



**Board of County Commissioners - Staff Report**

**Meeting Date:** January 5, 2021

**Presenter:** Paul Cote

**Submitting Dept:** Facilities Maintenance

**Subject:** TCCH Phase 4 Contract Amendment

**Statement / Purpose:** Consideration of an amendment to a contract for Phase 4 architectural services at the Teton County Courthouse (TCCH)

**Background / Description (Pros & Cons):**

On July 21, 2020, the BCC approved a contract with AndersonMasonDale (AMD) to provide architectural services at the TCCH. The first contract was approved for: survey of existing courthouse architecture and building systems, as built drawings, and concepts of envelope and HVAC improvements.

This request is to extend that contract to include the design of envelope (foundation, walls, windows, doors, roof) improvements. The amendment would include a complete set of plans and specifications for permitting and construction. The goal of Phase 4 is to improve the energy performance of the facility, to reduce its carbon footprint, and to improve occupant comfort. Expected actions are removal of existing siding and stone and installation of an outslulation system with new siding and stone; replacement of existing aluminum windows and doors with high performance glazing and sashes; removal of existing roofing and installation of an additional layer of insulation and new roofing.

Phase	Approval Date	Amount	Scope	Funding Source
TCCH AMD Contract Phase 1	July 18, 2020	\$44,400	As Built Drawing and Energy Improvements concepts	EMP
TCCH AMD Contract Phase 2	July 18, 2020	\$33,540	Concept Design for Future Addition	Capital FY21
TCCH AMD Contract Phase 3	Pending	\$142,600	Security Improvements Design	Capital FY21
TCCH AMD Contract Phase 4	Pending	\$120,600	Energy Improvements Design	EMP

**Stakeholder Analysis & Involvement:**

Stakeholders include the departments and elected offices housed in the TCCH facility – the Office of the Prosecuting Attorney, the Circuit Court, the District Court, the Clerk of the District Court, and the Sheriff’s Office – as well as departments that provide ancillary services such as Facilities and Information Technology. Other stakeholders include the citizens of Teton County and visitors who utilize the facility for public services. All of the County and State departments housed in the TCCH facility have been involved in the design process and will continue to provide information and feedback through the construction process.

**Fiscal Impact:**

Funding for the Phase 4 architectural service will be requested from the Energy Mitigation Program. This request qualifies on the grounds:

1. Eligibility: County owned facility
2. Approved Uses: Planning, engineering, and design work for energy conservation projects.

Funding for the actual construction (which is estimated to be in the range of \$1.5 to \$2 million) will be requested in a subsequent EMP request after the project has been designed and put out to bid.



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**Staff Impact:**

Facilities will coordinate the design process in collaboration with the consultant team which will include architects, engineers, the commissioning agent, and the stakeholders. Stakeholders and other users of the facility will enjoy improved comfort levels in both summer and winter.

**Legal Review:** Gingery

**Staff Input / Recommendation:**

Staff recommends the amendment of the contract with AndersonMasonDale to provide Phase 4 envelope improvements architectural services in the amount of \$120,600.00.

**Attachments:**

1. AMD proposal of November 17, 2020, amended December 22,2020, "Re: Teton County Courthouse, Phase 4, Envelope Improvements"

**Suggested Motion:**

I move to approve the amendment of the contract with AndersonMasonDale to provide Phase 4 envelope improvements architectural services in the amount of \$120,600.00.

# AndersonMasonDale Architects

17 November 2020  
*22 December 2020, Amended*

Mr. Paul Cote  
Facilities Manager  
Teton County  
185 South Willow Street  
Jackson, WY 83001

RE: Teton County Courthouse, Phase 4, Envelope Improvements, SD through CA

We are pleased to present our team's proposal for design services for the Teton County Courthouse Envelope Improvement scope. We understand this scope to be funded through the County's EMP funding mechanisms.

