City of Rapid City

Capital Improvement - Museum Alliance of Rapid City DBA The Journey Museum

April 2018

The purpose of this request is for CIP projects necessary in the upcoming years. As much as possible, I have included supporting documentation for the proposed projects, knowing that these projects will most likely need to be rebid.

2022

Roof Resealed - Rod Johnson has this in plan

2023

Fire Panel Replacement and Sprinkler Head Replacement

- Amick Sound, Inc. - Fire Alarm Panel Replacement $27,365.00
- Rapid Fire Protection, Inc. - Sprinkler Head Replacement $25,000.00
  this bid is for water suppressant only a chemical bid is coming

Total Project $52,365.00

2024

Air Compressor, Siemens Software and Chiller Loop Strainer

- Air Compressor Replacement $15,658.40
- Chiller Loop Strainer $14,250.65
- Siemens Software $34,350.00

Total Project $64,259.05

2027

Sidewalks Repaved - Obtaining Information

2029

Caulking Exterior - last done in 2014 - Dakota Sealant - Tim, from Dakota Sealant, looked at building on April 8th. Product is guaranteed for 20 years, so the sooner it would need redone is 2029.
Rod Johnson has this request to reseal the roof on the Journey Museum building in his plans to review for 2022.

The roof is the original, built in 1997. Rod Johnson was up on the roof in 2014 and determined the roof was in good condition. He has this programmed for about 2022.
Peg Christie

From: "Davis Tracy" <Tracy.Davis@rcgov.org>
Date: Thursday, April 05, 2018 3:19 PM
To: "Peg Christie" <pchristie@journeymuseum.org>
Subject: RE: two old CIP projects

Here is the response that I received from RJ on the Journey roof:

The roof is the original, built in 1997. I was up on it in 2014 when we did the wall sealant project and it was in good condition. I've got it programmed for 25 years (plus or minus), so that would be 2022.

I can take a look at it again this summer if they have concerns. It's probably time to have another look.

From: Peg Christie [mailto:pchristie@journeymuseum.org]
Sent: Thursday, April 05, 2018 2:42 PM
To: Davis Tracy
Subject: Re: two old CIP projects

Thanks.

From: Davis Tracy
Sent: Thursday, April 05, 2018 2:17 PM
To: Peg Christie
Subject: RE: two old CIP projects

Hi Peg,

In 2014, the City paid Dakota Sealants $29,800 for recaulking of the building.

I am still looking into a roof replacement; I don't show that there was a separate project from 2005 to current but it may have been included with an annual roof replacement project for several city facilities. I'll let you know what I find out.

Thanks!
Tracy

From: Peg Christie [mailto:pchristie@journeymuseum.org]
Sent: Thursday, April 05, 2018 12:40 PM
To: Davis Tracy
Subject: two old CIP projects

Hi Tracy,

Some of our board members believe the roof of the museum was resealed ... in the distant past as I do not remember this.

In 2015, I think, the caulking was redone on our building.

Both projects were CIP projects. Will you please send me the information on who did the roof, when, and the cost.

4/5/2018
City of Rapid City

Capital Improvement - Museum Alliance of Rapid City DBA The Journey Museum

2023 Project

The purpose of this request is to replace our fire alarm control panel; Edwards model IRC3, as it is no longer supported by the manufacturer. This means that we can no longer obtain replacement parts to service this system.

It will take four days of labor to completely replace the panel.

Included with this project we will be replacing all recalled control flow heads with standard quick response sprinkler heads. We have approximately 120 sprinkler heads. Some have been replaced so the exact number with the old EPDM rubber O-ring is not known.

I am including two separate proposals for this project.

Amick Sound - Fire Panel Replacement 27,365
Rapid Fire Protection, Inc. - replace existing sprinkler heads 25,000

52,365

Fire Panel History:

In April, 2015, Amick Sound, Inc. replaced the “mother-board” in our fire alarm control panel. The mother-board was a used board cannibalized from a defunct company in South Dakota. We were advised then that our system was obsolete.

Amick Sound, Inc. informed us via written communication in August of 2017 that the fire alarm control panel in our facility had become obsolete and the factory recently discontinued manufacturing replacement parts.

