



for
City Hall and Police Department

Durango Project Updates

Project Summary Report



Topics

- Project Guiding Principles
- Project Approach
- Project Delivery Method
- Project Team
- Project Schedules
- Upcoming Activities

Artaic Group



John Bills
Principal – In - Charge



John Usery
Senior Project Manager



Braden Demmerly
Project Manager



Guiding Principles



Ensure Safety & Security for All

- Prioritize safety and well-being of all community members
- Deliver dependable, proactive, and professional service
- Build trust and confidence across generations
- Foster secure, respectful, team-oriented environment



Foster Engaged & Connected Communities

- Encourage authentic relationships and civic participation
- Create inspired experiences through innovative services
- Serve with professionalism, respect, and engagement
- Empower a multigenerational community to thrive



Advance Equity, Access, & Inclusion

- Serve the entire community with fairness and opportunity
- Promote diversity and engagement through inclusive practices
- Encourage respectful dialogue and innovation
- Strengthen Durango's cultural richness and uniqueness



Steward City Assets Responsibly

- Maintain infrastructure, public spaces, and resources with care
- Manage physical and fiscal assets for long-term value
- Ensure accessibility and environmental responsibility
- Align with Reliable Infrastructure, Connectivity, and Stewardship goals



Promote Health, Wellness, & Environmental Stewardship

- Provide spaces and programs supporting physical, mental, and environmental health
- Align with Safety & Quality of Life and Organizational Stewardship goals
- Help families and individuals thrive across generations
- Preserve open space, sustainable facilities, and Durango's natural beauty



Uphold Accountability, & Sustainability

- Commit to openness, responsibility, and continuous improvement
- Advance innovation and teamwork in city services
- Support sustainable decision-making and community trust
- Preserve Durango's unique landscape, culture, and character

