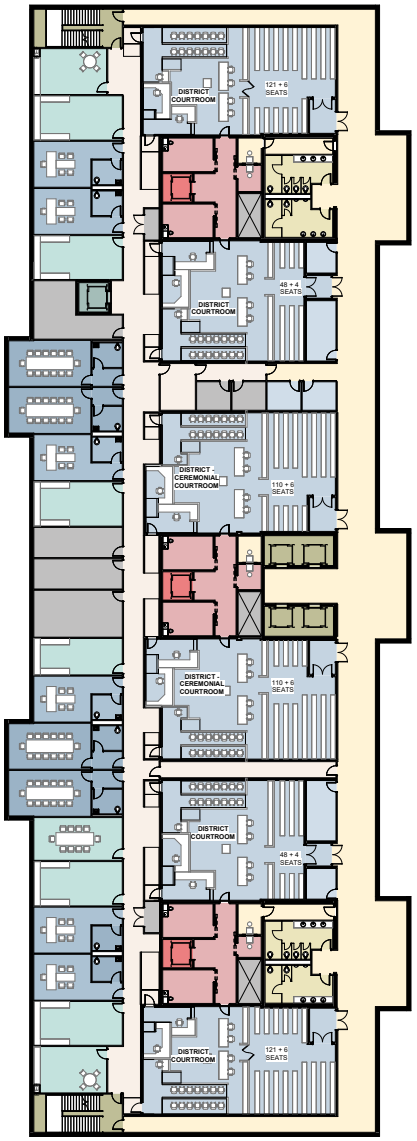
41,682 SF

WELD COUNTY JUSTICE CENTER | SECOND FLOOR

03.16.2026

FENTRESS STUDIOS
A Populous Company

RJA



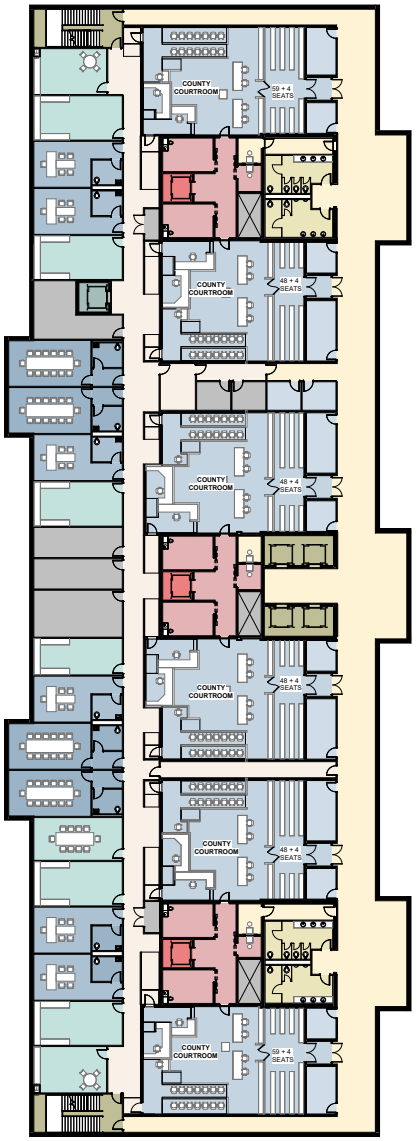
41,682 SF

WELD COUNTY JUSTICE CENTER | THIRD FLOOR

03.16.2026

FENTRESS STUDIOS
A Populous Company

RJA



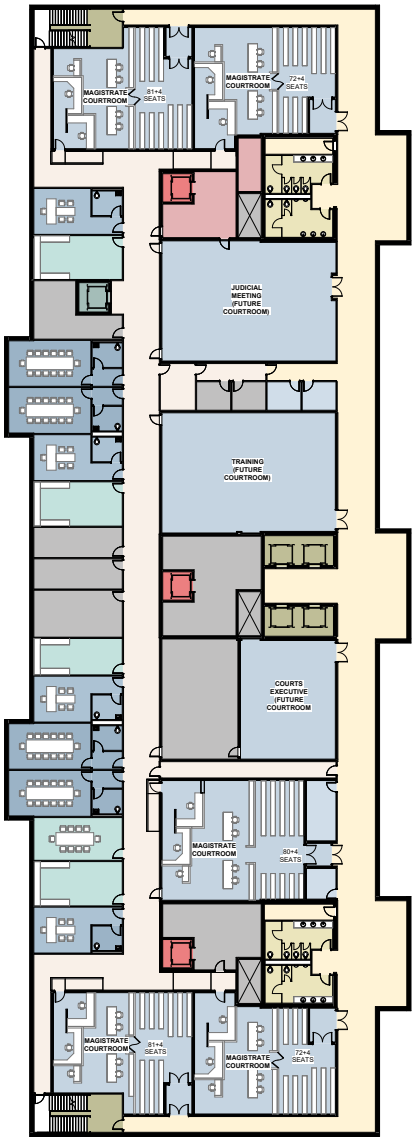
41,682 SF

WELD COUNTY JUSTICE CENTER | FOURTH FLOOR

03.16.2026

FENTRESS STUDIOS
A Populous Company

RJA



41,682 SF

WELD COUNTY JUSTICE CENTER | FIFTH FLOOR

03.16.2026

FENTRESS STUDIOS
A Populous Company

RJA

Weld County Justice Center
Option 2 + Project 1 Combined — Plans

DATE
March 27, 2026

OPTION 2 TOTAL PROGRAM NET SF		
ATTORNEY	6,698 SF	52
BUILDING SUPPORT	7,378 SF	1
CLERKS	39,601 SF	34
COURTROOM	51,185 SF	53
DISTRICT ATTORNEY	2,563 SF	1
HOLDING	5,212 SF	45
INMATE ELEVATOR	1,254 SF	16
JUDGES CHAMBERS	8,954 SF	37
JURY ASSEMBLY	9,101 SF	2
JURY DELIBERATION	5,069 SF	30
JUSTICE SERVICES	4,026 SF	1
MEP	4,732 SF	41
PARKING GARAGE - PUBLIC	8,148 SF	1
PRIVATE CORRIDOR	21,660 SF	18
PROBATION	1,844 SF	1
PUBLIC CORRIDOR	35,762 SF	27
PUBLIC TOILET	5,480 SF	26
SECURITY	208 SF	1
SHERIFF	6,996 SF	2
STAFF SUPPORT	4,374 SF	3
STAIRS	9,142 SF	35
STAIRS - PRIVATE	2,431 SF	15
VEHICLE SALLYPORT	2,738 SF	1
Grand total: 443	244,557 SF	

OPTION 2 - LEVEL 1 PROGRAM NET SF		
BUILDING SUPPORT	7,378 SF	1
CLERKS	12,461 SF	1
DISTRICT ATTORNEY	2,563 SF	1
INMATE ELEVATOR	156 SF	2
JUSTICE SERVICES	4,026 SF	1
PRIVATE CORRIDOR	156 SF	1
PROBATION	1,844 SF	1
PUBLIC CORRIDOR	8,313 SF	5
PUBLIC TOILET	566 SF	2
SECURITY	208 SF	1
SHERIFF	6,996 SF	2
STAIRS	1,729 SF	6
STAIRS - PRIVATE	757 SF	4
VEHICLE SALLYPORT	2,738 SF	1
Grand total: 29	49,893 SF	

Department Legend

- BUILDING SUPPORT
- CLERKS
- DISTRICT ATTORNEY
- INMATE ELEVATOR
- JUSTICE SERVICES
- PARKING GARAGE
- PARKING GARAGE - PUBLIC
- PRIVATE CORRIDOR
- PROBATION
- PUBLIC CORRIDOR
- PUBLIC TOILET
- SECURITY
- SHERIFF
- STAIRS
- STAIRS - PRIVATE
- VEHICLE SALLYPORT

TOTAL BUILDING GSF = 256,964
LEVEL 1 = 51,584 GSF
LEVEL 2 = 31,272 GSF
LEVEL 3 = 29,018 GSF
LEVEL 4 = 29,018 GSF
LEVEL 5 = 29,018 GSF
LEVEL 6 = 29,018 GSF
LEVEL 7 = 29,018 GSF
LEVEL 8 = 29,018 GSF



WELD COUNTY JUSTICE CENTER | OPTION 2 FIRST FLOOR

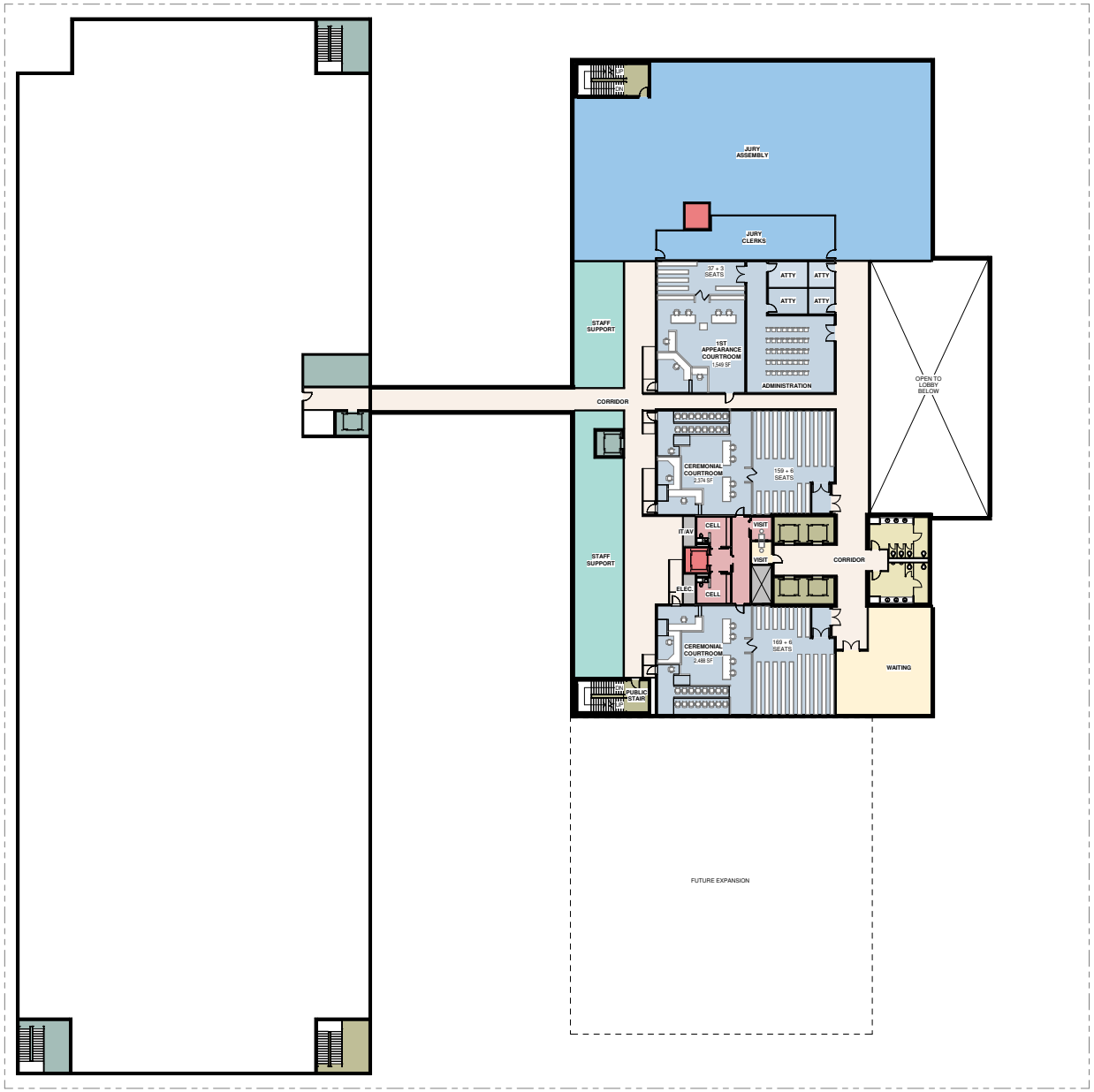
03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

OPTION 2 - LEVEL 2 PROGRAM NET SF		
ATTORNEY	225 SF	2
COURTROOM	7,830 SF	8
HOLDING	578 SF	5
INMATE ELEVATOR	156 SF	2
JURY ASSEMBLY	9,101 SF	2
MEP	197 SF	3
PRIVATE CORRIDOR	5,325 SF	2
PUBLIC CORRIDOR	1,245 SF	4
PUBLIC TOILET	566 SF	2
STAFF SUPPORT	2,501 SF	2
STAIRS	1,368 SF	5
STAIRS - PRIVATE	1,171 SF	5
Grand total: 42	30,264 SF	

Department Legend

- ATTORNEY
- COURTROOM
- HOLDING
- INMATE ELEVATOR
- JURY ASSEMBLY
- MEP
- PRIVATE CORRIDOR
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAFF SUPPORT
- STAIRS
- STAIRS - PRIVATE



LEVEL 2 = 31,272 GSF

WELD COUNTY JUSTICE CENTER | OPTION 2 SECOND FLOOR

03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

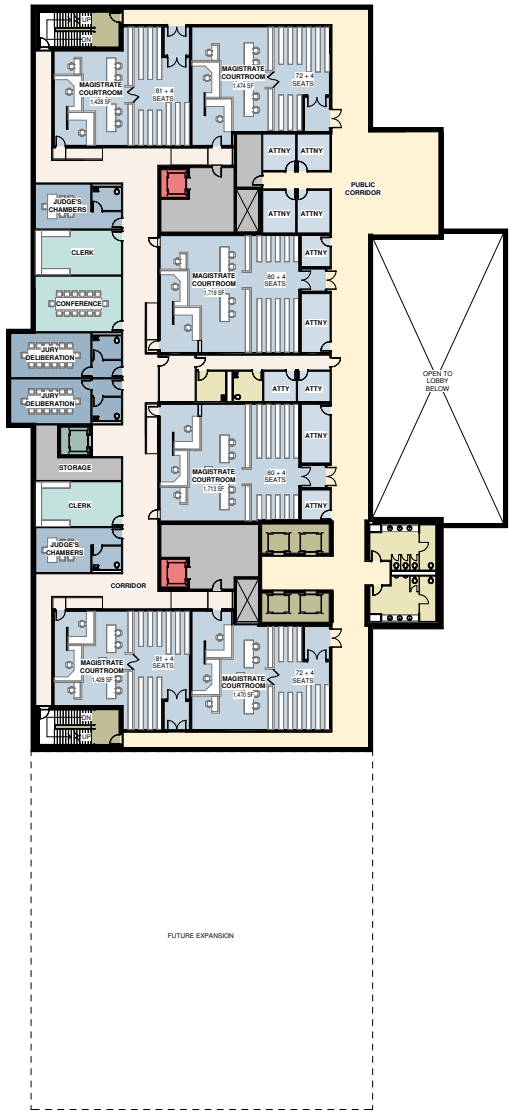
OPTION 2 - LEVEL 3 PROGRAM NET SF

ATTORNEY	1,306 SF	10
CLERKS	1,330 SF	3
COURTROOM	9,676 SF	12
INMATE ELEVATOR	156 SF	2
JUDGES CHAMBERS	787 SF	4
JURY DELIBERATION	1,014 SF	6
MEP	1,586 SF	7
PRIVATE CORRIDOR	3,445 SF	3
PUBLIC CORRIDOR	4,757 SF	2
PUBLIC TOILET	756 SF	4
STAIRS	1,007 SF	4
STAIRS - PRIVATE	84 SF	1
Grand total: 58	25,903 SF	

Department Legend

- ATTORNEY
- CLERKS
- COURTROOM
- INMATE ELEVATOR
- JUDGES CHAMBERS
- JURY DELIBERATION
- MEP
- PRIVATE CORRIDOR
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAIRS
- STAIRS - PRIVATE

LEVEL 3 = 29,018 GSF



29,018 SF

WELD COUNTY JUSTICE CENTER | OPTION 2 THIRD FLOOR

03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

OPTION 2 - LEVEL 4 PROGRAM NET SF

ATTORNEY	1,292 SF	10
CLERKS	2,750 SF	7
COURTROOM	7,293 SF	8
HOLDING	1,158 SF	10
INMATE ELEVATOR	156 SF	2
JUDGES CHAMBERS	1,574 SF	8
JURY DELIBERATION	1,014 SF	6
MEP	684 SF	7
PRIVATE CORRIDOR	3,180 SF	3
PUBLIC CORRIDOR	4,878 SF	4
PUBLIC TOILET	756 SF	4
STAIRS	1,007 SF	4
STAIRS - PRIVATE	84 SF	1

Grand total: 74 25,826 SF

Department Legend

- ATTORNEY
- CLERKS
- COURTROOM
- HOLDING
- INMATE ELEVATOR
- JUDGES CHAMBERS
- JURY DELIBERATION
- MEP
- PRIVATE CORRIDOR
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAIRS
- STAIRS - PRIVATE

LEVEL 4 = 29,018 GSF



29,018 SF

OPTION 2 - LEVEL 5 PROGRAM NET SF

ATTORNEY	1,292 SF	10
CLERKS	2,750 SF	7
COURTROOM	7,293 SF	8
HOLDING	1,158 SF	10
INMATE ELEVATOR	156 SF	2
JUDGES CHAMBERS	1,574 SF	8
JURY DELIBERATION	1,014 SF	6
MEP	685 SF	7
PRIVATE CORRIDOR	3,180 SF	3
PUBLIC CORRIDOR	4,878 SF	4
PUBLIC TOILET	756 SF	4
STAIRS	1,007 SF	4
STAIRS - PRIVATE	84 SF	1

Grand total: 74 25,827 SF

Department Legend

- ATTORNEY
- CLERKS
- COURTROOM
- HOLDING
- INMATE ELEVATOR
- JUDGES CHAMBERS
- JURY DELIBERATION
- MEP
- PRIVATE CORRIDOR
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAIRS
- STAIRS - PRIVATE

LEVEL 5 = 29,018 GSF



29,018 SF

OPTION 2 - LEVEL 6 PROGRAM NET SF

ATTORNEY	1,292 SF	10
CLERKS	2,750 SF	7
COURTROOM	7,298 SF	8
HOLDING	1,158 SF	10
INMATE ELEVATOR	156 SF	2
JUDGES CHAMBERS	1,574 SF	8
JURY DELIBERATION	1,014 SF	6
MEP	685 SF	8
PRIVATE CORRIDOR	3,180 SF	3
PUBLIC CORRIDOR	4,875 SF	3
PUBLIC TOILET	756 SF	4
STAIRS	1,007 SF	4
STAIRS - PRIVATE	84 SF	1

Grand total: 74 25,829 SF

Department Legend

- ATTORNEY
- CLERKS
- COURTROOM
- HOLDING
- INMATE ELEVATOR
- JUDGES CHAMBERS
- JURY DELIBERATION
- MEP
- PRIVATE CORRIDOR
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAIRS
- STAIRS - PRIVATE

LEVEL 6 = 29,018 GSF
F



29,018 SF

WELD COUNTY JUSTICE CENTER | OPTION 2 SIXTH FLOOR

03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

OPTION 2 - LEVEL 7 PROGRAM NET SF		
ATTORNEY	1,292 SF	10
CLERKS	2,750 SF	7
COURTROOM	5,442 SF	6
HOLDING	1,158 SF	10
INMATE ELEVATOR	156 SF	2
JUDGES CHAMBERS	1,574 SF	8
JURY DELIBERATION	1,014 SF	6
MEP	685 SF	7
PRIVATE CORRIDOR	3,193 SF	3
PUBLIC CORRIDOR	4,873 SF	4
PUBLIC TOILET	756 SF	4
STAFF SUPPORT	1,873 SF	1
STAIRS	1,007 SF	4
STAIRS - PRIVATE	84 SF	1
Grand total: 73	25,857 SF	

Department Legend

- ATTORNEY
- CLERKS
- COURTROOM
- HOLDING
- INMATE ELEVATOR
- JUDGES CHAMBERS
- JURY DELIBERATION
- MEP
- PRIVATE CORRIDOR
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAFF SUPPORT
- STAIRS
- STAIRS - PRIVATE

LEVEL 7 = 29,018 GSF



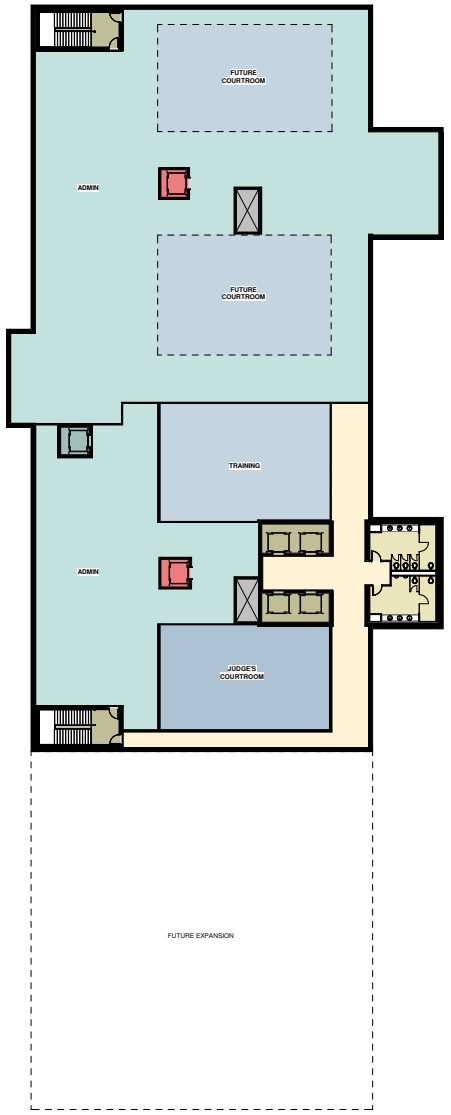
29,018 SF

OPTION 2 - LEVEL 8 PROGRAM NET SF		
CLERKS	14,810 SF	2
COURTROOM	6,353 SF	3
INMATE ELEVATOR	162 SF	2
JUDGES CHAMBERS	1,873 SF	1
MEP	210 SF	2
PUBLIC CORRIDOR	1,944 SF	1
PUBLIC TOILET	566 SF	2
STAIRS	1,007 SF	4
STAIRS - PRIVATE	84 SF	1
Grand total: 18	27,010 SF	

Department Legend

- CLERKS
- COURTROOM
- INMATE ELEVATOR
- JUDGES CHAMBERS
- MEP
- PUBLIC CORRIDOR
- PUBLIC TOILET
- STAIRS
- STAIRS - PRIVATE

LEVEL 8 = 29,018 GSF



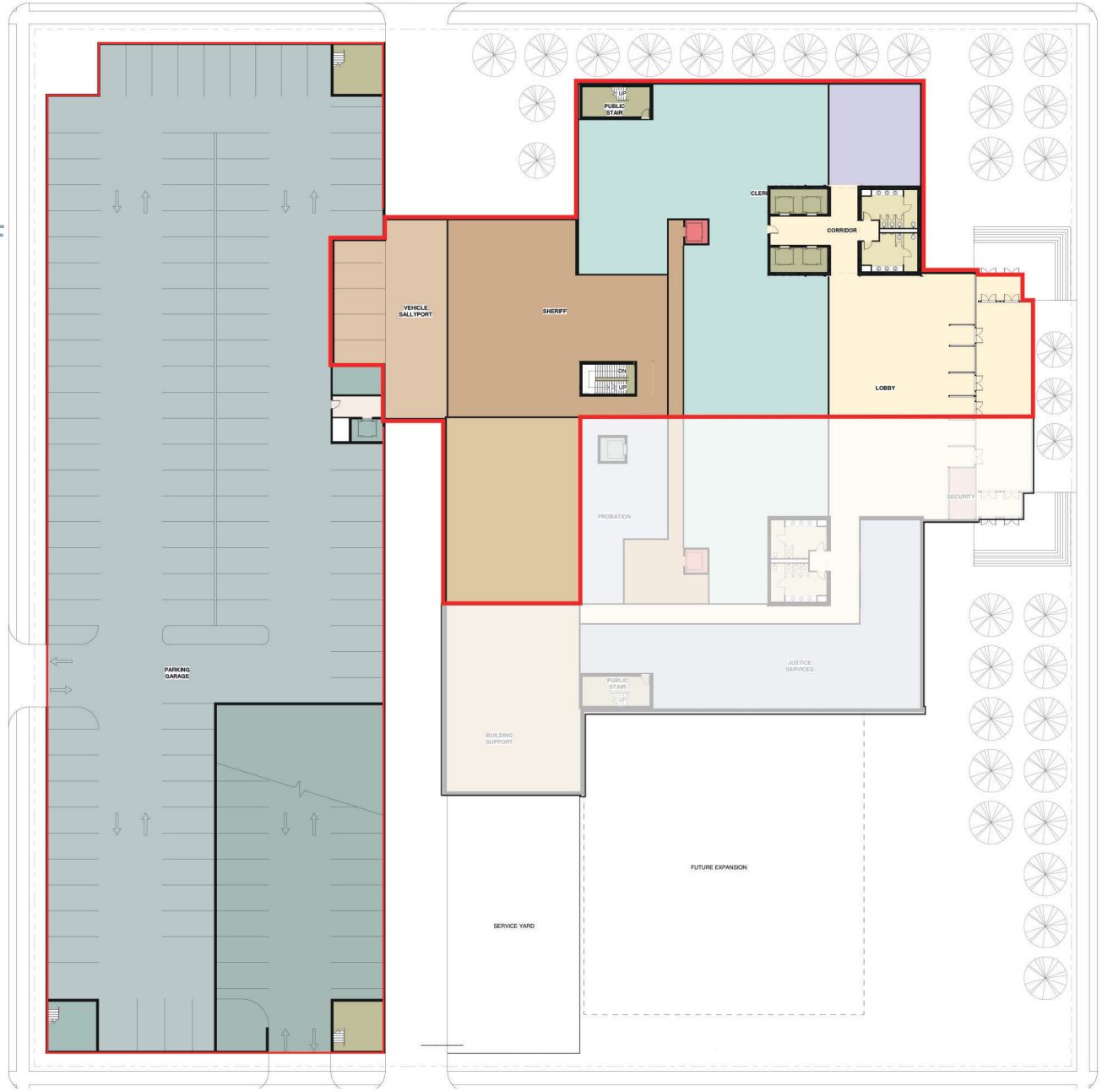
29,018 SF

WELD COUNTY JUSTICE CENTER | OPTION 2 EIGHTH FLOOR

03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

PROJECT 1 = 30,930 GSF
PROJECT 2 = 20,654 GSF

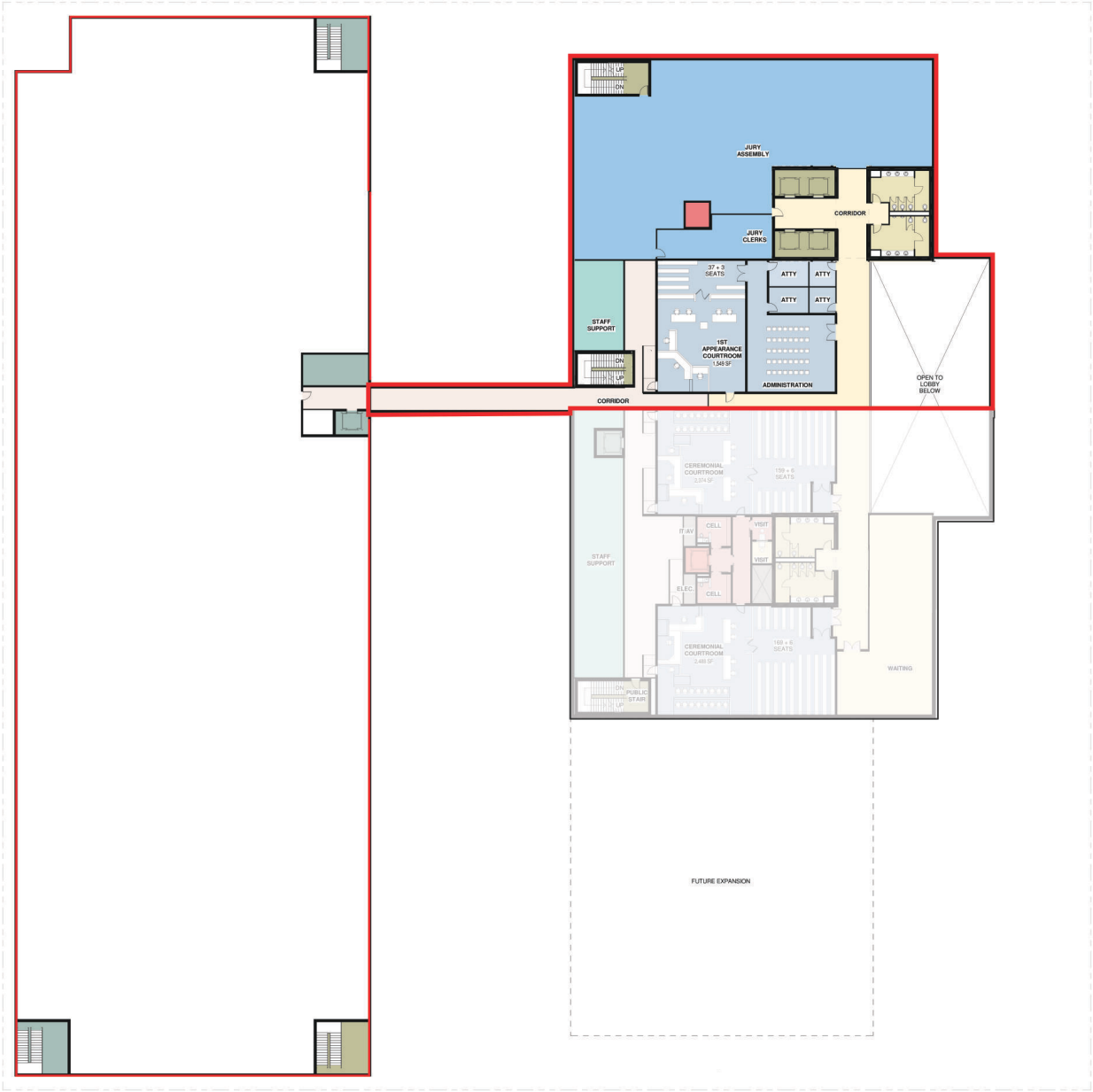


WELD COUNTY JUSTICE CENTER | OPTION 2 - PROJECT 1 FIRST FLOOR

03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

PROJECT 1 = 16,915 GSF
PROJECT 2 = 14,357 GSF

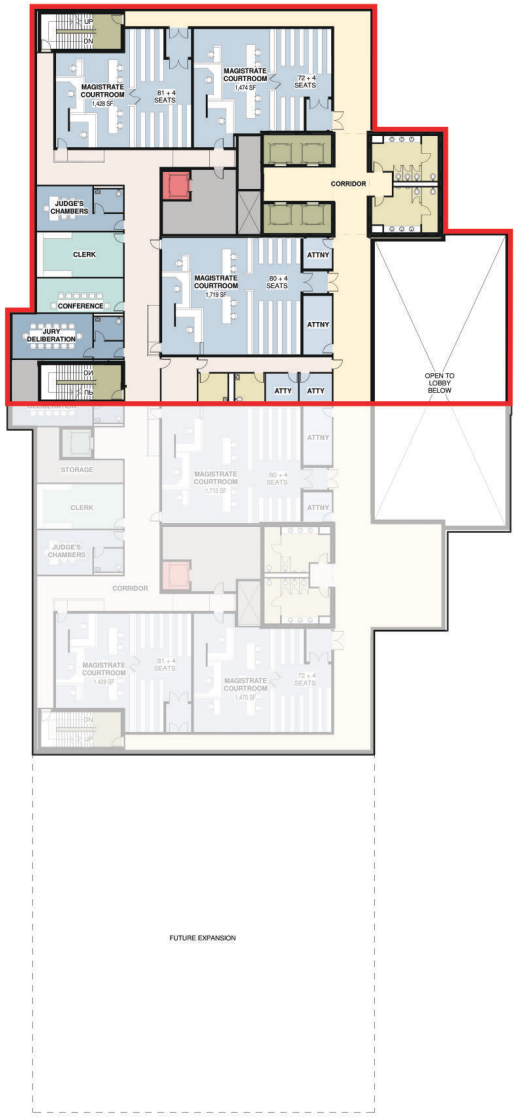


WELD COUNTY JUSTICE CENTER | OPTION 2 - PROJECT 1 SECOND FLOOR

03.27.2026

POPULOUS | FENTRESS STUDIOS RJA

PROJECT 1 = 15,463 GSF
PROJECT 2 = 13,555 GSF



PROJECT 1 = 15,463 GSF
PROJECT 2 = 13,555 GSF



PROJECT 1 = 15,463 GSF
PROJECT 2 = 13,555 GSF



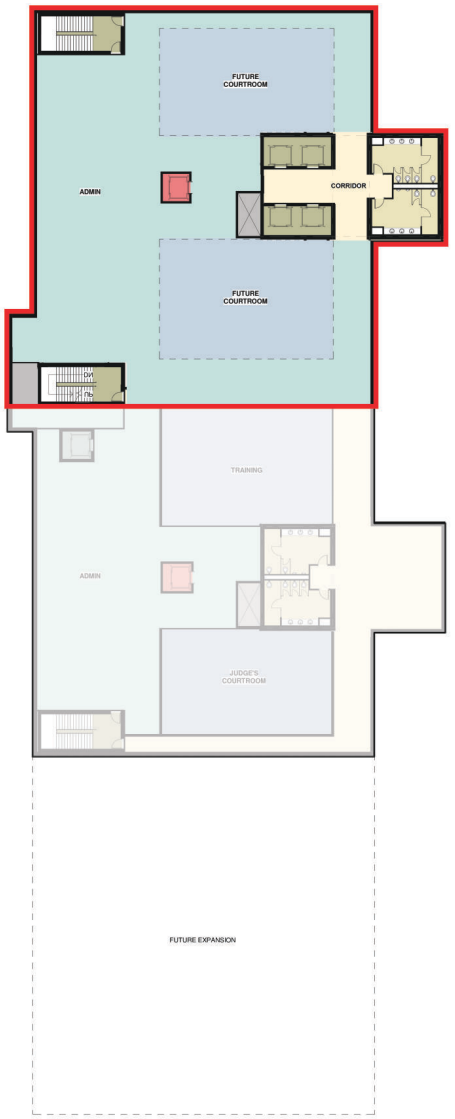
PROJECT 1 = 15,463 GSF
PROJECT 2 = 13,555 GSF



PROJECT 1 = 15,463 GSF
PROJECT 2 = 13,555 GSF

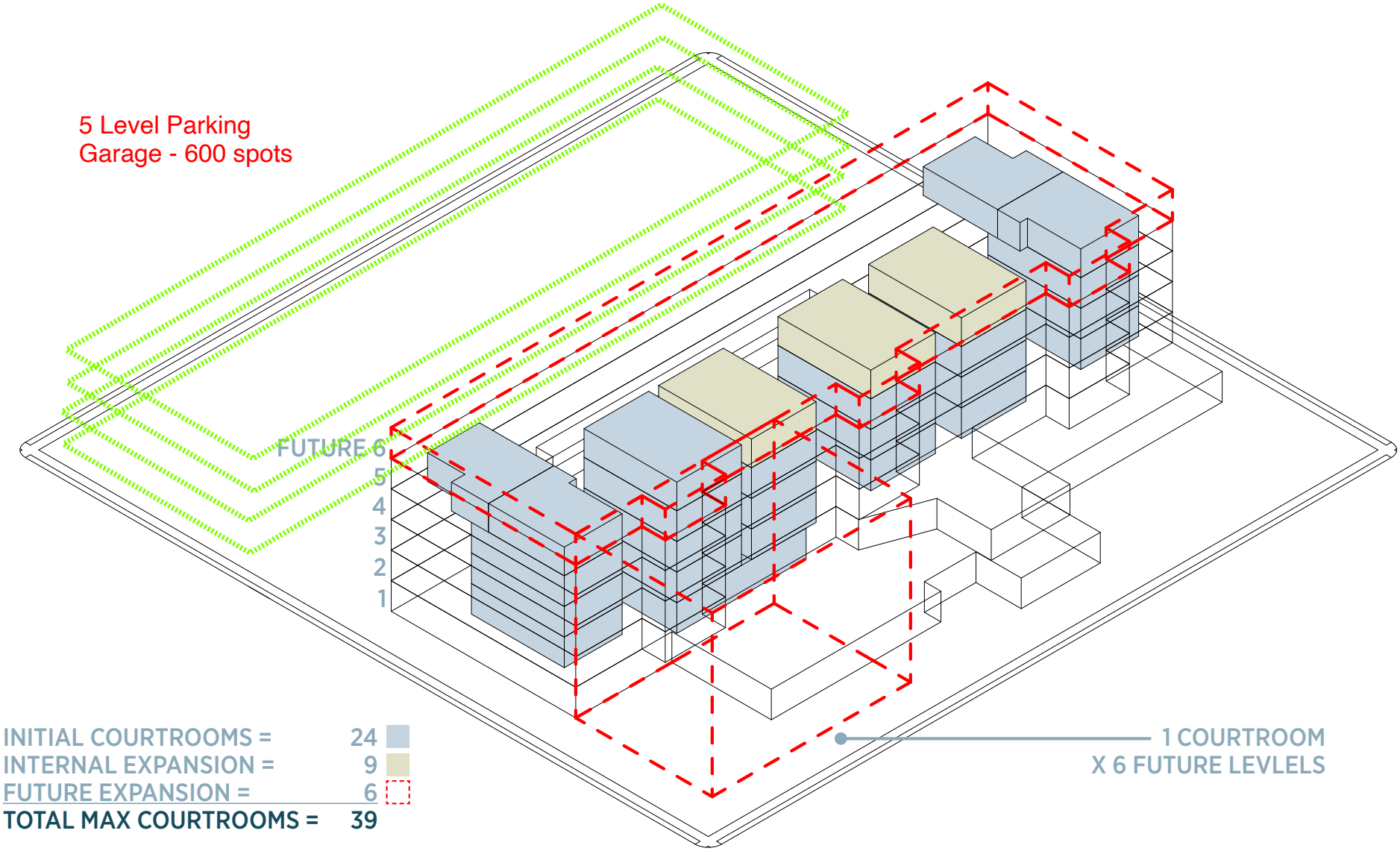


PROJECT 1 = 15,463 GSF
PROJECT 2 = 13,555 GSF



Weld County Justice Center
Courts Axonometric Diagrams — Option 1

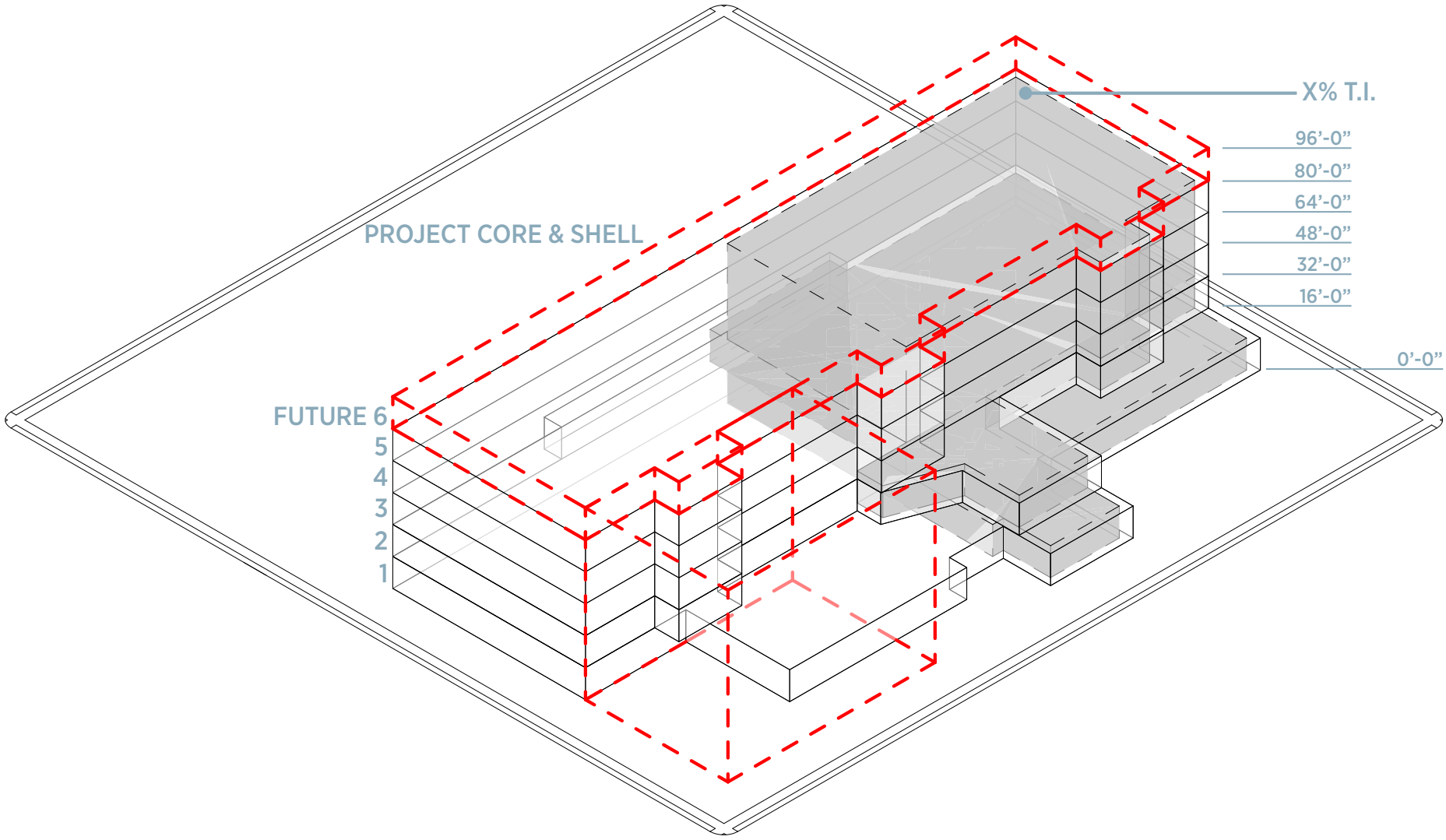
DATE
March 30, 2026



INITIAL COURTROOMS =	24
INTERNAL EXPANSION =	9
FUTURE EXPANSION =	6
TOTAL MAX COURTROOMS =	39

5 FLOORS = 242,853 SF
6TH EXPANSION FLOOR = 41,606 SF
$116M Core and Shell

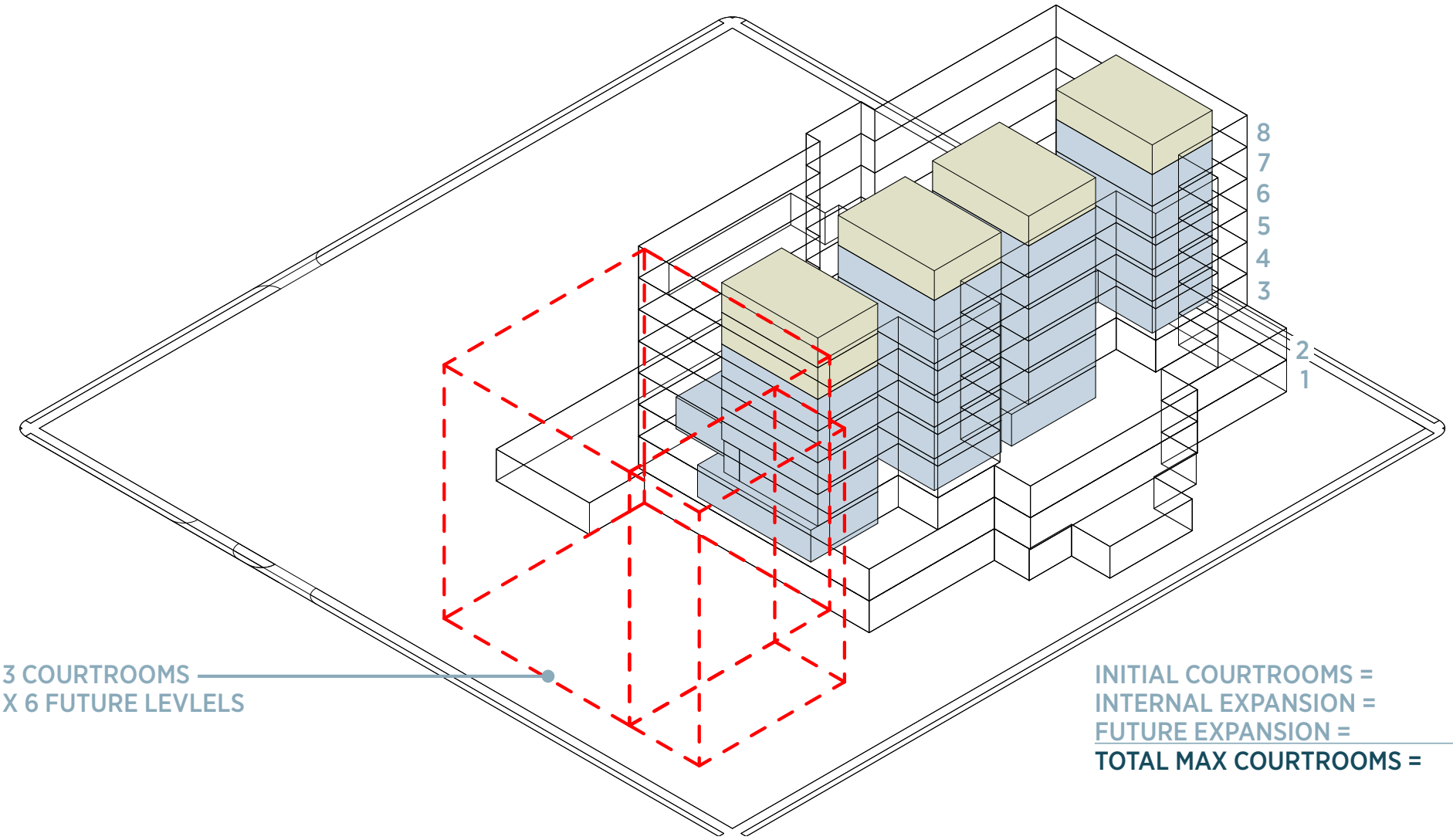
Pros and Cons



WELD COUNTY JUSTICE CENTER | OPTION 1 PROJECT PHASING

03.30.2026

POPULOUS | FENTRESS STUDIOS RJA



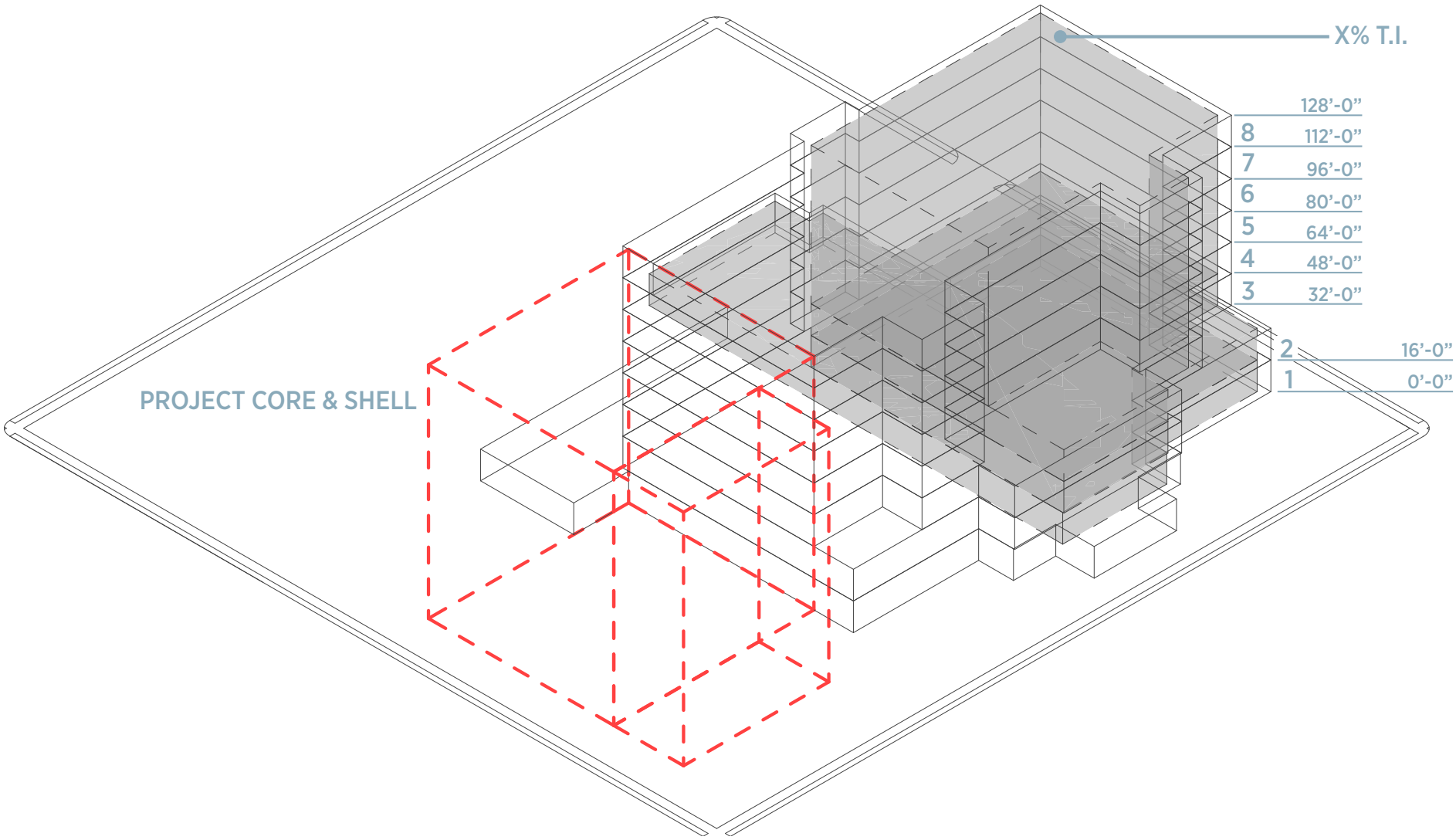
INITIAL COURTROOMS =	24
INTERNAL EXPANSION =	5
FUTURE EXPANSION =	18
TOTAL MAX COURTROOMS =	47

8 FLOORS = 256,964 SF

WELD COUNTY JUSTICE CENTER | OPTION 2 COURTS AXONOMETRIC

03.30.2026

POPULOUS | FENTRESS STUDIOS RJA


X% T.I.
128’-0”
8
112’-0”
7
96’-0”
6
80’-0”
5
64’-0”
4
48’-0”
3
32’-0”
2
16’-0”
1
0’-0”
PROJECT CORE & SHELL

Weld County Justice Center

Conceptual Cost Options Summary — 5-Story & 6-Story

DATE

March 31, 2026

Weld County Justice Center

Conceptual Cost Estimate - Options Summary
Prepared for Weld County Board of County Commissioners
April 2026

Project Overview

This report summarizes five cost options for the proposed Weld County Justice Center, a new courthouse facility designed to accommodate 24 courtrooms across 11 departmental programs. The full program totals 239,605 gross square feet over 5 stories. A standalone parking garage with vehicle sallyport (approximately 138,000 SF) is priced separately and is not included in the option totals below. All options assume a common site and share the same core and shell and tenant improvement unit cost basis, with variations in scope, phasing, and building configuration.

The Weld County Home Rule Charter establishes a maximum single project cost (for projects funded with ad valorem revenue) of $177M without requiring voter approval. Options 2A and 3 exceed this charter limit intentionally to show the full-program cost; Options 2B, 2C.1, and 2C.2 are constrained to the $177M cap through scope reductions and phasing strategies.

Cost Summary by Option

Option	Description	GSF	CRs	Construction	Below Line	Total Project	$/SF
2A	Full Buildout (5-Story)	239,605	24	$255.9M	$7.0M	$262.9M	$1,068
2B	Full C&S + Partial TI	239,605	8	$160.0M	$17.0M	$177.0M	$668
2C.1	Phase 1 - Partial Building	142,464	12	$155.0M	$22.0M	$177.0M	$1,088
2C.2	Phase 2 - Future Addition	97,141	12	$171.9M	-	$171.9M	$1,770
2C	**Phase 1 + Phase 2 Combined**	**239,605**	**24**	**$326.9M**	**$22.0M**	**$348.9M**	**$1,364**
3	**6-Story High-Rise (Recommended)**	**281,405**	**24+**	**$288.5M**	**$7.0M**	**$295.5M**	**$1,025**

Note: $/SF is based on construction cost (H69) divided by the option's gross building area. 2B's low $/SF reflects the full 239,605 SF shell denominator despite only 33% TI fitout. Option 3 is highlighted as the recommended option.

Below-the-Line Cost Breakdown

Land acquisition ($10M total) is pro-rated by building footprint: 70% to the Justice Center ($7.0M) and 30% to the Parking Garage ($3.0M), based on 67,687 SF and 30,000 SF footprints respectively. The Centennial Building renovation covers deferred maintenance and operational upgrades to the existing courthouse, required only in options where the new facility cannot absorb the full 24-courtroom program.

Item	2A	2B	2C.1	2C.2	3
Land Acquisition (JC Share)	$7.0M	$7.0M	$7.0M	-	$7.0M
Centennial Bldg Renovation	-	$10.0M	$15.0M	-	-
Total Below-the-Line	**$7.0M**	**$17.0M**	**$22.0M**	**-**	**$7.0M**

Weld County Justice Center

Option Details and Assumptions

Option 2A - Full 5-Story Buildout

Complete construction of the full 24-courtroom program in a single 5-story building (239,605 GSF). All 11 departments are built out at 100% of programmed area. This is the baseline option against which all others are measured. No Centennial renovation is required because the new building absorbs the entire judicial program. Construction cost of $256M ($1,068/SF) plus $7M pro-rated land equals $263M total.

Option 2B - Full Core and Shell + Partial Tenant Improvement

Constructs the complete 239,605 SF building shell (foundations, structure, enclosure, MEP mains, elevators) but only fits out 8 of 24 courtrooms (33% of the TI program). All departments are scaled proportionally: 18,000 SF courtrooms, 5,200 SF judicial chambers, 31,000 SF public/lobby, 8,300 SF clerk of court, and reduced allocations for jury assembly, sheriff/holding, and building support. The remaining 67% of the interior is left as warm shell for future fitout. Centennial Building renovation is scaled to $10.0M (down from the $40M full-study amount) to cover partial renovations needed to keep 16 courtrooms operational in the existing facility. Construction $160M ($668/SF on full shell area) plus $7M land and $10M Centennial equals $177M total.

Option 2C.1 - Phase 1: Partial Building (60% Footprint)

Constructs a complete, fully functional 5-story courthouse on 60% of the total building footprint (142,464 GSF). The building is split vertically - think of it as two separate buildings side by side, with Phase 1 being the larger portion. All 5 stories are built and fully fitted out with 12 of 24 courtrooms. Departments are scaled proportionally: 31,600 SF courtrooms, 9,400 SF judicial, 51,000 SF public/lobby, 14,900 SF clerk, with full allocations for DA, probation, and justice services (small departments kept whole). Centennial renovation is $15M because the existing facility must remain fully operational for the 12 courtrooms not accommodated. Foundation and roofing scale linearly with footprint (60%); exterior enclosure scales by the square root of the area ratio (perimeter reduction is less than area reduction). Construction $155M ($1,088/SF) plus $7M land and $15M Centennial equals $177M total.

Option 2C.2 - Phase 2: Remaining Program (Future Addition)

Constructs the remaining 40% of the footprint as a 5-story addition (97,141 GSF), completing the full 24-courtroom program. Timing assumes 8 years from original design start (3 years design/construction plus 5 years post-turnover). All unit costs are escalated 47.75% (5% annually over 8 years). Active-facility gross-ups applied: General Requirements 4% (versus 2%), Contingency 5% (versus 3%), CM Fee 5% (versus 3.5%), Owner's Contingency 8% (versus 5%), and GL Insurance 1.5% (versus 1.25%). Includes selective demolition at $36.94/SF (escalated from $25) for removing the existing exterior skin at the connection seam. Enclosure is reduced approximately 20% for shared-wall savings. No below-the-line items are included because land was purchased and Centennial work was completed in Phase 1. Construction $172M ($1,770/SF). Combined 2C lifecycle: $349M, a 33% premium over building all at once.

Option 3 - 6-Story High-Rise (Recommended)

Same full 24-courtroom program as 2A, plus a 6th floor (approximately 41,800 SF) left as core and shell for future expansion (281,405 GSF total). The additional height triggers IBC high-rise classification (greater than 75 feet), requiring enhanced life-safety systems: HVAC smoke control (+$7/SF), smoke curtains at elevator lobbies (+$3.50/SF as Special Construction), enhanced fire protection (+$3/SF), upgraded electrical for emergency systems (+$4/SF), structural reinforcement (+$5/SF superstructure, +$2/SF interior construction), firefighter elevator and additional conveying (+$2.50/SF), and enhanced technology infrastructure (+$2/SF). Despite the higher per-unit costs, the $/SF drops to $1,025 by constructing efficient additional building SF and spreading fixed costs over more area. Construction $289M plus $7M land equals $296M total. No Centennial renovation is required.

Weld County Justice Center

Architect Reference - Building Configuration by Option

The following notes describe how the building footprint, floors, and scope are configured in each option. These notes are intended to support the development of color-coded schematic and 3D isometric views illustrating each scenario.

Options 2A and 3 - Full Footprint

2A: All 5 floors fully built and fitted out. The entire footprint (approximately 67,687 SF ground floor) is occupied. Color the full building as a single completed volume. Option 3: Same as 2A for floors 1-5 (fully built out), plus a 6th floor shown as shell only. A different color or hatching may be used for Level 6 to indicate unfinished or future space. The 6th floor plate matches typical upper floors (approximately 41,800 SF). Level 6 is served by the building's MEP mains and elevator cores but has no interior partitions, finishes, or furniture.

Option 2B - Full Shell, Partial Interior

The full 5-story shell is built. The 33% of TI that is fitted out (8 courtrooms and proportional support spaces) should be shown as completed interior, likely concentrated on the lower floors or one wing. The remaining 67% of interior space is warm shell. This can be shown as a lighter shade or transparent overlay indicating unfinished space within a completed exterior envelope. The exterior enclosure, structure, roof, and all building systems mains are complete throughout.

Option 2C - Phased Building (Vertical Split)

This is the critical diagram. The full building footprint is divided vertically into two portions - Phase 1 (60%) and Phase 2 (40%) - as if drawing a line down the building in plan view and constructing two separate structures side by side.

Phase 1 (2C.1): A complete, standalone 5-story courthouse occupying approximately 60% of the total footprint. Draw the dividing line so that Phase 1 includes the main public entry, primary lobby, and the building core (elevators, main stairs, primary mechanical rooms). This portion is fully enclosed, fully finished, and fully operational: 12 courtrooms, all 5 floors, complete exterior skin on all sides including the future connection face. The Phase 1 building has its own complete foundation, roof, and full-height exterior enclosure.

Phase 2 (2C.2): The remaining 40% of the footprint, constructed as a 5-story addition 8 years later. Show this as a second volume attached to Phase 1 along the dividing line. The exterior skin on the Phase 1 connection face is demolished and the two structures are joined. Phase 2 has its own foundation, roof, stairs, and three new exterior walls, but shares one wall plane with Phase 1 (the former exterior). Show Phase 2 in a contrasting color with an annotation indicating the demolition and connection seam.

Plan view suggestion: Show the full building footprint with a dashed line at the approximately 60/40 split. Show Phase 1 on the left with solid fill and Phase 2 on the right with a hatched or lighter fill. In the isometric view, show Phase 1 as a complete building and Phase 2 either as a ghosted future volume or in sequence: Phase 1 built, then Phase 2 addition.

Comparative Analysis - Pros and Cons

Option 2A - Full Buildout

Pros	Cons
+ Delivers the complete 24-courtroom program in one phase - no future construction disruption.	- Exceeds the $177M charter limit by $86M - requires voter approval or alternative funding structure.
+ Lowest lifecycle cost for the full program ($263M versus $349M phased).	- Longest single-phase schedule if funding is constrained.
+ Simplest construction logistics - single mobilization, single GC, single design package.	- No built-in expansion capacity beyond the 24-courtroom program.
+ No dependency on the Centennial Building - clean break from the existing facility.	

Weld County Justice Center

Option 2B - Full Core and Shell + Partial Tenant Improvement

Pros	Cons
+ Stays within the $177M budget while constructing the complete building shell.	- Only 8 courtrooms operational on day one - requires Centennial to remain in service for the other 16.
+ Future TI fitout is significantly cheaper than new construction - MEP mains, structure, and enclosure already in place.	- Two-thirds of the building sits empty until future TI funding is secured.
+ Preserves the full architectural vision and building footprint from day one.	- $10M Centennial renovation for a building that will eventually be demolished.
+ Lowest near-term construction cost at $160M.	- Future TI fitout will require a second mobilization and disruption to occupied courts.

Option 2C - Phased Building

Pros	Cons
+ Delivers a fully functional 12-courtroom building in Phase 1 within the $177M budget.	- Combined lifecycle cost of $349M is 33% more than building all at once.
+ More courtrooms operational on day one than 2B (12 versus 8).	- Phase 2 at $1,770/SF is the most expensive construction due to escalation and active-facility premiums.
+ Phase 1 building is complete and self-contained - no empty shell space.	- Tearing off a 5-year-old exterior wall to attach an addition is inherently wasteful.
	- Logistical nightmare constructing next to an active courthouse - security, noise, vibration.
	- $15M Centennial renovation still required in Phase 1.
	- Two separate design and construction mobilizations, compounded risk.

Option 3 - 6-Story High-Rise (Recommended)

Pros	Cons
+ Delivers the full 24-courtroom program plus approximately 41,800 SF of future expansion capacity.	- Exceeds $177M charter limit by $119M - requires voter approval or alternative funding structure.
+ Most cost-effective path to the full program - only $33M more than 2A for an additional floor.	- High-rise code requirements add complexity to design and ongoing operations.
+ Lowest $/SF at $1,025 by distributing fixed costs across more area and adding very cost-efficient 6th floor core-and-shell space.	- Introduces high-rise requirements to the building due to taller building height.
+ Future 6th-floor fitout is straightforward: TI only, with no structural or enclosure work.	
+ No Centennial renovation required - clean transition from existing facility.	
+ High-rise designation signals a landmark civic building appropriate for a county justice center.	
+ Single mobilization, single GC, single design package - simplest execution path.	

Weld County Justice Center

Professional Recommendation

After evaluating all five options across cost efficiency, operational impact, lifecycle value, and long-term flexibility, Level5 recommends Option 3 - the 6-Story High-Rise as the best path forward for Weld County.

Option 3 is the only scenario that delivers the full 24-courtroom program, eliminates dependency on the aging Centennial Building, and provides built-in expansion capacity - all in a single construction phase. At $1,025/SF, it is the most cost-effective option on a per-square-foot basis, and the additional $33M over Option 2A buys approximately 41,800 SF of future-ready shell space that can be fitted out as caseloads grow, without any structural, enclosure, or major MEP work.

The phased alternatives (2B, 2C) may appear attractive at the $177M budget level, but they carry significant hidden costs. Option 2C's combined lifecycle cost of $348.9M represents a 33% premium over building the full program at once - the equivalent of paying for the building one-and-a-third times. Option 2B leaves two-thirds of a new building sitting empty while $10M is spent renovating a facility the County has already determined needs $40M in deferred maintenance. Both options require future construction mobilizations that will disrupt courthouse operations.

While Option 3 requires the largest upfront funding authorization at $295.5M, the County avoids the compounding costs of escalation, multiple mobilizations, active-facility premiums, and Centennial renovation. The high-rise designation adds code-required life-safety enhancements - smoke control, smoke curtains, firefighter elevator - that, while adding cost, result in a more resilient building appropriate for a major civic institution.

This conceptual estimate is based on current market conditions and systems-level pricing. Unit costs are derived from comparable courthouse projects and reflect Weld County's market activity. All figures are in 2026 dollars unless otherwise noted. Final costs will be refined through schematic design and GMP negotiations.

Weld County Justice Center

Side-by-Side Cost Comparison

Cost Category	2A Full Buildout	2B Full C&S + Partial TI	2C.1 Phase 1 (60%)	2C.2 Phase 2 (40%)	2C Combined	3 6-Story Recommended
Gross SF	239,605	239,605	142,464	97,141	239,605	281,405
Courtrooms	24	8	12	12	24	24+
Direct Costs (Bldg)	$158.1M	$103.5M	$97.5M	$99.7M	$197.2M	$179.6M
GR + Contingency	$8.3M	$5.4M	$5.2M	$9.9M	$15.1M	$9.5M
Subtotal Direct	**$166.4M**	**$108.9M**	**$102.6M**	**$109.6M**	**$212.2M**	**$189.1M**
Indirect Costs	$28.0M	$18.2M	$17.2M	$21.9M	$39.1M	$31.8M
Soft Costs	$61.5M	$32.9M	$35.2M	$40.4M	$75.6M	$67.6M
Construction Total	**$255.9M**	**$160.0M**	**$155.0M**	**$171.9M**	**$326.9M**	**$288.5M**
$/SF	**$1,068**	**$668**	**$1,088**	**$1,770**	**$1,364**	**$1,025**
Below the Line: Land Acquisition (JC)	$7.0M	$7.0M	$7.0M	-	$7.0M	$7.0M
Below the Line: Centennial Renovation	-	$10.0M	$15.0M	-	$15.0M	-
Total Below the Line	**$7.0M**	**$17.0M**	**$22.0M**	**-**	**$22.0M**	**$7.0M**
Grand Total Project	**$262.9M**	**$177.0M**	**$177.0M**	**$171.9M**	**$348.9M**	**$295.5M**

Site = Sitework (preparation, improvements, civil/mechanical/electrical utilities). C&S = Core and Shell (foundations, superstructure, enclosure, roofing, MEP mains, conveying). TI = Tenant Improvement (interior construction, finishes, department-specific systems, furnishings). GR/Contingency, indirect, and soft costs are allocated to Site/C&S/TI proportionally based on direct cost ratios. The total column shows exact values from the master estimate. All figures are in 2026 dollars; 2C.2 includes 47.75% escalation (8-year, 5% per year).

Detailed Cost Allocation by Component

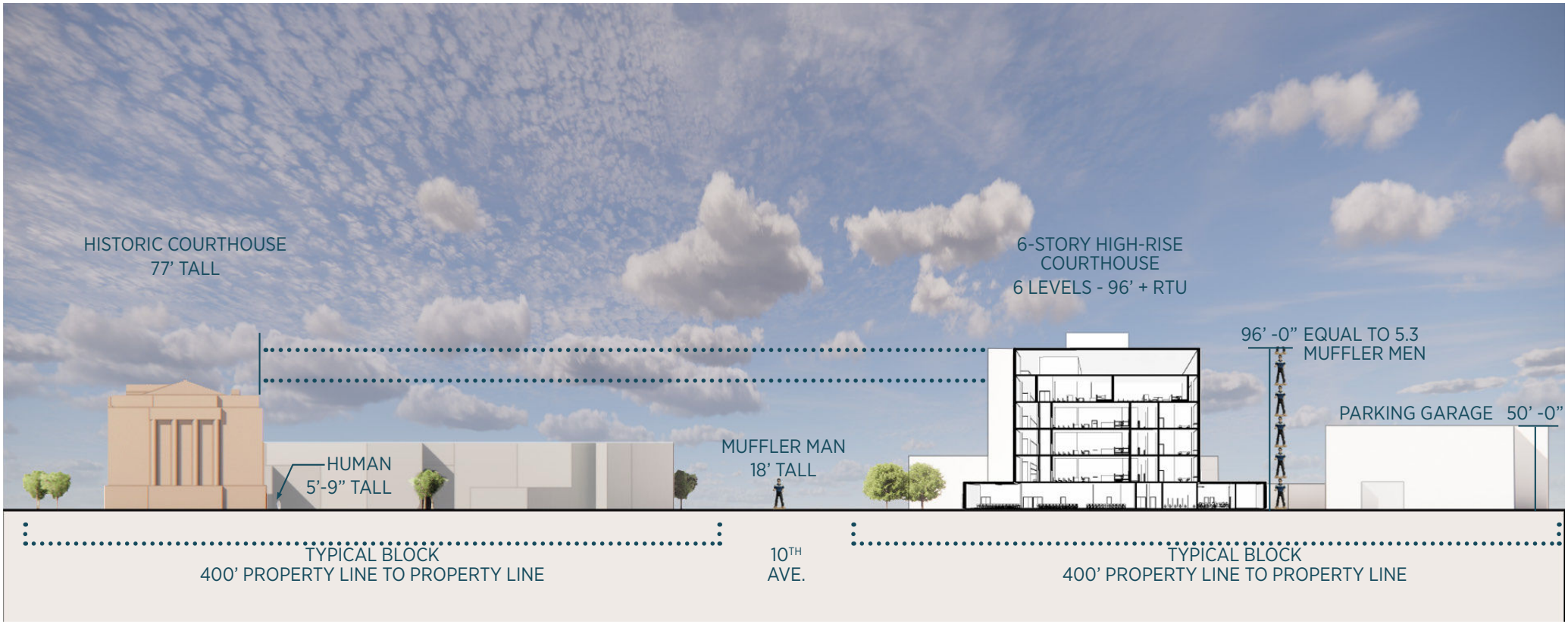
The following accessible table provides the Site, Core and Shell, and Tenant Improvement components used to calculate the construction totals for each option.

Option	Cost Category	Site	C&S	TI	Total
2A	Direct Costs (Bldg)	$3.6M	$78.1M	$76.4M	$158.1M
2A	GR + Contingency	$0.2M	$4.1M	$4.0M	$8.3M
2A	**Subtotal Direct**	**$3.8M**	**$82.2M**	**$80.4M**	**$166.4M**
2A	Indirect Costs	$0.6M	$13.8M	$13.5M	$28.0M
2A	Soft Costs	$1.0M	$22.2M	$38.3M	$61.5M
2A	**Construction Total**	**$5.5M**	**$118.2M**	**$132.2M**	**$255.9M**
2B	Direct Costs (Bldg)	$3.6M	$78.1M	$21.8M	$103.5M
2B	GR + Contingency	$0.2M	$4.1M	$1.1M	$5.4M
2B	**Subtotal Direct**	**$3.8M**	**$82.2M**	**$22.9M**	**$108.9M**
2B	Indirect Costs	$0.6M	$13.8M	$3.8M	$18.2M
2B	Soft Costs	$1.0M	$21.2M	$10.7M	$32.9M

Option	Cost Category	Site	C&S	TI	Total
2B	**Construction Total**	**$5.4M**	**$117.2M**	**$37.4M**	**$160.0M**
2C.1	Direct Costs (Bldg)	$3.6M	$49.1M	$44.8M	$97.5M
2C.1	GR + Contingency	$0.2M	$2.6M	$2.4M	$5.2M
2C.1	**Subtotal Direct**	**$3.8M**	**$51.7M**	**$47.1M**	**$102.6M**
2C.1	Indirect Costs	$0.6M	$8.7M	$7.9M	$17.2M
2C.1	Soft Costs	$0.9M	$12.7M	$21.6M	$35.2M
2C.1	**Construction Total**	**$5.4M**	**$73.1M**	**$76.6M**	**$155.0M**
2C.2	Direct Costs (Bldg)	$1.5M	$52.5M	$45.7M	$99.7M
2C.2	GR + Contingency	$0.2M	$5.2M	$4.5M	$9.9M
2C.2	**Subtotal Direct**	**$1.7M**	**$57.7M**	**$50.2M**	**$109.6M**
2C.2	Indirect Costs	$0.3M	$11.5M	$10.0M	$21.9M
2C.2	Soft Costs	$0.6M	$18.1M	$21.7M	$40.4M
2C.2	**Construction Total**	**$2.6M**	**$87.4M**	**$82.0M**	**$171.9M**
3	Direct Costs (Bldg)	$3.6M	$99.7M	$76.4M	$179.6M
3	GR + Contingency	$0.2M	$5.2M	$4.0M	$9.5M
3	**Subtotal Direct**	**$3.8M**	**$104.9M**	**$80.4M**	**$189.1M**
3	Indirect Costs	$0.6M	$17.6M	$13.5M	$31.8M
3	Soft Costs	$1.0M	$28.3M	$38.3M	$67.6M
3	**Construction Total**	**$5.5M**	**$150.8M**	**$132.2M**	**$288.5M**

Weld County Justice Center
Building Heights Study — 6-Story High-Rise

DATE
April 2, 2026


HISTORIC COURTHOUSE
77' TALL
HUMAN
5'-9" TALL
MUFFLER MAN
18' TALL
6-STORY HIGH-RISE
COURTHOUSE
6 LEVELS - 96' + RTU
96' -0" EQUAL TO 5.3
MUFFLER MEN
PARKING GARAGE 50' -0"
TYPICAL BLOCK
400' PROPERTY LINE TO PROPERTY LINE
10TH
AVE.
TYPICAL BLOCK
400' PROPERTY LINE TO PROPERTY LINE

Weld County Justice Center
Building Design Options — Cost & Efficiency Study

DATE
April 2, 2026

POPULOUS | FENTRESS STUDIOS RJA Reilly Johnson Architecture

level5 collaborative

WELD COUNTY JUSTICE CENTER

Building Design Options – Cost & Efficiency Study

Prepared for

Weld County Board of County Commissioners

April 2, 2026

Owner's Representative

Level5

Design Team

Fentress Studios | Reilly Johnson Architecture

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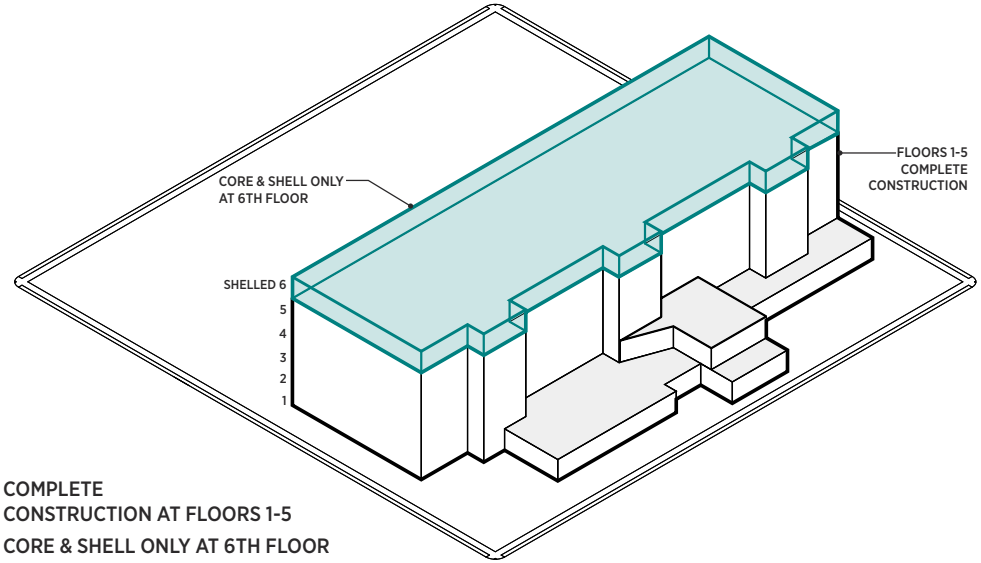
2.0 - 6-Story
Full Buildout

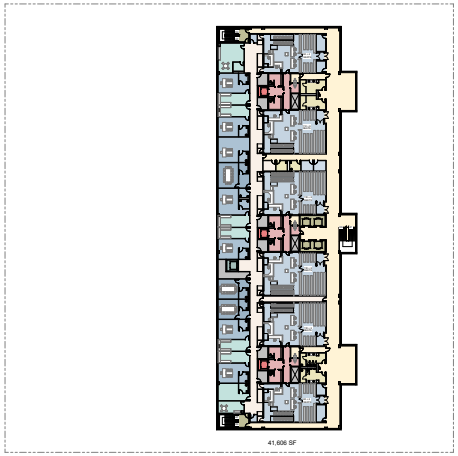
6-STORY HIGH-RISE (RECOMMENDED)



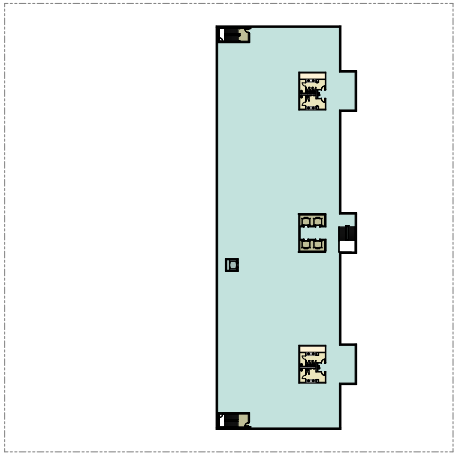
COMPLETE
CONSTRUCTION AT FLOORS 1-5

CORE & SHELL ONLY AT 6TH FLOOR

24 COURTROOMS



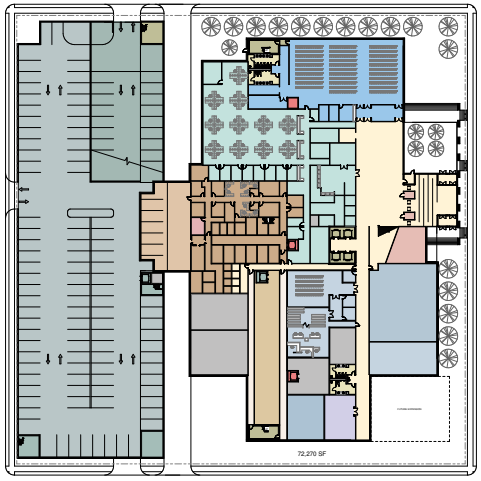
TYPICAL FLOOR PLAN



6TH FLOOR
SHELLED PLAN

S.F. & COST
281,405 S.F. - COMPLETE CONSTRUCTION
$285M CONSTRUCTION COST
$1,013 / S.F.

COURTROOMS		
INITIAL -	24	
INTERNAL EXPANSION -	9	
		33 - GOOD UNTIL 2071 (45 YEARS)
ADDITION -	6	
		39 - GOOD UNTIL 2101 (75 YEARS)



1ST FLOOR PLAN

6-Story Concept (Recommended Option)

24 Courtrooms | 281,405 GSF | 6 Floors (L6 C&S Shell Only)

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 3,660,513		$ -	$ -		$ 13.01	$ 3,660,513		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		67,687	$ 54.08	$ 3,660,513	53,000	$ -	$ -	67,687	$ 54.08	$ 3,660,513	239,605	$ -	$ -
SHELL				$ 40,913,193		$ -	$ -		$ 145.39	$ 40,913,193		$ -	$ -
Superstructure		281,405	$ 87.73	$ 24,687,661	53,000	$ -	$ -	281,405	$ 87.73	$ 24,687,661	239,605	$ -	$ -
Exterior Enclosure		104,736	$ 141.67	$ 14,837,949	53,000	$ -	$ -	104,736	$ 141.67	$ 14,837,949	239,605	$ -	$ -
Roofing		67,687	$ 20.50	$ 1,387,584	53,000	$ -	$ -	67,687	$ 20.50	$ 1,387,584	239,605	$ -	$ -
INTERIORS				$ 40,080,629		$ -	$ -		$ 20.21	$ 5,688,329		$ 143.54	$ 34,392,300
Interior Construction		281,405	$ 65.60	$ 18,459,572	53,000	$ -	$ -	281,405	$ 14.36	$ 4,040,976	239,605	$ 60.18	$ 14,418,596
Stairs		2,400	$ 273.67	$ 656,808	53,000	$ -	$ -	2,400	$ 273.67	$ 656,808	239,605	$ -	$ -
Interior Finishes		281,405	$ 74.50	$ 20,964,249	53,000	$ -	$ -	281,405	$ 3.52	$ 990,546	239,605	$ 83.36	$ 19,973,704
SERVICES				$ 78,344,703		$ -	$ -		$ 167.50	$ 47,135,338		$ 130.25	$ 31,209,365
Conveying		281,405	$ 11.00	$ 3,095,455	53,000	$ -	$ -	281,405	$ 11.00	$ 3,095,455	239,605	$ -	$ -
Plumbing		281,405	$ 29.55	$ 8,316,145	53,000	$ -	$ -	281,405	$ 21.03	$ 5,917,947	239,605	$ 10.01	$ 2,398,198
HVAC		281,405	$ 88.52	$ 24,909,880	53,000	$ -	$ -	281,405	$ 64.50	$ 18,150,623	239,605	$ 28.21	$ 6,759,257
Fire Protection		281,405	$ 12.44	$ 3,500,537	53,000	$ -	$ -	281,405	$ 8.94	$ 2,515,761	239,605	$ 4.11	$ 984,777
Electrical		281,405	$ 87.27	$ 24,557,424	53,000	$ -	$ -	281,405	$ 53.03	$ 14,922,907	239,605	$ 40.21	$ 9,634,517
Technology		281,405	$ 49.63	$ 13,965,262	53,000	$ -	$ -	281,405	$ 9.00	$ 2,532,645	239,605	$ 47.71	$ 11,432,617
EQUIPMENT & FURNISHINGS				$ 9,822,450		$ -	$ -		$ -	$ -		$ 40.99	$ 9,822,450
Equipment		281,405	$ -	$ -	53,000	$ -	$ -	281,405	$ -	$ -	239,605	$ -	$ -
Furnishings		281,405	$ 34.91	$ 9,822,450	53,000	$ -	$ -	281,405	$ -	$ -	239,605	$ 40.99	$ 9,822,450
SPECIAL CONSTRUCTION & DEMOLITION				$ 984,918		$ -	$ -		$ 3.50	$ 984,918		$ -	$ -
Special Construction		281,405	$ 3.50	$ 984,918	53,000	$ -	$ -	281,405	$ 3.50	$ 984,918	239,605	$ -	$ -
Selective Building Demolition		281,405	$ -	$ -	53,000	$ -	$ -	281,405	$ -	$ -	239,605	$ -	$ -
SITEWORK				$ 3,611,738		$ 68.15	$ 3,611,738		$ -	$ -		$ -	$ -
Site Preparation		53,000	$ 17.47	$ 925,910	53,000	$ 17.47	$ 925,910	281,405	$ -	$ -	15,244	$ -	$ -
Site Improvements		53,000	$ 31.25	$ 1,656,250	53,000	$ 31.25	$ 1,656,250	281,405	$ -	$ -	15,244	$ -	$ -
Site Civil / Mechanical Utilities		53,000	$ 15.57	$ 825,210	53,000	$ 15.57	$ 825,210	281,405	$ -	$ -	15,244	$ -	$ -
Site Electrical Utilities		53,000	$ 3.86	$ 204,368	53,000	$ 3.86	$ 204,368	281,405	$ -	$ -	15,244	$ -	$ -
GENERAL REQUIREMENTS				$ 9,337,797		$ 3.59	$ 190,091		$ 18.40	$ 5,178,015		$ 16.57	$ 3,969,690
General Requirements	2.00%	281,405	$ 13.27	$ 3,735,119	53,000	$ 1.43	$ 76,037	281,405	$ 7.36	$ 2,071,206	239,605	$ 6.63	$ 1,587,876
Contingency	3.00%	281,405	$ 19.91	$ 5,602,678	53,000	$ 2.15	$ 114,055	281,405	$ 11.04	$ 3,106,809	239,605	$ 9.94	$ 2,381,814
SUBTOTAL DIRECT COSTS		281,405	$ 663.66	$ 186,755,941	53,000	$ 71.73	$ 3,801,829	281,405	$ 368.01	$ 103,560,306	239,605	$ 331.35	$ 79,393,805
PROJECT STAFF & GENERAL CONDITIONS						$ 4.73	$ 250,939		$ 24.29	$ 6,835,464		$ 21.87	$ 5,240,362
Preconstruction Fee	0.15%	281,405	$ 1.16	$ 327,259	53,000	$ 0.13	$ 6,662	281,405	$ 0.64	$ 181,472	239,605	$ 0.58	$ 139,125
General Conditions	1.00%	281,405	$ 7.75	$ 2,181,728	53,000	$ 0.84	$ 44,414	281,405	$ 4.30	$ 1,209,817	239,605	$ 3.87	$ 927,498
Project Staff	4.50%	281,405	$ 34.89	$ 9,817,777	53,000	$ 3.77	$ 199,863	281,405	$ 19.35	$ 5,444,175	239,605	$ 17.42	$ 4,173,740
BONDS & INSURANCES						$ 4.40	$ 233,173		$ 22.57	$ 6,351,537		$ 20.32	$ 4,869,363
General Liability	1.25%	281,405	$ 9.69	$ 2,727,160	53,000	$ 1.05	$ 55,517	281,405	$ 5.37	$ 1,512,271	239,605	$ 4.84	$ 1,159,372
Professional Liability	0.50%	281,405	$ 3.88	$ 1,090,864	53,000	$ 0.42	$ 22,207	281,405	$ 2.15	$ 604,908	239,605	$ 1.94	$ 463,749
Excess Liability	0.40%	281,405	$ 3.10	$ 872,691	53,000	$ 0.34	$ 17,766	281,405	$ 1.72	$ 483,927	239,605	$ 1.55	$ 370,999
Builders Risk	0.80%	281,405	$ 6.20	$ 1,745,383	53,000	$ 0.67	$ 35,531	281,405	$ 3.44	$ 967,853	239,605	$ 3.10	$ 741,998
Subcontractor Default Insurance	1.50%	281,405	$ 11.63	$ 3,272,592	53,000	$ 1.26	$ 66,621	281,405	$ 6.45	$ 1,814,725	239,605	$ 5.81	$ 1,391,247
Payment & Performance Bond	0.80%	281,405	$ 6.20	$ 1,745,383	53,000	$ 0.67	$ 35,531	281,405	$ 3.44	$ 967,853	239,605	$ 3.10	$ 741,998
FEE						$ 2.93	$ 155,449		$ 15.05	$ 4,234,358		$ 13.55	$ 3,246,242
Contractor Fee	3.50%	281,405	$ 27.14	$ 7,636,049	53,000	$ 2.93	$ 155,449	281,405	$ 15.05	$ 4,234,358	239,605	$ 13.55	$ 3,246,242
SUBTOTAL INDIRECT COSTS		281,405	$ 111.64	$ 31,416,887	53,000	$ 12.07	$ 639,560	281,405	$ 61.91	$ 17,421,360	239,605	$ 55.74	$ 13,355,967
SOFT COSTS						$ 19.73	$ 1,045,767		$ 99.21	$ 27,918,846		$ 158.61	$ 38,004,326
Design Fees	10.00%	281,405	$ 77.53	$ 21,817,283	53,000	$ 8.38	$ 444,139	281,405	$ 42.99	$ 12,098,167	239,605	$ 38.71	$ 9,274,977
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	281,405	$ 25.39	$ 7,146,206	53,000	$ 2.51	$ 133,064	281,405	$ 15.05	$ 4,234,358	239,605	$ 11.60	$ 2,778,783
Testing & Inspections	1.50%	281,405	$ 10.88	$ 3,062,660	53,000	$ 1.08	$ 57,027	281,405	$ 6.45	$ 1,814,725	239,605	$ 4.97	$ 1,190,907
Owners Representative	2.50%	281,405	$ 23.74	$ 6,679,285	53,000	$ 2.59	$ 137,179	281,405	$ 13.23	$ 3,722,513	239,605	$ 11.77	$ 2,819,593
Owner's Contingency	5.00%	281,405	$ 36.58	$ 10,293,131	53,000	$ 5.18	$ 274,358	281,405	$ 21.50	$ 6,049,083	239,605	$ 16.57	$ 3,969,690
FF&E		281,405	$ 63.86	$ 17,970,375	53,000	$ -	$ -	281,405	$ -	$ -	239,605	$ 75.00	$ 17,970,375
SUBTOTAL SOFT COSTS		281,405	$ 237.98	$ 66,968,939	53,000	$ 19.73	$ 1,045,767	281,405	$ 99.21	$ 27,918,846	239,605	$ 158.61	$ 38,004,326
TOTAL PROJECT COST		281,405	$1,013.28	$ 285,141,767	53,000	$103.53	$ 5,487,157	281,405	$529.13	$ 148,900,512	239,605	$545.71	$ 130,754,098

BELOW THE LINE	
Land Acquisitions	$ 7,000,000
Centennial Building Renovation	$ -
GRAND TOTAL PROJECT COST	$ 292,141,767
Total Project Cost per GSF	$ 1,038.15

NOTES:

Most cost efficient option and maximizes flexibility/building longevity.

