



CORRNICE
ARCHITECTURE



Jeremie Moore - President
1035 Highway 89
Jackson, WY 83001

Rachel Ravitz, AIA
1115 Highway 22 Metro Plateau
Jackson, WY 83001

April Norton Teton County Housing Dept
Kathryn Wonson Old School Heritage Solutions

Feb 6 2026

RFP Benson Cabin – Design/ Build

We are pleased to present our Design-Build Team for the Benson Cabin Renovation: CORRNICE ARCHITECTURE, a local firm with significant experience in renovation of historic structures, will partner with SERENITY, a regional contractor and developer with offices in Jackson Hole. We believe this approach will result in a thoughtful and winning restoration of the Benson Cabin to serve as housing for Teton County staff. Serenity has extensive experience with residential remodels, with several log houses under their belt. Rachel and Jeremie have worked together on various projects in Jackson Hole and Star Valley. We will be supported by the following local engineering firms, with emphasis on long term Mechanical performance to overcome the limitations of log wall R values and provide a comfortable, efficient, and affordable home.

STRUCTURAL
G&S Structural Engineers

MECHANICAL / PLUMBING
Beyond Efficiency Inc.

ELECTRICAL & LIGHTING
Musgrove Engineering



Dean Tracy



Katy Hollbacher/ Zach Vaughn



Jeremy Bradley



CERTIFICATIONS

Licensed Architect
Wyoming (No. B0227)
PA, Florida, Oregon
LEED AP NCARB

EDUCATION

B.S. Arch UVA 1994
Master of Architecture
University of Virginia,
Charlottesville, VA 1999

COMMUNITY

Treasurer & Board JHJC
President Brookside Condo
Association – 10 years
Teton Village Architectural
Committee – 10 years
Aspens ADC Architect
KHOL Radio – DJ 2 years
Huntress, Telemark Skier



Rachel Ravitz, AIA

PRINCIPAL ARCHITECT

Rachel will be primary Designer and Organizer for this project, working closely with Old School Heritage Solutions and SERENITY to deliver an exceptional and efficient Restoration of the Benson Cabin to the Housing Department. She will lead concept design, coordinate engineering, and identify construction scope. We will incorporate input from Teton County & pre-con value engineering from the Builder.

With over 20 years of professional experience in single family houses, remodels, additions, mixed use, and public buildings, Rachel has spent most of her career working in Teton County, WY. She has extensive familiarity with IBC, ANSI, Town LDR's, and Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition to Renovation projects highlighted below, she has led several projects for Teton County, including a 3,800 sq ft addition to the General Services Building, Front-of-House Renovation of Public Health, and a locker room addition to Teton County Jail. Prior to CORNICE, Rachel interned at Bohlin Cywinski Jackson and Olson Sundberg, both award-winning national firms

RELEVANT PROJECTS

HUFF LIBRARY RENOVATIONS

6,400 sq ft \$1.5 Million

320 South King St Jackson, WY

2018 and 2026

This 1945 log building served as Teton County Library until 2006. It now houses County Engineers and Housing Authority staff. The challenge was to create private offices in the main reading room without spoiling the open, vaulted space. It was also critical to disperse and improve lighting, while maintaining a collaborative environment. The solution was inspired by a clever Brewery tower conversion to congressional offices by Peter Bohlin at BCJ

Amy Ramage 307-732-8574 Ext. 8574

Josiah Nash 307-732-8585

TETON THEATER – HANDFIRE PIZZA

120 North Cache, Jackson WY

This 6,300 sq ft masonry gem was built in 1940 by Robert Porter, ancestor of Robert Gill. In 2017, Mr. Gill made significant investments to augment the existing envelope, meeting current seismic, accessibility, and energy codes. The venue showcased thousands of movies up until 2001, adjacent to Jackson's antler arched Square. The 250 seat family restaurant is as popular with visitors and locals as the original movie house. Community fundraising events are hosted on the balcony.

Paul Cucchiarelli, Chef & Owner (307)733-7199

YUENGLING CREAMERY RENOVATION

Pottsville, Pennsylvania

This 65,000 sq ft 1920's Brick Building was home to Yuengling's Ice cream Factory during Prohibition. It now serves as Water Treatment Plant, Museum, Gift Shop, Offices, & Tour Staging Area, Across Mahantango Street from America's Oldest Brewery.