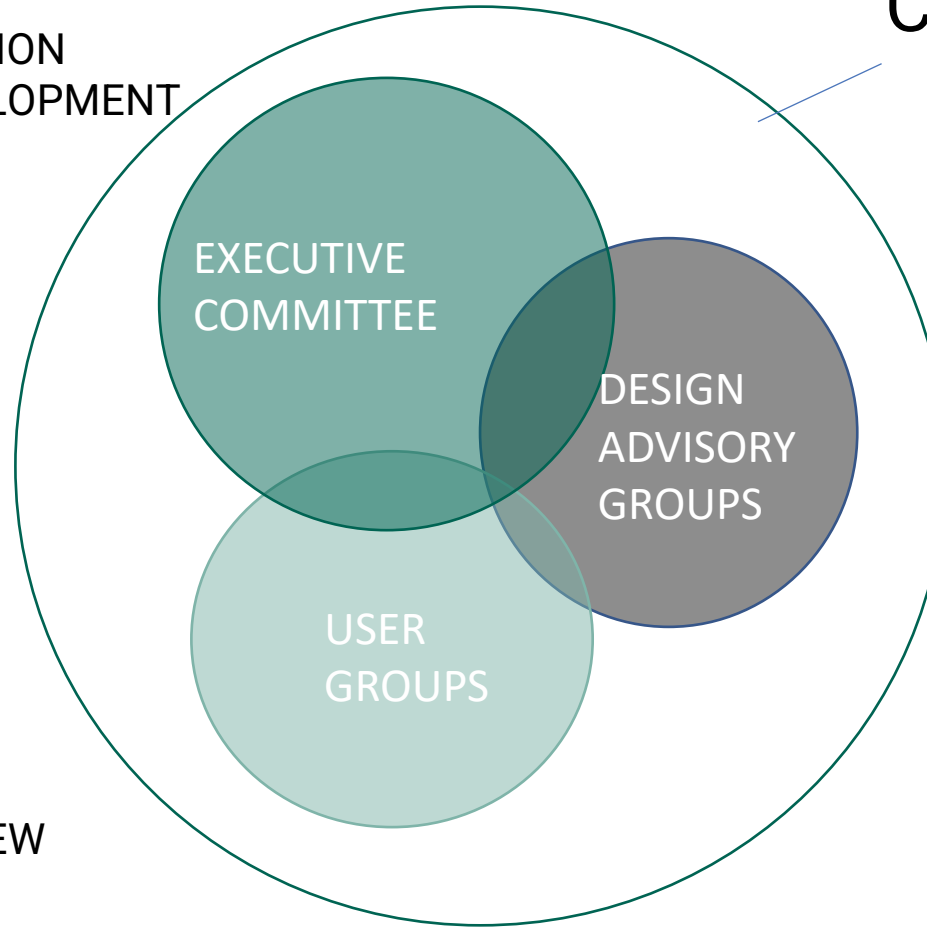


City of Durango, Colorado — 949 E 2nd Ave Durango, CO — DurangoCo.gov

Team Structure

CITY ADMINISTRATION
COMMUNITY DEVELOPMENT
POLICE
FINANCE
PUBLIC WORKS
ENGINEERING

CITY OF DURANGO



KEY PROJECT MEMBERS

CITY STAFF
OFFICING IN NEW
BUILDINGS

Prior Efforts to Make this Project a Reality



August 2023

City Council
approves swap
of River City
Hall for
Historic High
School



June 2024

RA+A & DLR
present
conceptual
design for City
Hall & PD
Renovations



Summer 2024

Concepts
presented to
Public & City
Council
Authorized
2005 Sales Tax



April 2025

2005 Sales
Tax
Reauthorizati
on ballot
measure
approved

Stakeholder Engagement

Building Permit Review

All projects will be under the jurisdiction of City of Durango

Land Use Development

Project Will adhere to Land Use Development Review and Requirements



Historic Preservation Board

Project team to coordinate with Historic Preservation Board

Internal User Group Meetings

Design team will meet with city staff to review design of each new space

Community Engagement

Neighbor Impacts

Project team will meet with neighbors to discuss impacts

Project Information

Artaic Group to provide updates for staff to better inform public



Council Updates

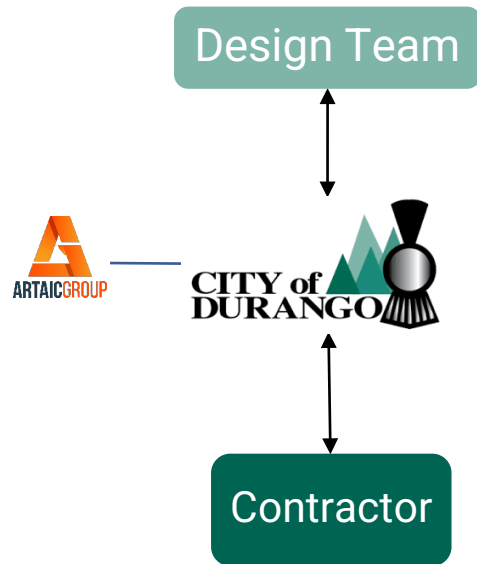
Artaic Group to provide updates to City Council on Project progress

Engage Durango

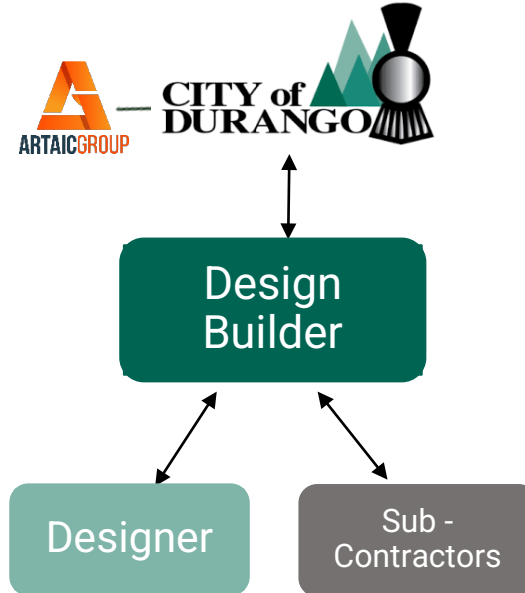
Project Team will work closely with Durango Engage team to provide updates