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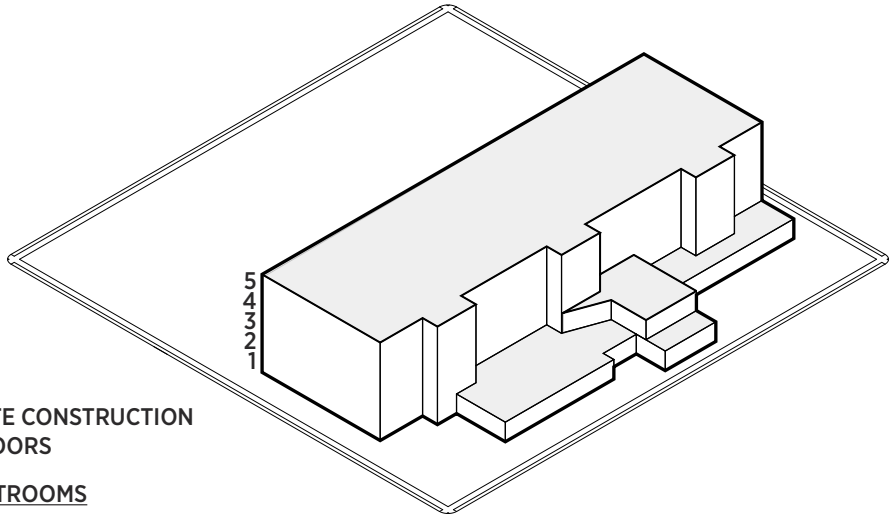
3.0 - 5-Story
Full Buildout

5-STORY FULL BUILDOUT



COMPLETE CONSTRUCTION
ALL 5 FLOORS

24 COURTROOMS

S.F. & COST
239,605 S.F.
$256M CONSTRUCTION COST
$1,068 / S.F.

COURTROOMS		
INITIAL -	24	
INTERNAL EXPANSION -	3	
	27	GOOD UNTIL 2041 (15 YEARS)
ADDITION -	5	
	32	GOOD UNTIL 2066 (40 YEARS)

5-Story Concept – Full Buildout

24 Courtrooms | 239,605 GSF | 5 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 3,660,513		$ -	$ -		$ 15.28	$ 3,660,513		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		67,687	$ 54.08	$ 3,660,513	53,000	$ -	$ -	67,687	$ 54.08	$ 3,660,513	239,605	$ -	$ -
SHELL				$ 33,708,799		$ -	$ -		$ 140.68	$ 33,708,799		$ -	$ -
Superstructure		239,605	$ 82.73	$ 19,822,522	53,000	$ -	$ -	239,605	$ 82.73	$ 19,822,522	239,605	$ -	$ -
Exterior Enclosure		88,224	$ 141.67	$ 12,498,694	53,000	$ -	$ -	88,224	$ 141.67	$ 12,498,694	239,605	$ -	$ -
Roofing		67,687	$ 20.50	$ 1,387,584	53,000	$ -	$ -	67,687	$ 20.50	$ 1,387,584	239,605	$ -	$ -
INTERIORS				$ 38,752,027		$ -	$ -		$ 18.20	$ 4,359,727		$ 143.54	$ 34,392,300
Interior Construction		239,605	$ 72.54	$ 17,380,114	53,000	$ -	$ -	239,605	$ 12.36	$ 2,961,518	239,605	$ 60.18	$ 14,418,596
Stairs		2,000	$ 277.40	$ 554,800	53,000	$ -	$ -	2,000	$ 277.40	$ 554,800	239,605	$ -	$ -
Interior Finishes		239,605	$ 86.88	$ 20,817,113	53,000	$ -	$ -	239,605	$ 3.52	$ 843,410	239,605	$ 83.36	$ 19,973,704
SERVICES				$ 68,587,745		$ -	$ -		$ 152.00	$ 36,419,960		$ 134.25	$ 32,167,785
Conveying		239,605	$ 8.50	$ 2,036,643	53,000	$ -	$ -	239,605	$ 8.50	$ 2,036,643	239,605	$ -	$ -
Plumbing		239,605	$ 31.04	$ 7,437,091	53,000	$ -	$ -	239,605	$ 21.03	$ 5,038,893	239,605	$ 10.01	$ 2,398,198
HVAC		239,605	$ 92.71	$ 22,213,780	53,000	$ -	$ -	239,605	$ 60.50	$ 14,496,103	239,605	$ 32.21	$ 7,717,677
Fire Protection		239,605	$ 10.05	$ 2,408,030	53,000	$ -	$ -	239,605	$ 5.94	$ 1,423,254	239,605	$ 4.11	$ 984,777
Electrical		239,605	$ 89.24	$ 21,382,350	53,000	$ -	$ -	239,605	$ 49.03	$ 11,747,833	239,605	$ 40.21	$ 9,634,517
Technology		239,605	$ 54.71	$ 13,109,852	53,000	$ -	$ -	239,605	$ 7.00	$ 1,677,235	239,605	$ 47.71	$ 11,432,617
EQUIPMENT & FURNISHINGS				$ 9,822,450		$ -	$ -		$ -	$ -		$ 40.99	$ 9,822,450
Furnishings		239,605	$ 40.99	$ 9,822,450	53,000	$ -	$ -	239,605	$ -	$ -	239,605	$ 40.99	$ 9,822,450
SITEWORK				$ 3,611,738		$ 68.15	$ 3,611,738		$ -	$ -		$ -	$ -
Site Preparation		53,000	$ 17.47	$ 925,910	53,000	$ 17.47	$ 925,910	239,605	$ -	$ -	239,605	$ -	$ -
Site Improvements		53,000	$ 31.25	$ 1,656,250	53,000	$ 31.25	$ 1,656,250	239,605	$ -	$ -	239,605	$ -	$ -
Site Civil / Mechanical Utilities		53,000	$ 15.57	$ 825,210	53,000	$ 15.57	$ 825,210	239,605	$ -	$ -	239,605	$ -	$ -
Site Electrical Utilities		53,000	$ 3.86	$ 204,368	53,000	$ 3.86	$ 204,368	239,605	$ -	$ -	239,605	$ -	$ -
GENERAL REQUIREMENTS				$ 8,323,330		$ 3.59	$ 190,091		$ 17.17	$ 4,113,105		$ 16.78	$ 4,020,133
General Requirements	2.00%	239,605	$ 13.90	$ 3,329,332	53,000	$ 1.43	$ 76,037	239,605	$ 6.87	$ 1,645,242	239,605	$ 6.71	$ 1,608,053
Contingency	3.00%	239,605	$ 20.84	$ 4,993,998	53,000	$ 2.15	$ 114,055	239,605	$ 10.30	$ 2,467,863	239,605	$ 10.07	$ 2,412,080
SUBTOTAL DIRECT COSTS		239,605	$ 694.75	$ 166,466,603	53,000	$ 71.73	$ 3,801,829	239,605	$ 343.32	$ 82,262,105	239,605	$ 335.56	$ 80,402,668
PROJECT STAFF & GENERAL CONDITIONS						$ 4.73	$ 250,939		$ 22.66	$ 5,429,683		$ 22.15	$ 5,306,952
Preconstruction Fee	0.15%	239,605	$ 1.22	$ 291,705	53,000	$ 0.13	$ 6,662	239,605	$ 0.60	$ 144,151	239,605	$ 0.59	$ 140,893
General Conditions	1.00%	239,605	$ 8.12	$ 1,944,703	53,000	$ 0.84	$ 44,414	239,605	$ 4.01	$ 961,006	239,605	$ 3.92	$ 939,284
Project Staff	4.50%	239,605	$ 36.52	$ 8,751,165	53,000	$ 3.77	$ 199,863	239,605	$ 18.05	$ 4,324,527	239,605	$ 17.64	$ 4,226,776
BONDS & INSURANCES						$ 4.40	$ 233,173		$ 95.19	$ 5,045,281		$ 93.04	$ 4,931,238
General Liability	1.25%	239,605	$ 10.15	$ 2,430,879	53,000	$ 1.05	$ 55,517	239,605	$ 5.01	$ 1,201,257	239,605	$ 4.90	$ 1,174,104
Professional Liability	0.50%	239,605	$ 4.06	$ 972,352	53,000	$ 0.42	$ 22,207	239,605	$ 2.01	$ 480,503	239,605	$ 1.96	$ 469,642
Excess Liability	0.40%	239,605	$ 3.25	$ 777,881	53,000	$ 0.34	$ 17,766	239,605	$ 1.60	$ 384,402	239,605	$ 1.57	$ 375,713
Builders Risk	0.80%	239,605	$ 6.49	$ 1,555,763	53,000	$ 0.67	$ 35,531	239,605	$ 3.21	$ 768,805	239,605	$ 3.14	$ 751,427
Subcontractor Default Insurance	1.50%	239,605	$ 12.17	$ 2,917,055	53,000	$ 1.26	$ 66,621	239,605	$ 6.02	$ 1,441,509	239,605	$ 5.88	$ 1,408,925
Payment & Performance Bond	0.80%	239,605	$ 6.49	$ 1,555,763	53,000	$ 0.67	$ 35,531	239,605	$ 3.21	$ 768,805	239,605	$ 3.14	$ 751,427
FEE						$ 2.93	$ 155,449		$ 63.46	$ 3,363,521		$ 62.03	$ 3,287,492
Contractor Fee	3.50%	239,605	$ 28.41	$ 6,806,462	53,000	$ 2.93	$ 155,449	239,605	$ 14.04	$ 3,363,521	239,605	$ 13.72	$ 3,287,492
SUBTOTAL INDIRECT COSTS		239,605	$ 116.87	$ 28,003,728	53,000	$ 12.07	$ 639,560	239,605	$ 57.76	$ 13,838,485	239,605	$ 56.45	$ 13,525,683
SOFT COSTS						$ 19.73	$ 1,045,767		$ 418.44	$ 22,177,059		$ 721.87	$ 38,258,899
Design Fees	10.00%	239,605	$ 81.16	$ 19,447,033	53,000	$ 8.38	$ 444,139	239,605	$ 40.11	$ 9,610,059	239,605	$ 39.20	$ 9,392,835
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	239,605	$ 26.34	$ 6,310,678	53,000	$ 2.51	$ 133,064	239,605	$ 14.04	$ 3,363,521	239,605	$ 11.74	$ 2,814,093
Testing & Inspections	1.50%	239,605	$ 11.29	$ 2,704,576	53,000	$ 1.08	$ 57,027	239,605	$ 6.02	$ 1,441,509	239,605	$ 5.03	$ 1,206,040
Owner's Representative	2.50%	239,605	$ 24.83	$ 5,949,542	53,000	$ 2.59	$ 137,179	239,605	$ 12.34	$ 2,956,941	239,605	$ 11.92	$ 2,855,422
Owner's Contingency	5.00%	239,605	$ 37.98	$ 9,099,521	53,000	$ 5.18	$ 274,358	239,605	$ 20.05	$ 4,805,029	239,605	$ 16.78	$ 4,020,133
FF&E		239,605	$ 75.00	$ 17,970,375	53,000	$ -	$ -	239,605	$ -	$ -	239,605	$ 75.00	$ 17,970,375
SUBTOTAL SOFT COSTS		239,605	$ 256.60	$ 61,481,725	53,000	$ 19.73	$ 1,045,767	239,605	$ 92.56	$ 22,177,059	239,605	$ 159.67	$ 38,258,899
TOTAL PROJECT COST		239,605	$1,068.23	$ 255,952,055	53,000	$103.53	$ 5,487,157	239,605	$493.64	$ 118,277,649	239,605	$551.69	$ 132,187,250

BELOW THE LINE	
Land Acquisitions	$ 7,000,000
Centennial Building Renovation	$ -
GRAND TOTAL PROJECT COST	$ 262,952,055
Total Project Cost per GSF	$ 1,097.44

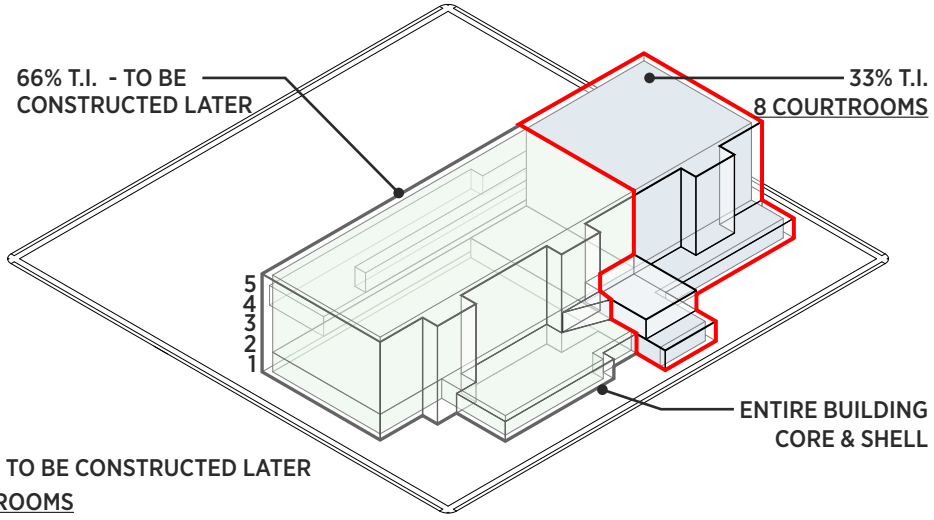
NOTES:

More efficient design than the 8-story concept. Less SF & lower cost/SF results in significantly lower total project cost. Satisfies entirety of County needs for courtrooms with room for expansion, allowing for good longevity.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

4.0 - 5-Story
Full C&S + Partial T.I.

5-STORY FULL CORE + SHELL
+ PARTIAL TENANT IMPROVEMENT



33% T.I.
66% T.I. - TO BE CONSTRUCTED LATER
8 COURTROOMS

S.F. & COST

239,605 S.F. - CORE & SHELL
70,300 S.F. - T.I. (33%)
$160M CONSTRUCTION COST
$667/ S.F.

COURTROOMS

INITIAL -	8
INTERNAL EXPANSION -	16
	27 - GOOD UNTIL 2041 (15 YEARS)
ADDITION -	5
	32 - GOOD UNTIL 2066 (40 YEARS)

5-Story – Full C&S + Partial TI

239,605 GSF Shell | ~70,300 SF TI | 5 Floors – TI to Budget with $177M Home Rule Charter Limit

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 3,660,513		$ -	$ -		$ 15.28	$ 3,660,513		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		67,687	$ 54.08	$ 3,660,513	53,000	$ -	$ -	67,687	$ 54.08	$ 3,660,513	70,310	$ -	$ -
SHELL				$ 33,708,799		$ -	$ -		$ 140.68	$ 33,708,799		$ -	$ -
Superstructure		239,605	$ 82.73	$ 19,822,522	53,000	$ -	$ -	239,605	$ 82.73	$ 19,822,522	70,310	$ -	$ -
Exterior Enclosure		88,224	$ 141.67	$ 12,498,694	53,000	$ -	$ -	88,224	$ 141.67	$ 12,498,694	70,310	$ -	$ -
Roofing		67,687	$ 20.50	$ 1,387,584	53,000	$ -	$ -	67,687	$ 20.50	$ 1,387,584	70,310	$ -	$ -
INTERIORS				$ 14,789,645		$ -	$ -		$ 18.20	$ 4,359,727		$ 130.19	$ 10,429,918
Interior Construction		154,958	$ 47.08	$ 7,295,893	53,000	$ -	$ -	239,605	$ 12.36	$ 2,961,518	70,310	$ 61.65	$ 4,334,375
Stairs		2,000	$ 277.40	$ 554,800	53,000	$ -	$ -	2,000	$ 277.40	$ 554,800	70,310	$ -	$ -
Interior Finishes		154,958	$ 44.78	$ 6,938,952	53,000	$ -	$ -	239,605	$ 3.52	$ 843,410	70,310	$ 86.70	$ 6,095,543
SERVICES				$ 45,962,248		$ -	$ -		$ 152.00	$ 36,419,960		$ 119.11	$ 9,542,288
Conveying		154,958	$ 13.14	$ 2,036,643	53,000	$ -	$ -	239,605	$ 8.50	$ 2,036,643	70,310	$ -	$ -
Plumbing		239,605	$ 24.00	$ 5,750,219	53,000	$ -	$ -	239,605	$ 21.03	$ 5,038,893	70,310	$ 10.12	$ 711,326
HVAC		239,605	$ 69.95	$ 16,760,788	53,000	$ -	$ -	239,605	$ 60.50	$ 14,496,103	70,310	$ 32.21	$ 2,264,685
Fire Protection		239,605	$ 7.15	$ 1,712,228	53,000	$ -	$ -	239,605	$ 5.94	$ 1,423,254	70,310	$ 4.11	$ 288,974
Electrical		239,605	$ 60.83	$ 14,574,998	53,000	$ -	$ -	239,605	$ 49.03	$ 11,747,833	70,310	$ 40.21	$ 2,827,165
Technology		239,605	$ 21.40	$ 5,127,373	53,000	$ -	$ -	239,605	$ 7.00	$ 1,677,235	70,310	$ 49.07	$ 3,450,138
EQUIPMENT & FURNISHINGS				$ 2,919,882		$ -	$ -		$ -	$ -		$ 36.45	$ 2,919,882
Furnishings		154,958	$ 18.84	$ 2,919,882	53,000	$ -	$ -	239,605	$ -	$ -	70,310	$ 41.53	$ 2,919,882
SITEWORK				$ 3,611,738		$ 68.15	$ 3,611,738		$ -	$ -		$ -	$ -
Site Preparation		53,000	$ 17.47	$ 925,910	53,000	$ 17.47	$ 925,910		$ -	$ -	0	$ -	$ -
Site Improvements		53,000	$ 31.25	$ 1,656,250	53,000	$ 31.25	$ 1,656,250		$ -	$ -	0	$ -	$ -
Site Civil / Mechanical Utilities		53,000	$ 15.57	$ 825,210	53,000	$ 15.57	$ 825,210		$ -	$ -	0	$ -	$ -
Site Electrical Utilities		53,000	$ 3.86	$ 204,368	53,000	$ 3.86	$ 204,368		$ -	$ -	0	$ -	$ -
GENERAL REQUIREMENTS				$ 4,931,285		$ 3.21	$ 170,187		$ 15.37	$ 3,682,414		$ 13.46	$ 1,078,685
General Requirements	2.00%	239,605	$ 9.15	$ 2,191,682	53,000	$ 1.43	$ 75,638	239,605	$ 6.83	$ 1,636,628	70,310	$ 6.82	$ 479,415
Contingency	2.50%	239,605	$ 11.43	$ 2,739,603	53,000	$ 1.78	$ 94,548	239,605	$ 8.54	$ 2,045,785	70,310	$ 8.52	$ 599,269
SUBTOTAL DIRECT COSTS		239,605	$ 457.35	$ 109,584,110	53,000	$ 71.36	$ 3,781,925	239,605	$ 341.53	$ 81,831,413	70,310	$ 340.93	$ 23,970,772
PROJECT STAFF & GENERAL CONDITIONS						$ 4.71	$ 249,625		$ 22.54	$ 5,401,256		$ 19.75	$ 1,582,183
Preconstruction Fee	0.15%	239,605	$ 0.80	$ 192,028	53,000	$ 0.13	$ 6,627	239,605	$ 0.60	$ 143,396	70,310	$ 0.60	$ 42,005
General Conditions	1.00%	239,605	$ 5.34	$ 1,280,188	53,000	$ 0.83	$ 44,181	239,605	$ 3.99	$ 955,974	70,310	$ 3.98	$ 280,032
Project Staff	4.50%	239,605	$ 24.04	$ 5,760,847	53,000	$ 3.75	$ 198,816	239,605	$ 17.95	$ 4,301,885	70,310	$ 17.92	$ 1,260,146
BONDS & INSURANCES						$ 4.38	$ 231,952		$ 94.70	$ 5,018,866		$ 27.74	$ 1,470,170
General Liability	1.25%	239,605	$ 6.68	$ 1,600,235	53,000	$ 1.04	$ 55,227	239,605	$ 4.99	$ 1,194,968	70,310	$ 4.98	$ 350,040
Professional Liability	0.50%	239,605	$ 2.67	$ 640,094	53,000	$ 0.42	$ 22,091	239,605	$ 1.99	$ 477,987	70,310	$ 1.99	$ 140,016
Excess Liability	0.40%	239,605	$ 2.14	$ 512,075	53,000	$ 0.33	$ 17,673	239,605	$ 1.60	$ 382,390	70,310	$ 1.59	$ 112,013
Builders Risk	0.80%	239,605	$ 4.27	$ 1,024,151	53,000	$ 0.67	$ 35,345	239,605	$ 3.19	$ 764,780	70,310	$ 3.19	$ 224,026
Subcontractor Default Insurance	1.50%	239,605	$ 8.01	$ 1,920,282	53,000	$ 1.25	$ 66,272	239,605	$ 5.98	$ 1,433,962	70,310	$ 5.97	$ 420,049
Payment & Performance Bond	0.80%	239,605	$ 4.27	$ 1,024,151	53,000	$ 0.67	$ 35,345	239,605	$ 3.19	$ 764,780	70,310	$ 3.19	$ 224,026
FEE						$ 2.92	$ 154,635		$ 63.13	$ 3,345,911		$ 18.49	$ 980,113
Contractor Fee	3.50%	239,605	$ 18.70	$ 4,480,659	53,000	$ 2.92	$ 154,635	239,605	$ 13.96	$ 3,345,911	70,310	$ 13.94	$ 980,113
SUBTOTAL INDIRECT COSTS		239,605	$ 76.94	$ 18,434,710	53,000	$ 12.00	$ 636,212	239,605	$ 57.45	$ 13,766,032	70,310	$ 57.35	$ 4,032,466
SOFT COSTS						$ 17.45	$ 924,770		$ 379.24	$ 20,099,976		$ 204.34	$ 10,830,241
Design Fees	10.00%	239,605	$ 53.43	$ 12,801,882	53,000	$ 8.34	$ 441,814	239,605	$ 39.90	$ 9,559,745	70,310	$ 39.83	$ 2,800,324
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	239,605	$ 18.02	$ 4,317,255	53,000	$ 2.50	$ 132,367	239,605	$ 13.96	$ 3,345,911	70,310	$ 11.93	$ 838,977
Testing & Inspections	1.50%	239,605	$ 7.72	$ 1,850,252	53,000	$ 1.07	$ 56,729	239,605	$ 5.98	$ 1,433,962	70,310	$ 5.11	$ 359,562
Owners Representative	2.50%	239,605	$ 16.13	$ 3,865,014	53,000	$ 2.52	$ 133,573	239,605	$ 12.07	$ 2,892,436	70,310	$ 11.93	$ 839,006
Owner's Contingency	3.00%	239,605	$ 15.64	$ 3,747,334	53,000	$ 3.02	$ 160,287	239,605	$ 11.97	$ 2,867,923	70,310	$ 10.23	$ 719,123
FF&E		239,605	$ 22.01	$ 5,273,250	53,000	$ -	$ -	239,605	$ -	$ -	70,310	$ 75.00	$ 5,273,250
SUBTOTAL SOFT COSTS		239,605	$ 132.95	$ 31,854,987	53,000	$ 17.45	$ 924,770	239,605	$ 83.89	$ 20,099,976	70,310	$ 154.04	$ 10,830,241
TOTAL PROJECT COST		239,605	$667.24	$ 159,873,806	53,000	$100.81	$ 5,342,906	239,605	$482.87	$ 115,697,421	79,754	$484.73	$ 38,833,480

BELOW THE LINE	
Land Acquisitions	$ 7,000,000
Centennial Building Renovation	$ 10,000,000
GRAND TOTAL PROJECT COST	$ 176,873,806
Total Project Cost per GSF	$ 738.19

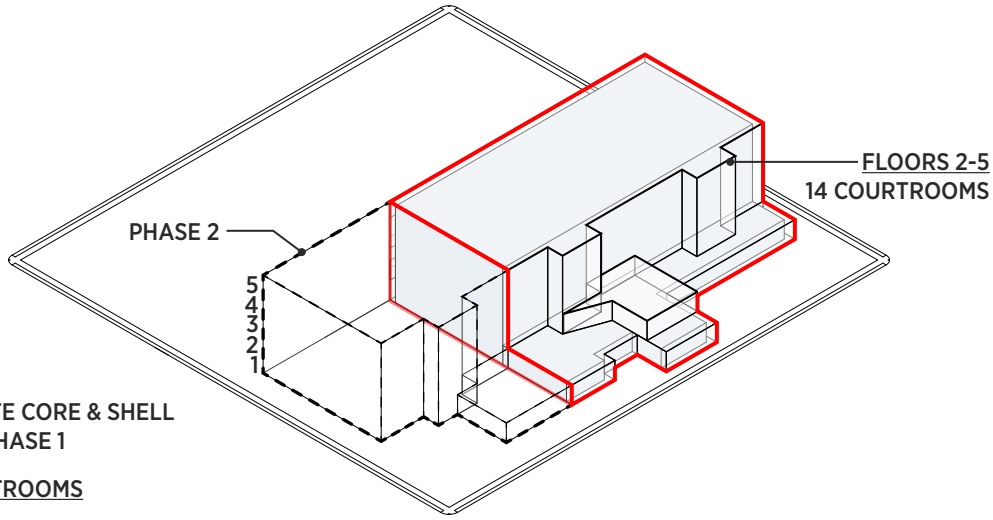
NOTES:

Lower cost/SF is due to only approx 70k SF or 25% of the building being finished to stay under $177M charter limit. Maximum of 8 courtrooms built in this option, and would require investment into the Centennial Building to try and meet current needs.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

5.0 - 5-Story
Separate Projects

5-STORY PHASE 1:
PARTIAL BUILDING (60% PROGRAM)



COMPLETE CORE & SHELL
T.I FOR PHASE 1

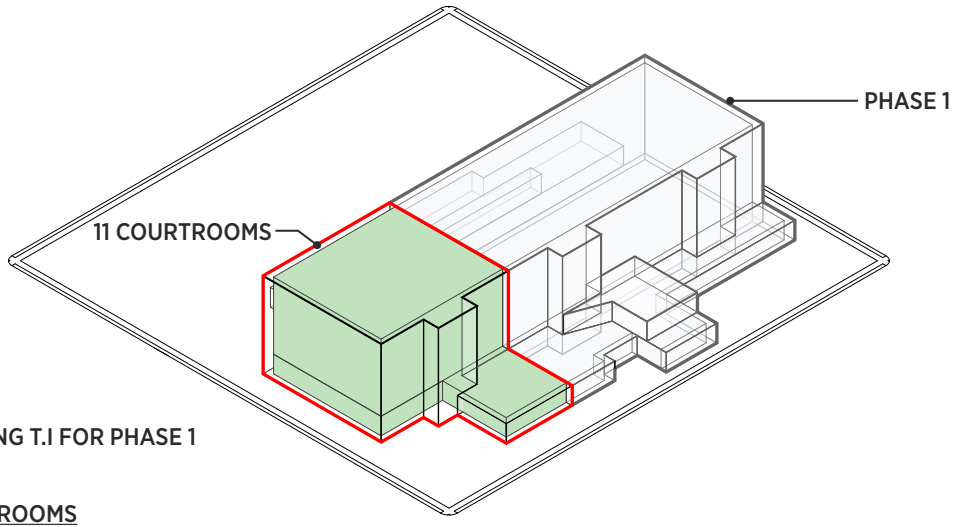
14 COURTROOMS

S.F. & COST
142,464 S.F.
$155M CONSTRUCTION COST
$1,111 / S.F.

COURTROOMS

INITIAL -	14
INTERNAL EXPANSION -	2
	16 - DOES NOT MEET PROGRAMMATIC NEED OF 24

5-STORY PHASE 2:
REMAINING PROGRAM (FUTURE ADDITION)



REMAINING T.I FOR PHASE 1

11 COURTROOMS

S.F. & COST
97,141 S.F.
$159M CONSTRUCTION COST
$1,633 / S.F.

COURTROOMS

INITIAL -	16
PHASE 2 -	11
	27 - GOOD UNTIL 2041 (15 YEARS)
ADDITION -	5
	32 - GOOD UNTIL 2066 (40 YEARS)

5-Story Concept - 2 Separate Projects (1st Project)

14 Courtrooms | ~142,500 GSF | 5 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 2,196,297		$ -	$ -		$ 15.42	$ 2,196,297		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		40,612	$ 54.08	$ 2,196,297	53,000	$ -	$ -	40,612	$ 54.08	$ 2,196,297	142,464	$ -	$ -
SHELL				$ 22,297,487		$ -	$ -		$ 156.51	$ 22,297,487		$ -	$ -
Superstructure		142,464	$ 82.73	$ 11,786,047	53,000	$ -	$ -	142,464	$ 82.73	$ 11,786,047	142,464	$ -	$ -
Exterior Enclosure		68,320	$ 141.67	$ 9,678,894	53,000	$ -	$ -	68,320	$ 141.67	$ 9,678,894	142,464	$ -	$ -
Roofing		40,612	$ 20.50	$ 832,546	53,000	$ -	$ -	40,612	$ 20.50	$ 832,546	142,464	$ -	$ -
INTERIORS				$ 23,211,889		$ -	$ -		$ 19.77	$ 2,817,128		$ 143.16	$ 20,394,760
Interior Construction		142,464	$ 72.48	$ 10,326,454	53,000	$ -	$ -	142,464	$ 12.36	$ 1,760,855	142,464	$ 60.12	$ 8,565,599
Stairs		2,000	$ 277.40	$ 554,800	53,000	$ -	$ -	2,000	$ 277.40	$ 554,800	142,464	$ -	$ -
Interior Finishes		142,464	$ 86.55	$ 12,330,635	53,000	$ -	$ -	142,464	$ 3.52	$ 501,473	142,464	$ 83.03	$ 11,829,161
SERVICES				$ 40,868,413		$ -	$ -		$ 152.00	$ 21,654,528		$ 134.87	$ 19,213,885
Conveying		142,464	$ 8.50	$ 1,210,944	53,000	$ -	$ -	142,464	$ 8.50	$ 1,210,944	142,464	$ -	$ -
Plumbing		142,464	$ 30.98	$ 4,413,122	53,000	$ -	$ -	142,464	$ 21.03	$ 2,996,018	142,464	$ 9.95	$ 1,417,104
HVAC		142,464	$ 92.71	$ 13,207,837	53,000	$ -	$ -	142,464	$ 60.50	$ 8,619,072	142,464	$ 32.21	$ 4,588,765
Fire Protection		142,464	$ 10.05	$ 1,431,763	53,000	$ -	$ -	142,464	$ 5.94	$ 846,236	142,464	$ 4.11	$ 585,527
Electrical		142,464	$ 89.24	$ 12,713,487	53,000	$ -	$ -	142,464	$ 49.03	$ 6,985,010	142,464	$ 40.21	$ 5,728,477
Technology		142,464	$ 55.39	$ 7,891,259	53,000	$ -	$ -	142,464	$ 7.00	$ 997,248	142,464	$ 48.39	$ 6,894,011
EQUIPMENT & FURNISHINGS				$ 5,829,498		$ -	$ -		$ -	$ -		$ 40.92	$ 5,829,498
Equipment		142,464	$ -	$ -	53,000	$ -	$ -	142,464	$ -	$ -	142,464	$ -	$ -
Furnishings		142,464	$ 40.92	$ 5,829,498	53,000	$ -	$ -	142,464	$ -	$ -	142,464	$ 40.92	$ 5,829,498
SPECIAL CONSTRUCTION & DEMOLITION				$ -		$ -	$ -		$ -	$ -		$ -	$ -
Special Construction		142,464	$ -	$ -	53,000	$ -	$ -	142,464	$ -	$ -	142,464	$ -	$ -
Selective Building Demolition		142,464	$ -	$ -	53,000	$ -	$ -	142,464	$ -	$ -	142,464	$ -	$ -
SITEWORK				$ 3,611,738		$ 68.15	$ 3,611,738		$ -	$ -		$ -	$ -
Site Preparation		53,000	$ 17.47	$ 925,910	53,000	$ 17.47	$ 925,910	142,464	$ -	$ -	142,464	$ -	$ -
Site Improvements		53,000	$ 31.25	$ 1,656,250	53,000	$ 31.25	$ 1,656,250	142,464	$ -	$ -	142,464	$ -	$ -
Site Civil / Mechanical Utilities		53,000	$ 15.57	$ 825,210	53,000	$ 15.57	$ 825,210	142,464	$ -	$ -	142,464	$ -	$ -
Site Electrical Utilities		53,000	$ 3.86	$ 204,368	53,000	$ 3.86	$ 204,368	142,464	$ -	$ -	142,464	$ -	$ -
GENERAL REQUIREMENTS				$ 5,158,701		$ 3.59	$ 190,091		$ 18.09	$ 2,577,128		$ 16.79	$ 2,391,481
General Requirements	2.00%	142,464	$ 14.48	$ 2,063,480	53,000	$ 1.43	$ 76,037	142,464	$ 7.24	$ 1,030,851	142,464	$ 6.71	$ 956,592
Contingency	3.00%	142,464	$ 21.73	$ 3,095,221	53,000	$ 2.15	$ 114,055	142,464	$ 10.85	$ 1,546,277	142,464	$ 10.07	$ 1,434,889
SUBTOTAL DIRECT COSTS		*142,464*	$ 724.21	$ 103,174,023	*53,000*	$ 71.73	$ 3,801,829	*142,464*	$ 361.79	$ 51,542,569	*142,464*	$ 335.73	$ 47,829,625
PROJECT STAFF & GENERAL CONDITIONS						$ 4.73	$ 250,939		$ 23.88	$ 3,402,050		$ 22.16	$ 3,156,979
Preconstruction Fee	0.15%	142,464	$ 1.27	$ 180,796	53,000	$ 0.13	$ 6,662	142,464	$ 0.63	$ 90,320	142,464	$ 0.59	$ 83,814
General Conditions	1.00%	142,464	$ 8.46	$ 1,205,304	53,000	$ 0.84	$ 44,414	142,464	$ 4.23	$ 602,133	142,464	$ 3.92	$ 558,757
Project Staff	4.50%	142,464	$ 38.07	$ 5,423,868	53,000	$ 3.77	$ 199,863	142,464	$ 19.02	$ 2,709,598	142,464	$ 17.65	$ 2,514,408
BONDS & INSURANCES						$ 4.40	$ 233,173		$ 59.65	$ 3,161,197		$ 55.35	$ 2,933,476
General Liability	1.25%	142,464	$ 10.58	$ 1,506,630	53,000	$ 1.05	$ 55,517	142,464	$ 5.28	$ 752,666	142,464	$ 4.90	$ 698,447
Professional Liability	0.50%	142,464	$ 4.23	$ 602,652	53,000	$ 0.42	$ 22,207	142,464	$ 2.11	$ 301,066	142,464	$ 1.96	$ 279,379
Excess Liability	0.40%	142,464	$ 3.38	$ 482,122	53,000	$ 0.34	$ 17,766	142,464	$ 1.69	$ 240,853	142,464	$ 1.57	$ 223,503
Builders Risk	0.80%	142,464	$ 6.77	$ 964,243	53,000	$ 0.67	$ 35,531	142,464	$ 3.38	$ 481,706	142,464	$ 3.14	$ 447,006
Subcontractor Default Insurance	1.50%	142,464	$ 12.69	$ 1,807,956	53,000	$ 1.26	$ 66,621	142,464	$ 6.34	$ 903,199	142,464	$ 5.88	$ 838,136
Payment & Performance Bond	0.80%	142,464	$ 6.77	$ 964,243	53,000	$ 0.67	$ 35,531	142,464	$ 3.38	$ 481,706	142,464	$ 3.14	$ 447,006
FEE						$ 2.93	$ 155,449		$ 39.76	$ 2,107,465		$ 36.90	$ 1,955,651
Contractor Fee	3.50%	142,464	$ 29.61	$ 4,218,564	53,000	$ 2.93	$ 155,449	142,464	$ 14.79	$ 2,107,465	142,464	$ 13.73	$ 1,955,651
SUBTOTAL INDIRECT COSTS		*142,464*	$ 121.83	$ 17,356,378	*53,000*	$ 12.07	$ 639,560	*142,464*	$ 60.86	$ 8,670,713	*142,464*	$ 56.48	$ 8,046,105
SOFT COSTS						$ 19.73	$ 1,045,767		$ 262.18	$ 13,895,373		$ 429.32	$ 22,753,958
Design Fees	10.00%	142,464	$ 84.60	$ 12,053,040	53,000	$ 8.38	$ 444,139	142,464	$ 42.27	$ 6,021,328	142,464	$ 39.22	$ 5,587,573
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	142,464	$ 27.48	$ 3,914,566	53,000	$ 2.51	$ 133,064	142,464	$ 14.79	$ 2,107,465	142,464	$ 11.75	$ 1,674,037
Testing & Inspections	1.50%	142,464	$ 11.78	$ 1,677,671	53,000	$ 1.08	$ 57,027	142,464	$ 6.34	$ 903,199	142,464	$ 5.04	$ 717,444
Owners Representative	2.50%	142,464	$ 25.89	$ 3,688,517	53,000	$ 2.59	$ 137,179	142,464	$ 13.00	$ 1,852,716	142,464	$ 11.92	$ 1,698,622
Owner's Contingency	5.00%	142,464	$ 39.85	$ 5,676,503	53,000	$ 5.18	$ 274,358	142,464	$ 21.13	$ 3,010,664	142,464	$ 16.79	$ 2,391,481
FF&E		142,464	$ 75.00	$ 10,684,800	53,000	$ -	$ -	142,464	$ -	$ -	142,464	$ 75.00	$ 10,684,800
SUBTOTAL SOFT COSTS		*142,464*	$ 264.59	$ 37,695,097	*53,000*	$ 19.73	$ 1,045,767	*142,464*	$ 97.54	$ 13,895,373	*142,464*	$ 159.72	$ 22,753,958
TOTAL PROJECT COST		**142,464**	**$1,110.63**	$ 158,225,498	**53,000**	**$103.53**	$ 5,487,157	**142,464**	**$520.19**	$ 74,108,654	**142,464**	**$551.93**	$ 78,629,688

BELOW THE LINE	
Land Acquisitions	$ 7,000,000
Centennial Building Renovation	$ 8,500,000
GRAND TOTAL PROJECT COST	$ 173,725,498
Total Project Cost per GSF	$ 1,219.43

NOTES:

Higher cost/SF due to building less footprint. Meets a little over 1/2 of the current need (14 courtrooms against 24 needed) and would still require substantial investment into Centennial Building. When combined with doing the 2nd project (currently priced as 5 years after turnover 1st project) this is the most expensive option.

5-Story Concept - 2 Separate Projects (2nd Project)

10 Courtrooms | ~97,100 GSF | 5 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 2,163,293		$ -	$ -		$ 22.27	$ 2,163,293		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		27,075	$ 79.90	$ 2,163,293	53,000	$ -	$ -	27,075	$ 79.90	$ 2,163,293	97,141	$ -	$ -
SHELL				$ 22,036,826		$ -	$ -		$ 226.85	$ 22,036,826		$ -	$ -
Superstructure		97,141	$ 122.23	$ 11,873,544	53,000	$ -	$ -	97,141	$ 122.23	$ 11,873,544	97,141	$ -	$ -
Exterior Enclosure		44,638	$ 209.31	$ 9,343,180	53,000	$ -	$ -	44,638	$ 209.31	$ 9,343,180	97,141	$ -	$ -
Roofing		27,075	$ 30.29	$ 820,102	53,000	$ -	$ -	27,075	$ 30.29	$ 820,102	97,141	$ -	$ -
INTERIORS				$ 23,514,585		$ -	$ -		$ 29.17	$ 2,833,728		$ 212.90	$ 20,680,857
Interior Construction		97,141	$ 107.28	$ 10,421,290	53,000	$ -	$ -	97,141	$ 18.26	$ 1,773,795	97,141	$ 89.02	$ 8,647,496
Stairs		2,000	$ 277.40	$ 554,800	53,000	$ -	$ -	2,000	$ 277.40	$ 554,800	97,141	$ -	$ -
Interior Finishes		97,141	$ 129.08	$ 12,538,495	53,000	$ -	$ -	97,141	$ 5.20	$ 505,133	97,141	$ 123.88	$ 12,033,362
SERVICES				$ 40,954,550		$ -	$ -		$ 224.58	$ 21,815,926		$ 197.02	$ 19,138,625
Conveying		97,141	$ 12.56	$ 1,220,091	53,000	$ -	$ -	97,141	$ 12.56	$ 1,220,091	97,141	$ -	$ -
Plumbing		97,141	$ 45.99	$ 4,467,332	53,000	$ -	$ -	97,141	$ 31.07	$ 3,018,171	97,141	$ 14.92	$ 1,449,161
HVAC		97,141	$ 136.98	$ 13,306,374	53,000	$ -	$ -	97,141	$ 89.39	$ 8,683,434	97,141	$ 47.59	$ 4,622,940
Fire Protection		97,141	$ 14.85	$ 1,442,544	53,000	$ -	$ -	97,141	$ 8.78	$ 852,898	97,141	$ 6.07	$ 589,646
Electrical		97,141	$ 131.85	$ 12,808,041	53,000	$ -	$ -	97,141	$ 72.44	$ 7,036,894	97,141	$ 59.41	$ 5,771,147
Technology		97,141	$ 79.37	$ 7,710,169	53,000	$ -	$ -	97,141	$ 10.34	$ 1,004,438	97,141	$ 69.03	$ 6,705,731
EQUIPMENT & FURNISHINGS				$ 5,899,076		$ -	$ -		$ -	$ -		$ 60.73	$ 5,899,076
Equipment		97,141	$ -	$ -	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ -	$ -
Furnishings		97,141	$ 60.73	$ 5,899,076	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ 60.73	$ 5,899,076
SPECIAL CONSTRUCTION & DEMOLITION				$ 3,588,389		$ -	$ -		$ 36.94	$ 3,588,389		$ -	$ -
Special Construction		97,141	$ -	$ -	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ -	$ -
Selective Building Demolition		97,141	$ 36.94	$ 3,588,389	53,000	$ -	$ -	97,141	$ 36.94	$ 3,588,389	97,141	$ -	$ -
SITEWORK				$ 1,527,460		$ 28.82	$ 1,527,460		$ -	$ -		$ -	$ -
Site Preparation		53,000	$ 7.39	$ 391,670	53,000	$ 7.39	$ 391,670	97,141	$ -	$ -	97,141	$ -	$ -
Site Improvements		53,000	$ 11.82	$ 626,460	53,000	$ 11.82	$ 626,460	97,141	$ -	$ -	97,141	$ -	$ -
Site Civil / Mechanical Utilities		53,000	$ 7.39	$ 391,670	53,000	$ 7.39	$ 391,670	97,141	$ -	$ -	97,141	$ -	$ -
Site Electrical Utilities		53,000	$ 2.22	$ 117,660	53,000	$ 2.22	$ 117,660	97,141	$ -	$ -	97,141	$ -	$ -
GENERAL REQUIREMENTS				$ 9,858,875		$ 2.85	$ 151,067		$ 53.39	$ 5,186,192		$ 46.55	$ 4,521,616
General Requirements	4.00%	97,141	$ 45.11	$ 4,381,722	53,000	$ 1.27	$ 67,141	97,141	$ 23.73	$ 2,304,974	97,141	$ 20.69	$ 2,009,607
Contingency	5.00%	97,141	$ 56.38	$ 5,477,153	53,000	$ 1.58	$ 83,926	97,141	$ 29.66	$ 2,881,218	97,141	$ 25.86	$ 2,512,009
SUBTOTAL DIRECT COSTS		*97,141*	$ 1,127.67	$ 109,543,053	*53,000*	$ 31.67	$ 1,678,527	*97,141*	$ 593.20	$ 57,624,352	*97,141*	$ 517.19	$ 50,240,173
PROJECT STAFF & GENERAL CONDITIONS						$ -			$ -			$ -	
Preconstruction Fee	0.15%	97,141	$ 1.93	$ 187,446	53,000	$ 0.05	$ 2,746	97,141	$ 0.97	$ 94,286	97,141	$ 0.93	$ 90,414
General Conditions	1.00%	97,141	$ 12.86	$ 1,249,643	53,000	$ 0.35	$ 18,310	97,141	$ 6.47	$ 628,572	97,141	$ 6.21	$ 602,762
Project Staff	4.50%	97,141	$ 57.89	$ 5,623,395	53,000	$ 1.55	$ 82,393	97,141	$ 29.12	$ 2,828,575	97,141	$ 27.92	$ 2,712,427
BONDS & INSURANCES						$ -			$ -			$ -	
General Liability	1.50%	97,141	$ 19.30	$ 1,874,465	53,000	$ 0.52	$ 27,464	97,141	$ 9.71	$ 942,858	97,141	$ 9.31	$ 904,142
Professional Liability	0.50%	97,141	$ 6.43	$ 624,822	53,000	$ 0.17	$ 9,155	97,141	$ 3.24	$ 314,286	97,141	$ 3.10	$ 301,381
Excess Liability	0.40%	97,141	$ 5.15	$ 499,857	53,000	$ 0.14	$ 7,324	97,141	$ 2.59	$ 251,429	97,141	$ 2.48	$ 241,105
Builders Risk	0.80%	97,141	$ 10.29	$ 999,715	53,000	$ 0.28	$ 14,648	97,141	$ 5.18	$ 502,858	97,141	$ 4.96	$ 482,209
Subcontractor Default Insurance	2.00%	97,141	$ 25.73	$ 2,499,286	53,000	$ 0.69	$ 36,619	97,141	$ 12.94	$ 1,257,144	97,141	$ 12.41	$ 1,205,523
Payment & Performance Bond	0.80%	97,141	$ 10.29	$ 999,715	53,000	$ 0.28	$ 14,648	97,141	$ 5.18	$ 502,858	97,141	$ 4.96	$ 482,209
FEE						$ -			$ -			$ -	
Contractor Fee	5.00%	97,141	$ 64.32	$ 6,248,216	53,000	$ 1.73	$ 91,548	97,141	$ 32.35	$ 3,142,861	0	#DIV/0!	$ 3,013,808
SUBTOTAL INDIRECT COSTS		*97,141*	$ 107.09	$ 10,403,280	*53,000*	$ 2.88	$ 152,427	*97,141*	$ 53.87	$ 5,232,863	*97,141*	$ 51.66	$ 5,017,990
SOFT COSTS						$ -	$ 513,153		$ -	$ 16,439,579		$ -	$ 21,711,977
Design Fees	10.00%	97,141	$ 128.64	$ 12,496,432	53,000	$ 3.45	$ 183,095	97,141	$ 64.71	$ 6,285,722	97,141	$ 62.05	$ 6,027,615
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	97,141	$ 41.35	$ 4,017,157	53,000	$ 1.11	$ 58,748	97,141	$ 22.65	$ 2,200,003	97,141	$ 18.10	$ 1,758,406
Testing & Inspections	1.50%	97,141	$ 17.72	$ 1,721,639	53,000	$ 0.48	$ 25,178	97,141	$ 9.71	$ 942,858	97,141	$ 7.76	$ 753,603
Owners Representative	2.50%	97,141	$ 40.24	$ 3,908,586	53,000	$ 1.11	$ 58,603	97,141	$ 20.41	$ 1,982,420	97,141	$ 19.23	$ 1,867,564
Owner's Contingency	8.00%	97,141	$ 95.07	$ 9,235,320	53,000	$ 3.54	$ 187,529	97,141	$ 51.77	$ 5,028,577	97,141	$ 41.38	$ 4,019,214
FF&E		97,141	$ 75.00	$ 7,285,575	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ 75.00	$ 7,285,575
SUBTOTAL SOFT COSTS		*97,141*	$ 398.03	$ 38,664,709	*53,000*	$ 9.68	$ 513,153	*97,141*	$ 169.23	$ 16,439,579	*97,141*	$ 223.51	$ 21,711,977
TOTAL PROJECT COST		**97,141**	**$1,632.79**	$ 158,611,042	**53,000**	**$44.23**	$ 2,344,108	**97,141**	**$816.31**	$ 79,296,795	**97,141**	**$792.35**	$ 76,970,140
BELOW THE LINE													
Land Acquisitions				$ -									
Centennial Building Renovation				$ -									
GRAND TOTAL PROJECT COST				$ 158,611,042									
Total Project Cost per GSF				$ 1,632.79									

NOTES:

Assumes project will be built 5 years after completion of 1st Project and escalation of 5%/yr. Overall cost is approx. $70M (25%) higher than building out the entire 5-story concept in one project.

5-Story Concept - 2 Separate Projects (2nd Project)

10 Courtrooms | ~97,100 GSF | 5 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 2,163,293		$ -	$ -		$ 22.27	$ 2,163,293		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		27,075	$ 79.90	$ 2,163,293	53,000	$ -	$ -	27,075	$ 79.90	$ 2,163,293	97,141	$ -	$ -
SHELL				$ 22,036,826		$ -	$ -		$ 226.85	$ 22,036,826		$ -	$ -
Superstructure		97,141	$ 122.23	$ 11,873,544	53,000	$ -	$ -	97,141	$ 122.23	$ 11,873,544	97,141	$ -	$ -
Exterior Enclosure		44,638	$ 209.31	$ 9,343,180	53,000	$ -	$ -	44,638	$ 209.31	$ 9,343,180	97,141	$ -	$ -
Roofing		27,075	$ 30.29	$ 820,102	53,000	$ -	$ -	27,075	$ 30.29	$ 820,102	97,141	$ -	$ -
INTERIORS				$ 23,514,585		$ -	$ -		$ 29.17	$ 2,833,728		$ 212.90	$ 20,680,857
Interior Construction		97,141	$ 107.28	$ 10,421,290	53,000	$ -	$ -	97,141	$ 18.26	$ 1,773,795	97,141	$ 89.02	$ 8,647,496
Stairs		2,000	$ 277.40	$ 554,800	53,000	$ -	$ -	2,000	$ 277.40	$ 554,800	97,141	$ -	$ -
Interior Finishes		97,141	$ 129.08	$ 12,538,495	53,000	$ -	$ -	97,141	$ 5.20	$ 505,133	97,141	$ 123.88	$ 12,033,362
SERVICES				$ 40,954,550		$ -	$ -		$ 224.58	$ 21,815,926		$ 197.02	$ 19,138,625
Conveying		97,141	$ 12.56	$ 1,220,091	53,000	$ -	$ -	97,141	$ 12.56	$ 1,220,091	97,141	$ -	$ -
Plumbing		97,141	$ 45.99	$ 4,467,332	53,000	$ -	$ -	97,141	$ 31.07	$ 3,018,171	97,141	$ 14.92	$ 1,449,161
HVAC		97,141	$ 136.98	$ 13,306,374	53,000	$ -	$ -	97,141	$ 89.39	$ 8,683,434	97,141	$ 47.59	$ 4,622,940
Fire Protection		97,141	$ 14.85	$ 1,442,544	53,000	$ -	$ -	97,141	$ 8.78	$ 852,898	97,141	$ 6.07	$ 589,646
Electrical		97,141	$ 131.85	$ 12,808,041	53,000	$ -	$ -	97,141	$ 72.44	$ 7,036,894	97,141	$ 59.41	$ 5,771,147
Technology		97,141	$ 79.37	$ 7,710,169	53,000	$ -	$ -	97,141	$ 10.34	$ 1,004,438	97,141	$ 69.03	$ 6,705,731
EQUIPMENT & FURNISHINGS				$ 5,899,076		$ -	$ -		$ -	$ -		$ 60.73	$ 5,899,076
Equipment		97,141	$ -	$ -	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ -	$ -
Furnishings		97,141	$ 60.73	$ 5,899,076	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ 60.73	$ 5,899,076
SPECIAL CONSTRUCTION & DEMOLITION				$ 3,588,389		$ -	$ -		$ 36.94	$ 3,588,389		$ -	$ -
Special Construction		97,141	$ -	$ -	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ -	$ -
Selective Building Demolition		97,141	$ 36.94	$ 3,588,389	53,000	$ -	$ -	97,141	$ 36.94	$ 3,588,389	97,141	$ -	$ -
SITEWORK				$ 1,527,460		$ 28.82	$ 1,527,460		$ -	$ -		$ -	$ -
Site Preparation		53,000	$ 7.39	$ 391,670	53,000	$ 7.39	$ 391,670	97,141	$ -	$ -	97,141	$ -	$ -
Site Improvements		53,000	$ 11.82	$ 626,460	53,000	$ 11.82	$ 626,460	97,141	$ -	$ -	97,141	$ -	$ -
Site Civil / Mechanical Utilities		53,000	$ 7.39	$ 391,670	53,000	$ 7.39	$ 391,670	97,141	$ -	$ -	97,141	$ -	$ -
Site Electrical Utilities		53,000	$ 2.22	$ 117,660	53,000	$ 2.22	$ 117,660	97,141	$ -	$ -	97,141	$ -	$ -
GENERAL REQUIREMENTS				$ 9,858,875		$ 2.85	$ 151,067		$ 53.39	$ 5,186,192		$ 46.55	$ 4,521,616
General Requirements	4.00%	97,141	$ 45.11	$ 4,381,722	53,000	$ 1.27	$ 67,141	97,141	$ 23.73	$ 2,304,974	97,141	$ 20.69	$ 2,009,607
Contingency	5.00%	97,141	$ 56.38	$ 5,477,153	53,000	$ 1.58	$ 83,926	97,141	$ 29.66	$ 2,881,218	97,141	$ 25.86	$ 2,512,009
SUBTOTAL DIRECT COSTS		97,141	$ 1,127.67	$ 109,543,053	53,000	$ 31.67	$ 1,678,527	97,141	$ 593.20	$ 57,624,352	97,141	$ 517.19	$ 50,240,173
PROJECT STAFF & GENERAL CONDITIONS						$ -			$ -			$ -	
Preconstruction Fee	0.15%	97,141	$ 1.93	$ 187,446	53,000	$ 0.05	$ 2,746	97,141	$ 0.97	$ 94,286	97,141	$ 0.93	$ 90,414
General Conditions	1.00%	97,141	$ 12.86	$ 1,249,643	53,000	$ 0.35	$ 18,310	97,141	$ 6.47	$ 628,572	97,141	$ 6.21	$ 602,762
Project Staff	4.50%	97,141	$ 57.89	$ 5,623,395	53,000	$ 1.55	$ 82,393	97,141	$ 29.12	$ 2,828,575	97,141	$ 27.92	$ 2,712,427
BONDS & INSURANCES						$ -			$ -			$ -	
General Liability	1.50%	97,141	$ 19.30	$ 1,874,465	53,000	$ 0.52	$ 27,464	97,141	$ 9.71	$ 942,858	97,141	$ 9.31	$ 904,142
Professional Liability	0.50%	97,141	$ 6.43	$ 624,822	53,000	$ 0.17	$ 9,155	97,141	$ 3.24	$ 314,286	97,141	$ 3.10	$ 301,381
Excess Liability	0.40%	97,141	$ 5.15	$ 499,857	53,000	$ 0.14	$ 7,324	97,141	$ 2.59	$ 251,429	97,141	$ 2.48	$ 241,105
Builders Risk	0.80%	97,141	$ 10.29	$ 999,715	53,000	$ 0.28	$ 14,648	97,141	$ 5.18	$ 502,858	97,141	$ 4.96	$ 482,209
Subcontractor Default Insurance	2.00%	97,141	$ 25.73	$ 2,499,286	53,000	$ 0.69	$ 36,619	97,141	$ 12.94	$ 1,257,144	97,141	$ 12.41	$ 1,205,523
Payment & Performance Bond	0.80%	97,141	$ 10.29	$ 999,715	53,000	$ 0.28	$ 14,648	97,141	$ 5.18	$ 502,858	97,141	$ 4.96	$ 482,209
FEE						$ -			$ -			$ -	
Contractor Fee	5.00%	97,141	$ 64.32	$ 6,248,216	53,000	$ 1.73	$ 91,548	97,141	$ 32.35	$ 3,142,861	0	#DIV/0!	$ 3,013,808
SUBTOTAL INDIRECT COSTS		97,141	$ 107.09	$ 10,403,280	53,000	$ 2.88	$ 152,427	97,141	$ 53.87	$ 5,232,863	97,141	$ 51.66	$ 5,017,990
SOFT COSTS						$ -	$ 513,153		$ -	$ 16,439,579		$ -	$ 21,711,977
Design Fees	10.00%	97,141	$ 128.64	$ 12,496,432	53,000	$ 3.45	$ 183,095	97,141	$ 64.71	$ 6,285,722	97,141	$ 62.05	$ 6,027,615
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	97,141	$ 41.35	$ 4,017,157	53,000	$ 1.11	$ 58,748	97,141	$ 22.65	$ 2,200,003	97,141	$ 18.10	$ 1,758,406
Testing & Inspections	1.50%	97,141	$ 17.72	$ 1,721,639	53,000	$ 0.48	$ 25,178	97,141	$ 9.71	$ 942,858	97,141	$ 7.76	$ 753,603
Owners Representative	2.50%	97,141	$ 40.24	$ 3,908,586	53,000	$ 1.11	$ 58,603	97,141	$ 20.41	$ 1,982,420	97,141	$ 19.23	$ 1,867,564
Owner's Contingency	8.00%	97,141	$ 95.07	$ 9,235,320	53,000	$ 3.54	$ 187,529	97,141	$ 51.77	$ 5,028,577	97,141	$ 41.38	$ 4,019,214
FF&E		97,141	$ 75.00	$ 7,285,575	53,000	$ -	$ -	97,141	$ -	$ -	97,141	$ 75.00	$ 7,285,575
SUBTOTAL SOFT COSTS		97,141	$ 398.03	$ 38,664,709	53,000	$ 9.68	$ 513,153	97,141	$ 169.23	$ 16,439,579	97,141	$ 223.51	$ 21,711,977
TOTAL PROJECT COST		97,141	$1,632.79	$ 158,611,042	53,000	$44.23	$ 2,344,108	97,141	$816.31	$ 79,296,795	97,141	$792.35	$ 76,970,140

BELOW THE LINE	
Land Acquisitions	$ -
Centennial Building Renovation	$ -
GRAND TOTAL PROJECT COST	$ 158,611,042
Total Project Cost per GSF	$ 1,632.79

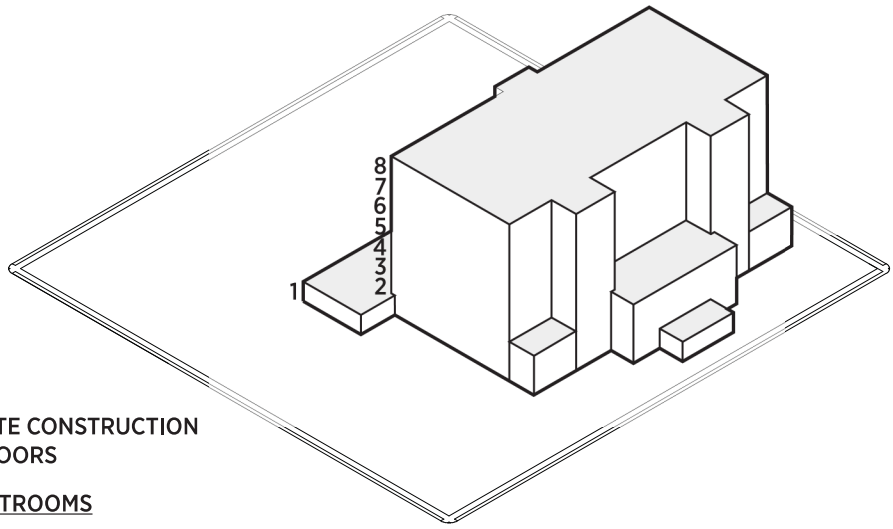
NOTES:

Assumes project will be built 5 years after completion of 1st Project and escalation of 5%/yr. Overall cost is approx. $70M (25%) higher than building out the entire 5-story concept in one project.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

6.0 - 8-Story Full Buildout

8-STORY FULL BUILDOUT



COMPLETE CONSTRUCTION
ALL 8 FLOORS

24 COURTROOMS

S.F. & COST
256,964 S.F.
$283M CONSTRUCTION COST
$1,099/ S.F.

COURTROOMS		
INITIAL -	24	
INTERNAL EXPANSION -	5	
	29 - GOOD UNTIL 2051	(25 YEARS)
ADDITION -	12	
	41 - GOOD UNTIL 2111	(85 YEARS)

8-Story Concept – Full Buildout

24 Courtrooms | 256,964 GSF | 8 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 2,815,971		$ -	$ -		$ 10.96	$ 2,815,971		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		51,584	$ 54.59	$ 2,815,971	69,000	$ -	$ -	51,584	$ 54.59	$ 2,815,971	208,662	$ -	$ -
SHELL				$ 40,003,358		$ -	$ -		$ 155.68	$ 40,003,358		$ -	$ -
Superstructure		256,964	$ 90.89	$ 23,355,458	69,000	$ -	$ -	256,964	$ 90.89	$ 23,355,458	208,662	$ -	$ -
Exterior Enclosure		108,576	$ 143.59	$ 15,590,428	69,000	$ -	$ -	108,576	$ 143.59	$ 15,590,428	208,662	$ -	$ -
Roofing		51,584	$ 20.50	$ 1,057,472	69,000	$ -	$ -	51,584	$ 20.50	$ 1,057,472	208,662	$ -	$ -
INTERIORS				$ 40,379,134		$ -	$ -		$ 22.14	$ 5,688,920		$ 135.00	$ 34,690,214
Interior Construction		256,964	$ 69.82	$ 17,940,728	69,000	$ -	$ -	256,964	$ 13.36	$ 3,433,039	256,964	$ 56.46	$ 14,507,689
Stairs		3,200	$ 395.00	$ 1,264,000	69,000	$ -	$ -	3,200	$ 395.00	$ 1,264,000	256,964	$ -	$ -
Interior Finishes		256,964	$ 82.40	$ 21,174,406	69,000	$ -	$ -	256,964	$ 3.86	$ 991,881	256,964	$ 78.54	$ 20,182,525
SERVICES				$ 77,512,892		$ -	$ -		$ 169.70	$ 43,606,791		$ 131.95	$ 33,906,101
Conveying		256,964	$ 11.17	$ 2,870,288	69,000	$ -	$ -	256,964	$ 11.17	$ 2,870,288	256,964	$ -	$ -
Plumbing		256,964	$ 30.99	$ 7,963,369	69,000	$ -	$ -	256,964	$ 21.40	$ 5,499,030	256,964	$ 9.59	$ 2,464,339
HVAC		256,964	$ 103.32	$ 26,549,520	69,000	$ -	$ -	256,964	$ 71.31	$ 18,324,103	256,964	$ 32.01	$ 8,225,418
Fire Protection		256,964	$ 13.43	$ 3,451,027	69,000	$ -	$ -	256,964	$ 9.36	$ 2,405,183	256,964	$ 4.07	$ 1,045,843
Electrical		256,964	$ 89.40	$ 22,972,582	69,000	$ -	$ -	256,964	$ 49.46	$ 12,709,439	256,964	$ 39.94	$ 10,263,142
Technology		256,964	$ 53.34	$ 13,706,106	69,000	$ -	$ -	256,964	$ 7.00	$ 1,798,748	256,964	$ 46.34	$ 11,907,358
EQUIPMENT & FURNISHINGS				$ 9,871,755		$ -	$ -		$ -	$ -		$ 38.42	$ 9,871,755
Equipment		256,964	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ -	$ -
Furnishings		256,964	$ 38.42	$ 9,871,755	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ 38.42	$ 9,871,755
SPECIAL CONSTRUCTION & DEMOLITION				$ -		$ -	$ -		$ -	$ -		$ -	$ -
Special Construction		256,964	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ -	$ -
Selective Building Demolition		256,964	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ -	$ -
SITEWORK				$ 4,311,120		$ 62.48	$ 4,311,120		$ -	$ -		$ -	$ -
Site Preparation		69,000	$ 16.22	$ 1,119,180	69,000	$ 16.22	$ 1,119,180		$ -	$ -	0	$ -	$ -
Site Improvements		69,000	$ 30.99	$ 2,138,310	69,000	$ 30.99	$ 2,138,310		$ -	$ -	0	$ -	$ -
Site Civil / Mechanical Utilities		69,000	$ 11.96	$ 825,240	69,000	$ 11.96	$ 825,240		$ -	$ -	0	$ -	$ -
Site Electrical Utilities		69,000	$ 3.31	$ 228,390	69,000	$ 3.31	$ 228,390		$ -	$ -	0	$ -	$ -
GENERAL REQUIREMENTS				$ 9,204,959		$ 3.29	$ 226,901		$ 18.87	$ 4,848,160		$ 16.07	$ 4,129,898
General Requirements	2.00%	256,964	$ 14.33	$ 3,681,984	69,000	$ 1.32	$ 90,760	256,964	$ 7.55	$ 1,939,264	256,964	$ 6.43	$ 1,651,959
Contingency	3.00%	256,964	$ 21.49	$ 5,522,976	69,000	$ 1.97	$ 136,141	256,964	$ 11.32	$ 2,908,896	256,964	$ 9.64	$ 2,477,939
SUBTOTAL DIRECT COSTS		256,964	$ 716.44	$ 184,099,188	69,000	$ 65.77	$ 4,538,021	256,964	$ 377.34	$ 96,963,199	256,964	$ 321.44	$ 82,597,968
PROJECT STAFF & GENERAL CONDITIONS						$ 4.34	$ 299,531		$ 24.91	$ 6,400,024		$ 21.22	$ 5,451,852
Preconstruction Fee	0.15%	256,964	$ 1.26	$ 322,604	69,000	$ 0.12	$ 7,952	256,964	$ 0.66	$ 169,912	256,964	$ 0.56	$ 144,739
General Conditions	1.00%	256,964	$ 8.37	$ 2,150,691	69,000	$ 0.77	$ 53,014	256,964	$ 4.41	$ 1,132,748	256,964	$ 3.76	$ 964,930
Project Staff	4.50%	256,964	$ 37.66	$ 9,678,112	69,000	$ 3.46	$ 238,564	256,964	$ 19.84	$ 5,097,364	256,964	$ 16.90	$ 4,342,183
BONDS & INSURANCES						$ 4.03	$ 278,325		$ 86.19	$ 5,946,925		$ 73.42	$ 5,065,880
General Liability	1.25%	256,964	$ 10.46	$ 2,688,364	69,000	$ 0.96	$ 66,268	256,964	$ 5.51	$ 1,415,935	256,964	$ 4.69	$ 1,206,162
Professional Liability	0.50%	256,964	$ 4.18	$ 1,075,346	69,000	$ 0.38	$ 26,507	256,964	$ 2.20	$ 566,374	256,964	$ 1.88	$ 482,465
Excess Liability	0.40%	256,964	$ 3.35	$ 860,277	69,000	$ 0.31	$ 21,206	256,964	$ 1.76	$ 453,099	256,964	$ 1.50	$ 385,972
Builders Risk	0.80%	256,964	$ 6.70	$ 1,720,553	69,000	$ 0.61	$ 42,411	256,964	$ 3.53	$ 906,198	256,964	$ 3.00	$ 771,944
Subcontractor Default Insurance	1.50%	256,964	$ 12.55	$ 3,226,037	69,000	$ 1.15	$ 79,521	256,964	$ 6.61	$ 1,699,121	256,964	$ 5.63	$ 1,447,394
Payment & Performance Bond	0.80%	256,964	$ 6.70	$ 1,720,553	69,000	$ 0.61	$ 42,411	256,964	$ 3.53	$ 906,198	256,964	$ 3.00	$ 771,944
FEE						$ 2.69	$ 185,550		$ 57.46	$ 3,964,617		$ 48.95	$ 3,377,253
Contractor Fee	3.50%	256,964	$ 29.29	$ 7,527,420	69,000	$ 2.69	$ 185,550	256,964	$ 15.43	$ 3,964,617	256,964	$ 13.14	$ 3,377,253
SUBTOTAL INDIRECT COSTS		256,964	$ 120.52	$ 30,969,957	69,000	$ 11.06	$ 763,405	256,964	$ 63.48	$ 16,311,566	256,964	$ 54.07	$ 13,894,985
SOFT COSTS						$ -	$ 1,248,271		$ -	$ 26,140,330		$ -	$ 40,114,778
Design Fees	10.00%	256,964	$ 83.70	$ 21,506,915	69,000	$ 7.68	$ 530,143	256,964	$ 44.08	$ 11,327,477	256,964	$ 37.55	$ 9,649,295
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	256,964	$ 27.30	$ 7,014,376	69,000	$ 2.30	$ 158,831	256,964	$ 15.43	$ 3,964,617	256,964	$ 11.25	$ 2,890,929
Testing & Inspections	1.50%	256,964	$ 11.70	$ 3,006,161	69,000	$ 0.99	$ 68,070	256,964	$ 6.61	$ 1,699,121	256,964	$ 4.82	$ 1,238,970
Owners Representative	2.50%	256,964	$ 25.62	$ 6,582,506	69,000	$ 2.37	$ 163,742	256,964	$ 13.56	$ 3,485,377	256,964	$ 11.42	$ 2,933,386
Owner's Contingency	5.00%	256,964	$ 39.39	$ 10,121,122	69,000	$ 4.75	$ 327,485	256,964	$ 22.04	$ 5,663,738	256,964	$ 16.07	$ 4,129,898
FF&E		256,964	$ 75.00	$ 19,272,300	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ 75.00	$ 19,272,300
SUBTOTAL SOFT COSTS		256,964	$ 262.70	$ 67,503,379	69,000	$ 18.09	$ 1,248,271	256,964	$ 101.73	$ 26,140,330	256,964	$ 156.11	$ 40,114,778
TOTAL PROJECT COST		256,964	$1,099.66	$ 282,572,525	69,000	$94.92	$ 6,549,697	256,964	$542.55	$ 139,415,096	256,964	$531.62	$ 136,607,731

BELOW THE LINE		
Land Acquisitions		$ 7,000,000
Centennial Building Renovation		$ -
GRAND TOTAL PROJECT COST		$ 289,572,525
Total Project Cost per GSF		$ 1,126.90

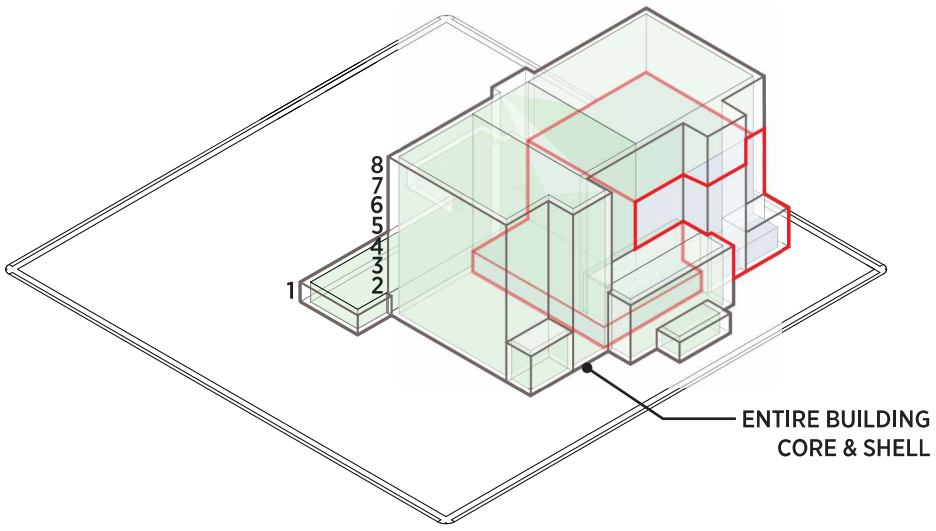
NOTES:

Smaller footprint requires more approx 14,000 more SF than 5-story option to achieve same program. Smaller footprint with taller building means more exterior skin relative to building SF, which drives up cost. High-rise requirements also introduce additional cost. Option is more expense on a cost/SF basis and approx 10% more expensive overall than the same program in the 5-Story Option.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

7.0 - 8-Story
Full C&S + No T.I.

8-STORY FULL CORE + SHELL



S.F. & COST

256,964 S.F. - CORE & SHELL

$161M CONSTRUCTION COST

$627/ S.F.

COURTROOMS

INITIAL -	8
INTERNAL EXPANSION -	21
	29 - GOOD UNTIL 2051 (25 YEARS)
ADDITION -	12
	41 - GOOD UNTIL 2111 (85 YEARS)

8-Story - Full Core & Shell (No TI)

256,964 GSF Shell | TI Not Feasible

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 2,815,971		$ -	$ -		$ 10.96	$ 2,815,971		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		51,584	$ 54.59	$ 2,815,971	53,000	$ -	$ -	51,584	$ 54.59	$ 2,815,971	0	$ -	$ -
SHELL				$ 40,003,358		$ -	$ -		$ 155.68	$ 40,003,358		$ -	$ -
Superstructure		256,964	$ 90.89	$ 23,355,458	69,000	$ -	$ -	256,964	$ 90.89	$ 23,355,458	0	$ -	$ -
Exterior Enclosure		108,576	$ 143.59	$ 15,590,428	69,000	$ -	$ -	108,576	$ 143.59	$ 15,590,428	0	$ -	$ -
Roofing		51,584	$ 20.50	$ 1,057,472	69,000	$ -	$ -	51,584	$ 20.50	$ 1,057,472	0	$ -	$ -
INTERIORS				$ 5,688,920		$ -	$ -		$ 22.14	$ 5,688,920		$ -	$ -
Interior Construction		128,482	$ 26.72	$ 3,433,039	69,000	$ -	$ -	256,964	$ 13.36	$ 3,433,039	0	$ -	$ -
Stairs		3,200	$ 395.00	$ 1,264,000	69,000	$ -	$ -	3,200	$ 395.00	$ 1,264,000	0	$ -	$ -
Interior Finishes		128,482	$ 7.72	$ 991,881	69,000	$ -	$ -	256,964	$ 3.86	$ 991,881	0	$ -	$ -
SERVICES				$ 43,606,791		$ -	$ -		$ 169.70	$ 43,606,791		$ -	$ -
Conveying		128,482	$ 22.34	$ 2,870,288	69,000	$ -	$ -	256,964	$ 11.17	$ 2,870,288	0	$ -	$ -
Plumbing		256,964	$ 21.40	$ 5,499,030	69,000	$ -	$ -	256,964	$ 21.40	$ 5,499,030	0	$ -	$ -
HVAC		256,964	$ 71.31	$ 18,324,103	69,000	$ -	$ -	256,964	$ 71.31	$ 18,324,103	0	$ -	$ -
Fire Protection		256,964	$ 9.36	$ 2,405,183	69,000	$ -	$ -	256,964	$ 9.36	$ 2,405,183	0	$ -	$ -
Electrical		256,964	$ 49.46	$ 12,709,439	69,000	$ -	$ -	256,964	$ 49.46	$ 12,709,439	0	$ -	$ -
Technology		256,964	$ 7.00	$ 1,798,748	69,000	$ -	$ -	256,964	$ 7.00	$ 1,798,748	0	$ -	$ -
EQUIPMENT & FURNISHINGS				$ -		$ -	$ -		$ -	$ -		$ -	$ -
Equipment		128,482	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	0	$ -	$ -
Furnishings		128,482	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	0	$ -	$ -
SPECIAL CONSTRUCTION & DEMOLITION				$ -		$ -	$ -		$ -	$ -		$ -	$ -
Special Construction		128,482	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	0	$ -	$ -
Selective Building Demolition		128,482	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	0	$ -	$ -
SITEWORK				$ 4,311,120		$ 62.48	$ 4,311,120		$ -	$ -		$ -	$ -
Site Preparation		69,000	$ 16.22	$ 1,119,180	69,000	$ 16.22	$ 1,119,180		$ -	$ -	0	$ -	$ -
Site Improvements		69,000	$ 30.99	$ 2,138,310	69,000	$ 30.99	$ 2,138,310		$ -	$ -	0	$ -	$ -
Site Civil / Mechanical Utilities		69,000	$ 11.96	$ 825,240	69,000	$ 11.96	$ 825,240		$ -	$ -	0	$ -	$ -
Site Electrical Utilities		69,000	$ 3.31	$ 228,390	69,000	$ 3.31	$ 228,390		$ -	$ -	0	$ -	$ -
GENERAL REQUIREMENTS				$ 5,075,061		$ 3.29	$ 226,901		$ 18.87	$ 4,848,160		$ -	$ -
General Requirements	2.00%	256,964	$ 7.90	$ 2,030,024	69,000	$ 1.32	$ 90,760	256,964	$ 7.55	$ 1,939,264	0	$ -	$ -
Contingency	3.00%	256,964	$ 11.85	$ 3,045,037	69,000	$ 1.97	$ 136,141	256,964	$ 11.32	$ 2,908,896	0	$ -	$ -
SUBTOTAL DIRECT COSTS		256,964	$ 395.00	$ 101,501,220	69,000	$ 65.77	$ 4,538,021	256,964	$ 377.34	$ 96,963,199	0	$ -	$ -
PROJECT STAFF & GENERAL CONDITIONS						$ 4.34	$ 299,531		$ 24.91	$ 6,400,024		$ -	$ -
Preconstruction Fee	0.15%	256,964	$ 0.69	$ 177,864	69,000	$ 0.12	$ 7,952	256,964	$ 0.66	$ 169,912	0	$ -	$ -
General Conditions	1.00%	256,964	$ 4.61	$ 1,185,762	69,000	$ 0.77	$ 53,014	256,964	$ 4.41	$ 1,132,748	0	$ -	$ -
Project Staff	4.50%	256,964	$ 20.77	$ 5,335,929	69,000	$ 3.46	$ 238,564	256,964	$ 19.84	$ 5,097,364	0	$ -	$ -
BONDS & INSURANCES						$ 4.03	$ 278,325		$ 86.19	$ 5,946,925		$ -	$ -
General Liability	1.25%	256,964	$ 5.77	$ 1,482,202	69,000	$ 0.96	$ 66,268	256,964	$ 5.51	$ 1,415,935	0	$ -	$ -
Professional Liability	0.50%	256,964	$ 2.31	$ 592,881	69,000	$ 0.38	$ 26,507	256,964	$ 2.20	$ 566,374	0	$ -	$ -
Excess Liability	0.40%	256,964	$ 1.85	$ 474,305	69,000	$ 0.31	$ 21,206	256,964	$ 1.76	$ 453,099	0	$ -	$ -
Builders Risk	0.80%	256,964	$ 3.69	$ 948,610	69,000	$ 0.61	$ 42,411	256,964	$ 3.53	$ 906,198	0	$ -	$ -
Subcontractor Default Insurance	1.50%	256,964	$ 6.92	$ 1,778,643	69,000	$ 1.15	$ 79,521	256,964	$ 6.61	$ 1,699,121	0	$ -	$ -
Payment & Performance Bond	0.80%	256,964	$ 3.69	$ 948,610	69,000	$ 0.61	$ 42,411	256,964	$ 3.53	$ 906,198	0	$ -	$ -
FEE						$ 2.69	$ 185,550		$ 57.46	$ 3,964,617		$ -	$ -
Contractor Fee	3.50%	256,964	$ 16.15	$ 4,150,167	69,000	$ 2.69	$ 185,550	256,964	$ 15.43	$ 3,964,617	0	$ -	$ -
SUBTOTAL INDIRECT COSTS		256,964	$ 66.45	$ 17,074,972	69,000	$ 11.06	$ 763,405	256,964	$ 63.48	$ 16,311,566	0	$ -	$ -
SOFT COSTS						$ -	$ 1,178,221		$ -	$ 24,978,538		$ -	$ -
Design Fees	10.00%	256,964	$ 46.15	$ 11,857,619	69,000	$ 7.68	$ 530,143	256,964	$ 44.08	$ 11,327,477	0	$ -	$ -
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	256,964	$ 16.05	$ 4,123,448	69,000	$ 2.30	$ 158,831	256,964	$ 15.43	$ 3,964,617	0	$ -	$ -
Testing & Inspections	1.50%	256,964	$ 6.88	$ 1,767,192	69,000	$ 0.99	$ 68,070	256,964	$ 6.61	$ 1,699,121	0	$ -	$ -
Owners Representative	2.50%	256,964	$ 14.08	$ 3,618,324	69,000	$ 2.35	$ 161,991	256,964	$ 13.45	$ 3,456,333	0	$ -	$ -
Owner's Contingency	4.00%	256,964	$ 18.64	$ 4,790,177	69,000	$ 3.76	$ 259,186	256,964	$ 17.63	$ 4,530,991	0	$ -	$ -
FF&E		256,964	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	0	$ -	$ -
SUBTOTAL SOFT COSTS		256,964	$ 101.79	$ 26,156,759	69,000	$ 17.08	$ 1,178,221	256,964	$ 97.21	$ 24,978,538	0	$ -	$ -
TOTAL PROJECT COST		256,964	$563.24	$ 144,732,951	69,000	$93.91	$ 6,479,647	256,964	$538.03	$ 138,253,303	0	$0.00	$ -

BELOW THE LINE		
Land Acquisitions		$ 7,000,000
Centennial Building Renovation		$ 10,000,000
GRAND TOTAL PROJECT COST		$ 161,732,951
Total Project Cost per GSF		$ 629.40

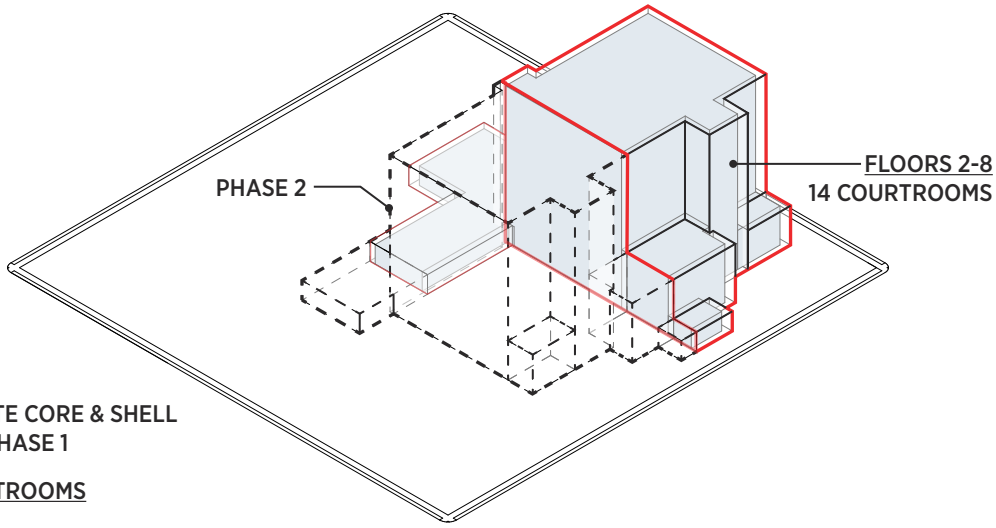
NOTES:

Not feasible to stay within the $177M project limit in this option. Core & Shell costs + acquisitions & Centenntial renovations don't leave enough for any meaningful interior work.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

8.0 - 8-Story
Separate Projects

8-STORY PHASE 1:
PARTIAL BUILDING (60% PROGRAM)



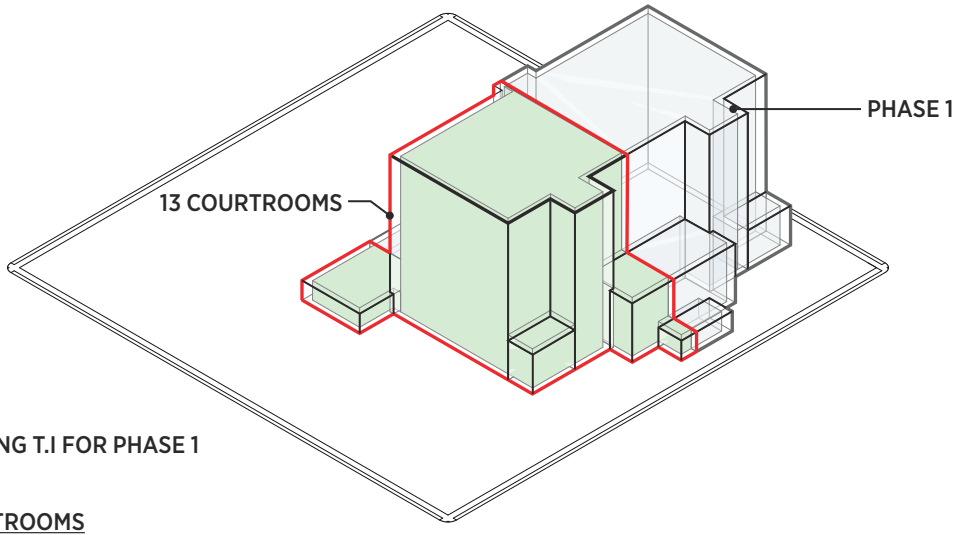
COMPLETE CORE & SHELL
T.I FOR PHASE 1

14 COURTROOMS

S.F. & COST
149,896 S.F.
$178M CONSTRUCTION COST
$1,185.64 / S.F.

COURTROOMS
INITIAL - 14
INTERNAL EXPANSION - 2
16 - DOES NOT MEET PROGRAMMATIC NEED OF 24

8-STORY PHASE 2:
REMAINING PROGRAM (FUTURE ADDITION)



REMAINING T.I FOR PHASE 1

13 COURTROOMS

S.F. & COST
107,068 S.F.
$220M CONSTRUCTION COST
$2,055.52 / S.F.