\$5 Million 2009

Design- Build with Heim Construction

WALK FESTIVAL HALL RENOVATION

Teton Village WY

As Project Manager at Berlin Architects, we designed a 2007 shell of Structural Insulated Panels to insulate this acoustical gem from heat loss and noise infiltration. We added dramatic glass vestibules and updated the building for ADA and fire code. A large board of directors, limited construction shoulder seasons, and unique 1974 structure made this a complex challenge. Working closely with Big D, we brought the project in ahead of schedule and under \$5 million budget. The Grand Teton Music Festival was able to increase their scope to include a covered concession, restroom expansion, and extensive interior remodel.

TEGELER INSURANCE

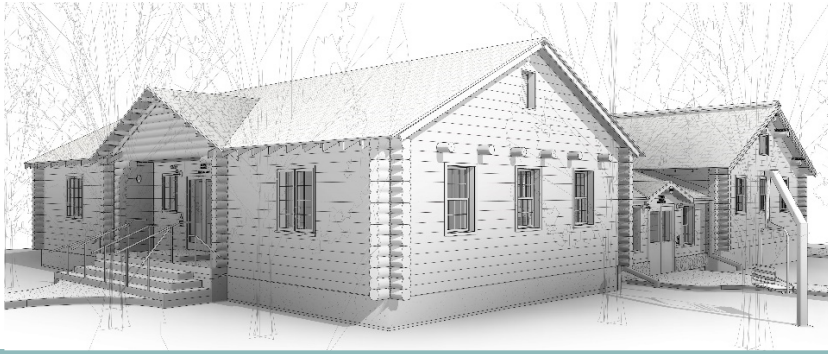
375 West Broadway Jackson Wyoming

Residential scale Timer Frame Addition

Design- build with TKG Construction

Barb Lozier, Manager (307)-367-2154

Kelly Tegeler (307)367-2154



HUFF LIBRARY RENOVATIONS 2026

& 2018

1940 Log Building on the National Historic Register – Resurrection of North Gable and Creation of Corner Offices



TETON THEATER – Hand Fire Pizza



YUENGLING CREAMERY

Renovation of 1940 Stone Building at Town Square

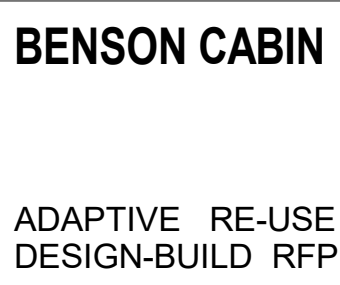
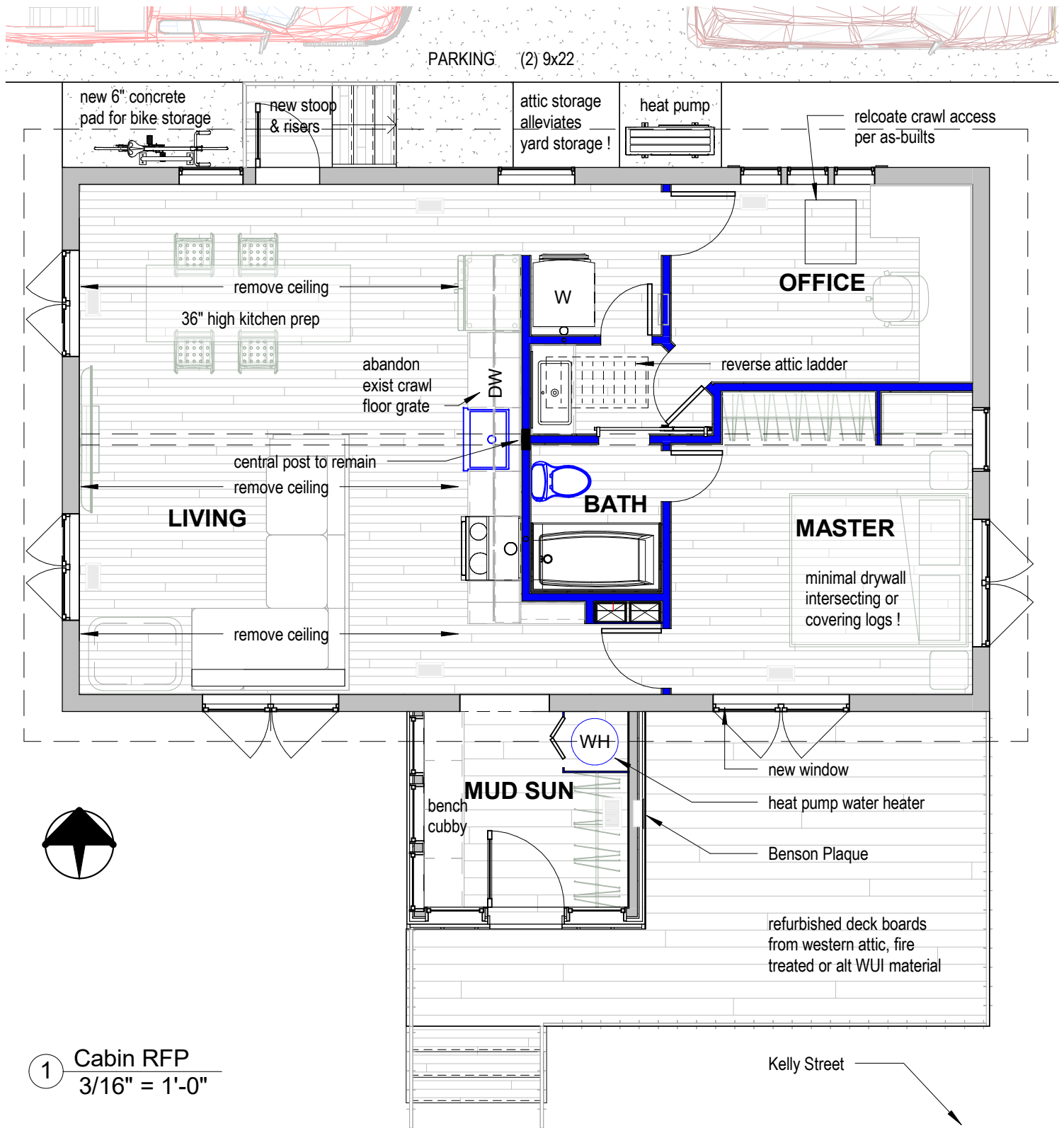
65,000 sq ft Renovation of 1920's Prohibition Era Factory Building

