



**Board of County Commissioners - Staff Report**

**Meeting Date:** August 2, 2022

**Presenter:** Paul Cote

**Submitting Dept:** Facilities Maintenance

**Subject:** TCCH Phase 8 Contract Amendment

**Statement / Purpose:**

Consideration of a Phase 8 contract amendment to the architectural design contract for the Teton County Courthouse (TCCH).

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

The Facilities Maintenance Division has been managing the design process for security, seismic, and energy upgrades of the TCCH. As a result of earlier phases of design and investigation, it has been determined that renovation for long-term use of the existing facility is not viable. Seismic deficiencies that limit the ability to meet desired security levels and seismic safety standards, as well as ADA access issues and space planning needs, indicate the need for replacement of the facility.

However, constraints posed by the time needed for design and construction of a replacement facility suggest that the facility will need to remain in service for some years yet. In order to keep the facility in service, Facilities recommends the following:

1. Roof replacement
2. Main lobby security
3. Transaction counter security upgrades
4. Perimeter security
5. HVAC Upgrades
6. Sallyport conversion to deputies' room

The next step in this process is to move the design process from the concept stage to permit and construction documents. This will allow the Construction Manager at Risk to determine the Guaranteed Maximum Price for the Scope of Work. At this point, Facilities will present the GMP to the Board of County Commissioners for consideration to proceed with construction of some or all of the project components.

The architects, AndersonMasonDale (AMD) of Denver, CO, and CLB of Jackson, WY, propose to do this design work for the fee of \$178,200.00, plus reimbursable expenses as outlined in the contract.

**Stakeholder Analysis & Involvement:**

Stakeholders include the departments housed in the TCCH facility – the Office of the County and 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 departments noted have been deeply involved in the design process and will continue to provide information and feedback through the design and construction process.

**Fiscal Impact:** Funds for this contract will be drawn from BCC approved capital funding for the Courthouse Project.

**Staff Impact:** Facilities will act as Owner's Representative in the design and construction process.

**Legal Review:** Gingery

**Staff Input / Recommendation:** Staff recommends the Board of County Commissioners approve the Phase 8 Contract Amendment with AMD in the amount of \$178,200.00.

**Attachments:**

Phase 8 Contract

**Suggested Motion:** I move to approve the Phase 8 Contract Amendment with AMD in the amount of \$178,200.00.

# AndersonMasonDale Architects

27 July 2022

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

RE: Phase 8 Contract Amendment

We are pleased to present Teton County with design fees associated with a new phase of work that represents a portion of the work defined through past investigative phases 1 through 6. (Phase 7 work was not executed.)

## Phase 8 Scope

### 8.1 Construction Documents

- Roof replacement
- Exterior Security Enhancements
- HVAC Upgrades (VAVs and controls, duct balancing in basement, condensing unit replacement, other items as advised per retro-commissioning effort. EMP funding.)
- Conversion of the existing Sallyport to office environment for the Sheriff's Office.
- Modifications to the transaction counters in Circuit, District Court Judges offices, and Clerk of Court offices.
- Replace existing vestibule with a New Entry Vestibule. New vestibule to occupy a similar footprint as the existing vestibule.

### 8.2 Construction Administration, Project Closeout, and Record Documents.

- In order to best serve the County, our partners and collaborators, CLB Architects, will be managing the bulk of the construction administration services.
- Record Documents will be delivered via and indexed PDF.

## Phase 8 Fees

8.1 Construction Documents	\$	121,800
8.3 Bidding and Negotiation	\$	6,800
<u>8.2 Construction Administration</u>	<u>\$</u>	<u>49,600</u>
Total	\$	178,200

## Schedule

The Production of Construction Documents will take approximately 8 weeks after the execution of this amendment.

## Consultants

Our consultant team will remain the same to continue the collaboration and job knowledge of past phases.

Associate Architect

CLB Architects (Jackson, WY)

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  
Paul S. Haack, AIA, Emeritus

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  
Jenna Michielli, AIA  
Kendra Mixsell  
Stephen Showalter, AIA  
Katie Spicer, AIA  
Todd Swarts, AIA  
Kirsten Walsh  
Matt Weaver, AIA  
Brian Zilis, AIA

MEP Engineering  
Civil Engineering  
Structural Engineering

Cator, Ruma & Associates, Inc (CO + WY)  
Jorgensen Engineering (Jackson, WY)  
KL&A (Buffalo, WY)

**Budget**

For the purpose of this proposal, construction costs are assumed to be in the range of \$3 to \$4 million. The County hired Hogan & Associates Construction, Inc as the Construction Manager At Risk.

**Assumptions.**

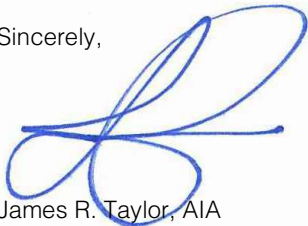
1. Structural scope is limited to the demolition and replacement of the entry vestibule.
2. The proposed window film is to reduce and mitigate blast-related injuries. It does not have a ballistic rating.
3. Technology and Security scope is limited to work associated with the three transaction counters.
4. It is anticipated that the Project will not require a full site plan review process with the Town of Jackson.
5. There is no change of use or occupancy.
6. The Project is not pursuing LEED, Well Building or other certifications.
7. The County has a commissioning agent under a separate contract. Our team will work and coordinate with this individual during design and construction.
8. The facility will remain in operation during the course of construction. Phasing and limited shutdowns will be the responsibility of the CMAR and the County.
9. It is expected that a GMP (guaranteed maximum price) will be delivered based on the permit / bid set. The CM/AR will help the design and owner team with cost management throughout the course of design.

**Reimbursable Expenses**

It is expected that the design team will be required to visit the site periodically and continue with the work of understanding the existing conditions and meeting with user groups and stakeholders. We will invoice travel-related expenses accordingly as a reimbursable expense outside of the project fees noted above. The costs will be billed without mark-up. For budgeting purposes, we do not expect the total amount to exceed \$3,500.

Important projects come in all sizes. We are extremely proud and excited to continue to serve Teton County in such an essential undertaking and look forward to making this a reality.

Sincerely,



James R. Taylor, AIA  
Principal

cc: Accounting, David Pfeiffer

**Signatures**

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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)