COURTROOMS
INITIAL - 16
INTERNAL EXPANSION - 13
29 - GOOD UNTIL 2051 (25 YEARS)
ADDITION - 12
41 - GOOD UNTIL 2111 (85 YEARS)

8-Story Concept - 2 Separate Projects (1st Project)

14 Courtrooms | ~150,000 GSF | 5 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 1,642,668		$ -	$ -		$ 10.96	$ 1,642,668		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		30,091	$ 54.59	$ 1,642,668	53,000	$ -	$ -	30,091	$ 54.59	$ 1,642,668	149,895	$ -	$ -
SHELL				$ 23,335,329		$ -	$ -		$ 155.68	$ 23,335,329		$ -	$ -
Superstructure		149,896	$ 90.89	$ 13,624,047	69,000	$ -	$ -	149,896	$ 90.89	$ 13,624,047	149,895	$ -	$ -
Exterior Enclosure		63,336	$ 143.59	$ 9,094,416	69,000	$ -	$ -	63,336	$ 143.59	$ 9,094,416	149,895	$ -	$ -
Roofing		30,091	$ 20.50	$ 616,866	69,000	$ -	$ -	30,091	$ 20.50	$ 616,866	149,895	$ -	$ -
INTERIORS				$ 24,081,155		$ -	$ -		$ 25.65	$ 3,845,209		$ 135.00	$ 20,235,946
Interior Construction		149,896	$ 69.82	$ 10,465,414	69,000	$ -	$ -	149,896	$ 13.36	$ 2,002,611	149,895	$ 56.46	$ 8,462,804
Stairs		3,200	$ 395.00	$ 1,264,000	69,000	$ -	$ -	3,200	$ 395.00	$ 1,264,000	149,895	$ -	$ -
Interior Finishes		149,896	$ 82.40	$ 12,351,740	69,000	$ -	$ -	149,896	$ 3.86	$ 578,599	149,895	$ 78.54	$ 11,773,142
SERVICES				$ 45,215,835		$ -	$ -		$ 169.70	$ 25,437,351		$ 131.95	$ 19,778,484
Conveying		149,896	$ 11.17	$ 1,674,338	69,000	$ -	$ -	149,896	$ 11.17	$ 1,674,338	149,895	$ -	$ -
Plumbing		149,896	$ 30.99	$ 4,645,301	69,000	$ -	$ -	149,896	$ 21.40	$ 3,207,774	149,895	$ 9.59	$ 1,437,526
HVAC		149,896	$ 103.32	$ 15,487,223	69,000	$ -	$ -	149,896	$ 71.31	$ 10,689,084	149,895	$ 32.01	$ 4,798,139
Fire Protection		149,896	$ 13.43	$ 2,013,099	69,000	$ -	$ -	149,896	$ 9.36	$ 1,403,027	149,895	$ 4.07	$ 610,073
Electrical		149,896	$ 89.40	$ 13,400,662	69,000	$ -	$ -	149,896	$ 49.46	$ 7,413,856	149,895	$ 39.94	$ 5,986,806
Technology		149,896	$ 53.34	$ 7,995,212	69,000	$ -	$ -	149,896	$ 7.00	$ 1,049,272	149,895	$ 46.34	$ 6,945,940
EQUIPMENT & FURNISHINGS				$ 5,758,508		$ -	$ -		$ -	$ -		$ 38.42	$ 5,758,508
Equipment		149,896	$ -	$ -	69,000	$ -	$ -	149,896	$ -	$ -	149,895	$ -	$ -
Furnishings		149,896	$ 38.42	$ 5,758,508	69,000	$ -	$ -	149,896	$ -	$ -	149,895	$ 38.42	$ 5,758,508
SPECIAL CONSTRUCTION & DEMOLITION				$ -		$ -	$ -		$ -	$ -		$ -	$ -
Special Construction		149,896	$ -	$ -	69,000	$ -	$ -	149,896	$ -	$ -	149,895	$ -	$ -
Selective Building Demolition		149,896	$ -	$ -	69,000	$ -	$ -	149,896	$ -	$ -	149,895	$ -	$ -
SITEWORK				$ 4,311,120		$ 81.34	$ 4,311,120		$ -	$ -		$ -	$ -
Site Preparation		69,000	$ 16.22	$ 1,119,180	69,000	$ 16.22	$ 1,119,180		$ -	$ -	0	$ -	$ -
Site Improvements		69,000	$ 30.99	$ 2,138,310	69,000	$ 30.99	$ 2,138,310		$ -	$ -	0	$ -	$ -
Site Civil / Mechanical Utilities		69,000	$ 11.96	$ 825,240	69,000	$ 11.96	$ 825,240		$ -	$ -	0	$ -	$ -
Site Electrical Utilities		69,000	$ 3.31	$ 228,390	69,000	$ 3.31	$ 228,390		$ -	$ -	0	$ -	$ -
GENERAL REQUIREMENTS				$ 5,430,050		$ 4.28	$ 226,901		$ 19.05	$ 2,855,819		$ 15.66	$ 2,347,330
General Requirements	2.00%	149,896	$ 14.49	$ 2,172,020	69,000	$ 1.32	$ 90,760	149,896	$ 7.62	$ 1,142,328	149,895	$ 6.26	$ 938,932
Contingency	3.00%	149,896	$ 21.74	$ 3,258,030	69,000	$ 1.97	$ 136,141	149,896	$ 11.43	$ 1,713,491	149,895	$ 9.40	$ 1,408,398
SUBTOTAL DIRECT COSTS		*149,896*	$ 732.34	$ 109,774,665	*69,000*	$ 65.77	$ 4,538,021	*149,896*	$ 381.04	$ 57,116,376	*149,895*	$ 321.03	$ 48,120,268
PROJECT STAFF & GENERAL CONDITIONS						$ 5.65	$ 299,531		$ 25.15	$ 3,769,948		$ 20.67	$ 3,098,695
Preconstruction Fee	0.15%	149,896	$ 1.27	$ 190,305	69,000	$ 0.12	$ 7,952	149,896	$ 0.67	$ 100,087	149,895	$ 0.55	$ 82,266
General Conditions	1.00%	149,896	$ 8.46	$ 1,268,703	69,000	$ 0.77	$ 53,014	149,896	$ 4.45	$ 667,247	149,895	$ 3.66	$ 548,442
Project Staff	4.50%	149,896	$ 38.09	$ 5,709,165	69,000	$ 3.46	$ 238,564	149,896	$ 20.03	$ 3,002,613	149,895	$ 16.46	$ 2,467,987
BONDS & INSURANCES						$ 5.25	$ 278,325		$ 66.10	$ 3,503,049		$ 54.33	$ 2,879,319
General Liability	1.25%	149,896	$ 10.58	$ 1,585,879	69,000	$ 0.96	$ 66,268	149,896	$ 5.56	$ 834,059	149,895	$ 4.57	$ 685,552
Professional Liability	0.50%	149,896	$ 4.23	$ 634,352	69,000	$ 0.38	$ 26,507	149,896	$ 2.23	$ 333,624	149,895	$ 1.83	$ 274,221
Excess Liability	0.40%	149,896	$ 3.39	$ 507,481	69,000	$ 0.31	$ 21,206	149,896	$ 1.78	$ 266,899	149,895	$ 1.46	$ 219,377
Builders Risk	0.80%	149,896	$ 6.77	$ 1,014,963	69,000	$ 0.61	$ 42,411	149,896	$ 3.56	$ 533,798	149,895	$ 2.93	$ 438,753
Subcontractor Default Insurance	1.50%	149,896	$ 12.70	$ 1,903,055	69,000	$ 1.15	$ 79,521	149,896	$ 6.68	$ 1,000,871	149,895	$ 5.49	$ 822,662
Payment & Performance Bond	0.80%	149,896	$ 6.77	$ 1,014,963	69,000	$ 0.61	$ 42,411	149,896	$ 3.56	$ 533,798	149,895	$ 2.93	$ 438,753
FEE						$ 3.50	$ 185,550		$ 44.06	$ 2,335,366		$ 36.22	$ 1,919,546
Contractor Fee	3.50%	149,896	$ 29.62	$ 4,440,461	69,000	$ 2.69	$ 185,550	149,896	$ 15.58	$ 2,335,366	149,895	$ 12.81	$ 1,919,546
SUBTOTAL INDIRECT COSTS		*149,896*	$ 121.88	$ 18,269,327	*69,000*	$ 11.06	$ 763,405	*149,896*	$ 64.10	$ 9,608,362	*149,895*	$ 52.69	$ 7,897,559
SOFT COSTS						$ 20.94	$ 1,109,653		$ 93.59	$ 14,029,304		$ 147.61	$ 22,125,457
Design Fees	10.00%	149,896	$ 84.64	$ 12,687,033	69,000	$ 7.68	$ 530,143	149,896	$ 44.51	$ 6,672,474	149,895	$ 36.59	$ 5,484,416
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	149,896	$ 27.60	$ 4,137,328	69,000	$ 2.30	$ 158,831	149,896	$ 15.58	$ 2,335,366	149,895	$ 10.96	$ 1,643,131
Testing & Inspections	1.50%	149,896	$ 11.83	$ 1,773,140	69,000	$ 0.99	$ 68,070	149,896	$ 6.68	$ 1,000,871	149,895	$ 4.70	$ 704,199
Owners Representative	2.50%	149,896	$ 25.50	$ 3,822,315	69,000	$ 2.32	$ 160,277	149,896	$ 13.47	$ 2,018,851	149,895	$ 10.96	$ 1,643,187
Owner's Contingency	3.00%	149,896	$ 24.03	$ 3,602,473	69,000	$ 2.79	$ 192,332	149,896	$ 13.35	$ 2,001,742	149,895	$ 9.40	$ 1,408,398
FF&E		149,896	$ 75.00	$ 11,242,125	69,000	$ -	$ -	149,896	$ -	$ -	149,895	$ 75.00	$ 11,242,125
SUBTOTAL SOFT COSTS		*149,896*	$ 248.60	$ 37,264,414	*69,000*	$ 16.08	$ 1,109,653	*149,896*	$ 93.59	$ 14,029,304	*149,895*	$ 147.61	$ 22,125,457
TOTAL PROJECT COST		149,896	$1,102.82	$ 165,308,406	69,000	$120.96	$ 6,411,080	149,896	$538.73	$ 80,754,042	149,895	$521.32	$ 78,143,285

BELOW THE LINE	
Land Acquisitions	$ 7,000,000
Centennial Building Renovation	$ 10,000,000
GRAND TOTAL PROJECT COST	$ 182,308,406
Total Project Cost per GSF	$ 1,216.23

NOTES:

Can get close to charter limit in this option. But it the most cost prohibitive as well as disruptive to future operations to build projects in two towers.

8-Story Concept - 2 Separate Projects (2nd Project)

10 Courtrooms | ~107,000 GSF | 8 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 1,733,410		$ -	$ -		$ 16.19	$ 1,733,410		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		21,493	$ 80.65	$ 1,733,410	53,000	$ -	$ -	21,493	$ 80.65	$ 1,733,410	107,069	$ -	$ -
SHELL				$ 24,626,851		$ -	$ -		$ 230.01	$ 24,626,851		$ -	$ -
Superstructure		107,068	$ 134.29	$ 14,378,162	69,000	$ -	$ -	107,068	$ 134.29	$ 14,378,162	107,069	$ -	$ -
Exterior Enclosure		45,240	$ 212.15	$ 9,597,666	69,000	$ -	$ -	45,240	$ 212.15	$ 9,597,666	107,069	$ -	$ -
Roofing		21,493	$ 30.29	$ 651,023	69,000	$ -	$ -	21,493	$ 30.29	$ 651,023	107,069	$ -	$ -
INTERIORS				$ 25,343,271		$ -	$ -		$ 37.25	$ 3,987,810		$ 199.46	$ 21,355,461
Interior Construction		107,069	$ 103.15	$ 11,044,581	69,000	$ -	$ -	107,068	$ 19.74	$ 2,113,522	107,069	$ 83.41	$ 8,931,058
Stairs		3,200	$ 395.00	$ 1,264,000	69,000	$ -	$ -	3,200	$ 395.00	$ 1,264,000	107,069	$ -	$ -
Interior Finishes		107,069	$ 121.74	$ 13,034,690	69,000	$ -	$ -	107,068	$ 5.70	$ 610,288	107,069	$ 116.04	$ 12,424,402
SERVICES				$ 47,716,019		$ -	$ -		$ 250.72	$ 26,844,089		$ 194.94	$ 20,871,930
Conveying		107,069	$ 16.50	$ 1,766,622	69,000	$ -	$ -	107,068	$ 16.50	$ 1,766,622	107,069	$ -	$ -
Plumbing		107,068	$ 45.79	$ 4,902,220	69,000	$ -	$ -	107,068	$ 31.62	$ 3,385,490	107,069	$ 14.17	$ 1,516,730
HVAC		107,068	$ 152.65	$ 16,343,977	69,000	$ -	$ -	107,068	$ 105.36	$ 11,280,684	107,069	$ 47.29	$ 5,063,293
Fire Protection		107,068	$ 19.84	$ 2,124,235	69,000	$ -	$ -	107,068	$ 13.83	$ 1,480,750	107,069	$ 6.01	$ 643,485
Electrical		107,068	$ 132.08	$ 14,141,600	69,000	$ -	$ -	107,068	$ 73.07	$ 7,823,459	107,069	$ 59.01	$ 6,318,142
Technology		107,068	$ 78.80	$ 8,437,364	69,000	$ -	$ -	107,068	$ 10.34	$ 1,107,083	107,069	$ 68.46	$ 7,330,281
EQUIPMENT & FURNISHINGS				$ 6,077,064		$ -	$ -		$ -	$ -		$ 56.76	$ 6,077,064
Equipment		107,069	$ -	$ -	69,000	$ -	$ -	107,068	$ -	$ -	107,069	$ -	$ -
Furnishings		107,069	$ 56.76	$ 6,077,064	69,000	$ -	$ -	107,068	$ -	$ -	107,069	$ 56.76	$ 6,077,064
SPECIAL CONSTRUCTION & DEMOLITION				$ 3,078,205		$ -	$ -		$ 28.75	$ 3,078,205		$ -	$ -
Special Construction		107,069	$ -	$ -	69,000	$ -	$ -	107,068	$ -	$ -	107,069	$ -	$ -
Selective Building Demolition		66,918	$ 46.00	$ 3,078,205	69,000	$ -	$ -	26,767	$ 115.00	$ 3,078,205	107,069	$ -	$ -
SITEWORK				$ 6,369,390		$ 92.31	$ 6,369,390		$ -	$ -		$ -	$ -
Site Preparation		69,000	$ 23.96	$ 1,653,240	69,000	$ 23.96	$ 1,653,240		$ -	$ -	0	$ -	$ -
Site Improvements		69,000	$ 45.79	$ 3,159,510	69,000	$ 45.79	$ 3,159,510		$ -	$ -	0	$ -	$ -
Site Civil / Mechanical Utilities		69,000	$ 17.67	$ 1,219,230	69,000	$ 17.67	$ 1,219,230		$ -	$ -	0	$ -	$ -
Site Electrical Utilities		69,000	$ 4.89	$ 337,410	69,000	$ 4.89	$ 337,410		$ -	$ -	0	$ -	$ -
GENERAL REQUIREMENTS				$ 11,368,109		$ 9.13	$ 629,940		$ 55.67	$ 5,960,805		$ 44.62	$ 4,777,364
General Requirements	4.00%	107,068	$ 47.19	$ 5,052,493	69,000	$ 4.06	$ 279,973	107,068	$ 24.74	$ 2,649,247	107,069	$ 19.83	$ 2,123,273
Contingency	5.00%	107,068	$ 58.99	$ 6,315,616	69,000	$ 5.07	$ 349,966	107,068	$ 30.93	$ 3,311,559	107,069	$ 24.79	$ 2,654,091
SUBTOTAL DIRECT COSTS		107,068	$ 1,179.74	$ 126,312,319	69,000	$ 101.44	$ 6,999,330	107,068	$ 618.59	$ 66,231,170	107,069	$ 495.77	$ 53,081,819
PROJECT STAFF & GENERAL CONDITIONS						$ 6.88	$ 474,460		$ 41.93	$ 4,489,575		$ 33.61	$ 3,598,228
Preconstruction Fee	0.15%	107,068	$ 2.12	$ 227,317	69,000	$ 0.18	$ 12,596	107,068	$ 1.11	$ 119,192	107,069	$ 0.89	$ 95,528
General Conditions	1.00%	107,068	$ 14.15	$ 1,515,445	69,000	$ 1.22	$ 83,975	107,068	$ 7.42	$ 794,615	107,069	$ 5.95	$ 636,854
Project Staff	4.50%	107,068	$ 63.69	$ 6,819,501	69,000	$ 5.48	$ 377,888	107,068	$ 33.40	$ 3,575,768	107,069	$ 26.77	$ 2,865,845
BONDS & INSURANCES						$ 7.30	$ 503,851		$ 69.10	$ 4,767,691		$ 55.38	$ 3,821,127
General Liability	1.50%	107,068	$ 21.23	$ 2,273,167	69,000	$ 1.83	$ 125,963	107,068	$ 11.13	$ 1,191,923	107,069	$ 8.92	$ 955,282
Professional Liability	0.50%	107,068	$ 7.08	$ 757,722	69,000	$ 0.61	$ 41,988	107,068	$ 3.71	$ 397,308	107,069	$ 2.97	$ 318,427
Excess Liability	0.40%	107,068	$ 5.66	$ 606,178	69,000	$ 0.49	$ 33,590	107,068	$ 2.97	$ 317,846	107,069	$ 2.38	$ 254,742
Builders Risk	0.80%	107,068	$ 11.32	$ 1,212,356	69,000	$ 0.97	$ 67,180	107,068	$ 5.94	$ 635,692	107,069	$ 4.76	$ 509,484
Subcontractor Default Insurance	2.00%	107,068	$ 28.31	$ 3,030,889	69,000	$ 2.43	$ 167,950	107,068	$ 14.84	$ 1,589,230	107,069	$ 11.90	$ 1,273,709
Payment & Performance Bond	0.80%	107,068	$ 11.32	$ 1,212,356	69,000	$ 0.97	$ 67,180	107,068	$ 5.94	$ 635,692	107,069	$ 4.76	$ 509,484
FEE						$ 6.09	$ 419,876		$ 57.58	$ 3,973,076		$ 46.15	$ 3,184,272
Contractor Fee	5.00%	107,068	$ 70.77	$ 7,577,224	69,000	$ 6.09	$ 419,876	107,068	$ 37.11	$ 3,973,076	107,069	$ 29.74	$ 3,184,272
SUBTOTAL INDIRECT COSTS		107,068	$ 235.66	$ 25,232,155	69,000	$ 20.26	$ 1,398,186	107,068	$ 123.57	$ 13,230,342	107,069	$ 99.04	$ 10,603,627
SOFT COSTS						$ -	$ 2,314,477		$ -	$ 20,782,242		$ -	$ 27,106,692
Design Fees	10.00%	107,068	$ 141.54	$ 15,154,447	69,000	$ 12.17	$ 839,752	107,068	$ 74.22	$ 7,946,151	107,069	$ 59.48	$ 6,368,545
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	107,068	$ 45.62	$ 4,883,993	69,000	$ 3.55	$ 244,977	107,068	$ 25.98	$ 2,781,153	107,069	$ 17.35	$ 1,857,864
Testing & Inspections	1.50%	107,068	$ 19.55	$ 2,093,140	69,000	$ 1.52	$ 104,990	107,068	$ 11.13	$ 1,191,923	107,069	$ 7.44	$ 796,227
Owners Representative	2.50%	107,068	$ 44.34	$ 4,747,089	69,000	$ 3.88	$ 267,800	107,068	$ 23.41	$ 2,506,094	107,069	$ 18.43	$ 1,973,196
Owner's Contingency	8.00%	107,068	$ 107.04	$ 11,460,426	69,000	$ 12.42	$ 856,959	107,068	$ 59.37	$ 6,356,921	107,069	$ 39.66	$ 4,246,545
FF&E		107,068	$ 110.81	$ 11,864,316	69,000	$ -	$ -	107,068	$ -	$ -	107,069	$ 110.81	$ 11,864,316
SUBTOTAL SOFT COSTS				$ 50,203,411	69,000	$ 33.54	$ 2,314,477	107,068	$ 194.10	$ 20,782,242	107,069	$ 253.17	$ 27,106,692
TOTAL PROJECT COST		107,068	$1,884.30	$ 201,747,885	69,000	$155.25	$ 10,711,994	107,068	$936.26	$ 100,243,754	107,069	$847.98	$ 90,792,138

BELOW THE LINE	
Land Acquisitions	$ -
Centennial Building Renovation	$ -
GRAND TOTAL PROJECT COST	$ 201,747,885
Total Project Cost per GSF	$ 1,884.30

NOTES:

Most expensive option and not feasible financially or logistically. 2nd tower would need to be construction adjacent to operational facility.

8-Story Concept - 2 Separate Projects (Combined)

24 Courtrooms | 256,964 GSF | 8 Floors

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 3,376,078		$ -	$ -		$ 31.53	$ 3,376,078		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		51,584	$ 65.45	$ 3,376,078	53,000	$ -	$ -	51,584	$ 65.45	$ 3,376,078	256,964	$ -	$ -
SHELL				$ 47,962,180		$ -	$ -		$ 447.96	$ 47,962,180		$ -	$ -
Superstructure		256,964	$ 108.97	$ 28,002,209	69,000	$ -	$ -	256,964	$ 108.97	$ 28,002,209	256,964	$ -	$ -
Exterior Enclosure		108,576	$ 172.16	$ 18,692,082	69,000	$ -	$ -	108,576	$ 172.16	$ 18,692,082	256,964	$ -	$ -
Roofing		51,584	$ 24.58	$ 1,267,888	69,000	$ -	$ -	51,584	$ 24.58	$ 1,267,888	256,964	$ -	$ -
INTERIORS				$ 49,424,425		$ -	$ -		$ 73.16	$ 7,833,019		$ 388.45	$ 41,591,406
Interior Construction		256,964	$ 83.71	$ 21,509,995	69,000	$ -	$ -	256,964	$ 16.02	$ 4,116,133	256,964	$ 67.69	$ 17,393,862
Stairs		6,400	$ 395.00	$ 2,528,000	69,000	$ -	$ -	6,400	$ 395.00	$ 2,528,000	256,964	$ -	$ -
Interior Finishes		256,964	$ 98.79	$ 25,386,430	69,000	$ -	$ -	256,964	$ 4.63	$ 1,188,886	256,964	$ 94.17	$ 24,197,544
SERVICES				$ 92,931,854		$ -	$ -		$ 488.30	$ 52,281,440		$ 379.67	$ 40,650,414
Conveying		256,964	$ 13.39	$ 3,440,960	69,000	$ -	$ -	256,964	$ 13.39	$ 3,440,960	256,964	$ -	$ -
Plumbing		256,964	$ 37.16	$ 9,547,521	69,000	$ -	$ -	256,964	$ 25.66	$ 6,593,265	256,964	$ 11.50	$ 2,954,256
HVAC		256,964	$ 123.87	$ 31,831,200	69,000	$ -	$ -	256,964	$ 85.50	$ 21,969,768	256,964	$ 38.38	$ 9,861,432
Fire Protection		256,964	$ 16.10	$ 4,137,334	69,000	$ -	$ -	256,964	$ 11.22	$ 2,883,777	256,964	$ 4.88	$ 1,253,557
Electrical		256,964	$ 107.18	$ 27,542,263	69,000	$ -	$ -	256,964	$ 59.30	$ 15,237,315	256,964	$ 47.89	$ 12,304,948
Technology		256,964	$ 63.95	$ 16,432,576	69,000	$ -	$ -	256,964	$ 8.39	$ 2,156,355	256,964	$ 55.56	$ 14,276,220
EQUIPMENT & FURNISHINGS				$ 11,835,573		$ -	$ -		$ -	$ -		$ 110.54	$ 11,835,573
Equipment		256,964	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ -	$ -
Furnishings		256,964	$ 46.06	$ 11,835,573	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ 46.06	$ 11,835,573
SPECIAL CONSTRUCTION & DEMOLITION				$ 3,078,205		$ -	$ -		$ 28.75	$ 3,078,205		$ -	$ -
Special Construction		256,964	$ -	$ -	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ -	$ -
Selective Building Demolition		216,814	$ 14.20	$ 3,078,205	69,000	$ -	$ -	176,663	$ 17.42	$ 3,078,205	256,964	$ -	$ -
SITEWORK				$ 6,369,390		$ 92.31	$ 6,369,390		$ -	$ -		$ -	$ -
Site Preparation		69,000	$ 23.96	$ 1,653,240	69,000	$ 23.96	$ 1,653,240	0	#DIV/0!	$ -	0	#DIV/0!	$ -
Site Improvements		69,000	$ 45.79	$ 3,159,510	69,000	$ 45.79	$ 3,159,510	0	#DIV/0!	$ -	0	#DIV/0!	$ -
Site Civil / Mechanical Utilities		69,000	$ 17.67	$ 1,219,230	69,000	$ 17.67	$ 1,219,230	0	#DIV/0!	$ -	0	#DIV/0!	$ -
Site Electrical Utilities		69,000	$ 4.89	$ 337,410	69,000	$ 4.89	$ 337,410	0	#DIV/0!	$ -	0	#DIV/0!	$ -
GENERAL REQUIREMENTS				$ 16,571,258		$ 9.13	$ 629,940		$ 82.35	$ 8,816,624		$ 66.54	$ 7,124,694
General Requirements	4.00%	256,964	$ 27.76	$ 7,133,752	69,000	$ 4.06	$ 279,973	256,964	$ 14.76	$ 3,791,574	256,964	$ 11.92	$ 3,062,205
Contingency	5.00%	256,964	$ 36.73	$ 9,437,505	69,000	$ 5.07	$ 349,966	256,964	$ 19.56	$ 5,025,050	256,964	$ 15.81	$ 4,062,489
SUBTOTAL DIRECT COSTS		256,964	$ 901.09	$ 231,548,963	69,000	$ 101.44	$ 6,999,330	256,964	$ 480.02	$ 123,347,546	256,964	$ 393.84	$ 101,202,087
PROJECT STAFF & GENERAL CONDITIONS						$ 6.88	$ 474,460		$ 77.14	$ 8,259,523		$ 62.55	$ 6,696,923
Preconstruction Fee	0.15%	256,964	$ 1.59	$ 409,670	69,000	$ 0.18	$ 12,596	256,964	$ 0.85	$ 219,279	256,964	$ 0.69	$ 177,794
General Conditions	1.00%	256,964	$ 10.63	$ 2,731,134	69,000	$ 1.22	$ 83,975	256,964	$ 5.69	$ 1,461,863	256,964	$ 4.61	$ 1,185,296
Project Staff	4.50%	256,964	$ 47.83	$ 12,290,102	69,000	$ 5.48	$ 377,888	256,964	$ 25.60	$ 6,578,381	256,964	$ 20.76	$ 5,333,832
BONDS & INSURANCES						$ 7.30	$ 503,851		$ 119.87	$ 8,270,739		$ 97.11	$ 6,700,445
General Liability	1.50%	256,964	$ 14.76	$ 3,792,778	69,000	$ 1.83	$ 125,963	256,964	$ 7.88	$ 2,025,982	256,964	$ 6.39	$ 1,640,834
Professional Liability	0.50%	256,964	$ 5.31	$ 1,365,567	69,000	$ 0.61	$ 41,988	256,964	$ 2.84	$ 730,931	256,964	$ 2.31	$ 592,648
Excess Liability	0.40%	256,964	$ 4.25	$ 1,092,453	69,000	$ 0.49	$ 33,590	256,964	$ 2.28	$ 584,745	256,964	$ 1.85	$ 474,118
Builders Risk	0.80%	256,964	$ 8.50	$ 2,184,907	69,000	$ 0.97	$ 67,180	256,964	$ 4.55	$ 1,169,490	256,964	$ 3.69	$ 948,237
Subcontractor Default Insurance	2.00%	256,964	$ 18.89	$ 4,854,423	69,000	$ 2.43	$ 167,950	256,964	$ 10.08	$ 2,590,101	256,964	$ 8.16	$ 2,096,371
Payment & Performance Bond	0.80%	256,964	$ 8.50	$ 2,184,907	69,000	$ 0.97	$ 67,180	256,964	$ 4.55	$ 1,169,490	256,964	$ 3.69	$ 948,237
FEE						$ 6.09	$ 419,876		$ 91.43	$ 6,308,441		$ 73.97	$ 5,103,818
Contractor Fee	5.00%	256,964	$ 46.05	$ 11,832,135	69,000	$ 6.09	$ 419,876	256,964	$ 24.55	$ 6,308,441	256,964	$ 19.86	$ 5,103,818
SUBTOTAL INDIRECT COSTS		256,964	$ 166.32	$ 42,738,077	69,000	$ 20.26	$ 1,398,186	256,964	$ 88.88	$ 22,838,704	256,964	$ 72.00	$ 18,501,186
SOFT COSTS						$ -	$ 2,314,477		$ -	$ 34,811,546		$ -	$ 49,232,149
Design Fees	10.00%	256,964	$ 106.28	$ 27,311,337	69,000	$ 12.17	$ 839,752	256,964	$ 56.89	$ 14,618,625	256,964	$ 46.13	$ 11,852,961
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	256,964	$ 34.49	$ 8,862,490	69,000	$ 3.55	$ 244,977	256,964	$ 19.91	$ 5,116,519	256,964	$ 13.62	$ 3,500,995
Testing & Inspections	1.50%	256,964	$ 14.78	$ 3,798,210	69,000	$ 1.52	$ 104,990	256,964	$ 8.53	$ 2,192,794	256,964	$ 5.84	$ 1,500,426
Owners Representative	2.50%	256,964	$ 32.72	$ 8,409,128	69,000	$ 3.88	$ 267,800	256,964	$ 17.61	$ 4,524,945	256,964	$ 14.07	$ 3,616,383
Owner's Contingency	8.00%	256,964	$ 57.87	$ 14,870,566	69,000	$ 12.42	$ 856,959	256,964	$ 32.53	$ 8,358,663	256,964	$ 22.01	$ 5,654,944
FF&E		256,964	$ 89.92	$ 23,106,441	69,000	$ -	$ -	256,964	$ -	$ -	256,964	$ 89.92	$ 23,106,441
SUBTOTAL SOFT COSTS				$ 86,358,172	69,000	$ 33.54	$ 2,314,477	256,964	$ 135.47	$ 34,811,546	256,964	$ 191.59	$ 49,232,149
TOTAL PROJECT COST		256,964	$1,403.49	$ 360,645,212	69,000	$155.25	$ 10,711,994	256,964	$1,690.49	$ 180,997,796	256,964	$1,577.82	$ 168,935,422

BELOW THE LINE		
Land Acquisitions		$ -
Centennial Building Renovation		$ -
GRAND TOTAL PROJECT COST		$ 360,645,212
Total Project Cost per GSF		$ 1,403.49

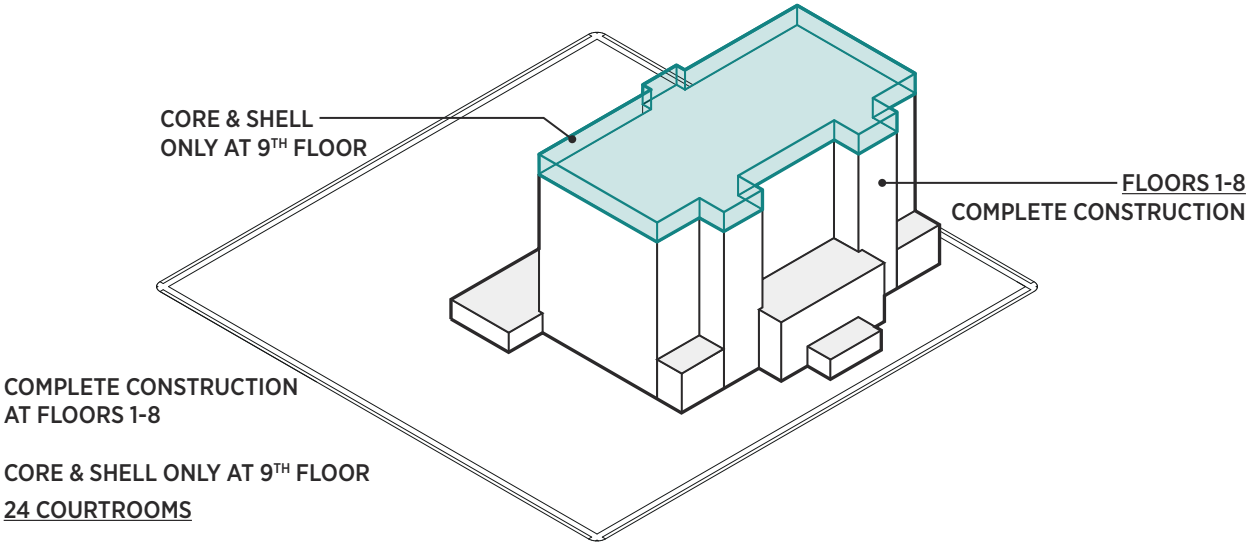
NOTES:

Most expensive option and not feasible financially or logistically. 2nd tower would need to be construction adjacent to operational facility.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

9.0 - 9-Story Full Buildout

9-STORY HIGH-RISE



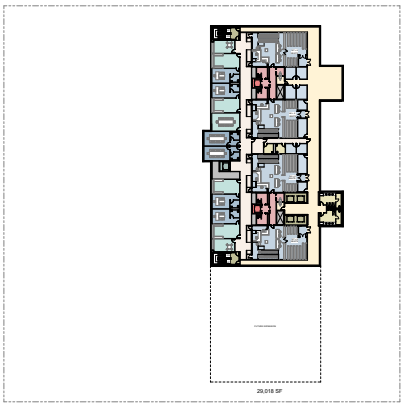
S.F. & COST
281,405 S.F.
$389M CONSTRUCTION COST
$1,203.93 / S.F.

COURTROOMS

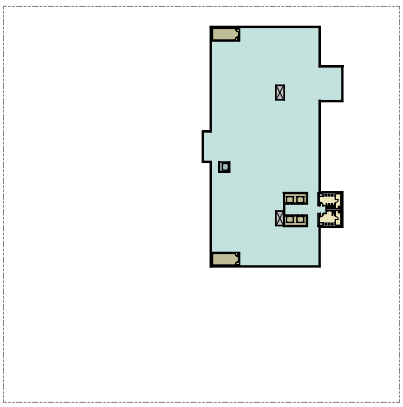
INITIAL -	24	
INTERNAL EXPANSION -	9	
	33	GOOD UNTIL 2071 (45 YEARS)
ADDITION -	14	
	47	GOOD UNTIL 2146 (120 YEARS)



1ST FLOOR PLAN



TYPICAL FLOOR PLAN



9TH FLOOR
SHELLED PLAN

9-Story Concept

24 Courtrooms | 281,405 GSF | 9 Floors (L9 C&S Shell Only)

level5 collaborative

		WCJC Courthouse			SITEWORK			CORE & SHELL			TENANT IMPROVEMENT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE				$ 3,660,513		$ -	$ -		$ 13.01	$ 3,660,513		$ -	$ -
Foundations (Incl. Slab on Grade & Slab Prep)		67,687	$ 54.08	$ 3,660,513	53,000	$ -	$ -	67,687	$ 54.08	$ 3,660,513	194,566	$ -	$ -
SHELL				$ 40,913,193		$ -	$ -		$ 145.39	$ 40,913,193		$ -	$ -
Superstructure		281,405	$ 87.73	$ 24,687,661	69,000	$ -	$ -	281,405	$ 87.73	$ 24,687,661	194,566	$ -	$ -
Exterior Enclosure		104,736	$ 141.67	$ 14,837,949	69,000	$ -	$ -	104,736	$ 141.67	$ 14,837,949	194,566	$ -	$ -
Roofing		67,687	$ 20.50	$ 1,387,584	69,000	$ -	$ -	67,687	$ 20.50	$ 1,387,584	194,566	$ -	$ -
INTERIORS				$ 42,001,717		$ -	$ -		$ 28.20	$ 7,936,271		$ 132.57	$ 34,065,445
Interior Construction		281,405	$ 63.42	$ 17,845,924	69,000	$ -	$ -	281,405	$ 14.36	$ 4,040,976	239,605	$ 57.62	$ 13,804,948
Stairs		11,250	$ 258.20	$ 2,904,750	69,000	$ -	$ -	11,250	$ 258.20	$ 2,904,750	239,605	$ -	$ -
Interior Finishes		281,405	$ 75.52	$ 21,251,043	69,000	$ -	$ -	281,405	$ 3.52	$ 990,546	239,605	$ 84.56	$ 20,260,497
SERVICES				$ 75,831,466		$ -	$ -		$ 170.50	$ 47,979,553		$ 108.39	$ 27,851,913
Conveying		281,405	$ 11.00	$ 3,095,455	69,000	$ -	$ -	281,405	$ 11.00	$ 3,095,455	239,605	$ -	$ -
Plumbing		281,405	$ 29.27	$ 8,236,620	69,000	$ -	$ -	281,405	$ 21.03	$ 5,917,947	239,605	$ 9.68	$ 2,318,672
HVAC		281,405	$ 94.99	$ 26,729,287	69,000	$ -	$ -	281,405	$ 67.50	$ 18,994,838	239,605	$ 32.28	$ 7,734,449
Fire Protection		281,405	$ 12.48	$ 3,512,518	69,000	$ -	$ -	281,405	$ 8.94	$ 2,515,761	239,605	$ 4.16	$ 996,757
Electrical		281,405	$ 88.15	$ 24,806,613	69,000	$ -	$ -	281,405	$ 53.03	$ 14,922,907	239,605	$ 41.25	$ 9,883,706
Technology		281,405	$ 33.58	$ 9,450,973	69,000	$ -	$ -	281,405	$ 9.00	$ 2,532,645	239,605	$ 28.87	$ 6,918,328
EQUIPMENT & FURNISHINGS				$ 27,709,394		$ -	$ -		$ -	$ -		$ 107.83	$ 27,709,394
Equipment		281,405	$ -	$ -	69,000	$ -	$ -	281,405	$ -	$ -	239,605	$ -	$ -
Furnishings		281,405	$ 98.47	$ 27,709,394	69,000	$ -	$ -	281,405	$ -	$ -	239,605	$ 115.65	$ 27,709,394
SPECIAL CONSTRUCTION & DEMOLITION				$ 984,918		$ -	$ -		$ 3.50	$ 984,918		$ -	$ -
Special Construction		281,405	$ 3.50	$ 984,918	69,000	$ -	$ -	281,405	$ 3.50	$ 984,918	239,605	$ -	$ -
Selective Building Demolition		281,405	$ -	$ -	69,000	$ -	$ -	281,405	$ -	$ -	239,605	$ -	$ -
SITEWORK				$ 4,702,074		$ 68.15	$ 4,702,074		$ -	$ -		$ -	$ -
Site Preparation		69,000	$ 17.47	$ 1,205,430	69,000	$ 17.47	$ 1,205,430		$ -	$ -	0	$ -	$ -
Site Improvements		69,000	$ 31.25	$ 2,156,250	69,000	$ 31.25	$ 2,156,250		$ -	$ -	0	$ -	$ -
Site Civil / Mechanical Utilities		69,000	$ 15.57	$ 1,074,330	69,000	$ 15.57	$ 1,074,330		$ -	$ -	0	$ -	$ -
Site Electrical Utilities		69,000	$ 3.86	$ 266,064	69,000	$ 3.86	$ 266,064		$ -	$ -	0	$ -	$ -
GENERAL REQUIREMENTS				$ 10,305,436		$ 3.59	$ 247,478		$ 18.98	$ 5,340,760		$ 18.36	$ 4,717,198
General Requirements	2.00%	281,405	$ 14.65	$ 4,122,174	69,000	$ 1.43	$ 98,991	281,405	$ 7.59	$ 2,136,304	239,605	$ 7.87	$ 1,886,879
Contingency	3.00%	281,405	$ 21.97	$ 6,183,261	69,000	$ 2.15	$ 148,487	281,405	$ 11.39	$ 3,204,456	239,605	$ 11.81	$ 2,830,319
SUBTOTAL DIRECT COSTS		281,405	$ 732.43	$ 206,108,710	69,000	$ 71.73	$ 4,949,552	281,405	$ 379.58	$ 106,815,208	256,964	$ 367.15	$ 94,343,950
PROJECT STAFF & GENERAL CONDITIONS						$ 4.73	$ 326,694		$ 25.05	$ 7,050,303		$ 24.23	$ 6,227,142
Preconstruction Fee	0.15%	281,405	$ 1.28	$ 361,172	69,000	$ 0.13	$ 8,673	281,405	$ 0.67	$ 187,176	239,605	$ 0.69	$ 165,322
General Conditions	1.00%	281,405	$ 8.56	$ 2,407,812	69,000	$ 0.84	$ 57,822	281,405	$ 4.43	$ 1,247,841	239,605	$ 4.60	$ 1,102,149
Project Staff	4.50%	281,405	$ 38.50	$ 10,835,154	69,000	$ 3.77	$ 260,198	281,405	$ 19.95	$ 5,615,285	239,605	$ 20.70	$ 4,959,670
BONDS & INSURANCES						$ 4.40	$ 303,565		$ 94.94	$ 6,551,166		$ 83.86	$ 5,786,282
General Liability	1.25%	281,405	$ 10.70	$ 3,009,765	69,000	$ 1.05	$ 72,277	281,405	$ 5.54	$ 1,559,802	239,605	$ 5.75	$ 1,377,686
Professional Liability	0.50%	281,405	$ 4.28	$ 1,203,906	69,000	$ 0.42	$ 28,911	281,405	$ 2.22	$ 623,921	239,605	$ 2.30	$ 551,074
Excess Liability	0.40%	281,405	$ 3.42	$ 963,125	69,000	$ 0.34	$ 23,129	281,405	$ 1.77	$ 499,136	239,605	$ 1.84	$ 440,860
Builders Risk	0.80%	281,405	$ 6.85	$ 1,926,250	69,000	$ 0.67	$ 46,257	281,405	$ 3.55	$ 998,273	239,605	$ 3.68	$ 881,719
Subcontractor Default Insurance	1.50%	281,405	$ 12.83	$ 3,611,718	69,000	$ 1.26	$ 86,733	281,405	$ 6.65	$ 1,871,762	239,605	$ 6.90	$ 1,653,223
Payment & Performance Bond	0.80%	281,405	$ 6.85	$ 1,926,250	69,000	$ 0.67	$ 46,257	281,405	$ 3.55	$ 998,273	239,605	$ 3.68	$ 881,719
FEE						$ 2.93	$ 202,377		$ 63.30	$ 4,367,444		$ 55.91	$ 3,857,521
Contractor Fee	3.50%	281,405	$ 29.95	$ 8,427,342	69,000	$ 2.93	$ 202,377	281,405	$ 15.52	$ 4,367,444	239,605	$ 16.10	$ 3,857,521
SUBTOTAL INDIRECT COSTS		281,405	$ 123.21	$ 34,672,493	69,000	$ 12.07	$ 832,635	281,405	$ 63.85	$ 17,968,914	256,964	$ 61.76	$ 15,870,945
SOFT COSTS						$ 19.73	$ 1,361,470		$ 417.34	$ 28,796,336		$ 605.46	$ 41,776,792
Design Fees	10.00%	281,405	$ 85.56	$ 24,078,120	69,000	$ 8.38	$ 578,219	281,405	$ 44.34	$ 12,478,412	239,605	$ 46.00	$ 11,021,490
Permits / Entitlements / Water / 3rd-Party Utilities	3.50%	281,405	$ 27.87	$ 7,842,717	69,000	$ 2.51	$ 173,234	281,405	$ 15.52	$ 4,367,444	239,605	$ 13.78	$ 3,302,038
Testing & Inspections	1.50%	281,405	$ 11.94	$ 3,361,164	69,000	$ 1.08	$ 74,243	281,405	$ 6.65	$ 1,871,762	239,605	$ 5.91	$ 1,415,159
Owners Representative	2.50%	281,405	$ 26.19	$ 7,368,636	69,000	$ 2.59	$ 178,591	281,405	$ 13.64	$ 3,839,511	239,605	$ 13.98	$ 3,350,533
Owner's Contingency	5.00%	281,405	$ 40.20	$ 11,313,586	69,000	$ 5.18	$ 357,183	281,405	$ 22.17	$ 6,239,206	239,605	$ 19.69	$ 4,717,198
FF&E		281,405	$ 63.86	$ 17,970,375	69,000	$ -	$ -	281,405	$ -	$ -	239,605	$ 75.00	$ 17,970,375
SUBTOTAL SOFT COSTS		281,405	$ 255.63	$ 71,934,599	69,000	$ 19.73	$ 1,361,470	281,405	$ 102.33	$ 28,796,336	256,964	$ 162.58	$ 41,776,792
TOTAL PROJECT COST		281,405	$1,111.27	$ 312,715,802	69,000	$103.53	$ 7,143,657	281,405	$545.76	$ 153,580,457	256,964	$591.49	$ 151,991,688

BELOW THE LINE	
Land Acquisitions	$ 7,000,000
Centennial Building Renovation	$ -
GRAND TOTAL PROJECT COST	$ 319,715,802
Total Project Cost per GSF	$ 1,136.14

NOTES:

More cost efficient than 8-story full build, but still more expensive and much less efficient than it's 6-story counterpart.

POPULOUS | FENTRESS STUDIOS RJA level5 collaborative

10.0 - Assumptions & Clarifications

level5
collaborative

WELD COUNTY JUSTICE CENTER

Conceptual Budget
Assumptions & Clarifications

April 2, 2026

Prepared by:
Level5

Design Team:
Populous | Fentress Studios | Reilly Johnson Architecture

POPULOUS | FENTRESS STUDIOS RJA Reilly Johnson Architecture

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1. INTRODUCTION & PROJECT OVERVIEW

This document presents the scope assumptions, quantity basis, and clarifications supporting the conceptual cost estimates prepared by Level5 for the Weld County Justice Center project. It is intended to accompany the formal budget estimates and provide the Board of County Commissioners (BOCC) with a comprehensive understanding of the basis of each option evaluated.

The Weld County Justice Center will serve the 19th Judicial District and is planned for the West Block site in downtown Greeley, Colorado. The project addresses a critical need: Weld County's existing courtrooms are operating at 70.4% utilization—nearly double the national average of 30–40%—and current facilities are inadequate to serve the County's rapidly growing population and caseload demands.

Project Team

- Owner's Representative: Level5 Collaborative
- Design Team: Fentress Studios /

Purpose of This Document

This Assumptions & Clarifications document serves to:

- Define the scope and quantity assumptions underlying each conceptual estimate option
- Document decisions driven by the Weld County Home Rule Charter spending constraints
- Identify logistical challenges and benefits unique to each building configuration
- Establish a clear basis of estimate for the Board's review and approval

Cost figures are presented separately in the accompanying estimate packages and are not repeated here. This document focuses exclusively on scope definition, assumptions, and rationale.

Options Evaluated

The project team evaluated eight distinct project delivery configurations across four building heights, each responding to different funding scenarios and Home Rule Charter constraints:

- 6-Story Justice Center (Recommended) – Floors 1–5 fully built out, Floor 6 core & shell for future expansion. 24 courtrooms. 281,405 GSF.
- 5-Story Full Buildout – Complete construction of all 5 floors. 24 courtrooms. 239,605 GSF.
- 5-Story Full Shell / Partial TI – Full core & shell with approximately 80,114 SF of tenant improvement. 239,605 GSF.
- 5-Story Two Separate Projects – Phase 1 builds 3 floors (14 courtrooms); Phase 2 completes the upper 2 floors (10 courtrooms) approximately 5 years later.
- 8-Story Full Buildout – Complete construction of all 8 floors. 24 courtrooms. 256,964 GSF.

- 8-Story Full C&S – Full core & shell only; tenant improvement not viable within Charter limit. 256,964 GSF.
- 8-Story Two Separate Projects – Phase 1 builds 3 floors (14 courtrooms); Phase 2 completes the upper 5 floors (12 courtrooms) approximately 5 years later.
- 9-Story – 8 floors fully built out plus a 9th floor core & shell. 24 courtrooms. 281,405 GSF.

All options include a separate 5-level parking structure with 600 spaces and an integrated vehicle sallyport, estimated independently.

2. GENERAL ASSUMPTIONS APPLICABLE TO ALL OPTIONS

The following assumptions are common to every option unless specifically noted otherwise within an individual option section.

2.1 Building Program & Courtroom Count Basis

The building program was developed by Fentress, Inc. based on the 19th Judicial District Courtroom Utilization and Program of Requirements Update dated March 31, 2026. The program targets a facility that meets the County's projected needs at an assumed 2031 occupancy date and provides capacity for future growth.

Courtroom Program (24 Courtrooms at Occupancy):

- District Court: 12 courtrooms (11 judges + 1 Water Referee)
- County Court: 5 courtrooms (5 judges)
- Magistrate Court: 5 courtrooms (5 magistrates)
- First Appearance Courtroom: 1 courtroom
- Ceremonial Courtroom: 1 courtroom (shared/multi-use)

This 24-courtroom program was validated against CY2025 utilization data showing 70.4% average utilization across all court types, with County Court operating at 85% and District Court at 67%. The national anecdotal average for courtroom utilization is 30–40%, confirming that Weld County's courts are operating at approximately double the typical capacity.

20-Year Growth Projections (2046):

- District Court projected at 15.07 judges (from 11 current)
- County Court projected at 5.36 judges (from 5 current)
- Magistrates projected at 5.70 (from 5 current)
- These projections support the need for expansion capacity beyond the initial 24-courtroom program

Departmental Space Program (Full Buildout Options):

- Courtrooms: 54,113 SF – includes all courtroom suites with soundlock vestibules, attorney alcoves, and associated clerk stations
- Judicial Offices / Chambers: 15,680 SF – judges' chambers, private restrooms, conference areas, and administrative support
- Public / Lobby / Circulation: 92,987 SF – public corridors, lobbies, waiting areas, and vertical circulation
- Clerk of Court Offices: 24,818 SF – clerk administrative space, public counter, records storage, and collections
- District Attorney: 1,080 SF – attorney prep areas and witness rooms adjacent to courtrooms
- Probation: 1,762 SF – probation office and interview rooms
- Justice Services: 4,126 SF – justice services suite including reception and support

- Jury Assembly & Support: 12,644 SF — jury assembly room (multi-purpose), jury deliberation rooms, and support spaces
- Sheriff / Holding: 13,051 SF — secure holding cells (6+ individual cells), processing, control room, sally port connection, inmate elevator, and secure transport corridors
- Court Support / Back of House: 4,100 SF — building operations, loading, and court administrative support
- Building Support / IT / Mechanical: 15,244 SF — mechanical rooms, electrical rooms, IT/data center, and building systems infrastructure
- Building grossing factor of 1.40 applied to net departmental areas to derive gross building square footage

2.2 Courtroom Utilization Basis

Utilization data was sourced from the Standard Scheduled Event Report for Calendar Year 2025, prepared by Fentress, Inc. Key metrics supporting the program:

- Overall utilization across all court types: 70.4% (CY2025)
- AM utilization: 84% average; PM utilization: 52% average
- In-person hearings: 74% of all events; Hybrid: 26%
- County Court utilization: 85% (highest; AM at 90%, PM at 79%)
- District Court utilization: 67% (AM at 93%, PM at 41%)
- Magistrate utilization: 60% (AM at 63%, PM at 56%)
- Multiple District Court divisions (10, 12, 15, 16, 17) exceed 80% utilization, with divisions 10 and 15 exceeding 90%
- Adjusted AM utilization (accounting for shared courtrooms) reaches 100% for 6 of 10 District Court divisions

2.3 Structural System Assumptions

All options assume a reinforced concrete structural frame with the following basis:

- Foundation system: Deep foundations (drilled piers/caissons) assumed due to downtown Greeley soil conditions and building loads
- Superstructure: Cast-in-place reinforced concrete frame with post-tensioned flat slabs at typical floors
- 5-Story options: Superstructure at $82.73/SF — standard mid-rise structural system
- 6-Story option: Superstructure at $87.73/SF — enhanced structural capacity for additional floor and future 6th-floor loading
- 8/9-Story options: Enhanced superstructure pricing reflects increased column sizes, deeper foundations, and additional lateral bracing for wind and seismic loads
- Exterior enclosure: $141.67/SF across all options — assumes high-performance curtain wall / precast panel system appropriate for a civic/institutional building
- Roofing: $20.50/SF — membrane roofing system with standard institutional specification
- Floor-to-floor heights assume courthouse-typical dimensions to accommodate courtroom double-height volumes and MEP distribution

- Seismic design per IBC requirements for Weld County, Colorado (Seismic Design Category B)

2.4 Mechanical, Electrical & Plumbing (MEP) Assumptions

MEP systems are priced on a cost-per-square-foot basis calibrated to the functional requirements of a modern courthouse facility:

HVAC:

- Central plant with chilled water and hot water distribution
- Variable air volume (VAV) systems for standard office and courtroom spaces
- Dedicated systems for courtrooms requiring acoustic isolation
- Building automation system (BAS) for energy management
- Pricing ranges from $88–$95/SF depending on building height and complexity

Electrical:

- Redundant primary power service with automatic transfer switches
- Emergency generator for life safety, holding areas, and critical court operations
- Full lighting design including security-critical areas, courtroom specialty lighting, and energy-code-compliant LED systems
- Pricing ranges from $62–$89/SF; lower range applies to shell-only options

Technology / Low Voltage:

- Courtroom audiovisual systems including evidence presentation, court recording, and video conferencing
- IT infrastructure: structured cabling, data center/MDF/IDF rooms, Wi-Fi throughout
- Security systems: access control, CCTV, duress alarms, weapon screening at entries
- Pricing ranges from $23–$55/SF; lower range applies to shell/C&S options with deferred technology fit-out

Plumbing:

- Domestic water, sanitary/waste, and storm drainage systems
- Holding area plumbing per detention facility standards
- Pricing ranges from $24–$31/SF

Fire Protection:

- Fully sprinklered building per NFPA 13
- Fire alarm and mass notification system per NFPA 72
- Pricing ranges from $7–$12/SF

Conveying (Elevators):

- Public passenger elevators: quantity scaled to building height and occupant load
- Dedicated secure inmate elevator: 1 per option – separate car and shaft connecting holding levels to courtroom floors
- Service/freight elevator: 1 per option
- 5-Story options assume 6–8 total elevator cabs; 8-Story options assume 8–10 total cabs
- Pricing ranges from $8.50–$12.74/SF

2.5 Site & Civil Assumptions

- Site: West Block site in downtown Greeley, Colorado
- Site area: 53,000 SF assumed for sitework pricing in 5/6-story options, 69,000 SF assumed for 8/9-story option
- Site preparation includes demolition of existing structures, grading, and environmental remediation as required
- Site improvements include hardscape, landscape, site lighting, and pedestrian access
- Site civil/mechanical utilities include domestic water, fire water, sanitary sewer, and storm drainage connections
- Site electrical utilities include primary power, telecommunications, and site lighting infrastructure
- All options assume the same site; the building footprint varies by height but the site boundary does not change

2.6 Indirect Costs & Fee Structure

All options include the following indirect cost structure as a percentage of direct construction costs:

- Preconstruction Fee
- General Conditions
- Project Staff
- General Liability Insurance
- Professional Liability Insurance
- Excess Liability Insurance
- Builders Risk Insurance
- Subcontractor Default Insurance (SDI)
- Payment & Performance Bond
- Contractor Fee

2.7 Soft Costs

Soft costs are calculated as percentages of hard construction costs and include:

- Design Fees: 10.0% — covers architectural, structural, MEP, civil, and specialty consultant design services
- Permits / Entitlements / 3rd-Party Utilities: 3.5%
- Testing & Inspections: 1.5%
- Owner's Representative: 2.5%
- Owner's Contingency: 5.0% — budget reserve for owner-directed changes and unforeseen conditions
- FF&E (Furniture, Fixtures & Equipment): Priced separately based on fitted-out square footage; excluded in shell-only options

2.8 General Requirements & Contingency

- General Requirements: 2.0% of direct construction costs – project direct labor, cranes & equipment, temporary facilities, site logistics, and other aids to construction
- Design/Pricing Contingency: 3.0% of direct construction costs – provides for unforeseen conditions and market pricing variability at this conceptual stage of design

  Note: it is likely that the Contingency will start at a higher percentage when a CM/GC is engage. The 3% was used to simulate what the contingency is expected to be final contract.

2.9 Below-the-Line Items

The following items are carried below the line and are not included in the construction cost per SF calculations:

- Land Acquisition: $10,000,000 depending on option ($7M allocated to Justice Center / $3M allocated to Parking Garage & Sallyport based on pro rata share of site)
- Centennial Building Renovation: $10,000,000 (carried only in options where continued use of Centennial is required during phased TI completion)

2.10 Escalation

- All base option estimates are priced in current (2026) dollars with no escalation applied
- Project 2 estimates in the "Two Separate Projects" options (2C and 3C) include an 8-year escalation factor (5 years after completion of 1st Project in both scenarios) to reflect anticipated construction cost growth
- The 8-year escalation results in a cost premium of approximately 52.8% for 5-story Phase 2 and 86.9% for 8-story Phase 2
- Escalation is applied to direct costs, indirect costs, and soft costs proportionally

2.11 Home Rule Charter Considerations

Weld County operates under a Home Rule Charter that establishes a maximum allowed property tax levy of approximately 19.956 mills. This Charter constraint is the primary driver behind several project structuring decisions:

- A separate report will be completed analyzing viability of various funding structures. This exercise serves only to analyze cost, design efficiency, and longevity of the various design options
- The "Two Separate Projects" options are specifically structured to spread funding across multiple budget cycles to remain within annual Charter constraints
- The "Full Core & Shell" options defer tenant improvement costs to future budget years, reducing the initial capital outlay

- The 8-Story Core & Shell option specifically notes that tenant improvement is "not viable within Charter limit" — meaning the combined C&S + TI cost exceeds what can be funded under the Charter without alternative financing or voter approval

2.12 Exclusions (All Options)

- Off-site infrastructure improvements beyond immediate utility connections
- Hazardous materials abatement beyond allowances included in sitework
- Public art program
- Temporary court facilities during construction (assumes courts continue operating in existing facilities)
- Moving and relocation costs
- Specialty security equipment (screening machines, x-ray units, etc.) — assumed owner-furnished
- Intergovernmental Agreement (IGA) costs with the City of Greeley, if any
- Future tenant improvement costs for shell floors (estimated separately when applicable)

3. PARKING STRUCTURE & VEHICLE SALLYPORT

A standalone 5-level parking structure with an integrated vehicle sallyport is included as a separate project component applicable to all courthouse options. This structure is estimated independently and is not included in the courthouse construction cost-per-SF calculations.

Scope & Configuration

- 5-level above-grade parking structure: 201,993 GSF
- 600 parking spaces total
- Integrated vehicle sallyport for secure prisoner transport – enclosed drive-through connection between the parking structure and the courthouse holding area
- Drive aisle for vehicle circulation
- Pedestrian bridge or at-grade connection to courthouse main building

Key Assumptions

- Structure type: Precast concrete parking structure with cast-in-place topping slabs
- The 600-space count ensures the County retains control of its parking needs independent of IGA negotiations with the City of Greeley
- The parking structure supports multiple paths forward – with, without, or through a revised parking agreement with the City
- Sallyport is sized for standard prisoner transport vehicles (buses, vans) with enclosed overhead doors at both ends
- The parking structure can be constructed concurrently with or independently of the courthouse building
- Cost basis: $39.0M construction / $56,000 per stall

4. 6-STORY JUSTICE CENTER – RECOMMENDED

After evaluating all options, Level5 recommends the 6-Story Justice Center as the best path forward for Weld County. This concept delivers 5 fully finished stories with a shelled 6th floor ready for future buildout in a single construction phase.

4.1 Scope Description

- 6-story building: 281,405 GSF total
- Floors 1–5: Fully designed, constructed, and finished – ready for immediate occupancy
- Floor 6: Core & shell only (approximately 41,800 SF) – structure, MEP rough-ins, exterior enclosure, and life safety systems delivered; interior fit-out deferred for future expansion
- 24 courtrooms available for use upon completion
- Single construction phase – one design, one permitting cycle, one mobilization
- No Centennial Building renovation required for continued court operations

4.2 Floor-by-Floor Configuration

Level 1 (Ground Floor) – approximately 67,000 SF:

- Primary public entry with security screening
- Clerk of Court public counter and offices (12,627 SF)
- First Appearance Courtroom and Building Support Courtroom
- Sheriff's office and holding area (6,927 SF holding/processing + cells)
- Vehicle sallyport (3,248 SF) connecting to parking structure
- Jury Assembly / multi-purpose room (8,014 SF)
- Justice Services suite (4,126 SF)
- Probation offices (1,762 SF)
- Primary MEP spaces (5,675 SF)
- Building support and loading areas

Levels 2–5 (Typical Upper Floors) – approximately 38,400–41,800 SF each:

- District courtrooms, county courtrooms, and magistrate courtrooms distributed across floors
- Judges' chambers with private restrooms and support spaces adjacent to each courtroom
- Holding cells and secure transport corridors on courtroom floors
- Inmate elevator connecting all courtroom floors to ground-floor holding
- Clerk stations and courtroom support spaces on each floor
- Public corridors with separate secure (private) corridors for judges and staff
- Jury deliberation rooms adjacent to courtroom clusters

Level 6 (Shell Floor) – approximately 41,800 SF:

- Core & shell construction only: structural slab, columns, exterior wall, roof above, MEP risers and stub-outs

- No interior partitions, finishes, or specialty systems installed
- Designed to accommodate up to 9 additional courtrooms when built out
- All vertical infrastructure (stairs, elevators, MEP risers) extend to Level 6 and are operational

4.3 Expansion Capacity

The 6-story configuration provides the most robust long-term growth strategy of any option evaluated:

- Initial capacity: 24 courtrooms (meets County needs for the near term)
- 5th Floor internal expansion: 3 additional District courtrooms can be added through internal buildout
- 6th Floor buildout: 9 additional courtrooms possible without any structural or enclosure work (33 total courtrooms – meets County needs for approximately 45 years, to 2071)
- Future southeast corner addition: 6 additional courtrooms possible through a future building addition (39 total courtrooms – meets County needs for approximately 75 years, to 2101)

4.4 Structural Assumptions Specific to 6-Story

- Superstructure cost: $87.73/SF (premium of $5.00/SF over 5-story options to accommodate 6th-floor structural loading)
- Level 6 slab designed for full courthouse loading even though delivered as shell – no future structural reinforcement required
- Foundations designed for full 6-story building weight including future Level 6 fit-out loads
- High-rise building code classification applies (6 stories triggers additional life safety requirements in some jurisdictions)

4.5 MEP Assumptions Specific to 6-Story

- HVAC central plant sized for full 6-story building including future Level 6 loads; distribution to Level 6 stubbed out but not connected
- Electrical service entrance and distribution panels sized for full 6-story demand; Level 6 panelboard spaces reserved
- Plumbing risers and waste stacks extend through Level 6 with capped connections
- Fire protection: Level 6 is fully sprinklered as part of the shell (life safety requirement)
- Technology rough-in: Conduit and cable tray pathways to Level 6; no active systems installed
- Elevator shafts and equipment rated for 6-story service; cars serve all 6 floors from day one

4.6 Why This Option Is Recommended

Level5 recommends the 6-Story Justice Center for the following reasons:

- Most cost-effective path to the full 24-courtroom program at $1,013/SF total project cost – the lowest cost per SF of any 24-courtroom option

- Delivers 41,800 SF of future-ready space (Level 6 shell) for approximately $29M more than the 5-Story Full Buildout – securing long-term expansion without future structural or enclosure costs
- Single construction phase eliminates escalation risk, duplicate mobilization costs, and the compounding inefficiencies of phased delivery
- Eliminates dependency on the aging Centennial Building – all 24 courtrooms operational in the new facility upon completion
- Can be structured to avoid both a public vote and new County debt
- Provides the County with a generational civic asset designed to serve for 45–75+ years through internal expansion and a future addition
- The recommended plan includes a 600-space parking structure on the West Block site, ensuring the County retains control of its parking needs independent of IGA negotiations with the City of Greeley

4.7 Logistical Considerations

Benefits:

- Single design/permitting/construction cycle reduces project duration and administrative burden
- The shelled 6th floor requires minimal ongoing maintenance (weather-tight, sprinklered, but otherwise unfinished)
- Future Level 6 buildout can proceed without disrupting courtroom operations on Floors 1–5
- Building height of 6 stories is within the range of standard courthouse construction and does not trigger atypical structural or code requirements

Challenges:

- Slightly higher initial cost than the 5-Story Full Buildout ($29M premium), though offset by lower $/SF and built-in expansion capacity
- High-rise building code classification (depending on jurisdiction) may require enhanced life safety systems for 6 occupied stories

5. 5-STORY FULL BUILDOUT

5.1 Scope Description

- 5-story building: 239,605 GSF
- All 5 floors fully designed, constructed, and finished
- 24 courtrooms operational upon completion
- Single construction phase
- All MEP, technology, and specialty systems fully installed and commissioned
- Full FF&E package included

5.2 Key Assumptions

- Superstructure: $82.73/SF (standard mid-rise structural system)
- Foundations sized for 5-story loads only — no reserve capacity for vertical expansion
- Full interior fit-out on all floors including courtrooms, chambers, clerk offices, holding, and all support spaces
- Complete FF&E: $17,970,375 for the full building program
- No Centennial Building renovation required
- Land acquisition: $7,000,000 below the line

5.3 Logistical Considerations

Benefits:

- Full operational capacity (24 courtrooms) on day one
- No escalation risk — all construction in current dollars
- Single design/permitting cycle
- Lowest total project cost among full-buildout 24-courtroom options
- Simplest project delivery — no phasing coordination required

Challenges:

- Limited built-in addition capacity (3 courtrooms) — any additional future growth requires a building addition or separate facility. The 5-story options provides less site area that could be used for additions in the future
- Requires full project funding ($263M) upfront

6. 5-STORY FULL SHELL / PARTIAL TI

6.1 Scope Description

- 5-story building: 239,605 GSF total shell
- Full core & shell construction on all 5 floors: structure, exterior enclosure, MEP rough-ins, stairs, corridors, and life safety systems complete
- Approximately 70,300 GSF of tenant improvement (TI) delivered – approximately 25% of the building
- Remaining approximately 169,300 SF delivered as unfinished shell available for future fit-out
- TI scope prioritized to critical operational spaces to maximize functional capacity within the reduced budget

6.2 Key Assumptions

- The TI allocation of approximately 70,300 SF is driven by the budget constraint – finish as much operational space as funding allows
- TI-prioritized spaces assumed to include: ground-floor public areas, clerk offices, sheriff/holding, select courtrooms, and building support
- Shell floors receive full structural, exterior, MEP rough-in, and fire protection but no interior partitions, finishes, or specialty systems
- Centennial Building Renovation: $10,000,000 carried below the line – required because the partial TI does not deliver the full 24-courtroom program; some court operations must continue in the existing Centennial Building until future TI is completed
- Land acquisition: $7,000,000 below the line
- FF&E reduced to $6,008,550 (partial fit-out only)

6.3 Home Rule Charter Impact

This option is specifically designed to fit within the Charter's annual spending constraints by deferring approximately 75% of the tenant improvement costs to future budget years. The core & shell is delivered as a complete, weather-tight building that can be incrementally built out in the future.

6.4 Logistical Considerations

Benefits:

- Lowest initial project cost of any full-building option ($177M including below-the-line)
- Full building structure delivered – no future structural, enclosure, or major MEP work required

- Flexible buildout: remaining TI can proceed in stages as funds become available
- Reduced soft costs (lower design fees, no full FF&E package)

Challenges:

- Only approximately 25% of the building is operational at completion – the 24-courtroom program is not fully delivered (8 courtrooms included in TI)
- Requires continued use and renovation of the aging Centennial Building ($10M)
- Future TI costs are not included in this estimate and will be subject to escalation
- Two-phase design and permitting process for future TI fit-out
- Shell spaces require ongoing maintenance even when unoccupied (HVAC tempering, security)

7. 5-STORY – TWO SEPARATE PROJECTS

This option structures the 5-story courthouse as two separate construction projects to distribute funding requirements across multiple budget cycles in compliance with Home Rule Charter constraints.

7.1 Project 1: Partial Building – 14 Courtrooms

- Scope: 50-60% of total building area is completed as a standalone project
- Total GSF: approx. 142,500 SF
- This is structured as a standalone project with its own design, permitting, and construction contract

7.2 Phase 2 (Option 2C.2): Remaining Future Expansion – 12 Courtrooms

- Scope: Construction remaining program area (10 courtrooms) approximately 5 years after completion of Project 1
- Total GSF: 97,100 SF
- Structured as a separate project with independent design, permitting, and construction contracts
- 8-year escalation factor applied to all costs – results in a per-SF cost of $1,633/SF (compared to $1,068/SF for current full buildout)
- Escalation premium: approximately 53% increase over current-dollar pricing

7.3 Key Assumptions

- Project 2 will be built 5 years after completion of Project 1. It is anticipated that what is constructed during Project 1 would be fully operational during the construction of Project 2
- Project 1 FF&E: $10,684,800 (14 courtrooms plus support); Project 2 FF&E: $7,285,575 (escalated)
- Combined cost (Phase 1 + Phase 2): approximately $335.7M – which is $72.8M (27.6%) more than building the full 5-story now at $263M

7.4 Home Rule Charter Impact

The two-project structure is specifically designed to split the capital requirement across budget cycles. Project 1 at $177M can be funded from existing excess reserves and near-term property tax revenue. Project 2 would be likely able to fit within the Charter limit 5 years after initial completion, but the cost/SF is significantly higher.

7.5 Logistical Considerations

Benefits:

- Reduces Project 1 funding requirement to $177M (vs. $263M for full buildout)
- 14 courtrooms operational immediately upon Phase 1 completion
- Allows the County to phase its financial commitment

Challenges:

- 10 courtrooms short of current need triggers investment into Centennial Building
- Combined cost is $60M+ more than building everything now due to escalation
- Two separate construction mobilizations, design cycles, and permitting processes
- Project 2 pricing is subject to market conditions at time of construction (escalation estimate is an assumption)
- Phasing adds project management complexity and coordination risk between Phase 1 and Phase 2 contractors
- Construction is more expensive and disruptive when done directly adjacent to an operational facility

8. 8-STORY FULL BUILDOUT

8.1 Scope Description

- 8-story building: 256,964 GSF
- All 8 floors fully designed, constructed, and finished
- 24 courtrooms operational upon completion
- Single construction phase
- Complete MEP, technology, and specialty systems throughout
- Full FF&E package: $19,272,300

8.2 Key Assumptions

- Superstructure pricing reflects 8-story structural requirements: deeper foundations, heavier columns, enhanced lateral systems for wind and seismic loads
- 8-story building classification triggers high-rise building code requirements including enhanced fire suppression, pressurized stairwells, and additional means of egress
- Smaller floor plates (approximately 32,000 SF typical) compared to the 5-story option, resulting in more vertical stacking of courtroom clusters
- Increased elevator count (8–10 cabs) required for vertical circulation across 8 floors
- MEP complexity premium: taller risers, higher pump pressures, and more complex HVAC zoning for 8-story distribution
- Land acquisition: $7,000,000 below the line

8.3 Logistical Considerations

Benefits:

- Full 24-courtroom operational capacity on day one
- Smaller building footprint than 5-story option — may preserve more site area for future uses and/or expansion
- Single construction phase eliminates escalation risk

Challenges:

- Higher $/SF ($1,100) than both the 5-story ($1,068) and 6-story ($1,013) full buildout options due to less efficient design
- More complex MEP and structural systems drive higher direct costs
- Approx. 14,000 more SF at a higher cost/SF to achieve same program goals
- Smaller floor plates may constrain courtroom layout flexibility compared to the wider floor plates of the 5-story or 6-story options

9. 8-STORY FULL C&S (TI NOT VIABLE WITHIN CHARTER LIMIT)

9.1 Scope Description

- 8-story building: 256,964 GSF – delivered entirely as core & shell
- Full structural frame, exterior enclosure, MEP rough-ins, fire protection, and vertical circulation delivered
- No tenant improvement included: the entire building is delivered as unfinished shell
- No courtrooms operational upon completion
- No FF&E included

9.2 Key Assumptions

- This option delivers the maximum building envelope at the lowest per-SF cost ($627/SF)
- Unlike Option 2B (5-Story C&S + Partial TI), this option includes no TI whatsoever
- The notation "TI Not Viable Within Charter Limit" indicates that the combined cost of 8-story C&S plus any meaningful TI would exceed what can be funded under the Home Rule Charter without additional financing
- Future TI costs are not estimated in this option and would be subject to separate budgeting and escalation
- Centennial Building Renovation: $10,000,000 carried below the line (required for continued court operations since this option delivers no operational space)
- Land acquisition: $7,000,000 below the line

9.3 Home Rule Charter Impact

This option exists specifically because the 8-story building's C&S cost ($178M) falls near the limit of what can be funded through existing reserves and near-term property tax revenue. Adding tenant improvement costs would push the total beyond the Charter's annual spending capacity, requiring either debt financing (COPs) or voter approval. By delivering C&S only, the County secures the building envelope now and can pursue TI funding in future years.

9.4 Logistical Considerations

Benefits:

- Secures a complete 8-story building envelope at $178M
- Maximum future flexibility – the entire building is a blank canvas
- Lowest soft costs of any option ($21M) due to no TI scope

Challenges:

- Zero operational courtroom capacity upon completion
- Requires continued full operation of existing facilities including the aging Centennial Building
- Future TI costs are unknown and will be subject to market escalation
- An entirely empty building requires ongoing maintenance, security, and HVAC tempering to protect the shell investment
- The County bears the risk that future TI funding may not materialize, potentially leaving the building vacant for an extended period
- This is the only option where the Charter constraint specifically prohibits any TI within the initial project

10. 8-STORY – TWO SEPARATE PROJECTS

This option structures the 8-story courthouse as two separate construction projects. It follows the same phasing logic as the 5-story versions but with significantly more severe financial consequences due to the taller building's complexity and escalation sensitivity.

10.1 Project 1: Partial Building – 14 Courtrooms

- Scope: Approx. 60% of total building area is completed as a standalone project
- Total GSF: approx. 150,500 SF
- This is structured as a standalone project with its own design, permitting, and construction contract

10.2 Project 2: Remaining Future Expansion – 12 Courtrooms

- Scope: Complete remainder of the program (10 additional courtrooms) approximately 5 years after Project 1
- Total GSF: Approx. 107,000 SF of TI fit-out within the existing shell
- 5-year escalation factor applied to all costs – results in a per-SF cost of $1,885/SF (compared to $1,100/SF for current full buildout)
- Cost premium: approximately 86.9% increase over current-dollar pricing due to escalation in addition to severe logistical challenges of construction for Project 2

10.3 Key Assumptions

- Combined cost (Project 1 + Project 2): approximately $378M – which is nearly $90M more than building the full 8-story now at $290M
- Project 2 Owner's Contingency is significantly elevated due to escalation uncertainty and higher project risk

10.4 Home Rule Charter Impact

As with the 5-story phased option, the two-project structure is designed to distribute funding across budget cycles. However, the 8-story version is particularly constrained by the Charter because the Phase 1 cost ($182M) is already significantly higher than the 5-story Phase 1 ($177M), further straining available reserves. Project 2 at $202M represents the single most expensive future obligation of any option evaluated.