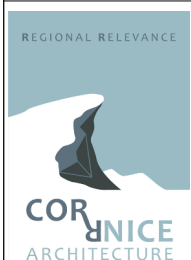
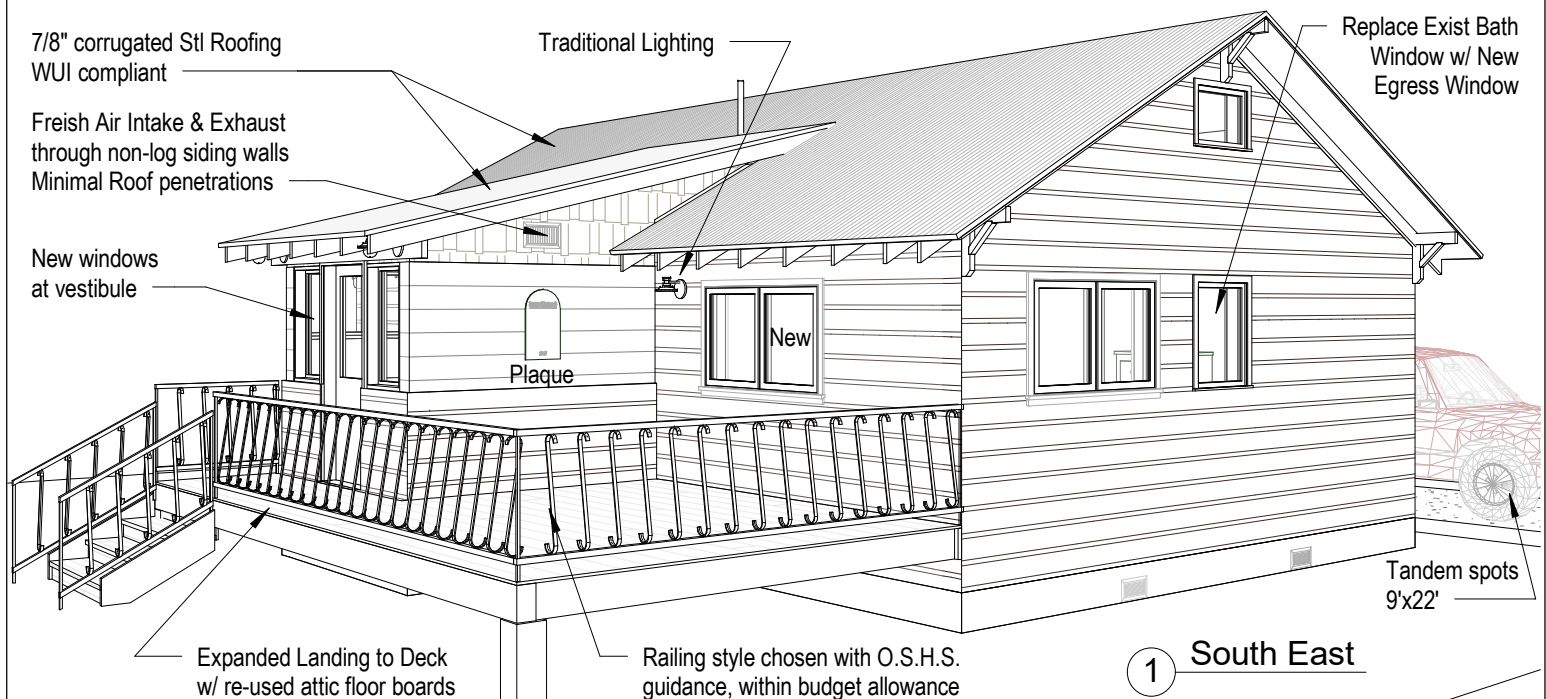