Project Delivery Methods

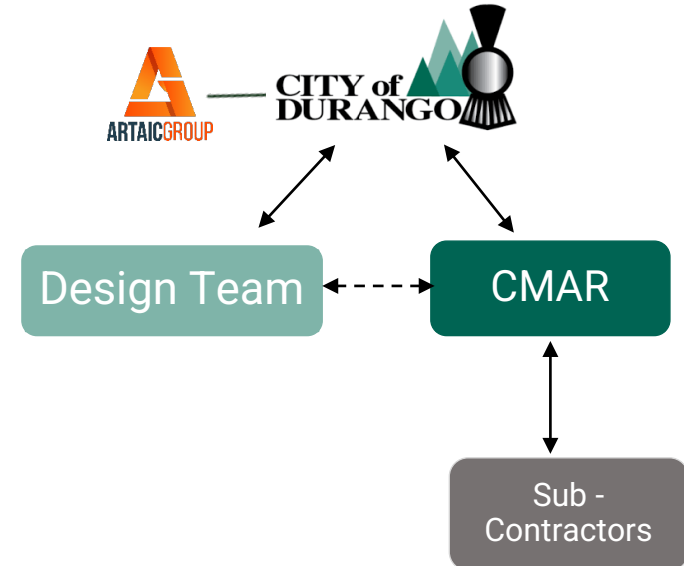
Design – Bid – Build



Design – Build



Construction Manager at Risk (CMAR)



Project Delivery Methods – Cost Authorizations

Construction Manager at Risk (CMAR) aka Construction Manager/General Contractor (CM/GC)

- CMAR is procured, and rates are contracted for all fees, and general conditions up front
- All Contract terms and conditions are agreed to at Contract Execution
- Work authorized via a Guaranteed Maximum Price Amendment during the final design phase. GMP is reviewed and approved by Design Team and Owner.
- All pay applications are approved by Design Team and Owner
- All Change Orders are approved by Design Team and Owner

Project Delivery Methods – Benefits

Construction Manager at Risk (CMAR)

- Contractor is involved in design and can help with value engineering
- Contractor understands design intent and project is more collaborative
- Ownership has more input on design and decisions
- Able to procure long lead items early

Project Delivery Methods – Deliverables

Schematic Design

30% Design

Design Priced by CMAR to ensure design meets budget

Design Development

60% Design

Design priced by CMAR and used to procure major trades and long lead items.