10.5 Logistical Considerations

Benefits:

- 14 courtrooms operational immediately upon Project 1 completion
- Smaller site footprint preserved for future uses and/or additions

Challenges:

- Most expensive combined total of any option evaluated ($378M)
- Project 2 cost per SF ($1,885/SF) is nearly double the current full buildout rate
- Project 1 cost ($182M) is $10M more expensive than the equivalent 5-story Project 1for less program
- The $90M escalation premium over a full buildout makes this the least cost-effective path to 24 courtrooms

11. 9-STORY (8-STORY FULL BUILDOUT + 9TH STORY C&S)

11.1 Scope Description

- 9-story building: 281,405 GSF total (same total GSF as the 6-story option)
- Floors 1–8: Fully designed, constructed, and finished
- Floor 9: Core & shell only for future expansion
- 24 courtrooms operational upon completion
- Single construction phase
- Full FF&E package: $17,970,375

11.2 Key Assumptions

- Structural system requires the most robust design of any option: 9-story concrete frame with enhanced foundations, columns, and lateral systems
- High-rise building code classification applies with the most stringent life safety requirements (pressurized stairwells, enhanced fire suppression, smoke evacuation)
- MEP systems are the most complex of any option: 9-story risers, highest pump/fan pressures, most extensive vertical distribution
- Elevator requirement is highest of any option (10+ cabs including secure inmate elevator)
- Despite having the same total GSF as the 6-story option (281,405 SF), the smaller floor plates distributed across 9 stories result in less efficient space utilization and higher per-floor infrastructure costs
- Land acquisition: $7,000,000 below the line

11.3 Comparison to 6-Story Option

The 9-story and 6-story options share the same total GSF (281,405 SF) and the same courtroom count (24), but the 9-story option costs $53.6M more:

- 6-Story (Recommended): $292.1M total / $1,013/SF
- 9-Story: $319.7M total / $1,111/SF
- The $27.6M premium (18.3%) is entirely attributable to the structural, MEP, and code-compliance costs of building 3 additional stories on a narrower floor plate
- Both options provide equivalent functional capacity; the 6-story achieves this more efficiently with larger floor plates and fewer structural stories

11.4 Logistical Considerations

Benefits:

- Full 24-courtroom operational capacity on day one
- Smallest site footprint of any option — maximizes available site area for other uses
- 9th-floor shell provides future expansion capacity

Challenges:

- Highest total project cost of any option evaluated ($345.8M)
- Highest $/SF of any option ($1,111/SF) — nearly $100/SF more than the recommended 6-story option for the same total GSF and courtroom count
- Most complex structural and MEP systems
- Most stringent building code requirements
- Smallest floor plates create courtroom layout constraints and longer vertical travel distances
- Highest design fees ($24M) reflecting engineering complexity
- No clear operational or programmatic advantage over the 6-story option that justifies the $27.6M premium

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11.0 - Systems Makeup & Unit Cost Assumptions

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Systems Cost Makeup - Garage + Sallyport

Project Name: Weld County Justice Center - Parking Garage + Sallyport
Parking Garage GSF: 198,745
Sallyport SF: 3,248
Combined GSF: 201,993

#	System	Garage $/SF	Garage SF	Garage Cost	Sally $/SF	Sally SF	Sally Cost	Combined Cost
FOUNDATIONS & SUBSTRUCTURE								
1	Foundations	$ 58.74	39,749	$ 2,334,906.50	$ 63.21	3,248	$ 205,312.00	$ 2,540,218.50
	SUBTOTAL - FOUNDATIONS & SUBSTRUCTURE						***$ 205,312***	***$ 205,312***
SHELL								
3	Superstructure	$ 75.06	198,745	$ 14,918,705.00	$ 90.00	3,248	$ 292,320.00	$ 15,211,025.00
4	Exterior Enclosure	$ 45.75	47,840	$ 2,188,500.00	$ 83.89	3,060	$ 256,710.00	$ 2,445,210.00
5	Roofing	$ 19.60	39,749	$ 779,156.50	$ 24.44	3,248	$ 79,380.00	$ 858,536.50
	SUBTOTAL - SHELL			***$ 17,886,362***			***$ 628,410***	***$ 18,514,772***
INTERIORS								
6	Interior Construction	$ 2.93	198,745	$ 582,500.00	$ 40.02	3,248	$ 130,000.00	$ 712,500
7	Stairs	$ 1.13	198,745	$ 224,000.00	$ -	3,248	$ -	$ 224,000
8	Interior Finishes	$ 11.50	198,745	$ 2,285,567.50	$ 26.00	3,248	$ 84,448.00	$ 2,370,016
	SUBTOTAL - INTERIORS			***$ 3,092,068***			***$ 214,448***	***$ 3,306,516***
SERVICES								
9	Conveying	$ 2.92	198,745	$ 580,000.00	$ -	3,248	$ -	$ 580,000.00
10	Plumbing	$ 1.51	198,745	$ 300,431.25	$ 5.30	3,248	$ 17,200.00	$ 317,631.25
11	HVAC	$ 4.48	198,745	$ 889,795.75	$ 34.73	3,248	$ 112,800.00	$ 1,002,595.75
12	Fire Protection	$ 4.24	198,745	$ 842,793.75	$ 4.90	3,248	$ 15,916.00	$ 858,710
13	Electrical	$ 17.69	198,745	$ 3,514,920.00	$ 27.98	3,248	$ 90,872.00	$ 3,605,792
14	Technology	$ 3.95	198,745	$ 784,500.00	$ 46.80	3,248	$ 152,000.00	$ 936,500
	SUBTOTAL - SERVICES			***$ 6,912,441***			***$ 388,788***	***$ 7,301,229***
EQUIPMENT & FURNISHINGS								
15	Equipment	$ 0.50	198,745	$ 99,000.00	$ 1.54	3,248	$ 5,000.00	$ 104,000
16	Furnishings	$ 0.76	198,745	$ 152,000.00	$ 1.08	3,248	$ 3,500.00	$ 155,500
	SUBTOTAL - EQUIPMENT & FURNISHINGS						***$ 8,500***	***$ 8,500***
	TOTAL DIRECT COSTS			**$ 27,890,870**			**$ 1,445,458**	**$ 29,336,328**
	BLENDED COST / GSF	**$ 140.33**			**$ 445.03**			

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Foundations

Parking Garage + Sallyport

Parking Garage SF	39,749
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Excavation / Backfill / Shoring	100%	39,749	SF	$	4.50	$	178,871	$	4.50
2	Drilled Piers - 24" dia. x 35'	N/A	2,065	LF	$	350.00	$	722,750	$	18.18
3	Drilled Piers - 30" dia. x 35' (Cores)	N/A	700	LF	$	450.00	$	315,000	$	7.92
4	Pile Caps - 4'x4'x18"	N/A	59	EA	$	2,200.00	$	129,800	$	3.27
5	Mat Slabs - Stair/Elev. Cores	N/A	2,000	SF	$	55.00	$	110,000	$	2.77
6	SOG - 8"	100%	39,749	SF	$	14.00	$	556,486	$	14.00
7	Stem Wall / Grade Beam (Perimeter)	N/A	800	LF	$	350.00	$	280,000	$	7.04
8	Foundation Waterproofing	N/A	5,600	SF	$	7.50	$	42,000	$	1.06
	Subtotal - Parking Garage						**$**	**2,334,907**	**$**	**58.74**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Excavation / Backfill	100%	3,248	SF	$	5.00	$	16,240	$	5.00
2	Drilled Piers - 24" dia. x 35'	N/A	280	LF	$	350.00	$	98,000	$	30.17
3	Pile Caps - 4'x4'x18"	N/A	8	EA	$	2,200.00	$	17,600	$	5.42
4	SOG - 8" Reinforced	100%	3,248	SF	$	14.00	$	45,472	$	14.00
5	Bollard Foundations	N/A	8	EA	$	3,500.00	$	28,000	$	8.62
	Subtotal - Sallyport						**$**	**205,312**	**$**	**63.21**

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Superstructure

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Precast Concrete Structure	100%	198,745	SF	$	55.00	$	10,930,975	$	55.00
2	Topping Slabs	100%	198,745	SF	$	8.00	$	1,589,960	$	8.00
3	Precast Core Walls	N/A	8,160	SF	$	80.00	$	652,800	$	3.28
4	Fireproofing	100%	198,745	SF	$	3.50	$	695,608	$	3.50
5	Misc. Metals / Connections	N/A	198,745	SF	$	2.50	$	496,863	$	2.50
6	Concrete Barriers / Curbs	N/A	8,500	LF	$	65.00	$	552,500	$	2.78
	Subtotal - Parking Garage						**$**	**14,918,705**	**$**	**75.06**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Structural Steel Framing	100%	3,248	SF	$	75.00	$	243,600	$	75.00
2	Metal Deck (Roof)	100%	3,248	SF	$	10.00	$	32,480	$	10.00
3	Misc. Metals	N/A	3,248	SF	$	5.00	$	16,240	$	5.00
	Subtotal - Sallyport						**$**	**292,320**	**$**	**90.00**

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Exterior Enclosure

Parking Garage + Sallyport

Parking Garage SF	47,840
Sallyport SF	3,060

PARKING GARAGE

#	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
1	Precast Spandrel Panels	N/A	28,000	SF	$ 45.00	$ 1,260,000	$ 26.34
2	Cable / Wire Mesh Railings	N/A	6,500	LF	$ 85.00	$ 552,500	$ 11.55
3	Entrance w/ Parking Arms	N/A	2	EA	$ 50,000.00	$ 100,000	$ 2.09
4	Glazing / Storefront (Stair Towers)	N/A	2,400	SF	$ 85.00	$ 204,000	$ 4.26
5	Expansion Joints / Sealants	N/A	4,000	LF	$ 18.00	$ 72,000	$ 1.51
	Subtotal - Parking Garage					**$ 2,188,500**	**$ 45.75**

SALLYPORT

#	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
1	Security Overhead Doors (Armored)	N/A	2	EA	$ 65,000.00	$ 130,000	$ 42.48
2	CMU / Concrete Walls (Exterior)	N/A	1,800	SF	$ 55.00	$ 99,000	$ 32.35
3	Personnel Doors (Security-Rated)	N/A	2	EA	$ 8,500.00	$ 17,000	$ 5.56
4	Sealants / Weatherproofing	100%	3,060	SF	$ 3.50	$ 10,710	$ 3.50
	Subtotal - Sallyport					**$ 256,710**	**$ 83.89**

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Roofing

Parking Garage + Sallyport

Parking Garage SF	39,749
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Waterproofing Membrane (Top Deck)	100%	39,749	SF	$	12.00	$	476,988	$	12.00
2	Traffic Coating / Topping Slab	100%	39,749	SF	$	6.50	$	258,369	$	6.50
3	Roof Drains / Scuppers	N/A	24	EA	$	1,200.00	$	28,800	$	0.72
4	Expansion Joints (Roof)	N/A	600	LF	$	25.00	$	15,000	$	0.38
	Subtotal - Parking Garage						**$**	**779,157**	**$**	**19.60**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	TPO / Built-Up Roofing	100%	3,248	SF	$	18.00	$	58,464	$	18.00
2	Insulation (R-30)	100%	3,248	SF	$	4.50	$	14,616	$	4.50
3	Sheet Metal / Flashing	N/A	180	LF	$	35.00	$	6,300	$	1.94
	Subtotal - Sallyport						**$**	**79,380**	**$**	**24.44**

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Interior Construction

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	**Item**	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	CMU Partitions (Mechanical Rooms)	N/A	8,500	SF	$	52.00	$	442,000	$	2.22
2	Hollow Metal Frames & Doors	N/A	28	EA	$	3,500.00	$	98,000	$	0.49
3	Mechanical Room Enclosures	N/A	5	EA	$	8,500.00	$	42,500	$	0.21
	Subtotal - Parking Garage						**$**	**582,500**	**$**	**2.93**

SALLYPORT										
#	**Item**	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	CMU Security Partitions	N/A	1,200	SF	$	45.00	$	54,000	$	16.63
2	Security Hollow Metal Doors	N/A	4	EA	$	6,500.00	$	26,000	$	8.00
3	Detention-Grade Hardware	N/A	4	EA	$	3,500.00	$	14,000	$	4.31
4	Vehicle Barriers / Bollards	N/A	8	EA	$	4,500.00	$	36,000	$	11.08
	Subtotal - Sallyport						**$**	**130,000**	**$**	**40.02**

Stairs

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE							
#	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
1	Concrete Stairs - 80 VLF	N/A	80	VLF	$ 2,800.00	$ 224,000	$ 1.13
	Subtotal - Parking Garage					**$ 224,000**	**$ 1.13**

SALLYPORT							
#	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
	Subtotal - Sallyport					**$ -**	**$ -**

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Interior Finishes

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Concrete Sealer / Hardener	100%	198,745	SF	$	5.50	$	1,093,098	$	5.50
2	Misc. Finishes	100%	198,745	SF	$	6.00	$	1,192,470	$	6.00
	Subtotal - Parking Garage						**$**	**2,285,568**	**$**	**11.50**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Epoxy Floor Coating	100%	3,248	SF	$	8.00	$	25,984	$	8.00
2	Misc. Finishes	100%	3,248	SF	$	18.00	$	58,464	$	18.00
	Subtotal - Sallyport						**$**	**84,448**	**$**	**26.00**

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Conveying

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Hydraulic Elevators - 5 Stop	N/A	10	STOP	$	55,000.00	$	550,000	$	2.77
2	Cab Finish Allowance	N/A	2	EA	$	15,000.00	$	30,000	$	0.15
	Subtotal - Parking Garage						**$**	**580,000**	**$**	**2.92**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
	Subtotal - Sallyport						**$**	**-**	**$**	**-**

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Plumbing

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Storm Drainage / Floor Drains	100%	198,745	SF	$	1.25	$	248,431	$	1.25
2	Domestic Water (Hose Bibs)	N/A	10	EA	$	2,500.00	$	25,000	$	0.13
3	Sanitary (Emergency Floor Drains)	N/A	15	EA	$	1,800.00	$	27,000	$	0.14
	Subtotal - Parking Garage						**$**	**300,431**	**$**	**1.51**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Floor Drains	N/A	4	EA	$	1,800.00	$	7,200	$	2.22
2	Hose Bib	N/A	1	EA	$	2,500.00	$	2,500	$	0.77
3	Trench Drain	N/A	30	LF	$	250.00	$	7,500	$	2.31
	Subtotal - Sallyport						**$**	**17,200**	**$**	**5.30**

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HVAC

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Exhaust Fans & Ductwork	100%	198,745	SF	$	2.50	$	496,863	$	2.50
2	CO / NO2 Detection System	100%	198,745	SF	$	0.85	$	168,933	$	0.85
3	Jet Fans (Garage Ventilation)	N/A	20	EA	$	8,500.00	$	170,000	$	0.86
4	Stair Pressurization Fans	N/A	3	EA	$	18,000.00	$	54,000	$	0.27
	Subtotal - Parking Garage						**$**	**889,796**	**$**	**4.48**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Exhaust Fan System	N/A	2	EA	$	8,500.00	$	17,000	$	5.23
2	Unit Heater	N/A	2	EA	$	4,500.00	$	9,000	$	2.77
3	CO Detection	N/A	2	EA	$	2,800.00	$	5,600	$	1.72
4	Smoke Evacuation System	100%	3,248	SF	$	25.00	$	81,200	$	25.00
	Subtotal - Sallyport						**$**	**112,800**	**$**	**34.73**

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Fire Protection

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Wet Sprinkler System	100%	198,745	SF	$	3.75	$	745,294	$	3.75
2	Standpipes / FDC	N/A	6	EA	$	12,000.00	$	72,000	$	0.36
3	Fire Extinguisher Cabinets	N/A	30	EA	$	850.00	$	25,500	$	0.13
	Subtotal - Parking Garage						**$**	**842,794**	**$**	**4.24**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Wet Sprinkler System	100%	3,248	SF	$	4.50	$	14,616	$	4.50
2	Fire Extinguisher	N/A	2	EA	$	650.00	$	1,300	$	0.40
	Subtotal - Sallyport						**$**	**15,916**	**$**	**4.90**

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Electrical

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	LED Lighting (Garage)	100%	198,745	SF	$	8.00	$	1,589,960	$	8.00
2	Power Distribution / Panels	100%	198,745	SF	$	6.00	$	1,192,470	$	6.00
3	EV Charging Infrastructure	N/A	1	LS	$	250,000.00	$	250,000	$	1.26
4	Fire Alarm System	100%	198,745	SF	$	1.35	$	268,306	$	1.35
5	Emergency / Egress Lighting	100%	198,745	SF	$	0.65	$	129,184	$	0.65
6	Lightning Protection	N/A	1	LS	$	85,000.00	$	85,000	$	0.43
	Subtotal - Parking Garage						**$**	**3,514,920**	**$**	**17.69**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	LED Lighting (High-Bay)	100%	3,248	SF	$	14.00	$	45,472	$	14.00
2	Power Distribution	100%	3,248	SF	$	10.00	$	32,480	$	10.00
3	Fire Alarm	100%	3,248	SF	$	2.50	$	8,120	$	2.50
4	Emergency Lighting	N/A	4	EA	$	1,200.00	$	4,800	$	1.48
	Subtotal - Sallyport						**$**	**90,872**	**$**	**27.98**

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Technology

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Parking Guidance System (LED Signs)	N/A	600	EA	$	350.00	$	210,000	$	1.06
2	CCTV / Security Cameras	N/A	65	EA	$	3,500.00	$	227,500	$	1.14
3	Access Control (Gates/Readers)	N/A	12	EA	$	8,500.00	$	102,000	$	0.51
4	License Plate Recognition	N/A	6	EA	$	12,000.00	$	72,000	$	0.36
5	Intercom / Emergency Phones	N/A	15	EA	$	3,200.00	$	48,000	$	0.24
6	IT / Data Infrastructure	N/A	1	LS	$	125,000.00	$	125,000	$	0.63
	Subtotal - Parking Garage						**$**	**784,500**	**$**	**3.95**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	CCTV / Security Cameras	N/A	8	EA	$	4,500.00	$	36,000	$	11.08
2	Access Control System	N/A	4	EA	$	12,000.00	$	48,000	$	14.78
3	Intercom System	N/A	2	EA	$	4,500.00	$	9,000	$	2.77
4	Vehicle Detection Loops	N/A	4	EA	$	3,500.00	$	14,000	$	4.31
5	Security Management System	N/A	1	LS	$	45,000.00	$	45,000	$	13.85
	Subtotal - Sallyport						**$**	**152,000**	**$**	**46.80**

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Equipment

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Parking Revenue Control Equipment	N/A	1	LS	$	85,000.00	$	85,000	$	0.43
2	Bike Racks / Storage	N/A	4	EA	$	3,500.00	$	14,000	$	0.07
	Subtotal - Parking Garage						**$**	**99,000**	**$**	**0.50**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Equipment Allowance	N/A	1	LS	$	5,000.00	$	5,000	$	1.54
	Subtotal - Sallyport						**$**	**5,000**	**$**	**1.54**

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Furnishings

Parking Garage + Sallyport

Parking Garage SF	198,745
Sallyport SF	3,248

PARKING GARAGE										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Wayfinding Signage System	N/A	1	LS	$	95,000.00	$	95,000	$	0.48
2	Level Identification Signs	N/A	25	EA	$	1,200.00	$	30,000	$	0.15
3	Bumper / Wheel Stops	N/A	600	EA	$	45.00	$	27,000	$	0.14
	Subtotal - Parking Garage						**$**	**152,000**	**$**	**0.76**

SALLYPORT										
#	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Signage	N/A	1	LS	$	3,500.00	$	3,500	$	1.08
	Subtotal - Sallyport						**$**	**3,500**	**$**	**1.08**

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Systems Cost Makeup - Summary

Project Name: Weld County Justice Center - 5-Story
Project Component: Core & Shell
Total Building GSF: 239,605

	System	Blended $/SF	System SF	Total Cost
FOUNDATIONS & SUBSTRUCTURE				
1	Foundations	$ 54.08	67,687	$ 3,660,381
	SUBTOTAL - FOUNDATIONS & SUBSTRUCTURE			***$ 3,660,381***
SHELL				
3	Superstructure	$ 82.89	239,605	$ 19,861,941
4	Exterior Enclosure	$ 142.00	88,224	$ 12,528,186
5	Roofing	$ 20.50	67,683	$ 1,387,502
	SUBTOTAL - SHELL			***$ 33,777,628***
INTERIORS				
6	Interior Construction	$ 12.16	239,605	$ 2,914,420
7	Stairs	$ 277.40	2,000	$ 554,800
8	Interior Finishes	$ 3.57	239,605	$ 855,000
	SUBTOTAL - INTERIORS			***$ 4,324,220***
SERVICES				
9	Conveying	$ 8.62	239,605	$ 2,065,000
10	Plumbing	$ 21.05	239,605	$ 5,043,140
11	HVAC	$ 60.50	239,605	$ 14,496,103
12	Fire Protection	$ 5.94	242,853	$ 1,442,839
13	Electrical	$ 54.54	242,853	$ 13,246,209
14	Technology	$ 7.00	242,853	$ 1,699,971
	SUBTOTAL - SERVICES			***$ 37,993,261***
SITEWORK				
19	Site Preparation	$ 17.48	53,000	$ 926,540
20	Site Improvements	$ 31.25	53,000	$ 1,656,000
21	Site Civil / Mechanical Utilities	$ 15.57	53,000	$ 825,000
22	Site Electrical Utilities	$ 3.86	53,000	$ 204,500
	SUBTOTAL - SITEWORK			***$ 3,612,040***
			TOTAL DIRECT CONSTRUCTION COST	**$ 83,367,530**
			BLENDED COST / GSF	**$ 347.94**

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Foundations

5-Story Core & Shell

Total System SF 67,687

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Excavation / Backfill / Slab Prep	100%	67,687	SF	$	4.00	$	270,748	$	4.00
	Subtotal - 100% Items						**$**	**270,748**	**$**	**4.00**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Pile Caps	N/A	35	CY	$	2,250.00	$	78,750	$	1.16
2	Continuous Footings	N/A	2,000	LF	$	150.00	$	300,000	$	4.43
3	Drilled Piers - 18" dia. Typ	N/A	2,450	LF	$	300.00	$	735,000	$	10.86
4	Drilled Piers - 24" dia. (stair & elev cores)	N/A	1,680	LF	$	390.00	$	655,200	$	9.68
5	Foundation Wall (6' x 12")	N/A	2,000	LF	$	405.00	$	810,000	$	11.97
6	Foundation Waterproofing	N/A	14,000	SF	$	7.00	$	98,000	$	1.45
7	SOG - 5"	N/A	65,437	SF	$	9.00	$	588,933	$	8.70
8	Mat Slabs - Stair/Elev. Cores	N/A	2,250	SF	$	55.00	$	123,750	$	1.83
	Subtotal - Variable Items						**$**	**3,389,633**	**$**	**50.08**

SYSTEM SUMMARY			
	Total System Cost	**$**	**3,660,381**	**$**	**54.08**

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Superstructure

5-Story Core & Shell

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Fireproofing	100%	239,605	SF	$	3.50	$	838,618	$	3.50
2	Misc. Metals / Connections	0%	10,782,225	%	$	0.05	$	539,111	$	2.25
	Subtotal - 100% Items						**$**	**1,377,729**	**$**	**5.75**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Structural Steel Framing	100%	239,605	SF	$	45.00	$	10,782,225	$	45.00
2	Metal Deck	100%	239,605	SF	$	9.50	$	2,276,248	$	9.50
3	Concrete on Metal Deck	0%	171,918	SF	$	10.00	$	1,719,180	$	7.18
4	Precast Concrete - L1 only, arch. Panels	0%	18,976	SF	$	110.00	$	2,087,360	$	8.71
5	Stair/Elev. Cores	0%	35,200	SF	$	46.00	$	1,619,200	$	6.76
	Subtotal - Variable Items						**$**	**18,484,213**	**$**	**77.14**

SYSTEM SUMMARY										
	Total System Cost						**$**	**19,861,941**	**$**	**82.89**

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Exterior Enclosure

5-Story Core & Shell

Total System SF 88,224

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Air Barrier / WRB	100%	88,224	SF	$	7.00	$	617,568	$	7.00
2	Scaffolding / Swing Stage	100%	88,224	SF	$	5.00	$	441,120	$	5.00
3	Sealants & Caulking	100%	88,224	LF	$	3.00	$	264,672	$	3.00
4	Exterior Wall Framing	100%	69,248	SF	$	22.00	$	1,523,456	$	17.27
	Subtotal - 100% Items						**$**	**2,846,816**	**$**	**32.27**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Glass / Curtainwall	30%	26,467	SF	$	140.00	$	3,705,408	$	42.00
2	Alum. Doors	0%	18	EA	$	9,000.00	$	162,000	$	1.84
3	Storefront	10%	8,822	SF	$	95.00	$	838,128	$	9.50
4	Brick / Stone Veneer	50%	44,112	SF	$	65.00	$	2,867,280	$	32.50
5	Metal Panel / ACM	10%	8,822	SF	$	95.00	$	838,128	$	9.50
6	Exterior Wall Framing	0%	52,934	SF	$	24.00	$	1,270,426	$	14.40
	Subtotal - Variable Items						**$**	**9,681,370**	**$**	**109.74**

SYSTEM SUMMARY										
	Total System Cost						**$**	**12,528,186**	**$**	**142.00**

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Roofing

5-Story Core & Shell

Total System SF 67,683

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Roof Insulation	100%	67,683	SF	$ 5.00	$ 338,415	$ 5.00
2	Roof Accessories (Drains, Vents)	100%	67,683	EA	$ 1.00	$ 67,683	$ 1.00
3	Sheet Metal / Flashing	100%	67,683	LF	$ 2.50	$ 169,208	$ 2.50
	Subtotal - 100% Items					**$ 575,306**	**$ 8.50**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	TPO / Single-Ply Membrane	100%	67,683	SF	$ 12.00	$ 812,196	$ 12.00
	Subtotal - Variable Items					**$ 812,196**	**$ 12.00**
SYSTEM SUMMARY							
	Total System Cost					**$ 1,387,502**	**$ 20.50**

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Interior Construction

5-Story Core & Shell

Total System SF 239,605

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	HMF/WD	0%	60	EA	$ 3,250.00	$ 195,000	$ 0.81
2	Hardware / Access Control	0%	60	EA	$ 750.00	$ 45,000	$ 0.19
3	Interior Partitions - 2-hr shaft walls	0%	16,640	SF	$ 38.00	$ 632,320	$ 2.64
4	Interior Partitions - 1-hr corridor walls	0%	71,600	SF	$ 22.00	$ 1,575,200	$ 6.57
5	Restroom Wall & Ceiling Framing & Dı	0%	2,250	SF	$ 32.00	$ 72,000	$ 0.30
6	Restroom Floor Tile	0%	2,250	SF	$ 18.00	$ 40,500	$ 0.17
7	Restroom Wall Tile - 6' A.F.F.	0%	7,800	SF	$ 23.00	$ 179,400	$ 0.75
8	Paint at Restrooms / Corridors	0%	11,250	SF	$ 4.50	$ 50,625	$ 0.21
9	Specialties	0%	11,250	SF	$ 3.50	$ 39,375	$ 0.16
10	Toilet Partitions & Accessories	0%	10	EA	$ 8,500.00	$ 85,000	$ 0.35
	Subtotal - Variable Items					**$ 2,914,420**	**$ 12.16**
SYSTEM SUMMARY							
	Total System Cost					**$ 2,914,420**	**$ 12.16**

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Stairs

5-Story Core & Shell

Total System SF 2,000

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Steel Stair Structure	0%	96	VLF	$	2,800.00	$	268,800	$	134.40
2	Concrete Fill / Pans	100%	2,000	SF	$	8.00	$	16,000	$	8.00
	Subtotal - 100% Items						**$**	**284,800**	**$**	**142.40**
VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Decorative / Feature Stair Upgrade	30%	600	SF	$	450.00	$	270,000	$	135.00
	Subtotal - Variable Items						**$**	**270,000**	**$**	**135.00**
SYSTEM SUMMARY										
	Total System Cost						**$**	**554,800**	**$**	**277.40**

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Interior Finishes

5-Story Core & Shell

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Paint / Wall Finishes	100%	11,250	SF	$	3.50	$	39,375	$	0.16
2	Base / Trim	100%	11,250	LF	$	4.00	$	45,000	$	0.19
	Subtotal - 100% Items						**$**	**84,375**	**$**	**0.35**
VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Ceiling Grid & Tile (ACT)	100%	11,250	SF	$	11.00	$	123,750	$	0.52
2	Carpet / Carpet Tile	25%	2,813	SF	$	9.00	$	25,313	$	0.11
3	VCT / LVT / Resilient	75%	8,438	SF	$	7.00	$	59,063	$	0.25
4	Misc. Finishes	0%	11,250	SF	$	50.00	$	562,500	$	2.35
	Subtotal - Variable Items						**$**	**770,625**	**$**	**3.22**
SYSTEM SUMMARY										
	Total System Cost						**$**	**855,000**	**$**	**3.57**

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Conveying

5-Story Core & Shell

Total System SF 239,605

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Cab Finishes / Fixtures	0%	8	EA	$ 50,000.00	$ 400,000	$ 1.67
	Subtotal - 100% Items					**$ 400,000**	**$ 1.67**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Hydraulic Elevator	0%	37	STOP	$ 45,000.00	$ 1,665,000	$ 6.95
	Subtotal - Variable Items					**$ 1,665,000**	**$ 6.95**
SYSTEM SUMMARY							
	Total System Cost					**$ 2,065,000**	**$ 8.62**

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Plumbing

5-Story Core & Shell

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Domestic Water Distribution	100%	239,605	SF	$	6.00	$	1,437,630	$	6.00
2	Sanitary Waste & Vent	100%	239,605	SF	$	5.50	$	1,317,828	$	5.50
3	Plumbing Insulation	100%	239,605	SF	$	3.00	$	718,815	$	3.00
	Subtotal - 100% Items						**$**	**3,474,273**	**$**	**14.50**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Plumbing Fixtures (Premium)	0%	50	EA	$	5,500.00	$	275,000	$	1.15
2	Natural Gas Piping	30%	71,882	LF	$	18.00	$	1,293,867	$	5.40
	Subtotal - Variable Items						**$**	**1,568,867**	**$**	**6.55**

SYSTEM SUMMARY										
	Total System Cost						**$**	**5,043,140**	**$**	**21.05**

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HVAC

5-Story Core & Shell

Total System SF 239,605

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Primary Ductwork Distribution	100%	239,605	SF	$ 16.00	$ 3,833,680	$ 16.00
2	HVAC Controls / BAS	100%	239,605	SF	$ 8.00	$ 1,916,840	$ 8.00
3	Testing & Balancing	100%	239,605	SF	$ 2.50	$ 599,013	$ 2.50
4	HVAC Insulation	100%	239,605	SF	$ 4.00	$ 958,420	$ 4.00
5	4-Pipe Equip / Boilers / Chillers	100%	239,605	SF	$ 30.00	$ 7,188,150	$ 30.00
	Subtotal - 100% Items					**$ 14,496,103**	**$ 60.50**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
	Subtotal - Variable Items					**$ -**	**$ -**
SYSTEM SUMMARY							
	Total System Cost					**$ 14,496,103**	**$ 60.50**

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Fire Protection

5-Story Core & Shell

Total System SF 242,853

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Sprinkler Piping & Heads	100%	242,853	SF	$	4.50	$	1,092,839	$	4.50
	Subtotal - 100% Items						**$**	**1,092,839**	**$**	**4.50**
VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Fire Pump	0%	1	EA	$	350,000.00	$	350,000	$	1.44
	Subtotal - Variable Items						**$**	**350,000**	**$**	**1.44**
SYSTEM SUMMARY										
	Total System Cost						**$**	**1,442,839**	**$**	**5.94**

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Electrical

5-Story Core & Shell

Total System SF 242,853

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Branch Wiring & Devices	100%	242,853	SF	$	7.50	$	1,821,398	$	7.50
2	Lighting Fixtures	100%	242,853	SF	$	4.00	$	971,412	$	4.00
3	Lighting Controls / Dimming	100%	242,853	SF	$	2.00	$	485,706	$	2.00
	Subtotal - 100% Items						**$**	**3,278,516**	**$**	**13.50**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Electrical Distribution (Panels)	100%	242,853	SF	$	14.50	$	3,521,369	$	14.50
2	Switchgear / Main Service	100%	242,853	SF	$	25.00	$	6,071,325	$	25.00
3	Emergency Generator	0%	1	EA	$	375,000.00	$	375,000	$	1.54
	Subtotal - Variable Items						**$**	**9,967,694**	**$**	**41.04**

SYSTEM SUMMARY										
	Total System Cost						**$**	**13,246,209**	**$**	**54.54**

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Technology

5-Story Core & Shell

Total System SF 242,853

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Telecom Rooms / Racks	100%	242,853	EA	$ 3.00	$ 728,559	$ 3.00
2	Technology / Data / A/V Rough-in	100%	242,853	SF	$ 4.00	$ 971,412	$ 4.00
	Subtotal - 100% Items					**$ 1,699,971**	**$ 7.00**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
	Subtotal - Variable Items					**$ -**	**$ -**
SYSTEM SUMMARY							
	Total System Cost					**$ 1,699,971**	**$ 7.00**

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Site Preparation

5-Story Core & Shell

Total System SF 53,000

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Erosion Control / SWPPP	100%	1	LS	$	50,000.00	$	50,000	$	0.94
	Subtotal - 100% Items						**$**	**50,000**	**$**	**0.94**
VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Clearing & Grubbing	0%	120,270	SF	$	2.00	$	240,540	$	4.54
2	Mass Grading / Earthwork	0%	53,000	SF	$	12.00	$	636,000	$	12.00
	Subtotal - Variable Items						**$**	**876,540**	**$**	**16.54**
SYSTEM SUMMARY										
	Total System Cost						**$**	**926,540**	**$**	**17.48**

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Site Improvements

5-Story Core & Shell

Total System SF 53,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Fine Grading & Topsoil	100%	53,000	SF	$ 2.00	$ 106,000	$ 2.00
	Subtotal - 100% Items					**$ 106,000**	**$ 2.00**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Concrete Paving / Sidewalks	0%	13,000	SF	$ 25.00	$ 325,000	$ 6.13
2	Landscaping / Irrigation	0%	35,000	SF	$ 35.00	$ 1,225,000	$ 23.11
	Subtotal - Variable Items					**$ 1,550,000**	**$ 29.25**
SYSTEM SUMMARY							
	Total System Cost					**$ 1,656,000**	**$ 31.25**

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Site Civil / Mechanical Utilities

5-Story Core & Shell

Total System SF 53,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Sanitary Sewer	0%	1	LS	$ 250,000.00	$ 250,000	$ 4.72
2	Storm Sewer / Detention	0%	1	LS	$ 175,000.00	$ 175,000	$ 3.30
3	Water Main / Fire Hydrants	0%	1	LS	$ 400,000.00	$ 400,000	$ 7.55
	Subtotal - Variable Items					**$ 825,000**	**$ 15.57**
SYSTEM SUMMARY							
	Total System Cost					**$ 825,000**	**$ 15.57**

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Site Electrical Utilities

5-Story Core & Shell

Total System SF 53,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Primary Electrical Service	0%	1	LS	$ 125,000.00	$ 125,000	$ 2.36
2	Site Telecom / Data	100%	53,000	LF	$ 1.50	$ 79,500	$ 1.50
	Subtotal - Variable Items					**$ 204,500**	**$ 3.86**
SYSTEM SUMMARY							
	Total System Cost					**$ 204,500**	**$ 3.86**

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Systems Cost Makeup – TI Summary

Project Name: Weld County Justice Center – 5-Story Concept
Project Component: Tenant Improvements
Total Building GSF: 239,605

	System	Blended $/SF	System SF	Total Cost
INTERIORS				
1	Interior Construction	$ 60.44	242,853	$ 14,482,208
2	Interior Finishes	$ 82.26	242,853	$ 19,711,056
	SUBTOTAL - INTERIORS			***$ 34,193,264***
SERVICES				
3	Plumbing	$ 9.90	242,853	$ 2,370,959
4	HVAC	$ 32.26	242,853	$ 7,730,463
5	Fire Protection	$ 4.13	242,853	$ 988,516
6	Electrical	$ 40.28	242,853	$ 9,651,596
7	Technology	$ 49.17	242,853	$ 11,782,136
	SUBTOTAL - SERVICES			***$ 32,523,671***
EQUIPMENT & FURNISHINGS				
8	Furnishings	$ 41.20	242,853	$ 9,871,039
	SUBTOTAL - EQUIPMENT & FURNISHINGS			***$ 9,871,039***
			TOTAL TI DIRECT COST	**$ 76,587,973**
			BLENDED COST / GSF	**$ 319.64**
			ESTIMATE TI $/SF (excl. Plumbing)	**$ 351.97**

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Interior Construction

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Light Demolition / Slab Prep for TI	100%	239,605	SF	$	1.50	$	359,408	$	1.50
	Subtotal - 100% Items						**$**	**359,408**	**$**	**1.50**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Metal Stud & GWB Partitions - Office/Suite	0%	155,000	SF	$	22.00	$	3,410,000	$	14.23
2	Metal Stud & GWB Partitions - Courtroom Encl.	0%	38,400	SF	$	28.00	$	1,075,200	$	4.49
3	Acoustic / STC-Rated Partitions (Courtrooms)	0%	19,200	SF	$	75.00	$	1,440,000	$	6.01
4	Holding Cell Partitions - CMU / Detention	0%	12,400	SF	$	62.50	$	775,000	$	3.23
5	Solid Core Wood Doors w/ HM Frames	0%	350	EA	$	3,500.00	$	1,225,000	$	5.11
6	Courtroom Entry Doors (Oversized / Acoustic)	0%	48	EA	$	6,500.00	$	312,000	$	1.30
7	Detention / Security Doors	0%	40	EA	$	6,500.00	$	260,000	$	1.09
8	Hardware / Locksets (Standard)	0%	350	EA	$	650.00	$	227,500	$	0.95
9	Hardware / Access Control (Secure)	0%	88	EA	$	2,200.00	$	193,600	$	0.81
10	Courtroom Millwork / Casework (Judge Bench, Jury B	0%	24	EA	$	125,000.00	$	3,000,000	$	12.52
11	Judicial Office Built-In Casework	0%	24	EA	$	30,000.00	$	720,000	$	3.00
12	Clerk / Admin Casework & Counters	0%	36,500	SF	$	13.00	$	474,500	$	1.98
13	Toilet Accessories & Partitions (TI Scope)	0%	40	EA	$	8,500.00	$	340,000	$	1.42
14	Window Treatments / Blinds (Interior)	0%	24	EA	$	17,500.00	$	420,000	$	1.75
15	Signage & Wayfinding (Interior)	0%	1	LS	$	250,000.00	$	250,000	$	1.04
	Subtotal - Variable Items						**$**	**14,122,800**	**$**	**58.94**

SYSTEM SUMMARY			
	Total System Cost	**$**	**14,482,208**	**$**	**60.44**

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Interior Finishes

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Ceiling Grid & ACT (Standard Office Areas)	55%	131,783	SF	$	11.00	$	1,449,610	$	6.05
2	GWB Ceilings (Corridors, Courtrooms, Lobbies)	35%	83,862	SF	$	14.00	$	1,174,065	$	4.90
3	Paint - Walls (2 coats)	100%	239,605	SF	$	4.50	$	1,078,223	$	4.50
4	Paint - Ceilings	90%	215,645	SF	$	5.00	$	1,078,223	$	4.50
5	Carpet Tile (Office Areas)	40%	95,842	SF	$	8.00	$	766,736	$	3.20
6	VCT / LVT (Corridors, Support)	20%	47,921	SF	$	7.00	$	335,447	$	1.40
7	Polished Concrete / Sealed (Lobbies, Public)	10%	23,961	SF	$	9.00	$	215,645	$	0.90
8	Base - Rubber / Wood (All Areas)	100%	239,605	SF	$	1.75	$	419,309	$	1.75
	Subtotal - 100% Items						**$**	**6,517,256**	**$**	**27.20**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Courtroom Wood Paneling / Veneer Wainscot	0%	24	EA	$	75,000.00	$	1,800,000	$	7.51
2	Courtroom Specialty Ceiling (Coffered / Acoustic Pane	0%	24	EA	$	80,000.00	$	1,920,000	$	8.01
3	Courtroom Acoustic Wall Panels	0%	24	EA	$	60,000.00	$	1,440,000	$	6.01
4	Courtroom Specialty Flooring (Carpet/Wood)	0%	48,000	SF	$	30.00	$	1,440,000	$	6.01
5	Courtroom Ceiling Lighting Coves / Soffits	0%	24	EA	$	25,000.00	$	600,000	$	2.50
6	Judicial Office Finishes	0%	26,000	SF	$	8.00	$	208,000	$	0.87
7	Lobby Feature Walls / Accent Finishes	0%	5	EA	$	150,000.00	$	750,000	$	3.13
8	Public Corridor Finishes	0%	40,000	SF	$	45.00	$	1,800,000	$	7.51
9	Restroom Ceramic Tile - Floors	0%	4,500	SF	$	18.00	$	81,000	$	0.34
10	Restroom Ceramic Tile - Walls (6' AFF)	0%	15,600	SF	$	23.00	$	358,800	$	1.50
11	Detention Finishes (Epoxy Paint, Sealed Floors)	0%	15,500	SF	$	40.00	$	620,000	$	2.59
12	Clerk Offices Finishes	0%	36,500	SF	$	35.00	$	1,277,500	$	5.33
13	Jury Assembly Finishes	0%	12,500	SF	$	45.00	$	562,500	$	2.35
14	Specialty Glazing / Borrowed Lites	0%	120	EA	$	2,800.00	$	336,000	$	1.40
	Subtotal - Variable Items						**$**	**13,193,800**	**$**	**55.06**

SYSTEM SUMMARY										
	Total System Cost						**$**	**19,711,056**	**$**	**82.26**

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Plumbing

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Fixture Connections / Final Hookups	100%	239,605	SF	$	1.50	$	359,408	$	1.50
	Subtotal - 100% Items						**$**	**359,408**	**$**	**1.50**
VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Restroom Fixtures - Water Closets	0%	80	EA	$	1,800.00	$	144,000	$	0.60
2	Restroom Fixtures - Lavatories	0%	70	EA	$	1,400.00	$	98,000	$	0.41
3	Restroom Fixtures - Urinals	0%	30	EA	$	1,600.00	$	48,000	$	0.20
4	ADA Fixtures (Accessible Restrooms)	0%	25	EA	$	2,800.00	$	70,000	$	0.29
5	Drinking Fountains / Bottle Fillers	0%	30	EA	$	3,200.00	$	96,000	$	0.40
6	Break Room / Kitchenette Sinks & Piping	0%	10	EA	$	4,500.00	$	45,000	$	0.19
7	Janitor / Mop Sinks	0%	15	EA	$	2,200.00	$	33,000	$	0.14
8	Holding Cell Plumbing (Detention-Grade)	0%	20	EA	$	6,500.00	$	130,000	$	0.54
9	Judicial Chambers Private Restrooms	0%	12	EA	$	8,500.00	$	102,000	$	0.43
10	Courtroom Evidence / Exhibit Sink	0%	6	EA	$	3,500.00	$	21,000	$	0.09
11	Floor Drains & Cleanouts (TI)	0%	60	EA	$	850.00	$	51,000	$	0.21
12	Domestic Water Distribution (TI Branch Piping)	0%	242,853	SF	$	2.50	$	607,133	$	2.53
13	Sanitary Waste & Vent (TI Branch Piping)	0%	242,853	SF	$	2.25	$	546,419	$	2.28
14	Gas Piping (Break Room / Lab)	0%	8	EA	$	2,500.00	$	20,000	$	0.08
	Subtotal - Variable Items						**$**	**2,011,552**	**$**	**8.40**
SYSTEM SUMMARY										
	Total System Cost						**$**	**2,370,959**	**$**	**9.90**

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HVAC

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	VAV Boxes & Controls	95%	227,625	SF	$	8.50	$	1,934,810	$	8.08
2	Ductwork Distribution (Medium Pressure)	100%	239,605	SF	$	12.00	$	2,875,260	$	12.00
3	Diffusers, Grilles & Registers	100%	239,605	SF	$	3.50	$	838,618	$	3.50
4	Thermostat / Zone Controls	100%	239,605	SF	$	1.25	$	299,506	$	1.25
5	Insulation (Duct & Pipe)	100%	239,605	SF	$	2.00	$	479,210	$	2.00
6	Testing, Adjusting & Balancing	100%	239,605	SF	$	1.75	$	419,309	$	1.75
	Subtotal - 100% Items						**$**	**6,846,713**	**$**	**28.58**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom Supplemental Cooling	0%	24	EA	$	12,000.00	$	288,000	$	1.20
2	Courtroom Sound Attenuators	0%	48	EA	$	3,500.00	$	168,000	$	0.70
3	Holding / Detention Exhaust Systems	0%	15,500	SF	$	4.50	$	69,750	$	0.29
4	Kitchen / Break Room Exhaust	0%	8	EA	$	4,500.00	$	36,000	$	0.15
5	Server Room / IT Closet Cooling	0%	12	EA	$	15,000.00	$	180,000	$	0.75
6	Evidence Room HVAC (Isolation)	0%	2	EA	$	8,500.00	$	17,000	$	0.07
7	Smoke Evacuation Tie-Ins (TI)	0%	1	LS	$	125,000.00	$	125,000	$	0.52
	Subtotal - Variable Items						**$**	**883,750**	**$**	**3.69**

SYSTEM SUMMARY										
	Total System Cost						**$**	**7,730,463**	**$**	**32.26**

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Fire Protection

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Sprinkler Head Relocation / TI Layout	100%	239,605	SF	$	2.75	$	658,914	$	2.75
2	Escutcheons & Coverplates	100%	239,605	SF	$	0.50	$	119,803	$	0.50
	Subtotal - 100% Items						**$**	**778,716**	**$**	**3.25**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom Concealed Heads (Upgrade)	0%	24	EA	$	450.00	$	10,800	$	0.05
2	Holding / Detention Institutional Heads	0%	40	EA	$	350.00	$	14,000	$	0.06
3	Clean Agent Suppression (Server Rooms)	0%	3	EA	$	25,000.00	$	75,000	$	0.31
4	Fire Extinguisher Cabinets	0%	80	EA	$	750.00	$	60,000	$	0.25
5	Standpipe Connections / Hose Valves (TI)	0%	20	EA	$	2,500.00	$	50,000	$	0.21
	Subtotal - Variable Items						**$**	**209,800**	**$**	**0.88**

SYSTEM SUMMARY										
	Total System Cost						**$**	**988,516**	**$**	**4.13**

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Electrical

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Branch Circuit Wiring & Conduit	100%	239,605	SF	$	6.50	$	1,557,433	$	6.50
2	Lighting Fixtures (LED 2x4, 2x2, Downlights)	100%	239,605	SF	$	22.20	$	5,319,231	$	22.20
3	Lighting Controls / Dimming / Occupancy Sensors	100%	239,605	SF	$	2.25	$	539,111	$	2.25
4	Receptacles & Device Plates	100%	239,605	SF	$	2.50	$	599,013	$	2.50
5	Fire Alarm Devices (TI - Horns, Strobes, Pulls)	100%	239,605	SF	$	1.75	$	419,309	$	1.75
	Subtotal - 100% Items						**$**	**8,434,096**	**$**	**35.20**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom Specialty Lighting	0%	24	EA	$	18,000.00	$	432,000	$	1.80
2	Courtroom AV Power / Dedicated Circuits	0%	24	EA	$	8,500.00	$	204,000	$	0.85
3	Panel Boards (TI Distribution)	0%	35	EA	$	8,500.00	$	297,500	$	1.24
4	Emergency / Exit Lighting (Battery)	0%	250	EA	$	650.00	$	162,500	$	0.68
5	Generator Tie-In / Transfer (TI Loads)	0%	1	LS	$	75,000.00	$	75,000	$	0.31
6	Detention Electrical (Tamper-Proof)	0%	15,500	SF	$	3.00	$	46,500	$	0.19
	Subtotal - Variable Items						**$**	**1,217,500**	**$**	**5.08**

SYSTEM SUMMARY										
	Total System Cost						**$**	**9,651,596**	**$**	**40.28**

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Technology

5-Story TI

Total System SF 239,605

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Structured Cabling (Cat6A) - Horizontal	100%	239,605	SF	$	5.50	$	1,317,828	$	5.50
2	Wireless Access Points	100%	239,605	SF	$	1.00	$	239,605	$	1.00
3	Building-Wide Paging / Intercom	100%	239,605	SF	$	0.75	$	179,704	$	0.75
	Subtotal - 100% Items						**$**	**1,737,136**	**$**	**7.25**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom AV Systems (Evidence Presentation, Displa	0%	24	EA	$	200,000.00	$	4,800,000	$	20.03
2	Courtroom Sound Reinforcement / Microphones	0%	24	EA	$	50,000.00	$	1,200,000	$	5.01
3	Courtroom Recording / FTR System	0%	24	EA	$	25,000.00	$	600,000	$	2.50
4	Courtroom Video Arraignment / Conferencing	0%	24	EA	$	15,000.00	$	360,000	$	1.50
5	Access Control System (Doors / Readers)	0%	200	EA	$	4,500.00	$	900,000	$	3.76
6	CCTV / Surveillance Cameras	0%	150	EA	$	3,200.00	$	480,000	$	2.00
7	Intrusion Detection / Duress Alarms	0%	100	EA	$	1,500.00	$	150,000	$	0.63
8	Security Screening Equipment (Magnetometer, X-Ray)	0%	3	EA	$	100,000.00	$	300,000	$	1.25
9	Network Switches & Equipment (MDF/IDF)	0%	15	EA	$	18,000.00	$	270,000	$	1.13
10	Server Room / IT Infrastructure (TI)	0%	2	EA	$	125,000.00	$	250,000	$	1.04
11	Digital Signage / Wayfinding Displays	0%	30	EA	$	5,500.00	$	165,000	$	0.69
12	Judicial Chambers AV / Conferencing	0%	24	EA	$	8,500.00	$	204,000	$	0.85
13	Conference Room AV Systems	0%	15	EA	$	18,000.00	$	270,000	$	1.13
14	Queue Management / Check-In Kiosks	0%	8	EA	$	12,000.00	$	96,000	$	0.40
	Subtotal - Variable Items						**$**	**10,045,000**	**$**	**41.92**

SYSTEM SUMMARY										
	Total System Cost						**$**	**11,782,136**	**$**	**49.17**

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Furnishings

5-Story TI

Total System SF 239,605

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Courtroom Fixed Seating (Gallery)	0%	24	EA	$ 52,000.00	$ 1,248,000	$ 5.21
2	Courtroom Jury Seating (Fixed / Swivel)	0%	24	EA	$ 25,000.00	$ 600,000	$ 2.50
3	Courtroom Movable Furniture (Tables, Chairs)	0%	24	EA	$ 15,000.00	$ 360,000	$ 1.50
4	Judicial Office Furniture (Systems Furniture)	0%	26,000	SF	$ 38.00	$ 988,000	$ 4.12
5	Public Area Seating / Benches	0%	80,653	SF	$ 8.00	$ 645,224	$ 2.69
6	Public Area Tables / Counters	0%	80,653	SF	$ 5.00	$ 403,265	$ 1.68
7	Clerk Office Workstations	0%	36,500	SF	$ 38.00	$ 1,387,000	$ 5.79
8	Clerk Service Counters & Furniture	0%	36,500	SF	$ 30.00	$ 1,095,000	$ 4.57
9	DA Office Furniture	0%	2,400	SF	$ 38.00	$ 91,200	$ 0.38
10	Probation Office Furniture	0%	1,750	SF	$ 38.00	$ 66,500	$ 0.28
11	Justice Services Furniture	0%	4,100	SF	$ 38.00	$ 155,800	$ 0.65
12	Jury Assembly Seating & Tables	0%	12,500	SF	$ 32.00	$ 400,000	$ 1.67
13	Jury Deliberation Room Furniture	0%	24	EA	$ 19,500.00	$ 468,000	$ 1.95
14	Holding Cell Furnishings (Detention Grade)	0%	15,500	SF	$ 20.00	$ 310,000	$ 1.29
15	Court Support Furniture	0%	4,100	SF	$ 38.00	$ 155,800	$ 0.65
16	Building Support Furniture / Shelving	0%	11,350	SF	$ 35.00	$ 397,250	$ 1.66
17	Break Room / Kitchen Furnishings	0%	10	EA	$ 35,000.00	$ 350,000	$ 1.46
18	Demountable Partitions / Screens	0%	50	EA	$ 15,000.00	$ 750,000	$ 3.13
	Subtotal - Variable Items					**$ 9,871,039**	**$ 41.20**
SYSTEM SUMMARY							
	Total System Cost					**$ 9,871,039**	**$ 41.20**

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Systems Cost Makeup - Summary

Project Name: Weld County Justice Center
Project Component: Core & Shell
Total Building GSF: 256,964

	System		Blended $/SF	System SF		Total Cost
FOUNDATIONS & SUBSTRUCTURE						
1	Foundations	$	54.59	51,584	$	2,816,142
	SUBTOTAL - FOUNDATIONS & SUBSTRUCTURE				***$***	***2,816,142***
SHELL						
3	Superstructure	$	90.89	256,964	$	23,355,342
4	Exterior Enclosure	$	143.59	108,576	$	15,590,840
5	Roofing	$	20.50	51,584	$	1,057,472
	SUBTOTAL - SHELL				***$***	***40,003,654***
INTERIORS						
6	Interior Construction	$	13.36	256,964	$	3,434,200
7	Stairs	$	395.00	3,200	$	1,264,000
8	Interior Finishes	$	3.86	256,964	$	991,800
	SUBTOTAL - INTERIORS				***$***	***5,690,000***
SERVICES						
9	Conveying	$	11.17	256,964	$	2,870,000
10	Plumbing	$	21.40	256,964	$	5,498,584
11	HVAC	$	71.31	256,964	$	18,323,552
12	Fire Protection	$	9.36	256,964	$	2,406,338
13	Electrical	$	49.46	256,964	$	12,709,272
14	Technology	$	7.00	256,964	$	1,798,748
	SUBTOTAL - SERVICES				***$***	***43,606,494***
SITEWORK						
19	Site Preparation	$	16.22	69,000	$	1,119,168
20	Site Improvements	$	30.99	69,000	$	2,138,000
21	Site Civil / Mechanical Utilities	$	11.96	69,000	$	825,000
22	Site Electrical Utilities	$	3.31	69,000	$	228,500
	SUBTOTAL - SITEWORK				***$***	***4,310,668***
				TOTAL DIRECT CONSTRUCTION COST	**$**	**96,426,958**
				BLENDED COST / GSF	**$**	**375.25**

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Foundations

8-Story Core & Shell

Total System SF 51,584

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Excavation / Backfill / Slab Prep	100%	51,584	SF	$	4.00	$	206,336	$	4.00
	Subtotal - 100% Items						**$**	**206,336**	**$**	**4.00**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Pile Caps	N/A	35	CY	$	2,250.00	$	78,750	$	1.53
2	Continuous Footings	N/A	2,000	LF	$	150.00	$	300,000	$	5.82
3	Drilled Piers - 18" dia. Typ	N/A	3,500	LF	$	300.00	$	1,050,000	$	20.36
4	Drilled Piers - 24" dia. (stair & elev cor	N/A	2,400	LF	$	390.00	$	936,000	$	18.15
5	Foundation Wall (6' x 12")	N/A	2,000	LF	$	405.00	$	810,000	$	15.70
6	Foundation Waterproofing	N/A	14,000	SF	$	7.00	$	98,000	$	1.90
7	SOG - 5"	N/A	49,334	SF	$	9.00	$	444,006	$	8.61
8	Mat Slabs - Stair/Elev. Cores	N/A	2,250	SF	$	55.00	$	123,750	$	2.40
	Subtotal - Variable Items						**$**	**3,840,506**	**$**	**74.45**

SYSTEM SUMMARY										
	Total System Cost						**$**	**4,046,842**	**$**	**78.45**

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Superstructure

8-Story Core & Shell

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Fireproofing	100%	256,964	SF	$	3.50	$	899,374	$	3.50
2	Misc. Metals / Connections	0%	12,848,200	%	$	0.05	$	642,410	$	2.50
	Subtotal - 100% Items						**$**	**1,541,784**	**$**	**6.00**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Structural Steel Framing	100%	256,964	SF	$	50.00	$	12,848,200	$	50.00
2	Metal Deck	100%	256,964	SF	$	9.50	$	2,441,158	$	9.50
3	Concrete on Metal Deck	0%	205,380	SF	$	10.00	$	2,053,800	$	7.99
4	Precast Concrete - L1 only, arch. Panel	0%	17,088	SF	$	110.00	$	1,879,680	$	7.31
5	Stair/Elev. Cores	0%	56,320	SF	$	46.00	$	2,590,720	$	10.08
	Subtotal - Variable Items						**$**	**21,813,558**	**$**	**84.89**

SYSTEM SUMMARY										
	Total System Cost						**$**	**23,355,342**	**$**	**90.89**

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Exterior Enclosure

8-Story Core & Shell

Total System SF 108,576

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Air Barrier / WRB	100%	108,576	SF	$	7.00	$	760,032	$	7.00
2	Scaffolding / Swing Stage	100%	108,576	SF	$	5.00	$	542,880	$	5.00
3	Sealants & Caulking	100%	108,576	SF	$	3.00	$	325,728	$	3.00
4	Exterior Wall Framing	100%	91,488	SF	$	22.00	$	2,012,736	$	18.54
	Subtotal - 100% Items						**$**	**3,641,376**	**$**	**33.54**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Glass / Curtainwall	30%	32,573	SF	$	140.00	$	4,560,220	$	42.00
2	Alum. Doors	0%	26	EA	$	9,000.00	$	234,000	$	2.16
3	Storefront	10%	10,858	SF	$	95.00	$	1,031,510	$	9.50
4	Brick / Stone Veneer	50%	54,288	SF	$	65.00	$	3,528,720	$	32.50
5	Metal Panel / ACM	10%	10,858	SF	$	95.00	$	1,031,510	$	9.50
6	Exterior Wall Framing	0%	65,146	SF	$	24.00	$	1,563,504	$	14.40
	Subtotal - Variable Items						**$**	**11,949,464**	**$**	**110.06**

SYSTEM SUMMARY			
	Total System Cost	**$**	**15,590,840**	**$**	**143.59**

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Roofing

8-Story Core & Shell

Total System SF 51,584

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Roof Insulation	100%	51,584	SF	$ 5.00	$ 257,920	$ 5.00
2	Roof Accessories (Drains, Vents)	100%	51,584	EA	$ 1.00	$ 51,584	$ 1.00
3	Sheet Metal / Flashing	100%	51,584	LF	$ 2.50	$ 128,960	$ 2.50
	Subtotal - 100% Items					**$ 438,464**	**$ 8.50**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	TPO / Single-Ply Membrane	100%	51,584	SF	$ 12.00	$ 619,008	$ 12.00
	Subtotal - Variable Items					**$ 619,008**	**$ 12.00**
SYSTEM SUMMARY							
	Total System Cost					**$ 1,057,472**	**$ 20.50**

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Interior Construction

8-Story Core & Shell

Total System SF 256,964

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	HMF/WD	0%	70	EA	$ 3,250.00	$ 126,000	$ 0.49
2	Hardware / Access Control	0%	70	EA	$ 750.00	$ 98,000	$ 0.38
3	Interior Partitions - 2-hr shaft walls	0%	16,640	SF	$ 38.00	$ 632,320	$ 2.46
4	Interior Partitions - 1-hr corridor walls	0%	71,600	SF	$ 22.00	$ 1,575,200	$ 6.13
5	Restroom Wall & Ceiling Framing & Dı	0%	2,250	SF	$ 32.00	$ 72,000	$ 0.28
6	Restroom Floor Tile	0%	2,250	SF	$ 18.00	$ 40,500	$ 0.16
7	Restroom Wall Tile - 6' A.F.F.	0%	7,800	SF	$ 23.00	$ 179,400	$ 0.70
8	Paint at Restrooms / Corridors	0%	11,250	SF	$ 4.50	$ 50,625	$ 0.20
9	Specialties	0%	11,250	SF	$ 3.50	$ 39,375	$ 0.15
10	Toilet Partitions & Accessories	0%	10	EA	$ 8,500.00	$ 85,000	$ 0.33
	Subtotal - Variable Items					**$ 224,000**	**$ 0.87**
SYSTEM SUMMARY							
	Total System Cost					**$ 224,000**	**$ 0.87**

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Stairs

8-Story Core & Shell

Total System SF 3,200

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Steel Stair Structure	0%	288	VLF	$	2,800.00	$	806,400	$	252.00
2	Concrete Fill / Pans	100%	3,200	SF	$	8.00	$	25,600	$	8.00
	Subtotal - 100% Items						**$**	**832,000**	**$**	**260.00**
VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Decorative / Feature Stair Upgrade	30%	960	SF	$	450.00	$	432,000	$	135.00
	Subtotal - Variable Items						**$**	**432,000**	**$**	**135.00**
SYSTEM SUMMARY										
	Total System Cost						**$**	**1,264,000**	**$**	**395.00**

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Interior Finishes

8-Story Core & Shell

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Paint / Wall Finishes	100%	11,250	SF	$	3.50	$	39,375	$	0.15
2	Base / Trim	100%	11,250	LF	$	4.00	$	45,000	$	0.18
	Subtotal - 100% Items						**$**	**84,375**	**$**	**0.33**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Ceiling Grid & Tile (ACT)	100%	11,250	SF	$	11.00	$	123,750	$	0.48
2	Carpet / Carpet Tile	25%	2,813	SF	$	9.00	$	25,313	$	0.10
3	VCT / LVT / Resilient	75%	8,438	SF	$	7.00	$	59,063	$	0.23
4	Misc. Finishes	0%	11,250	SF	$	50.00	$	562,500	$	2.19
	Subtotal - Variable Items						**$**	**770,625**	**$**	**3.00**

SYSTEM SUMMARY										
	Total System Cost						**$**	**855,000**	**$**	**3.33**

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Conveying

8-Story Core & Shell

Total System SF 256,964

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Cab Finishes / Fixtures	0%	7	EA	$ 50,000.00	$ 350,000	$ 1.36
	Subtotal - 100% Items					**$ 350,000**	**$ 1.36**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Hydraulic Elevator	0%	56	STOP	$ 45,000.00	$ 2,520,000	$ 9.81
	Subtotal - Variable Items					**$ 2,520,000**	**$ 9.81**
SYSTEM SUMMARY							
	Total System Cost					**$ 2,870,000**	**$ 11.17**

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Plumbing

8-Story Core & Shell

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Domestic Water Distribution	100%	256,964	SF	$	6.00	$	1,541,784	$	6.00
2	Sanitary Waste & Vent	100%	256,964	SF	$	5.50	$	1,413,302	$	5.50
3	Plumbing Insulation	100%	256,964	SF	$	3.00	$	770,892	$	3.00
	Subtotal - 100% Items						**$**	**3,725,978**	**$**	**14.50**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Plumbing Fixtures (Premium)	0%	70	EA	$	5,500.00	$	385,000	$	1.50
2	Natural Gas Piping	30%	77,089	LF	$	18.00	$	1,387,606	$	5.40
	Subtotal - Variable Items						**$**	**1,772,606**	**$**	**6.90**

SYSTEM SUMMARY										
	Total System Cost						**$**	**5,498,584**	**$**	**21.40**

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HVAC

8-Story Core & Shell

Total System SF 256,964

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Primary Ductwork Distribution	100%	256,964	SF	$ 19.50	$ 5,010,798	$ 19.50
2	HVAC Controls / BAS	100%	256,964	SF	$ 8.00	$ 2,055,712	$ 8.00
3	Testing & Balancing	100%	256,964	SF	$ 2.50	$ 642,410	$ 2.50
4	HVAC Insulation	100%	256,964	SF	$ 4.00	$ 1,027,856	$ 4.00
5	4-Pipe Equip / Boilers / Chillers	100%	256,964	SF	$ 34.00	$ 8,736,776	$ 34.00
	Subtotal - 100% Items					**$ 17,473,552**	**$ 68.00**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Smoke Evacuation / Pressurization Sys	0%	1	LS	$ 850,000.00	$ 850,000	$ 3.31
	Subtotal - Variable Items					**$ 850,000**	**$ -**
SYSTEM SUMMARY							
	Total System Cost					**$ 18,323,552**	**$ 71.31**

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Fire Protection

8-Story Core & Shell

Total System SF 256,964

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Sprinkler Piping & Heads	100%	256,964	SF	$ 4.50	$ 1,156,338	$ 4.50
	Subtotal - 100% Items					**$ 1,156,338**	**$ 4.50**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Fire Pump	0%	1	EA	$ 350,000.00	$ 350,000	$ 1.36
2	Standpipe / Hose Connections	0%	8	EA	$ 7,500.00	$ 60,000	$ 0.23
3	Smoke Curtains (Elevator Lobbies)	0%	56	EA	$ 15,000.00	$ 840,000	$ 3.27
	Subtotal - Variable Items					**$ 1,250,000**	**$ 4.86**
SYSTEM SUMMARY							
	Total System Cost					**$ 2,406,338**	**$ 9.36**

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Electrical

8-Story Core & Shell

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Branch Wiring & Devices	100%	256,964	SF	$	6.00	$	1,541,784	$	6.00
2	Lighting Fixtures	100%	256,964	SF	$	4.00	$	1,027,856	$	4.00
3	Lighting Controls / Dimming	100%	256,964	SF	$	2.00	$	513,928	$	2.00
	Subtotal - 100% Items						**$**	**3,083,568**	**$**	**12.00**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Electrical Distribution (Panels)	100%	256,964	SF	$	12.00	$	3,083,568	$	12.00
2	Switchgear / Main Service	100%	256,964	SF	$	24.00	$	6,167,136	$	24.00
3	Emergency Generator	0%	1	EA	$	375,000.00	$	375,000	$	1.46
	Subtotal - Variable Items						**$**	**9,625,704**	**$**	**37.46**

SYSTEM SUMMARY										
	Total System Cost						**$**	**12,709,272**	**$**	**49.46**

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Technology

8-Story Core & Shell

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Telecom Rooms / Racks	100%	256,964	EA	$	3.00	$	770,892	$	3.00
2	Technology / Data / A/V Rough-in	100%	256,964	SF	$	4.00	$	1,027,856	$	4.00
	Subtotal - 100% Items		0				**$**	**1,798,748**	**$**	**7.00**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
	Subtotal - Variable Items						**$**	**-**	**$**	**-**

SYSTEM SUMMARY										
	Total System Cost						**$**	**1,798,748**	**$**	**7.00**

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Site Preparation

8-Story Core & Shell

Total System SF 69,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Erosion Control / SWPPP	100%	1	LS	$ 50,000.00	$ 50,000	$ 0.72
	Subtotal - 100% Items					**$ 50,000**	**$ 0.72**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Clearing & Grubbing	0%	120,270	SF	$ 2.00	$ 240,540	$ 3.49
2	Mass Grading / Earthwork	0%	53,000	SF	$ 12.00	$ 636,000	$ 9.22
	Subtotal - Variable Items					**$ 876,540**	**$ 12.70**
SYSTEM SUMMARY							
	Total System Cost					**$ 926,540**	**$ 13.43**

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Site Improvements

8-Story Core & Shell

Total System SF 69,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
1	Fine Grading & Topsoil	100%	69,000	SF	$ 2.00	$ 138,000	$ 2.00
	Subtotal - 100% Items					**$ 138,000**	**$ 2.00**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Concrete Paving / Sidewalks	0%	13,000	SF	$ 25.00	$ 325,000	$ 4.71
2	Landscaping / Irrigation	0%	35,000	SF	$ 35.00	$ 1,225,000	$ 17.75
	Subtotal - Variable Items					**$ 1,550,000**	**$ 22.46**
SYSTEM SUMMARY							
	Total System Cost					**$ 1,688,000**	**$ 24.46**

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Site Civil / Mechanical Utilities

8-Story Core & Shell

Total System SF 69,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Sanitary Sewer	0%	1	LS	$ 250,000.00	$ 250,000	$ 3.62
2	Storm Sewer / Detention	0%	1	LS	$ 175,000.00	$ 175,000	$ 2.54
3	Water Main / Fire Hydrants	0%	1	LS	$ 400,000.00	$ 400,000	$ 5.80
	Subtotal - Variable Items					**$ 825,000**	**$ 11.96**
SYSTEM SUMMARY							
	Total System Cost					**$ 825,000**	**$ 11.96**

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Site Electrical Utilities

8-Story Core & Shell

Total System SF 69,000

	Item	% Coverage	Quantity	UoM	Unit Cost	Total Cost	Cost / SF
100% COVERAGE ITEMS							
	Subtotal - 100% Items					**$ -**	**$ -**
VARIABLE ALLOCATION ITEMS							
	Item	**% Coverage**	**Quantity**	**UoM**	**Unit Cost**	**Total Cost**	**Cost / SF**
1	Primary Electrical Service	0%	1	LS	$ 125,000.00	$ 125,000	$ 1.81
2	Site Telecom / Data	100%	69,000	LF	$ 1.50	$ 103,500	$ 1.50
	Subtotal - Variable Items					**$ 228,500**	**$ 3.31**
SYSTEM SUMMARY							
	Total System Cost					**$ 228,500**	**$ 3.31**

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Systems Cost Makeup – TI Summary

Project Name: Weld County Justice Center – 8-Story Concept
Project Component: Tenant Improvements
Total Building GSF: 256,964

	System	Blended $/SF	System SF	Total Cost
INTERIORS				
1	Interior Construction	$ 56.46	256,964	$ 14,508,246
2	Interior Finishes	$ 78.54	256,964	$ 20,183,221
	SUBTOTAL - INTERIORS			***$ 34,691,467***
SERVICES				
3	Plumbing	$ 9.59	256,964	$ 2,464,025
4	HVAC	$ 32.01	256,964	$ 8,226,496
5	Fire Protection	$ 4.07	256,964	$ 1,044,933
6	Electrical	$ 39.94	256,964	$ 10,262,633
7	Technology	$ 46.34	256,964	$ 11,907,989
	SUBTOTAL - SERVICES			***$ 33,906,076***
EQUIPMENT & FURNISHINGS				
8	Furnishings	$ 38.41	256,964	$ 9,871,039
	SUBTOTAL - EQUIPMENT & FURNISHINGS			
			TOTAL TI DIRECT COST	**$ 68,597,543**
			BLENDED TI $/SF	**$ 266.95**

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Interior Construction

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Light Demolition / Slab Prep for TI	100%	256,964	SF	$	1.50	$	385,446	$	1.50
	Subtotal - 100% Items						**$**	**385,446**	**$**	**1.50**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Metal Stud & GWB Partitions - Office/Suite	0%	155,000	SF	$	22.00	$	3,410,000	$	13.27
2	Metal Stud & GWB Partitions - Courtroom Encl.	0%	38,400	SF	$	28.00	$	1,075,200	$	4.18
3	Acoustic / STC-Rated Partitions (Courtrooms)	0%	19,200	SF	$	75.00	$	1,440,000	$	5.60
4	Holding Cell Partitions - CMU / Detention	0%	12,400	SF	$	62.50	$	775,000	$	3.02
5	Solid Core Wood Doors w/ HM Frames	0%	350	EA	$	3,500.00	$	1,225,000	$	4.77
6	Courtroom Entry Doors (Oversized / Acoustic)	0%	48	EA	$	6,500.00	$	312,000	$	1.21
7	Detention / Security Doors	0%	40	EA	$	6,500.00	$	260,000	$	1.01
8	Hardware / Locksets (Standard)	0%	350	EA	$	650.00	$	227,500	$	0.89
9	Hardware / Access Control (Secure)	0%	88	EA	$	2,200.00	$	193,600	$	0.75
10	Courtroom Millwork / Casework (Judge Bench, Jury Box, Clerk Station, Witness)	0%	24	EA	$	125,000.00	$	3,000,000	$	11.67
11	Judicial Office Built-In Casework	0%	24	EA	$	30,000.00	$	720,000	$	2.80
12	Clerk / Admin Casework & Counters	0%	36,500	SF	$	13.00	$	474,500	$	1.85
13	Toilet Accessories & Partitions (TI Scope)	0%	40	EA	$	8,500.00	$	340,000	$	1.32
14	Window Treatments / Blinds (Interior)	0%	24	EA	$	17,500.00	$	420,000	$	1.63
15	Signage & Wayfinding (Interior)	0%	1	LS	$	250,000.00	$	250,000	$	0.97
	Subtotal - Variable Items						**$**	**14,122,800**	**$**	**54.96**

SYSTEM SUMMARY			
	Total System Cost	**$**	**14,508,246**	**$**	**56.46**

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Interior Finishes

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Ceiling Grid & ACT (Standard Office A	55%	141,330	SF	$	11.00	$	1,554,632	$	6.05
2	GWB Ceilings (Corridors, Courtrooms,	35%	89,937	SF	$	14.00	$	1,259,124	$	4.90
3	Paint - Walls (2 coats)	100%	256,964	SF	$	4.50	$	1,156,338	$	4.50
4	Paint - Ceilings	90%	231,268	SF	$	5.00	$	1,156,338	$	4.50
5	Carpet Tile (Office Areas)	40%	102,786	SF	$	8.00	$	822,285	$	3.20
6	VCT / LVT (Corridors, Support)	20%	51,393	SF	$	7.00	$	359,750	$	1.40
7	Polished Concrete / Sealed (Lobbies, F	10%	25,696	SF	$	9.00	$	231,268	$	0.90
8	Base - Rubber / Wood (All Areas)	100%	256,964	SF	$	1.75	$	449,687	$	1.75
	Subtotal - 100% Items						**$**	**6,989,421**	**$**	**27.20**

VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Courtroom Wood Paneling / Veneer W	0%	24	EA	$	75,000.00	$	1,800,000	$	7.00
2	Courtroom Specialty Ceiling (Coffered	0%	24	EA	$	80,000.00	$	1,920,000	$	7.47
3	Courtroom Acoustic Wall Panels	0%	24	EA	$	60,000.00	$	1,440,000	$	5.60
4	Courtroom Specialty Flooring (Carpet/	0%	48,000	SF	$	30.00	$	1,440,000	$	5.60
5	Courtroom Ceiling Lighting Coves / Sc	0%	24	EA	$	25,000.00	$	600,000	$	2.33
6	Judicial Office Finishes	0%	26,000	SF	$	8.00	$	208,000	$	0.81
7	Lobby Feature Walls / Accent Finishes	0%	5	EA	$	150,000.00	$	750,000	$	2.92
8	Public Corridor Finishes	0%	40,000	SF	$	45.00	$	1,800,000	$	7.00
9	Restroom Ceramic Tile - Floors	0%	4,500	SF	$	18.00	$	81,000	$	0.32
10	Restroom Ceramic Tile - Walls (6' AFF)	0%	15,600	SF	$	23.00	$	358,800	$	1.40
11	Detention Finishes (Epoxy Paint, Seale	0%	15,500	SF	$	40.00	$	620,000	$	2.41
12	Clerk Offices Finishes	0%	36,500	SF	$	35.00	$	1,277,500	$	4.97
13	Jury Assembly Finishes	0%	12,500	SF	$	45.00	$	562,500	$	2.19
14	Specialty Glazing / Borrowed Lites	0%	120	EA	$	2,800.00	$	336,000	$	1.31
	Subtotal - Variable Items						**$**	**13,193,800**	**$**	**51.34**

SYSTEM SUMMARY			
Total System Cost	**$**	**20,183,221**	**$** **78.54**

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Plumbing

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Fixture Connections / Final Hookups	100%	256,964	SF	$	1.50	$	385,446	$	1.50
	Subtotal - 100% Items						**$**	**385,446**	**$**	**1.50**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Restroom Fixtures - Water Closets	0%	80	EA	$	1,800.00	$	144,000	$	0.56
2	Restroom Fixtures - Lavatories	0%	70	EA	$	1,400.00	$	98,000	$	0.38
3	Restroom Fixtures - Urinals	0%	30	EA	$	1,600.00	$	48,000	$	0.19
4	ADA Fixtures (Accessible Restrooms)	0%	25	EA	$	2,800.00	$	70,000	$	0.27
5	Drinking Fountains / Bottle Fillers	0%	30	EA	$	3,200.00	$	96,000	$	0.37
6	Break Room / Kitchenette Sinks & Pipi	0%	10	EA	$	4,500.00	$	45,000	$	0.18
7	Janitor / Mop Sinks	0%	15	EA	$	2,200.00	$	33,000	$	0.13
8	Holding Cell Plumbing (Detention-Gra	0%	20	EA	$	6,500.00	$	130,000	$	0.51
9	Judicial Chambers Private Restrooms	0%	12	EA	$	8,500.00	$	102,000	$	0.40
10	Courtroom Evidence / Exhibit Sink	0%	6	EA	$	3,500.00	$	21,000	$	0.08
11	Floor Drains & Cleanouts (TI)	0%	60	EA	$	850.00	$	51,000	$	0.20
12	Domestic Water Distribution (TI Branc	0%	256,964	SF	$	2.50	$	642,410	$	2.50
13	Sanitary Waste & Vent (TI Branch Pipin	0%	256,964	SF	$	2.25	$	578,169	$	2.25
14	Gas Piping (Break Room / Lab)	0%	8	EA	$	2,500.00	$	20,000	$	0.08
	Subtotal - Variable Items						**$**	**2,078,579**	**$**	**8.09**

SYSTEM SUMMARY			
Total System Cost	**$**	**2,464,025**	**$** **9.59**

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HVAC

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	VAV Boxes & Controls	95%	244,116	SF	$	8.50	$	2,074,984	$	8.08
2	Ductwork Distribution (Medium Pressu	100%	256,964	SF	$	12.00	$	3,083,568	$	12.00
3	Diffusers, Grilles & Registers	100%	256,964	SF	$	3.50	$	899,374	$	3.50
4	Thermostat / Zone Controls	100%	256,964	SF	$	1.25	$	321,205	$	1.25
5	Insulation (Duct & Pipe)	100%	256,964	SF	$	2.00	$	513,928	$	2.00
6	Testing, Adjusting & Balancing	100%	256,964	SF	$	1.75	$	449,687	$	1.75
	Subtotal - 100% Items						**$**	**7,342,746**	**$**	**28.58**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom Supplemental Cooling	0%	24	EA	$	12,000.00	$	288,000	$	1.12
2	Courtroom Sound Attenuators	0%	48	EA	$	3,500.00	$	168,000	$	0.65
3	Holding / Detention Exhaust Systems	0%	15,500	SF	$	4.50	$	69,750	$	0.27
4	Kitchen / Break Room Exhaust	0%	8	EA	$	4,500.00	$	36,000	$	0.14
5	Server Room / IT Closet Cooling	0%	12	EA	$	15,000.00	$	180,000	$	0.70
6	Evidence Room HVAC (Isolation)	0%	2	EA	$	8,500.00	$	17,000	$	0.07
7	Smoke Evacuation Tie-Ins (TI)	0%	1	LS	$	125,000.00	$	125,000	$	0.49
	Subtotal - Variable Items						**$**	**883,750**	**$**	**3.44**

SYSTEM SUMMARY										
	Total System Cost						**$**	**8,226,496**	**$**	**32.01**

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Fire Protection

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Sprinkler Head Relocation / TI Layout	100%	256,964	SF	$	2.75	$	706,651	$	2.75
2	Escutcheons & Coverplates	100%	256,964	SF	$	0.50	$	128,482	$	0.50
	Subtotal - 100% Items						**$**	**835,133**	**$**	**3.25**
VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Courtroom Concealed Heads (Upgrac	0%	24	EA	$	450.00	$	10,800	$	0.04
2	Holding / Detention Institutional Head	0%	40	EA	$	350.00	$	14,000	$	0.05
3	Clean Agent Suppression (Server Roo	0%	3	EA	$	25,000.00	$	75,000	$	0.29
4	Fire Extinguisher Cabinets	0%	80	EA	$	750.00	$	60,000	$	0.23
5	Standpipe Connections / Hose Valves	0%	20	EA	$	2,500.00	$	50,000	$	0.19
	Subtotal - Variable Items						**$**	**209,800**	**$**	**0.82**
SYSTEM SUMMARY										
	Total System Cost						**$**	**1,044,933**	**$**	**4.07**

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Electrical

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Branch Circuit Wiring & Conduit	100%	256,964	SF	$	6.50	$	1,670,266	$	6.50
2	Lighting Fixtures (LED 2x4, 2x2, Down	100%	256,964	SF	$	22.20	$	5,704,601	$	22.20
3	Lighting Controls / Dimming / Occupa	100%	256,964	SF	$	2.25	$	578,169	$	2.25
4	Receptacles & Device Plates	100%	256,964	SF	$	2.50	$	642,410	$	2.50
5	Fire Alarm Devices (TI - Horns, Strobes	100%	256,964	SF	$	1.75	$	449,687	$	1.75
	Subtotal - 100% Items						**$**	**9,045,133**	**$**	**35.20**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom Specialty Lighting	0%	24	EA	$	18,000.00	$	432,000	$	1.68
2	Courtroom AV Power / Dedicated Circ	0%	24	EA	$	8,500.00	$	204,000	$	0.79
3	Panel Boards (TI Distribution)	0%	35	EA	$	8,500.00	$	297,500	$	1.16
4	Emergency / Exit Lighting (Battery)	0%	250	EA	$	650.00	$	162,500	$	0.63
5	Generator Tie-In / Transfer (TI Loads)	0%	1	LS	$	75,000.00	$	75,000	$	0.29
6	Detention Electrical (Tamper-Proof)	0%	15,500	SF	$	3.00	$	46,500	$	0.18
	Subtotal - Variable Items						**$**	**1,217,500**	**$**	**4.74**

SYSTEM SUMMARY										
	Total System Cost						**$**	**10,262,633**	**$**	**39.94**

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Technology

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Structured Cabling (Cat6A) - Horizonta	100%	256,964	SF	$	5.50	$	1,413,302	$	5.50
2	Wireless Access Points	100%	256,964	SF	$	1.00	$	256,964	$	1.00
3	Building-Wide Paging / Intercom	100%	256,964	SF	$	0.75	$	192,723	$	0.75
	Subtotal - 100% Items						**$**	**1,862,989**	**$**	**7.25**

VARIABLE ALLOCATION ITEMS										
	Item	**% Coverage**	**Quantity**	**UoM**		**Unit Cost**		**Total Cost**		**Cost / SF**
1	Courtroom AV Systems (Evidence Pres	0%	24	EA	$	200,000.00	$	4,800,000	$	18.68
2	Courtroom Sound Reinforcement / Mi	0%	24	EA	$	50,000.00	$	1,200,000	$	4.67
3	Courtroom Recording / FTR System	0%	24	EA	$	25,000.00	$	600,000	$	2.33
4	Courtroom Video Arraignment / Confe	0%	24	EA	$	15,000.00	$	360,000	$	1.40
5	Access Control System (Doors / Reade	0%	200	EA	$	4,500.00	$	900,000	$	3.50
6	CCTV / Surveillance Cameras	0%	150	EA	$	3,200.00	$	480,000	$	1.87
7	Intrusion Detection / Duress Alarms	0%	100	EA	$	1,500.00	$	150,000	$	0.58
8	Security Screening Equipment (Magne	0%	3	EA	$	100,000.00	$	300,000	$	1.17
9	Network Switches & Equipment (MDF/	0%	15	EA	$	18,000.00	$	270,000	$	1.05
10	Server Room / IT Infrastructure (TI)	0%	2	EA	$	125,000.00	$	250,000	$	0.97
11	Digital Signage / Wayfinding Displays	0%	30	EA	$	5,500.00	$	165,000	$	0.64
12	Judicial Chambers AV / Conferencing	0%	24	EA	$	8,500.00	$	204,000	$	0.79
13	Conference Room AV Systems	0%	15	EA	$	18,000.00	$	270,000	$	1.05
14	Queue Management / Check-In Kiosks	0%	8	EA	$	12,000.00	$	96,000	$	0.37
	Subtotal - Variable Items						**$**	**10,045,000**	**$**	**39.09**

SYSTEM SUMMARY				
	Total System Cost	**$**	**11,907,989**	**$** **46.34**

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Furnishings

8-Story TI

Total System SF 256,964

100% COVERAGE ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
	Subtotal - 100% Items						**$**	**-**	**$**	**-**
VARIABLE ALLOCATION ITEMS										
	Item	% Coverage	Quantity	UoM		Unit Cost		Total Cost		Cost / SF
1	Courtroom Fixed Seating (Gallery)	0%	24	EA	$	52,000.00	$	1,248,000	$	4.86
2	Courtroom Jury Seating (Fixed / Swivel)	0%	24	EA	$	25,000.00	$	600,000	$	2.33
3	Courtroom Movable Furniture (Tables, Chairs)	0%	24	EA	$	15,000.00	$	360,000	$	1.40
4	Judicial Office Furniture (Systems Furniture)	0%	26,000	SF	$	38.00	$	988,000	$	3.84
5	Public Area Seating / Benches	0%	80,653	SF	$	8.00	$	645,224	$	2.51
6	Public Area Tables / Counters	0%	80,653	SF	$	5.00	$	403,265	$	1.57
7	Clerk Office Workstations	0%	36,500	SF	$	38.00	$	1,387,000	$	5.40
8	Clerk Service Counters & Furniture	0%	36,500	SF	$	30.00	$	1,095,000	$	4.26
9	DA Office Furniture	0%	2,400	SF	$	38.00	$	91,200	$	0.35
10	Probation Office Furniture	0%	1,750	SF	$	38.00	$	66,500	$	0.26
11	Justice Services Furniture	0%	4,100	SF	$	38.00	$	155,800	$	0.61
12	Jury Assembly Seating & Tables	0%	12,500	SF	$	32.00	$	400,000	$	1.56
13	Jury Deliberation Room Furniture	0%	24	EA	$	19,500.00	$	468,000	$	1.82
14	Holding Cell Furnishings (Detention Grade)	0%	15,500	SF	$	20.00	$	310,000	$	1.21
15	Court Support Furniture	0%	4,100	SF	$	38.00	$	155,800	$	0.61
16	Building Support Furniture / Shelving	0%	11,350	SF	$	35.00	$	397,250	$	1.55
17	Break Room / Kitchen Furnishings	0%	10	EA	$	35,000.00	$	350,000	$	1.36
18	Demountable Partitions / Screens	0%	50	EA	$	15,000.00	$	750,000	$	2.92
	Subtotal - Variable Items						**$**	**9,871,039**	**$**	**38.41**
SYSTEM SUMMARY										
	Total System Cost						**$**	**9,871,039**	**$**	**38.41**

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12.0 - Parking Garage & Sallyport

Garage + Sallyport

600 Parking Stalls | 201,993 GSF | 5 Levels

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		PARKING GARAGE + SALLYPORT			PARKING GARAGE			SALLYPORT		
		SF	$ / SF	Price	SF	$ / SF	Total	SF	$ / SF	Total
FOUNDATIONS & SUBSTRUCTURE			$ 12.78	$ 2,540,168		$ 11.75	$ 2,334,856		$ 63.21	$ 205,312
Foundations (Incl. Slab on Grade & Slab Prep)		42,997	$ 59.08	$ 2,540,168	39,749	$ 58.74	$ 2,334,856	3,248	$ 63.21	$ 205,312
SHELL			$ 84.73	$ 16,838,760		$ 81.64	$ 16,224,589		$ 189.09	$ 614,171
Superstructure		201,993	$ 75.30	$ 15,211,034	198,745	$ 75.06	$ 14,918,714	3,248	$ 90.00	$ 292,320
Exterior Enclosure		50,900	$ 15.11	$ 769,266	47,840	$ 11.01	$ 526,795	3,060	$ 79.24	$ 242,471
Roofing		42,997	$ 19.97	$ 858,461	39,749	$ 19.60	$ 779,080	3,248	$ 24.44	$ 79,380
INTERIORS			$ 16.64	$ 3,306,523		$ 15.56	$ 3,092,075		$ 66.02	$ 214,448
Interior Construction		201,993	$ 3.53	$ 712,502	198,745	$ 2.93	$ 582,502	3,248	$ 40.02	$ 130,000
Stairs		201,993	$ 1.11	$ 224,005	198,745	$ 1.13	$ 224,005	3,248	$ -	$ -
Interior Finishes		201,993	$ 11.73	$ 2,370,016	198,745	$ 11.50	$ 2,285,568	3,248	$ 26.00	$ 84,448
SERVICES			$ 36.74	$ 7,301,238		$ 34.78	$ 6,912,450		$ 119.70	$ 388,788
Conveying		201,993	$ 2.87	$ 579,998	198,745	$ 2.92	$ 579,998	3,248	$ -	$ -
Plumbing		201,993	$ 1.57	$ 317,623	198,745	$ 1.51	$ 300,423	3,248	$ 5.30	$ 17,200
HVAC		201,993	$ 4.96	$ 1,002,601	198,745	$ 4.48	$ 889,801	3,248	$ 34.73	$ 112,800
Fire Protection		201,993	$ 4.25	$ 858,714	198,745	$ 4.24	$ 842,798	3,248	$ 4.90	$ 15,916
Electrical		201,993	$ 17.85	$ 3,605,796	198,745	$ 17.69	$ 3,514,925	3,248	$ 27.98	$ 90,872
Technology		201,993	$ 4.64	$ 936,506	198,745	$ 3.95	$ 784,506	3,248	$ 46.80	$ 152,000
EQUIPMENT & FURNISHINGS			$ 1.31	$ 259,495		$ 1.26	$ 250,995		$ 2.62	$ 8,500
Equipment		201,993	$ 0.51	$ 103,995	198,745	$ 0.50	$ 98,995	3,248	$ 1.54	$ 5,000
Furnishings		201,993	$ 0.77	$ 155,500	198,745	$ 0.76	$ 152,000	3,248	$ 1.08	$ 3,500
GENERAL REQUIREMENTS			$ 7.67	$ 1,525,058		$ 7.32	$ 1,455,134		$ 21.53	$ 69,924
General Requirements	2.00%	201,993	$ 3.02	$ 610,023	198,745	$ 2.93	$ 582,053	3,248	$ 8.61	$ 27,970
Contingency	3.00%	201,993	$ 4.53	$ 915,035	198,745	$ 4.39	$ 873,080	3,248	$ 12.92	$ 41,955
SUBTOTAL DIRECT COSTS		201,993	$ 151.00	$ 30,501,159	198,745	$ 146.43	$ 29,102,671	3,248	$ 430.57	$ 1,398,487
PROJECT STAFF & GENERAL CONDITIONS						$ 8.76	$ 1,740,752		$ 25.75	$ 83,649
Preconstruction Fee	0.15%	201,993	$ 0.26	$ 53,138	198,745	$ 0.26	$ 50,702	3,248	$ 0.75	$ 2,436
General Conditions	1.00%	201,993	$ 1.75	$ 354,253	198,745	$ 1.70	$ 338,010	3,248	$ 5.00	$ 16,243
Project Staff	4.00%	201,993	$ 7.02	$ 1,417,011	198,745	$ 6.80	$ 1,352,040	3,248	$ 20.00	$ 64,970
BONDS & INSURANCES						$ 8.93	$ 1,774,553		$ 26.25	$ 85,274
General Liability	1.25%	201,993	$ 2.19	$ 442,816	198,745	$ 2.13	$ 422,513	3,248	$ 6.25	$ 20,303
Professional Liability	0.50%	201,993	$ 0.88	$ 177,126	198,745	$ 0.85	$ 169,005	3,248	$ 2.50	$ 8,121
Excess Liability	0.40%	201,993	$ 0.70	$ 141,701	198,745	$ 0.68	$ 135,204	3,248	$ 2.00	$ 6,497
Builders Risk	0.80%	201,993	$ 1.40	$ 283,402	198,745	$ 1.36	$ 270,408	3,248	$ 4.00	$ 12,994
Subcontractor Default Insurance	1.50%	201,993	$ 2.63	$ 531,379	198,745	$ 2.55	$ 507,015	3,248	$ 7.50	$ 24,364
Payment & Performance Bond	0.80%	201,993	$ 1.40	$ 283,402	198,745	$ 1.36	$ 270,408	3,248	$ 4.00	$ 12,994
FEE						$ 5.95	$ 1,183,035		$ 17.50	$ 56,849
Contractor Fee	3.50%	201,993	$ 6.14	$ 1,239,884	198,745	$ 5.95	$ 1,183,035	3,248	$ 17.50	$ 56,849
SUBTOTAL INDIRECT COSTS		201,993	$ 24.38	$ 4,924,113	198,745	$ 23.64	$ 4,698,341	3,248	$ 69.51	$ 225,772
SOFT COSTS						$ 183.60	$ 6,929,207		$ 183.60	$ 332,973
Design Fees	10.00%	198,745	$ 17.82	$ 3,542,527	198,745	$ 17.01	$ 3,380,101	3,248	$ 50.01	$ 162,426
Permits / Entitlements / Water / 3rd-Party Utilities	1.00%	198,745	$ 1.78	$ 354,253	198,745	$ 1.70	$ 338,010	3,248	$ 5.00	$ 16,243
Testing & Inspections	2.00%	198,745	$ 3.56	$ 708,505	198,745	$ 3.40	$ 676,020	3,248	$ 10.00	$ 32,485
Owners Representative	2.50%	198,745	$ 4.46	$ 885,632	198,745	$ 4.25	$ 845,025	3,248	$ 12.50	$ 40,606
Owner's Contingency	5.00%	198,745	$ 8.91	$ 1,771,264	198,745	$ 8.50	$ 1,690,051	3,248	$ 25.00	$ 81,213
SUBTOTAL SOFT COSTS		201,993	$ 17.98	$ 3,631,090	198,745	$ 17.43	$ 3,464,604	3,248	$ 51.26	$ 166,487
TOTAL PROJECT COST		201,993	$193.36	$ 39,056,361	198,745	$187.50	$ 37,265,616	3,248	$551.34	$ 1,790,746
BELOW THE LINE										
Land Acquisitions				$ 3,000,000						
GRAND TOTAL PROJECT COST				$ 42,056,361						
Total Garage Cost/Stall				$ 56,335						

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Appendix A - 6-Story Concept Recommendation Letter

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POPULOUS | FENTRESS STUDIOS RJA Reilly Johnson Architecture

RECOMMENDED PROJECT

6-Story Justice Center

Full Build – Single Phase

PROFESSIONAL RECOMMENDATION

After evaluating many options, Level5 recommends the 6-Story Justice Center as the best path forward for Weld County. This concept delivers 5 fully finished stories with a shelled 6th floor ready for future buildout.

This option delivers a 24-courtroom program in a single construction phase, eliminates dependency on – and any further investment in – the aging Centennial Building, and provides built-in capacity for future expansion. At a total project cost of $1,013/SF, it is the most cost-effective path to the full program. The core & shell 6th floor secures approximately 41,800 SF of future-ready space that can accommodate up to 12 additional courtrooms as caseloads grow, without costly structural or building enclosure work.

The recommended plan includes a 600-space parking structure on the West Block site, ensuring the County retains control of its parking needs independent of IGA negotiations with the City of Greeley. This structure supports multiple paths forward – with, without, or through a revised agreement.

This building is designed to serve Weld County for generations. Based on the design team's programming findings, the 24-courtroom program meets the County's projected needs for the near term. Internal expansion to 33 courtrooms accommodates growth for approximately 45 years. A future addition at the southeast corner extends that capacity to 39 courtrooms, meeting the County's needs for approximately 75 years.

Notably, this project can be structured to avoid both a public vote and new County debt.

