



February 13, 2025

Mack McDonald
117 South Main
PO Box #9
Monticello, Utah 84535
Via email: mmcdonald@sanjuancounty.org

**RE: San Juan County Public Safety Building
Modification #1 Budget Adjustment and Added Commissioning Services REV1**

Mack:

We have completed Schematic Design and based on the work completed to date and added scope, we are providing this Modification for the following services:

Modification #1 Scope of Work

Item #1: Schematic Design has been completed, and the CMGC has provided an updated cost estimate for the project. We need the client's help to work with the stakeholders to get the current renovation decreased an additional 4,000 – 4,500 SF. Once this is accomplished, the construction budget should be able to hit the target amount of \$21,145,000. This will require a fee modification to our original contract.

Item #2: The client has requested adding Building Envelope Commissioning services BECx to the project. We have reached out to UNVC for these services which includes:

Enclosure Cx Efforts

Activity	Building Enclosure Commissioning Activity Description	Recommended BECx
DESIGN PHASE ACTIVITIES		
SD Phase Meetings & Design Team Support	Engage with the project team to review the existing enclosure, possible new designs, BECx process, costs, goals, expectations, milestones, communication, and deliverables, and provide design assistance for the developing design.	X
DD Drawing and Specification Review	Design review based on air, moisture, and thermal performance of the enclosure. The design development review consists of marked-up drawings and design advice, supplying positives and negatives to design approaches, and looking for ways to support the project. As the critical transitional details (wall-to-foundation, window head and sill, roofline, etc.) have not typically been clarified at this point, the review includes extensive design advice.	X
DD Review Meeting	Meet with the Architect to discuss the design development review recommendations.	X
BECx Specification Section	Provide BECx requirements specification sections defining the BECx activities in each phase of the project along with important roles, responsibilities, and coordination.	X
Functional Performance Testing Requirements Specification Section	Provide BECx functional performance testing requirements specification sections defining performance requirement for testing activities, reporting, remediation and retesting procedure, with clearly defined pass/fail criteria.	X
Construction Documents Drawing and Specification Review	Provide a design review based on moisture, air, and thermal performance of the enclosure. The review will consist of marked-up conditions and general design direction. The contract documents drawing review is a highly detailed technical review for enclosure performance issues focused on interface details. Each enclosure detail is reviewed for performance, continuity, constructability, durability, and consistency.	X
CD Review Meeting	Meet with the architect to discuss the construction documents review recommendations.	X
CONSTRUCTION PHASE ACTIVITIES		

Activity	Building Enclosure Commissioning Activity Description	Recommended BECx
Submittal and Shop Drawings Review	Review enclosure related submittals, performance data, warranties, and shop drawings for conformance to the contract documents. Typical submittals reviewed include enclosure related documents from Divisions 01 – Quality Control, 03 – Concrete, 04 – Masonry, 07 – Thermal and Moisture Protection, and 08 – Openings.	X
Site Inspection	Periodic site inspections of the building enclosure installation, specifically the additional control layers and finishes over the existing CMU and the new roofing systems. The installation is reviewed versus the installation instructions, architectural and shop drawings, and good industry practice. Observations and issues are reviewed with the general contractor and related subcontractors, as well as tracked in a Enclosure Site Inspection Report for distribution to the project team.	2
BECx Report	Summary of all BECx activities including drawing review comments, submittal reviews, checklists, site inspections, functional performance testing, and lessons learned. Including an overall opinion of the buildings ability to meet performance goals.	X

Request for Adjusted Fee Modification #1: \$353,371

Architectural Fee Increase:

Per Contract	Original Budget:	\$17,984,704	Fee: 7.5%	\$1,350,000
	New Budget:	\$22,504,944	Fee: 7.5%	\$1,687,871
	Fee increased			\$ 337,871

UNVC BECx Services: **\$ 15,500**

Please review and let us know if you have any questions or need any additional information. We look forward to moving ahead with DD and CD's and bringing UNVC services on to the project with your approval of this Request for Additional Fees Modification #1.

Sincerely- Jill A. Jones, AIA LEED® AP BD+C
Sr. Principal Architect, **ajc architects**

Heber Slabbert, AIA
Sr. Principal Architect, **ajc architects**






San Juan Public Safety Building

Enclosure Consulting
Fee Proposal – 01.21.2025

John Burningham
801.641.7270
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Heber,

Thanks for chatting on the phone. This one is a good opportunity to help increase the life of the facility, occupant comfort, and energy efficiency. We look forward to helping out with this small but challenging project.

Project Understanding

- Existing Walls – uninsulated, epoxy paint, single wythe CMU
- The existing swamp cooling system to be replaced by new packaged RTUs
- Possible recladding/added cladding and control layers - Air barrier, insulation, EIFS, and or metal panels with an emphasis on proper control layers and integration with existing glazing and planned roof replacement
- Sirq Construction
- The design is currently in SDs, and is to be completed by May 2025.

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BECC Fee Summary	Recommended BECx
Design Phase Activities	\$7,000
Construction Phase Site Inspections (travel, inspection, report, followup, etc.) (2 @ \$3,000)	\$6,000
Construction Management - Submittals Review, Virtual Enclosure Review with GC and Subs, Misc. Support, etc.	\$2,000
Final Report	\$500
Total Fee	\$15,500
Available Additional Services	
Site Inspections (per visit)	\$3,000
Enclosure Testing (per day - travel, inspection, report, followup, etc.)	\$4,200

Notables

- Site Inspection activities include travel time, materials, costs, and reporting.
- Based on the requirements of the specifications and decisions of the design team, failed tests typically require additional testing to meet performance goals. These tests will be billed to the client. It is the client's responsibility to bill the appropriate parties.

Items Provided by UNVC as Part of Services

- BECxA, Program Manager, and Technicians.
- Activity reports documenting findings, recommendations, and results.
- Insurance.

Items Provided by Others

- Notification and meeting coordination for design meetings are to be provided by the Architect.
- Notification and meeting coordination for construction activities to be provided by the General Contractor.
- Free and clear access to the test areas, lifts, and scaffolding as required to access the interior and exterior of the test specimens fully.
- Temporary protection of vulnerable areas from excess moisture related to functional performance testing.

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- Repair of damage which may result from testing activities.