



September 15, 2026

PD/City Hall Informational Update

José R. Madrigal, City Manager

Strategic Plan goals:

Organizational Stewardship



Mission (Why we exist)

"We provide outstanding services and experiences for the entire community."

Vision (What we want to be)

"A multigenerational community which is authentic, diverse, engaged, thriving, and environmentally responsible."

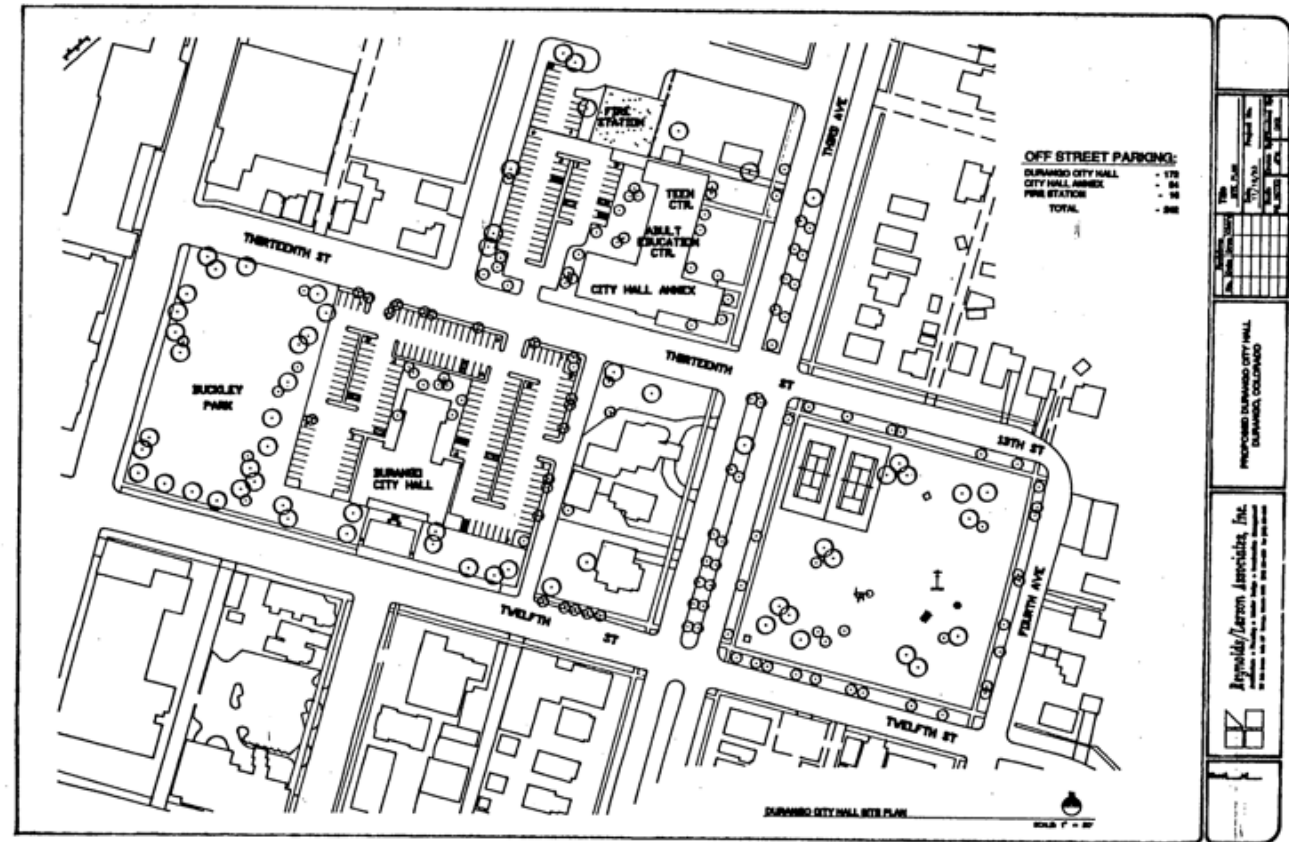
Values (What we believe)

Teamwork | Dependability | Professionalism | Service
Respect | Innovation | Well-Being



HOW WAS THE SITE IDENTIFIED?

