

**Austin Convention and Visitors Bureau/ Historic Landmark Commission  
Spring 2015 Grant Application Summary**

**Grant Applicant:** The Stateside Theatre c/o Austin Theatre Alliance

**Address:** 719 Congress Avenue

Austin, TX 78701

**Project Summary:** Restoration of Front Façade Stucco

<b>Requested Grant Amount:</b> \$	47,000.00	
<b>Matching Funds/In-Kind:</b> \$	22,478.00	
<b>Previous Grants Received:</b> \$	3,840.00	FY 2010/2011
\$	47,000.00	FY 2011/2012
\$	47,000.00	FY2012/2013
\$	34,500.00	FY 2013/2014
\$	<u>132,340.00</u>	

**Historical Significance Summary:** Classic Art Deco-style building that was Austin's first venue dedicated entirely to motion pictures, opened in 1935.

**Tourism Impact:** Contributing structure to the Congress Avenue National Historic District, frequently on visitor tours of art-deco design. Open their doors to over 200,000 annual guests who witness performing artists, learn from scholars and speakers and experience classic film in a historic setting. Hosts Moontower, SXSW and Austin Film Festivals.

**ACVB Recommendation:**

**HLC Recommendation:**

April 2, 2014



Mr. Steve Genovesi, Senior Vice President, Sales  
Austin Convention & Visitors Bureau  
301 Congress, Suite 200  
Austin, Texas 78701

Dear Mr. Genovesi,

On behalf of the Board and Staff of the Austin Theatre Alliance, thank you for the opportunity to submit this grant application for consideration by the Austin Convention & Visitors Bureau. We are grateful for your generous support which has allowed us to renovate and restore our eighty-year-old Stateside Theatre over the past several years, to become one of Austin's leading performance and film venues.

The Austin Theatre Alliance is the umbrella organization for the Paramount & Stateside Theatres, which open our doors to more than 200,000 visitors each year who come to experience world-renown speakers and performances. Together, the Paramount and Stateside Theatres provide two of the most acoustically intimate, visually more striking, and historically significant venues than any other venues in Austin. Our 2014-15 Season at the Stateside Theatre includes performances by local favorites like the Texas Songwriters Circle with Jimmy LaFave, holiday specials with the Austin Chamber Music's "Music of Vince Guaraldi, *A Charlie Brown Christmas*," and up and coming singer-songwriter Mason Jennings. The Stateside Theatre is also a principal venue for the SXSW Film Festival, the Austin Film Festival, the Moontower Comedy & Oddity Festival, and the Summer Classic Film Series.

As a contributing structure to the Congress Avenue National Historic District, and the first building in Austin constructed specifically for moving pictures, we are proud to restore our eighty-year-old Art Deco style theatre to continue its tradition of serving Austin residents and tourists. This year, to complement the beautiful neon vertical blade and a restored marquee, both made possible with ACVB's support, we hope to restore the theatre's stucco and original glass tiles on the front façade, defining features of the theatre's distinctive Art Deco style.

The Austin Theatre Alliance respectfully requests \$47,000 in funding from the Austin Convention & Visitors Bureau toward the restoration of the theatre's façade. The total cost of the project is \$69,478. Our formal proposal, attached, describes the project in greater detail. If you have any questions, please do not hesitate to contact me, either by phone at 512-692-0519 or by email at [mjordan@austintheatre.org](mailto:mjordan@austintheatre.org).

We thank you for the ACVB's generous support in preserving the Stateside Theatre as one of Austin's historic and cultural gems. We look forward to our continued partnership in protecting this important resource for our city's residents and tourists alike.

Sincerely,

Maica Jordan  
Executive Director of Development  
Austin Theatre Alliance

Angela Reed  
Grant Writer





CONVENTION & VISITORS BUREAU

## GRANT APPLICATION

Austin Convention and Visitors Bureau  
Attn: Steve Genovesi, Senior Vice President, Sales  
301 Congress Avenue, Suite 200  
Austin, Texas 78701  
Phone: 512-583-7259 Email:  
sgenovesi@austintexas.org

DATE: April 2, 2015

HISTORIC PROPERTY AND ADDRESS: The Stateside Theatre, 719 Congress Avenue, Austin, TX 78701