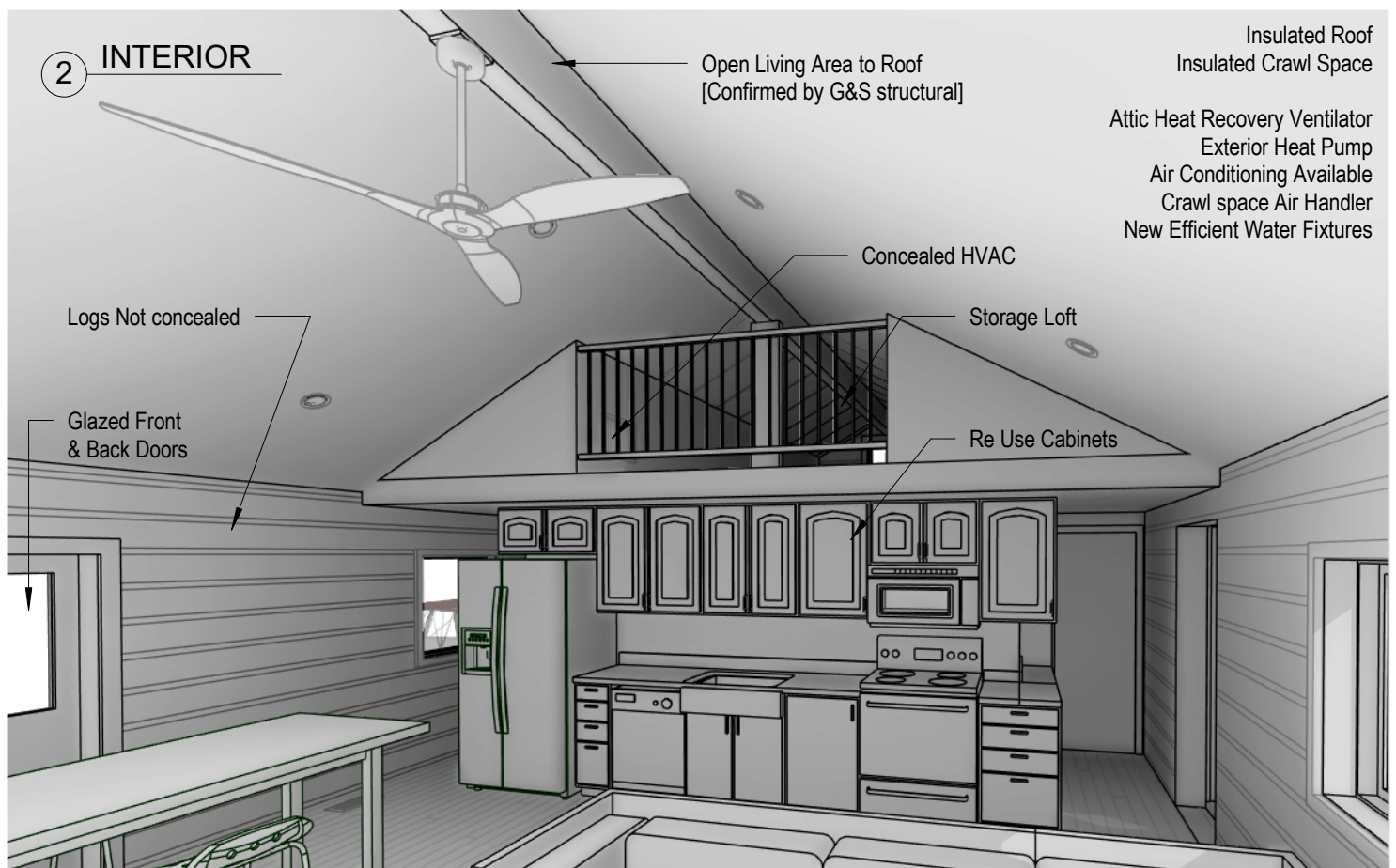


