



# *Demolition Update*

April 9, 2009

In order to select the best demolition contractor and provide fair competition to all interested parties, the City decided to select a contractor for the demolition of the Old Fox Theater through a request for proposal (RFP) process. The RFP process is different from a typical bid process, in that the City is not obligated to select a contractor based on the lowest cost. The RFP process allows the City to make the selection based on the experience and qualifications of the contractors. Given that this demolition is very complex and it will impact surrounding businesses, City staff feels it is very important to select the best contractor, not necessarily the least expensive.

The RFP was published on April 1<sup>st</sup> and April 4<sup>th</sup>. The complete RFP is available on the City website at [www.ci.laramie.wy.us](http://www.ci.laramie.wy.us).

The RFP and tentative project schedule is as follows:

- Pre-proposal meeting: April 7, 2009, 9:30 AM
- 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.

A pre-proposal meeting was held on April 7<sup>th</sup>. Several interested contractors attended the meeting. During the pre-proposal meeting, staff identified and discussed many of the challenges associated with this demolition. The contractors were also taken to the site to view Cowboy Saloon, Jeffery's Bistro and the surrounding area. Another site visit is scheduled for Thursday, April 16<sup>th</sup> at 9 AM.

Staff is also currently working on securing professional services with JVA Engineers, Inc. and Spectrum Services, Inc. for structural engineering and environmental monitoring services. Structural engineering services are necessary to regularly assess and monitor the structural integrity of the adjoining buildings. Environmental services are required to ensure that all hazardous materials (including asbestos and pigeon feces) are removed and transported appropriately, and to sample and monitor air quality during the demolition.

A historic and structural analysis report, proposed demolition report, site safety plan, and asbestos abatement plan are available on the City's online on the City's main webpage at [www.ci.laramie.wy.us](http://www.ci.laramie.wy.us).

For more information, please contact Peter Wysocki, Community Development Director at 721-5288 or [pwyssocki@ci.laramie.wy.us](mailto:pwyssocki@ci.laramie.wy.us).