APPLICANT'S NAME: Austin Theatre Alliance

APPLICANT'S ADDRESS: P.O. Box 1566 Austin, TX 78767

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: \_\_\_\_\_

TAX I.D. NUMBER/TAX STATUS: 74-2975922

PERSON PRESENTING REQUEST/CONTACT PERSON: Angela Reed

ADDRESS: P.O. Box 1566 Austin, TX 78767 TELEPHONE NO. 512-692-0520

E-MAIL: areed@austintheatre.org FAX NUMBER: 512-472-5824

PROJECT NAME: Restoration of the Stateside Theatre's Front Façade Stucco

DESCRIPTION OF PROJECT – PLEASE SUMMARIZE THE PROPOSED PROJECT. (IF DESIRED, APPLICANT MAY ALSO ATTACH AN ADDITIONAL SHEET MORE FULLY EXPLAINING THE PROJECT AND THE REASON FOR THE GRANT REQUEST.)

The Stateside Theatre, a classic Art Deco-style building that was Austin's first venue dedicated entirely to motion pictures, opened on Christmas Day, 1935, with *The Bride Comes Home*, starring Claudette Colbert and Fred MacMurray. Re-named the Stateside Theatre, it has since undergone various renovations, particularly since the basement and stage flooded when a city water main broke in 2006. For five years the theatre was closed while we renovated the building. Since reopening the theatre's doors to the public in 2011, the Austin Theatre Alliance – with generous support from the Austin Convention & Visitors Bureau – has continued to invest in major preservation projects to the building's exterior. With support from the ACVB, we replaced the theatre's roof in 2012, restored the stunning neon blade in 2013 and will renovate the marquee in the next twelve months.

In the coming year our goal is to complete much-needed repair and finish-coat of the stucco on our eighty-year-old building's entire front façade. This includes both entryways, the main façade plane ends, the tops and backs of the main and lower parapet, and all stucco surrounding the balcony. The project will include comprehensive testing and removal of all loose, hollow, blistering and flaking stucco, taking special care to preserve the black glass panels and the original masonry substrate. We will thoroughly clean and prepare all surfaces for new stucco adhesion. An exhaustive evaluation of this stage of the work will be carried out by Austin Theatre Alliance Facilities Director Jonathan Humphrey, to ensure all remaining stucco is stable and clean, before adding new stucco. Our contractor will then prime and fill holes, cracks and hollows with cementitious stucco to create a sound and level surface throughout. In areas where larger than hairline cracks are found, a fiberglass mesh will be completely embedded in primer/adhesive base coat. Special attention will be paid to the tops of both parapets to ensure a sound and water-resistant barrier, since these areas are credited with allowing water infiltration in the past. An acrylic-based stock color finish coat of 1/8" nominal thickness will provide a final water-resistant surface. The color and finish will match the original as closely as possible. Broken or missing black glass panels will be replaced with matching black glass panels procured by the contractor.

During the course of this project we will ensure pedestrian and worker safety using appropriate scaffolding and extension ladders, while protecting the theatre and marquee deck with sheet foam and plywood. The contractor will remove the deck guardrail for the work period and replace it at the end of the project. Austin Theatre Alliance will remove and replace the wood box at the south end of the deck so the parapet wall can be accessed.

Restoration methods will comply with OSHA and City of Austin policies. ROWMAN permit will be obtained by the Austin Theatre Alliance.

With plans for a fully restored marquee and completion of the magnificent vertical neon blade, and adjacent to the newly restored Paramount façade, it is critical that we give special attention to the Stateside's front façade as we welcome increased awareness of our theatres by the Austin public. A contributing structure to the Congress Avenue National Historic District, and one in a collection of Austin's distinctive downtown Art Deco buildings, our goal is to continue improvements for the Stateside Theatre's façade. As an intimate venue for live music, performance and film, the Stateside is today one of the principle venues for the SXSW and Austin Film Festivals, for the Summer Classic Film Series, the Moontower Comedy & Oddity Festival, and numerous speaker events. The Stateside Theatre, along with the Paramount, draws residents and tourists alike to Austin's vibrant downtown cultural arts district.

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PLEASE LIST HISTORIC DESIGNATIONS OF THE PROPERTY, AND IF LOCATED WITHIN A NATIONAL REGISTER OR LOCAL HISTORIC DISTRICT (PLEASE SPECIFY WHICH DISTRICT), AND IF THE PROPERTY IS CONTRIBUTING:

The Stateside Theatre is a contributing structure to the Congress Avenue Historic District.

