

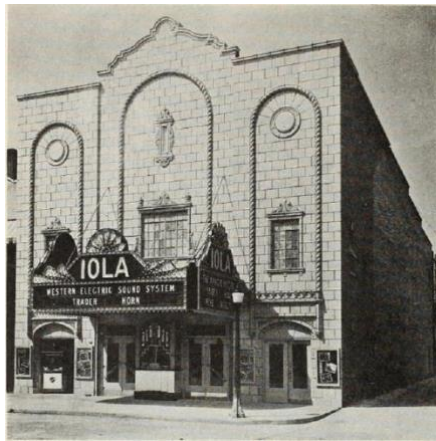
IOLA THEATRE ASSOCIATION, INC.

202 South Washington Avenue
Iola, Kansas 66749

January 2025

Subject: Request for Qualifications (RFQ) & Request for Proposal
Issued by: Iola Theatre Association
Contact: Maria Unruh, iolatheatreassociation@gmail.com

Deadline for Qualifications: February 21, 2025



1. INTRO

The Iola Theatre Association (ITA) was established as a 501(c)(3) nonprofit in 2022 with the goal of restoring and operating the historic Iola Theatre as a center for community life in downtown Iola, Kansas. ITA is governed by a volunteer Board of Directors.

2. BRIEF HISTORY

The Iola Theatre was built in 1931 in the classic Mission Revival style, with nearly 900 seats and state-of-the-art technology for its time. Generations of southeast Kansans enjoyed films at this beautiful movie house.

The theatre was built by Iola, Kansas businessman and hotelier Ira D. Kelley, opening August 17, 1931. The Iola Register account of its construction touted the modernity of its style, rivaling movie houses that existed in places such as Kansas City and New York. Extravagant features such as leather air-cushioned seats, brand-new tile designs, top-of-the-line chandeliers, and a modern ventilation system were some of the modernistic elements of the theater. The grand auditorium was adorned with colorful murals that decorated the walls, with rich velvet drapes and a luxurious lounge on the mezzanine level. A packed house saw the Clark Gable hit *Sporting Blood* on the theatre's opening day in 1931.

In the decades following its opening the theater showed thousands of films, working to stay competitive and relevant as all the other movie houses in lola and surrounding communities closed. Different rounds of modernization occurred in the 1950s and 1970s to keep up with the times. In 1977, an additional screen was added in the balcony section of the theater allowing for two different movies to play at once.

The theater was ultimately closed 70 years after its opening when B&B Theaters completed the construction of their Sterling Six Cinemas on the outskirts of lola in 2001. At that time the building was purchased by a local faith-based organization and used as a church for over a decade before it was acquired and donated to the lola Theatre Association.

3. PROJECT FACTS

- Project Address: 202 South Washington Avenue lola, KS 66749
- National Registry Listing. (Listed January 2024)

4. SCOPE OF SERVICES

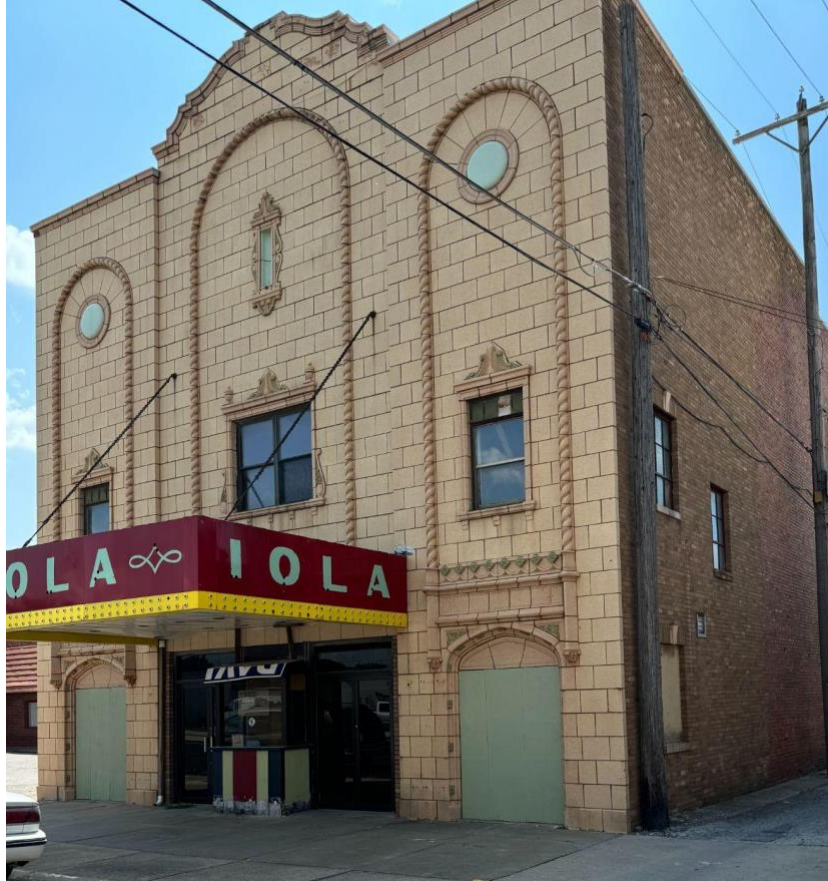
- East elevation facade repair
 - i. Review exterior integrity of the existing terra cotta and provide repairs as required.
 - ii. Repair center bay ornamental niche and provide rough-in as required to be light-ready.
 - iii. Repair any decorative terra cotta elements.
 - iv. Repair light blue terra cotta roundels as needed.
- Exterior window & door replacement
 - i. Demolish existing North, East & West exterior doors & windows.
 - ii. Provide two (2) new main exterior double doors on the East facade. Specification of doors to replicate 1931 installation. Provide transom windows above doors to replicate 1931 installation. Repair, patch and seal around openings.
 - iii. Refurbish and install original exterior outer double doors on the East facade using appropriate hardware. Doors will not be functioning. Repair, patch and seal around openings.
 - iv. Using the vintage metal frames, refurbish three (3) windows on the East facade to replicate the 1931 installation. Repair, patch and seal around openings.
 - v. Using the vintage metal frames, refurbish three (3) windows on the North facade to replicate the 1931 installation. Repair, patch and seal around openings.
 - vi. Using the vintage metal frames, refurbish four (4) windows on the South facade to replicate the 1931 installation. Repair, patch and seal around openings.
- Replicate 1931 design of the exterior of the box office.
 - i. Demolish non-historic portions of the existing box office.
 - ii. Specification of windows to replicate 1931 installation

iii. Replicate 1931 ticket window

- Existing marquee to be replaced in a separate contract. Coordinate scope within this RFP with the marquee replacement contractor.
- All work to be coordinated with Heritage Consulting to meet SHPO requirements.
- Coordinate all work with design partners.
- One primary contact can manage separate subcontractors.
- National Register of Historic Places documentation available upon request.
- Refer to Historic photographs and existing photographs below:

Current Elevation Photos





Historic East Elevation Photo



5. QUALIFICATIONS

Each respondent should include the following information.

- A brief overview about the company
- Provide a maximum of five (5) project examples
- Fee proposal
- Anticipated project schedule

6. PROPOSED PROJECT TIMELINE

- Notice of Award: February 2025

7. REVIEW PROCESS

All submittals will be reviewed by the Iola Theatre Board.

8. QUESTIONS

Email any questions to iolatheatreassociation@gmail.com by 2/7/2024.