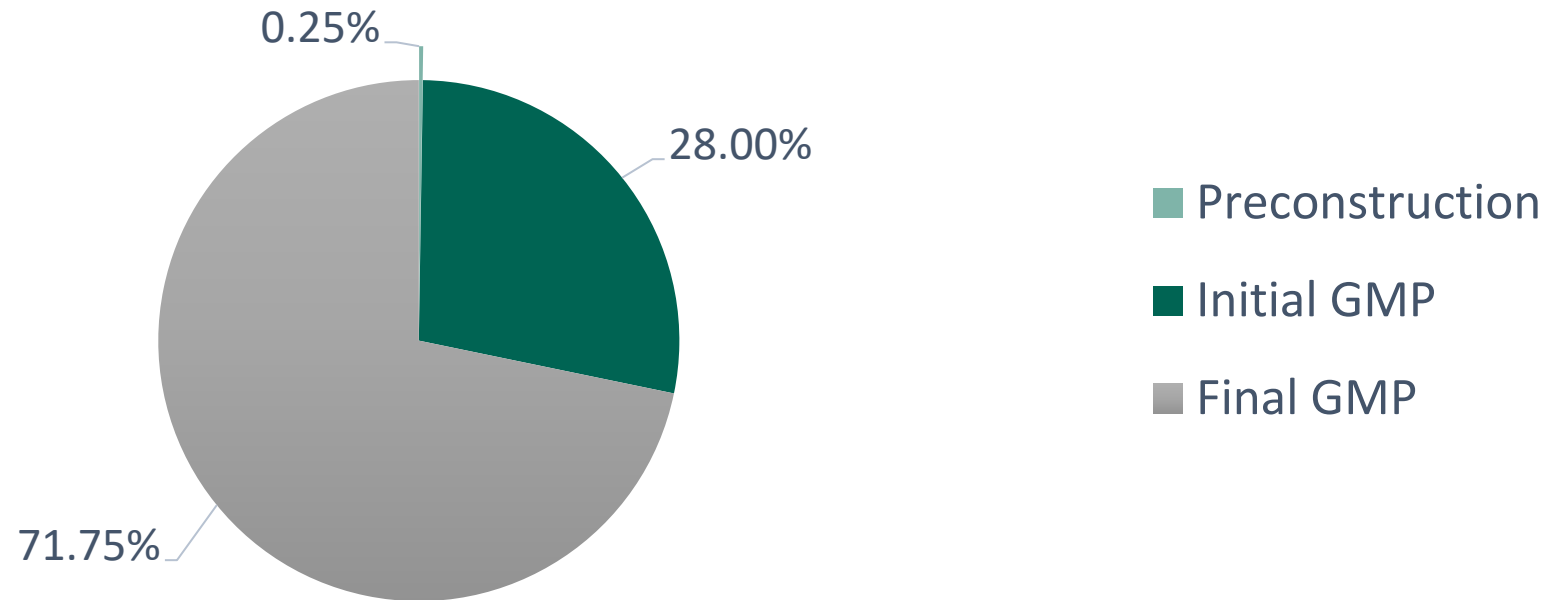
Construction Documents

100% Design

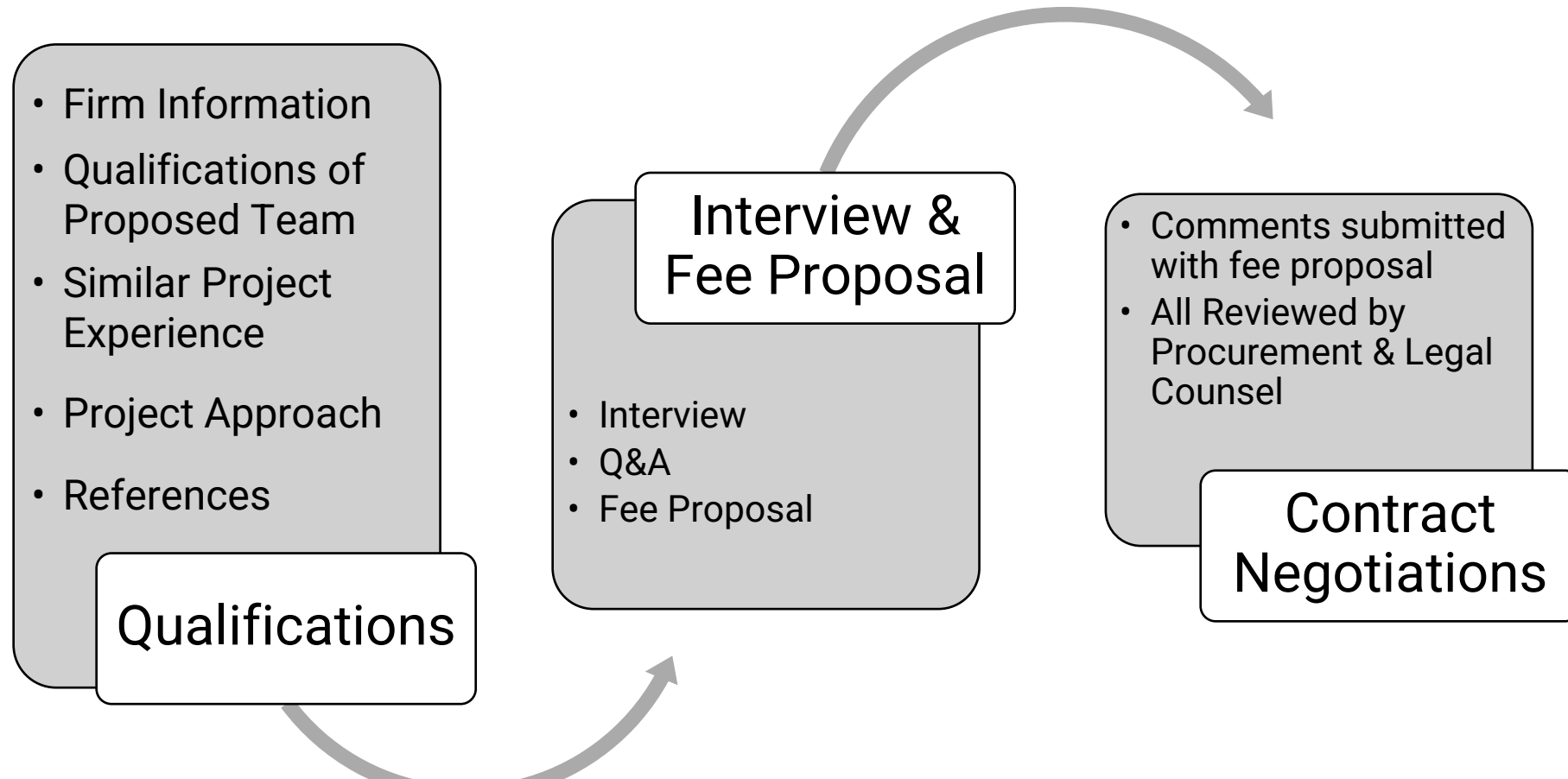
Design used to construct facilities and establish a Guaranteed Maximum Price. Used to obtain pricing from all subcontractors