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AMOUNT OF FUNDING REQUESTED: \$47,000

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AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \$22,478

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The total cost to restore the Stateside Theatre's front facade is \$69,478. If full funding of \$47,000 is awarded by the ACVB, the Austin Theatre Alliance's match would be \$22,478. To match these funds, we will apply for family and corporate foundation funding, and will appeal to individual donors with a strong interest in historic preservation.

In addition, the Austin Theatre Alliance continually undertakes both reactive and preventative facilities maintenance projects. In the past year, we have invested \$81,625 toward maintenance and historic preservation of the Stateside Theatre. Recent projects at the Stateside have included electrical, stage, projection and sound maintenance. We also installed a Digital Cinema Playback Server and restored the Stateside's vertical neon blade. Restoration of the building's marquee is scheduled to begin in the next twelve months.

DO LIENS EXIST AGAINST THE HISTORIC PROPERTY? ( ) YES (✓) NO

IF YES, DESCRIBE THE LIENS AND AMOUNTS: N/A

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N/A  
(OWNER OR AUTHORIZED AGENT, AND TENANT IF APPLICABLE)

**REQUIRED ATTACHMENTS:**

- 1) TOURISM JUSTIFICATION: Include substantiation of contribution to the tourism industry in Austin (i.e., annual summary of out of town visitation, copies of promotional material, list of promotional activities, hours of operations, tours provided, etc.).
- 2) HISTORIC DOCUMENTATION: Historic photograph(s) or other documentation (especially those showing the elevation(s) of the historic property where restoration, alterations, changes, and/or improvements are planned).
- 3) CERTIFICATE OF APPROPRIATENESS FOR CITY DESIGNATED LANDMARKS AND LETTER OF APPROVAL FOR STATE DESIGNATED LANDMARKS: Proof of approval for historic property alterations, if required. *NOTE: If an approval is required, the Preservation Agreement with ACVB will not be executed until such documentation has been issued and provided to ACVB.*
- 4) PROJECT BUDGET: Applicant must include a budget, specifying the major components of the restoration/preservation project with associated costs. Also include evidence of other sources of funding, i.e. your own or others' match, and the corresponding work to be performed with these funds.
- 5) THREE COMPETITIVE BIDS for the proposed work (in excess of \$5,000) must accompany the application.
- 6) PROJECT SCHEDULE: Phasing schedule and amount of funding required for each phase, if applicable.
- 7) PROOF OF OWNERSHIP/LEASE/AUTHORIZATION: Copy of the Deed or Will (if applicant is the owner) or documentation showing authorization from owner and any existing lease between owner and applicant.
- 8) INSURANCE: Proof of casualty, fire and federal flood insurance, if applicable.
- 9) PLANS AND SPECIFICATIONS OF PROPOSED WORK.
- 10) INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

## **ATTACHMENT 1: TOURISM JUSTIFICATION**

The City of Austin, with its burgeoning film industry and known as "The Live Music Capital of the World," values its reputation as one of the world's most vibrant creative communities. With 100-year roots in Austin's cultural history, the Paramount and Stateside Theatres serve as anchors in Austin's creative economy, welcoming performing artists, filmmakers, musicians and visitors from all over the state, the nation, and the world.

The Stateside Theatre is a contributing structure to the Congress Avenue National Historic District, and as one of a collection of distinctive Art Deco buildings in downtown Austin, we frequently see tourists and residents stop along the Congress Avenue sidewalk to point out the Stateside as well as the Paramount Theatre next door, a City and State Historic Landmark. Tour guides routinely stop in front of our doors to tell Austin's out-of-town guests about the Stateside and Paramount Theatres' combined contributions to our city's cultural history. Visitors learn about the Paramount as an early twentieth-century vaudeville theatre, the illustrious performing artists who graced the Paramount's stage over the past 100 years, and about its unique historic intact features. They also learn about the smaller Stateside Theatre, built in 1935. Visitors perhaps recognize its Art Deco style as that which signified modernity and progress, and find it fitting that the building housed Austin's first theatre dedicated solely to the then-new technology of motion pictures; thus, staking claim in Austin's film industry history.