- January 1994
 - City of Durango Master Facility Program
 - Prepared by: Reynolds Larson Associates, Inc and The Appraisal Group
 - First Choice Alternative:
 - Rehabilitation of the 9R Property into a new City Hall Complex
 - Demolish the rear portion of the Administration Building
 - Demolish the Arts and Science Building
 - Alternative Two:
 - Move Police into Choice one Alternative



CONCEPTUAL DESIGN & ITS ROLE IN THE PROJECT



Birdseye View looking Northward

- What it is:
 - An early illustration of how City Hall, Police Department facilities, parking and public spaces could fit together.
 - Starting point for public input, cost estimates, and evaluation of alternatives
 - Proposal to be refined through engineering, historic preservation review, operational needs, and available funding
- What it is not:
 - Final construction plan / guarantee every illustrated feature will be built
 - Completed engineering analysis / guaranteed construction price
 - Substitute for ballot requirements / required project approvals
- Public Meeting on February 27, 2024 on City YouTube Page:
 - Citizen asks: What happens if the underground parking comes back as too expensive and the police station seem to be cost prohibitive?
 - Staff Response: We will make design changes with the design team and then go back out to the public and explain the need for the change and what changes are occurring.

A DEBT ISSUANCE OF \$61M



- City Council Meetings of May 21, 2024, June 4, 2024 and June 17, 2024
 - An original construction cost opinion was derived by FCI in May of 2024, the estimate was \$83M.
 - Move alley improvements from project budget utilize 2019 and 2015 sales tax options for funding.
 - Sell current City Hall and PD & apply for Grants
 - Buckley Park improvements were not part of the project: City did not obtain Buckley Park until June of 2024
 - Considered keeping sales tax rate the same or increasing by 1/8th of a cent for more financial flexibility.
 - Decision made to keep the sales tax flat and pursue a reauthorization of the 2005 Sales Tax.

BALLOT LANGUAGE

FIFTY PERCENT TO FINANCE CAPITAL IMPROVEMENTS, INCLUDING THE PAYMENT OF THE DEBT AUTHORIZED BY THIS QUESTION; AND SHALL THE CITY OF DURANGO DEBT BE INCREASED \$61 MILLION, WITH A REPAYMENT COST OF \$123 MILLION FOR THE PURPOSE OF FINANCING THE RESTORATION AND EQUIPPING OF THE HISTORIC DURANGO HIGH SCHOOL BUILDING AND ADJACENT FACILITIES FOR USE AS A NEW CITY HALL AND NEW POLICE FACILITY

Passed April 2025 with 67% approval:
3,249 votes FOR and 1,558 votes AGAINST.

DESIGN ADVISORY GROUP

- HDR, Lead Designer
- Roth Sheppard Associates (Police Department Design Specialists)
- FCI, Construction Manager
- Erin Hyder, Assistant City Manager (City Hall Lead)
- Bob Brammer, Assistant City Manager (PD Lead)
- Jayme Lopko, Community Development Director
- John Harris, Public Works Director
- Scott McClain, Parks and Recreation Director
- Gloria Platt, Chief Financial Officer
- Brice Current, Police Chief



DESIGN CHANGES NEEDED



- December 2025
 - Underground Parking Structure
 - Initial estimate did not include Category IV upgrades needed - \$8M Additional Cost
 - A second entrance needed: Alleyway access or 12th Street Access
 - Big Picture Building
 - Renovations, addition and upgrades would cost at a minimum \$1.5M more than building a new Police Station.
 - Efficiencies gained with a new building designed specifically for police operations vs. a building designed as a high school
 - Off Site Parking
 - Current Police Department and City Hall