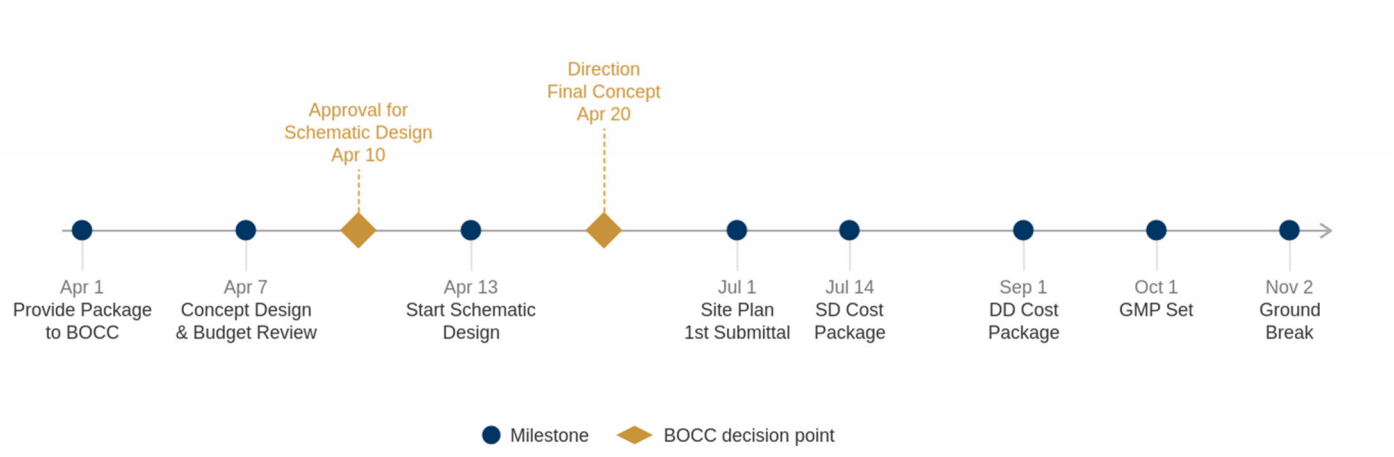
DESCRIPTION

- 5-story parking structure with 600 parking spaces
- 6-story building (281,405 GSF)
- 1st – 5th floors fully finished
- 6th floor delivered as core & shell for future expansion
- 24 courtrooms available for use upon completion (meets County needs for near term)
- Expansion ability through internal buildout / TI
  - 3 additional courtrooms possible on the 5th floor
  - 9 additional courtrooms possible on the 6th floor (33 total courtrooms meets County needs for ~45 years)
- 6 additional courtrooms possible through future expansion at southeast corner (39 total courtrooms meets County needs for ~75 years)
- No Centennial Building renovation required for continued court operations

BUDGET

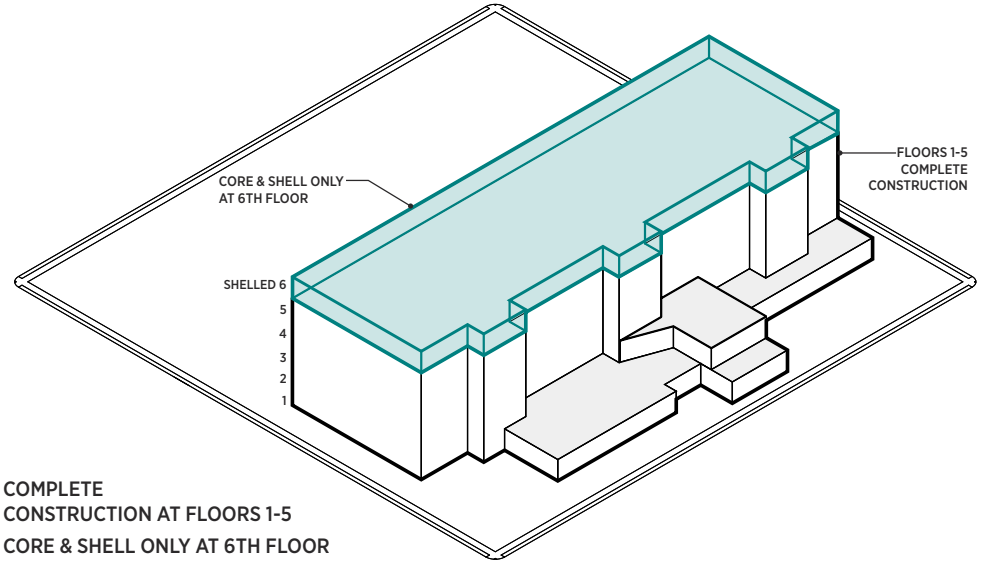
Cost Category	Total
Direct Costs (Building)	$177.4M
GR + Contingency	$9.3M
Subtotal Direct	**$186.7M**
Indirect Costs	$31.4M
Soft Costs	$66.9M
Construction Total	**$285.1M**
$/SF	**$1,013**
Parking Garage / Sallyport	$39.0M
Construction Total	**$39.0M**
$/Stall	**$56K**
Land Acquisition	$10.0M
Centennial Renovation	–
Total Below the Line	**$10.0M**
Grand Total Project	**$334.1M**

PROJECT SCHEDULE & KEY DECISION DATES



CONCEPT DRAWINGS

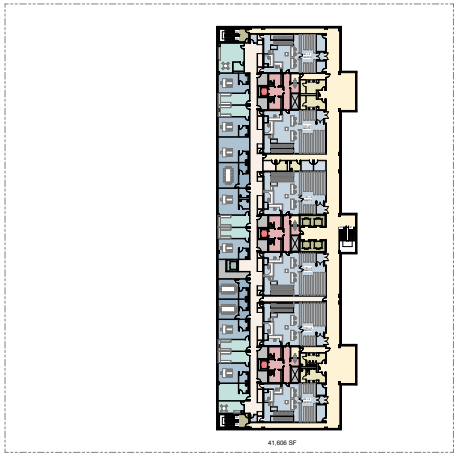
6-STORY HIGH-RISE (RECOMMENDED)



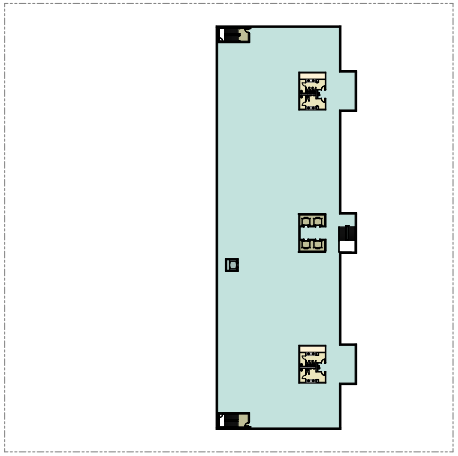
COMPLETE
CONSTRUCTION AT FLOORS 1-5

CORE & SHELL ONLY AT 6TH FLOOR

24 COURTROOMS



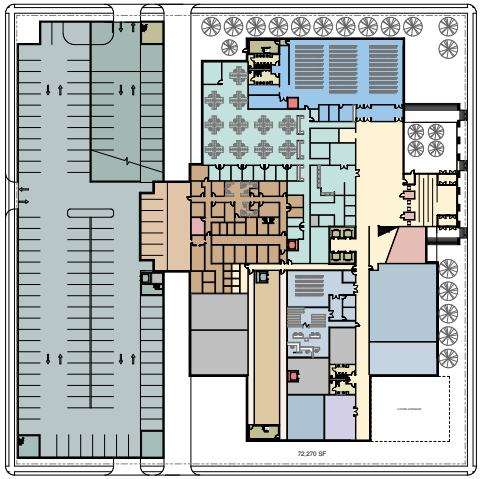
TYPICAL FLOOR PLAN



6TH FLOOR
SHELLED PLAN

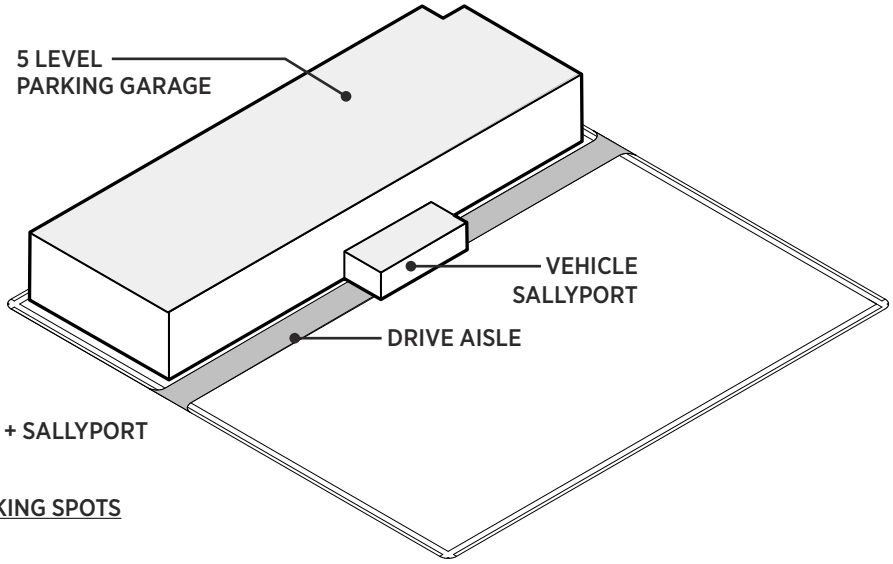
S.F. & COST
281,405 S.F.- COMPLETE CONSTRUCTION
$285.1M CONSTRUCTION COST
$1,013/S.F.

COURTROOMS		
INITIAL -	24	
INTERNAL EXPANSION -	9	
		33 - GOOD UNTIL 2071 (45 YEARS)
ADDITION -	6	
		39 - GOOD UNTIL 2101 (75 YEARS)



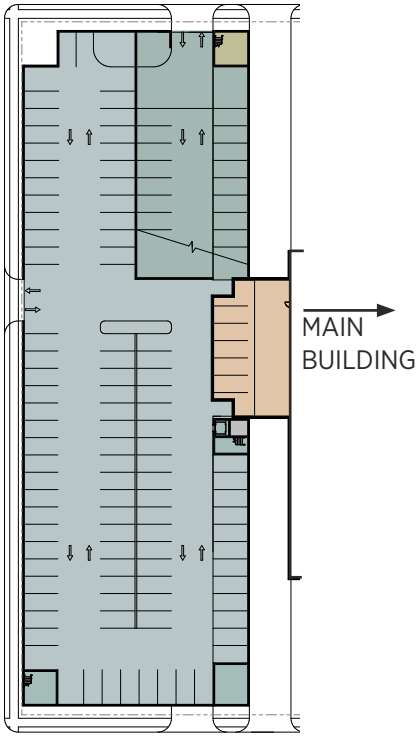
1ST FLOOR PLAN

PARKING GARAGE

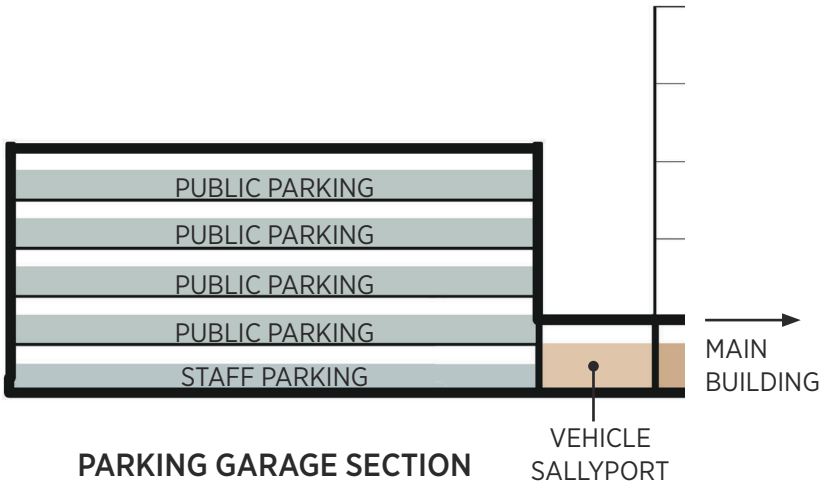


5 LEVELS + SALLYPORT

600 PARKING SPOTS



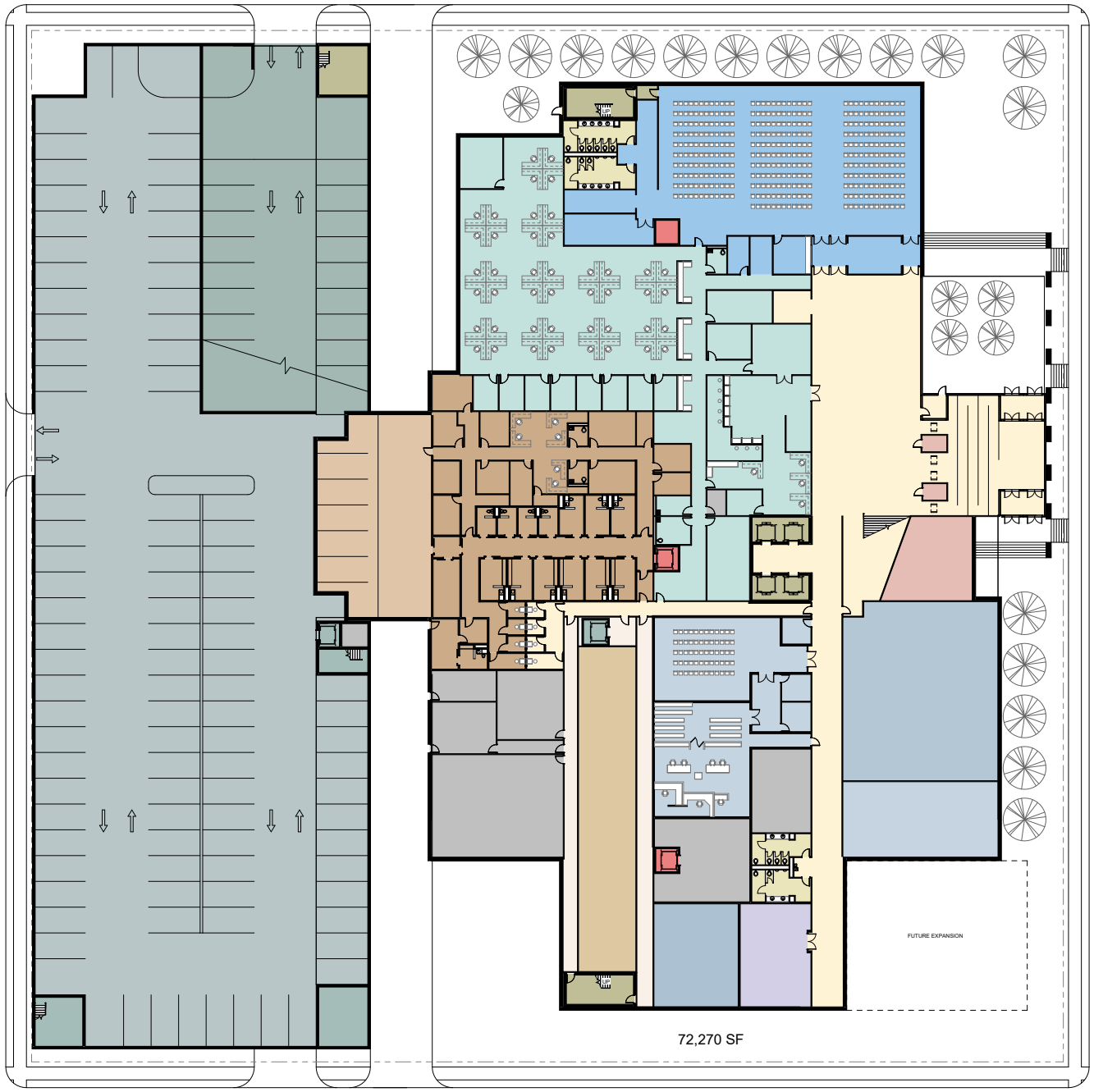
PARKING GARAGE PLAN



PARKING GARAGE SECTION

Weld County Justice Center
Color Floor Plans — All Options

DATE
April 3, 2026

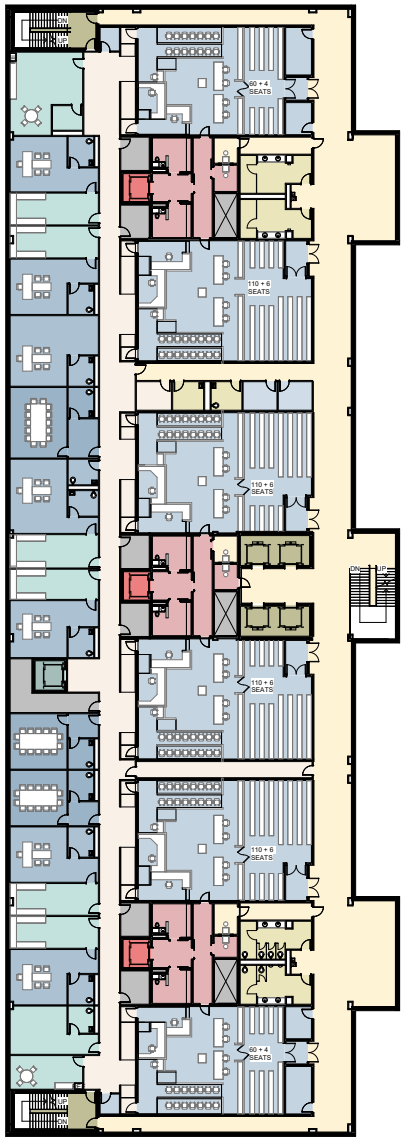


FIRST FLOOR PLAN



45,765 SF

SECOND FLOOR PLAN



41,606 SF

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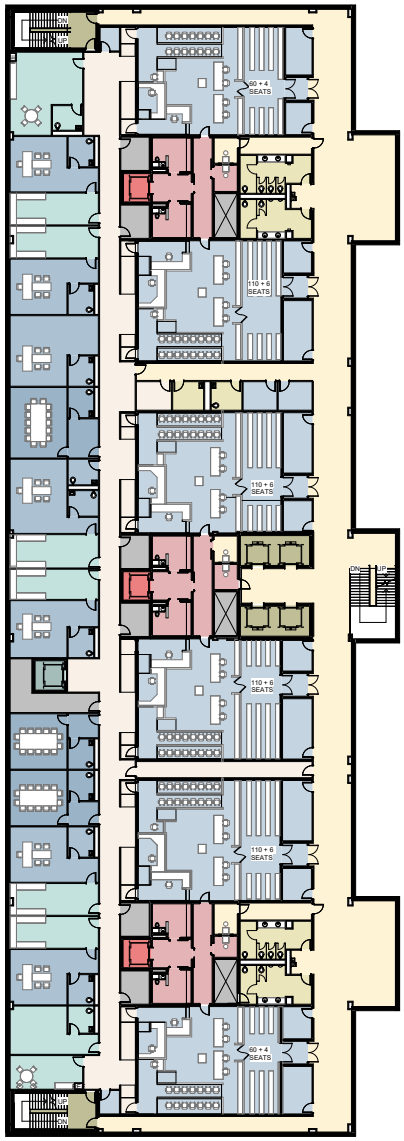

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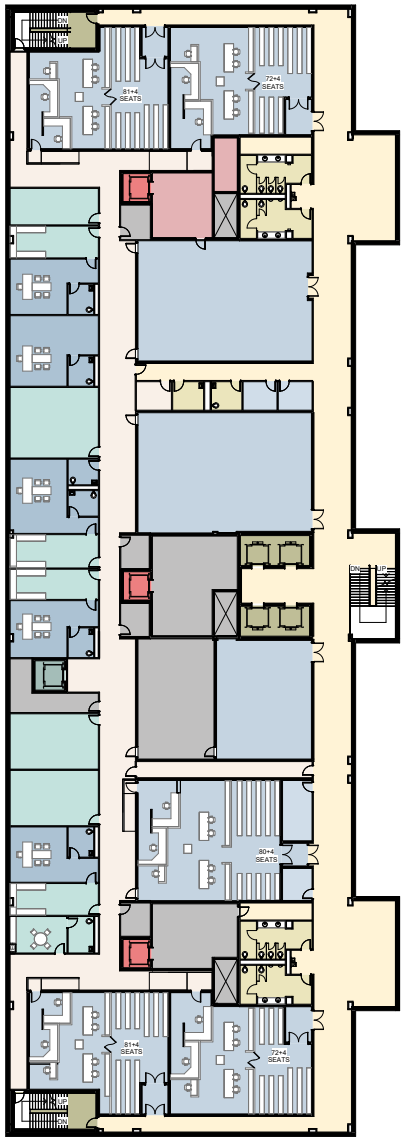

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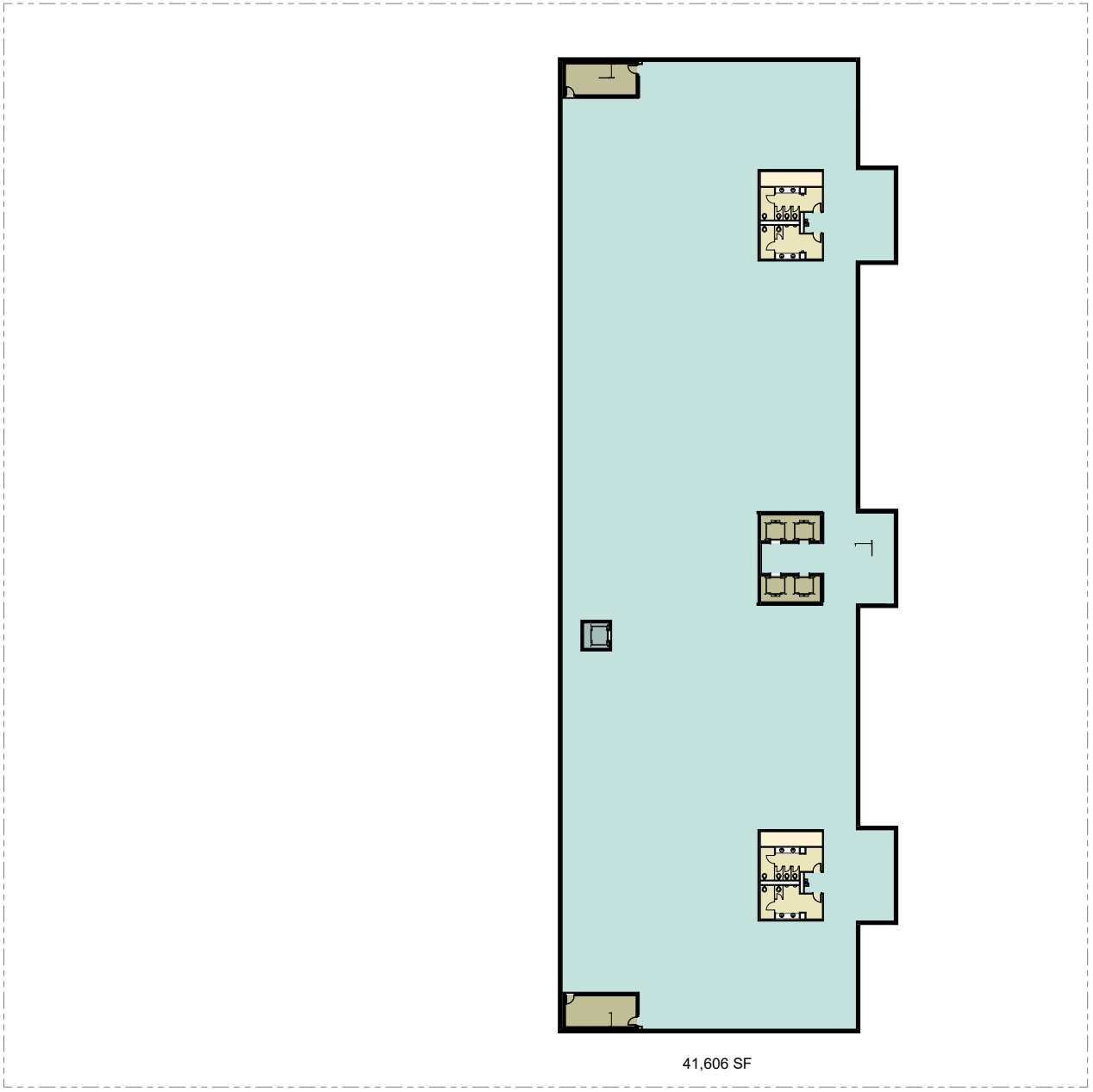
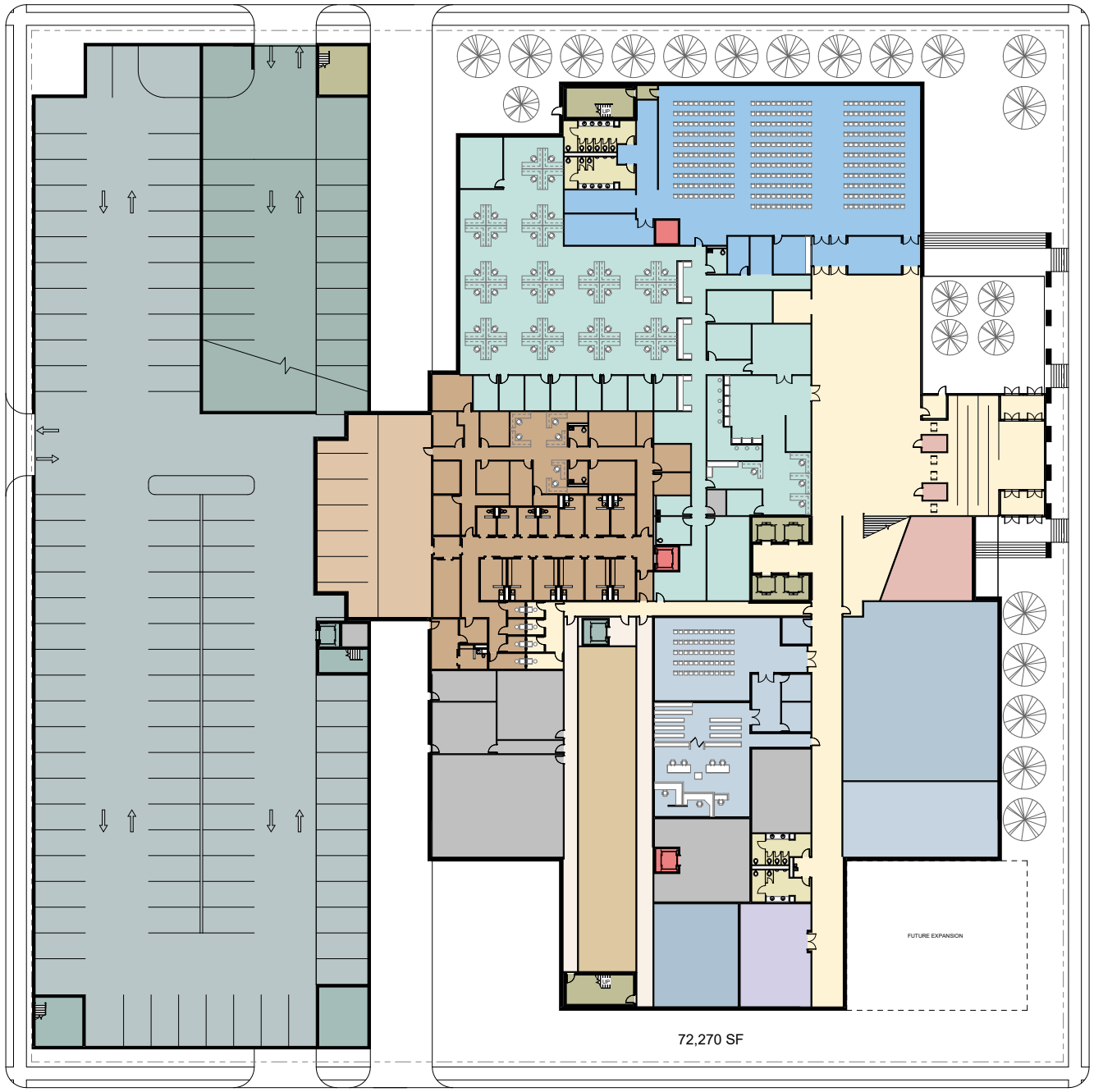


SIXTH FLOOR PLAN

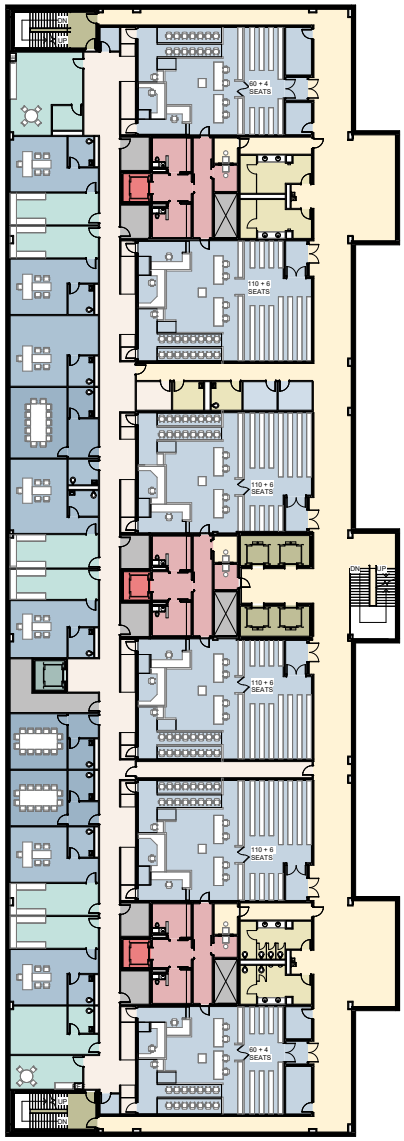


FIRST FLOOR PLAN



45,765 SF

SECOND FLOOR PLAN



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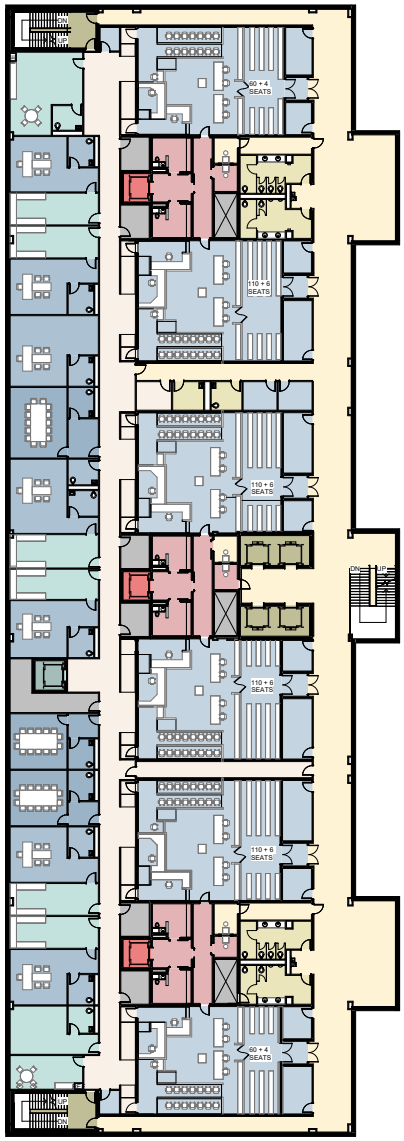

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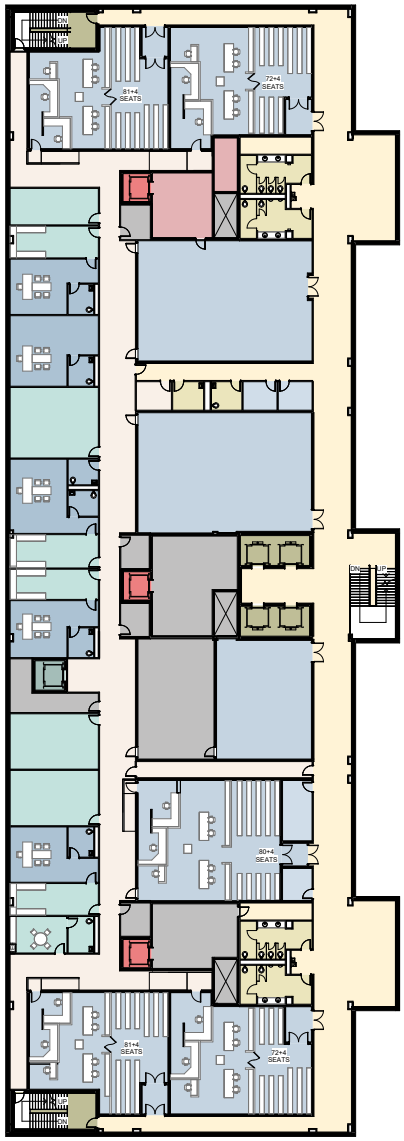

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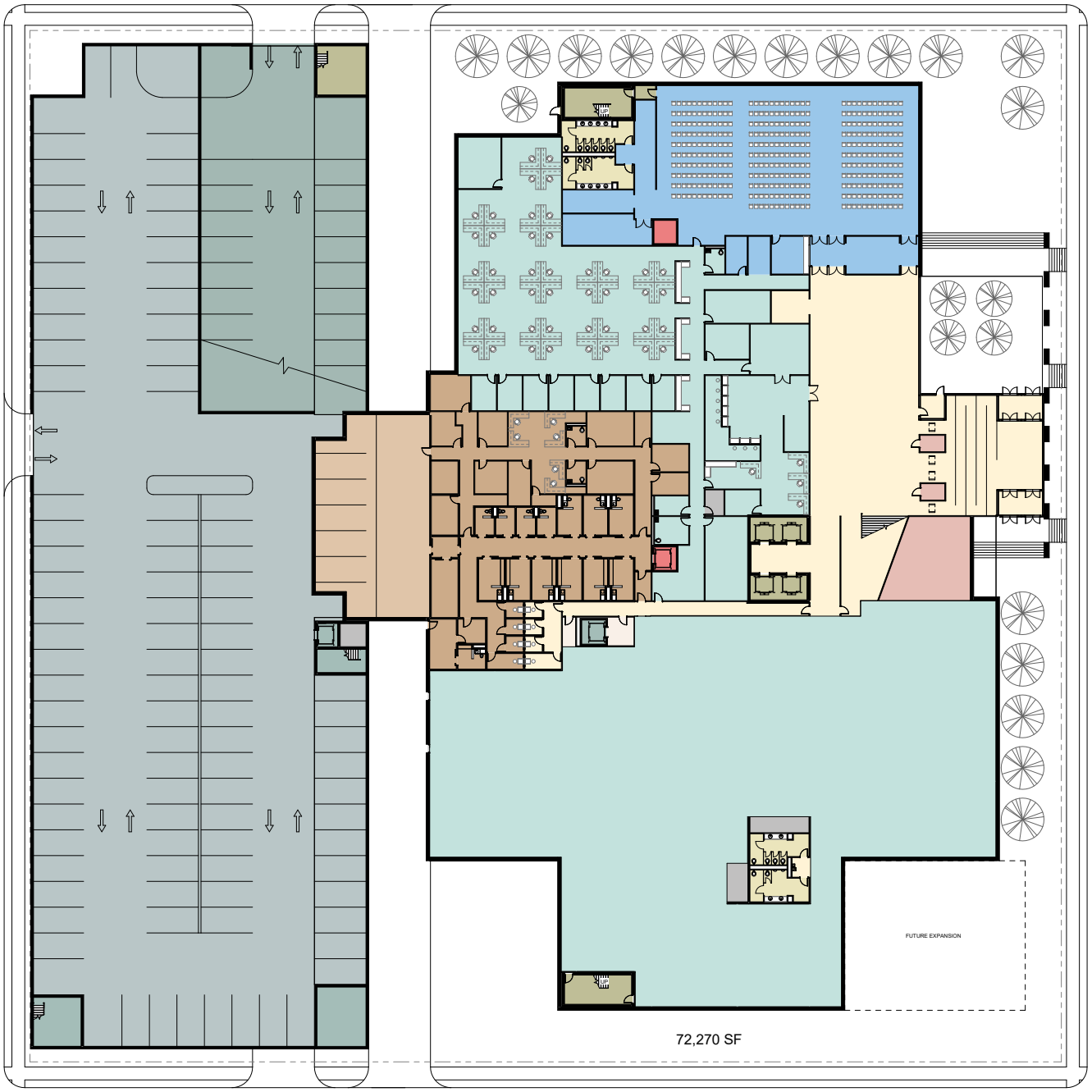

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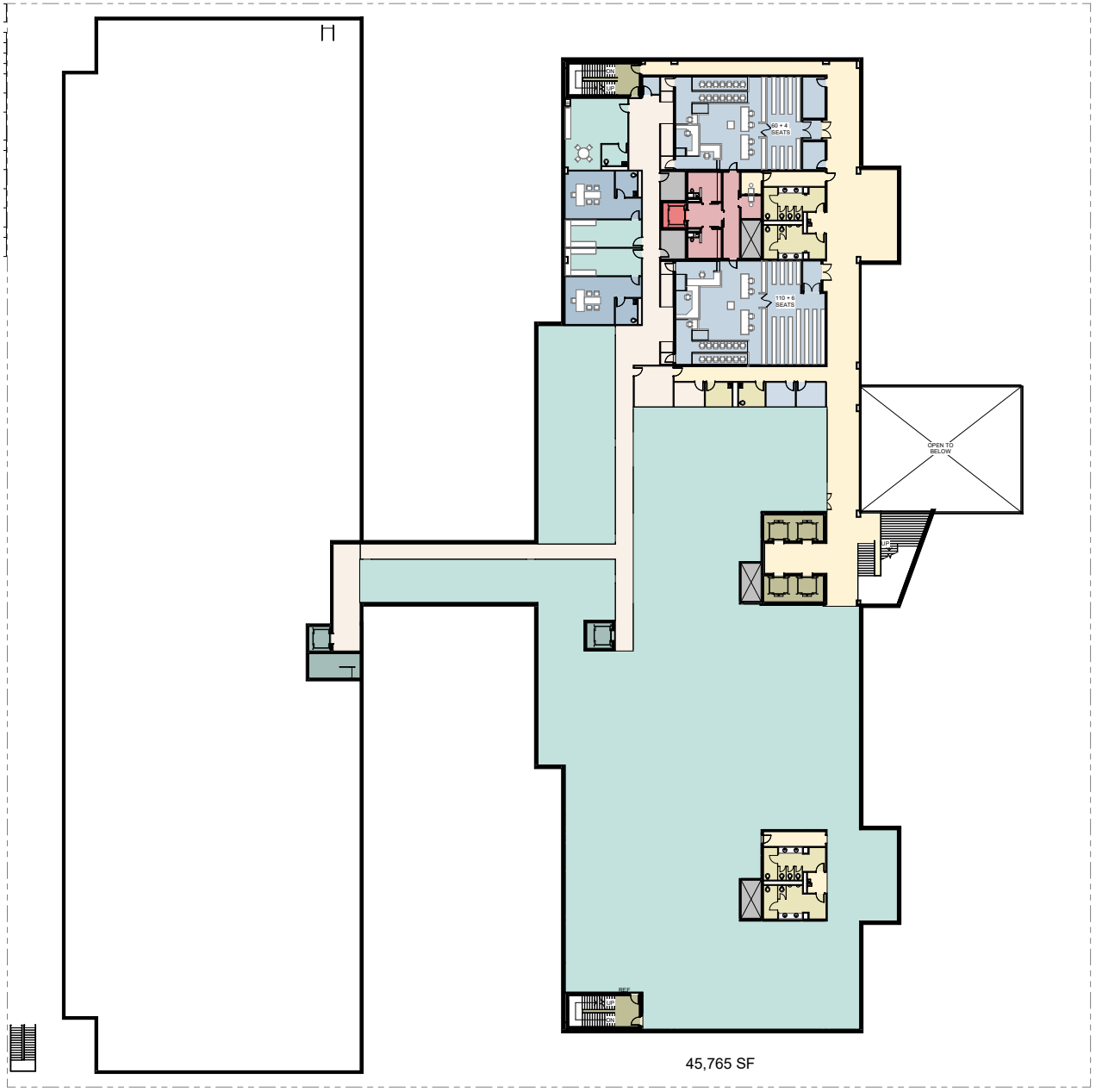

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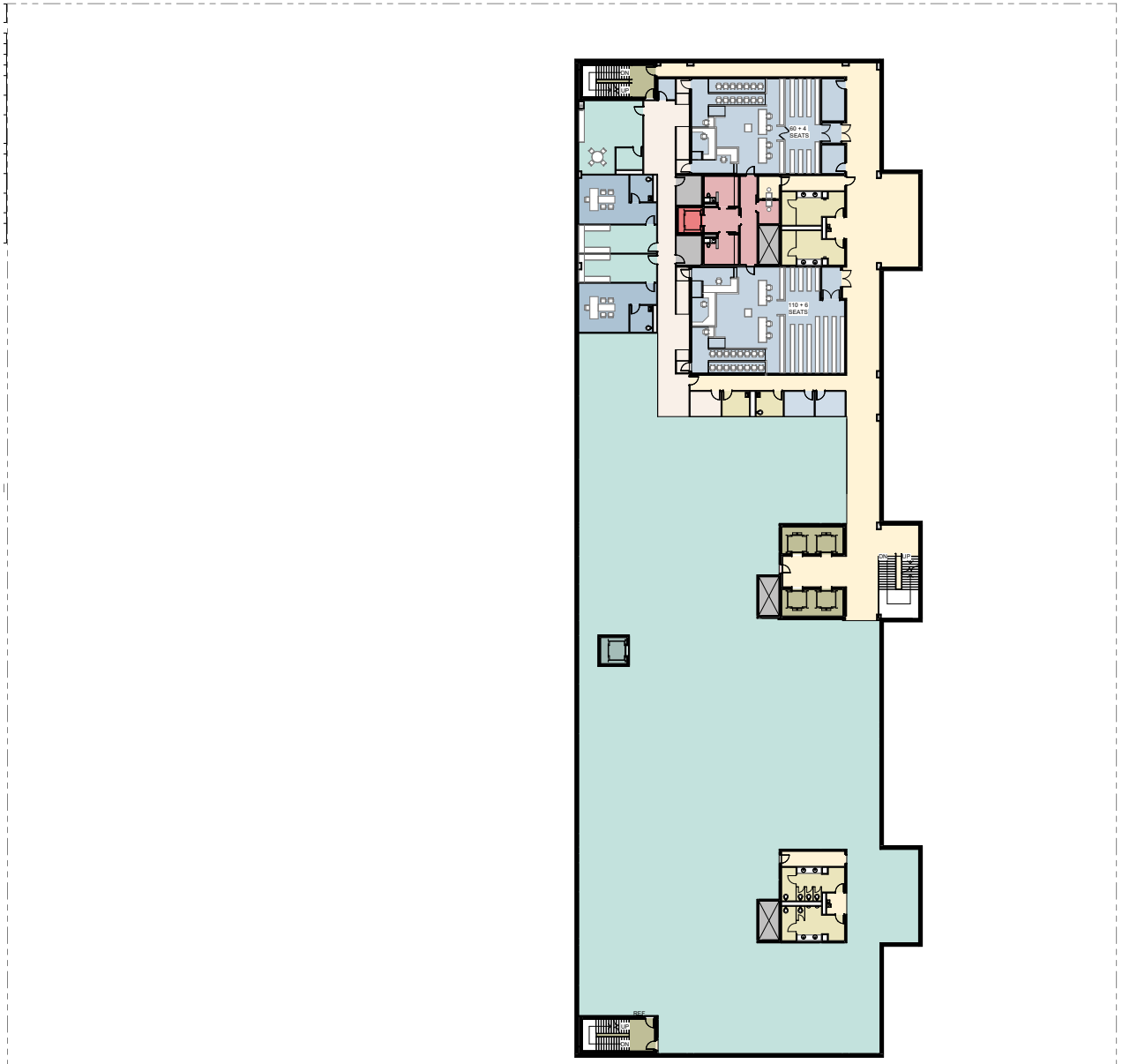

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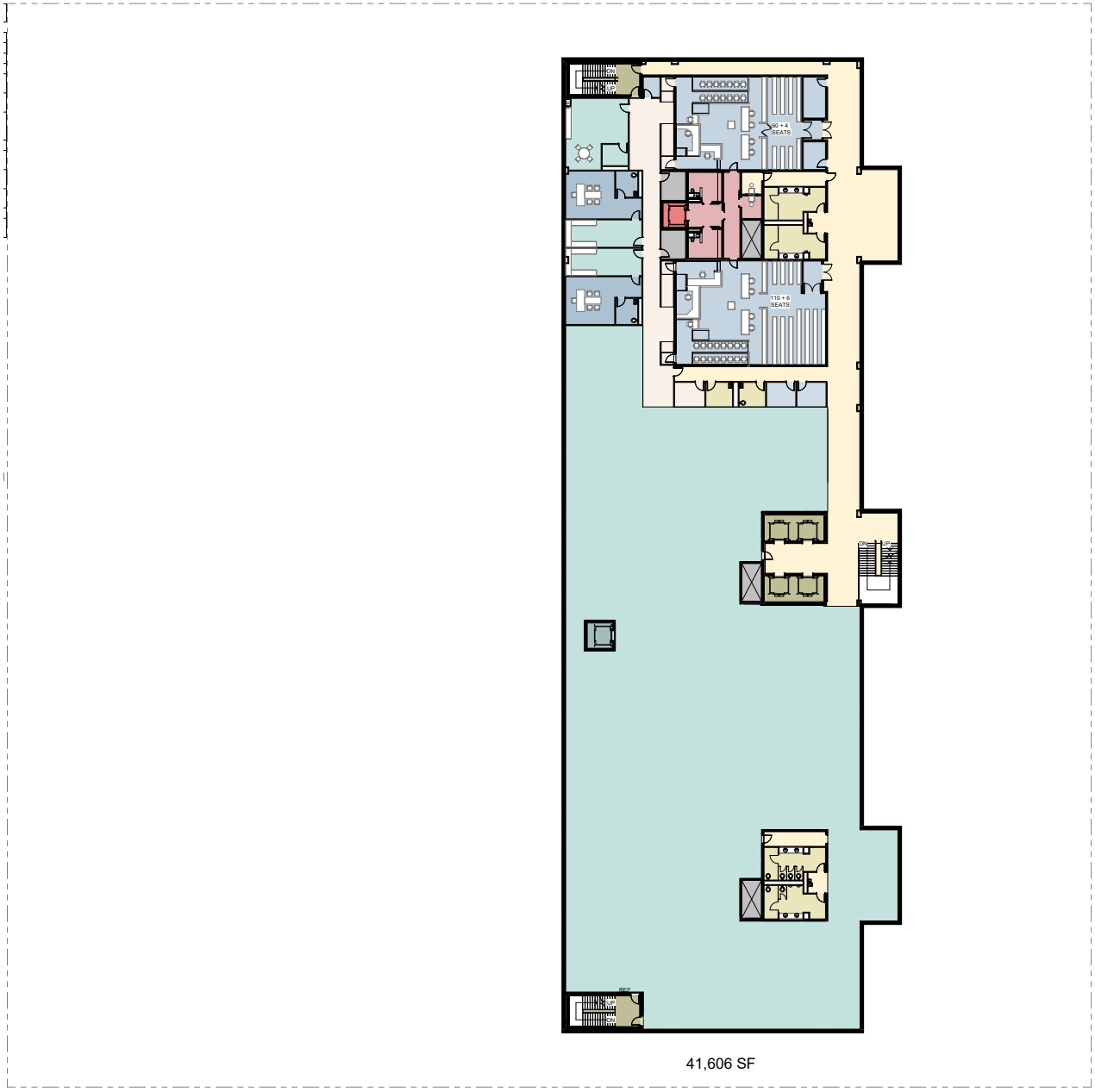

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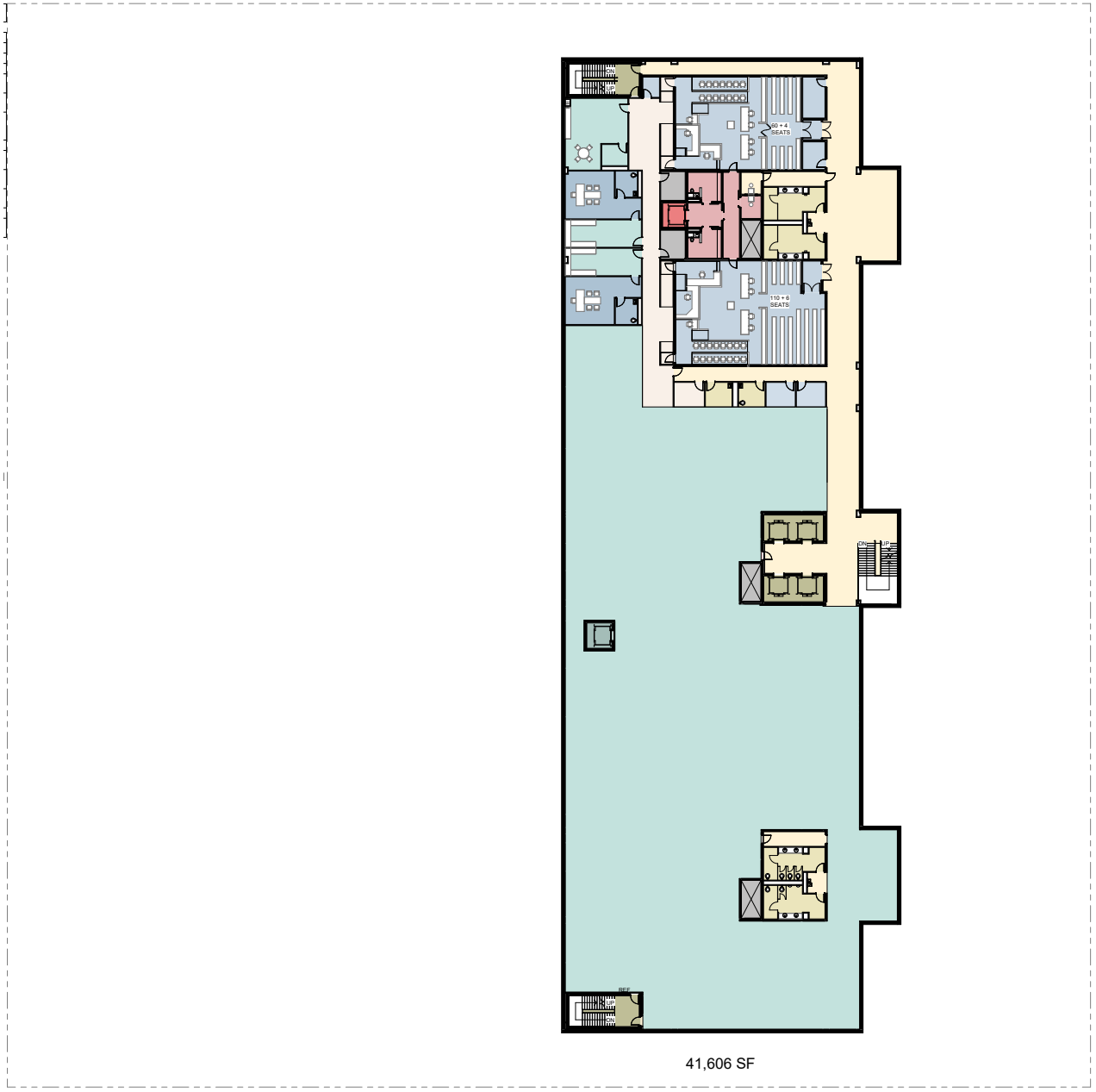

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FIFTH FLOOR PLAN



FIRST FLOOR PLAN



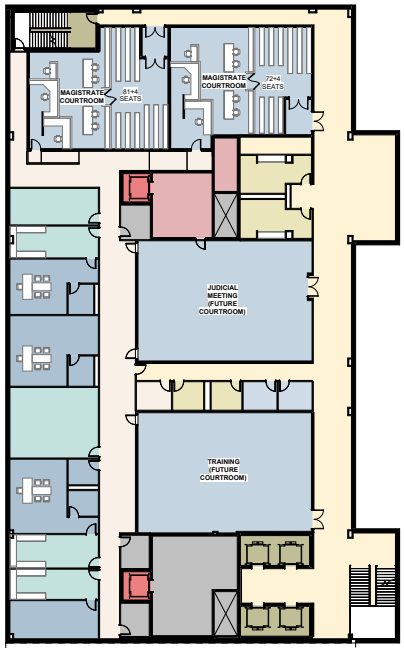
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



23,618 SF

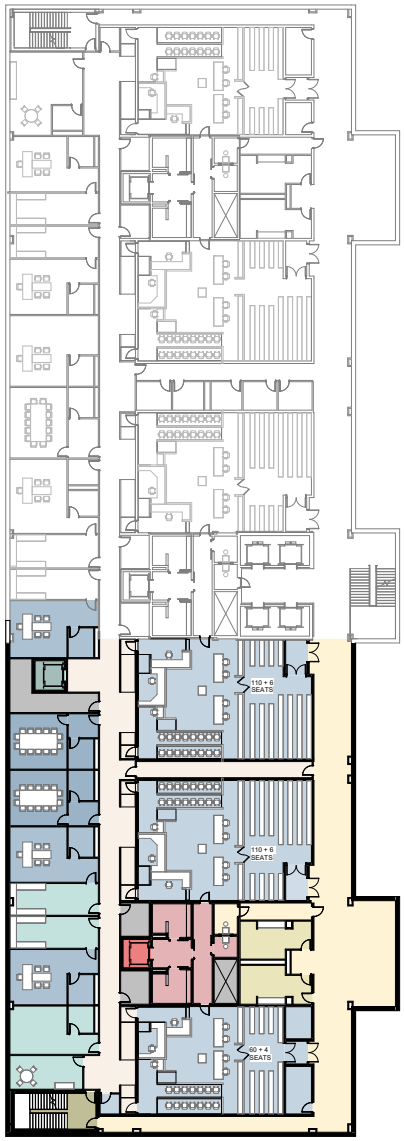
FIFTH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



17,988 SF

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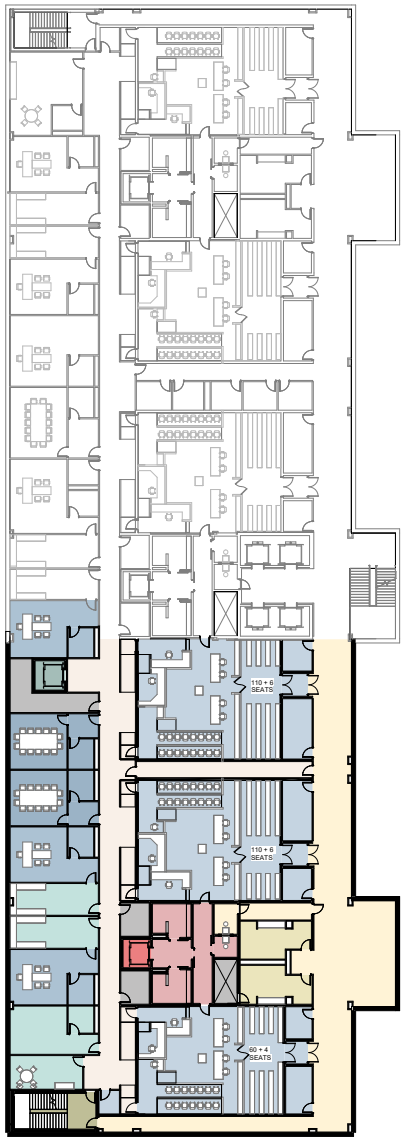

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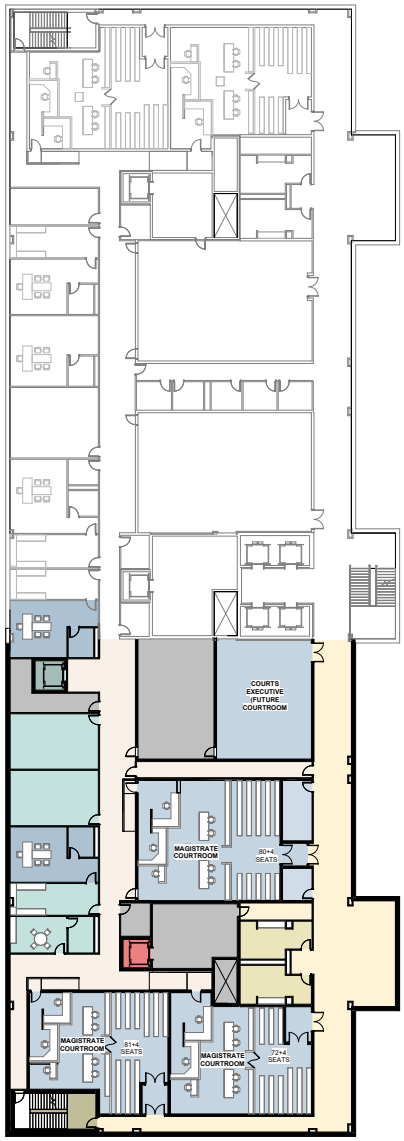

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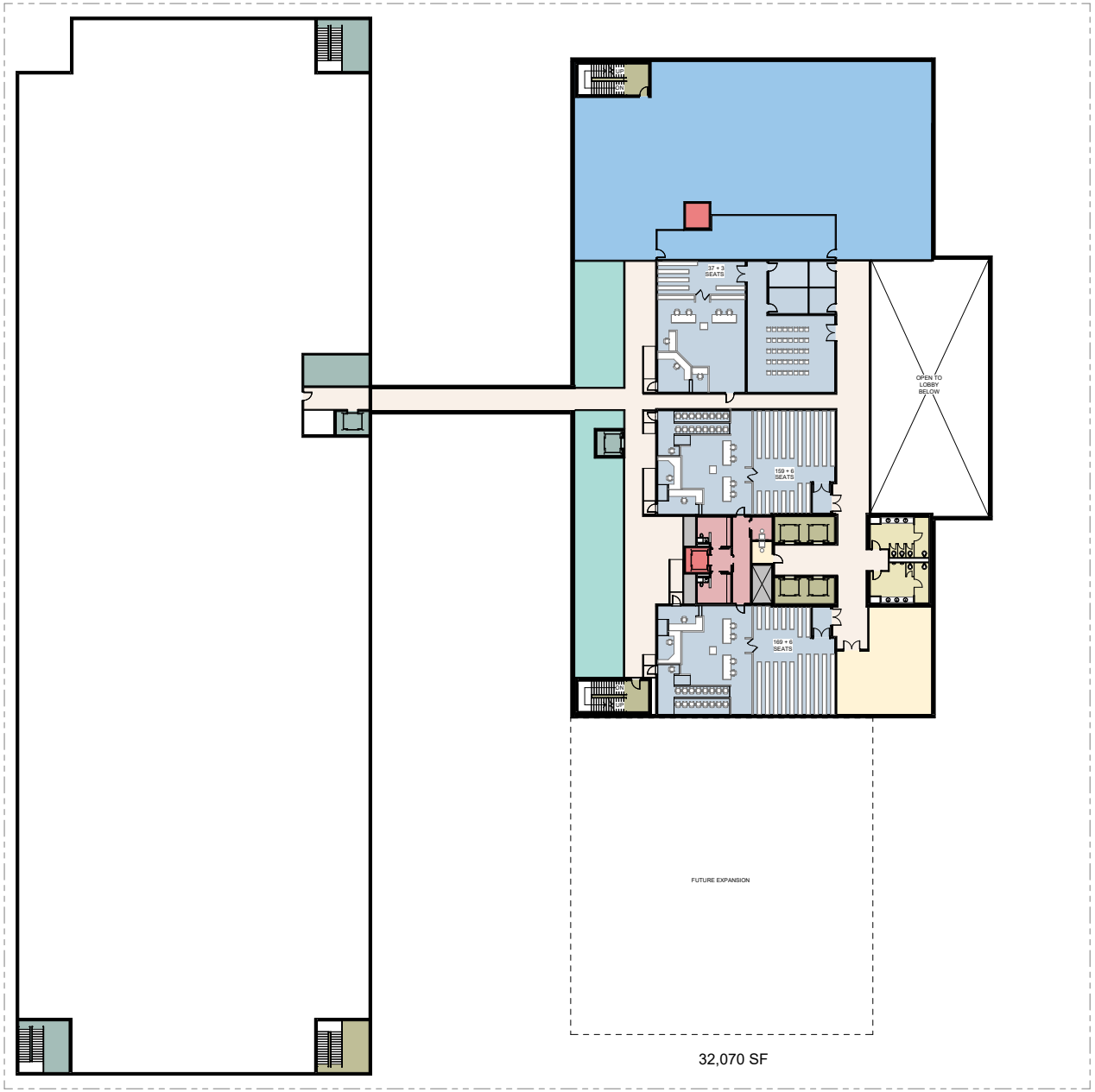
FIFTH FLOOR PLAN



FIRST FLOOR PLAN



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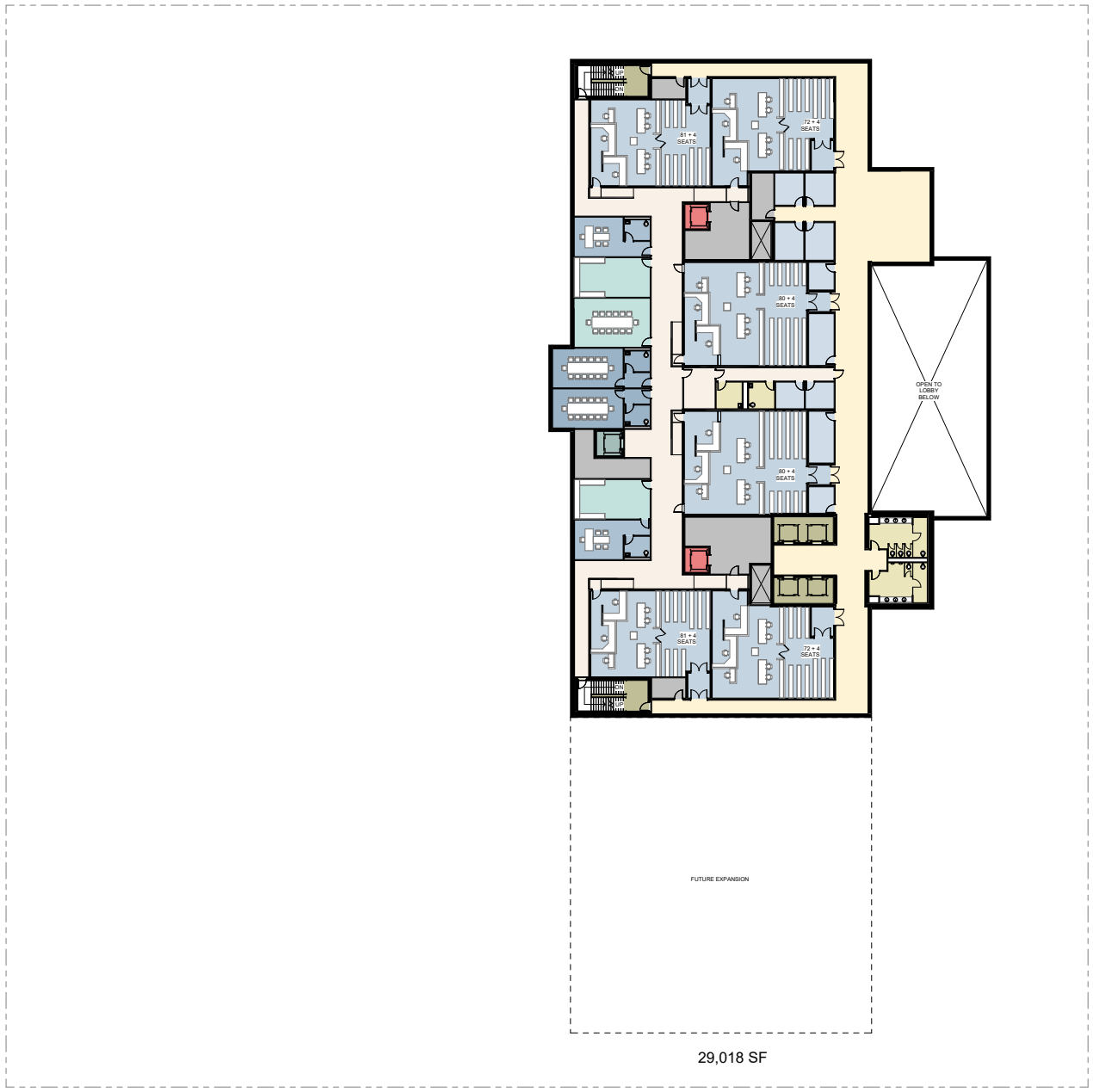

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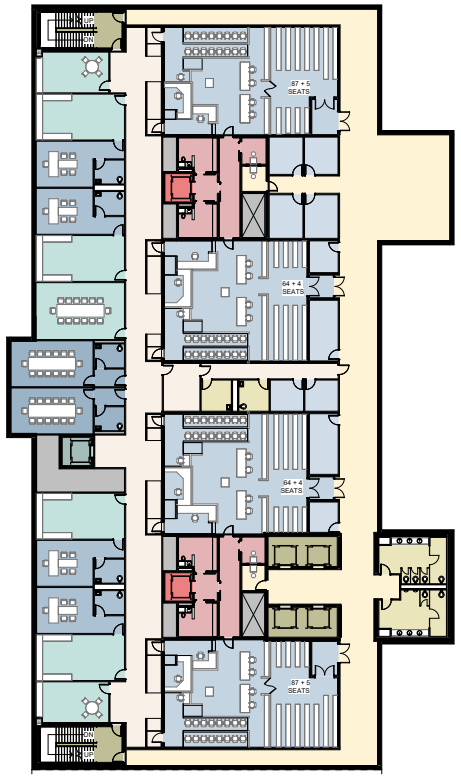
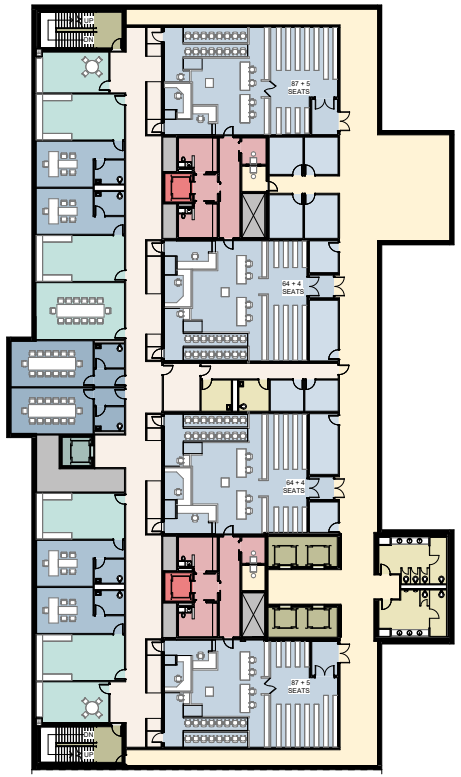


29,018 SF

FOURTH FLOOR PLAN



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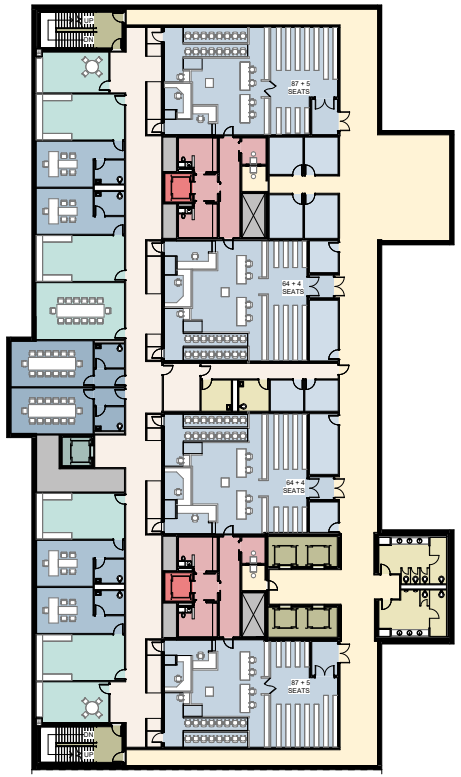

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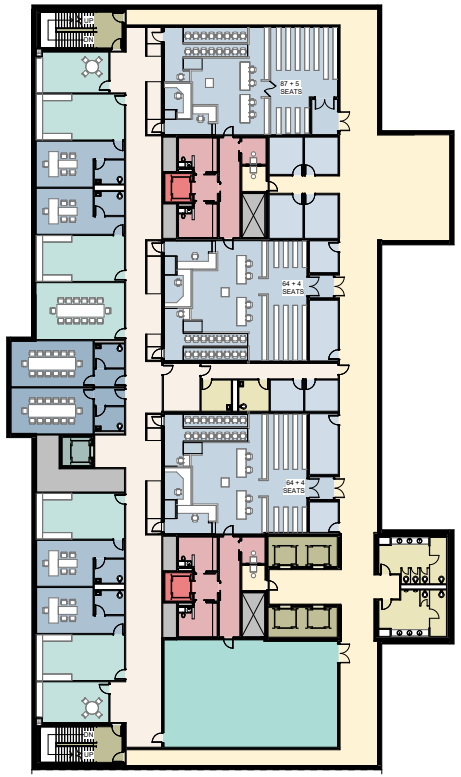

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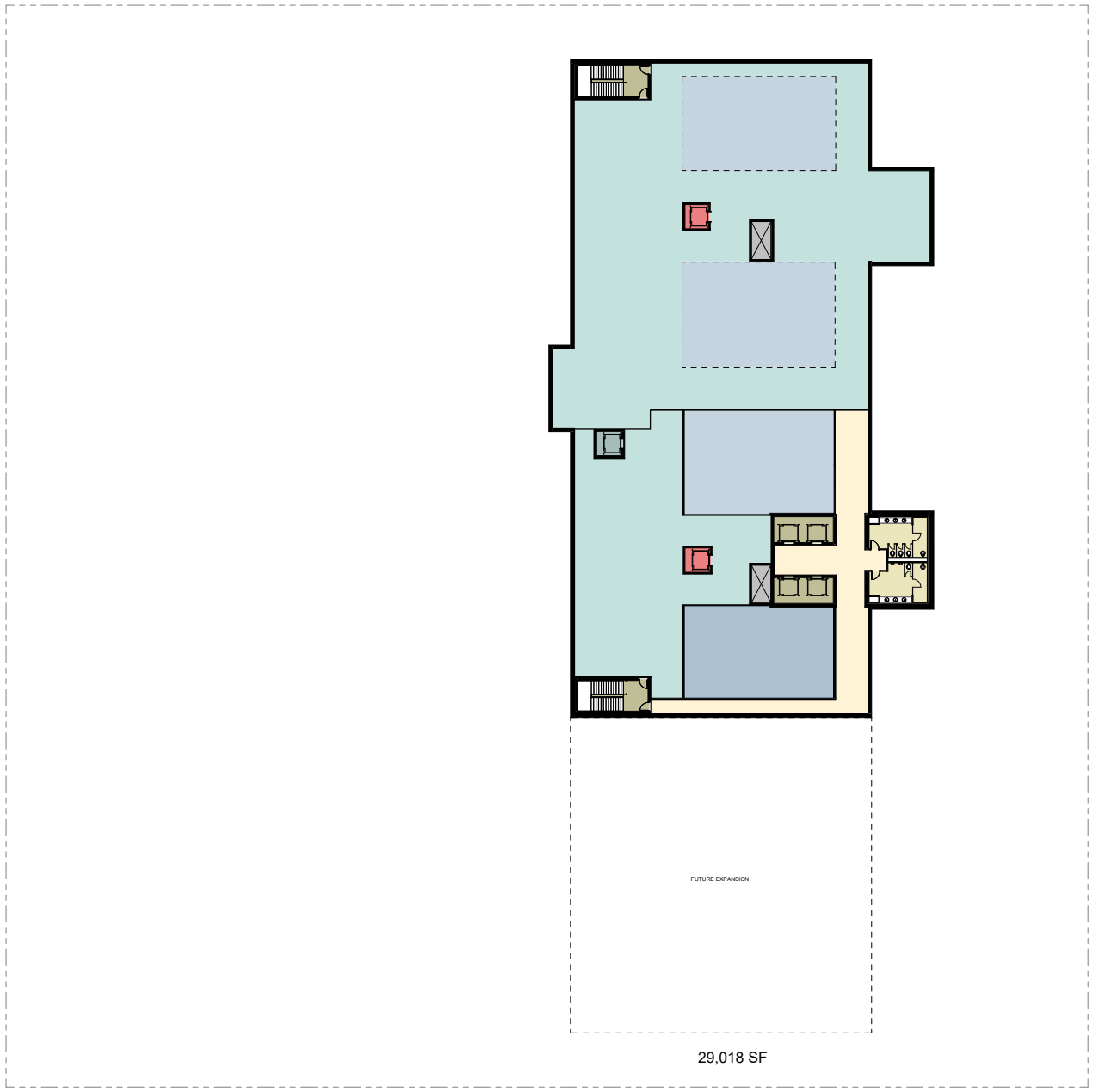
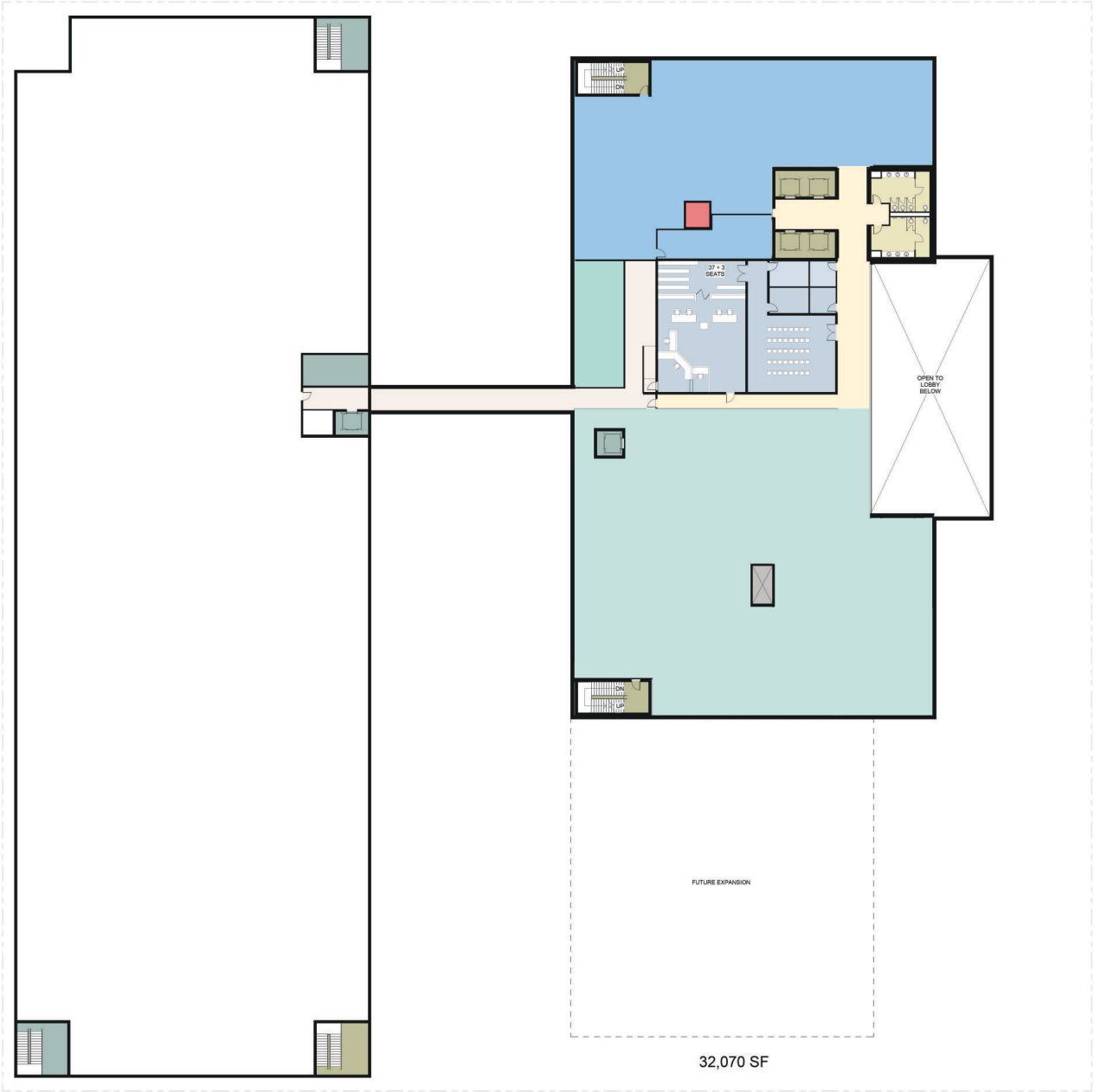
SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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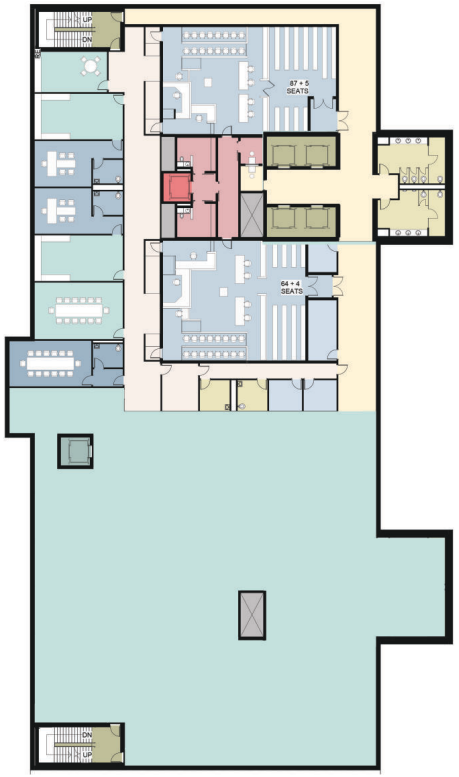
THIRD FLOOR PLAN



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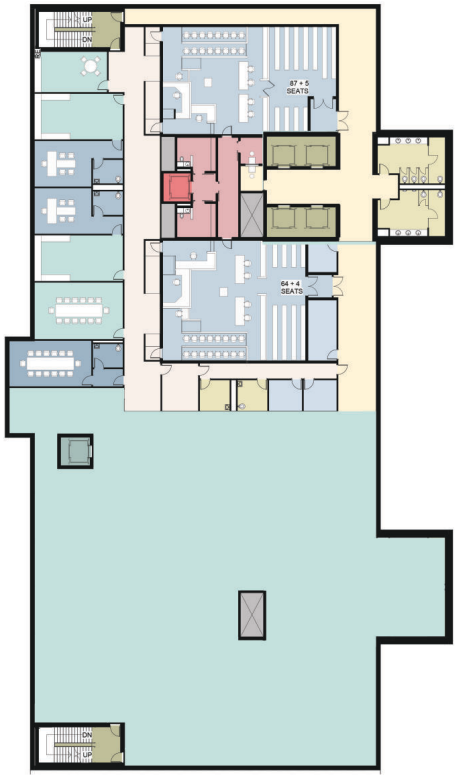
FOURTH FLOOR PLAN



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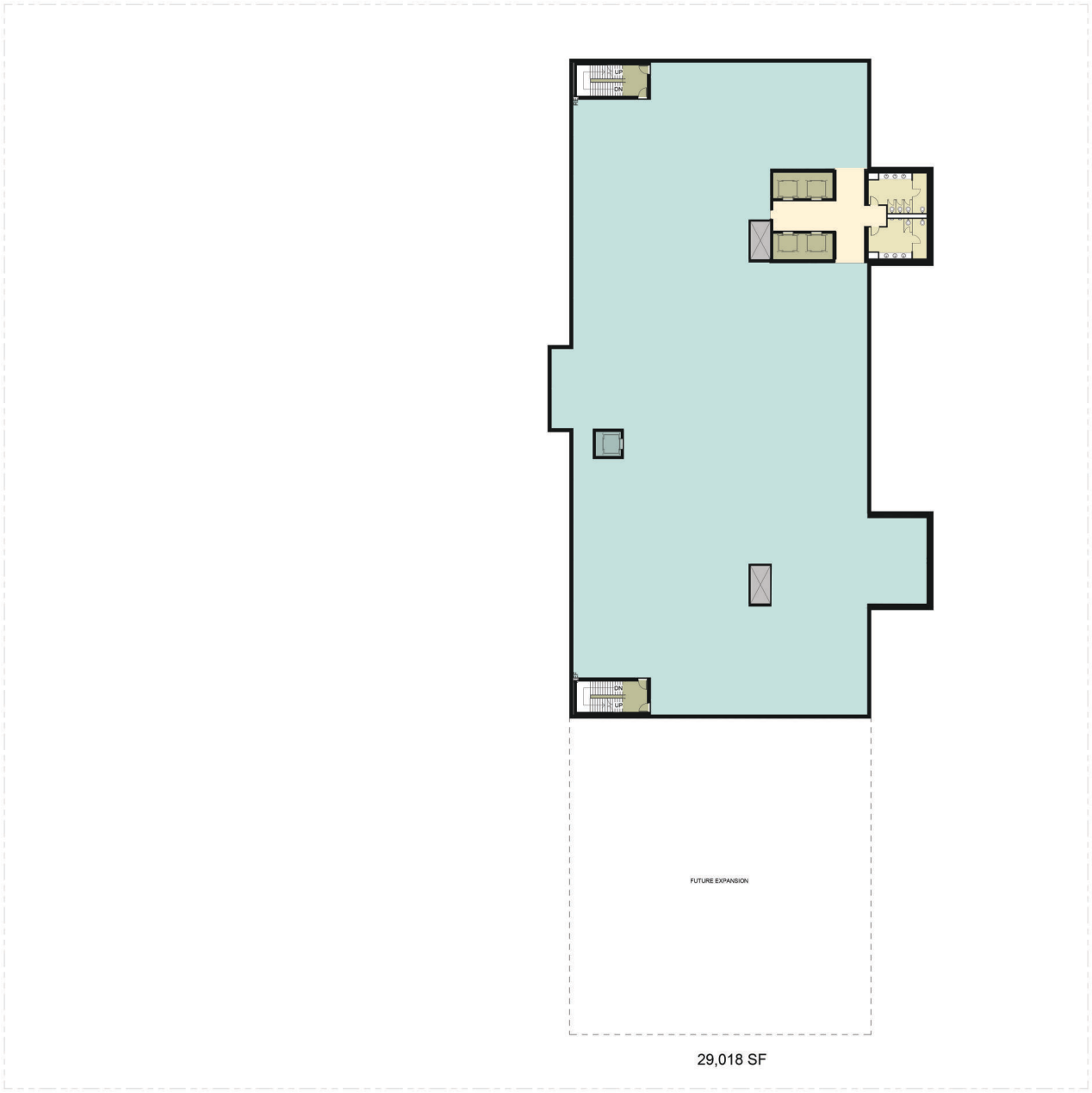
FIFTH FLOOR PLAN



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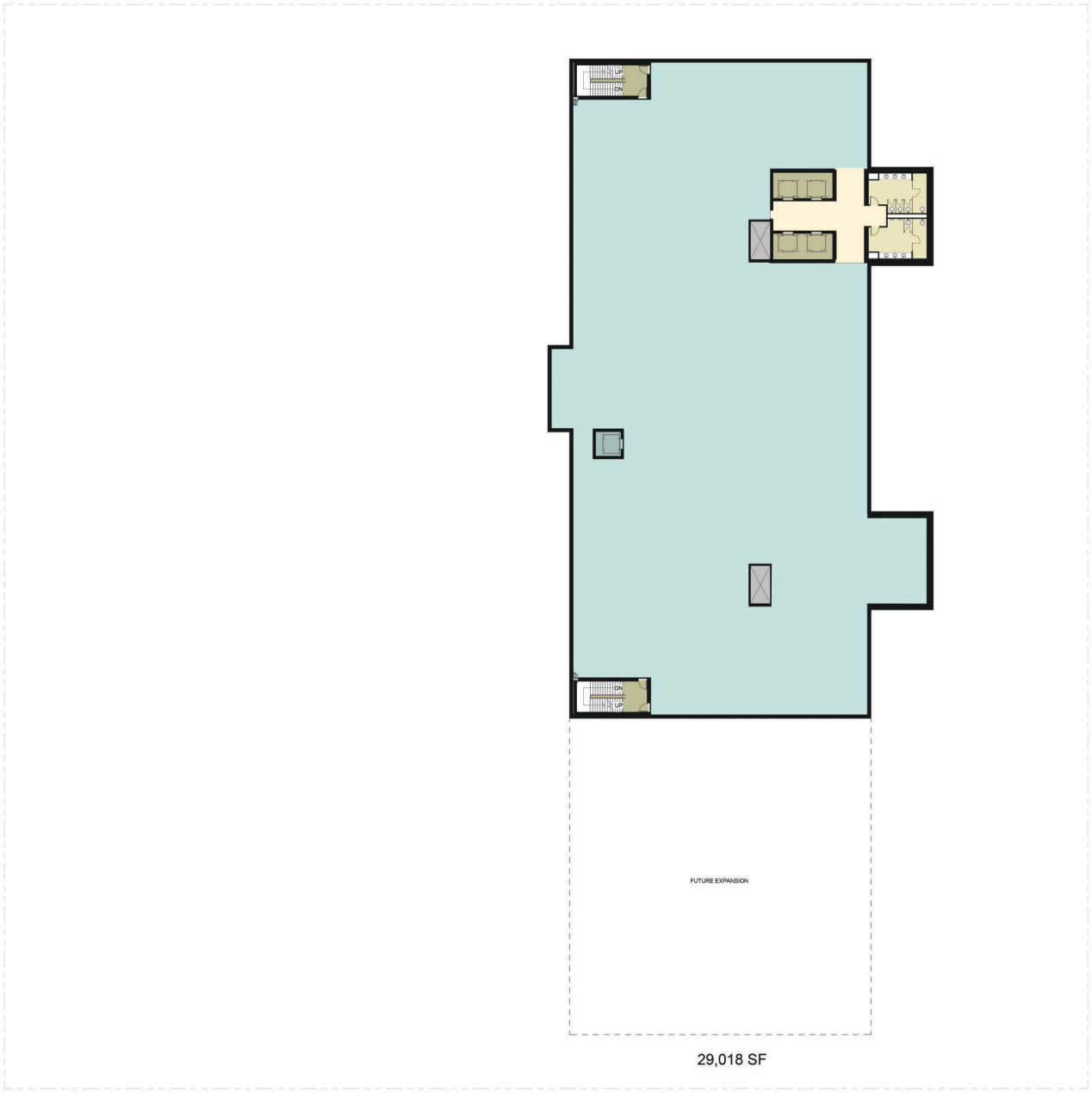

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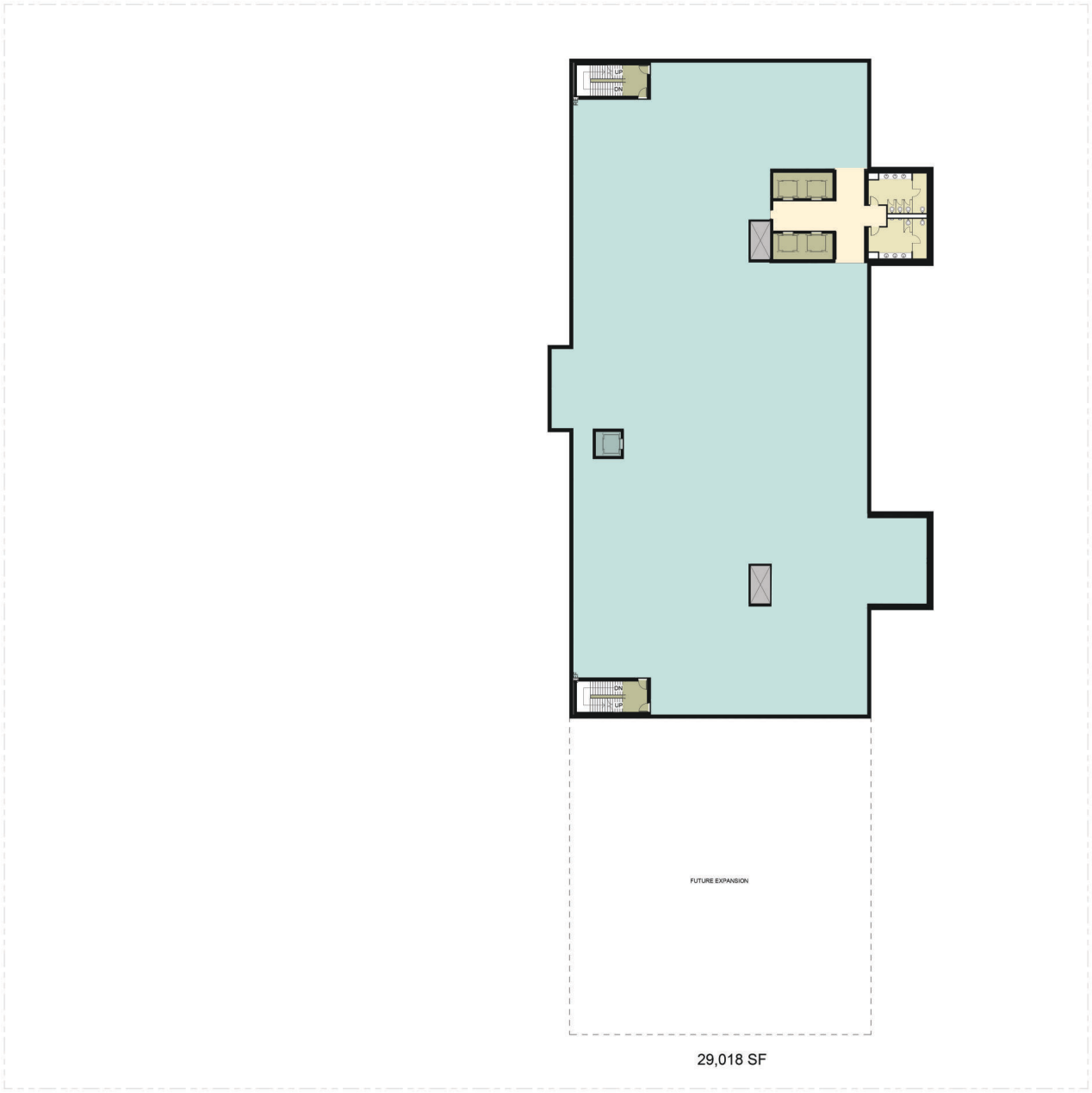
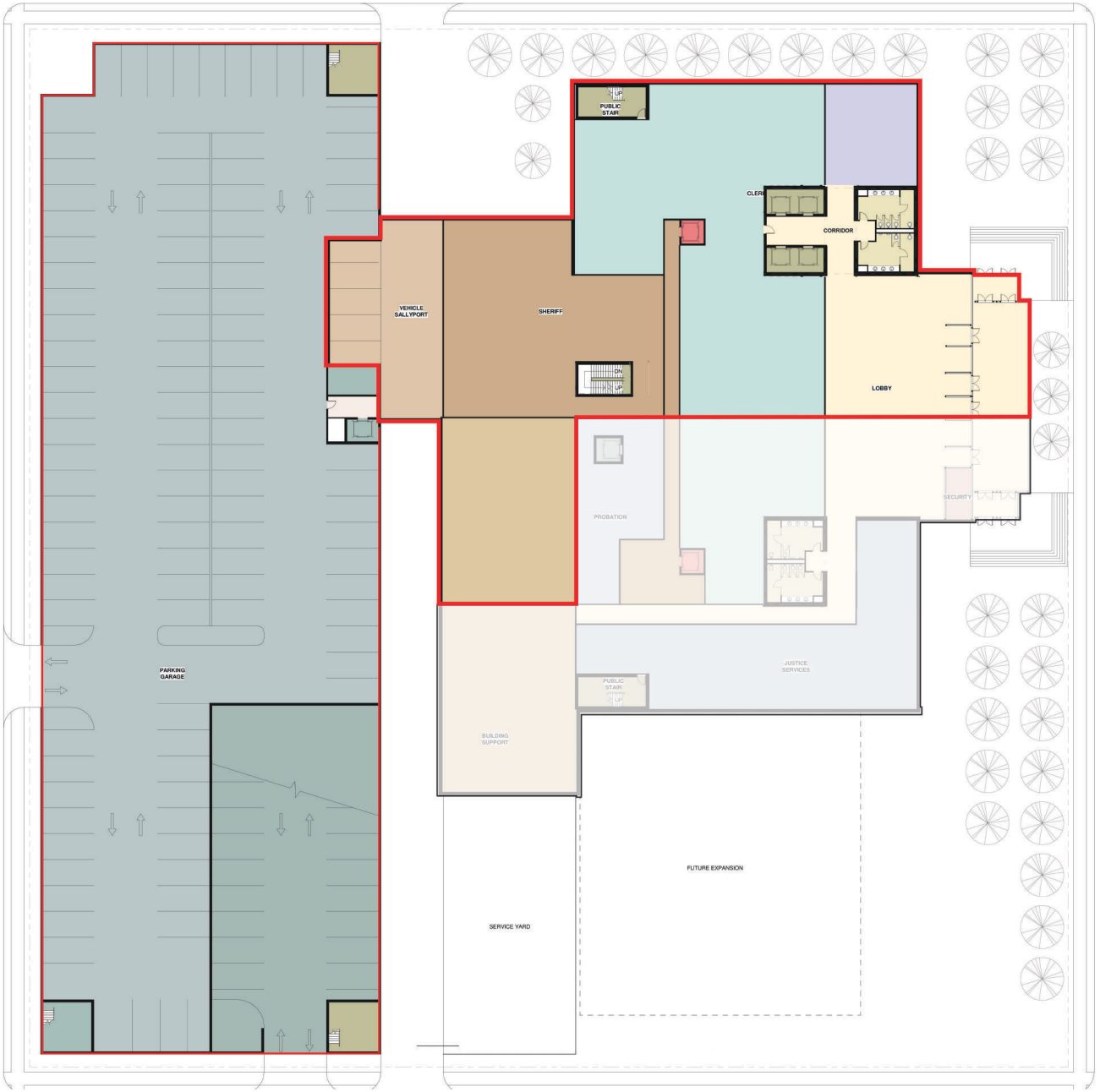