March, 2018 we had Amick Sound, Inc. install a second used mother-board. This cannibalized board may work one week, or they may function for another ten years.

Sprinkler Head History:

Omega sprinklers were manufactured using an EPDM rubber O-ring. If exposed to excessive hydrocarbons (a by-product of petroleum products) they may require higher operating pressures. EPDM rubber can swell in the presence of excessive hydrocarbon contamination, the O-ring may swell, which in turn may impede the performance of the sprinkler.

As of June 6, 1996, specifically for the Flow Control model, all Omega series sprinklers utilize a silicone O-ring.

Apparently Omega sprinklers tested six of our one-hundred twenty installed sprinkler heads and found they would operate in a fire scenario. However, we do have steel pipes and that was twenty-one years ago.
AMICK SOUND, INC.
P.O. Box 2399
RAPID CITY, SD 57709-2399
(605) 348-3633 Fax (605) 343-3814

Date: 13 October, 2017
Ref: Fire Alarm Panel Replacement

The Journey
222 New York Street
Rapid City, SD 57701

Attn: Destiny

Dear Destiny

As per our earlier correspondence with you, your existing fire alarm control panel, Edwards model IRC3, is no longer supported by the manufacturer. This means that we can no longer obtain replacement parts to service this system. While it is functioning properly at this time, we cannot reliably service any possible future malfunctions.

This proposal is to provide you with a cost to replace the fire alarm control panel and the remote annunciator, located near the front entrance. Your existing field, including smoke detectors, pull stations and notification appliances, are fully compatible with the proposed system.

We shall furnish:
1 EST3  Fire alarm control panel, complete
1 EST3  Fire alarm remote annunciator, complete
1 Lot  Installation material and labor

It will take four days of labor to completely replace the panel. We will have a functional system at the end of each working day.

All applicable city and state use and excise taxes are included in our price.

If you accept this proposal, please sign it and return it to us so we can schedule the inspection.

We propose to furnish labor and material—complete in accordance with above specifications and subject to conditions found both sides of this agreement, for the sum of:

Twenty seven thousand three hundred sixty five and no/00 — $27,365.00

Payment to be made as follows: In full upon completion of the modification(s).

Date of Acceptance:
By

By

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

By Lowell L Carlson
Date: January 26, 2018
Attn: The Journey Museum' Peg Christie
Subject: Budget for recalled sprinkler head replacement

Scope: Replace all recalled control flow heads with standard quick response sprinkler heads

Clarifications:
1. Our proposal includes all city permit and review fees, as well as all taxes.
2. Owner is to maintain adequate heat in all areas where a wet system is installed. Owner is also responsible to maintain the system to NFPA requirements.
3. Our proposal assumes existing sprinkler system components are in good order and to code. Any leaks or faults found on the existing system can be fixed at an additional cost to this proposal.
4. Price is subject to AHJ and/or engineer approval and may vary with any additional AHJ and/or Engineer requirements.
5. We guarantee our pricing for 30 days. After this time period we may withdraw this bid for any reason.

Exclusions:
1. Our proposal does not include any electrical work, fire alarm system panels, detectors or wiring of any kind.
2. This proposal does not contain provisions to comply with the Davis Bacon Act, ARRA, or Buy American Act.
3. Our proposal does not include any night or overtime work.
4. Our proposal excludes any temporary coverage and fire watch; fire watch to be by owner if required.
5. Our proposal does not include cutting, patching, or painting of any surfaces.

Our budget complete is: $25,000

Sincerely,  
Aaron Snyder  
Rapid Fire Protection, Inc.

Accepted by ___________________________ Date ___________________________
City of Rapid City

Capital Improvement - Museum Alliance of Rapid City DBA The Journey Museum

2024 Project

The purpose of this request is to replace our one air compressor, which is believed to be original. Bid from Complete HVAC is $15,658.40.

The air compressor has not been working to full capacity for some time. We know this, and have been working steadily on HVAC repairs over the past two years.

Strainer - The chiller loop strainers is to catch more debris in water at the bottom (lowest possible place) of the system. Bid from Complete HVAC is $14,250.65.

