

REQUEST FOR PROPOSALS

Demolition of the Old Fox Theater City of Laramie, WY

Submittal Deadline: Friday, April 24, 2009, 5PM

Submit to:

City of Laramie
Community Development Department
Attention: Peter Wysocki
PO Box C
(Physical Address 405 Grand Ave.)
Laramie, WY, 82073

Introduction and Background

The City of Laramie intends to contract with a contractor to demolish the Old Fox Theater, located at 112 Second Street in Historic Downtown Laramie.

The original theater was constructed in 1912. In 1938, the building and the façade were modified to the art deco design still present today. The theater closed in the 1970's and has remained abandoned for the past 30 years. The current structural condition of the Fox Theater has been deemed structurally unsound. (JVA Consulting Engineers, Professional Engineers and by Slaterpaull Architects, reports dated November 2008 and May 2008).

The building footprint is approximately 48 feet by 132 feet located in the center of the block with buildings located on the north and south sides with an alley at the rear of the building. The theater is comprised of a basement, main level theater seating area, balcony, and stage with fly space above. The fly space created a two level roof; one low slope roof over the majority of the building with a pitched roof over the fly space. The building construction is made up of poured in place concrete walls, with a concrete basement floor slab, a wood framed floor, and roof structures. The front wall, presumably part of the original 1912 theater building, is brick masonry construction with stucco on the exterior. The exterior walls vary in thickness from 12 inches at the base to approximately 8 inches at the tops of the parapets. The wall heights vary from approximately 40 feet at the front of the building and approximately 50 feet at the rear of the building containing the fly space.

Based on a recommendation of a structural analysis, the roof of the Fox Theater has been deconstructed through a "controlled collapse". The roof debris has been placed inside the Fox Theater.

Existing Studies and Plans

The following reports have been completed and specifically describe the condition of the Fox Theater building, demolition challenges and plan, common wall with the building to the north, environmental hazards, abatement procedures and site safety protocol. These reports should be used for this proposal:

1. Fox Theater Demolition Plan prepared by ESA, Inc. There are three options described in the demolition plan. **Option 1 shall be followed, as amended by this RFP.**
2. Asbestos Abatement/Demolition Work Plan prepared by Spectrum Services
3. Site Health and Safety Plan prepared by Spectrum Services
4. Slaterpaull report

All reports are available on the City's website at www.ci.laramie.wy.us. Hard copies can be provided upon request. Pictures of the Fox Theater and surrounding building can be provided upon request.

Desirable Experience

Due to the complexity of this demolition project, the City seeks a firm that has experience and proven record of successfully demolishing buildings that are attached to other buildings, has experience with abatement of asbestos and/or other hazardous materials, and can meet strict deadlines.

Minimum Qualifications

The selected firm and its personnel involved in site activities on this project must comply with the following:

- OSHA Standards for General Industry (29 CFR 1910);
- OSHA Standards for the Construction Industry (29 CFR 1926);
- OSHA Standards for Asbestos (29 CFR 1926.1101);
- OSHA Hazardous Waste Operations and Emergency Response Standard (29 CFR 1910.120);
- All field personnel shall have successfully completed training required by the EPA and OSHA;
- The selected firm shall maintain aggregate \$2,000,000.00 general liability insurance during this project.

Minimum Scope of Work and Inclusions

- Demolition of the Fox Theater building with minimal impact to the adjacent building to the south.
- Shoring of the Cowboy Saloon during and after demolition of the common wall.
- Mobilization and demobilization of all equipment.
- Filing for and obtaining all necessary State of Wyoming permits.
- Scaffolding equipment, assembly and disassembly.
- Selective asbestos abatement of the Cowboy Saloon for shoring and scaffolding.
- Removal of a wooden deck on the west side of the Jeffery's building during the demolition of the Fox Theater.
- Construction/installation of temporary stairs to residences for secondary egress.
- Reconstruction of the wooden deck after the completion of the Fox Theater demolition.
- Removal of the portable steel car port and wooden fence at the rear of the Cowboy Saloon.
- Replacement of the portable steel car port and wooden fence at the rear of the Cowboy Saloon.
- Import and placement of fill material to protect City sidewalk in front of the Fox Theater.
- Installation of 6ml poly and tape to line and wrap asbestos contaminated demolition debris.
- Manifest, load and transport asbestos contaminated demolition debris to a landfill facility approved to accept asbestos contaminated materials. (Please note that the City's landfill facility is not permitted to store or accept contaminated materials.)
- Landfill charges.
- WyDot Vehicle and Equipment temporary permits.
- Wyoming Port of Entry trip and IFTA charges.
- Colorado Port of Entry trip and IFTA charges.
- Crack basement floor slab to allow for drainage.
- Dust control and pump trucks. City fire hydrants are located near the site and will be available for use.
- Pumping and filtering of water accumulating in the Fox Theater basement during the demolition process. The basement of the adjacent building to the south has been made available to accommodate pumping as needed.

- Import and place fill material in the excavated area to match the existing sidewalk and alley elevations.
- Cutting and capping or relocation of utilities.
- Relocation of the electrical utility feeding the Jeffery's building currently supported by the Fox Theater exterior wall.
- Salvaging the "Fox Theater" sign.
- Installation of traffic control signs and necessary barricades and/or fences. The City plans to close 2nd Street from University Street to Ivinson Street during the demolition. Upon its closure, 2nd Street will be available for staging and storing of equipment.

Additional Information:

The City intends to contract with a separate structural engineering firm to inspect and assess structural integrity of the Fox Theater and adjoining buildings during and post demolition. The City also intends to contract with an environmental firm to perform asbestos surveys, air quality monitoring and air quality reporting.

The City may request a change order from the selected contractor to demolish a portion of the Cowboy Saloon if it is determined by the City and its agents that the Cowboy Saloon is structurally unsound.

Proposal Contents

- Summary of knowledge of the issues associated with the Fox Theater demolition;
- A list, description and estimated and actual costs of similar demolition projects;
- A list and relevant experience of subcontractors/subconsultants that may be used;
- A sealed cost estimate itemizing project costs such as, but not limited to:
 - mobilization;
 - equipment rental;
 - materials;
 - transportation and related fees;
 - landfill fees;
 - demolition labor;
 - removal and replacement of the deck structure;
 - construction of secondary egress to residences;
 - traffic control.

Firms will be evaluated on relevant experience, project approach, availability and cost estimates.

RFP and Project Timeline

- Pre-proposal meeting: April 7, 2009, 9:30 AM at 405 Grand Avenue, Laramie, WY; interested parties are encouraged to attend
- Deadline to submit proposals: April 24, 2009
- Selection: tentative April 27, 2009
- Contract to City Council: tentative May 5, 2009
- Mobilization and start of project: mid to late May
- Completion and demobilization: estimated 120 days after mobilization. The City may pay an incentive if the project is completed on or before September 4, 2009.

For additional information, please contact Peter Wysocki, Community Development Director at 307-721-5288 or pwyssocki@ci.laramie.wy.us.