EIGHTH FLOOR PLAN



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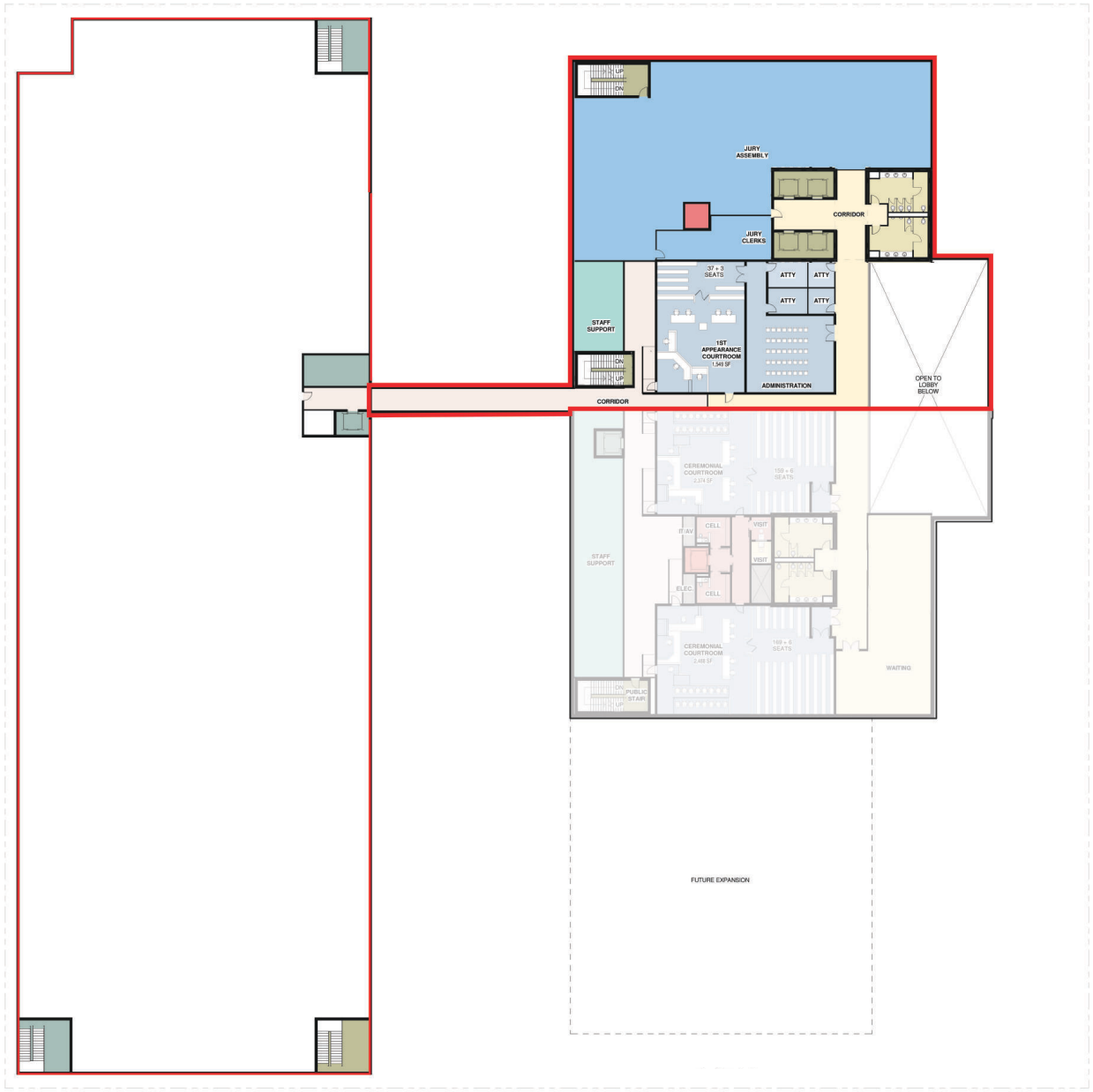

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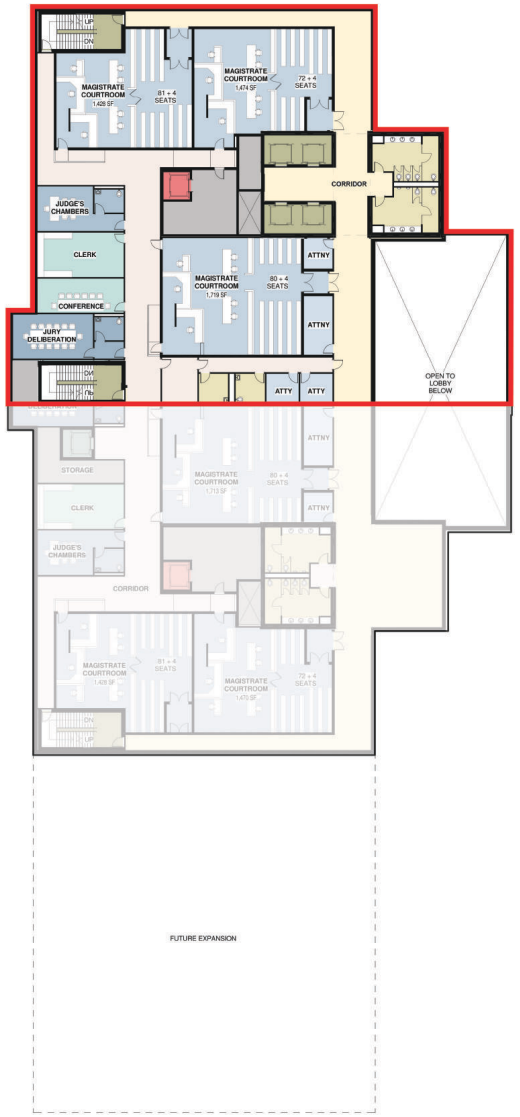


THIRD FLOOR PLAN



FOURTH FLOOR PLAN



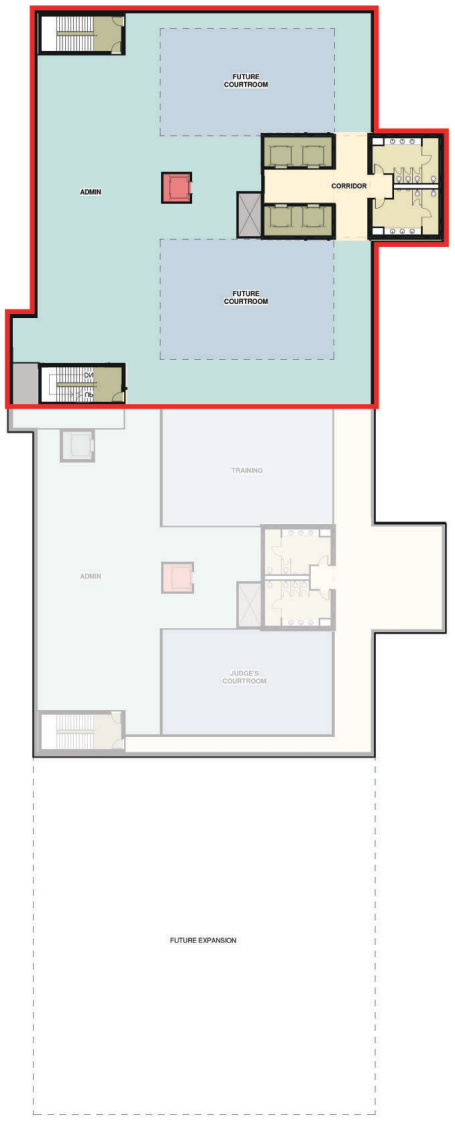
FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



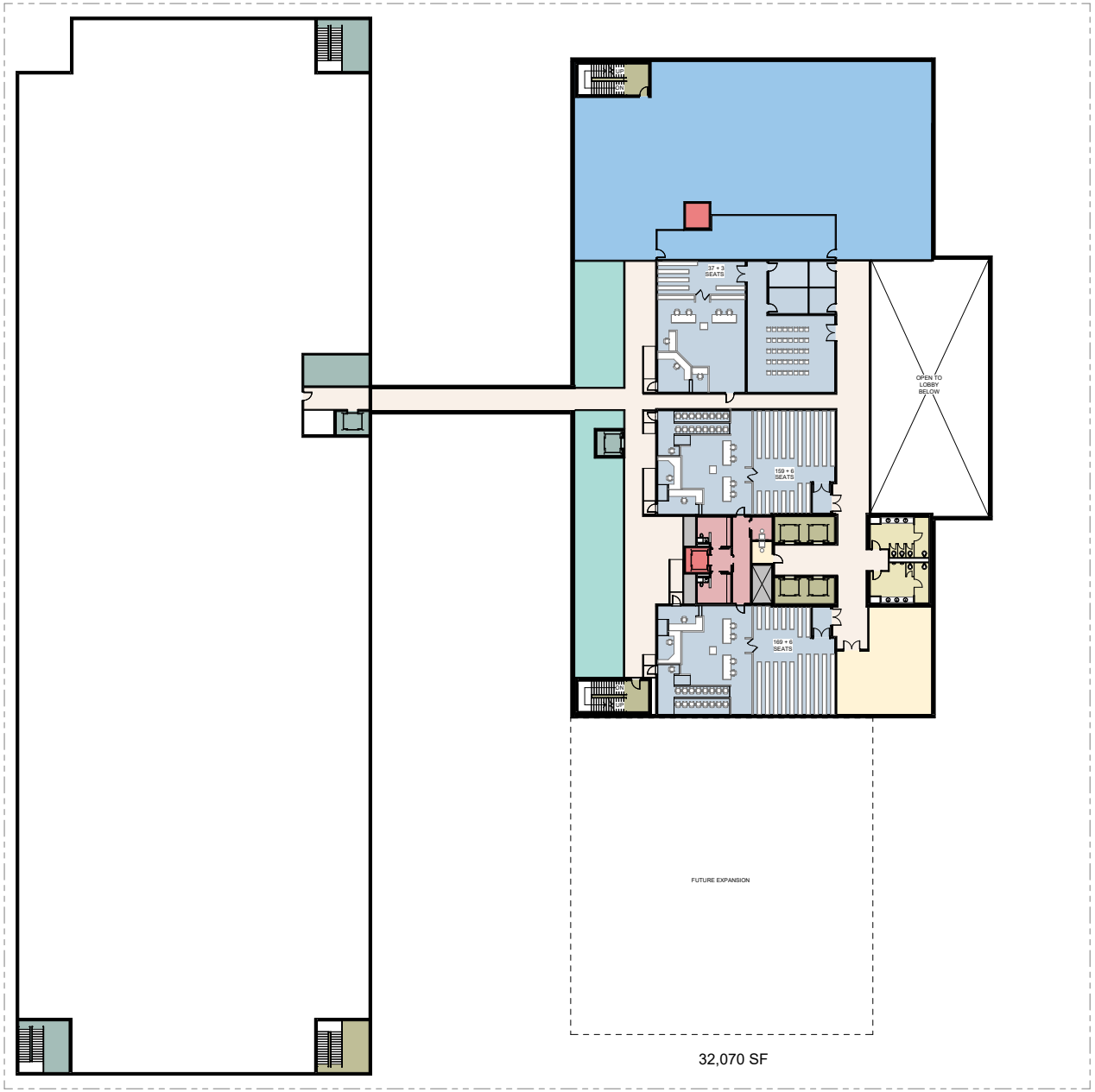
SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



FIRST FLOOR PLAN



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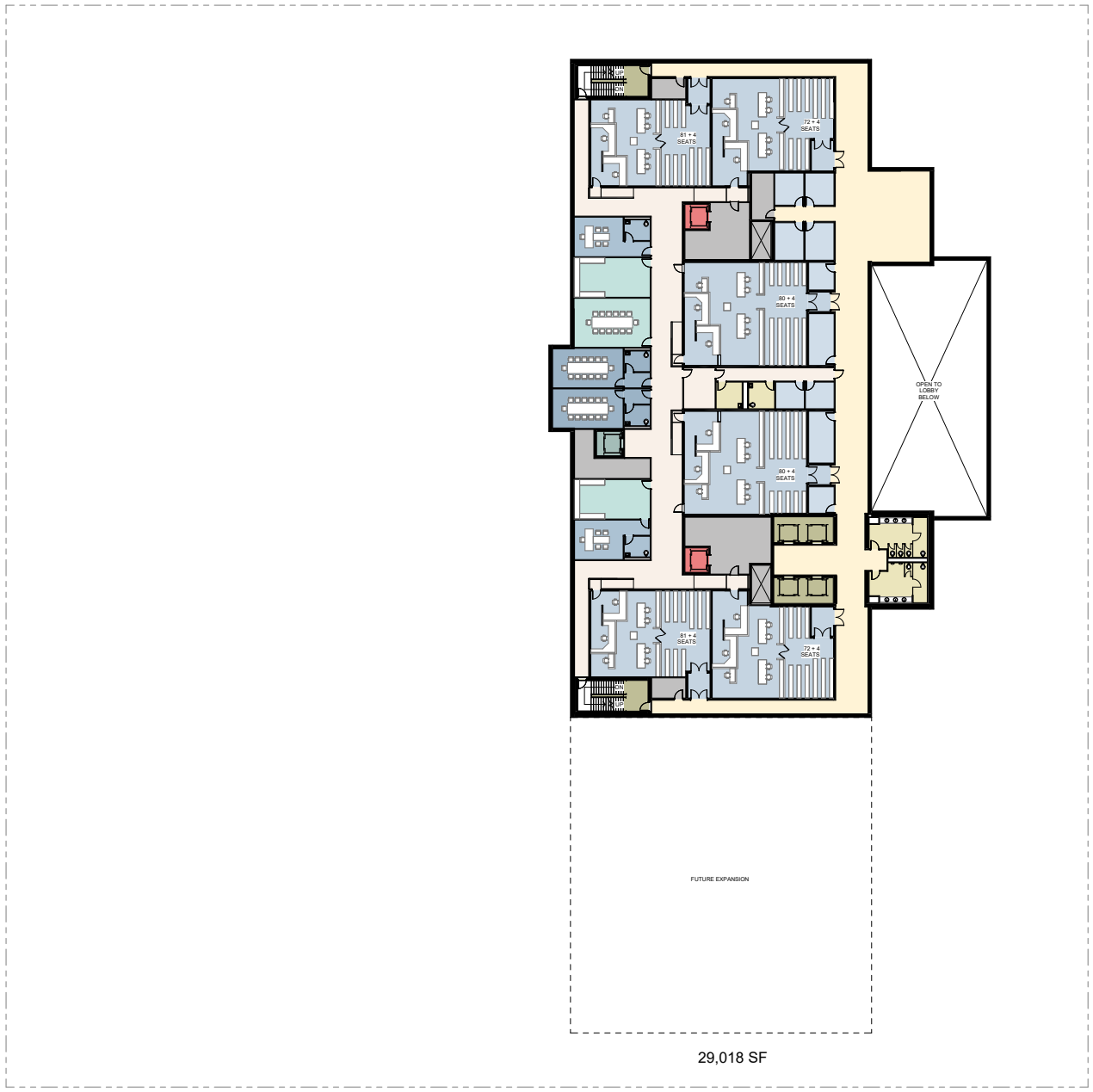

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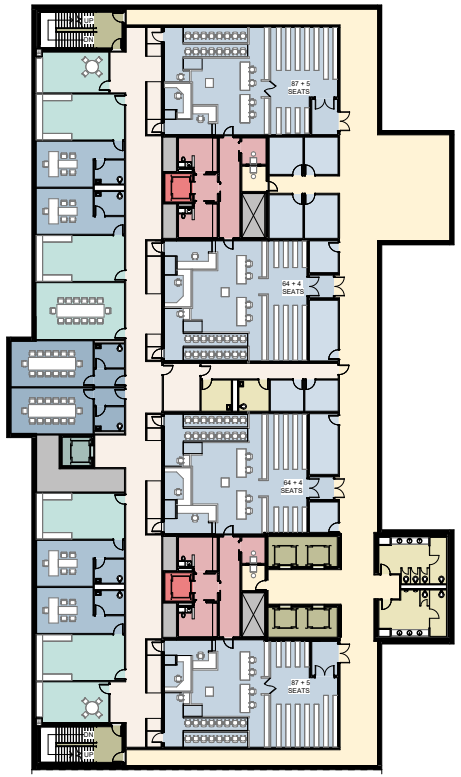

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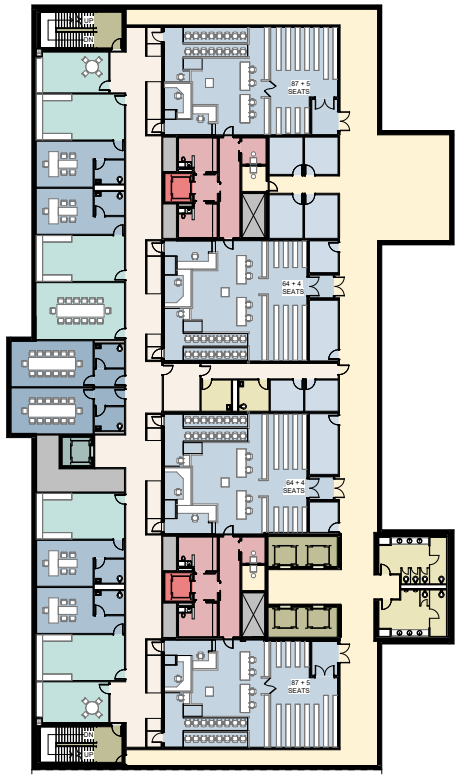
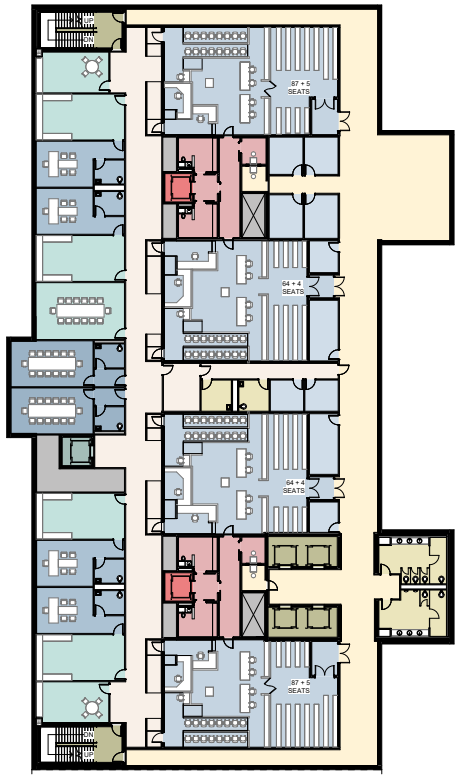
FOURTH FLOOR PLAN



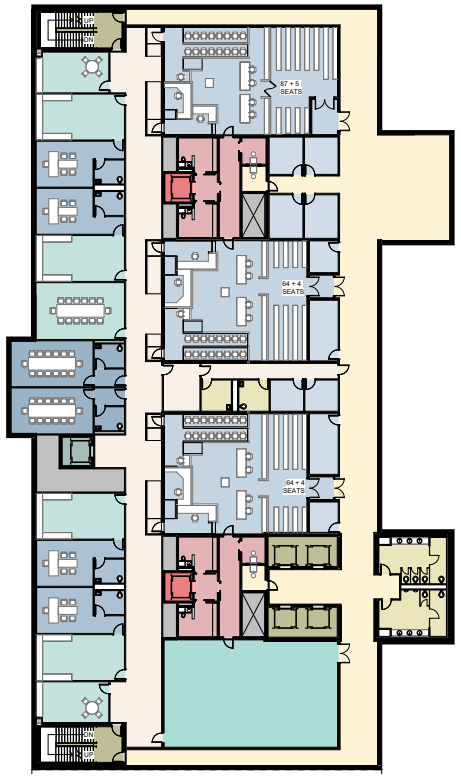
29,018 SF

FIFTH FLOOR PLAN



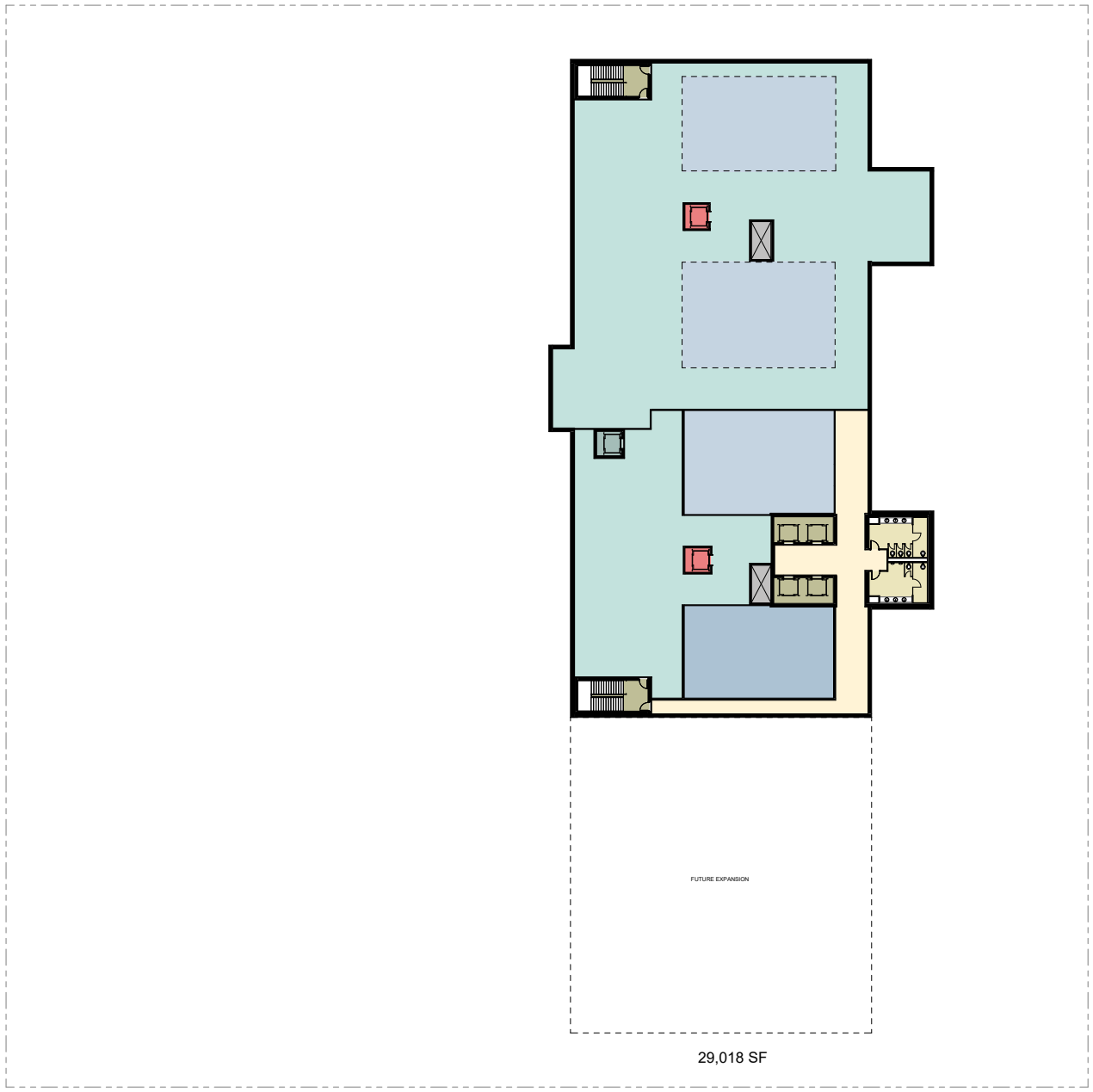
29,018 SF

SIXTH FLOOR PLAN

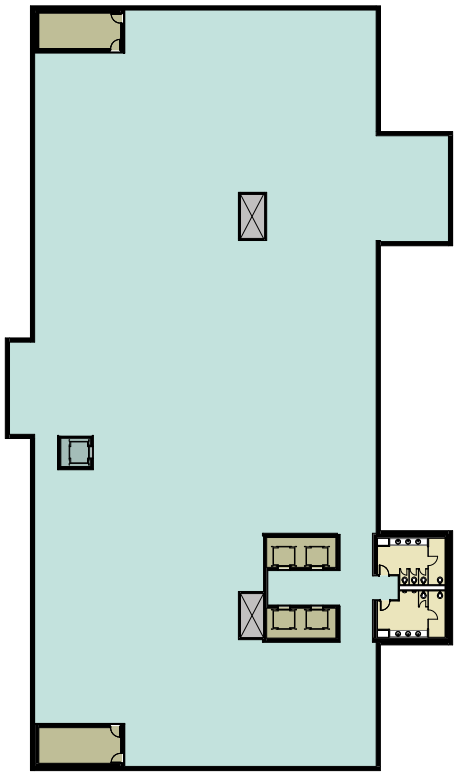


29,018 SF

SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



NINTH FLOOR PLAN

Weld County Justice Center
6-Story — Color Floor Plans

DATE
April 7, 2026



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



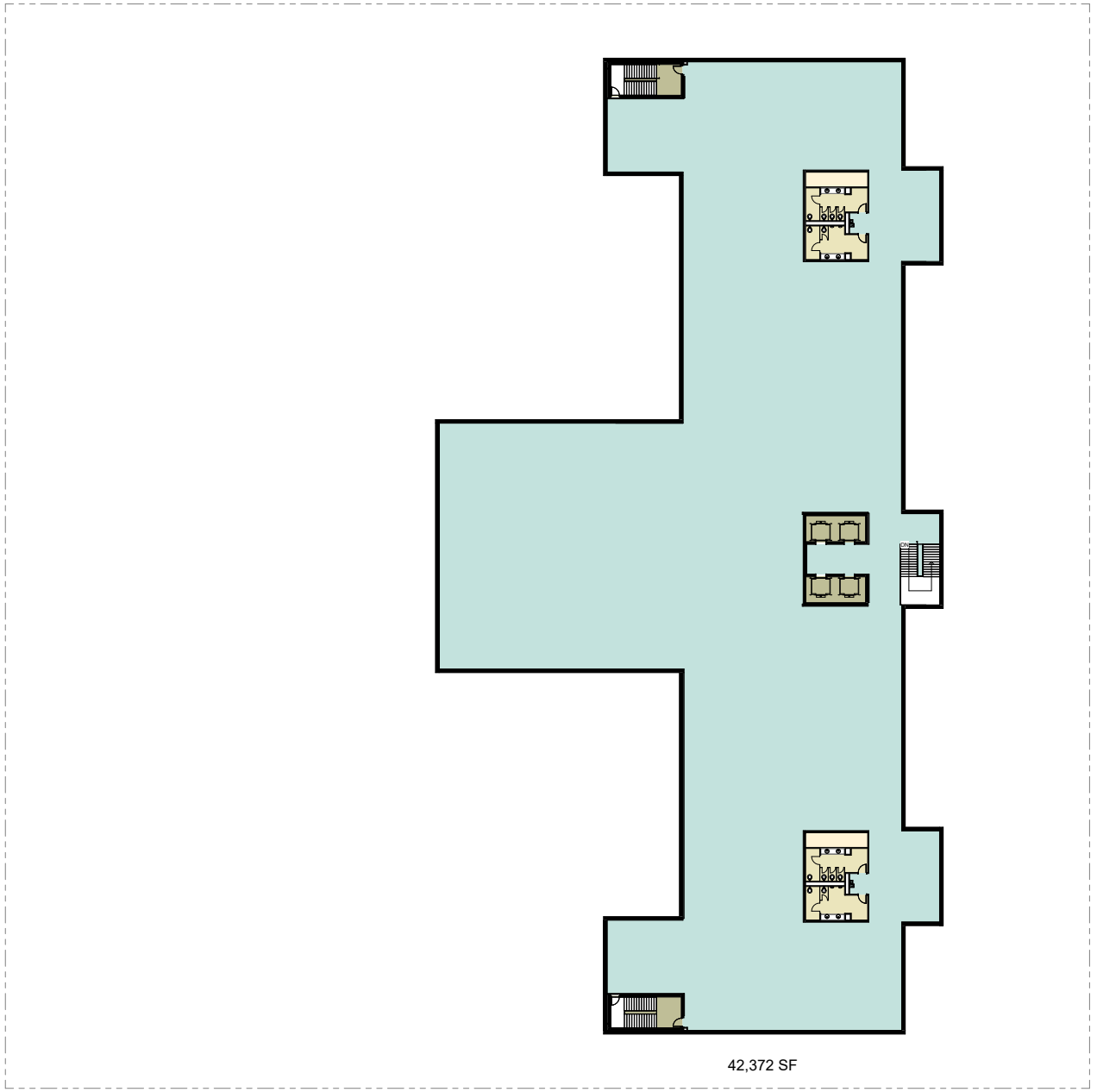
42,372 SF

FOURTH FLOOR PLAN



43,230 SF

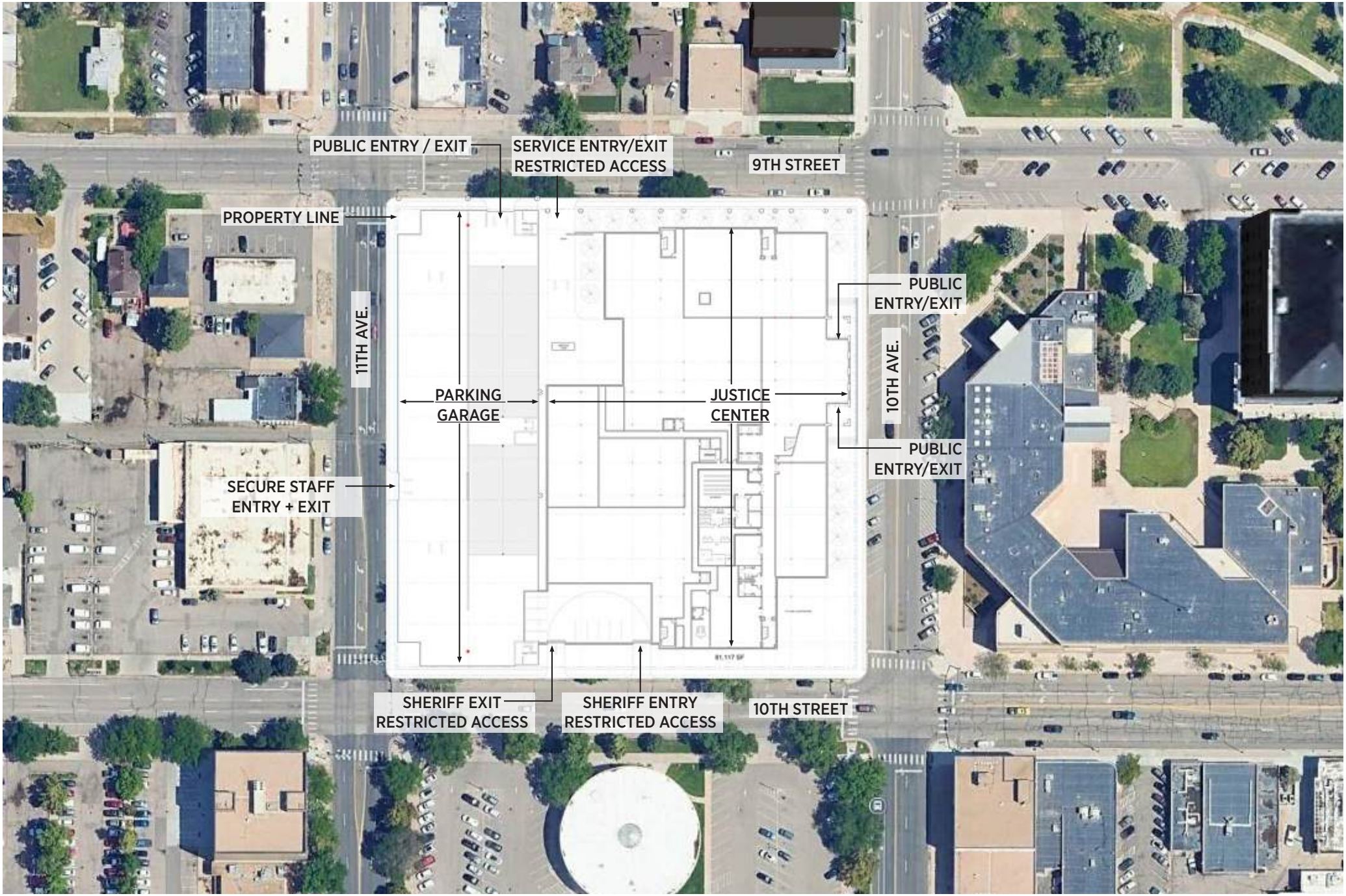
FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

Weld County Justice Center
Aerial Site Plans

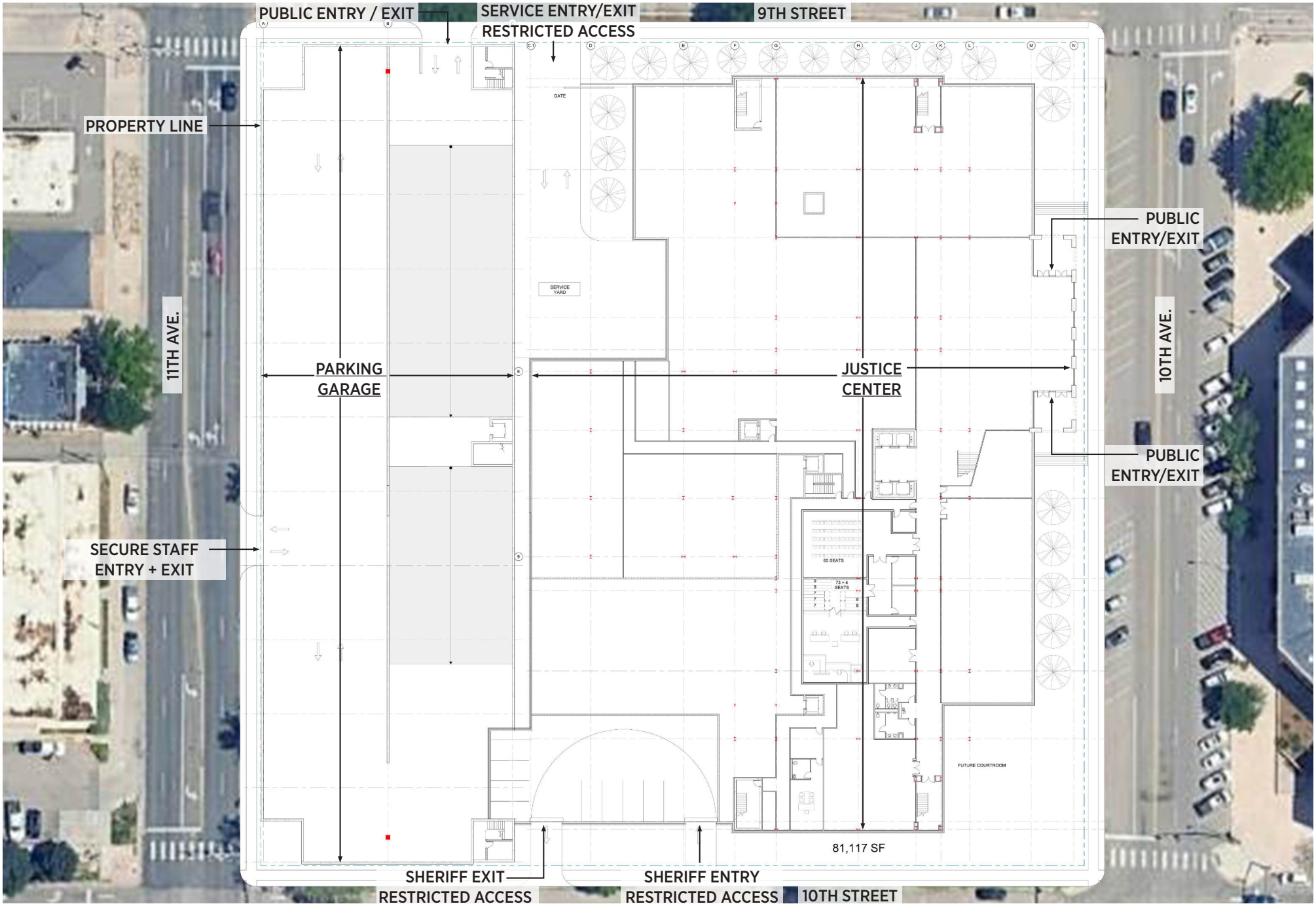
DATE
April 21, 2026



WELD COUNTY JUSTICE CENTER | SITE PLAN

04.22.2026

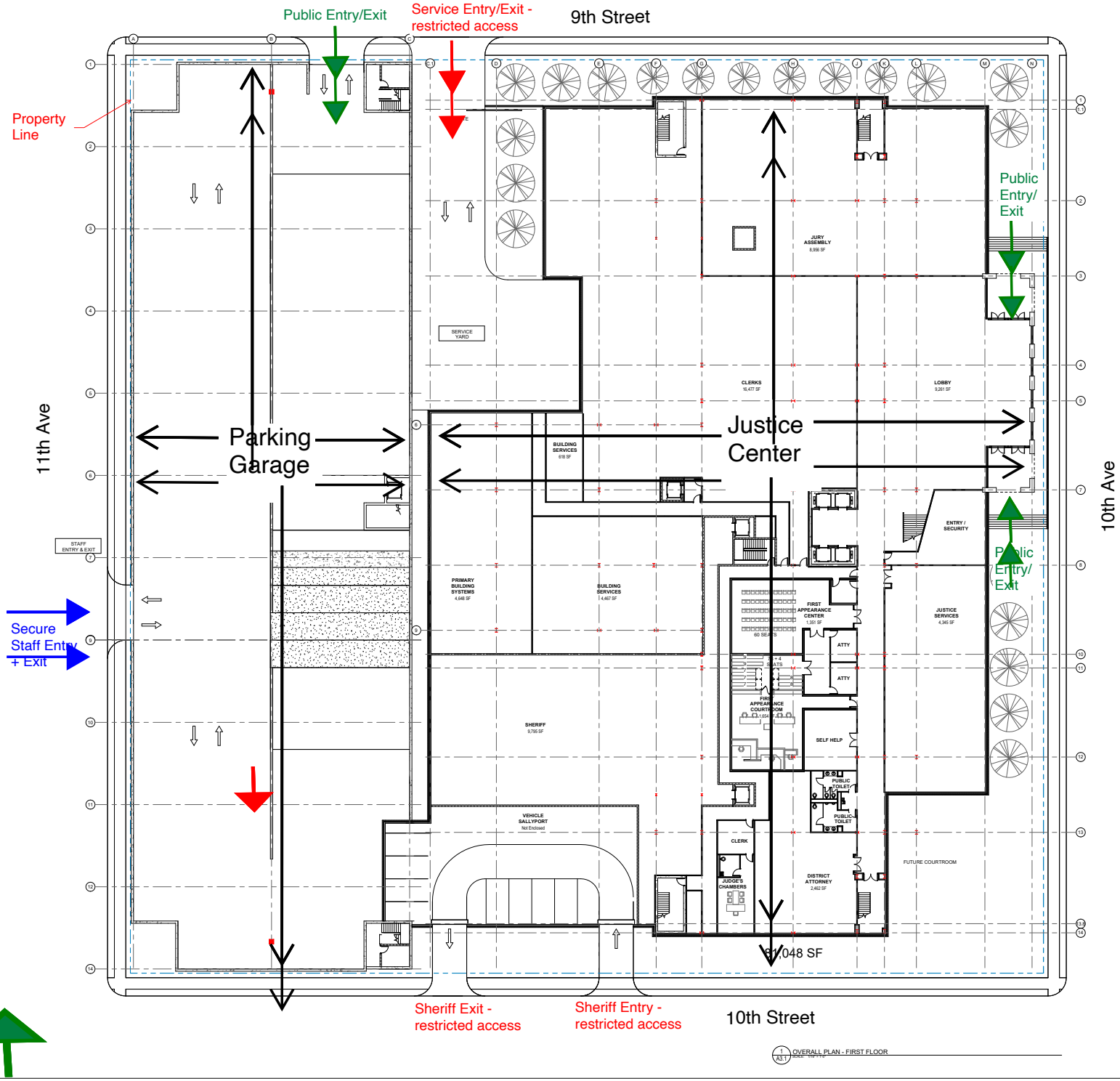
POPULOUS | FENTRESS STUDIOS RJA



WELD COUNTY JUSTICE CENTER | SITE PLAN

04.22.2026

POPULOUS | FENTRESS STUDIOS RJA



1 A3.1 OVERALL PLAN - FIRST FLOOR

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PROJECT CITY/TOWN, STATE, ZIPCODE
PROJECT NUMBER ##########

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OVERALL PLAN - FIRST FLOOR

Title:

A3.1

Sheet:

SECTION

8

Recommended Concept — 6-Story Justice Center

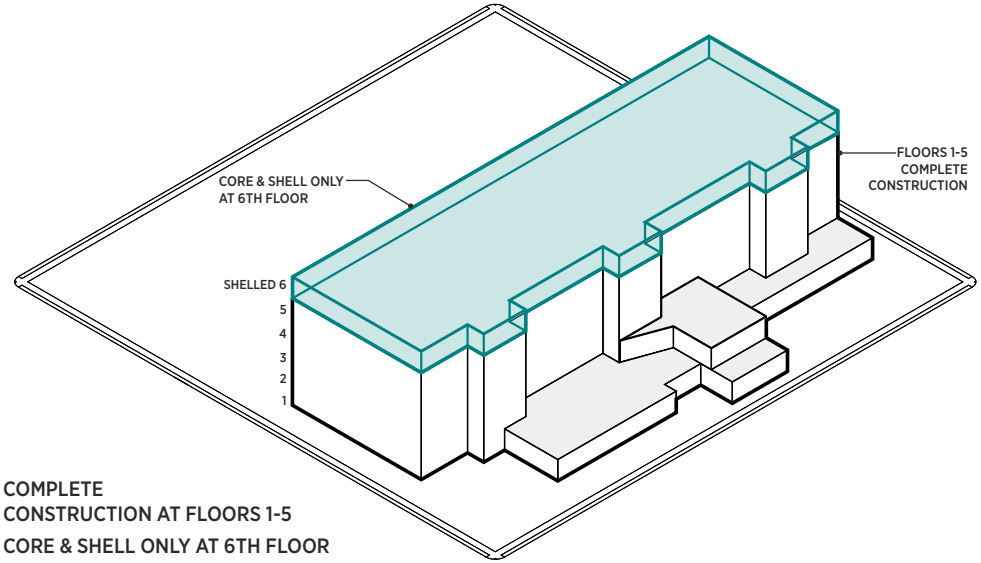
The recommended 6-Story High-Rise concept: the summary diagram, the canonical drawing set, and the formal Concept Recommendation Letter.

3 DOCUMENTS IN THIS SECTION

Weld County Justice Center
6-Story High-Rise — Recommended Concept

DATE
April 1, 2026

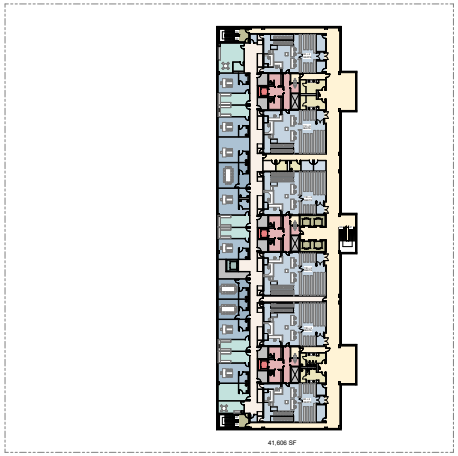
6-STORY HIGH-RISE (RECOMMENDED)



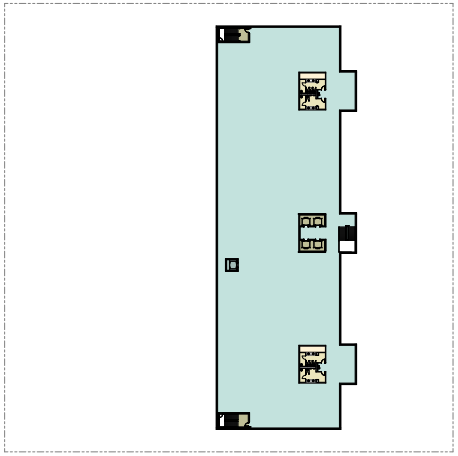
COMPLETE
CONSTRUCTION AT FLOORS 1-5

CORE & SHELL ONLY AT 6TH FLOOR

24 COURTROOMS



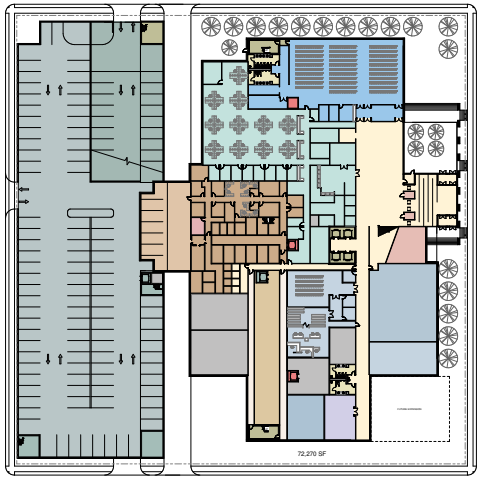
TYPICAL FLOOR PLAN



6TH FLOOR
SHELLED PLAN

S.F. & COST
281,405 S.F.- COMPLETE CONSTRUCTION
$285.1M CONSTRUCTION COST
$1,013/S.F.

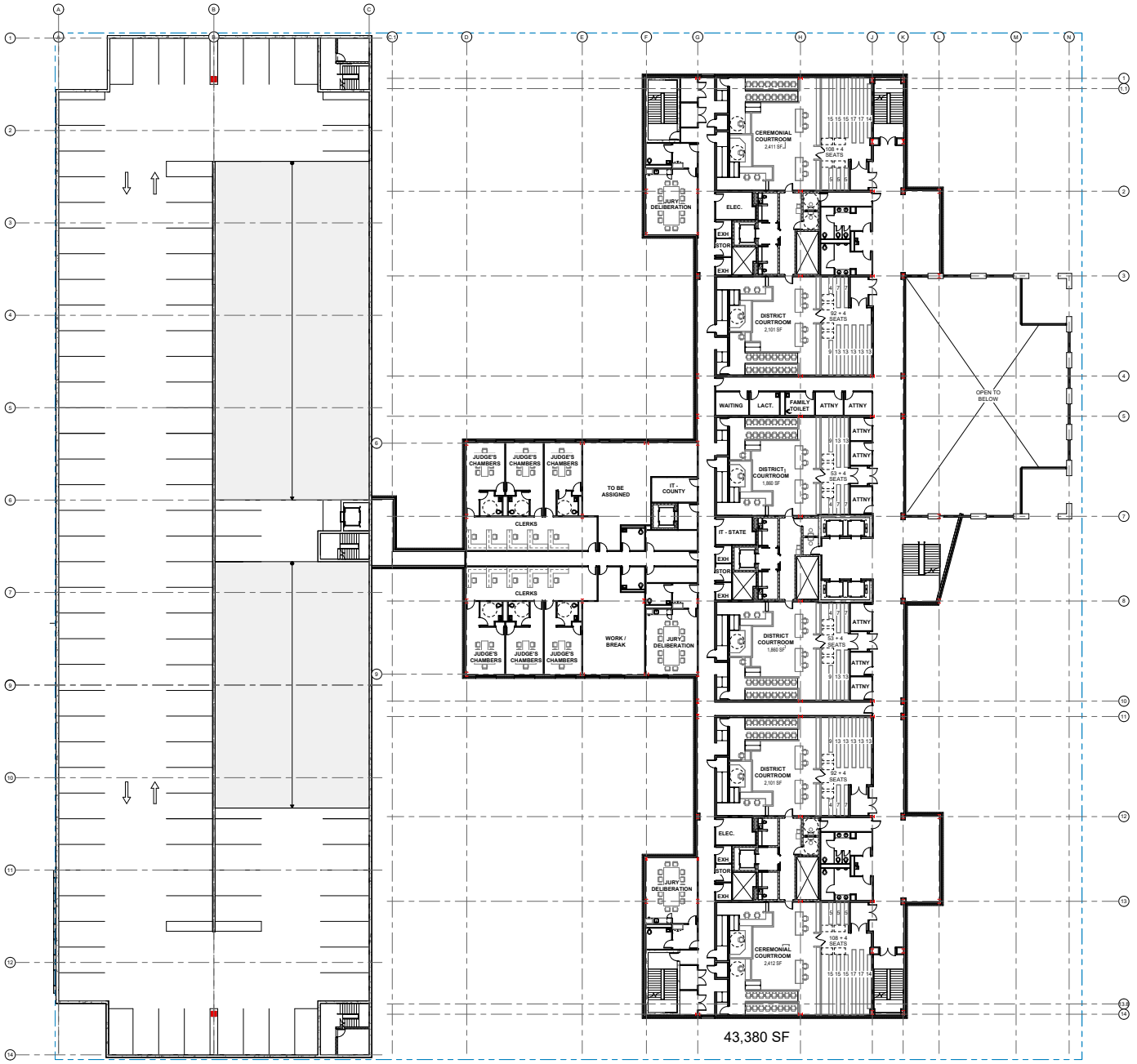
COURTROOMS		
INITIAL -	24	
INTERNAL EXPANSION -	9	
		33 - GOOD UNTIL 2071 (45 YEARS)
ADDITION -	6	
		39 - GOOD UNTIL 2101 (75 YEARS)



1ST FLOOR PLAN

Weld County Justice Center
6-Story High-Rise — All Plans

DATE
April 2026



1 A3.2 OVERALL PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - SECOND FLOOR

Title:

A3.2

Sheet:



43,380 SF

1 A3.2A OVERALL PLAN - SECOND FLOOR - COLOR
SCALE: 1/16" = 1'-0"

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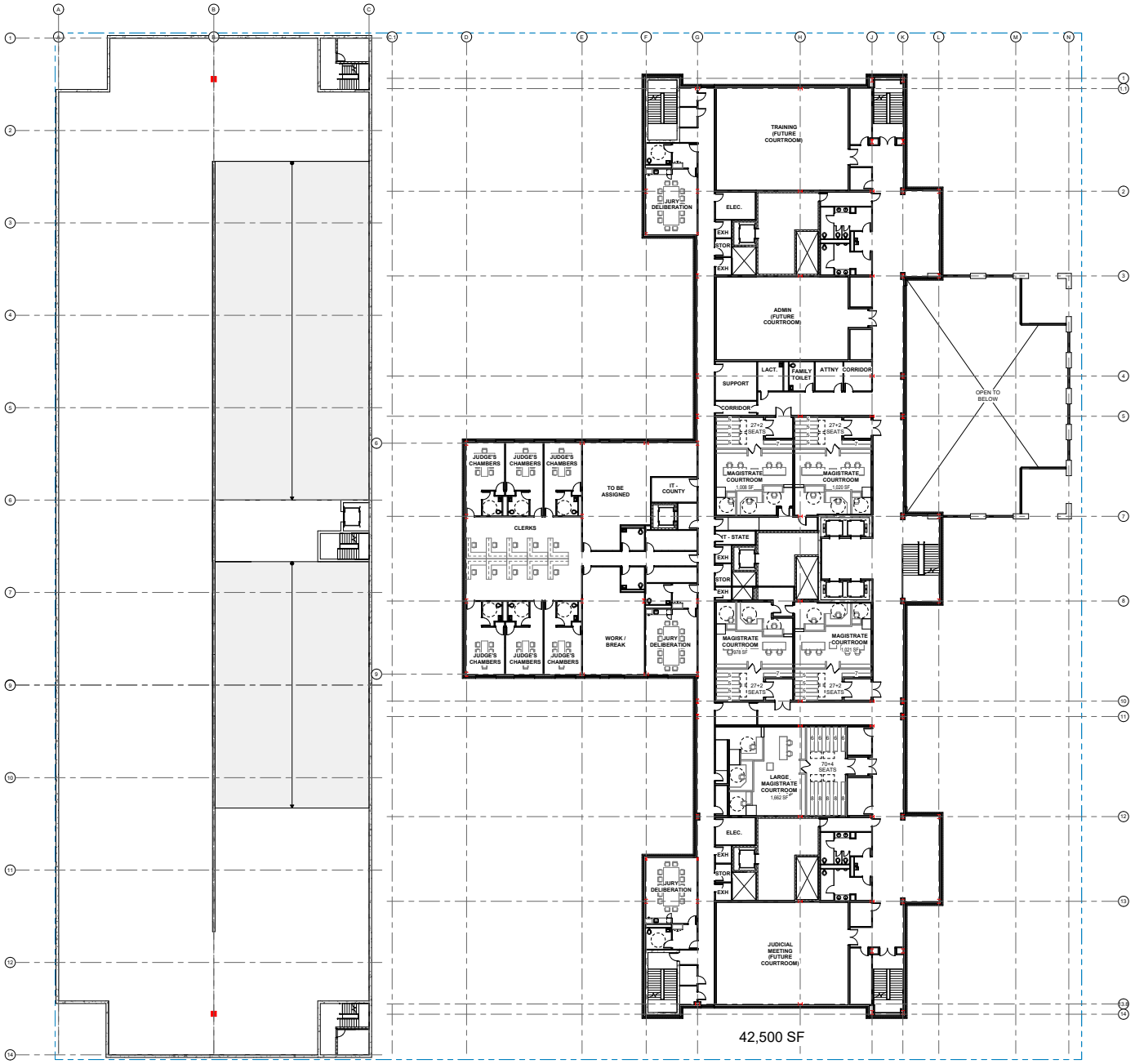
OVERALL PLAN - SECOND FLOOR - COLOR

Title:

A3.2A

Sheet:



1 A3.3 OVERALL PLAN - THIRD FLOOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - THIRD FLOOR

Title:

A3.3

Sheet:



42,500 SF

1 A3.3A OVERALL PLAN - THIRD FLOOR - COLOR
SCALE: 1/8" = 1'-0"

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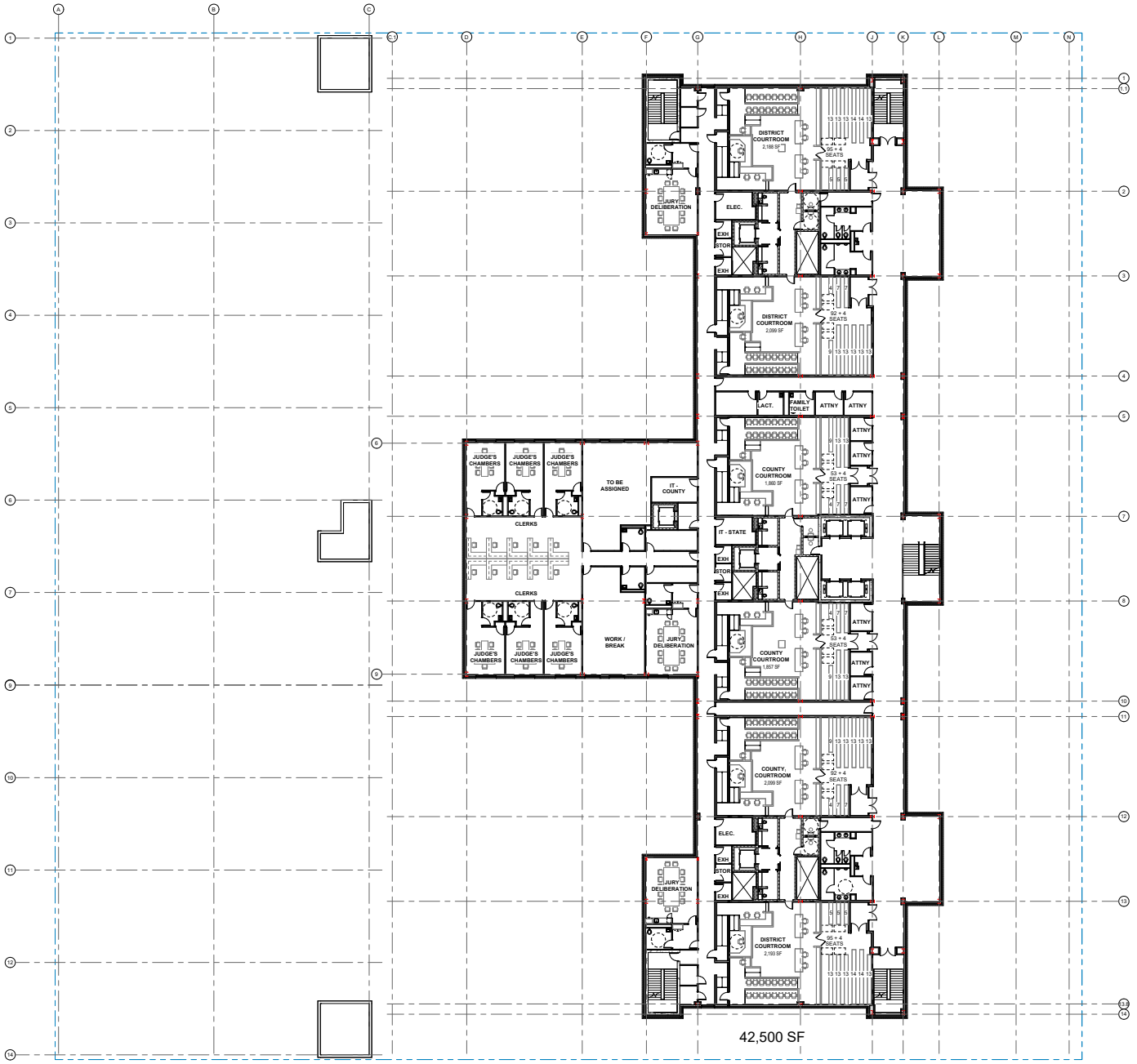
OVERALL PLAN - THIRD FLOOR - COLOR

Title:

A3.3A

Sheet:



1 A3.4 OVERALL PLAN - FOURTH FLOOR
SCALE: 1/16" = 1'-0"

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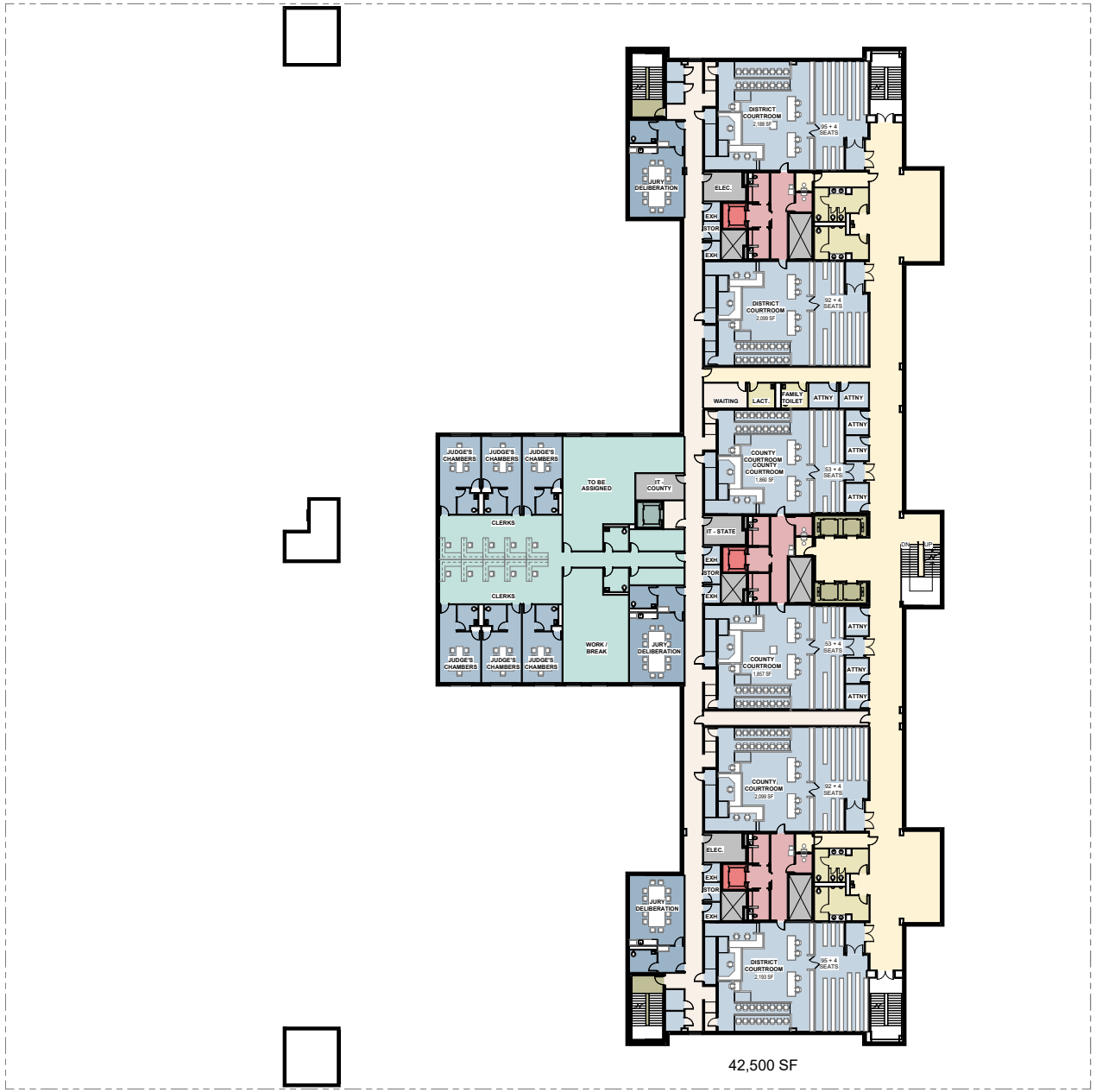
OVERALL PLAN - FOURTH FLOOR

Title:

A3.4

Sheet:



42,500 SF

1 A3.4A OVERALL PLAN - FOURTH FLOOR - COLOR

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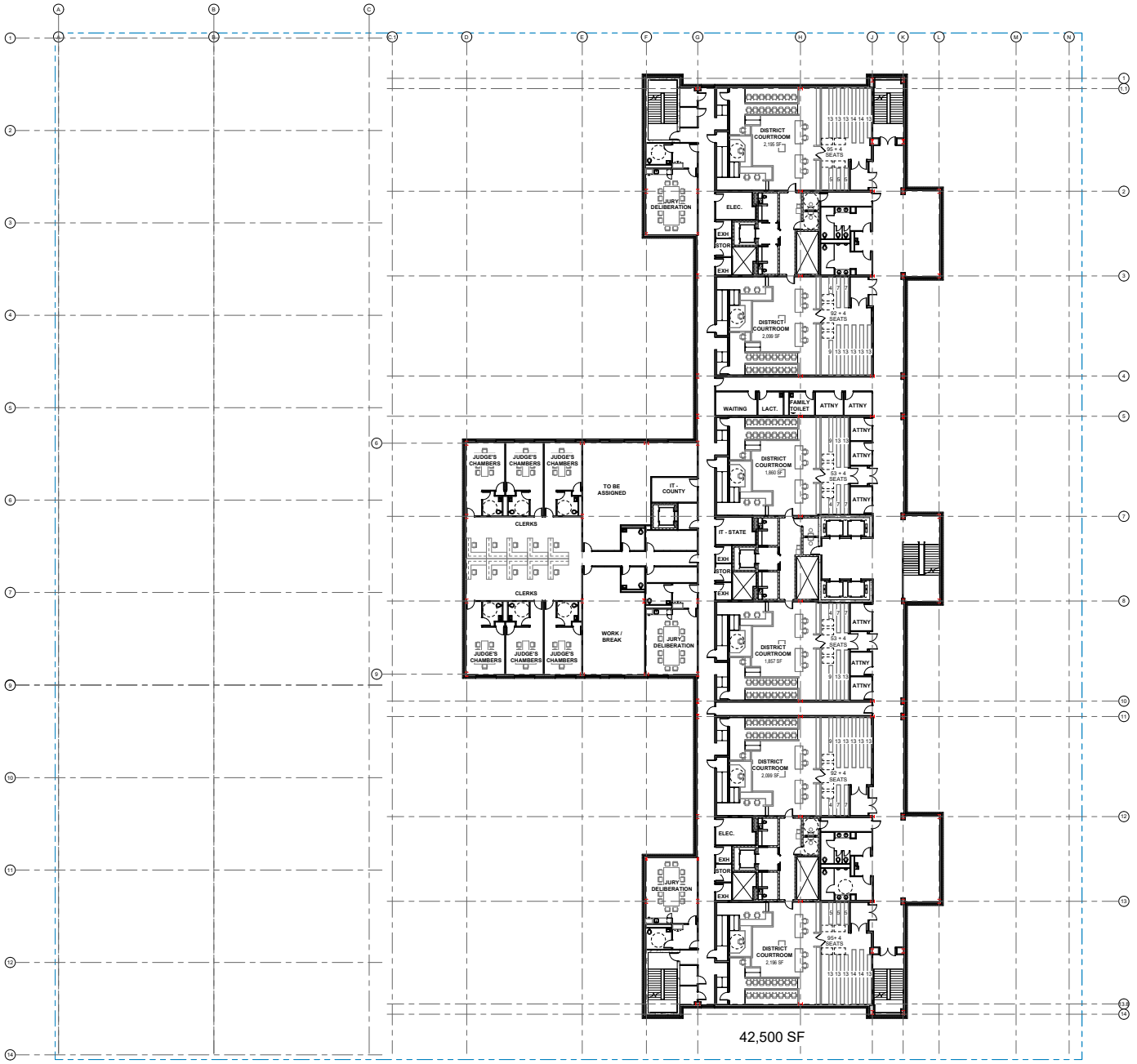
OVERALL PLAN - FOURTH FLOOR - COLOR

Title:

A3.4A

Sheet:



1 A3.5 OVERALL PLAN - FIFTH FLOOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - FIFTH FLOOR

Title:

A3.5

Sheet:



42,500 SF

1 A3.5A OVERALL PLAN - FIFTH FLOOR - COLOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - FIFTH FLOOR - COLOR
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A3.5A
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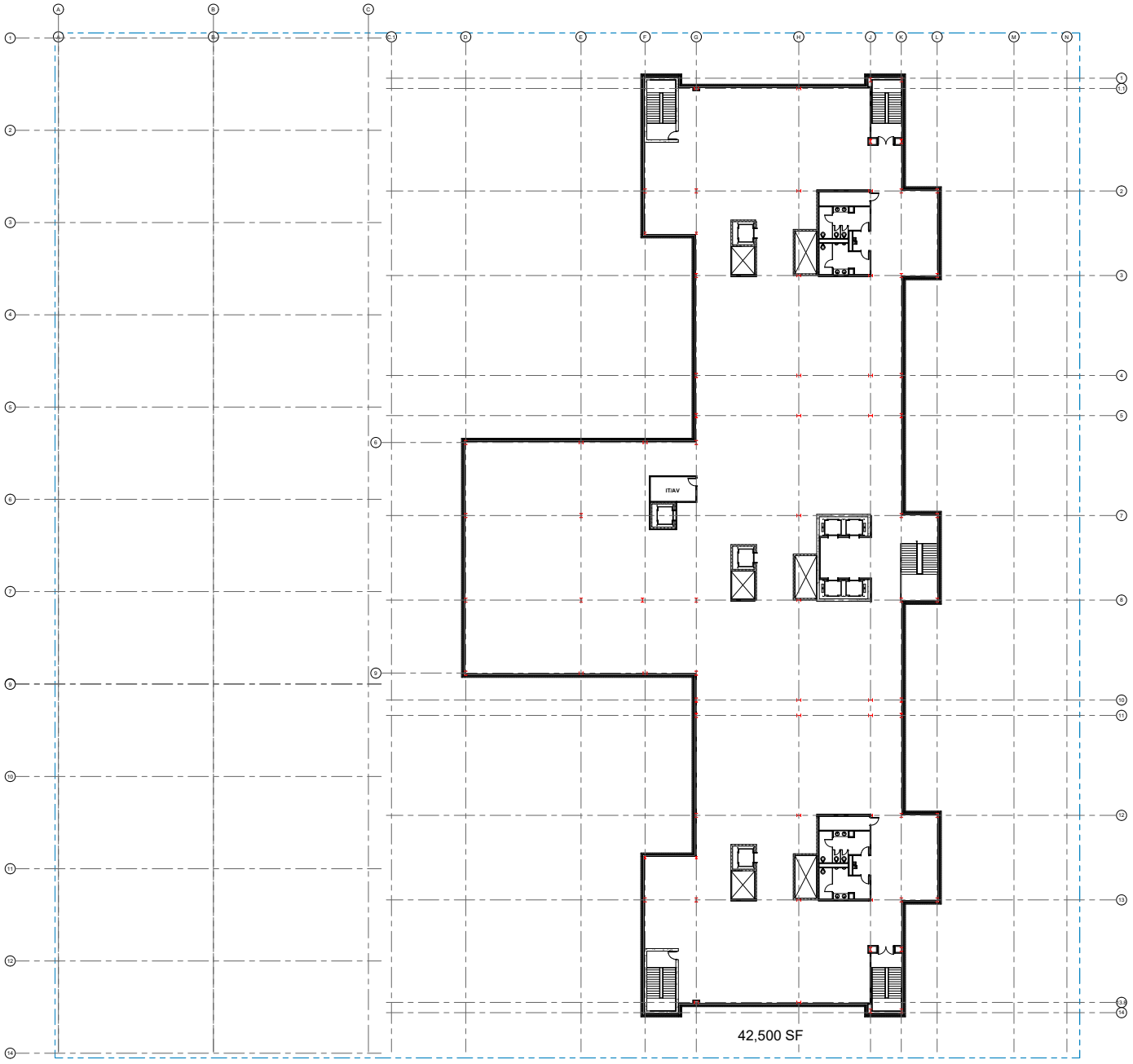

1 A3.6 OVERALL PLAN - SIXTH FLOOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - SIXTH FLOOR

Title:

A3.6

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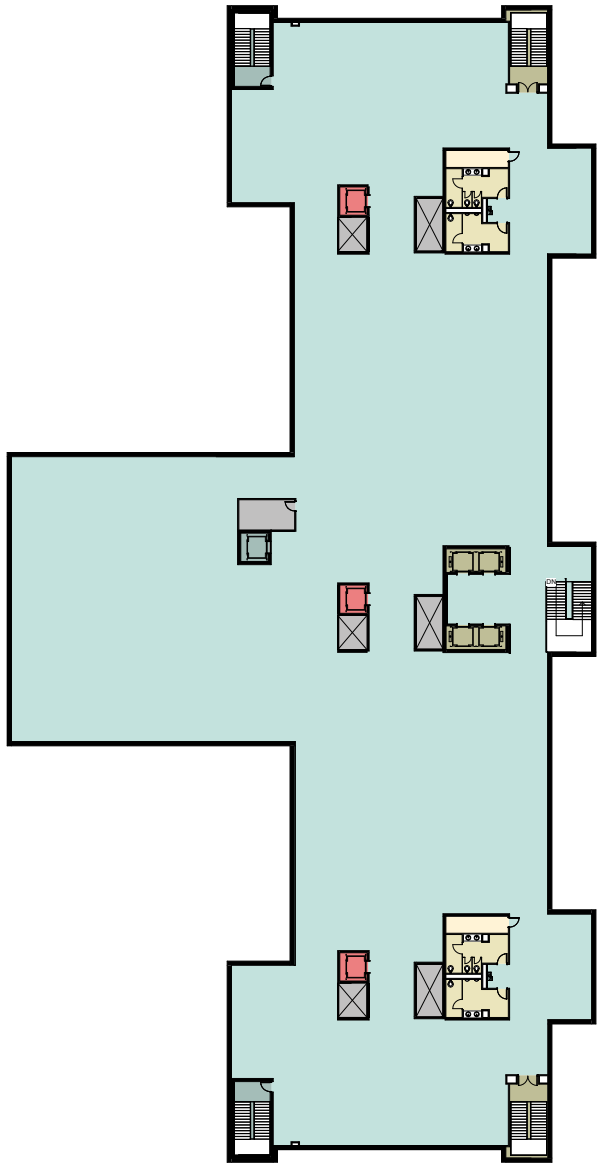

42,372 SF

1 A3.6A OVERALL PLAN - SIXTH FLOOR - COLOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - SIXTH FLOOR

Title:

A3.6A

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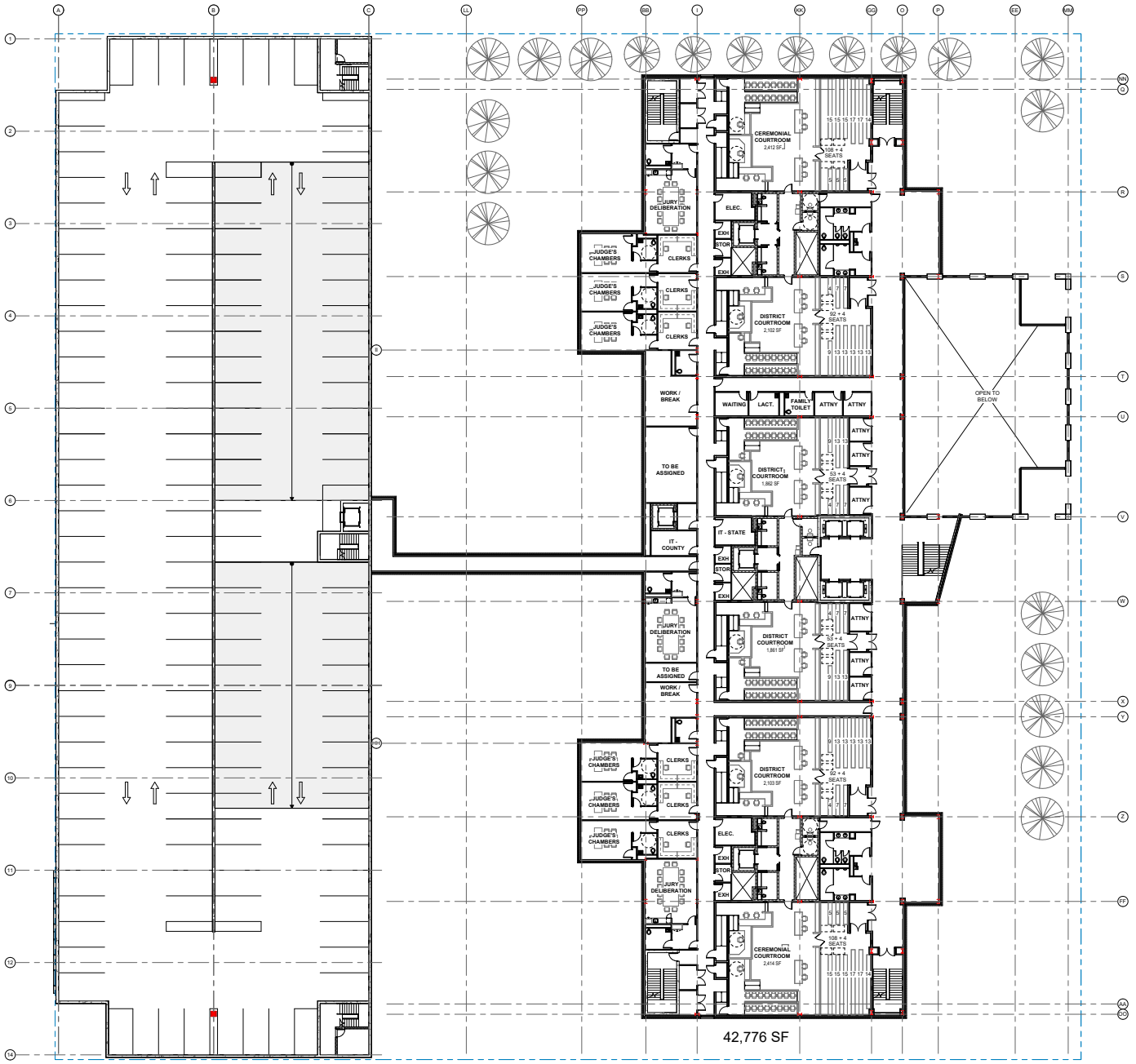

1 A3.2B OVERALL PLAN - SECOND FLOOR - NON-COLLEGIAL JUDGES

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Title: OVERALL PLAN - SECOND FLOOR - NON-COLLEGIAL JUDGES

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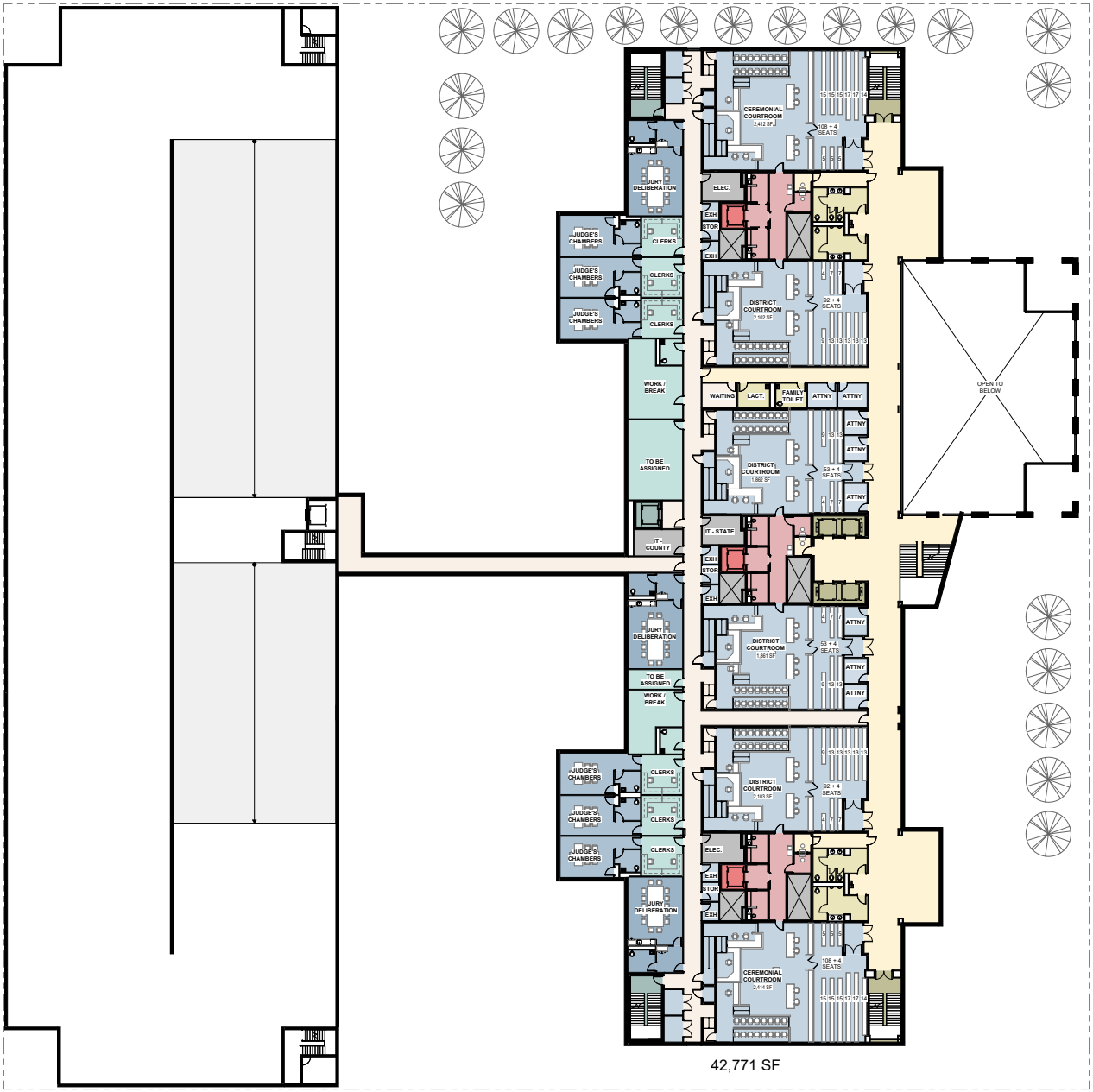

42,771 SF

1 A3.2C OVERALL PLAN - SECOND FLOOR - NON-COLLEGIAL JUDGES - COLOR

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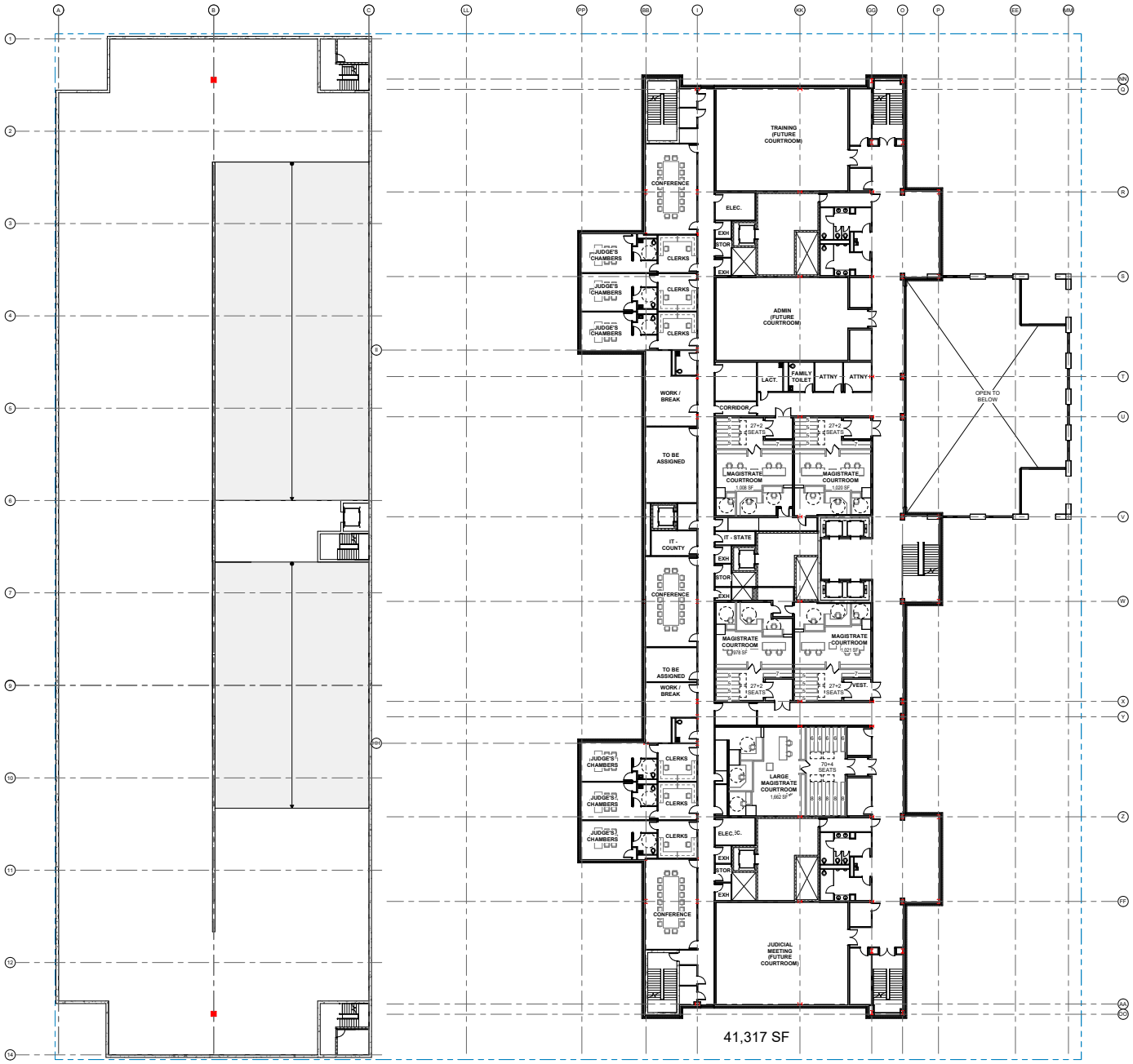

1 A3.3B OVERALL PLAN - THIRD FLOOR - NON-COLLEGIAL JUDGES
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - THIRD FLOOR - NON-COLLEGIAL JUDGES
Title:

A3.3B
Sheet:



41,317 SF

1 A3.3C OVERALL PLAN - THIRD FLOOR - NON-COLLEGIAL JUDGES - COLOR
SCALE: 1/16" = 1'-0"

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Title:

A3.3C
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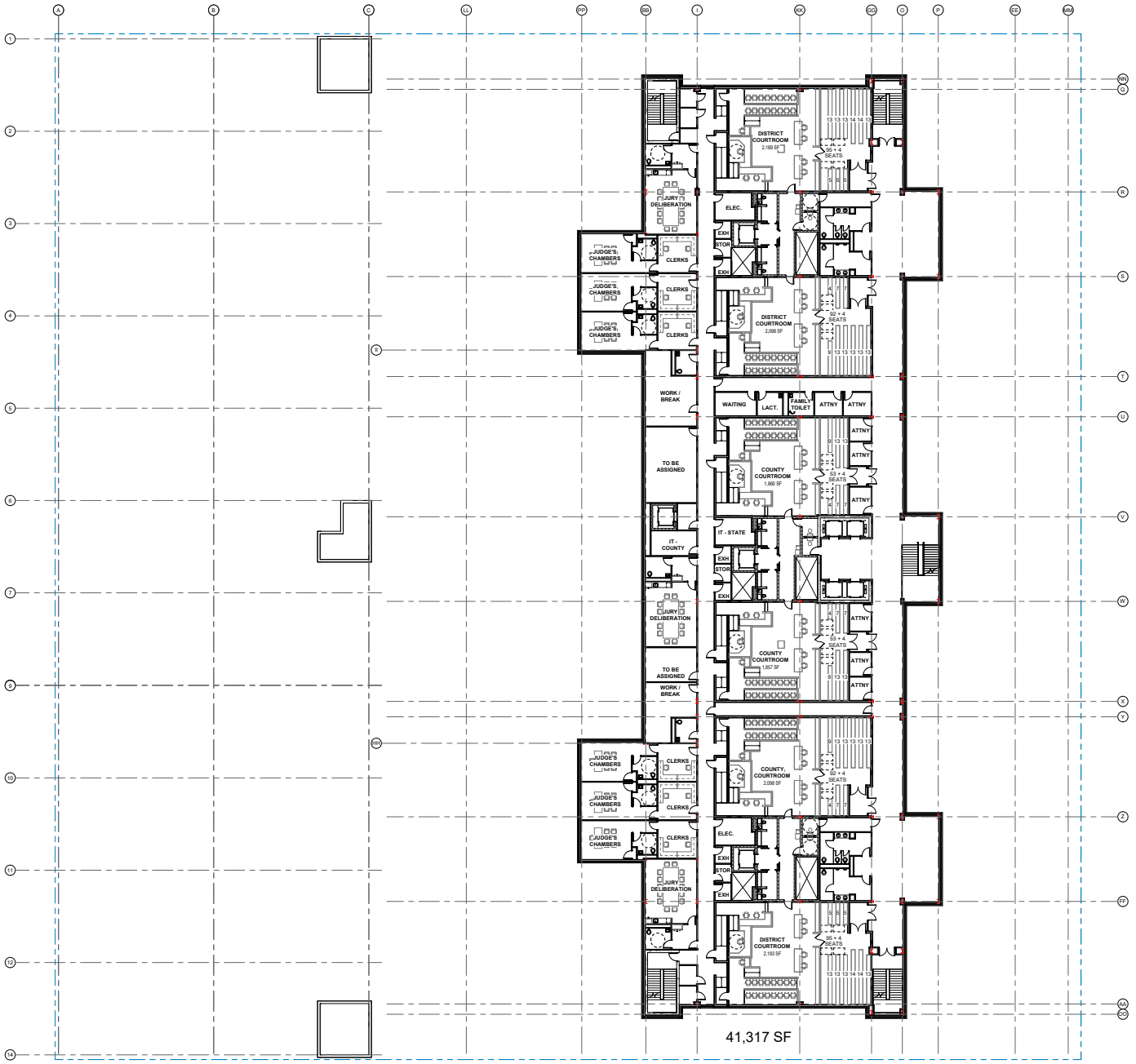

1 A3.4B OVERALL PLAN - FOURTH FLOOR - NON-COLLEGIAL JUDGES

SCALE: 1/16" = 1'-0"

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Sheet: A3.4B



41,317 SF

1 A3.4C OVERALL PLAN - FOURTH FLOOR - NON-COLLEGIAL JUDGES - COLOR

SCALE: 1/16" = 1'-0"

POPULOUS | FENTRESS STUDIOS

RJA Reilly Johnson Architecture

ARCHITECT OF RECORD
FENTRESS STUDIOS
DENVER, CO.