The existing envelope performs poorly in the Jackson climate. Improving insulation, reducing air infiltration, and replacing existing window assemblies will reduce winter and summer energy demands. As defined by the scope definition and concept phase, the envelope improvement work will include:

- Re-cladding the existing courthouse with a new air / weather barrier, insulation system and exterior cladding systems.
- New roof assembly, eave, rake and fascia details
- New high-performance windows.
- Ballistic protection at select openings.

The envelope improvements and additions will be designed in a manner to avoid structural remediation, or seismic upgrades. This will limit weight of the new cladding and thickness of new insulation.

Paul S. Haack, AIA  
Andrew G. Nielsen, FAIA  
David C. Pfeifer, AIA  
Joey Carrasquillo, AIA  
John Graham, AIA

Cathy Bellem, AIA  
Ben Blanchard, AIA  
Erin Hillhouse, AIA  
Gillian H. Johnson, LEED AP ID+C  
Suzanne D. Minear, AIA  
James R. Taylor, AIA

John D. Anderson, FAIA, 1926 - 2017  
Ronald L. Mason, FAIA, Emeritus  
Curt. F. Dale, FAIA, 1945 - 2003

Dan Bishop, AIA  
John Everin, AIA  
Stephan Hall, AIA  
Ryan Lutz, AIA  
Kristin O'Connell, Assoc. AIA  
Cynthia Ottenbrite, AIA  
Julie Zurakowski, AIA

Luc Bamberger, AIA  
Michael Bucher, AIA  
Jenna Michieli, AIA  
Beth Mosenthal, AIA  
Stephen Showalter, AIA  
Katie Spicer, AIA  
Todd Swarts, AIA  
Matt Weaver, AIA  
Zack Writer, AIA

## CONSULTANT TEAM:

Associate Architect  
Structural Engineering  
MEP Engineering

CLB Archtiects  
KL&A  
Cator, Ruma & Associates, Inc

## FORM OF AGREEMENT:

AIA Document B102 – 2017 Standard Form of Agreement Between Owner and Architect without a predefined scope of Architect's Services.

## PROJECT DELIVERY METHOD:

The County will determine the project delivery method at a later date. The design services defined by this proposal will accommodate either CM/AR or Design-Bid-Build delivery methods.

## SCHEDULE:

- Schematic Design and Design Development December 2020 through Mid-February
- Construction Documents February 2021 through March 2021
- Construction Starting Spring 2021

**PROJECT BUDGET:**

For the purpose of this proposal, the estimated construction budget is between \$1.5 and \$2 mil.

**SUMMARY OF DESIGN FEES:**

Schematic Design and Design Development	\$52,900
Construction Documents	\$67,700
<b>Total</b>	<b>\$120,600</b>

AMD and our Consultant Team will only invoice for work authorized by Teton County and will not proceed with future phases of the work without written consent by the County.

**SCOPE OF SERVICES**

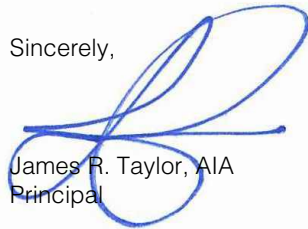
- Design and Documentation of New Roof Assembly and Details
- Design and Documentation of New Wall Assemblies
- Design and Documentation of Exterior Windows
- Construction Administration services
- Review of MEP Systems as it relates to improved envelope insulation

**INSURANCE:**

AMD will carry a professional liability insurance policy with a limit of \$2 million aggregate and \$2 million per claim. A certificate of insurance will be provided prior to execution of the O/A Agreement. Consultants will carry policies consistent with their standard practice.

We are extremely proud and excited to be able to serve Teton County in such an important undertaking.

Sincerely,



James R. Taylor, AIA  
Principal

cc: Accounting, David Pfeiffer

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Natalia D. Macker, Chair,  
Board of County Commissioners  
**Owner** (signature | date)

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Maureen Murphy, Teton County Clerk  
**Attest** (signature | date)

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David C. Pfeifer, AIA, President  
**Architect** (signature | date)