CMAR Contracting Strategy

Total CMAR Contract Costs



Design Team & CMAR Selection Process



Design Team: HDR/RSA



HDR - City Hall and Site



JULIANNE SCHERER

AIA, NCARB, LEED AP BD+C, IPMA-D

SR. PROJECT MANAGER

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Bachelors, Architecture and a minor in Architectural History, Penn State University	Registered Architect, CO #ARC.00404984 International Project Management Association - Level D Certification LEED AP Building Design + Construction National Council of Architectural Registration Board American Institute of Architects (AIA) AIA Colorado, Board of Directors, President-Elect	31 years
		HDR TENURE
		8 years

MIKE MCVAUGH

PE

PRINCIPAL IN CHARGE / POINT OF CONTACT

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Bachelors, Civil Engineering, Colorado State University	Professional Engineer - Civil, CO #32143	34 years
		HDR TENURE
		4 years



JERICO ENRIQUEZ

AIA, LEED AP BD+C

DEPUTY PROJECT MANAGER

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Bachelor of Architecture, Architecture, Woodbury University	Architect, CO #30532182 American Institute of Architects (AIA)	30 years
		HDR TENURE
		<1 year

JAMES BRAAM

AIA, NCARB, LEED AP

DESIGN DELIVERY

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Master of Architecture, Harvard University Bachelor of Architecture, University of Southern California	Architect, CO #ARC.00406989 LEED Accredited Professional American Institute of Architects (AIA)	35 years
		HDR TENURE
		4 years

SHERIDAN STAATS

ASSOCIATE AIA, LEED AP, FITWEL AMB

PROJECT ARCHITECT

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Bachelors, Architecture, University of Houston	Architect, CO, # ARC.00408367 American Institute of Architects, Associate, LEED AP BD+C, LEED Green Associate, Fitwel Ambassador	10 years
		HDR TENURE
		2 years



RSA - PD and Secured Parking



BRIAN BERRYHILL

AIA, NCARB

DESIGN LEADER/SUBJECT MATTER EXPERT

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Bachelor of Architecture, University of Oklahoma	Registered Architect, CO #404216	17 years
		RSA TENURE
		12 years



SAMANTHA STRANG

AIA, NCARB, LEED GREEN ASSOCIATE

LAW ENFORCEMENT PROJECT ARCHITECT

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Master of Architecture, University of Colorado Denver B.S. Interior Architecture & Design, Minors in Fine Art & Business Administration, Drexel University	Registered Architect, CO #406635	14 years
		RSA TENURE
		8 years