WALK FESTIVAL HALL – Grand Teton Music Festival
1974 Classical Concert Venue Renovated by Berlin Architects



TEGELER INSURANCE – Broadway at twilight
2019 Design-Build Addition with TKG





BENSON CABIN

ADAPTIVE RE-USE
DESIGN-BUILD RFP





Katy Hollbacher, P.E.

Principal + Founder, Beyond Efficiency



Experience

25+ years

Credentials

PE, Civil: (Cal. + Wyo.)
Certified Passive House
Consultant: #1022
LEED AP (Legacy)

Education

University of Michigan,
M.S. Civil Engineering

University of Michigan,
B.S. Civil Engineering

WORK HIGHLIGHTS

Principal + Founder / Beyond Efficiency / Jackson, WY / 2009-present

- Facilitate goal-setting processes to define project requirements and identify human comfort, air quality, energy performance, sustainability and resiliency strategies.
- Perform audits of existing buildings. Advise on envelope detailing, HVAC and DHW systems, and lighting rehab opportunities to improve performance.
- Guide teammates in providing whole-systems optimization, energy modeling, high-performance envelope detailing, mechanical engineering, sustainability consulting, and training/education services.

Program Manager / Build It Green / Berkeley, CA / 2004-2009

- Developed and managed foundation outreach initiatives. Researched funding opportunities, developed business plans and budgets, and wrote grant proposals.
- Managed suite of education and resource programs with annual budget of \$400,000, including the Ask an Expert hotline and Best Builders technical service programs.
- Created copy and technical fact sheets (funded by California Public Utilities Commission) for website. Developed educational displays for various cities.

EXPERTISE

- Energy Modeling + Analysis
- Whole-System Strategizing
- Existing Building Audits
- Building Science + Detailing
- Structural Engineering



Zachary Vaughn, P.E.

Senior Mechanical + Energy Engineer, Beyond Efficiency

WORK HIGHLIGHTS

Senior Mechanical + Energy Engineer / Beyond Efficiency / Austin, TX / 2024-present

- Provides full-service professional mechanical and plumbing design services for commercial and residential projects
- Evaluates, designs, and develops a diverse variety of systems and technologies including energy recovery, mixed-mode ventilation, hydronic, HP/VRF, solar thermal, ground source/geothermal, plumbing, and controls
- Perform energy and data analysis, review and critique results, develop recommendations, prepare financial analyses, and present to clients
- Review plans, documentation, and contractor submittals for compliance with project and owner requirements

Mechanical Engineer / Stantec Architecture / Dallas, TX / 2017-2023

- Provided full coordinated HVAC and plumbing design for commercial and educational projects
- Conducted comprehensive site visits and inspections, ensuring MEP system installations align with design specifications.
- Conducted field assessments for multi-family buildings in construction and performed property condition assessments, evaluating HVAC systems and code compliance.