ASSOCIATE ARCHITECT
REILLY JOHNSON ARCHITECTURE
DENVER, CO.

WELD COUNTY JUDICIAL CENTER

PROJECT STREET ADDRESS
PROJECT CITY/TOWN, STATE, ZIPCODE
PROJECT NUMBER ##########

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
1	CONCEPTUAL / SCHEMATIC	03/01/2026

REV.	DESCRIPTION	DATE

CONCEPTUAL DESIGN

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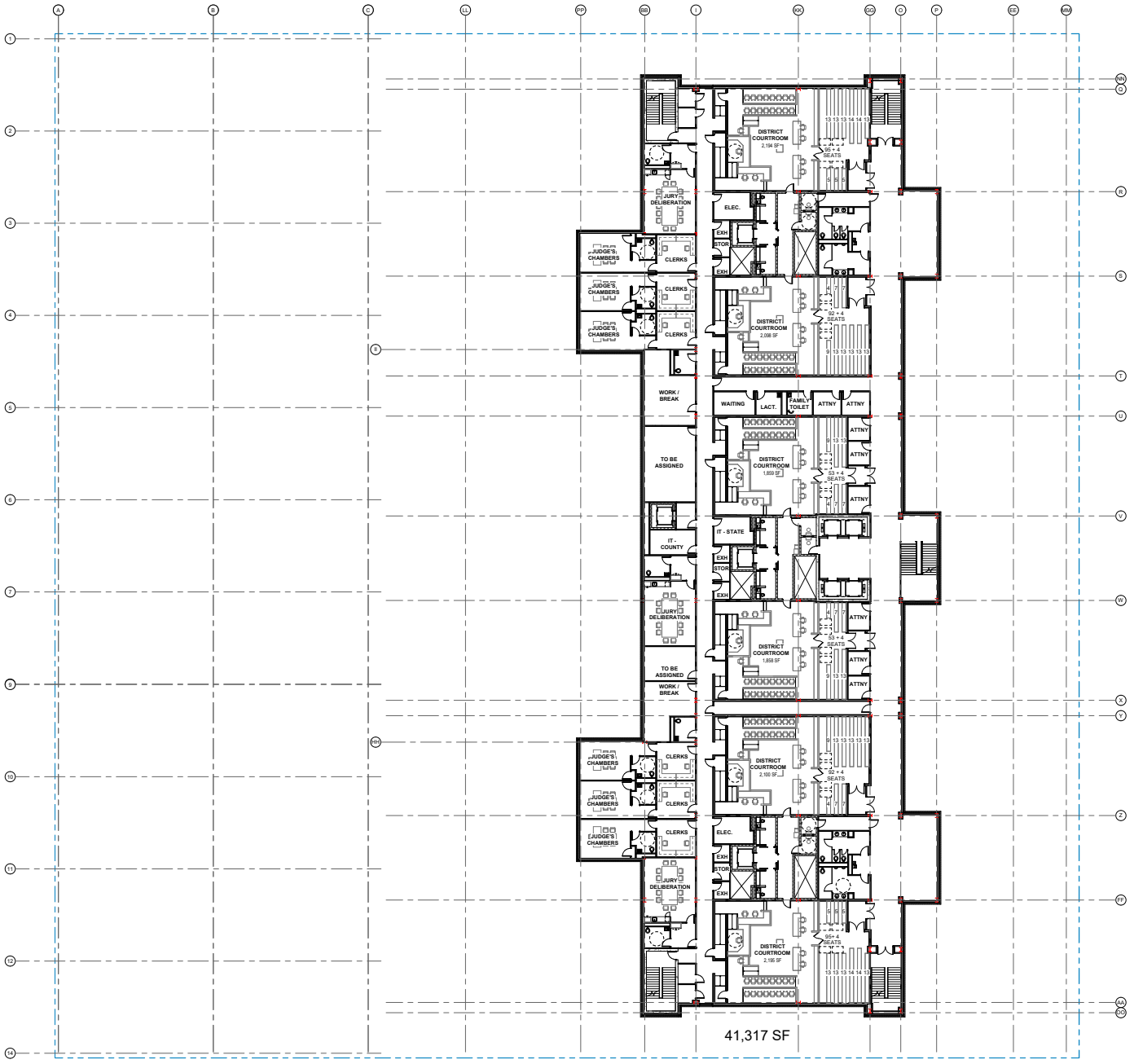
Title: OVERALL PLAN - FOURTH FLOOR - NON-COLLEGIAL JUDGES - COLOR

Sheet: A3.4C



1 A3.5B OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES

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ASSOCIATE ARCHITECT
REILLY JOHNSON ARCHITECTURE
DENVER, CO.

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OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES

Title:

A3.5B

Sheet:



41,317 SF

1 A3.5C OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES - COLOR

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OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES - COLOR
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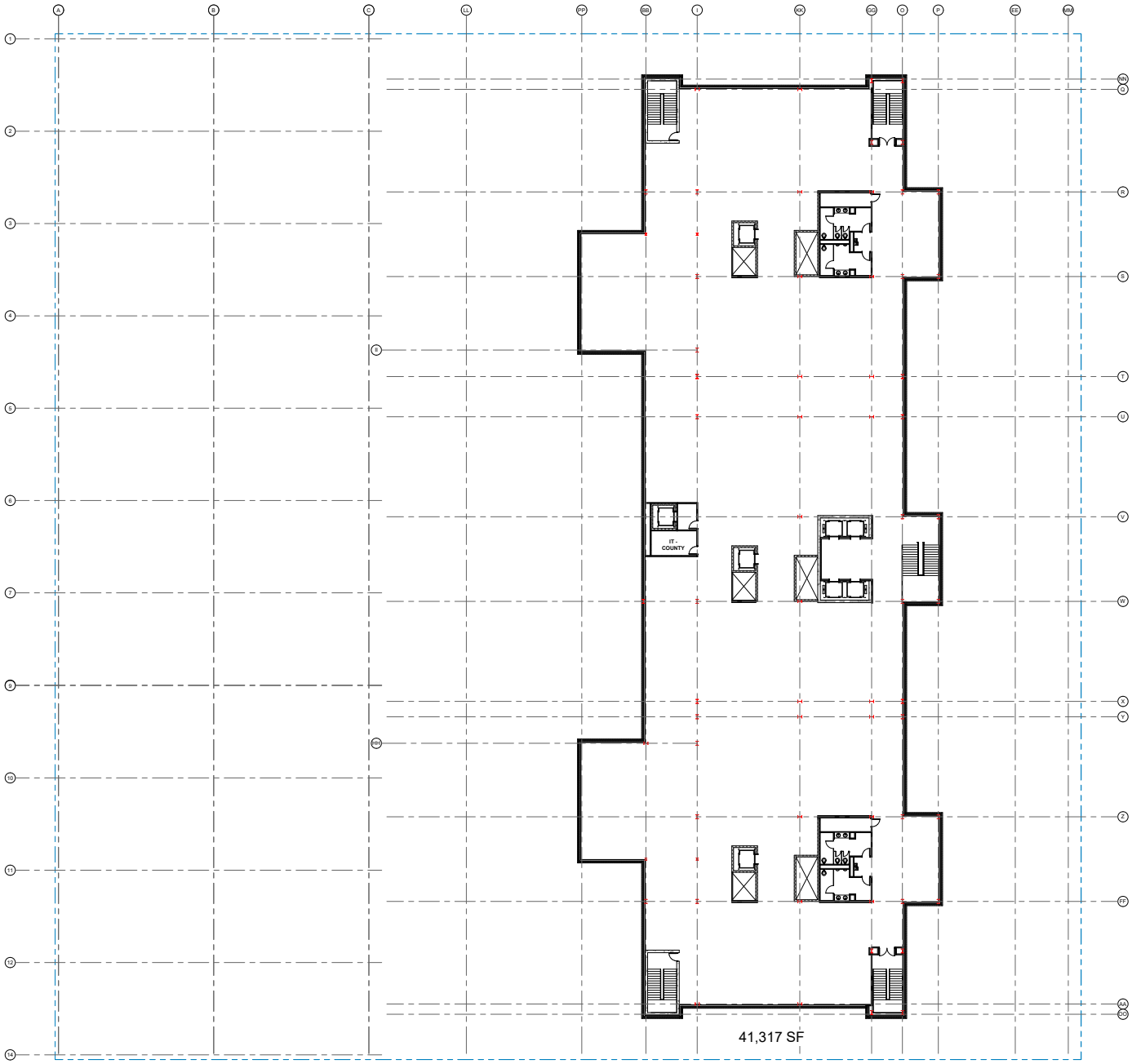

1 A3.6B OVERALL PLAN - SIXTH FLOOR - NON-COLLEGIAL JUDGES
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - SIXTH FLOOR - NON-COLLEGIAL JUDGES
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A3.6B
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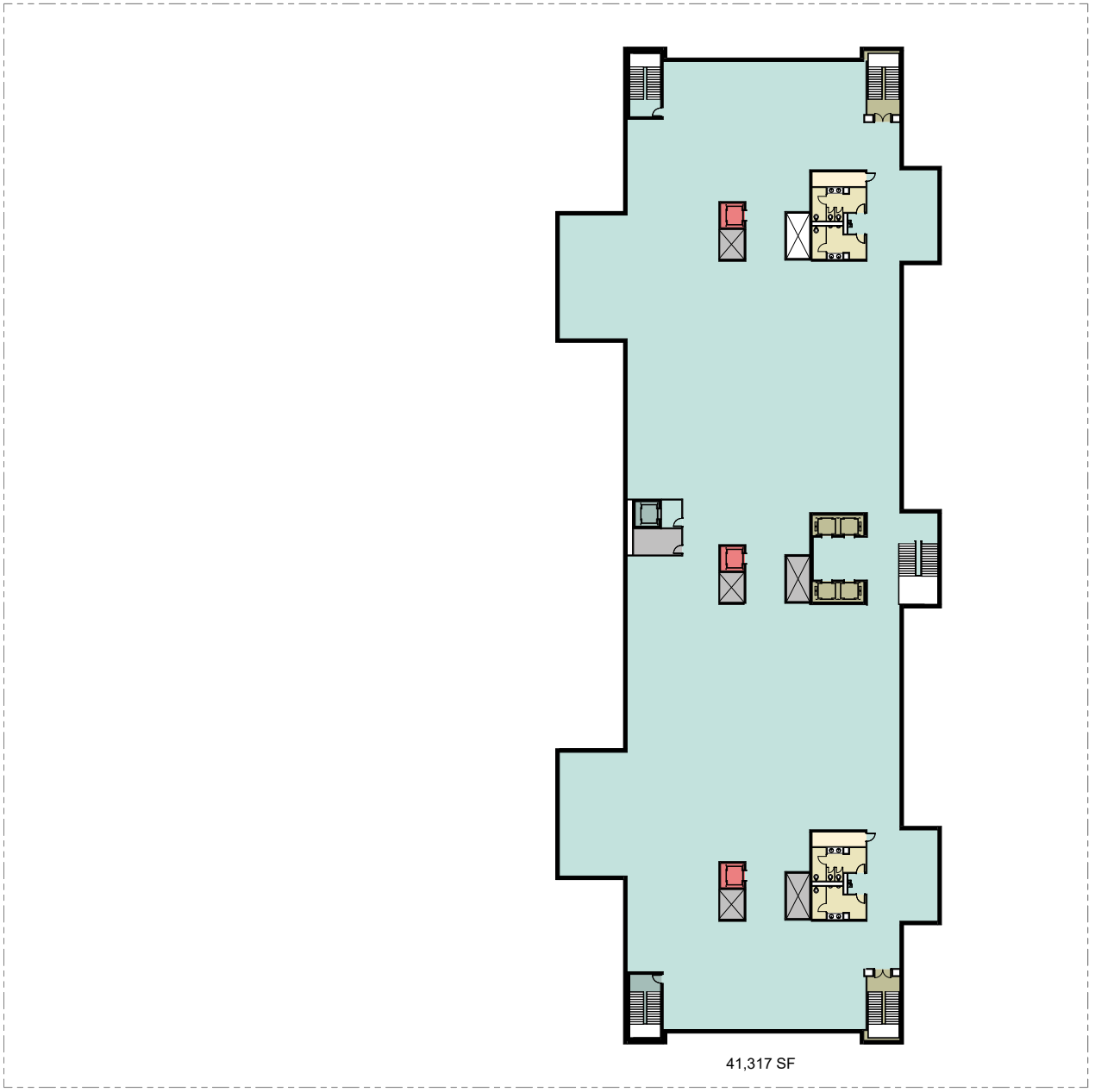

41,317 SF

1 A3.6C OVERALL PLAN - SIXTH FLOOR - NON-COLLEGIAL JUDGES Copy 1
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - SIXTH FLOOR - NON-COLLEGIAL JUDGES - COLOR
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A3.6C
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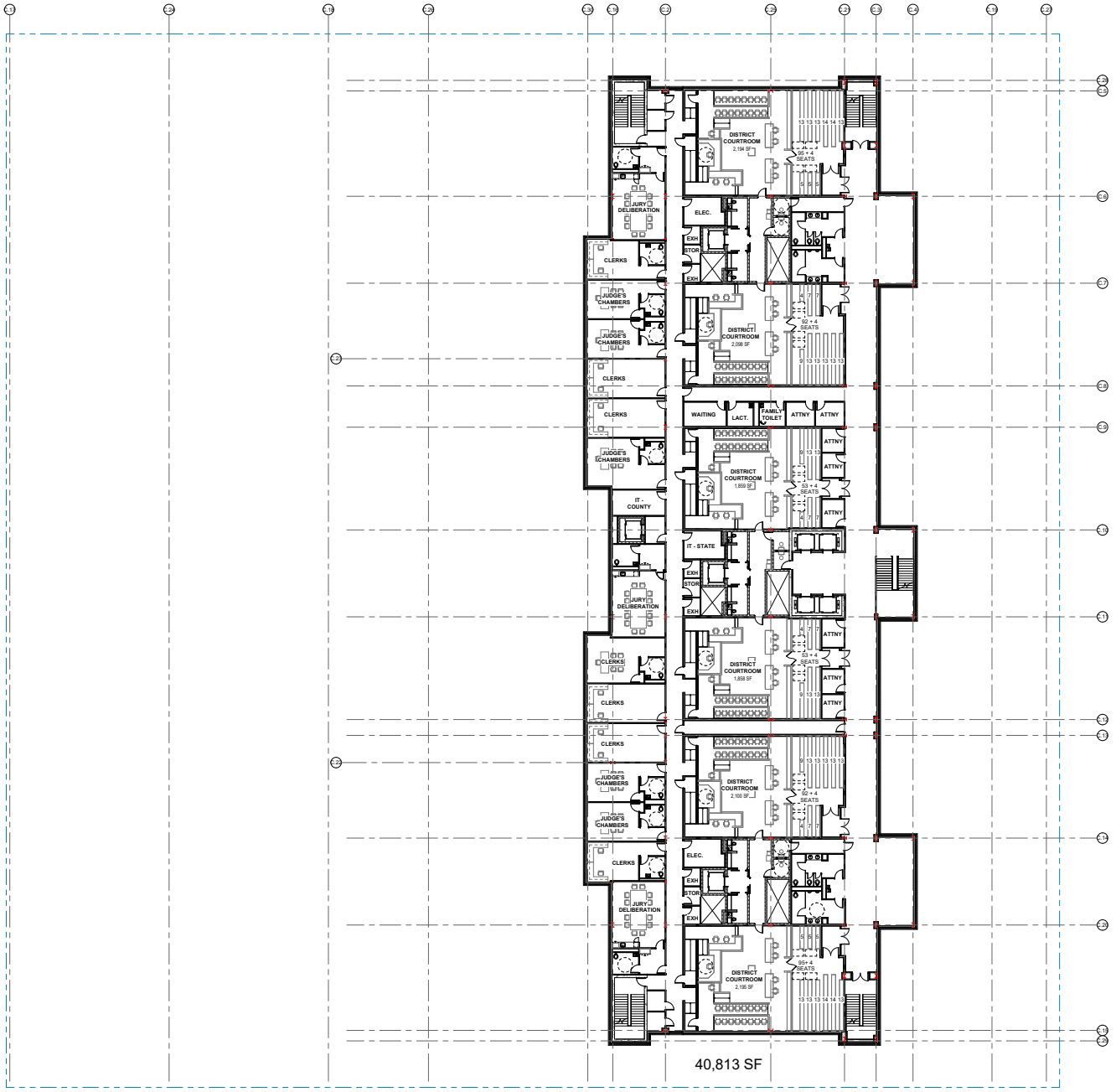

1 A3.5D OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES - ALTERNATE

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OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES - ALTERNATE
Title:

A3.5D
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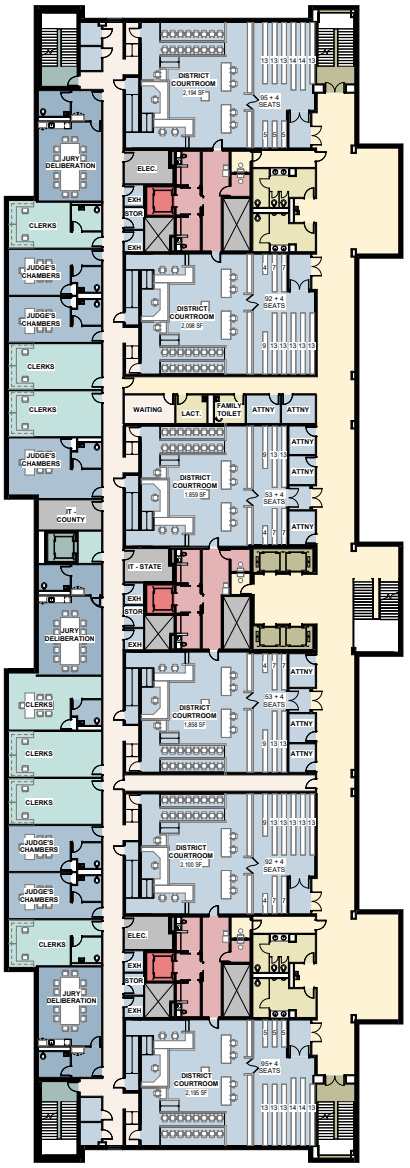

40,813 SF

1 A3.5E OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES - ALTERNATE COLOR

SCALE: 1/16" = 1'-0"

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WELD COUNTY JUDICIAL CENTER

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OVERALL PLAN - FIFTH FLOOR - NON-COLLEGIAL JUDGES - ALTERNATE COLOR
Title:

A3.5E
Sheet:

Weld County Justice Center
Concept Recommendation Letter — 6-Story Justice Center

DATE
April 29, 2026

level5 collaborative

POPULOUS | FENTRESS STUDIOS RJA Reilly Johnson Architecture

RECOMMENDED PROJECT

6-Story Justice Center

Full Build – Single Phase

PROFESSIONAL RECOMMENDATION

After evaluating many options, Level5 recommends the 6-Story Justice Center as the best path forward for Weld County. This concept delivers 5 fully finished stories with a shelled 6th floor ready for future buildout.

This option delivers a 24-courtroom program in a single construction phase, eliminates dependency on – and any further investment in – the aging Centennial Building, and provides built-in capacity for future expansion. At a total project cost of $1,013/SF, it is the most cost-effective path to the full program. The core & shell 6th floor secures approximately 41,800 SF of future-ready space that can accommodate up to 12 additional courtrooms as caseloads grow, without costly structural or building enclosure work.

The recommended plan includes a 600-space parking structure on the West Block site, ensuring the County retains control of its parking needs independent of IGA negotiations with the City of Greeley. This structure supports multiple paths forward – with, without, or through a revised agreement.

This building is designed to serve Weld County for generations. Based on the design team's programming findings, the 24-courtroom program meets the County's projected needs for the near term. Internal expansion to 33 courtrooms accommodates growth for approximately 45 years. A future addition at the southeast corner extends that capacity to 39 courtrooms, meeting the County's needs for approximately 75 years.

Notably, this project can be structured to avoid both a public vote and new County debt.

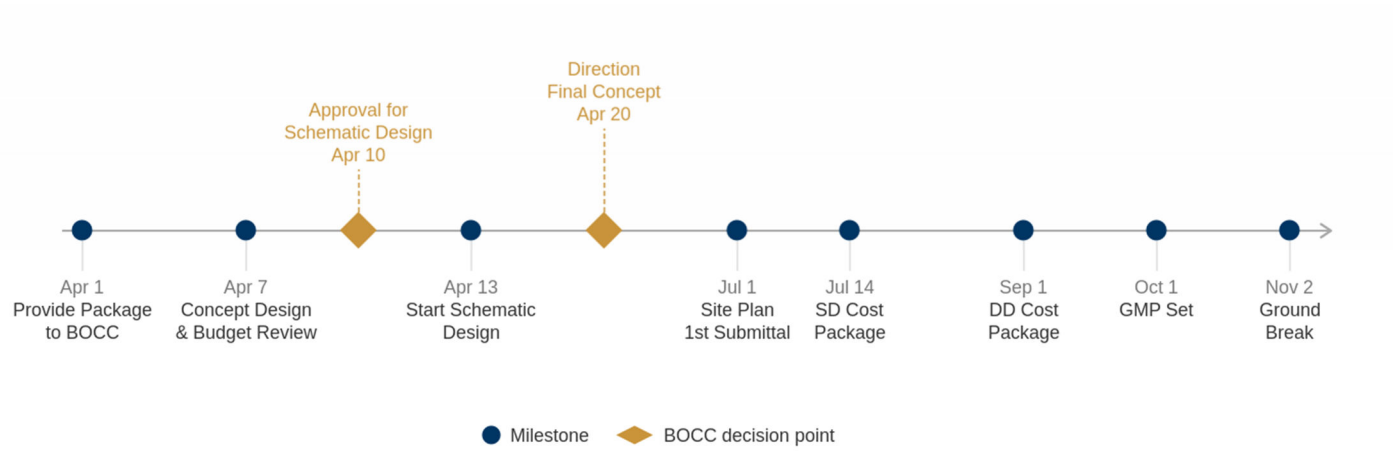
DESCRIPTION

- 5-story parking structure with 600 parking spaces
- 6-story building (281,405 GSF)
- 1st – 5th floors fully finished
- 6th floor delivered as core & shell for future expansion
- 24 courtrooms available for use upon completion (meets County needs for near term)
- Expansion ability through internal buildout / TI
  - 3 additional courtrooms possible on the 5th floor
  - 9 additional courtrooms possible on the 6th floor (33 total courtrooms meets County needs for ~45 years)
- 6 additional courtrooms possible through future expansion at southeast corner (39 total courtrooms meets County needs for ~75 years)
- No Centennial Building renovation required for continued court operations

BUDGET

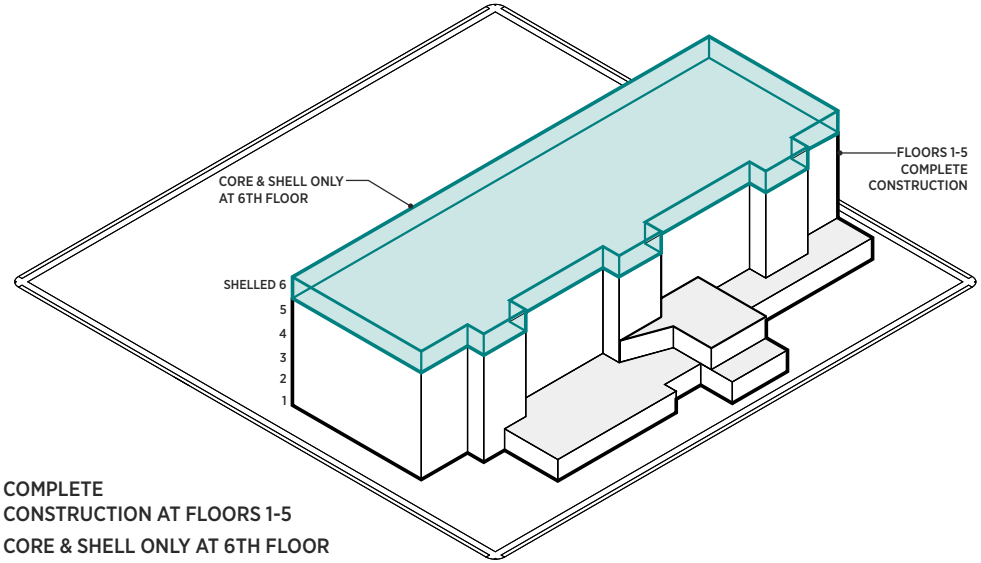
Cost Category	Total
Direct Costs (Building)	$177.4M
GR + Contingency	$9.3M
Subtotal Direct	**$186.7M**
Indirect Costs	$31.4M
Soft Costs	$66.9M
Construction Total	**$285.1M**
$/SF	**$1,013**
Parking Garage / Sallyport	$39.0M
Construction Total	**$39.0M**
$/Stall	**$56K**
Land Acquisition	$10.0M
Centennial Renovation	–
Total Below the Line	**$10.0M**
Grand Total Project	**$334.1M**

PROJECT SCHEDULE & KEY DECISION DATES



CONCEPT DRAWINGS

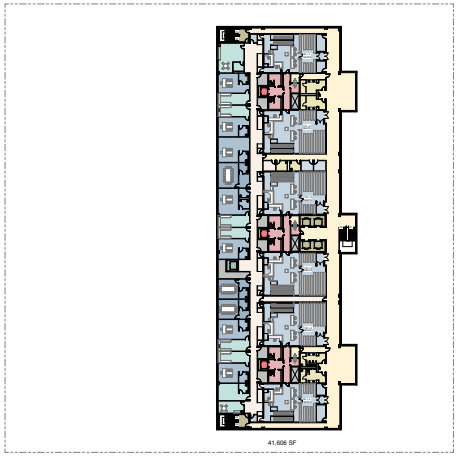
6-STORY HIGH-RISE (RECOMMENDED)



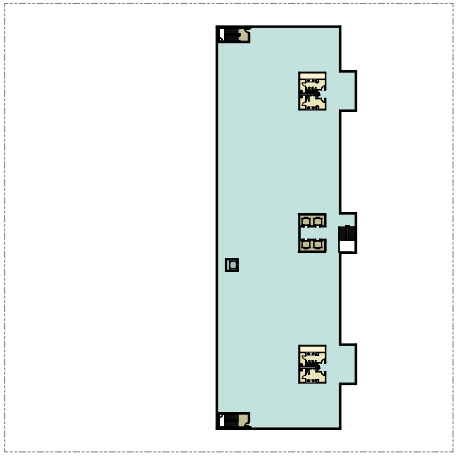
COMPLETE
CONSTRUCTION AT FLOORS 1-5

CORE & SHELL ONLY AT 6TH FLOOR

24 COURTROOMS



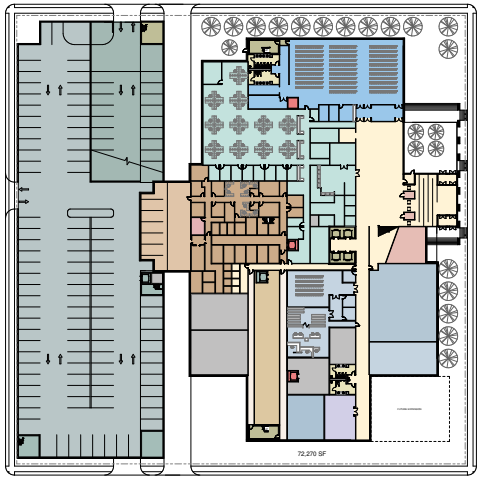
TYPICAL FLOOR PLAN



6TH FLOOR
SHELLED PLAN

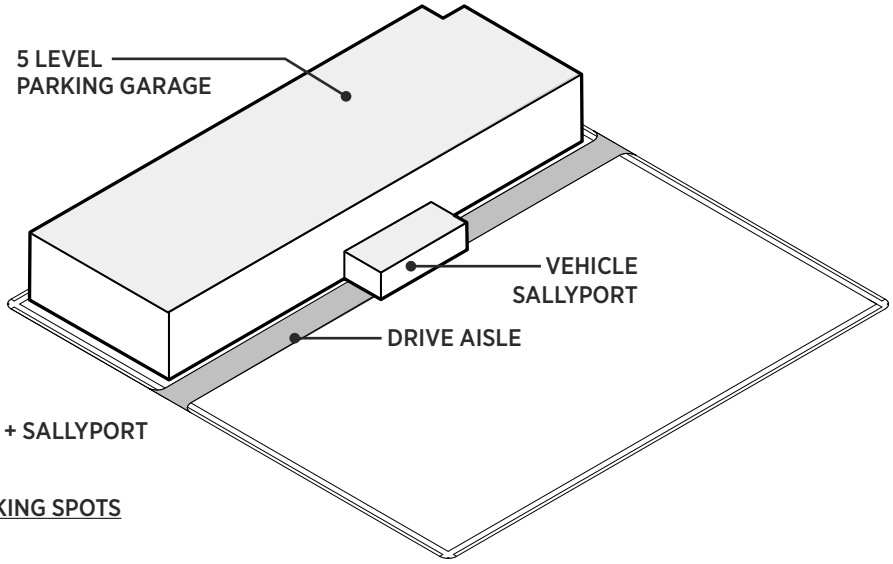
S.F. & COST
281,405 S.F.- COMPLETE CONSTRUCTION
$285.1M CONSTRUCTION COST
$1,013/S.F.

COURTROOMS		
INITIAL -	24	
INTERNAL EXPANSION -	9	
		33 - GOOD UNTIL 2071 (45 YEARS)
ADDITION -	6	
		39 - GOOD UNTIL 2101 (75 YEARS)



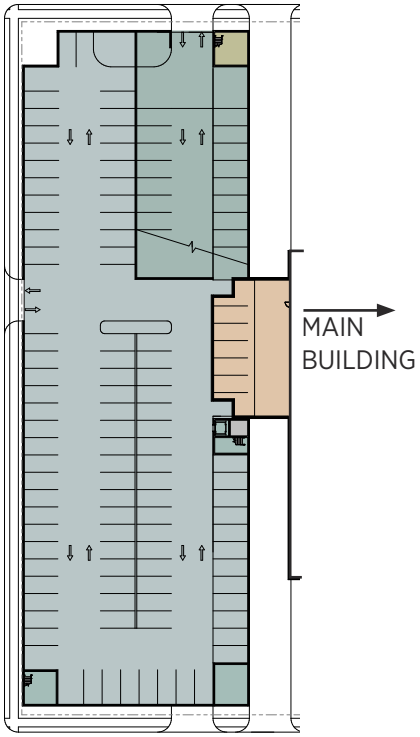
1ST FLOOR PLAN

PARKING GARAGE

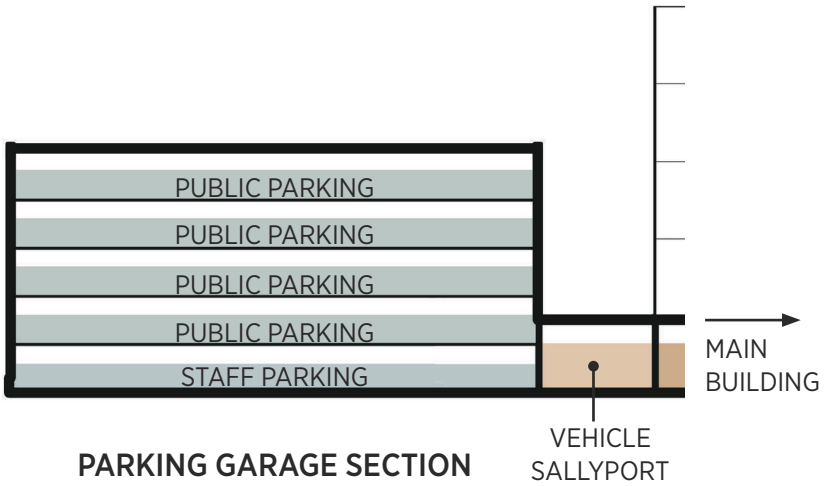


5 LEVELS + SALLYPORT

600 PARKING SPOTS



PARKING GARAGE PLAN



PARKING GARAGE SECTION

SECTION

9

Parking Structure

Parking configurations, long-term parking plan, garage drawings, axonometric views, structural comparison and cost, parking benchmark data, and the parking garage timeline.

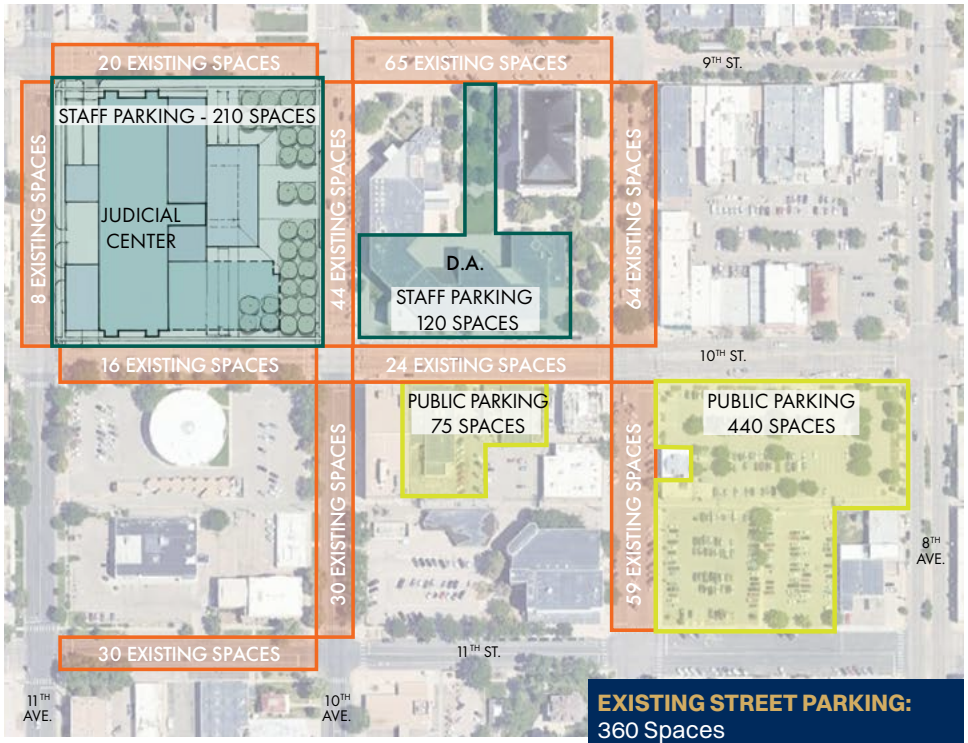
9 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Norris Parking Data — Concept Design Parking

DATE
May 2, 2025

West Block

PARKING - OPTION A:



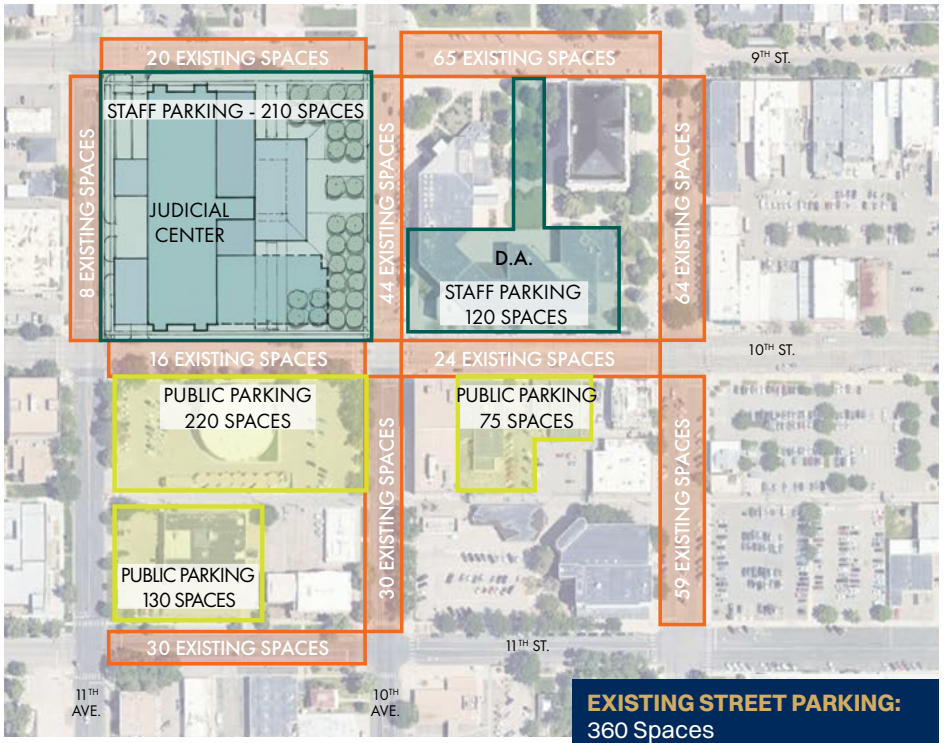
EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
515 Spaces (on-grade)

STAFF PARKING:
445 Spaces (underground)

TOTAL PARKING:
1,125 Spaces

PARKING - OPTION B:



EXISTING STREET PARKING:
360 Spaces

PUBLIC PARKING:
425 Spaces (on-grade)

STAFF PARKING:
330 Spaces (underground)

TOTAL PARKING:
1,115 Spaces

Weld County Justice Center
Parking Plan — Long-Term Options

DATE
March 2026

Long-Term
(post 2031)

Option #1

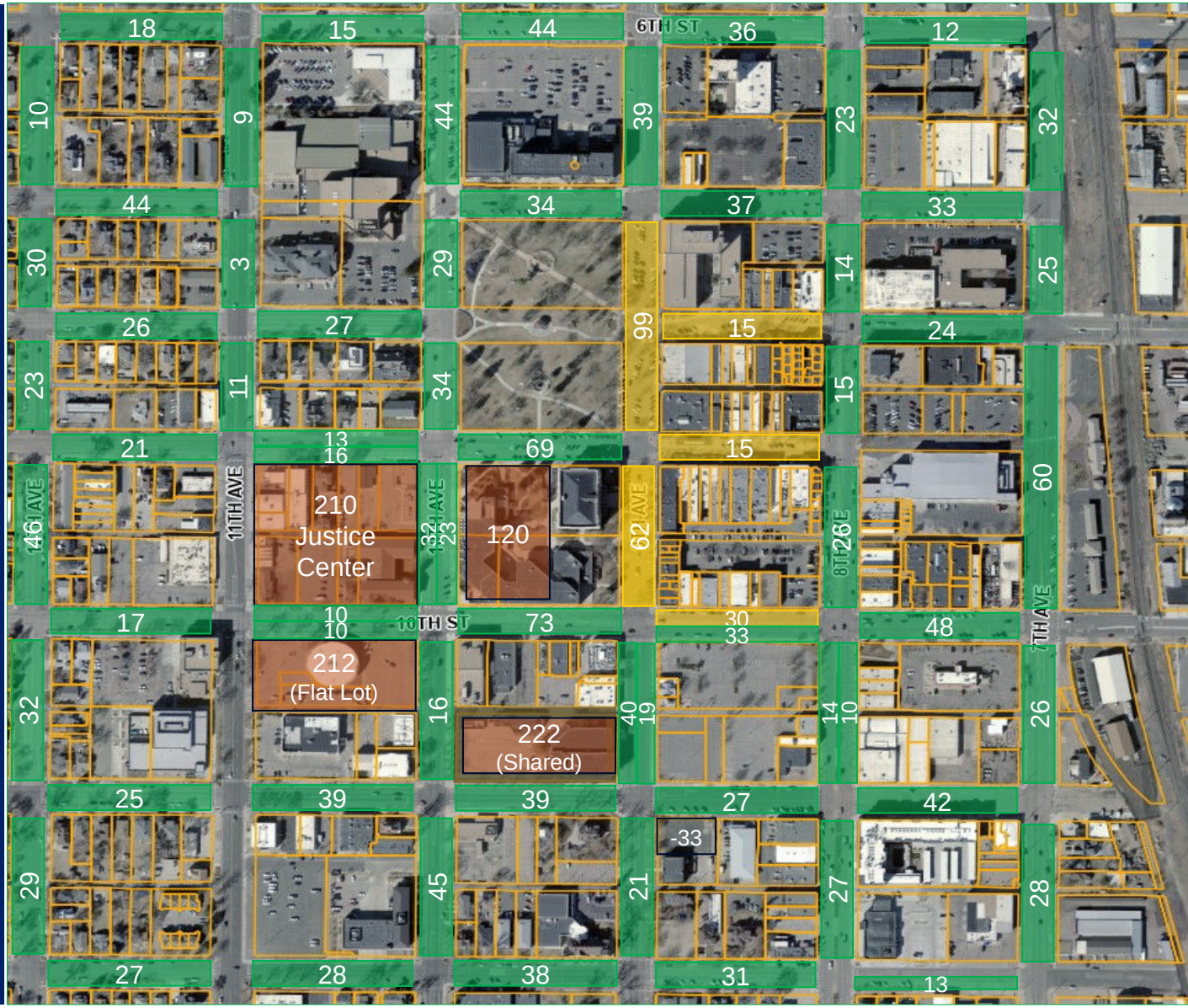
<u>*PER THE IGA:</u>

- ***Weld County Parking 542***
- ***Shared Parking 222***

SUBTOTAL PARKING 764

- ***Street Parking 1,804***

TOTAL PARKING 2,568



Long-Term
(post 2031)

Option #2

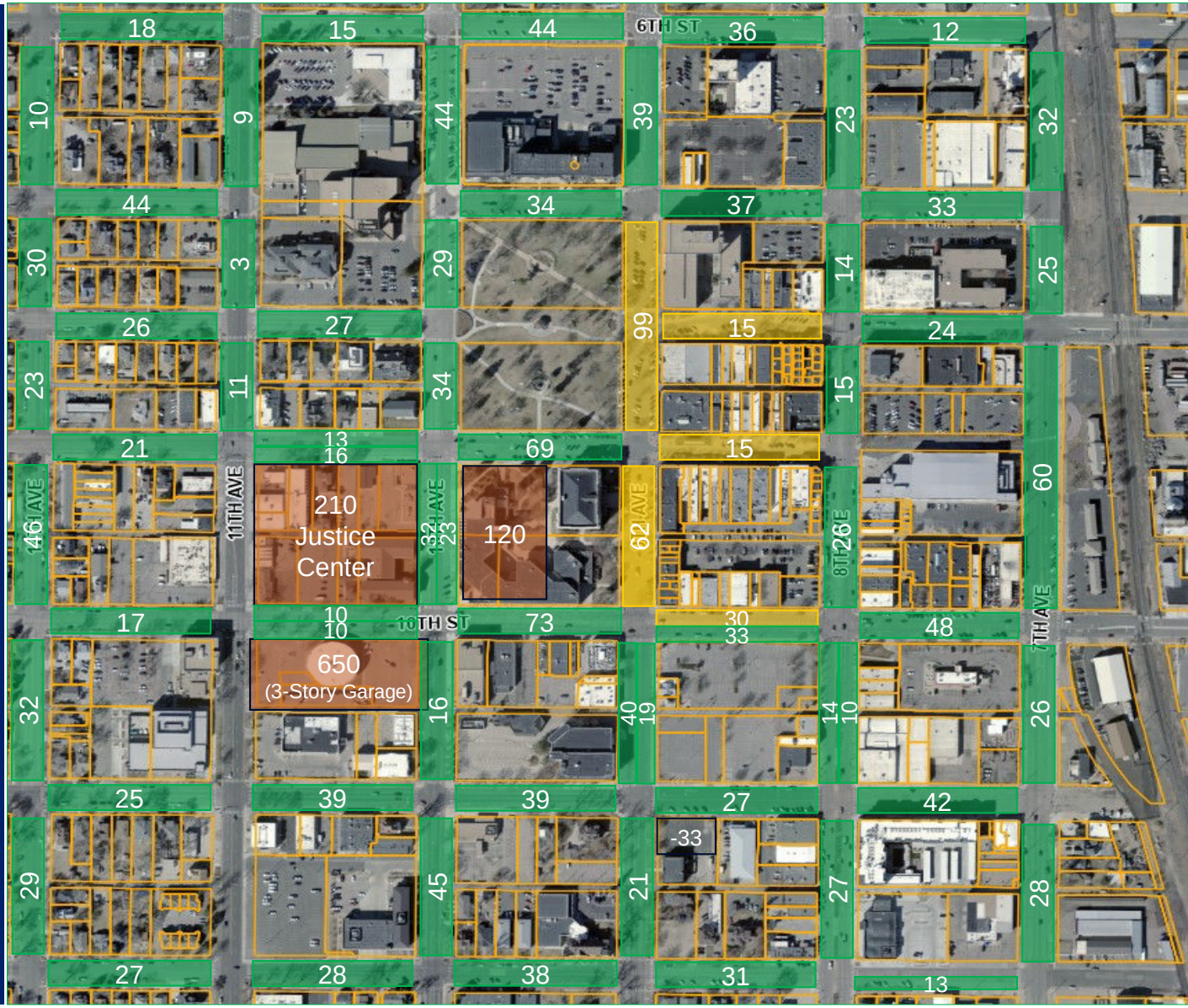
<u>*NO SHARED PARKING</u>

- ***Weld County Parking 980***
- ***Shared Parking 0***

SUBTOTAL PARKING 980

- ***Street Parking 1,804***

TOTAL PARKING 2,784



Long-Term
(post 2031)

Option #3

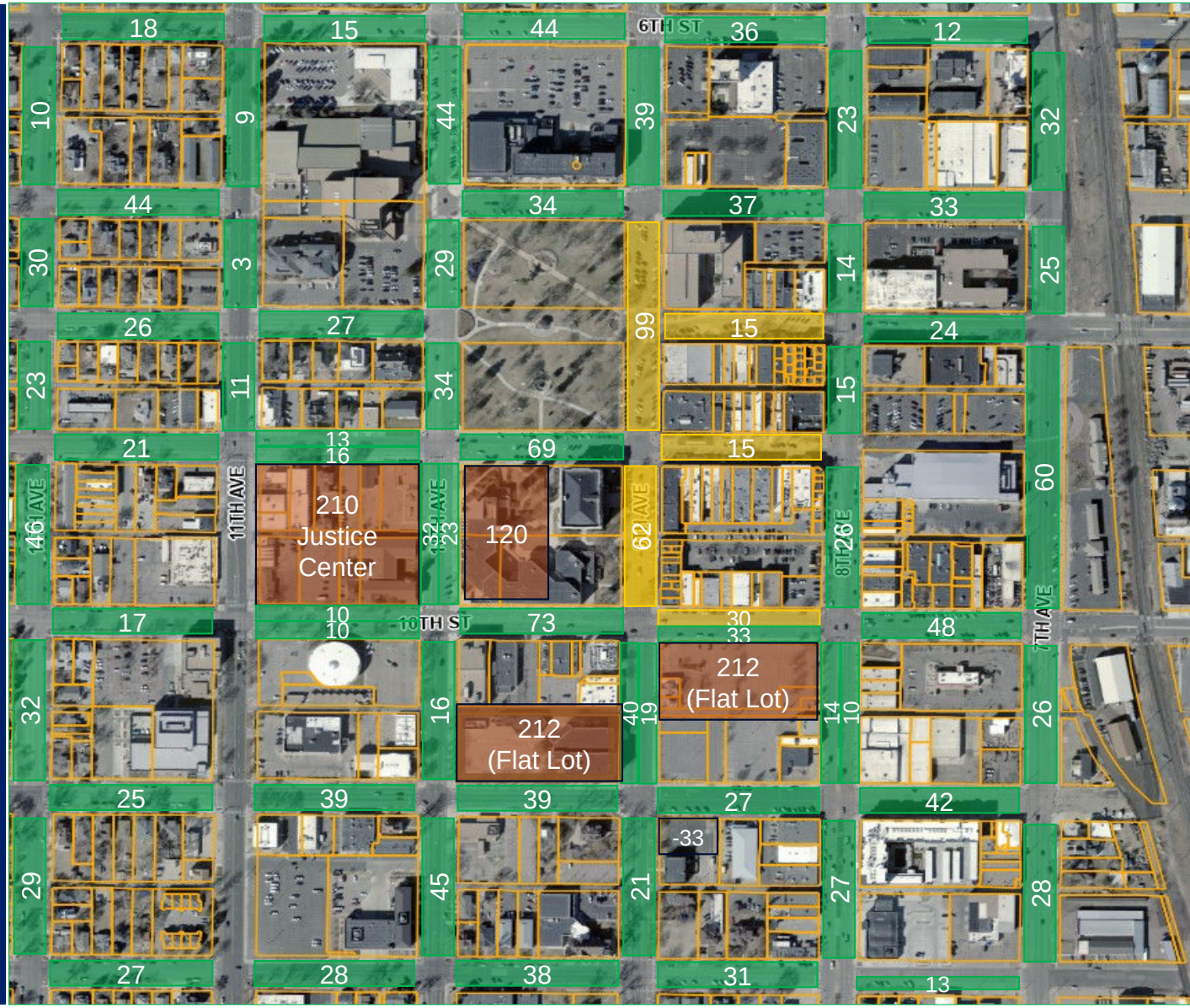
<u>*NO IGA / LAND SWAP AGREEMENT</u>

- ***Weld County Parking 754***
- ***Shared Parking 0***

SUBTOTAL PARKING 754

- ***Street Parking 1,804***

TOTAL PARKING- 2,558



Weld County Justice Center
Parking Configurations — Requirements

DATE
March 19, 2026

Requirements

County:

Justice Center – 1,000 stalls
County Admin – 600 stalls
Total – 1,600 stalls

City:

City Hall – 352 stalls
D6 School – 175 stalls
Hotel – 94 stalls
Total – 621 stalls

Parking Locations Available To Use (County)

1. Justice Center Parking Garage
2. Street Parking
3. School District Lot N (shared)
4. City Hall Lot H

County Breakdown:

1. Justice Center Parking Garage:

(2) Story Parking Garage → 210 parking stalls

Remaining: 1,600 – 210 = 1,390

2a. Street Parking:

Lake Flato Study → 622 stalls

Remaining: 1,390 – 622 = 768

2b. New Street Parking:

Lake Flato Study, City adds additional street parking → 103 stalls

Remaining: 768 – 103 = 665

3 & 4. School District "Lot N" & City Hall "Lot H":

If the IGA shared parking on Lot N ***IS*** agreed upon, then:

Shared Garage on Lot N → 222 stalls

Remaining: 665 – 222 = 443

City Hall "Lot H" Breakdown:

Parking Garage (Full Lot):

- ~170 stalls / floor
- 443 stalls required / 170 per floor

- **Three (3) story parking garage required**

4. City Hall "Lot N":

If the IGA shared parking on Lot N is ***NOT*** desired, then Lot H would need 665 parking stalls.

City Hall "Lot H" Breakdown:

Parking Garage (Full Lot):

- ~170 stalls / floor
- 665 stalls required / 170 per floor
- **Four (4) story parking garage required**

City Breakdown:

Parking Garage → 783 total stalls – 222 for county = 561 stalls
Street Parking → 49 stalls
Total = 610 (in need of 11 more)

Weld County Justice Center
Lake Flato Parking & Program Strategies

DATE
April 2026

OPTION 3A

PARKING & PROGRAM STRATEGIES

PROGRAM REQ.

JUSTICE CENTER
- 265,000 GSF
- 1,000 PARKING STALLS

COUNTY ADMIN BUILDING
- 130,000 GSF PLUS GROWTH TO 180,000 GSF
- 600 STALLS AT FULL BUILD OUT (1/300 SF)

TOTAL COUNTY GSF = *445,000 GSF*

PARKING PARAMETERS- *PARKING CAN BE SURFACE LOTS, STREET PARKING, BELOW GRADE PARKING & PARTIAL STALLS FROM GARAGE*

TOTAL COUNTY PARKING REQ. = *1,600 STALLS*

TOTAL COUNTY PARKING PROVIDED = *1616 STALLS*
(STREET PARKING + A1A + A1B + A5A +A5B +A6 + A7+ 234 STALLS FROM PARKING GARAGE + PROPOSED BELOW GRADE PARKING)

PARKING DELTA = *(+)16*

CITY HALL
- 121,000 GSF
- 352 PARKING STALLS

D6 SCHOOL
- 80,000 GSF
- 175 PARKING STALLS

HOTEL
- 85 KEYS
- 94 PARKING STALLS

TOTAL PARKING REQ. = *621 STALLS*

TOTAL PARKING PROVIDED = *598 STALLS*
(STREET PARKING (Y+Z) + 549 STALLS PROVIDED IN GARAGE)

PARKING DELTA = *(-)23*

OVERALL TOTAL GSF = *646,000 GSF*

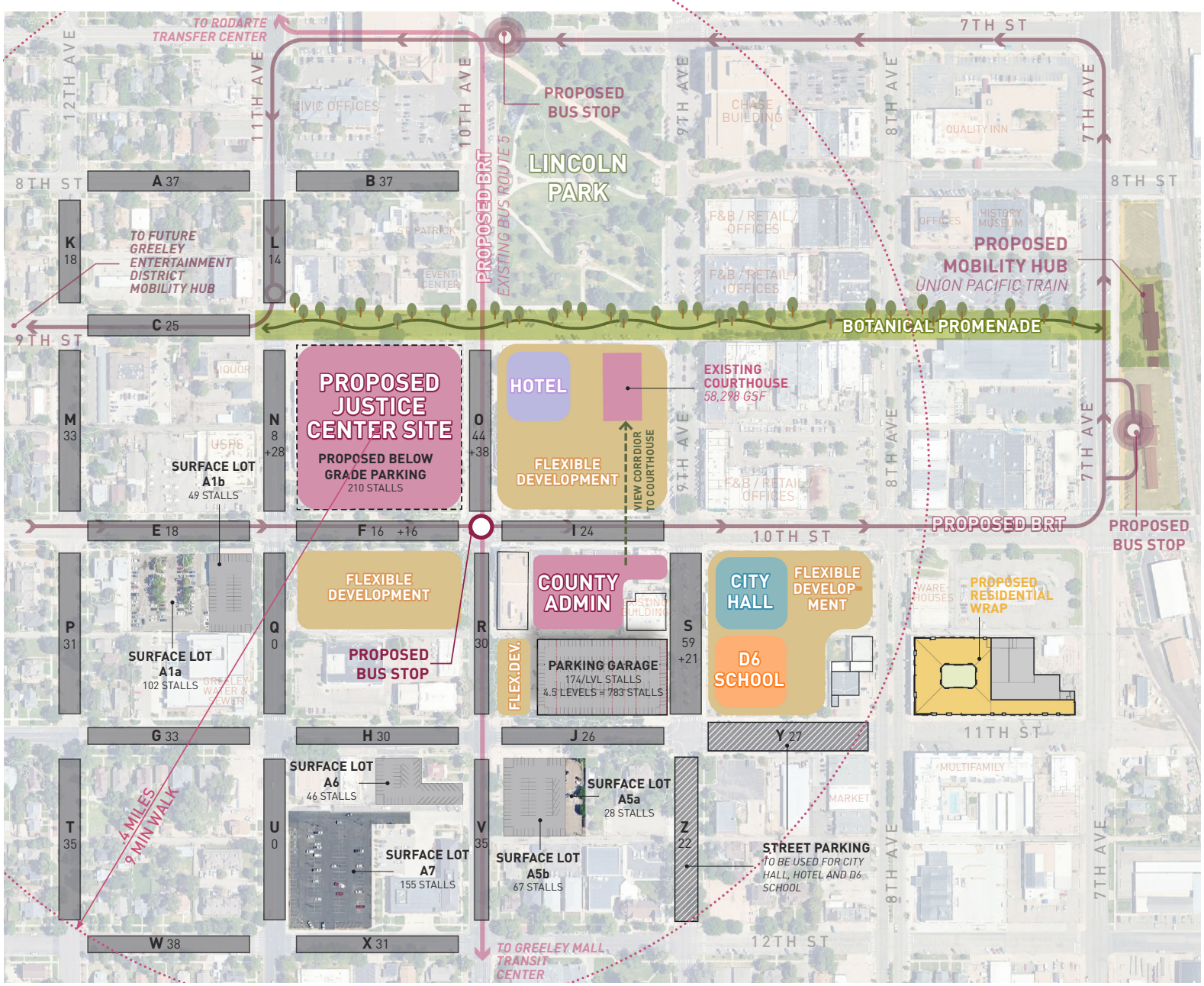
OVERALL PARKING REQ. = *2,221 STALLS*

OVERALL PARKING PROVIDED = *2,214 STALLS*

OVERALL PARKING DELTA = *(-)7 STALLS*

NOTE: PARKING COUNTS DO NOT INCLUDE FUTURE FLEXIBLE DEVELOPMENTS

0 100' 200'



LAKE FLATO

OPTION 3B

PARKING & PROGRAM STRATEGIES

PROGRAM REQ.

JUSTICE CENTER
- 265,000 GSF
- 1,000 PARKING STALLS

COUNTY ADMIN BUILDING
- 130,000 GSF PLUS GROWTH TO 180,000 GSF
- 600 STALLS AT FULL BUILD OUT (1/300 SF)

TOTAL COUNTY GSF = *445,000 GSF*

PARKING PARAMETERS- *PARKING CAN BE SURFACE LOTS, STREET PARKING & BELOW GRADE PARKING*

TOTAL COUNTY PARKING REQ. = *1,600 STALLS*

TOTAL COUNTY PARKING PROVIDED = *1610 STALLS*
(STREET PARKING + A1A + A1B + A2 + A5A +A5B +A6 + A7 + PROPOSED BELOW GRADE PARKING)

PARKING DELTA = *(+)10*

CITY HALL
- 121,000 GSF
- 352 PARKING STALLS

D6 SCHOOL
- 80,000 GSF
- 175 PARKING STALLS

HOTEL
- 85 KEYS
- 94 PARKING STALLS

TOTAL PARKING REQ. = *621 STALLS*

TOTAL PARKING PROVIDED = *616 STALLS*
(STREET PARKING (Y+Z) + 567 STALLS PROVIDED IN GARAGE)

PARKING DELTA = *(-)5*

OVERALL TOTAL GSF = *646,000 GSF*

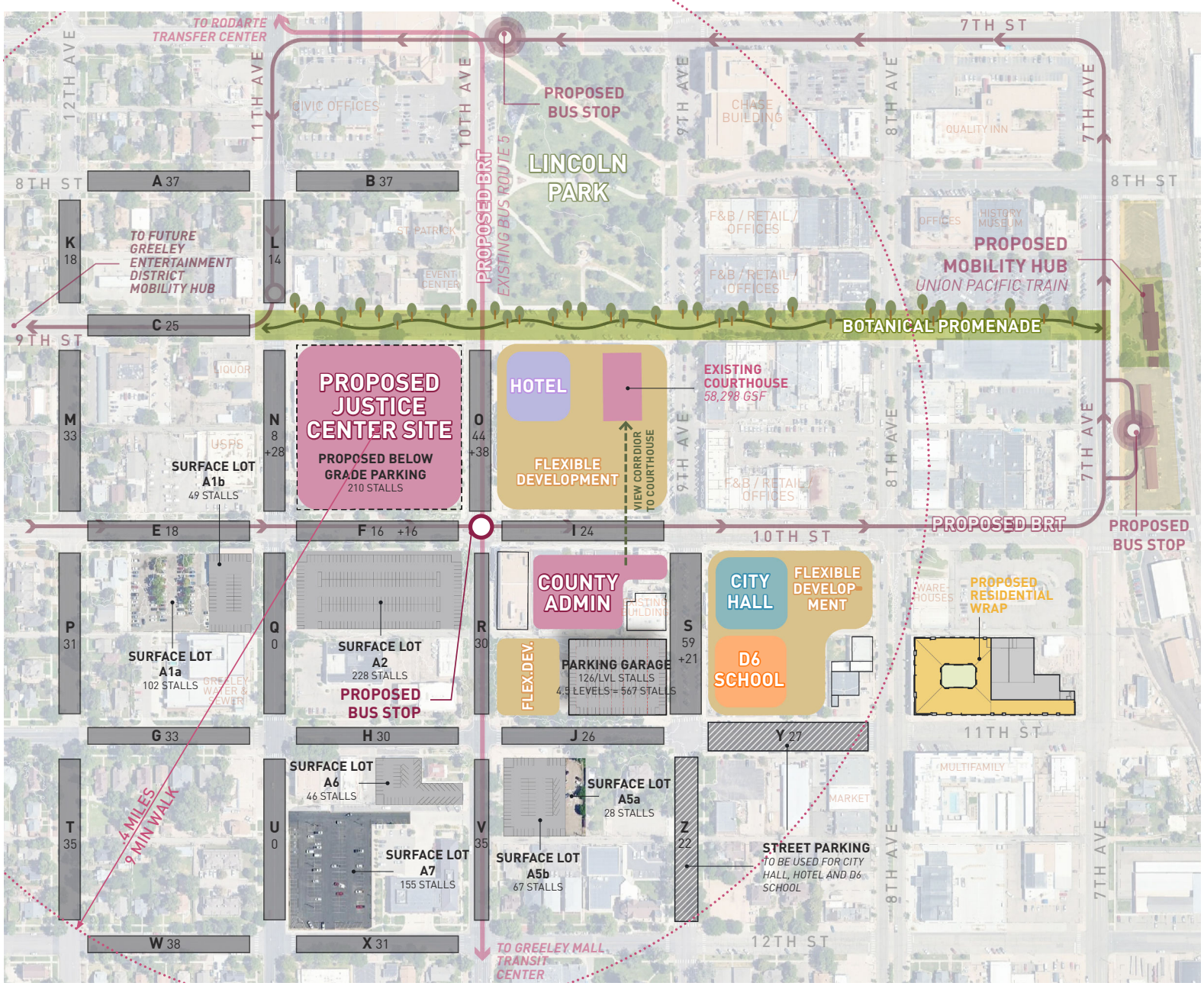
OVERALL PARKING REQ. = *2,221 STALLS*

OVERALL PARKING PROVIDED = *2,226 STALLS*

OVERALL PARKING DELTA = *(+)5 STALLS*

NOTE: PARKING COUNTS DO NOT INCLUDE FUTURE FLEXIBLE DEVELOPMENTS

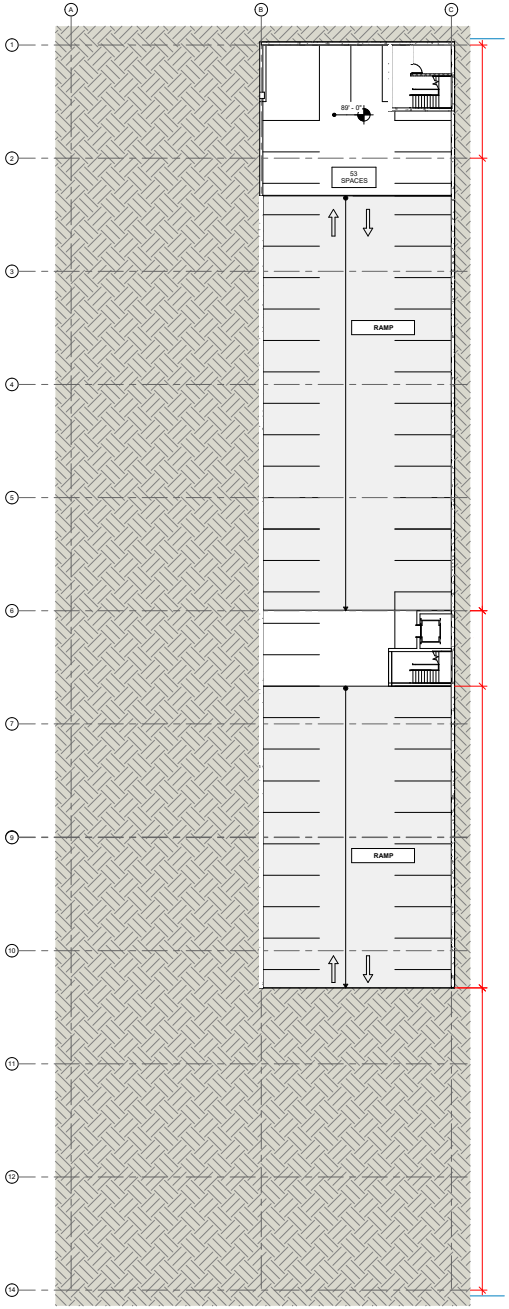
0 100' 200'



LAKE FLATO

Weld County Justice Center
Parking Garage: All Plans

DATE
April 2026



1 A3.0 OVERALL PLAN - UNDERGROUND
SCALE: 1/16" = 1'-0"

POPULOUS | FENTRESS STUDIOS

RJA
Reilly Johnson Architecture

ARCHITECT OF RECORD
FENTRESS STUDIOS
DENVER, CO.

ASSOCIATE ARCHITECT
REILLY JOHNSON ARCHITECTURE
DENVER, CO.

ISSUE	DESCRIPTION	DATE

REV.	DESCRIPTION	DATE

CONCEPTUAL DESIGN

APRIL 2026

Author

Checker

OVERALL PLAN - UNDERGROUND PARKING

A3.0

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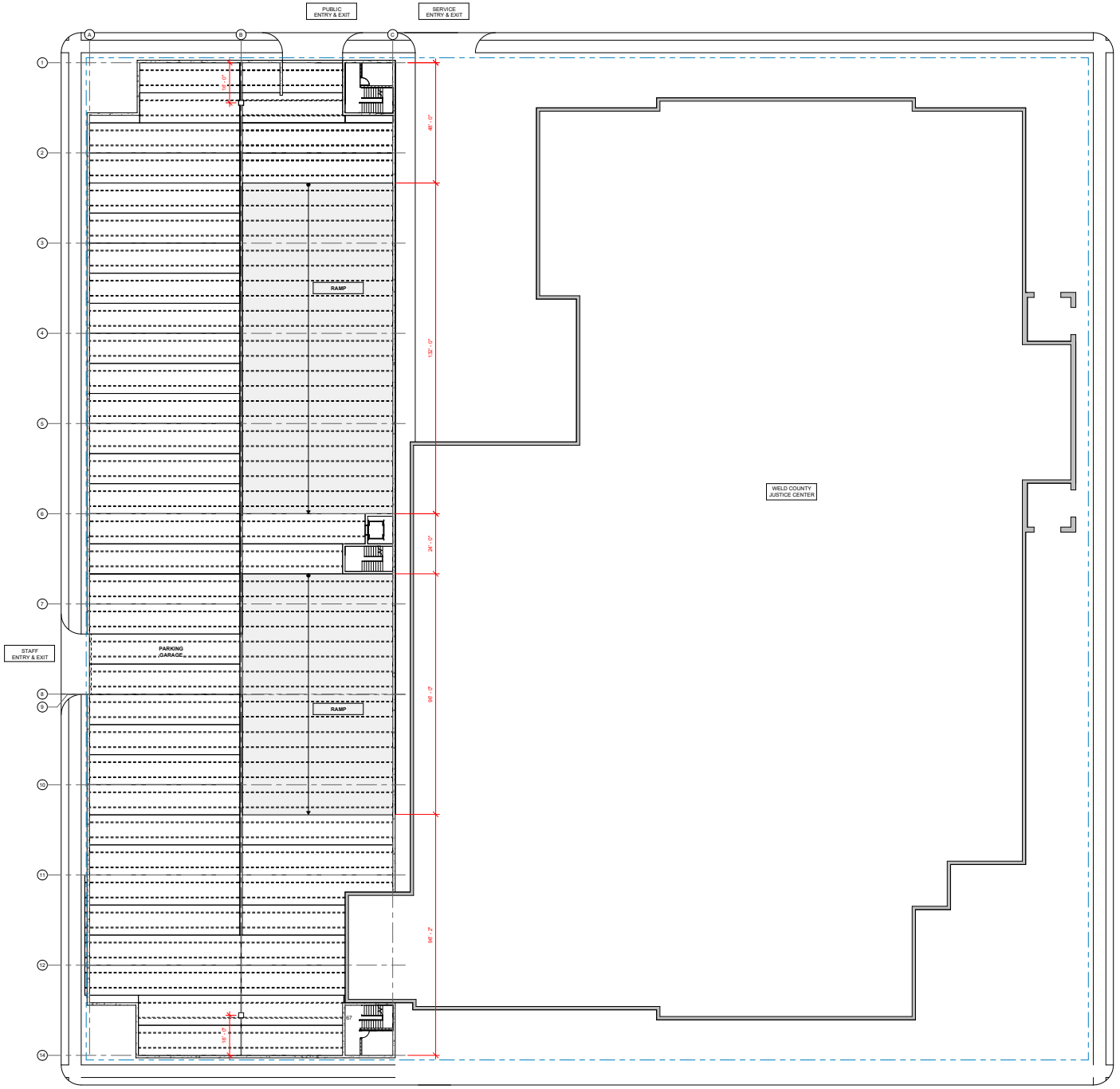

1 A3.1 OVERALL PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"

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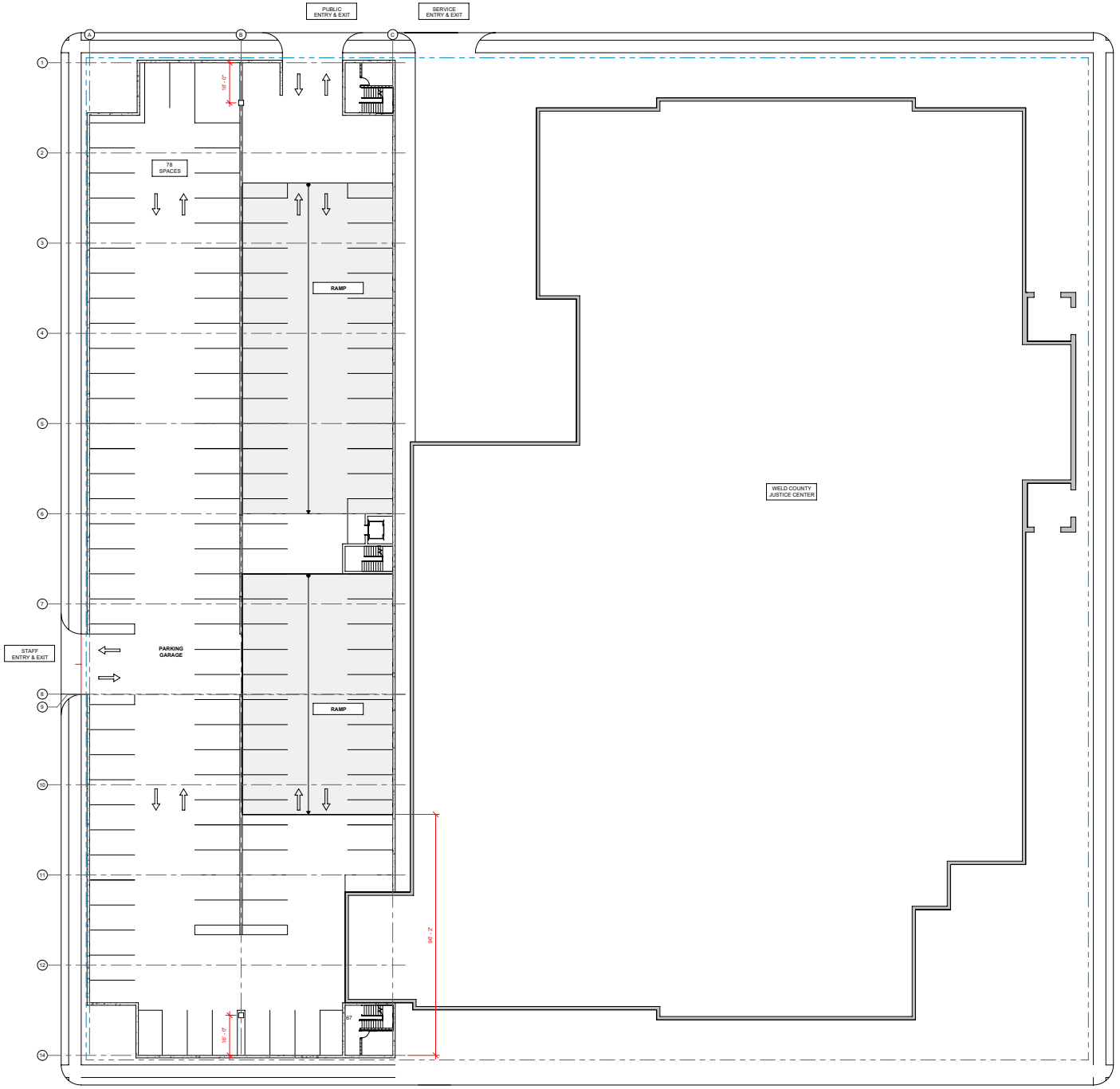
OVERALL PLAN - FIRST FLOOR

Title:

A3.1

Sheet:



1 A3.1A OVERALL PLAN - FIRST FLOOR - PARKING
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - FIRST FLOOR - PARKING
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A3.1A
Sheet:



1 / A3.2 OVERALL PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

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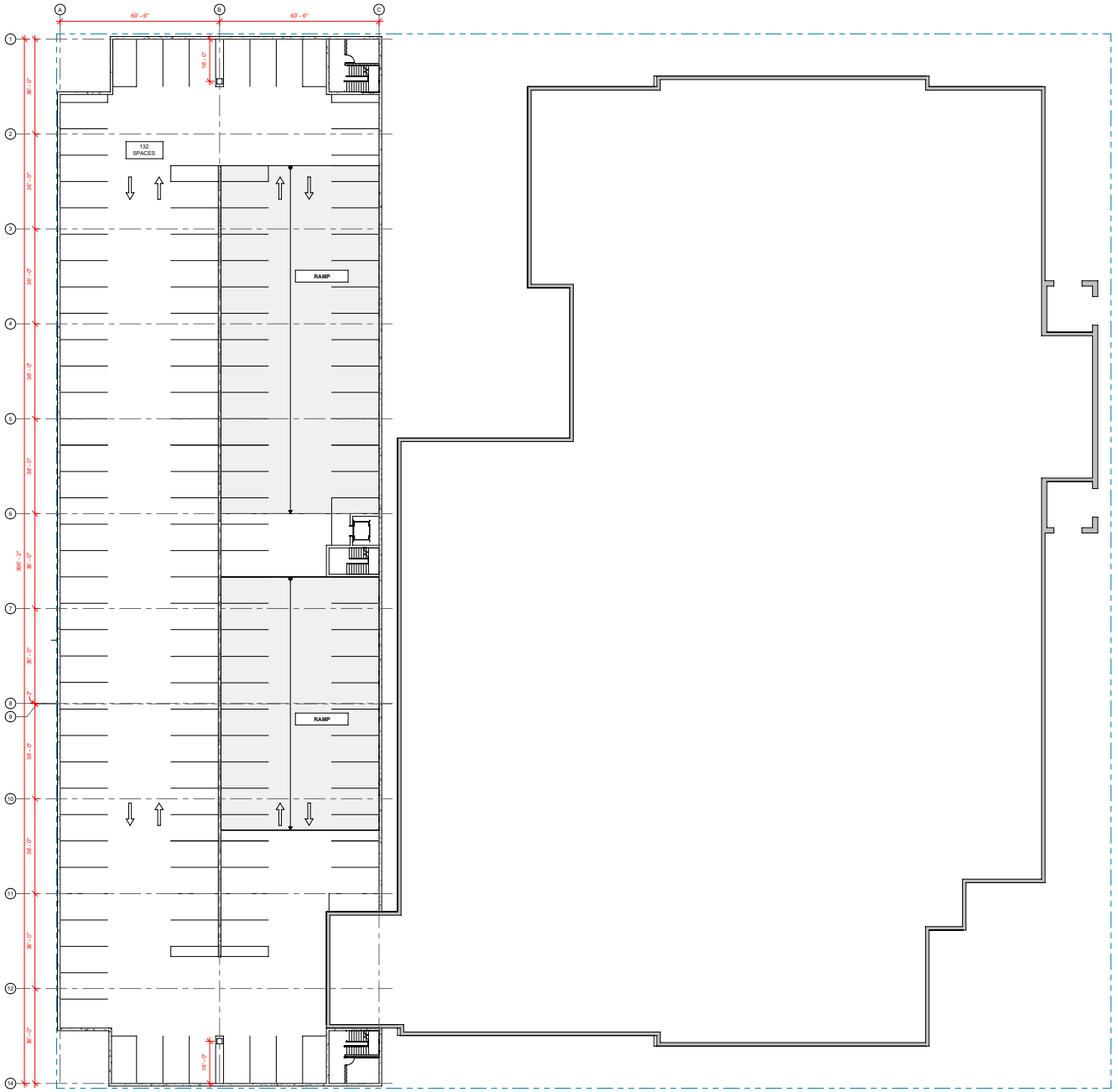
OVERALL PLAN - SECOND FLOOR

Title:

A3.2

Sheet:



1 A3.2A OVERALL PLAN - SECOND FLOOR Copy 1
SCALE: 1/16" = 1'-0"

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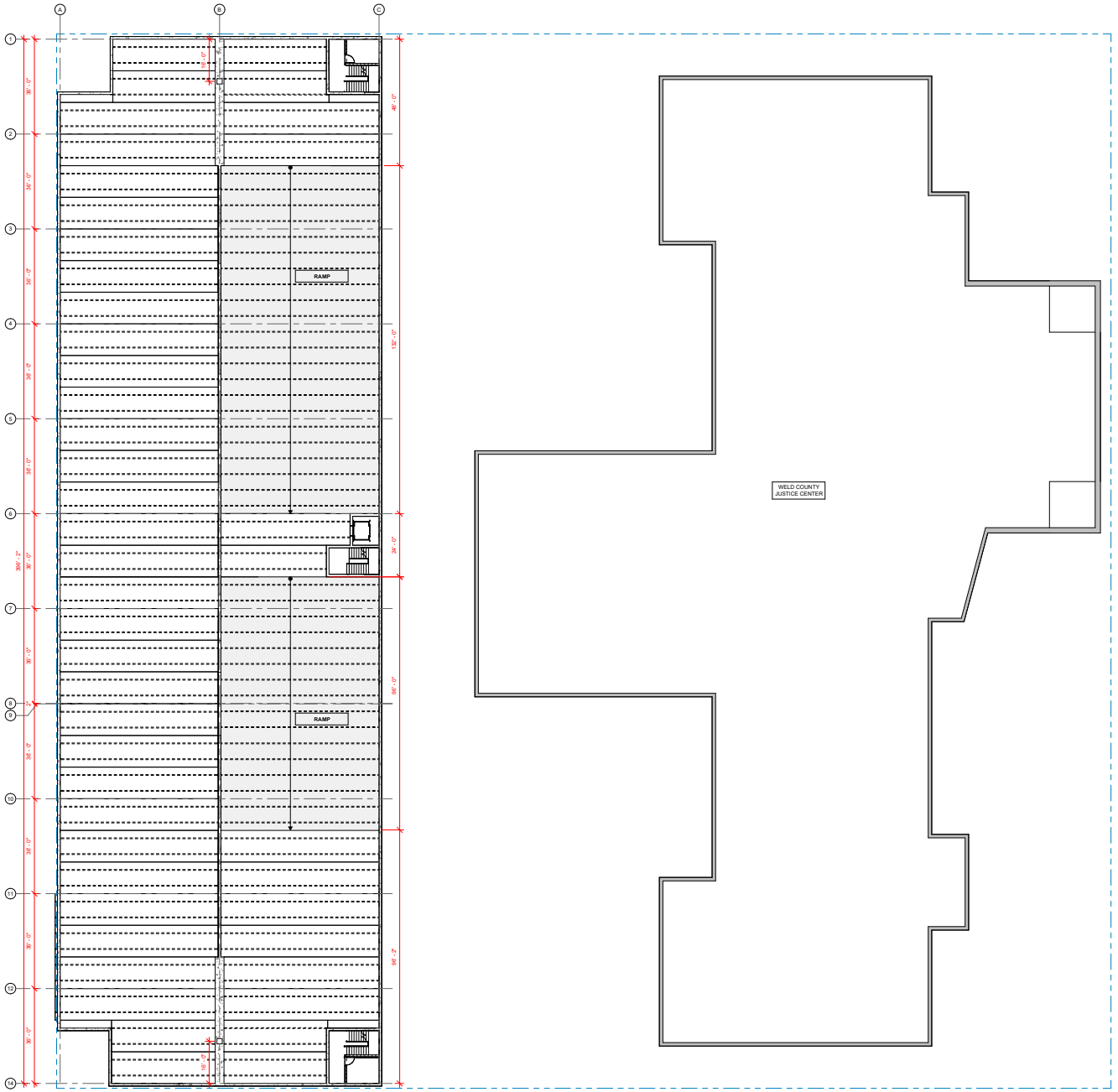
Title: OVERALL PLAN - SECOND FLOOR - PARKING

Sheet: A3.2A



1 A3.3 OVERALL PLAN - THIRD FLOOR
SCALE: 1/16" = 1'-0"

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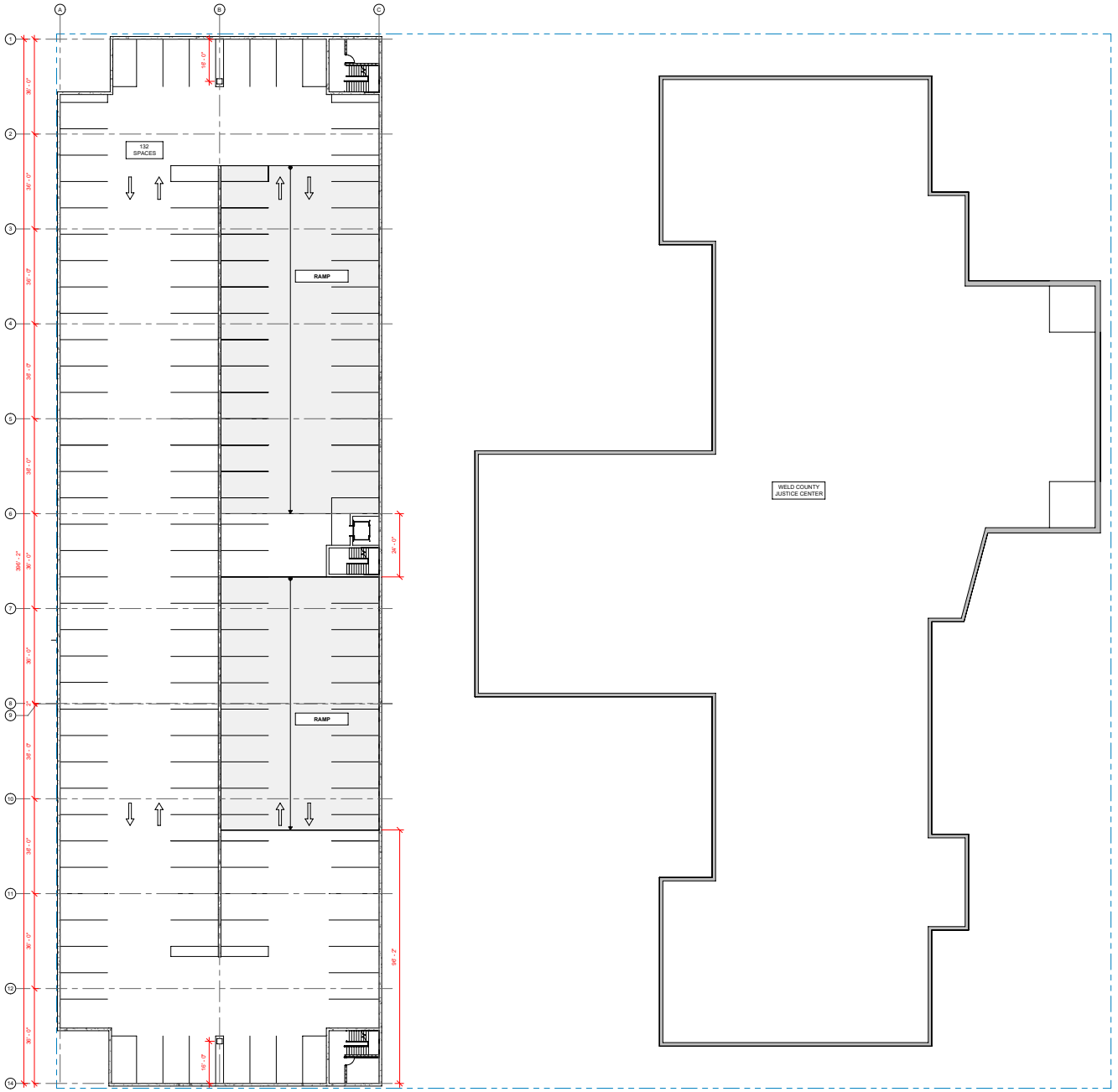
OVERALL PLAN - THIRD FLOOR