ARG – Historic Preservation



JULIA AUSLOOS-BEDINGER

AIA, SENIOR ASSOCIATE

HISTORIC PRESERVATION

EDUCATION	REGISTRATIONS & MEMBERSHIPS	INDUSTRY TENURE
Masters, Architecture and Historic Preservation, University of Colorado Denver	Registered Architect, CO #00405231; WI #13880-5 American Institute of Architects, Colorado Chapter Association for Preservation Technology Rocky Mountain Chapter of the Association for Preservation Technology Colorado Preservation, Inc.	15 years
		ARG TENURE
		12 years

Design Team: Project Experience



Wyoming State Capitol (Historical Renovation)



City of Lenexa Justice Center



City of Firestone Police Department and Municipal Court



Gunnison County Courthouse (Historical Courthouse)



CMAR Team: FCI Constructors, Inc.



Matt Aupperle
VP of Durango Operations
Experience: 33 years



Steven Stewart
Project Manager
Experience: 22 years



Tom Boucha
Project Director
Experience: 29 years



Tim Smith, LEED® AP
Pre-Construction Manager
Experience: 23 years



Shawn Merrill, LEED® AP
Project Superintendent
Experience: 31 years



CMAR Team: Project Experience

Ouray County Courthouse and Sheriff's Office



Northglenn City Hall



Carbon County Courthouse



City of Evans Police Station



Local Connection

HDR – Durango Mesa Park



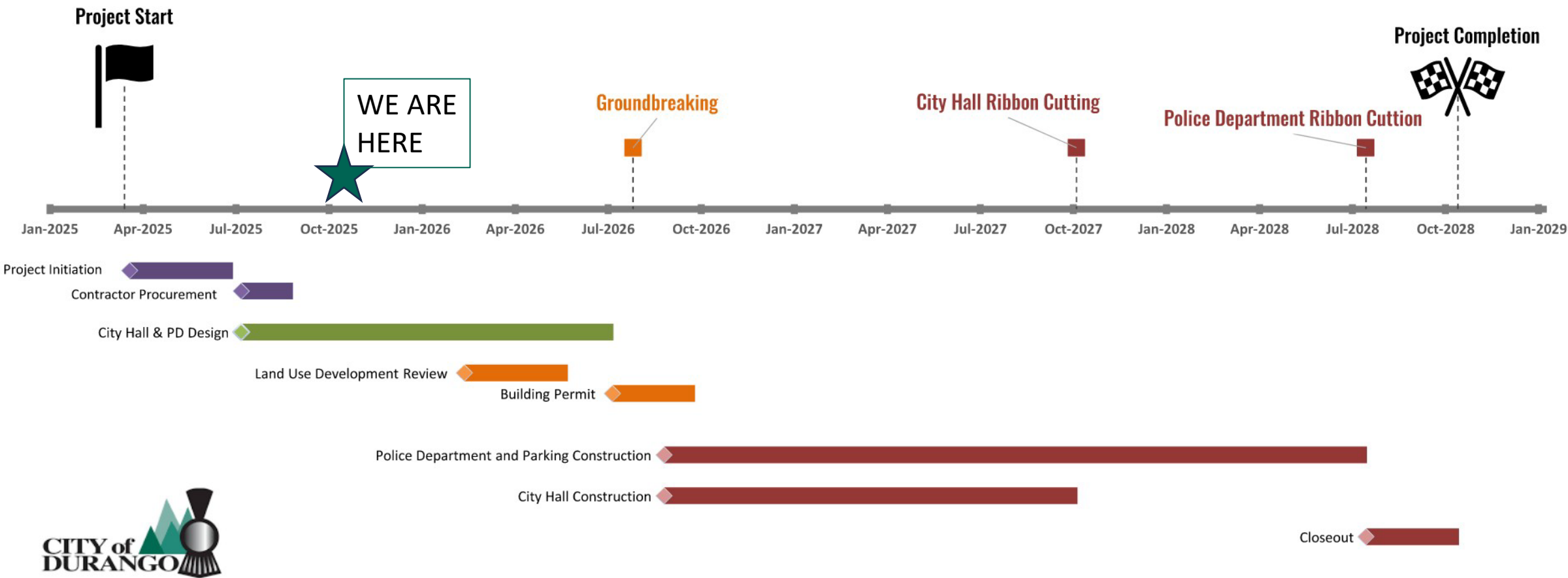
FCI – Durango Fire Station No. 2



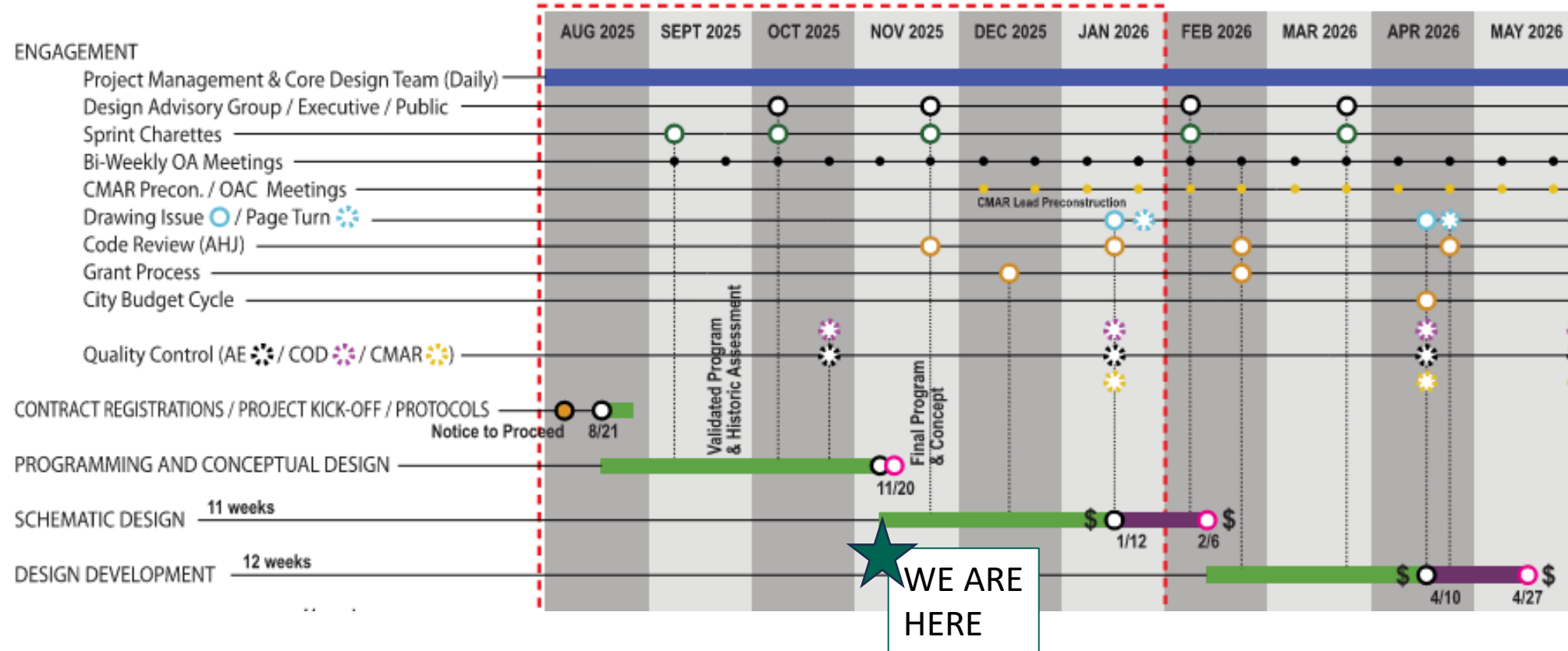
Financing

- City has sold bonds as part half cent sales tax voters extended in April to repay the debt.
- The City of Durango has obtained an AA+ rating by S&P Global!
 - This has allowed for a more competitive bond sale and lower interest rates maximizing the sales tax dollars for the project

Project Schedule



Design Schedule





Upcoming Activities

- Programing Design Finish – November 2025
- Start of Schematic Design – November 2025
- Schematic Design Ready for Project Team Review – January 2026