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M E M O R A N D U M

Date: January 12, 2026
To: Deadwood City Commission & Honorable Mayor
From: Lornie Stalder Public Works Director
Re: Street's Shop Roof Change Order #1

Change Order #1 – Custom Cupola Design, Eave Strut Correction, and Snow Guard Modifications

This change order reflects additional labor, design, fabrication, and installation costs resulting from client-requested design changes and unforeseen existing conditions that were not identifiable at the time of original bidding.

Custom Cupola Design and Construction (\$5,825.00)

At the client's request, the project transitioned from the originally bid commercial-grade prefabricated cupolas to fully custom-designed, site-built cupolas. Unlike prefabricated units, the custom cupolas required complete design development, including dimensional coordination, aesthetic revisions, constructability planning, and integration with the existing roof structure and metal roofing system.

Significant additional man-hours were required for iterative design revisions, layout refinements, and engineering considerations to meet client expectations and site-specific conditions. This scope includes the custom design, fabrication, and installation of four (4) cupolas. One (1) cupola has been fully fabricated, installed, and approved, establishing the finalized design and construction method for replication on the remaining units.

Irregular Steel Eave Strut Conversion (9,696.00)

Unforeseen existing conditions were encountered at the steel eave strut that prevent proper installation of the fascia and gutter systems as originally designed. The existing steel strut includes angled geometry and an obstructing bottom flange, creating an inconsistent plane that makes standard fascia and gutter attachment impractical without corrective work.

Corrective measures are required to convert the irregular steel eave strut into a straight, plumb, and continuous substrate suitable for fascia wrap and gutter installation. This work was not apparent during initial bidding and includes field assessment, custom fabrication of lumber components (including tapered wedges), installation to straighten and true the strut, overlapping and bypassing the obstructing flange, and eliminating voids to create a continuous attachment surface.

Double Row Snow Guard Installation (\$2,112.00)

This change order also includes material and labor to install a double row snow guard system on both roof slopes. The original contract did not include a double row configuration. Based on roof slope, roof length, and site safety considerations, the additional row is required to provide proper snow retention and controlled snow shedding.

This scope includes supplying additional snow guard materials, layout, and installation of a double row pattern on both roof slopes in accordance with manufacturer specifications and integration with the completed metal roofing system.

Scope Summary

This change order includes all additional design, engineering coordination, fabrication, materials, and labor necessary to complete the above-described work. All work will be performed to industry standards and in coordination with the existing roofing system.

Total \$17,633.00