EXPERTISE

- HVAC + Plumbing Design
- Conditions Assessment
- Energy Modeling + Analysis
- System Troubleshooting
- Architectural/Structural Coordination

Experience

8+ years

Credentials

PE-Mechanical (CA, OR, WA, ID, WY)

Education

Texas A&M University,
B.S. Mechanical Engineering
Minor Creativity Studies

Enclosure, Mechanical, and Plumbing Consulting Scope of Work for Benson Cabin Renovation

Beyond Efficiency brings specialized expertise in cold climate, high-performance building systems to historic preservation projects. Since 2009, we have consulted on over 800 projects, including many in the Mountain West, with a particular strength in balancing modern performance requirements with preservation principles. Our team understands that historic buildings require thoughtful integration of mechanical systems that respect the original structure while delivering contemporary comfort and efficiency.

Our Process

Owner's Project Requirements & Goal Setting:

We begin with a collaborative OPR process to establish clear priorities for comfort, efficiency, and historic preservation. This document guides design decisions and ensures alignment between owner expectations and technical approaches.

Energy Modeling & All-Electric Systems Optimization: Whole-building energy models help us evaluate enclosure improvements, assess thermal bridging risks, and right-size mechanical systems for actual loads. We provide clear analysis of cost versus performance to support informed decision-making. All-electric strategies in cold climates like Jackson are a specialty of our team.

Integrated Design & Coordination: We work closely with architects, contractors, and preservation consultants to develop solutions that accommodate structural constraints, maintain historical character, and facilitate constructability. Early contractor involvement ensures realistic pricing and identifies potential conflicts before construction.

Heat Pump Solutions for Tight Spaces: We will evaluate both ducted and ductless heat pump options, including low-profile air handlers suitable for crawl space installation. Cold climate performance and noise levels will be carefully considered.

Ventilation & Indoor Air Quality: An ERV (energy recovery ventilator) will provide continuous fresh air while recovering heat and moisture. Strategic placement in the attic or crawl space will minimize visual impact. Condensate management and freeze protection strategies will be detailed for Wyoming winters.



*Bridger View Neighborhood
Bozeman, MT | Completed 2023*

*LEED for Homes Platinum
DOE Zero Energy Ready (first in Montana)
LEED for Neighborhood Development*

Historic Benson Cabin

Response to RFP

I: QUALIFICATIONS

A: Project Team

Jeremie Moore

Project Manager

Jeremie provides decisive leadership and accountability throughout all phases of project delivery. With 35 years of construction experience, including 30 years managing projects in the Jackson Hole market, he brings deep local knowledge and a proven ability to navigate the complexities of any project. His disciplined approach ensures informed decision-making, schedule control, and consistent delivery of complex projects on time and within budget.

Adam Blenkinsop

Estimator

Adam brings seven years of experience in preconstruction and estimating, supporting projects from early design through construction. He is responsible for preconstruction budgeting, cost modeling, and financial alignment, providing accurate pricing metrics and early schedule insights that allow the team to make informed decisions. His involvement ensures cost certainty and value-driven planning.

Brooke Graham

Project Assistant

With four years of experience, Brooke supports day-to-day project coordination and documentation. She manages submittals, RFIs, and communication between the field and office, ensuring information flows efficiently and accurately. Her organization and attention to detail help maintain momentum and consistency across all phases of the project.

Pedro Carillo

Superintendent

Pedro has 17 years of construction experience, including 13 years with Serenity. He has overseen projects ranging from small-scale renovations to complex commercial tenant improvements. He has overseen projects involving structural repairs, foundation work, and the rehabilitation of aging building systems, and maintains a strong focus on field coordination, safety, quality control, and schedule adherence to ensure successful project execution.

