



MEMORANDUM

To: Mayor and Members of the Deadwood City Commission

From: Lornie Stalder, Public Works Director

Date: August 14, 2026

Subject: Deadwood Recreation Center – Front Facade and Roof Edge Restoration

Background

The Deadwood Recreation Center is a cornerstone of the Deadwood community, with a history dating back to **1912**, when the building was constructed by the Deadwood Business Club to serve as the City's auditorium. Originally constructed as a grand brick building, the facility served as an important cultural, social, and community gathering place during Deadwood's early years.

In **1958**, the auditorium was repurposed as a recreation center, including the addition of a swimming pool and indoor basketball court. Over the decades, the facility has continued to adapt to the changing needs of the community, providing recreational programs, activities, and gathering space for generations of Deadwood residents and visitors.

Because of the age and historic significance of the building, maintaining the exterior is important not only to protect the Recreation Center from further deterioration but also to preserve an important part of Deadwood's architectural and community history.

Proposed Restoration

The City proposes to refurbish and repair the **front facade and roof edge of the Deadwood Recreation Center**. The work will be performed by **Rangel Construction Company** and will be limited primarily to the roof edge, gutters, eaves, soffit, and associated flashing.

The proposed scope of work includes:

- Repairing and replacing water-damaged **soffit and trim-band** as necessary.
- Removing, repairing, and reinstalling the existing **copper gutters**.
- Repairing or replacing flashing at the back of the **stone parapet**.
- Repairing or replacing flashing along the front and side edges of the connecting roof line where it meets the stone parapet.
- Replacing roof shingles as necessary.

- Repainting all repaired and existing surfaces at the soffit and trim-band to provide a consistent and finished appearance.

The intent of this project is to address areas where water intrusion has caused deterioration and to restore the building's exterior while retaining the existing historic materials and architectural character whenever practical.

Contractor and Cost

Contractor: Rangel Construction Company

The cost of the proposed scope of work shall **not exceed \$95,000**.

Work will be performed on a time-and-materials basis under the following rates:

- **Labor:** \$70 per hour, based on the average cost per person for a 3- to 4-person crew, plus 20%.
- **Materials:** Actual cost plus 20%.
- **Equipment:** Comparable rental and fuel costs plus 20%.
- **Subcontractors and job-related incidentals:** Actual lump-sum cost plus 20%.
- **Insurance:** 1% of the total cost of work.
- **South Dakota Excise Tax:** 2.041% of the total cost of work.

Schedule

The anticipated construction period is **6 to 8 weeks**. The project shall be completed **no later than November 30, 2026**.

Importance of the Project

The Deadwood Recreation Center has served the community for more than a century and remains an important public facility. Addressing the water-damaged soffit, trim-band, gutters, and flashing will help prevent continued water infiltration and deterioration of the building's exterior.

This project is intended to be a **repair and preservation effort**, rather than a major renovation of the facility. By addressing the roof-edge and drainage-related issues now, the City can protect the existing structure, preserve its historic appearance, and potentially avoid more extensive and costly repairs in the future.

Recommendation

The Public Works Department recommends that the Deadwood City Commission approve the proposed restoration work to the front facade and roof edge of the Deadwood Recreation Center by **Rangel**

Construction Company, with a **not-to-exceed cost of \$95,000**, and authorize the work to proceed in accordance with the proposed scope and schedule.

Preserving the Recreation Center allows the City to protect an important piece of Deadwood's history while continuing to provide a valuable community facility for future generations.