We need this strainer because we have large piece of rust and debris inside our water system. This is due to the fact that chemicals were not used in this closed loop system from its inception until the summer of 2016. We have worked diligently to clean the pipes be getting chemical introduced that are used for this purpose. Three strainers have been installed on the air handler units. These are at the upper most part of the system. The chiller loop strainer would be at the bottom where the larger debris collects.

Siemens Software - this software is used to monitor the HVAC system. The original software was installed in 1997, and has undergone one upgrade. Bid from Climate Control $34,350.
PROPOSAL

Date: 3/24/2018
To: Journey Museum
Attn: Peg Christie

Overview:
-- Replace bad compressor and chilled water coils
-- Install basket strainer in chilled water loop to provide means to clean piping

Work to be done:
-- Replace compressor 3 in McQuay chiller
-- Replace plugged chilled water coils in AHU 1, 2, and 3
-- Install basket strainer in chilled water supply line to provide filtration while cleaning piping

-- Compressor..................................$15,658.40
-- AHU coils......................................$23,375.68
-- Chiller loop Strainer.........................$14,250.65

We propose to supply material and labor for the sum of: Dollars (See Above)

Note: This proposal is valid for 30 days

Authorized Signature Brad Madsen

Date of Acceptance: Customer Signature
Date: October 30, 2017

To: The Journey Museum
Attn: Peg Christie

Climate Control Systems and Service, LLC (CCSS) is pleased to offer the following TC Proposal to The Journey Museum.

Scope of Work: Provide and Install an Automated Logic Temperature Control System. This scope of work shall include installation, programming, graphic generation, trend set-up, start-up, project management, training, commissioning, and warranty of the Automated Logic Control System.

Software: WebCTRL Software; System Software Programming Tools; System Graphic Generation Software; and System Database Generation Software. All Software shall be licensed and registered in accordance with the manufacturers End User License Agreement.

Hardware: CCSS will provide all the Microprocessors, Mixed Air Temperature Sensors, Return Air Temperature Sensors, Supply Air Temperature Sensors, Zone Temperature Sensors, Power Supplies, Wire, Conduit, and Enclosures as required to monitor and control the equipment as listed in Exhibit A.

Exclusions: Permits, Bonds, Fire Smoke Dampers / Actuators and Associated Wiring, Lighting Control Systems and Associated Control Wiring, Concrete Cutting, Painting, Framing, Patching, Plumbing, and Asbestos Abatement.

Temperature Control Base Bid

Thirty Four Thousand Three Hundred Fifty Dollars ($34,350.00)

If you need additional information or clarification on the proposal, please feel free to contact me at your convenience. Thanks.

Respectfully,

[Signature]
Matt L. Wood
Climate Control Systems and Service
ALC Systems Designer / Owner
605-484-8829 Cell
matt@climatecontrolls.com

ACCEPTED

By_____________________________________

Date______________________________________

www.climatecontrolls.com

PO Box 254
Rapid City, SD 57709
PH: 605-721-7177
Fax: 605-721-7178
Exhibit A

Equipment Being Controlled, Monitored, and / or Integrated (Base Bid)

1. One (1) Air Compressor.
2. Five (5) Air Handling Units.
3. Three (3) Boilers. (Hot Water)
4. One (1) Boiler. (Steam)
5. One (1) Chiller.
6. Three (3) Exhaust Fans.
7. Two (2) Pumps. (Chilled Water)
8. Two (2) Pumps. (Hot Water)
City of Rapid City

Capital Improvement - Museum Alliance of Rapid City DBA The Journey Museum

2029 Project

Tim, from Dakota Sealant, looked at our building on April 8, 2018.

The product they used when they did the work in 2014 is guaranteed for 20 years, and is looking very good. The soonest we will need to look at this again is in 2029.
Hi Peg,

In 2014, the City paid Dakota Sealants $29,800 for recaulking of the building.

I am still looking into a roof replacement; I don't show that there was a separate project from 2005 to current but it may have been included with an annual roof replacement project for several city facilities. I'll let you know what I find out.

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In 2015, I think, the caulking was redone on our building.

Both projects were CIP projects. Will you please send me the information on who did the roof, when, and the cost.

Same for the caulking please.

Thanks

Peg Christie
Finance Manager, Building-Grounds
605.394.1277
www.journeymuseum.org

Four Major Collections - One Remarkable Story