B: Relevant Projects

Project Name: Hog Island Cabin

Location: Jackson Hole, WY

Description:

Restoration and structural rehabilitation of a historic 1920s U.S. Forest Service cabin totaling approximately 400 square feet. The project included foundation and floor system structural repairs, replacement and repair of deteriorated logs, and a complete interior and exterior refurbishment. Work was performed with careful attention to preserving the cabin's historic character while extending its service life.



Project Name: Jackson Remodel

Location: Jackson, WY

Description:

Extensive remodel of a 4,500 square foot log home. Work included structural modifications to accommodate new windows and doors, exterior refurbishment, roof replacement, and general building upgrades. The project modernized the home while preserving and enhancing the existing log structure.



Project Name: 4J Ranch Remodel & Addition

Location: Jackson, WY

Description:

Comprehensive remodel and addition to a 2,000 square foot log home originally constructed in the 1980s. The project included a full residential addition, significant interior remodeling, and structural upgrades. New logs were sourced and installed to seamlessly match the existing structure. Exterior refinishing was completed, along with installation of a new roof, resulting in a cohesive, upgraded home that retained its original character.

Project Name: Grouse Creek Ranch Log Home

Location: Jackson Hole, WY

Description:

Construction of a new 2,800 square foot custom log home. Scope included full log home construction featuring log trusses and custom log accents throughout. The project emphasized craftsmanship, structural integrity, and high-quality materials consistent with the Jackson Hole mountain aesthetic.

C: References

Jenny and Jeff

4J Ranch
T: 307.413.3131

Melinda

Jackson Remodel
T: 307.690.4957

II: PROJECT DESCRIPTION

A: Scope of Work

The scope includes relocation and reconstruction of the kitchen and bathroom, refinishing and repairing of existing hardwood flooring, and installation of new windows, doors, and finishes. Exterior work consists of log repair and restoration, siding improvements, construction of a new front patio, and installation of a new metal roofing system.

B: Project Schedule

Phase	Milestone	Target Timing
Construction Start	Mobilization and start of construction	August 17
Demolition & Early Work	Demolition, exterior concrete prep, window installation, interior framing	Aug 17 – Aug 28
Structural & Exterior Work	Complete framing, exterior concrete, new deck construction, MEP rough-in, exterior siding, soffit and trim, exterior staining	Aug 31 – Oct 2
Enclosure & Interior Prep	Insulation, drywall installation, roofing	Oct 5 – Oct 23
Interior Finishes (Phase 1)	Interior trim, interior doors, painting, begin tile installation	Oct 26 – Nov 6
Interior Finish (Phase 2)	Cabinet refinishing, floor refinishing, tile completion, log finishing	Nov 9 – Nov 24
Final Installations	MEP trim-out, countertop installation, door hardware	Nov 30 – Dec 11
Closeout	Inspections, punch list, final cleaning	Dec 14 – Dec 22
Occupancy	Substantial completion and occupancy	December 23