The Paramount and Stateside Theatres open our doors more than 200 nights per year to more than 200,000 annual guests who witness world-renown performing artists, learn from leading scholars and speakers, and experience a classic film in our pristine historic setting. Approximately 20% of our patrons come from outside the City of Austin, including 30% who travel to Austin for our own Moontower Comedy & Oddity Festival. The Paramount & Stateside Theatres are also principal venues for the SXSW and Austin Film Festivals, which attract visitors from every corner of the globe. Our audiences come to our theatres in the core of the city's commercial district, enjoying not only our performances, but also patronizing nearby restaurants, hotels and retail shops.

We are committed to providing diverse performances for guests from a variety of backgrounds and ages, including events that reflect our region's Hispanic, African American, and Asian communities. We provide children's theatre productions for k-12 students, and even as we actively preserve and maintain our theatres as historic structures, we have adapted our buildings for our guests with disabilities. We advertise our events via local and regional media outlets, promote our Moontower Festival on a national level, and partner with a number of downtown hotels and restaurants to attract tourists to the theatres and other downtown businesses. Additionally, because of our successful fundraising efforts, we are able to keep ticket prices relatively affordable each year.

**ATTACHMENT 2: HISTORIC DOCUMENTATION**



**The Stateside Theatre, 1946**

### **ATTACHMENT 3: CERTIFICATE OF APPROPRIATENESS**

NA – Because the Stateside Theatre is not listed on the National Register of Historic Places and is not a City of Austin or State Historic Landmark, it does not require a Certificate of Appropriateness from the Historic Landmark Commission. However, in respect for its contributing status to the Congress Avenue National Historic District, we will ensure that the stucco restoration is historically accurate.

### **ATTACHMENT 4: PROJECT BUDGET**

#### **Revenue**

Austin Convention & Visitors Bureau	\$47,000
Family & corporate foundation funding	\$15,000
Individual Contributions	\$ 7,478
<b>Total</b>	<b>\$69,478</b>

#### **Expenses**

This is a turn-key project with labor and materials included in the total of \$69,478.

### **ATTACHMENT 5: THREE COMPETITIVE BIDS**

See three qualified bids attached.

### **ATTACHMENT 6: PROJECT SCHEDULE:**

Once fully funded, this project is slated to begin July 1, 2016 and completed by August, 2016.

### **ATTACHMENT 7: PROOF OF OWNERSHIP**

The ACVB has Stateside Theatre bond on file. If additional copies are needed, please inquire and we will provide a digital copy.

### **ATTACHMENT 8: INSURANCE**

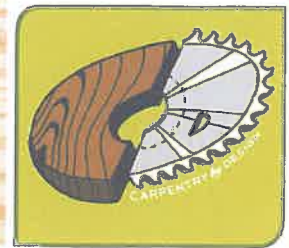
See attached Certificate of Insurance.

### **ATTACHMENT 9: PLANS AND SPECIFICATIONS OF PROPOSED WORK**

See attached Scope of Work and photos. The Austin Theatre Alliance undertakes restoration projects to match the original plans and specifications of the buildings. All building methods and materials comply with OSHA and City of Austin policies.



# Carpentry By Design



## Estimate

Estimate No: 31245  
Date: 25 Mar 15

6516 Garden View  
Austin, Texas

Tim Smith  
5125909291

Carpentrybydesign.tim@gmail.com

**For:** Austin Theatre Alliance / State Theater  
719 Congress Ave  
Austin Texas

### Description

### Amount

We propose to provide all labor and materials to complete full scope of work to rehab the State Theater facade stucco.  
Scope of work provided by Jonathon Humphrey.  
Scope of work is attached  
Any additional items not included in scope of work will require a change order and approval prior to continuance of work.

\$78,600.00

\$0.00

\* Indicates non-taxable item

### Payment schedule:

Subtotal

\$78,600.00

1/3 upon approval of contract

\$0.00

1/3 prep and first stucco coat complete

**Total**

\$78,600.00

1/3 upon completion of project

All debris removal included.

