



610 Quincy St.
Rapid City, SD 57701-3655

No. LF041603-24

(605) 394-4171
www.rapidcitylibrary.org

February 28, 2003

To: Jim Preston, Chair CIP Committee
From: Greta Chapman, RCPL Director
Re: Existing Library Building CIP Needs

As designated for the Annual CIP Planning Meeting this memo is provided for the Existing Library Building CIP.

Documents are attached that identify the specifics related to the existing building deteriorating AC Unit and Roof. The AC unit was put in place with the 1972 building construction. The problem exists with the aluminum fins on the condensing unit. The roof warranty for the existing building expired in 1998. Roof patch work was completed in 1998 and the work order memo is attached.

The AC Unit is most immediate with the ensuing warm weather season. The problem of maintaining cooling during the warm weather season has been ongoing for the last three years. Numerous times throughout the season the cooling system did not function due to mechanical breakdowns as noted in the details for replacement. There was a thorough review of addressing existing HVAC deficiencies with the new expansion. However, it was not cost effective to tie both systems together. The roof lifespan is now at 15 years and has continued to deteriorate given normal wear and tear. Even though normal wear and tear is the problem there is a concern with deterioration becoming a potential safety issue.

The approximate costs for the existing building CIP are:

Replacement of AC Unit	\$23,000 - 35,000
Re roof Existing Building	\$107,047 - 130,147

Cc: Rapid City Library Board Trustees
Gunard Dzintars, Energy Plant Supervisor
Rod Johnson, RC Facilities Contact
Doug Duncan, RCPL Facilities Operator



AIR CONDITIONING

HEATING

REFRIGERATION

3030 W. ST. LOUIS

RAPID CITY, SOUTH DAKOTA 57702

Commercial Residential
EMERGENCY SERVICE

PHONE: (605) 343-6740

FAX (605) 343-6741



September 10, 2002

Doug Duncan
Rapid City Public Library
610 Quincy Street
Rapid City, SD 57701

Re: Letter dated September 4, 2002 from you concerning the cooling system at the Rapid City Public Library

Dear Mr. Duncan:

The main concern of the old air conditioning unit is the condition of the aluminum fins on the condensing unit. These fins have deteriorated over the years due to annual cleaning, transients storing their clothing and miscellaneous items on the underside of the condenser coil, and using city water to cool the coil during peak cooling hours. All of these have resulted in the unit overheating and shutting down during extremely warm days.

To alleviate this problem, there are two solutions: one is to replace the condenser coil on the existing unit at a cost of about \$23,000.00 to \$25,000.00; the other is total replacement of the outdoor condensing unit, which we have proposed.

Replacement of the unit is probably the better solution. The new condensing unit will be 30% more efficient than the old unit. The unit will sit taller in the existing pit, which will aid in removing heat out of the pit area. The existing unit has had shrouds fabricated and installed to help move air from the pit area. This is not conducive to the heat removal of this unit.

If you decide to replace just the condenser coil, the unit will have the same dated compressors, lower efficiency, and still have an air flow problem.

If the decision is to do nothing, the unit will work satisfactory during low to medium temperature days. On high temperature days, the unit will require assistance such as turning on a sprinkler to cool the condenser coil which will result in scaling of the condenser coil fins or periodic service calls to keep the unit in operation.



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PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO

R.C. Public Library/Attn: Doug

PHONE

394-4171

DATE

August 5, 2002

STREET

610 Quincy Street

JOB NAME

Replace 80 Ton Condensing Unit

CITY, STATE AND ZIP CODE

Rapid City, SD 57701

JOB LOCATION

Same

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

D & R Service, Inc. agrees to provide and install the following:

One (1) 38AH-084-6 Carrier 80 Ton Condensing Unit.

Price quoted includes:

Crane

Refrigerant Piping

Hail Guard

Outdoor Low Ambient Kit

Refrigerant

Disposal of old unit

Freight

Labor

City Permit

TOTAL INVESTMENT:

\$34,800.00

NOTE: Price does not include any electrical wiring or control wiring.

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

Dollars (\$).

Payment to be made as follows:

25% down, balance is due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Lonny Ryman

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above, however, if payment is not received in full, a 2% per month service charge will be added to the unpaid balance.

Date of Acceptance _____

Signature _____



RECEIVED FEB 14 2002

February 3, 2003

Library Board of Directors
c/o Greta Chapman; Library Director
610 Quincy St.
Rapid City, SD 57701

RE: #03804 - Rapid City Public Library
Rapid City, South Dakota
Roof OPC

Dear Ms. Chapman:

Please find attached an Opinion of Probable Cost for re-roof of the depleted membrane.

The Base cost is for that portion of the roof that is subject to catastrophic failure. The alternate amount is for renovation of the metal panels along the walls of the raised portion of the roof.

Please contact me with any questions you may have.

Sincerely,
LUND ASSOCIATES, LTD.

A handwritten signature in dark ink, appearing to read "Gene Fennell", written in a cursive style.

Gene Fennell, Project Architect

Attachments

OPC 2/3/03

PR #52 of the Addition (*MAIL ONLY*)

cc: *Rodney Johnson - Public Works*
File 030804/GC OPC 020303

Division	Cost	Description
Division 1- General Conditions	\$ 2,750	
A&E (Hourly w/ Estimate) Base	\$ 1,800	Bid Documents (Plans, specs, bidding)
A&E (Hourly w/ Estimate) Alt.	\$ 450	Bid Documents (Plans & specs)
Reimbursable Expenses	\$ 500	
Division 7 - Thermal & Moisture		
Base Estimate	\$ 104,297	New PVC Membrane to Match New Construction
Membrane	\$ 80,000	
15 year warranty	\$ 3,500	
Coping Caps	\$ 6,800	
P&OH	\$ 9,030	
Contingency	\$ 4,967	
Alternate #1	\$ 23,100	
New Metal @ Raised (Wall)	\$ 20,000	
P&OH	\$ 2,000	
Contingency	\$ 1,100	
Total	\$ 130,147	