III: SUBCONTRACTS

- Heating & Air
- Plumbing
- Electrical
- Roofing
- Insulation



SERENITY DEVELOPMENT AND MANAGEMENT INC.
1035 South Highway 89
Jackson, WY 83001

307.734.0927

Cost Breakdown

Date: 2/6/2026

Quote: Q25-003

Project: Benson Cabin
Teton County Housing
Jackson, WY 83001

Contact: Jeremie Moore
307.699.1712
jeremie@serenityinc.com

Tami McKenna
435.699.3907
tami@serenityinc.com

Steve Stuchal
307.413.4976
steve@serenityinc.com

Codes		CSI Divisions	Total	Notes
Division 1 - General Conditions				
Division 1 Sub Total		\$	-	
Division 2 - Site Work				
0260	Landscaping	\$	4,500.00	Allowance for cleaning up the site and overseeding.
0265	Demolition	\$	26,500.00	Demolition for the ceiling, and interior walls, cleanup etc. Asbestos testing.
Division 2 Sub Total		\$	31,000.00	
Division 3 - Concrete				
0300	Ftg./ Fnd. Bid	\$	10,490.00	Footings, excavation and backfill.
0325	Exterior Concrete	\$	5,055.00	6" concrete pad for bike storage and heat pump.
Division 3 Sub Total		\$	15,545.00	
Division 4 - Masonry				
Division 4 Sub Total		\$	-	
Division 5 - Metals				
0500	Handrail	\$	7,500.00	Assumed metal guard railing for new deck and stoop.
Division 5 Sub Total		\$	7,500.00	
Division 6 - Woods and Plastics				
0600	Rough Framing - Materials	\$	4,800.00	
0605	Rough Framing - Labor	\$	18,800.00	Framing, cutting in windows, reframing porch.
0610	Decks - Labor and Materials	\$	13,842.00	New entry patio. Decking, framing, screws and labor.
0615	Soffit / Fascia - Labor and Materials	\$	15,000.00	
0620	Siding - Labor and Materials	\$	13,500.00	
0625	Finish Work - Labor	\$	6,750.00	
0630	Finish Work - Materials	\$	1,800.00	
0635	Paneling			
0640	Handrail - Labor and Materials			
0645	Shelving - Labor and Materials			
0650	Cabinets	\$	4,200.00	Refurbishing exisiting wood cabinets. Fill holes, sand, prime, and paint. Installation.
0655	Cabinet Hardware	\$	750.00	Replace cabinet hardware, labor and material.
0660	Countertops	\$	6,500.00	New quartz countertops for kitchen and bathroom vanity.
Division 6 Sub Total		\$	85,942.00	
Division 7 - Thermal Protection				
0700	Roofing Bid	\$	25,960.00	New 7/8" corrugated metal panel roofing. 22ga. Materials and install.
0715	Insulation	\$	4,775.00	
Division 7 Sub Total		\$	30,735.00	

Division 8 - Doors and Windows			
0800	Exterior Doors	\$ 4,820.00	Mahogany exterior door with glass. Door and install.
0805	Windows	\$ 18,592.00	New Pella Lifestyle wood/aluminum clad windows and install.
0810	Interior Doors	\$ 4,520.00	1-3/8" solid core MDF doors and install. Includes hardware and install.
Division 8 Sub Total		\$ 27,932.00	
Division 9 - Finishes			
0900	Sheetrock	\$ 9,188.00	
0910	Painting	\$ 18,900.00	Painting of new walls, ceilings
0915	Staining	\$ 18,700.00	Cleanup of extisiting exterior logs. Sand and restrain.
0916	Interior Staining		
0920	Tile (floors, showers, tops)	\$ 4,230.00	Proposed tile for bathroom floor and tub surround.
0925	Wood Flooring	\$ 5,600.00	Refurbishing and patching of exisiting wood flooring.
Division 9 Sub Total		\$ 56,618.00	
Division 10 - Specialties			
1000	Bath Accessories	\$ 465.00	Bathroom hardware with install.
1005	Mirrors	\$ 235.00	Bathroom mirror with install.
1010	Shower Doors	\$ 85.00	Shower rod with install.
Division 10 Sub Total		\$ 785.00	
Division 11 - Equipment			
1100	Appliances	\$ 9,405.00	GE appliance package with install. Washer, dryer, range, refrigerator, dishwasher, and microwave.
Division 11 Sub Total		\$ 9,405.00	
Division 12 - Furnishings			
Division 12 Sub Total		\$ -	
Division 15 - HVAC			
1500	Plumbing Bid	\$ 20,000.00	Bathroom and kitchen rough in, fixture and water heater installation.
1515	Fixtures	\$ 2,410.00	New sinks, alcove tub, drain, and faucets.
1520	Heating and Air Bid	\$ 31,500.00	
1525	Fire Sprinkler Bid		
Division 15 Sub Total		\$ 53,910.00	
Division 16 - Electrical			
1600	Electrical Bid	\$ 40,000.00	
1615	Fixtures	\$ 5,000.00	
Division 16 Sub Total		\$ 45,000.00	
Division 17 - Closeout			
1700	Closeout / Contingency	\$ 10,000.00	
1705	General Condintions	\$ 23,684.18	6.5% General Conditions
1710	Builder's Margin	\$ 49,084.25	13.5% Builders Margin
1715	Punch List & Cleaning	\$ 4,500.00	

Total Costs:	\$ 451,640.43
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+ Design 39,000

\$ 490,640

Architectural \$16,000
Mechanical \$12,500
Electrical \$ 5,500
Structural \$ 3,000
Contingency \$ 2,000
Design \$39,000