DESIGN CHANGES PRESENTED TO PUBLIC



- January 21, 2026 City Council Meeting
- February – March 2026 Community Presentations
 - 100 Club, Rotary Daybreak and High Noon, Boulevard Neighborhood Association, Kiwanis, Past Mayor's Group, Business Improvement District, Chamber Coffee and Conversation, Historic Preservation Commission, Community Development Commission, Financial Advisory Board, and Engage Durango Public Meeting.
- Feedback Received:
 - Positive and understanding
 - Concern on use of current PD and City Hall not the highest and best use of those properties
- City Council directed staff to seek other parking options that will enable the sale of the current PD and City Hall properties.

BOARDS & COMMISSIONS INVOLVEMENT

- Historic Preservation Board
 - October 2024 (historic character defining features), January 2025 (Landmark recommendation), December 2025 (update), January 2026 (update), March 2026 (Update), June 2026 (Update), July 2026 (Approved alterations certificate of Historic High School)
- Financial Advisory Board
 - July 2025 (Multi-Modal 5 year CIP Plan, Alleyway Improvements Identified), September 2025 (2026 annual project budget recommendation), February 2026 (Update), May – September 2026 (2015, 2025, 2019 5 year CIP Plans), May - September 2026: Financial Advisory Board (2015, 2025, 2019 CIPs)
- Board of Adjustment
 - August 2026 (Variance denial)

PUBLIC DESIGN INPUT SESSIONS



- February 2026: Engage Durango
- May 2026: Community Update: Secure Parking Fence designs, Garden amenities, and City Hall interior palette
- June 2026: Community Update: Police Department exterior, Police Department Entryway design, and Secure Parking Fence designs
- Voting, comments, and questions also available on the Connect & Engage PD/City Hall page

Public Input Incorporation To Date

Site

- Enhanced Rose Garden retained as the centerpiece of the 12th Street gardens.
- Pollinator and habitat gardens added as green infrastructure along 12th Street.
- Low-slope walk provided alongside entrance stairs at the Police Department entry.
- Public seating opportunities incorporated in front of City Hall.
- Not using current Police Department and City Hall for surface parking – Selling both properties for a higher and better use

Police Department

- Reduced perceived scale from the north through design elements, screened rooftop mechanical equipment, and addressed potential ice accumulation at entrance via design solutions
- Parking-lot security fence design informed by voting, lowered from 8 feet to 6 feet, light-control, dark-sky, and landscape-buffer priorities.
- Exterior masonry facade to complement historic city hall building, Smiley building, and Downtown Design Guidelines

City Hall

- Historic auditorium restored and reused for Council Chambers, court functions, and community space, including balcony seating.
- Original main entry and corridor restored for use as a public lobby, informed in part by community-provided historic photographs.
- Original hardwood floors, slate chalkboards, wood built-ins, wood doors, and historic light fixtures preserved where feasible.
- Landscaping and interior color palettes informed by community voting.

WHAT IS NEXT

- Parking
 - Staff is working incorporating input received from the Board of Adjustments and incorporating identified public parking lots
- Asbestos abatement:
 - Started at New City Hall
 - 215 East 12th Community Development & Engineering Building is slated to begin October 12 pending permit issuance
- City Hall / Police Department Major Site Plan Review
 - Plans for submission being finalized, anticipate complete plans September 28th.
 - Staff is targeting presenting (information only) the plans to the City Council on October 6th, and public update session soon after – finalizing dates
 - Targeting October or December for submission to the Community Development Commission approval, ground-breaking to follow approval
- Construction Budget (Not final, subject to Change until Guaranteed Maximum Price estimated late November)
 - Budget: \$61,234,342
 - Current Total with accepted Value Engineering Changes: \$61,121,956
 - Under Budget by \$112,386

IN CLOSING

- Always room for improvement in engaging public input and disseminating information
- Committed to adapting as the project involves with feedback received
- Continue to update the PD/City Hall Connect & Engage Page throughout the process until ribbon cutting