



Memorandum

Addendum: Replacement of Garage Doors – Streets and Parks Buildings

Project Title: Exterior Renovation – Streets and Parks Buildings (Phase 1)

Addendum Date: October 29, 2025

Prepared by: Lornie Stalder Public Works Director

Department: Streets / Parks / Water / Buildings

Background

As part of the scheduled and budgeted 3-year renovation plan for the **Streets and Parks Buildings**, the replacement of aging garage doors has been identified as a necessary component of Phase 1 improvements. The **Street's Department building** constructed approximately 30 years ago, and the **Park's Department building**, constructed approximately 40 years ago, have garage doors and steel door frames that have deteriorated significantly over time.

During inspection, it was found that several **steel door frames at the Street's Department** are rusted through and require welding repairs prior to door installation.

Scope of Work

This addendum authorizes the **replacement of nine (9) Street's garage doors and two (2) Park's garage doors**. — including the removal and disposal of the existing doors, welding and repair of damaged steel frames, and installation of new overhead doors with updated insulation, windows, openers and hardware to improve efficiency and building appearance.

Contractor Selection and Justification

Three (3) comparable quotes were obtained for this project.

Architectural Specialties provided the most comprehensive proposal, which includes in-house welding services necessary to repair the rusted steel door frames at the Streets Department. This capability is unique among the companies that provided quotes and eliminates the need to subcontract welding work.

The **cost of these welding repairs is included** in the overall project quote from Architectural Specialties. Based on qualifications, scope completeness, and cost, **Architectural Specialties** is recommended for award.

Budget and Funding

This project is part of the **budgeted three-year exterior renovation plan** for the Streets and Parks Buildings. Funds are allocated in the 2025 budget for facility improvements under the Streets Improvements and Buildings line items budget.

Recommendation

It is recommended that the City accept the quote **from Architectural Specialties** for the replacement of eleven (11) garage doors at the Streets and Parks Buildings, as outlined above.

ARCHITECTURAL SPECIALTIES, LLC



ARC-SPEC.COM

Quote

Quote # : 404595
Quote Date : Sep 23, 2025
Expiration Date : Dec 22, 2025

Customer:
Deadwood Public Works
67 Dunlap Ave
Deadwood, SD 57732

Ship To:
Deadwood Public Works
67 Dunlap Ave
Deadwood, SD 57732

Tel: 605-578-3082

Account Code : 6219
Terms : Net30
Customer Job # :
Salesperson : Carlos Colon
Order Name : Deadwood Parks and Req OH Doors - 2" with Jamb repair

Purchase Order # :
Shipped Via :

Haas R-17.6

Qty Product Description

- 1 Insulated Sectional Door HAAS 2010 FLUSH PANEL 9'2"X12 Black
Parks East
2" angle mount track standard radius
2-24x12 insulated windows panel 3
Re-use operator
- 1 Insulated Sectional Door HAAS 2010 FLUSH PANEL 10'2"X12 Black
Parks South
2" angle mount track standard radius
3-24x12 insulated windows panel 3,4,5
- 9 GD Medium duty 12' Com. Trolle BMT50-12 GD MEDIUM DUTY 12' COM.
TROLLEY OPERATOR
12' 1/2hp trolley operator
includes 3 button station
monitored photo eyes
- 5 Insulated Sectional Door HAAS 2010 FLUSH PANEL 12'2"X12 BLACK
Vac truck, Sweeper, 2 Grader doors, and water
2" angle mount track standard radius
3-24x12 insulated windows panel 3
- 2 Insulated Sectional Door HAAS 2010 FLUSH PANEL 14'2"X12'9" BLACK
Light and water doors
2" angle mount track low headroom
4-24x12 windows panel 3
- 2 Insulated Sectional Door HAAS 2010 FLUSH PANEL 14'2"X13 BLACK
Washbay, Mech Bay
2" angle mount track standard radius
4-24x12 insulated windows panel 3
- 1 GD Medium duty 14' Com. Trolle BMT50-14 GD MEDIUM DUTY 14' COM.
TROLLEY OPERATOR
Mech bay
14' 1/2hp trolley operator
includes 3 button station
monitored photo eyes

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Qty Product Description

- 1 Operator TDC71S1BMC - 1/2HP COMMERCIAL TROLLEY
 1/2hp trolley operator
 includes NEMA4 3 button station
 monitored photo eyes
- 11 Garage Door Install
- 120 Garage Door Mileage
- 11 Remove & Haul Existing Door
- 135 Weatherseal TS
- 272 Weatherseal CO-BK
- 1 Hotel
- 24 Powerlift Service
 Weld up Jamb
- 200 Standard Mileage
- 1 Engine Driver Welder w/ Supplies
- 1 8" C-Channel Jambs Splices ACE STEEL C-CHANNEL

Description

Price

Freight
 ET

Pre-Tax Total : 70,526.43
 SD064 - Deadwood SD : 0.00
Quote Total : 70,526.43

Wyoming Office:
 3100 E Second Street
 Gillette WY 82718
 307-363-4278

South Dakota Office:
 1330 Jess Street
 Rapid City, SD 57703
 605-791-4748

REMIT TO:
 PO Box 250
 Beulah, WY 82712

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We reserve the right to adjust the shipping charges to the actual amount.