Title:

A3.3

Sheet:



1 A3.3A OVERALL PLAN - THIRD FLOOR - PARKING
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - THIRD FLOOR - PARKING

Title:

A3.3A

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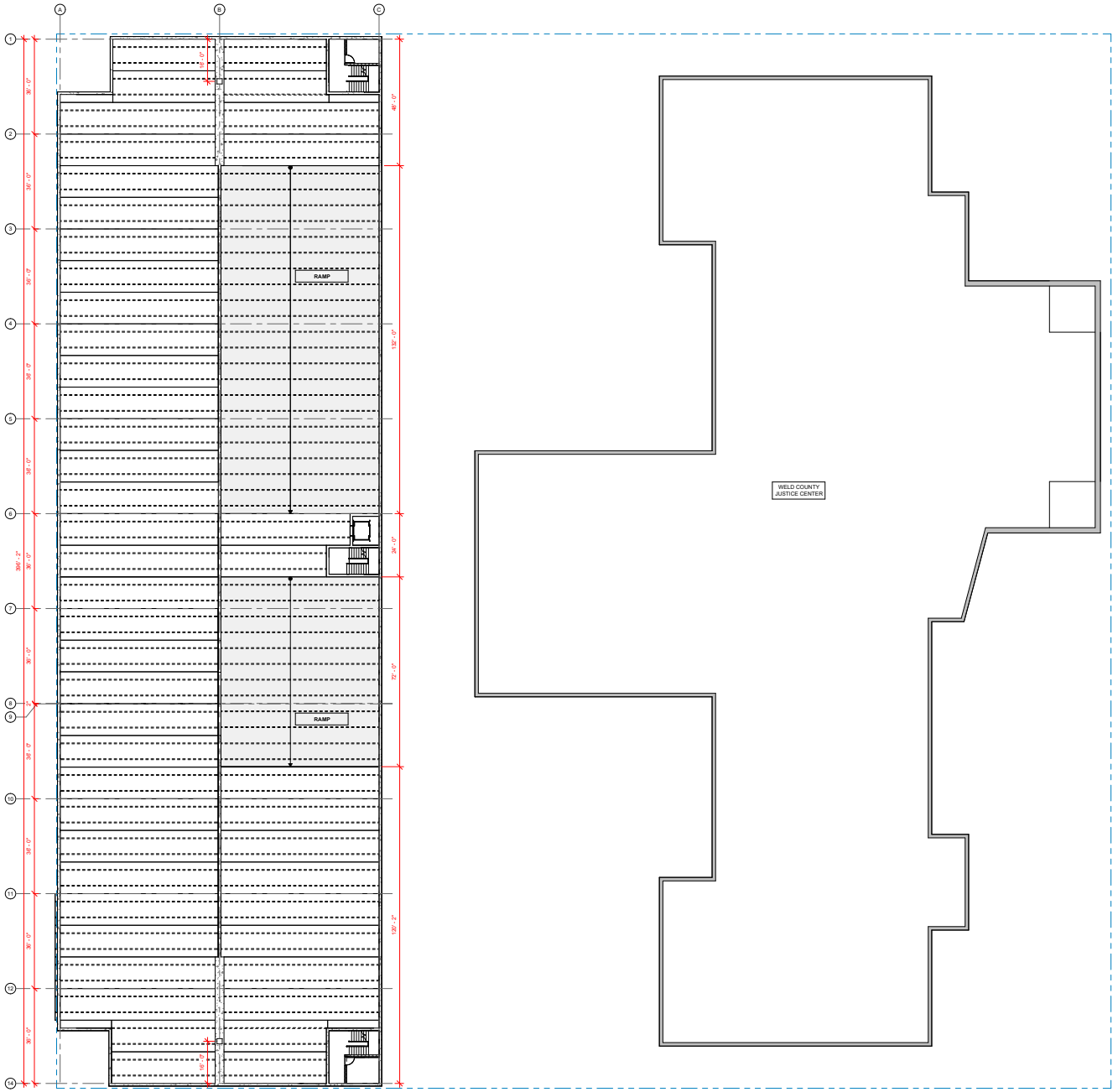

1 OVERALL PLAN - FOURTH FLOOR
A3.4

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OVERALL PLAN - FOURTH FLOOR
Title:

A3.4
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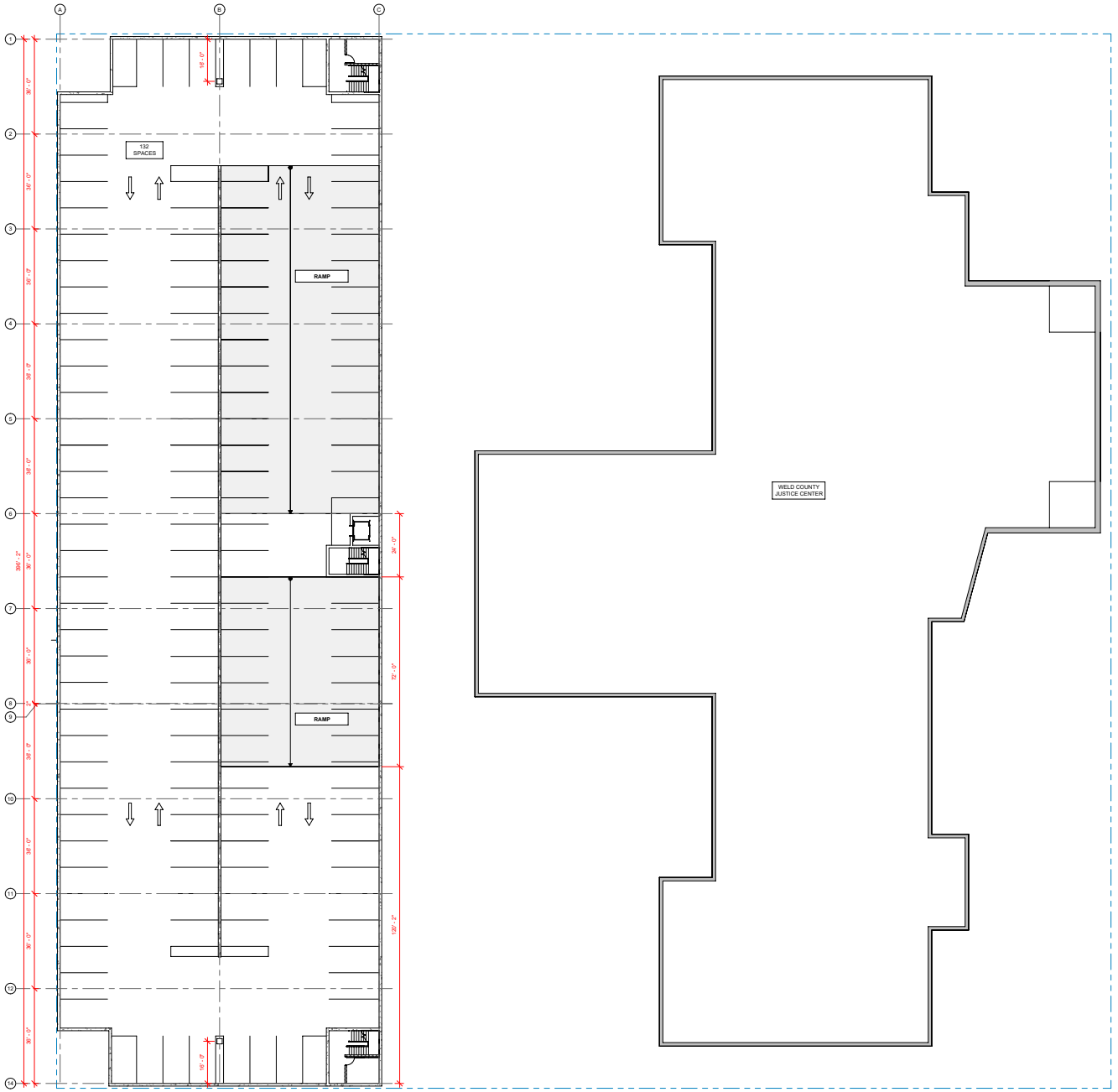

1 A3.4A OVERALL PLAN - FOURTH FLOOR - PARKING
SCALE: 1/16" = 1'-0"

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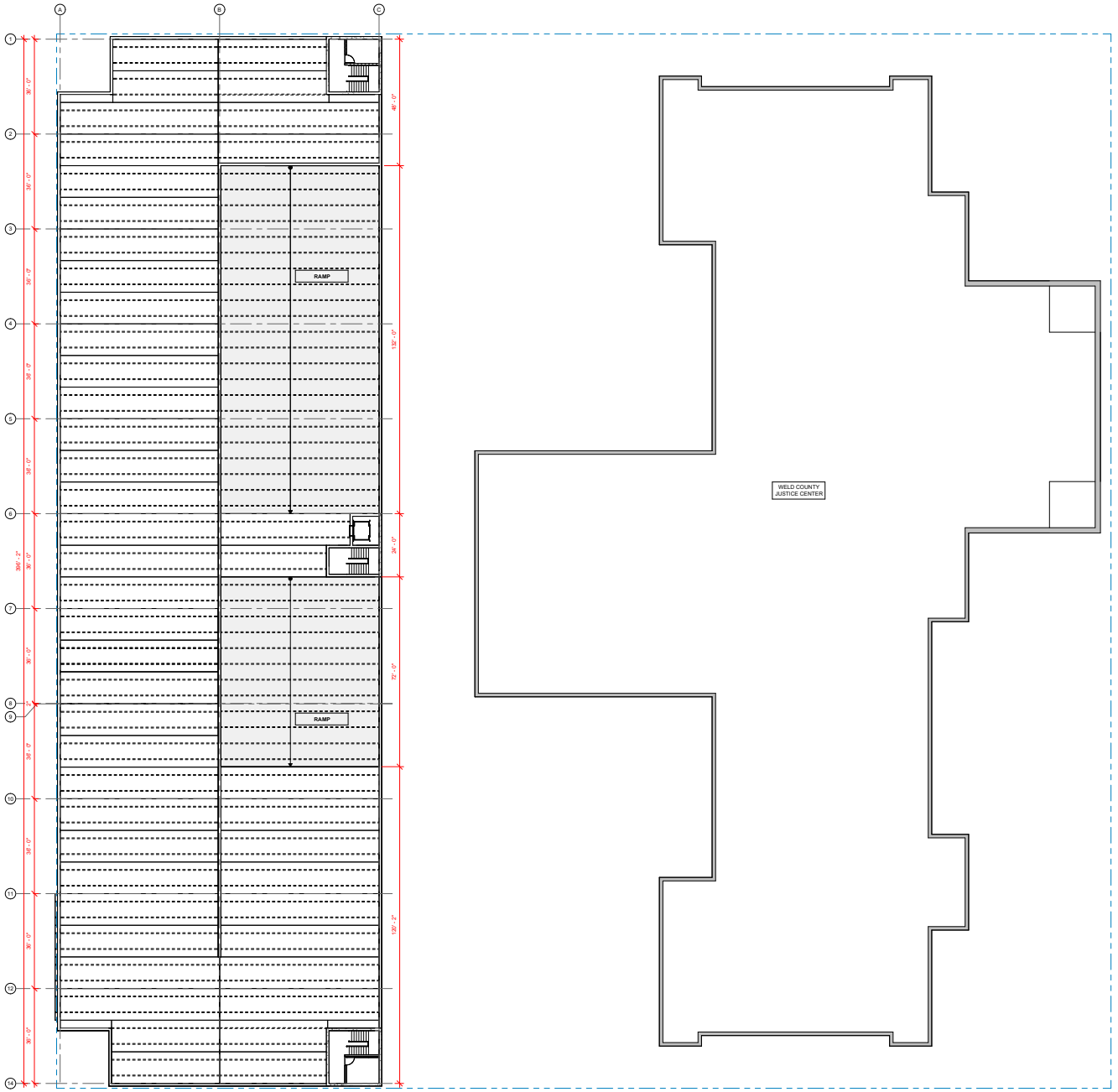
Title: OVERALL PLAN - FOURTH FLOOR - PARKING

Sheet: A3.4A



1 A3.5 OVERALL PLAN - FIFTH FLOOR

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OVERALL PLAN - FIFTH FLOOR

Title:

A3.5

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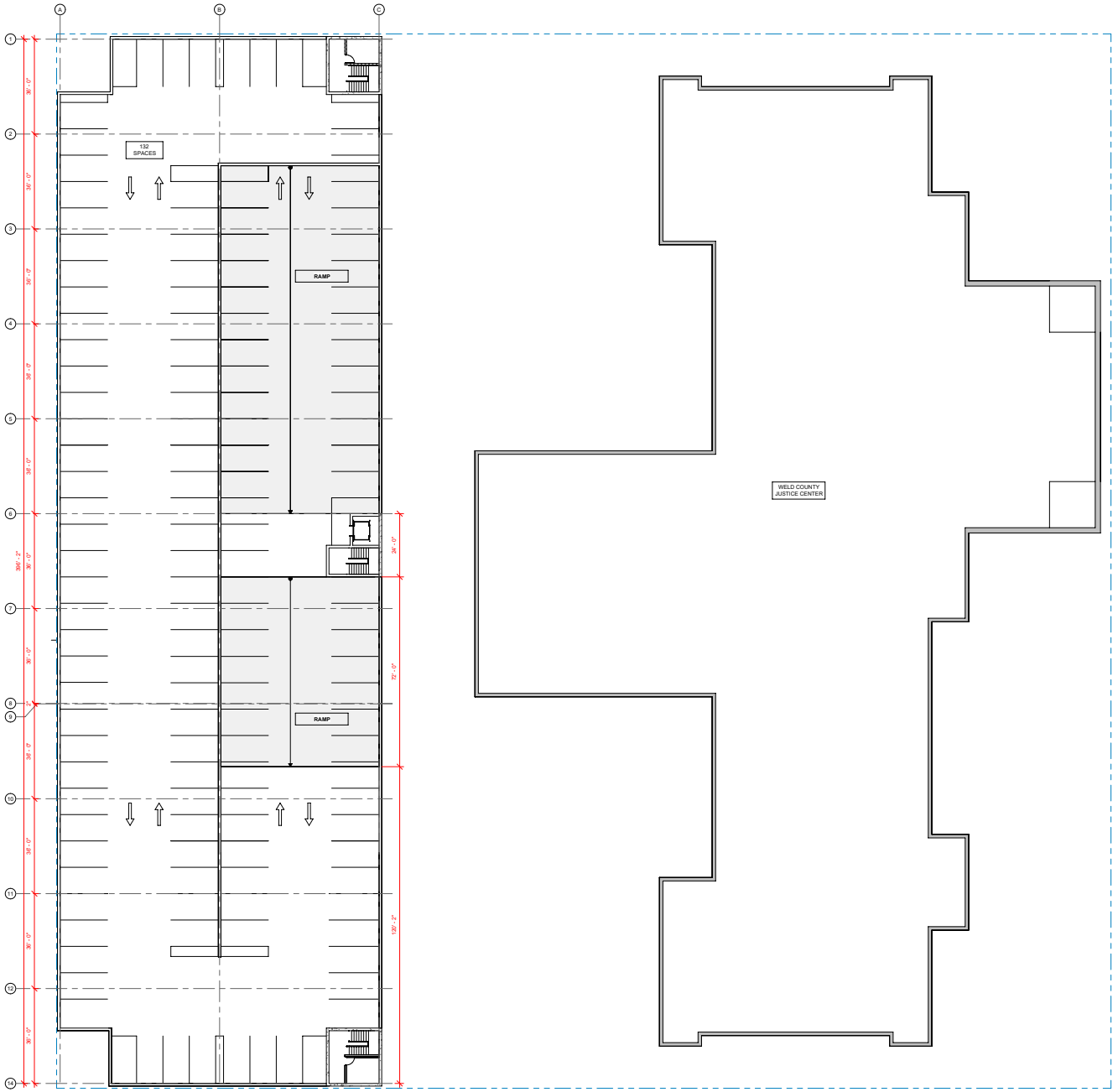

1 A3.5A OVERALL PLAN - FIFTH FLOOR - PARKING
SCALE: 1/16" = 1'-0"

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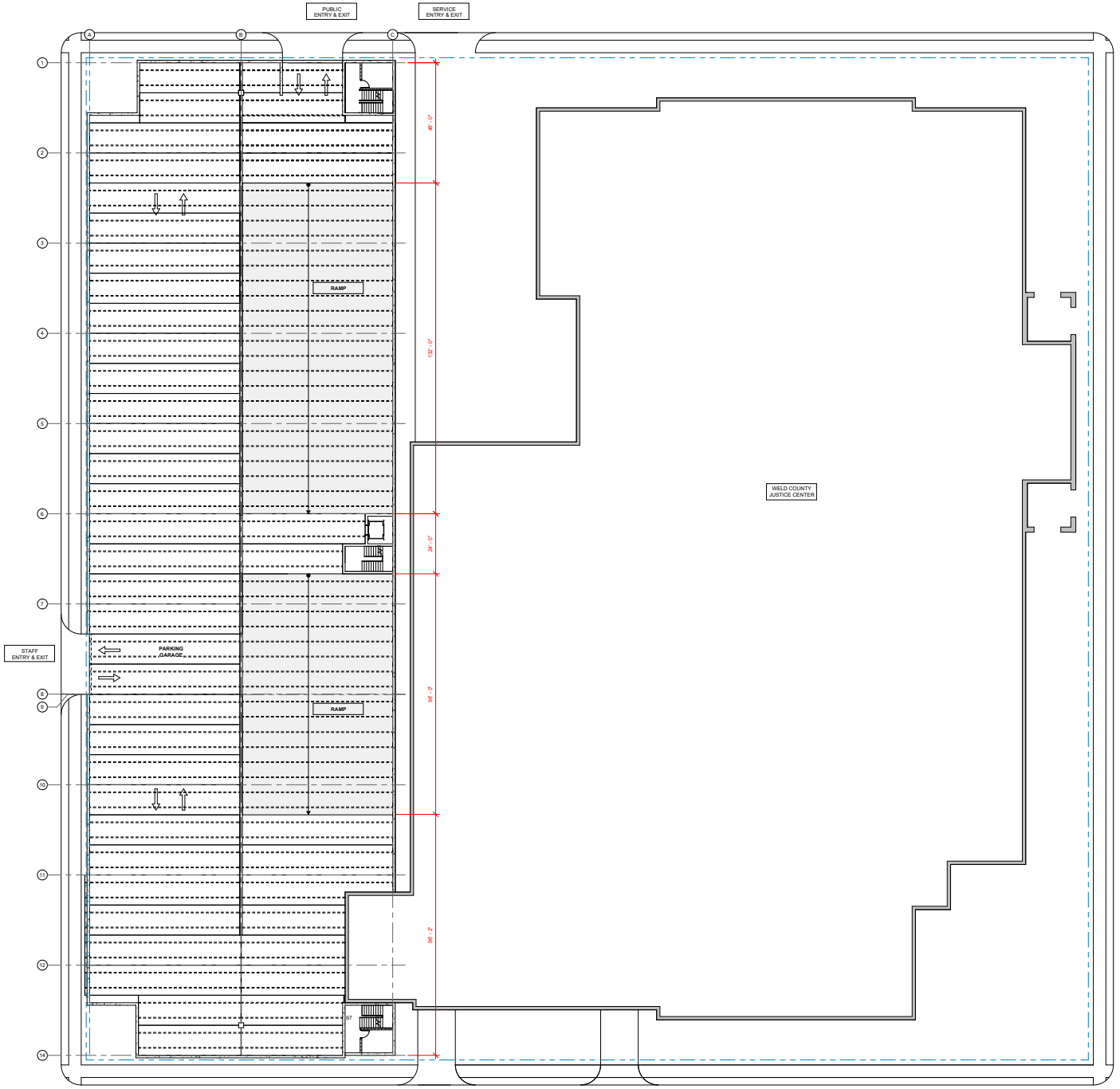
OVERALL PLAN - FIFTH FLOOR - PARKING
Title:

A3.5A
Sheet:

Weld County Justice Center
Parking Garage: Plans

DATE
April 17, 2026



1 / A3.1 OVERALL PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - FIRST FLOOR

Title:

A3.1

Sheet:



1 / A3.2 OVERALL PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

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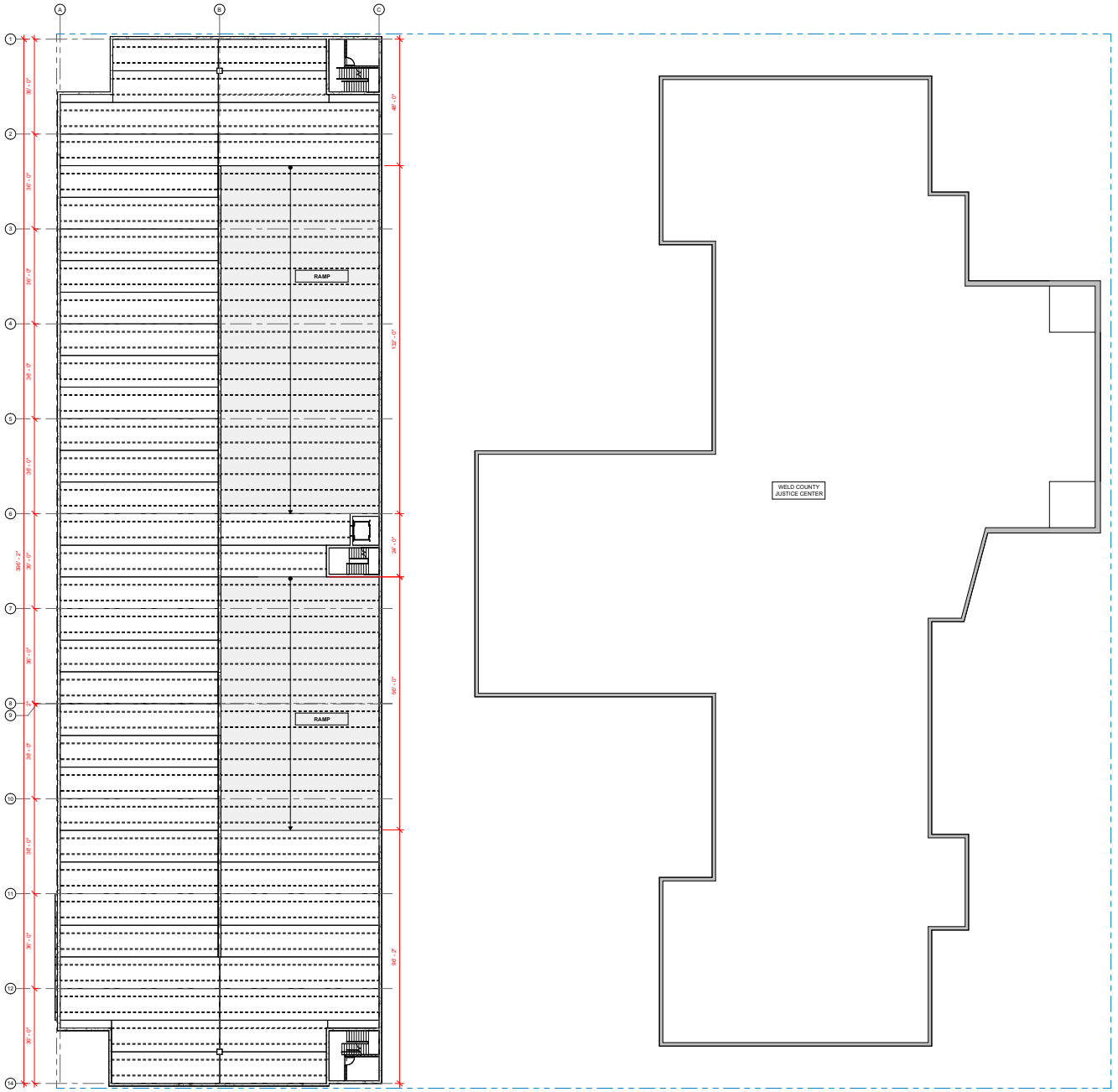
OVERALL PLAN - SECOND FLOOR

Title:

A3.2

Sheet:



1 A3.3 OVERALL PLAN - THIRD FLOOR
SCALE: 1/16" = 1'-0"

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OVERALL PLAN - THIRD FLOOR

Title:

A3.3

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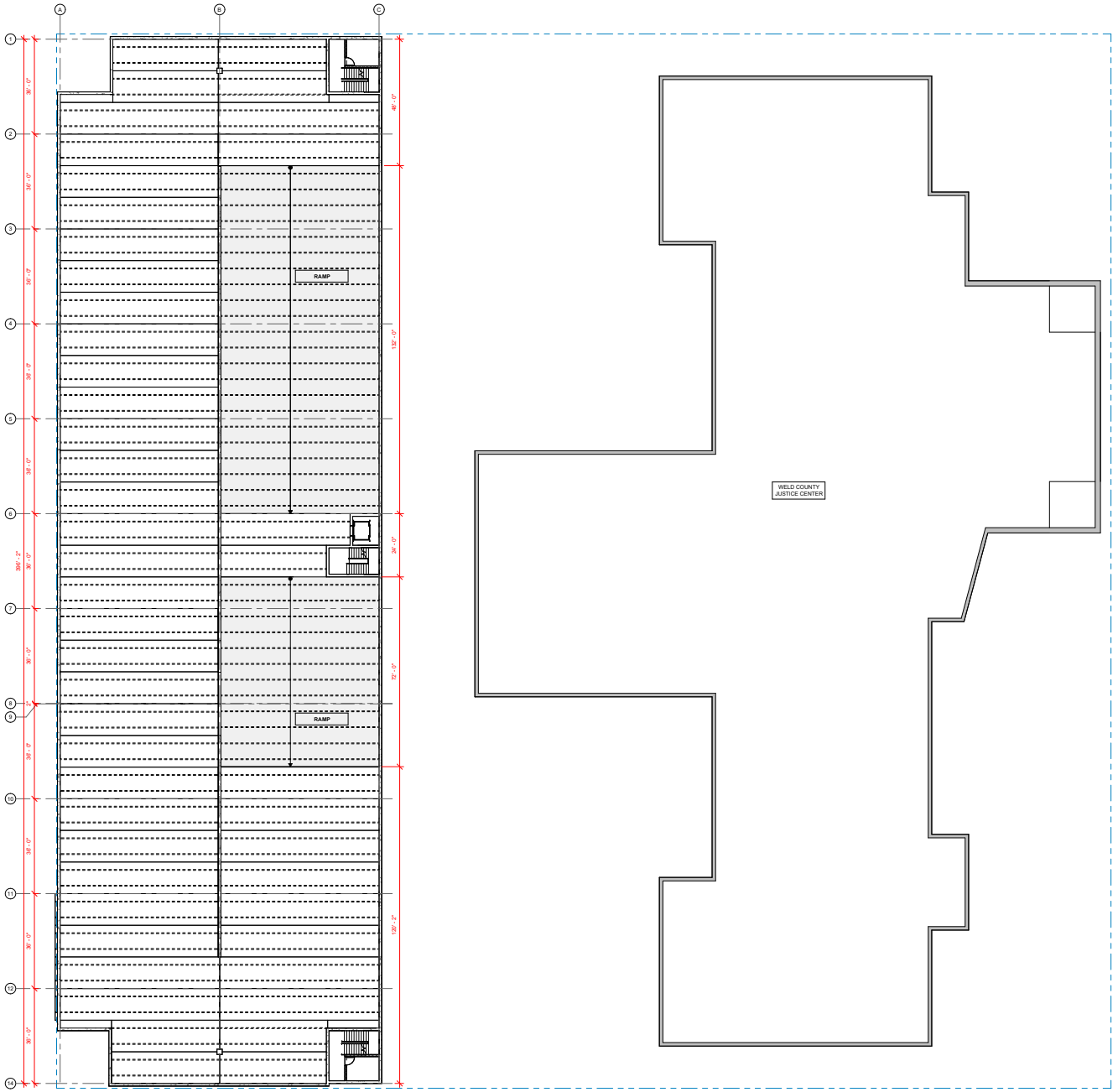

1 A3.4 OVERALL PLAN - FOURTH FLOOR

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OVERALL PLAN - FOURTH FLOOR
Title:

A3.4
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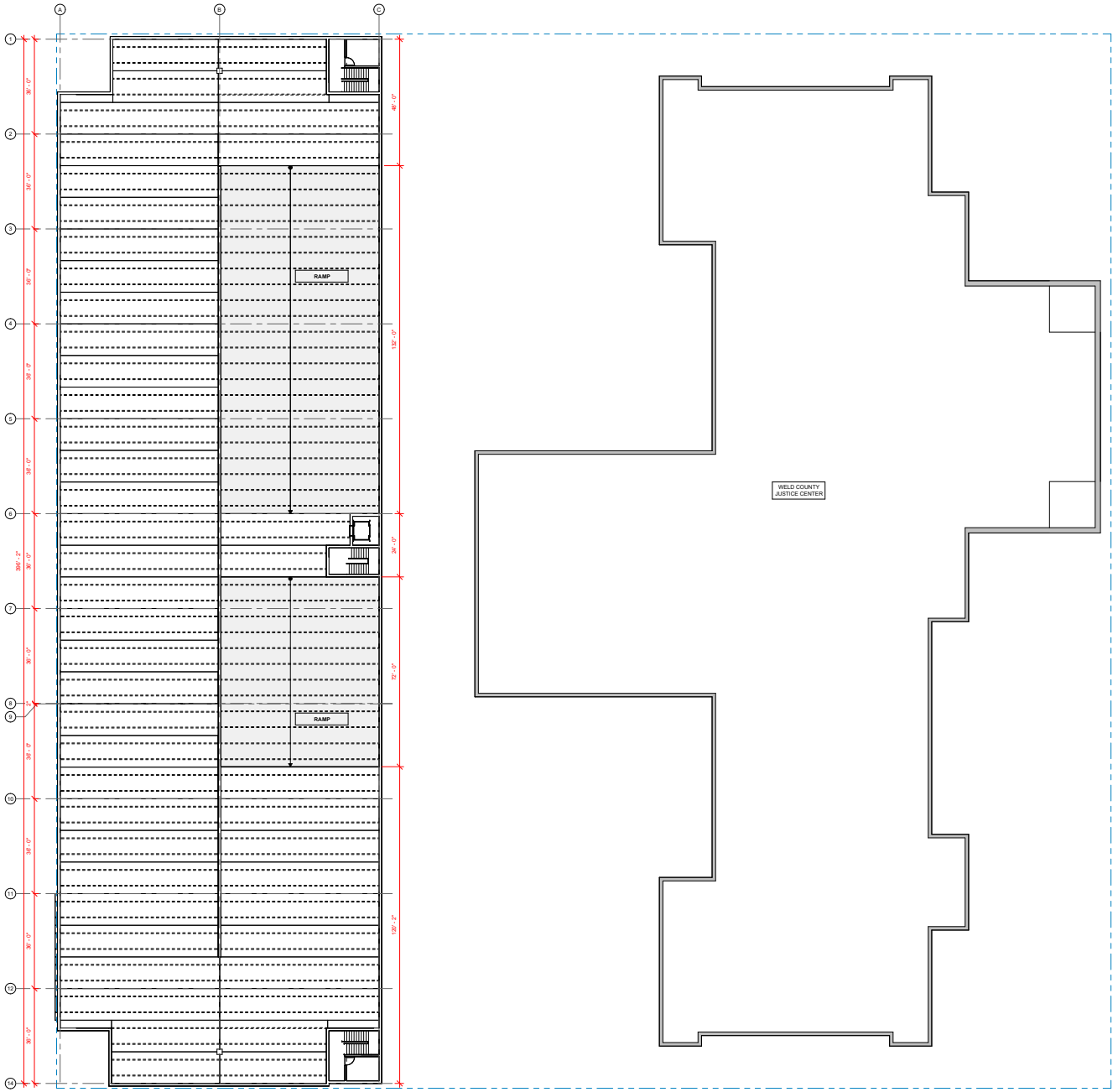

1 A3.5 OVERALL PLAN - FIFTH FLOOR

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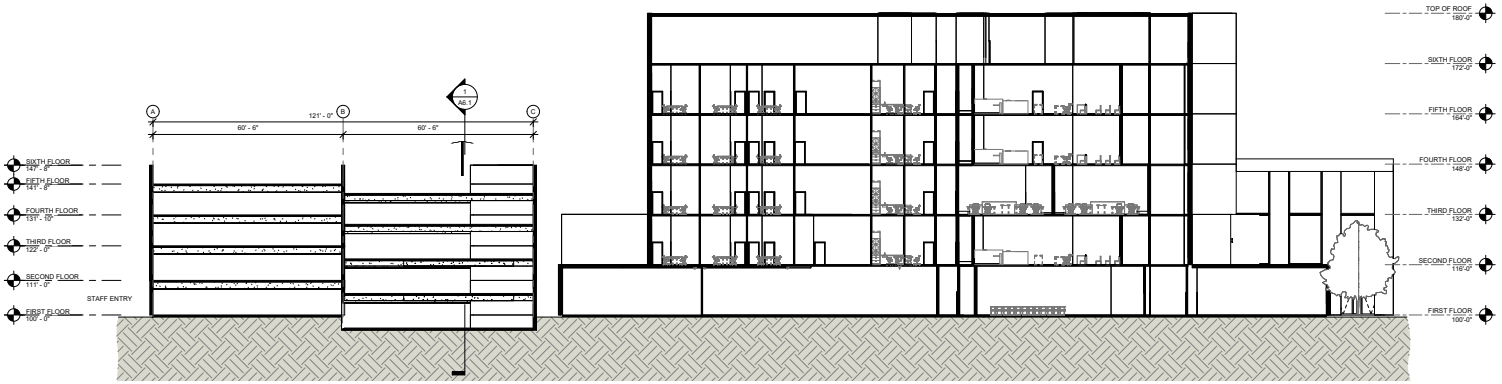
OVERALL PLAN - FIFTH FLOOR

Title:

A3.5

Sheet:



2 A6.1 BUILDING SECTION - GARAGE & JUSTICE CENTER

SCALE: 1/16" = 1'-0" FEET
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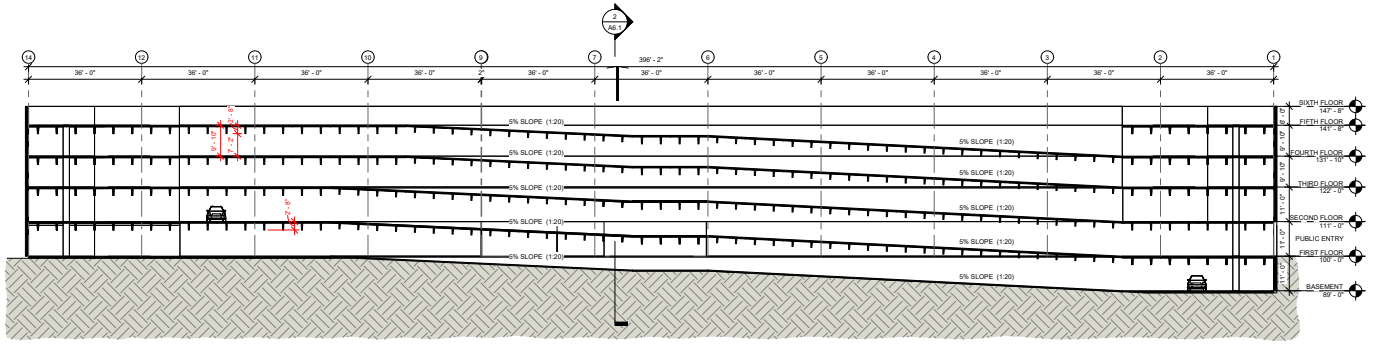

1 A6.1 PARKING GARAGE SECTION

SCALE: 1/16" = 1'-0" FEET
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BUILDING SECTIONS

Title:

A6.1

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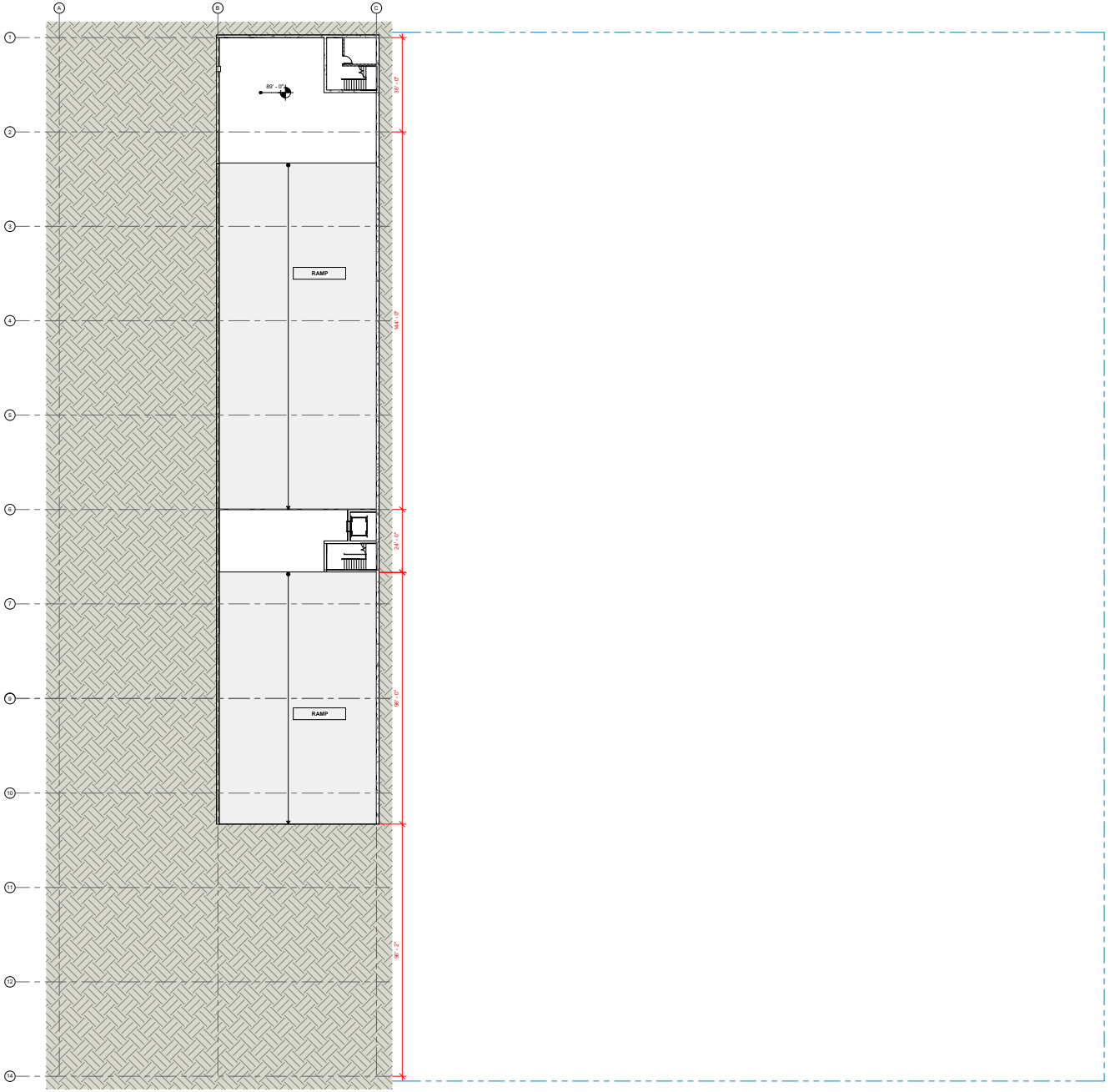

1 / A3.0 OVERALL PLAN - UNDERGROUND
SCALE: 1/16" = 1'-0"

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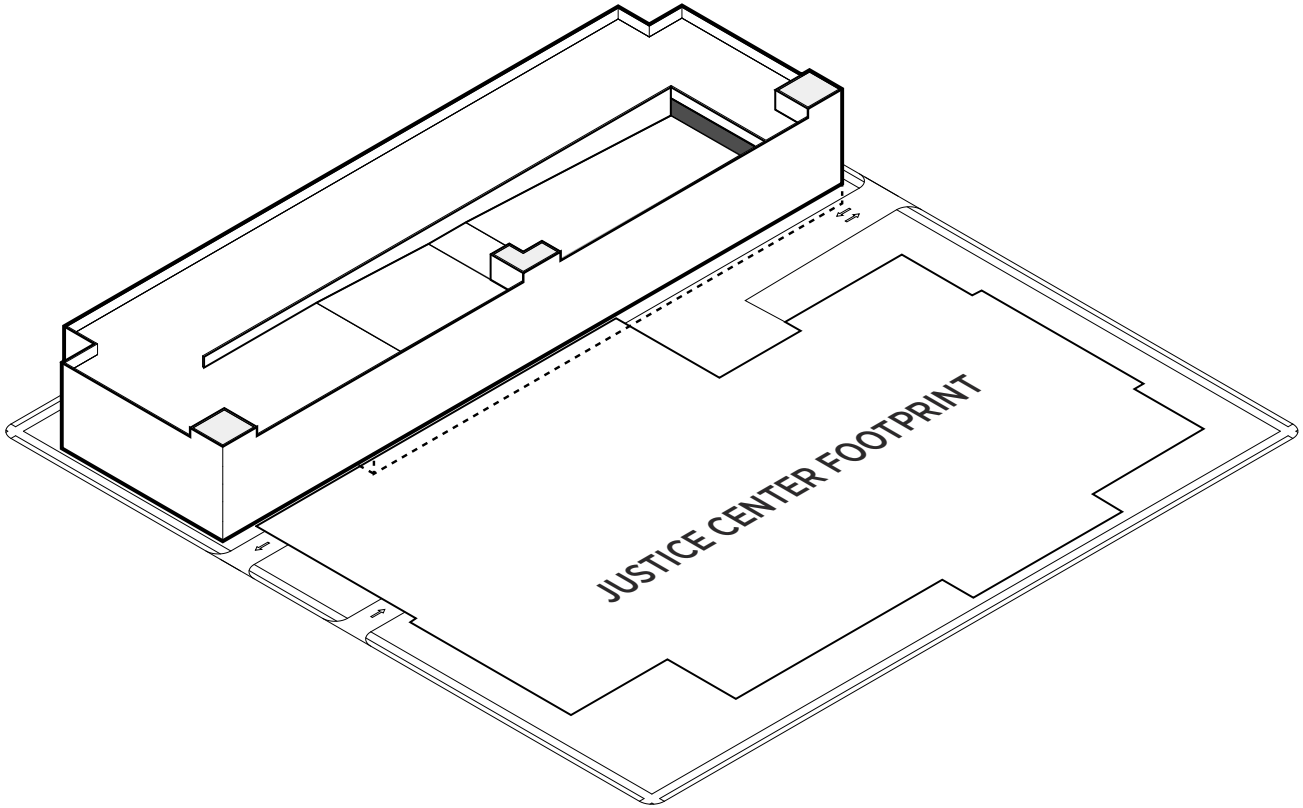
OVERALL PLAN - UNDERGROUND PARKING
Title:

A3.0
Sheet:

Weld County Justice Center
Parking Garage Axonometric

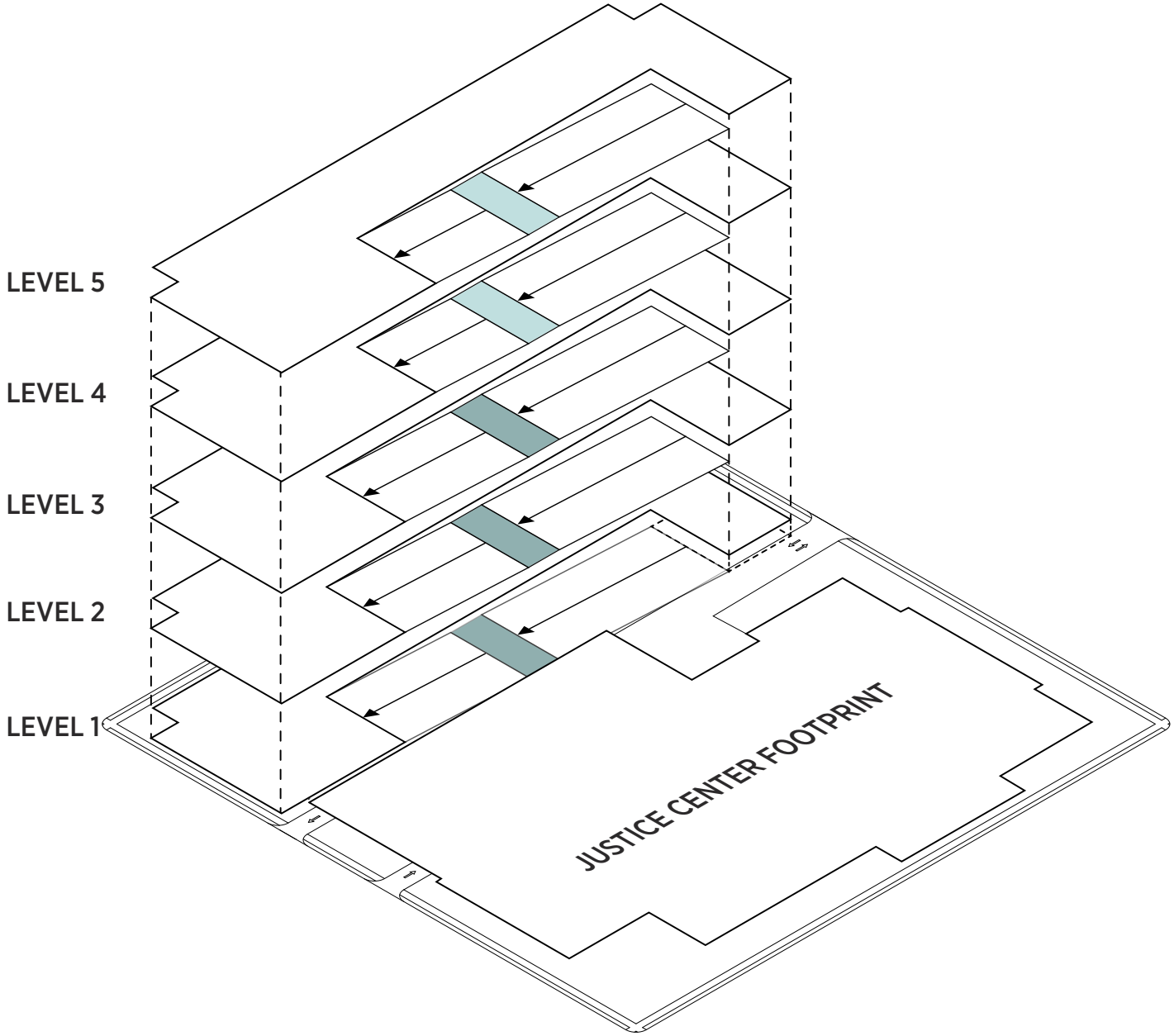
DATE
April 23, 2026



WELD COUNTY JUSTICE CENTER | PARKING GARAGE AXONOMETRIC

04.23.2026

POPULOUS | FENTRESS STUDIOS RJA



WELD COUNTY JUSTICE CENTER | PARKING GARAGE EXPLODED AXONOMETRIC

04.23.2026

POPULOUS | FENTRESS STUDIOS RJA

Weld County Justice Center
Parking Garage: Structural System Comparison & Cost

DATE
May 8, 2026

Garage

600 Parking Stalls | 202,000 GSF | 5 Levels

Total Garage Structure Cost

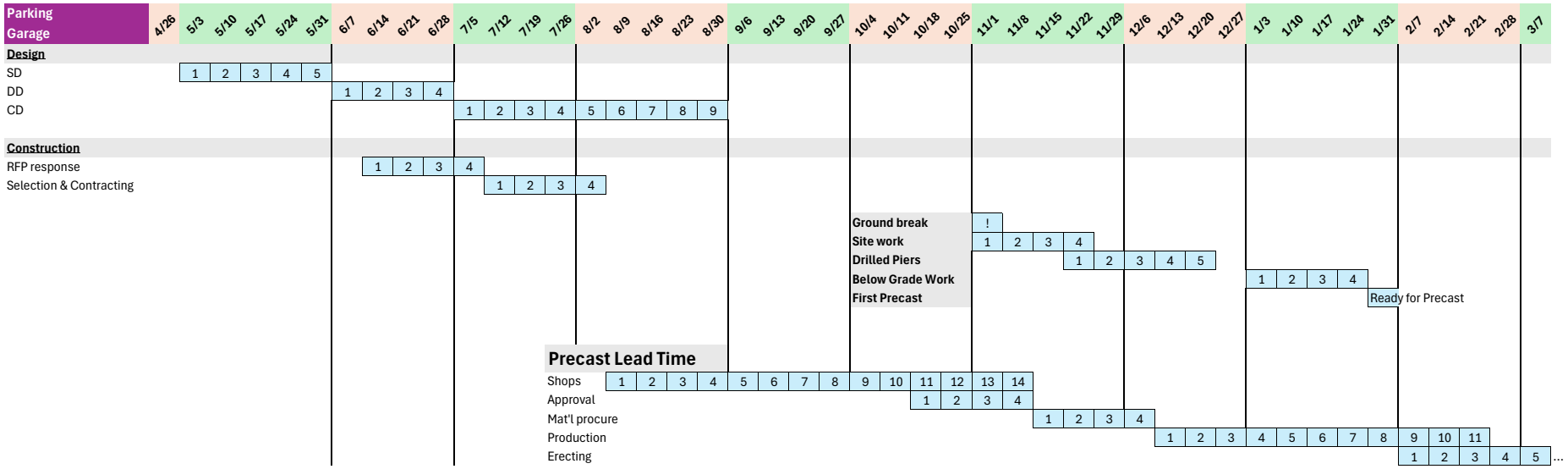
Cost comparison for precast and cast-in-place post-tensioned (PT) parking garage structural systems. Dollar values are presented as provided in the source estimate.

Cost Category	Basis / Rate	Precast SF	Precast $ / SF	Precast Total	Cast-In-Place PT SF	Cast-In-Place PT $ / SF	Cast-In-Place PT Total
Foundations & Substructure			**$10.15**	**$2,017,132**		**$11.94**	**$2,373,096**
Foundations (Incl. Slab on Grade & Slab Prep)		40,400	$49.93	$2,017,132	40,400	$58.74	$2,373,096
Shell			**$67.52**	**$13,419,731**		**$79.72**	**$15,843,731**
Superstructure		202,000	$63.00	$12,726,000	202,000	$75.00	$15,150,000
Exterior Enclosure		63,000	$11.01	$693,731	63,000	$11.01	$693,731
Subtotal Direct Costs		**198,745**	**$77.67**	**$15,436,862**	**198,745**	**$91.66**	**$18,216,827**
Project Staff & General Conditions			**$3.88**	**$771,843**		**$4.58**	**$910,841**
General Conditions	1.00%	202,000	$0.76	$154,369	202,000	$0.90	$182,168
Project Staff	4.00%	202,000	$3.06	$617,474	202,000	$3.61	$728,673
Subtotal Direct Costs		**202,000**	**$3.82**	**$771,843**	**202,000**	**$4.51**	**$910,841**
Total Garage Structure Cost		**198,745**	**$81.56**	**$16,208,706**	**198,745**	**$96.24**	**$19,127,668**

Accessibility note: The table uses a single header row with unique column labels so screen-reader users can distinguish the precast and cast-in-place PT values. Section, subtotal, and total rows are identified within the first column.

Weld County Justice Center
Parking Garage Timeline

DATE
May 8, 2026


Parking Garage
4/26
5/3
5/10
5/17
5/24
5/31
6/7
6/14
6/21
6/28
7/5
7/12
7/19
7/26
8/2
8/9
8/16
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SECTION

10

Engineering & Systems

Mechanical systems analyses, both executive summary and full comparison.

2 DOCUMENTS IN THIS SECTION

Weld County Justice Center
Mechanical Systems Analysis — Executive Summary

DATE
April 29, 2026

Executive Summary

Recommendation

Pursue Option 1 – Water-cooled chillers + condensing gas-fired boilers, 4-pipe. Option 1 has the lowest operating cost of any option and recovers its first-cost premium compared to Option 2 in ~13 years. Over a 30-year lifecycle, it is essentially tied with Option 3 within modeling precision. Because cost favors Options 1 and 3 nearly equally, the recommendation rests on non-cost factors: acoustic performance in courtroom spaces, expected equipment service life over the analysis period, the pathway to future electrification, and alignment with the County facilities team's in-house capabilities.

Fallback Option 2 – Air-cooled chillers + condensing gas-fired boilers. Option 2 is the recommended alternate if the site constraints preclude the exterior equipment footprint required by Option 1.

4-Option Comparison (700-ton plant, 280,000 SF – averaged contractor pricing)

Metric	Opt. 1 Water-Cooled (Recommended)	Opt. 2 Air-Cooled (Fallback)	Opt. 3 DX RTUs + Boilers	Opt. 4 Gas RTUs + Reheat
Acoustics (NC 25-30)	★★★★	★★★	★★	★
First cost ($/SF, avg)	$101.00	$97.75	$91.62	$83.00
First cost (total)	$28.3M	$27.4M	$25.7M	$23.2M
Year 1 operating	$235K	$300K	$340K	$485K
30-yr LCC (NPV)	**$34.0M**	**$34.9M**	**$34.0M**	**$35.2M**
vs. Option 1	**Baseline**	**+$900K**	**+$0K**	**+$1.2M**
Equipment life	20–30+ yrs	15–20 yrs	15–20 yrs	~15 yrs
Replacements in 30 yrs	0–1	1	1–2	2
Courthouse fit	Yes – best	Yes (w/ mitigation)	Marginal	No

Key Points

- **Option 1 ties for lowest life cost cycle (LCC) and has lowest operating cost.** 30-year LCC of ~$34.0M is essentially tied with Option 3 (~$34.0M) within modeling precision. Year 1 operating cost of ~$235K is the lowest of all options – saves ~$72K/yr vs. Option 2, ~$108K/yr vs. Option 3, ~$250K/yr vs. Option 4. Operating savings compound with electric rate escalation; over 30 years Option 1 saves ~$3.3M in operating cost vs. Option 2.
- **Option 1's first-cost premium pays back in 13 years.** ~$900K premium vs. Option 2 recovered through operating savings within the first half of the building's life, with savings continuing through year 30. Appropriate payback period for a 30–50 year institutional building (private-sector benchmarks of 5–10 years don't apply to municipal infrastructure).
- **Cost rules out Option 4.** Despite the lowest first cost (~$23.2M), Option 4 has the highest 30-year LCC (~$35.2M) – ~$1.2M worse than Option 1 – driven by 2x replacement cycles and the highest operating cost (~$485K/yr Year 1).
- **Non-cost factors decide between Options 1 and 3.** Option 3 (DX RTUs) is the closest cost competitor to Option 1, with 30-year LCC essentially tied within modeling precision. The differentiators between Options 1 and 3: courtroom acoustic performance (Option 3 is marginal against NC 25–30 targets), replacement events over 30 years (1–2 for Option 3 vs. 0–1 for Option 1), alignment with Colorado's electrification trajectory, and temperature control precision in chambers.
- **Mid-life replacement disruption matters.** Options 2–4 require 1–2 equipment swaps in an occupied courthouse – each event carries $80–$150K in temporary cooling rental, plus security re-coordination, crane access, and operational disruption that the net present value (NPV) doesn't capture.

- **Water cost is real but manageable.** Option 1 uses ~4M gal/yr at Greeley's 2026 rate = ~$45K/yr Year 1. This is less than half of what a typical 280K+ SF commercial building consumes annually, and a small fraction of comparable Colorado water uses like golf courses or tunnel car washes.
- **Future electrification.** Colorado's trajectory (Energize Denver benchmarks, IECC 2024) will pressure fossil fuel use. Option 1's boiler can be converted to heat pump loop at mid-life; Option 4 requires complete system replacement.

Scoring Summary at a Glance

Condensed view of the qualitative scoring matrix, rolled up to the six evaluation categories. *Full criterion-level scoring appears later in the report.*

Category	Opt. 1 WC	Opt. 2 AC	Opt. 3 RTU	Opt. 4 Gas
Performance (acoustics, IAQ, control)	Best	Better	Good	Good
Energy & Sustainability	Best	Better	Good	Good
Project Fit (courthouse, ops)	Best	Better	Good	Good
Lifecycle Cost	Best	Better	Best	Good
Maintainability	Good	Better	Best	Best
Constructability	Good	Better	Better	Best

Weld County Justice Center
Mechanical Systems Analysis — Full Comparison & Recommendation

DATE
April 22, 2026

Weld County Judicial Center

Mechanical Systems Analysis

Comparison & Recommendation

Executive Summary

Recommendation: Option 1 – water-cooled chillers with condensing gas-fired boilers, 4-pipe. Option 1 has the lowest operating cost of any option (~$235K Year 1) and is essentially tied with Option 3 for the lowest 30-year LCC (~$34.0M, within modeling precision). The first-cost premium vs. Option 2 is recovered in ~13 years through operating savings. Because cost favors Options 1 and 3 nearly equally, the decision rests on non-cost factors: acoustic performance against the courtroom NC 25–30 target, equipment service life relative to the 30-year analysis horizon, alignment with Colorado's electrification trajectory, and fit with the County's in-house operations capability (Javier's team specializes in 4-pipe systems).

Pricing context: First-cost figures in this document use averaged HVAC $/SF from two mechanical trade partners (RK Mechanical and Design Mechanical).

Fallback: Option 2 (air-cooled, 4-pipe) if project cannot accommodate Option 1's indoor chillers and cooling tower yard. Preserves hydronic 4-pipe distribution and acoustic profile is acceptable with proper enclosure.

Not recommended: Option 4 (gas RTUs + electric reheat). Despite the lowest first cost, it has the highest 30-year LCC, cannot meet courtroom acoustic targets, requires full RTU replacement over 30 years, and has the worst alignment with Colorado's electrification trajectory.

Project Sizing Assumptions

All cost, efficiency, and lifecycle figures in this document are based on the following project-specific assumptions.

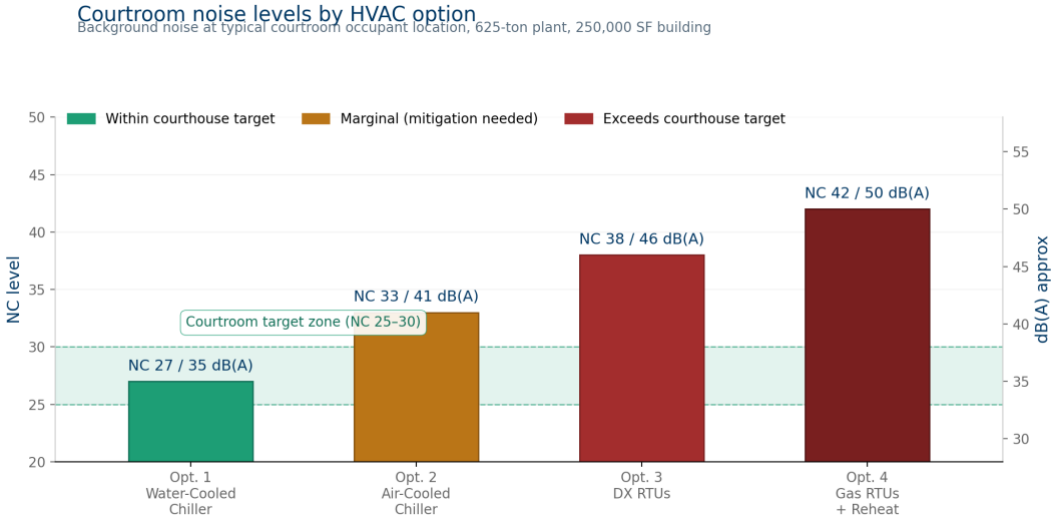
Parameter	Value
Total building area	~280,000 SF (courthouse core & shell, excludes parking garage)
Cooling load	~700 tons (400 SF/ton institutional/courthouse rule of thumb)
Supply airflow	~308,000 CFM (1.1 CFM/SF cooling, office/institutional)
Heating airflow	~308,000 CFM (1.1 CFM/SF)
Outside air	20–30% of supply (code minimum plus courthouse best practice)
Altitude correction	5,000 ft – air density 0.063 lb/ft³ vs. 0.075 at sea level
CFM equation at altitude	CFM = Qs / (0.89 × ΔT) vs. 1.08 at sea level – means ~21% more airflow for same load
Climate zone	ASHRAE 5B (cold, semi-arid) – Weld County
Equivalent full-load hours	2,500 hr/yr (institutional, 5B)

Industry Context

Courthouse acoustic targets

Courtrooms require background noise levels in the NC 25–30 range so unamplified speech is intelligible. Federal standards require "confidential" acoustic isolation in judges' offices and courtrooms, and >70 dB isolation in jury deliberation suites. Roof-mounted compressors transmit structure-borne noise into the building — a 2010 Mississippi case ended in a mistrial because the jury could not hear testimony — which is why hydronic distribution with isolated central plant equipment is the consistent design-guide preference.

NC (Noise Criteria) is a single-number rating used for HVAC background noise. NC 25–30 is approximately 33–38 dB(A) — quieter than a typical refrigerator, similar to a quiet library. The chart below shows expected noise levels for each option against the courtroom target zone.



Every 10 dB increase is perceived as roughly twice as loud, so Option 4 sounds about three times louder than Option 1 inside a courtroom. Options 1 and 2 (chillers with hydronic distribution) keep compressor noise outside the building or in isolated mechanical rooms; Options 3 and 4 (RTUs) transmit compressor noise through the roof structure into occupied spaces.

Equipment-side dB(A) vs. occupant-side NC

Manufacturer cut sheets list noise as dB(A) at 5 feet from the equipment — typically 40–50 dB higher than what occupants hear inside the building, because distance, walls, and ceiling structure attenuate sound. The chart above uses NC ratings inside the courtroom, which is what the U.S. Courts Design Guide specifies.

System	Equipment dB(A) @ 5 ft	Why occupant noise differs
Water-cooled chiller (Opt 1)	75–85 dB(A)	In mechanical room or remote tower yard
Air-cooled chiller (Opt 2)	85–95 dB(A)	Outdoors in CMU enclosure, 50–100 ft from building
Packaged DX RTU (Opt 3)	78–88 dB(A)	Directly on roof above courtrooms
Gas RTU (Opt 4)	80–92 dB(A)	Same rooftop location plus burner noise

The air-cooled chiller has the loudest equipment dB(A) but produces lower courtroom noise than DX RTUs, because location and attenuation matter more than the raw equipment number.

Code trajectory – Colorado electrification

Colorado has the most aggressive building electrification trajectory in the Mountain West. Denver's performance-based Energize Denver ordinance sets declining EUI caps through 2030; Colorado municipalities (including Greeley and Weld County) are tracking the same trajectory through adoption of the 2024 IECC and amendments.

- **RTU systems may struggle to meet EUI targets at future benchmarking thresholds.**
- **Gas-fired heating will face increasing scrutiny and possible phase-down.**
- **Water-cooled chillers provide the cleanest pathway to all-electric operation.**
- **Condensing gas boilers remain code-compliant today but should be specified with a future conversion path.**

Lifespan, efficiency, and operating cost benchmarks

- **Lifespan:** Water-cooled chillers 20–30+ yrs (service life median 23 yr); air-cooled 15–20 yrs; RTUs 15–20 yrs.
- **Efficiency:** Water-cooled chiller ~0.85 kW/ton; air-cooled chiller ~1.5 kW/ton; DX RTU ~1.7 kW/ton.
- **Operating cost:** Water-cooled plants use 16–35% less electricity than air-cooled, but water/wastewater charges add cost in semi-arid climates – site-specific utility rates determine the net.

Water consumption in a semi-arid climate

Water usage is a known concern: Greeley sits in a water-stressed region, drought planning is an ongoing City priority, and a public courthouse is visible. Option 1's cooling tower will use approximately 4 million gallons per year at full operation – a real and meaningful draw.

How Option 1 compares to typical building water use

Building Water Use	Estimated Annual Volume	Notes
Cooling tower (Option 1)	~4M gal	Evaporation + 25% blowdown at 700 tons, 2,500 hr/yr operation
Domestic water (sinks, toilets)	~2.8–4M gal	280K SF courthouse, ~700–900 daily occupants
Landscape irrigation (typical)	~1.5–2.5M gal	Depends on landscape design and irrigation strategy

Reducing Option 1's water footprint

Several design measures can substantially reduce or offset cooling tower water use. These are not mutually exclusive; combining them compounds the savings:

- **Hybrid wet-dry cooling tower.** Operates dry most of the year, only switching to wet during peak conditions. Cuts water use ~20% (saves ~800K gal/yr). $50–$100K first-cost premium. Recommended as the primary water-conservation measure for Option 1.
- **Higher cycles of concentration.** Standard towers operate at ~3–4 cycles before blowdown. With proper water treatment, 6–8 cycles is achievable, cutting blowdown water by 30–50% (saves ~300–600K gal/yr). Cost: minor controls upgrade.
- **Air-side economizer integration.** Use outside air for cooling when temperatures allow, reducing chiller and tower runtime. Greeley's climate (cold, dry winters and shoulder seasons) is well-suited;

can cut tower operating hours by 20–30%. This is already expected to be part of the base design, regardless of system selection.

- **Capture cooling tower blowdown for irrigation.** Tower blowdown is high in dissolved solids but usable for landscape irrigation with proper treatment. Could offset 100% of irrigation demand on the courthouse site (~1.5–2.5M gal/yr offset).

With a hybrid tower plus higher cycles of concentration plus economizer integration, Option 1's effective water use can drop from ~4M gal/yr to ~2.4–2.6M gal/yr – a 35–40% reduction. Adding blowdown reuse can push net municipal water use lower still.

Drought and water shortage resilience

Colorado municipalities operate under tiered drought response plans. Greeley's plan moves through four stages from voluntary conservation (Stage 1) to essential-use-only with possible commercial curtailment (Stage 4). Two protections favor the County under any of these scenarios:

- **Cooling towers are typically classified as essential equipment, not discretionary outdoor use.** Drought restrictions target irrigation, fountains, pools, and car washes first. Indoor cooling for occupied institutional buildings is rarely curtailed because shutting it down means shutting down the building.
- **A judicial center is essential public infrastructure.** Courthouses host constitutionally required functions and cannot be shut down for water restrictions the way commercial uses can. This is similar to how hospitals are protected during droughts.

Even so, mandatory percentage reductions can apply to all commercial users during severe drought. The water-conservation measures recommended for Option 1 also serve as drought-resilience capacity – the courthouse can absorb major restrictions without operational impact.

Greeley Drought Stage	Typical Reduction Target	Option 1 Capacity to Comply	Operational Impact
Stage 1 – Advisory	0–10%	Easily met with hybrid tower alone	None
Stage 2 – Mandatory	10–15%	Easily met with hybrid + higher cycles	None
Stage 3 – Severe	15–25%	Met with full conservation package (45% headroom)	None
Stage 4 – Critical	25–50%	Met with full package + drought-mode operation	Minimal – may slightly raise indoor temperature setpoints

If water usage is a hard constraint

If the County determines that any cooling tower water use is unacceptable – regardless of mitigation – Option 2 (air-cooled, 4-pipe) eliminates tower water use entirely. The trade-offs are real and worth naming:

- **Energy:** Option 2 uses ~75% more electricity than Option 1 (~700K kWh/yr more). At Colorado's grid mix, that is real carbon impact.
- **Lifecycle cost:** ~$800K higher 30-yr LCC vs. Option 1 at current rates.
- **Equipment life:** Air-cooled chiller has shorter life (15–20 yrs vs. 23–30+) and requires one mid-life replacement on a courthouse roof.
- **Acoustic:** Manageable with CMU enclosure but adds first-cost not in current quote (~$40–$80K).

This is a values trade-off the County should make explicitly: water savings vs. energy use, equipment life, and acoustic complexity. Both are defensible positions; the analysis is meant to support the County's decision rather than make it.

Equipment Lifecycle

The Weld County Judicial Center is a building designed for long-term use (50-75+ years). The HVAC system selected today will need to either operate that long or be replaced mid-life – and the replacement cost, disruption, and procurement effort are real factors in the decision, particularly for an occupied courthouse.

Service Life by System Type

Equipment	Typical Service Life	Industry Median	End-of-Life Driver
Water-cooled centrifugal chiller	23–30+ yrs	23 yrs	Compressor wear, refrigerant phaseout
Air-cooled chiller (outdoor)	15–20 yrs	18 yrs	Thermal cycling, weather exposure
Cooling tower	20–25 yrs	22 yrs	Fill degradation, corrosion
Condensing gas boiler	20–25 yrs	22 yrs	Heat exchanger fatigue
Packaged DX rooftop unit	15–20 yrs	17 yrs	Compressor failure, cabinet corrosion
Gas/electric rooftop unit	12–18 yrs	15 yrs	Combustion components, heat exchanger
Pumps (base-mounted)	20–25 yrs	22 yrs	Seal/bearing wear (rebuildable)
Air handling units (custom)	25–30 yrs	27 yrs	Cabinet corrosion, controls upgrade
Hydronic piping	40–50+ yrs	45 yrs	Corrosion at fittings
Building controls / BAS	12–15 yrs	13 yrs	Software obsolescence

Mid-Life Replacement Disruption

Why this matters more than the LCC math suggests: An occupied ~280,000 SF courthouse cannot easily shut down for HVAC replacement. Mid-life replacement events for Options 2–4 carry hidden costs that a pure NPV calculation does not fully capture:

- **Temporary cooling rental:** $80–$150K for a multi-week project at this building scale.
- **Operational impact:** Courtrooms cannot be reliably scheduled around HVAC outages – schedule conflicts, security re-coordination, and access management for crane/rigging work all add cost and friction.
- **Refrigerant compliance:** EPA refrigerant phaseouts (R-410A in 2025, low-GWP transitions ongoing) mean equipment approaching end-of-life may face restricted refrigerant availability.
- **Removal cost premium:** Crane/rigging, demolition, electrical and piping recoordination, and roof penetration work add 25–40% to the equipment-only number.
- **Bottom line:** Option 1 is the only option with a realistic chance of avoiding any major mid-life replacement event over the 30-year analysis period.

Cost Analysis

This section uses fully-loaded mechanical pricing from two contractors, averaged for the 30-year LCC analysis.

Contractor Pricing Average

Option	Average $/SF	Total @ 280K SF
Opt 1 Water-Cooled	**$101.00**	**$28,280,000**
Opt 2 Air-Cooled	**$97.75**	**$27,370,000**
Opt 3 DX RTUs + Boilers	**$91.62**	**$25,653,000**
Opt 4 Gas RTUs + Reheat	**$83.00**	**$23,240,000**

Modeling Assumptions for 30-Year LCC

Parameter	Value
Reference plant size	~700 tons (~280,000 SF at 400 SF/ton)
Analysis period	30 years
Discount rate	4% real (typical municipal cost of capital)
Equivalent full-load hours	2,500 hr/yr (institutional, Climate Zone 5B)
Electric rate	$0.11/kWh (Xcel commercial CO typical, 2026)
Electric escalation	2.5%/yr
Water + sewer rate	$10.84/1,000 gal combined (Greeley 2026)
Water rate escalation	4%/yr (Greeley 2022 bond plan)
Maintenance/chemicals escalation	2.5%/yr
Cooling tower water use (Opt 1)	~4M gal/yr
First cost basis	Averaged $/SF from RK and Design Mechanical
Maintenance budget	WC chiller $25/ton-yr; AC chiller $15; RTU $18; Gas RTU $12
Chemical treatment	~$4.67/ton-yr per water loop: Opt 1 = $14 (3 loops), Opt 2 = $9.33 (2 loops), Opt 3 = $4.67 (1 loop) *(a loop = one water circuit requiring its own treatment – chilled, heating, or condenser)*

Annual Operating Cost (Year 1)

Cost Category	Opt. 1 WC	Opt. 2 AC	Opt. 3 DX RTUs	Opt. 4 Gas RTUs
Energy (electric)	$164,000	$289,000	$327,000	$475,000
Water + sewer	$43,000	–	–	–
Maintenance	$17,500	$10,500	$12,600	$8,400
Chemical treatment	$9,800	$6,500	$3,300	–
Total Year 1 operating	**$234,500**	**$306,000**	**$342,900**	**$483,400**
vs. Opt. 1 (Yr 1)	Baseline	+$71,500	+$108,400	+$249,000

Operating cost figures are tons-driven and remain unchanged across pricing iterations. Option 1 saves ~$71,500/yr vs. Option 2 in Year 1, growing with electric rate escalation. Over 30 years, Option 1 saves ~$3.3M in cumulative operating cost vs. Option 2.

30-Year Lifecycle Cost Summary

Net present value (NPV) of all costs over 30 years, 4% real discount rate, 700-ton reference plant, averaged contractor pricing for first cost. Options 1 and 3 are essentially tied for lowest LCC; Option 4 is the highest despite the lowest first cost.

Cost Component (NPV)	Opt. 1 WC	Opt. 2 AC	Opt. 3 DX RTUs	Opt. 4 Gas RTUs
First cost (averaged)	$28,280,000	$27,370,000	$25,653,000	$23,240,000
30-yr energy (NPV)	$4,000,000	$7,000,000	$7,900,000	$11,500,000
30-yr water/sewer (NPV)	$1,300,000	$0	$0	$0
30-yr maint + chemicals (NPV)	$450,000	$260,000	$245,000	$130,000
Replacement (PV at swap yr)	$0	$280,000	$245,000	$320,000
Total 30-yr LCC (NPV)	**$33,975,000**	**$34,890,000**	**$34,040,000**	**$35,165,000**
vs. Opt. 1	Baseline	+$915,000	+$65,000	+$1,190,000
LCC per SF (280K SF)	$121	$124	$121	$126

Bottom line on cost: Option 1 has the lowest operating cost of any option and is essentially tied with Option 3 for lowest 30-year LCC, within modeling precision. Option 4 has the highest LCC despite the lowest first cost – the operating cost penalty and double replacement cycle drive it past the other options on a lifecycle basis. Cost favors Options 1 and 3 nearly equally.

Simple Payback Analysis

With averaged contractor pricing, the first-cost premium for Option 1 vs. Option 2 is ~$900K. Year 1 operating savings of ~$71,500 give a simple payback of ~13 years. Option 1's premium is recovered through operating savings within the first half of the building's life, with continued savings accumulating theeafter.

Comparison	First Cost Premium	Yr 1 Op Savings	Simple Payback	30-yr Op Savings
Opt 1 vs. Opt 2	+$905,000	$71,500	**13 years**	$3.3M
Opt 1 vs. Opt 3	+$2,610,000	$108,400	**24 years**	$5.0M
Opt 1 vs. Opt 4	+$5,040,000	$249,000	**20 years**	$11.8M

Payback periods are longer than rule-of-thumb thresholds for private-sector capital projects (typically 5–10 years), but appropriate for institutional/government buildings with 30–50 year life spans. The County is making a multi-decade infrastructure commitment, and Option 1 still pays back well within that horizon.

Cost Analysis Caveats

- **Acoustic enclosure for Option 2:** May not be fully captured in either quote; could narrow the Opt 1 vs Opt 2 first-cost gap by $40–$80K.
- **Hybrid tower option (Opt 1):** Could reduce water consumption ~20%, improving Option 1's LCC by ~$240K NPV at this scale.

Qualitative Scoring Matrix

This matrix applies ME Engineers' scoring framework across 18 criteria in six categories. Color-coded: Best (dark blue), Better (teal), Good (beige). All four options scored on the same criteria. With Options 1 and 3 essentially tied on cost, the qualitative factors below are decisive.

Criteria	Opt. 1 WC	Opt. 2 AC	Opt. 3 RTU	Opt. 4 Gas
CONSTRUCTABILITY & ARCHITECTURAL				
Shaft area required	Good	Good	Good	Good
Mechanical room footprint	Good	Better	Better	Best
Ceiling plenum impact	Good	Good	Good	Good
Structural impact	Better	Good	Good	Good
Equipment screening needs	Better	Good	Good	Good
Building code (refrigerant mgmt)	Best	Best	Best	Best
Energy code alignment (future)	Best	Better	Good	Good
PERFORMANCE				
Indoor air quality	Best	Best	Good	Good
Acoustics (NC 25-30)	Best	Better	Good	Good
Response to load changes	Better	Better	Good	Good
Temperature control precision	Best	Best	Good	Good
MAINTAINABILITY				
Accessibility	Better	Best	Best	Best
Maintenance cost	Good	Better	Best	Best
Equipment lifespan	Best	Better	Good	Good
Future flexibility	Best	Best	Best	Better
ENERGY & SUSTAINABILITY				
EUI performance	Best	Better	Good	Good
Carbon reduction pathway	Better	Better	Good	Good
COST				
First cost	Good	Better	Best	Best
Operating cost	Best	Better	Good	Good
30-yr lifecycle cost	Best	Better	Best	Good
PROJECT FIT				
Ops familiarity	Best	Best	Better	Better
Courthouse design-guide fit	Best	Better	Good	Good

Score Summary

Score	Opt. 1 WC	Opt. 2 AC	Opt. 3 RTU	Opt. 4 Gas
"Best" scores	**13**	6	5	4
"Better" scores	**5**	10	1	3
"Good" scores	**3**	5	16	16

Option 1 has the most "Best" scores (13), driven by acoustic fit, equipment lifespan, courthouse design-guide alignment, energy code positioning, lifecycle cost, operating cost, and ops familiarity. Option 2 scores well on maintainability and accessibility. Options 3 and 4 score higher on first-cost and mechanical-room footprint, but accumulate more "Good" scores overall, particularly in performance and sustainability categories.

Additional Considerations

Future Electrification Path

The Weld County Judicial Center will be in service through the 2050s. All options should be evaluated against Colorado's electrification trajectory.

- **Option 1 (water-cooled chiller + gas boiler):** Boiler plant is the only fossil element; can be replaced with a heat recovery chillers, air-source heat pumps, or electric boilers at mid-life. Cleanest pathway to all-electric operation.
- **Option 2 (air-cooled chiller + gas boiler):** Same boiler conversion path as Option 1.
- **Option 3 (DX RTUs + gas boilers):** Boiler conversion feasible; RTUs themselves may need to be replaced with heat-pump RTUs at mid-life.
- **Option 4 (gas RTUs + electric reheat):** Requires complete system replacement to electrify. Highest carbon reduction cost of any option.

Option 1 – Water-Cooled Chillers + Boilers (4-pipe)

Pros

- **Best acoustics.** Quietest central plant option; tower can be remote. Aligns with courtroom NC 25–30 targets.
- **Highest efficiency.** ~0.85 kW/ton; 16–35% lower electricity than air-cooled.
- **Lowest operating cost.** ~$235K Year 1 – lowest of all options.
- **Tied for lowest 30-yr LCC.** ~$34.0M NPV (essentially tied with Option 3, within modeling precision).
- **Long life.** Service life median 23 yrs; likely zero major replacements over 30 yrs.
- **Courthouse design-guide alignment.** Aligned with U.S. Courts Design Guide and ASHRAE acoustic standards.
- **4-pipe simultaneous heat/cool.** Important for courtrooms, chambers, and offices.
- **Clean electrification path.** Only the boiler is fossil; can be replaced with a heat pump loop at mid-life.

Cons

- **Highest first cost.** ~$28.3M (averaged) vs. ~$27.4M for air-cooled – ~$900K premium, recovered in ~13 years.
- **Most space.** Boiler vault, chiller room, and cooling tower yard. RJA has flagged exterior fit.
- **Higher maintenance.** $25/ton/yr plus chemicals. Specialized chiller and boiler upkeep.
- **Water cost in semi-arid climate.** ~4M gal/yr = ~$45K/yr Year 1 at current Greeley rates.
- **Legionella mitigation.** Drift control and water management plan required.

Project notes

- **Space:** RJA to confirm chiller room and cooling tower yard fit before lock-in.
- **Ops:** Javier from the Weld County Facility Team specializes in 4-pipe systems – this reduces the maintenance-complexity concern noted above.
- **Hybrid tower:** Wet-dry hybrid can cut water use up to 20%, improving LCC by ~$215K NPV at this scale.

Option 2 – Air-Cooled Chillers + Boilers (4-pipe)

Pros

- **Lower first cost.** ~$27.4M (averaged) – ~$900K less than Option 1.
- **Negligible water use.** Significant in a semi-arid climate.
- **Simpler maintenance.** $15/ton/yr; no tower chemistry, no Legionella program.
- **Same 4-pipe distribution as Option 1.** Preserves simultaneous heat/cool capability.

Cons

- **Higher 30-yr LCC.** ~$34.8M NPV vs. ~$34.0M for water-cooled – ~$800K lifecycle penalty driven by energy.
- **Higher acoustic impact.** Loud compressors and fans. Needs CMU enclosure (~$40–$80K), possibly not in either contractor's quote.
- **Lower efficiency.** ~1.5 kW/ton; degrades further in hot weather.
- **Mid-life chiller replacement.** 18-yr service life means 1 chiller swap (~$550K) over 30-year horizon.

Option 3 – Packaged DX RTUs + Hydronic Heat

Pros

- **Lower first cost.** ~$25.7M (averaged) – ~$2.6M less than Option 1.
- **Tied for lowest 30-yr LCC.** ~$34.0M NPV – essentially tied with Option 1 within modeling precision.
- **Simpler shaft distribution.**
- **Standard maintenance workflow.**

Cons

- **Higher operating cost than Option 1.** ~$340K Year 1 vs. ~$235K – ~$105K/yr penalty that compounds with electric escalation.
- **Roof noise.** Marginal under courtroom acoustic targets – the primary disqualifier for courthouse use.
- **Lower efficiency.** ~1.7 kW/ton.
- **Short lifespan.** 15–20 yrs means 1–2 full RTU replacements over the building's life.
- **Mid-life replacement disruption.** RTU swap on an occupied courthouse roof requires crane access, security coordination, temporary cooling rental.
- **Future energy code risk.** May struggle to meet EUI targets under Colorado's electrification trajectory.

Comparison vs. Option 1

Option 3's first cost is ~$2.6M lower than Option 1, and 30-year LCC is essentially tied. With cost roughly equivalent over the lifecycle, the differentiators between Options 1 and 3 are: (1) courtroom acoustic performance – Option 3 is marginal against NC 25–30 targets, which matters given the building's primary function; (2) replacement cycles – Option 3 requires 1–2 RTU replacements over 30 years vs. 0–1 for Option 1; (3) electrification path – Option 1's boiler can be converted at mid-life, while RTUs may require full replacement; (4) temperature control precision – central plant equipment typically delivers tighter control than packaged RTUs in chambers and judicial offices.

Option 4 – Packaged Gas RTUs + Electric Reheat

Pros

- **Lowest first cost.** ~$23.2M (averaged).
- **Simplest install.**
- **Standard maintenance.**

Cons

- **Highest 30-yr LCC.** ~$35.2M NPV – ~$1.2M worse than Option 1, despite lowest first cost.
- **Worst acoustics.** Cannot meet courtroom NC 25–30 targets.
- **Highest operating cost.** ~$485K Year 1.
- **~15 yr lifespan.** 2 full replacements over 30 yrs.
- **Imprecise control.** Inconsistent comfort in courtrooms and chambers.
- **Weak sustainability profile.** Requires complete system replacement to electrify.
- **2015 IECC constraint.** Constant-volume RTUs cannot exceed 4.5 tons – likely means dozens of small units.

Why not recommended

Even with the lowest first cost, Option 4 has the highest lifecycle cost and poses a direct conflict with the acoustic NC 25-30 targets for courtroom spaces.

Recommendation

Pursue Option 1 (water-cooled chiller + boiler, 4-pipe) as primary. Cost favors Options 1 and 3 essentially equally on 30-year LCC, so the recommendation rests on non-cost factors where Option 1 has the stronger profile.

The cost case for Option 1

- **Lowest operating cost.** ~$235K Year 1 — saves ~$65K/yr vs. Opt 2, ~$105K/yr vs. Opt 3, ~$250K/yr vs. Opt 4. Operating savings compound with electric escalation.
- **Tied for lowest 30-yr LCC.** ~$34.0M NPV (essentially tied with Opt 3 within modeling precision).
- **First-cost premium pays back in 13 years.** ~$900K premium vs. Opt 2 recovered through operating savings within the first half of the building's life.
- **Cost rules out Option 4.** Highest LCC (~$35.2M, ~$1.2M worse) despite lowest first cost — driven by 2x replacements and highest operating cost.

The non-cost case for Option 1

- **Acoustics.** Best fit for courtroom NC 25–30 targets — the building's primary function depends on this.
- **Equipment life matches building horizon.** 20–30+ yr service life means likely zero major replacements vs. 1–2 for other options. Avoids mid-life disruption to an occupied courthouse.
- **Future code alignment.** Cleanest pathway to all-electric operation; meets Colorado's electrification trajectory with a single mid-life boiler conversion.
- **Ops.** Javier specializes in 4-pipe — reduces the maintenance-complexity downside.

Fallback

- **Option 2 (air-cooled, 4-pipe):** If project rules out Option 1. Preserves hydronic 4-pipe distribution and acoustic profile is acceptable with proper CMU enclosure. ~$800K LCC penalty vs. Option 1.

Reducing Option 1's water footprint

If the County is concerned about cooling tower water usage, Option 1's water draw can be reduced 35–40% from baseline through a combination of design measures:

- **Specify a hybrid wet-dry cooling tower.** Operates dry most of the year. Cuts water use ~20% (saves ~800K gal/yr). $50–$100K first-cost premium. Recommended as the primary water-conservation measure.
- **Run higher cycles of concentration with proper water treatment.** Cuts blowdown water 30–50% (saves ~300–600K gal/yr). Minor controls cost.
- **Air-side economizer integration.** Reduces tower runtime by 20–30% in Greeley's climate.
- **Optional: blowdown reuse for irrigation.** Can offset additional 1–3M gal/yr of municipal water draw if pursued.

These measures bring Option 1's effective water use to ~2.4–2.6M gal/yr — a meaningful reduction. If the County views any cooling tower water use as unacceptable regardless of mitigation, Option 2 (air-cooled, 4-pipe) is the natural fallback — same 4-pipe distribution, eliminates tower water entirely, ~$800K LCC penalty and ~75% higher electricity use.