*Schaubhut Construction*

1419 Tuffit

Austin, TX 78753

Proposal #021515-A

Date: February 15, 2015

Name/Address
Austin Theatre Alliance <b>STATE THEATER</b> 719 Congress Avenue Austin, TX 78701

Description of Work: Façade Stucco & Tile
<p>Schaubhut Construction will provide a turnkey service to rehabilitate the State Theater Façade Stucco, and will perform all work and provide all materials as per "Scope of Work" outlined by Jonathan Humphrey, Facilities Director of the Austin Theatre Alliance.</p> <p>Reference "Scope of Work" Attached</p> <p>*Note – In the event additional work is needed that is not part of scope that would require additional labor and materials, additional invoicing will be submitted as add/change to contract.</p>

<i>Subtotal</i>	<i>\$73,545</i>
<i>Sales Tax</i> 8.25%	<i>\$0.00</i>
<b><i>TOTAL</i></b>	<b><i>\$73,545</i></b>

# REALMBUILD, INC.

D E V E L O P M E N T

D E S I G N

B U I L D

2211 S. IH 35 Suite 107 Austin, Texas 78741

Tel. 512-444-5330

Email: [realm@realmbuild.com](mailto:realm@realmbuild.com)

## PROPOSAL

**SUBMITTED TO:** The Austin Theatre Alliance  
Jonathan Humphrey, Facilities Director  
713 Congress Avenue  
Austin, Texas 78701

**PROJECT:** State Theatre Building  
Stucco Repairs and Complete Stucco Finish-Coat

**LOCATION:** 719 Congress Avenue  
Austin, Texas 78701

February 27, 2015

We hereby propose to furnish the materials and perform the labor necessary for exterior stucco repairs and resurfacing of areas of the State Theatre. This work includes:

1. **Scope:** The areas to be repaired and finish-coated include the entire front façade including entryway stucco at both entries, main façade planes ends, tops and backs of main and lower parapet and all stucco surrounding the balcony. This proposal does not include any other stucco on the State Theatre.
2. **Removal and investigation:** Comprehensive testing and removal of all loose, hollow, blistering and flaking stucco with special care taken to preserve the black glass panels and the original masonry substrate. Thorough cleaning of all surfaces is included in the scope to prepare surfaces for new stucco adhesion. An exhaustive evaluation of this stage of the work will be carried out by RealmBuild and areas needing more attention will be noted and attended to. No stucco work will begin until RealmBuild and the Austin Theatre Alliance representative are satisfied that all remaining stucco is sound and clean.
3. **Decorative glass:** Broken or missing black glass panels to be replaced with black glass panels procured by RealmBuild.
4. **Stucco:** Holes, cracks and hollows to be primed and filled with cementitious stucco to create a sound and level surface throughout. In areas where larger than hairline cracks are found, a fiberglass mesh will be completely embedded in primer/ adhesive base coat. This step will not be done in areas that are originally found to be sound and with only superficial hairline cracking. Special attention will be paid to the tops of both parapets to ensure a sound and water-resistant barrier since these areas are credited with allowing water infiltration in the past. An acrylic based stock color finish coat of 1/8" nominal thickness will provide a final water

resistant surface to all surfaces listed in the scope of work. Color and finish to match original as close as possible.

**3. Scaffolding and Safety Set-up:**

- a) Erect scaffolding necessary for the work described above.
- b) Scaffolding to span over the marquis and be unsupported by the marquis.
- c) Protect marquis deck with sheet foam and plywood
- d) Remove the scaffold, deck protection and all refuse upon completion of project.
- e) Note that RealmBuild will remove the deck guardrail for the work period and replace it at the end of the project. Austin Theatre Alliance to remove and replace wood box at South end of the deck so that part of the parapet wall can be included. And Austin Theatre Alliance will see to temporary relocation of the ATM machine blocking access to the stucco wall behind.

**4. Debris Disposal:** There will be a daily cleanup of debris and a clean workplace will be maintained throughout the duration of the work. Contractor will dispose of all debris.

**5. Permits:** Required building permit will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin. ROWMAN permit to be obtained by Austin Theater Alliance.

**5. Parking:** It is understood and agreed that 2 parking spaces will be available for the vehicles of workers on Congress Avenue in front of the Paramount façade. These two spaces will be made available by Austin Theatre Alliance.

The following bid price includes all labor and materials required to complete the above described work.

**Total Bid: Sixty nine thousand, four hundred seventy eight dollars (\$69,478.00).**

**Payment Schedule:**

**Twenty three thousand dollars (\$23,000.00)** due on the start of work at the project.

**Twenty three thousand dollars (\$23,000.00)** due after completion of installation of scaffolding, completion of "Removal and Investigation" phase and black glass panel replacements are complete.

**Twenty three thousand, four hundred seventy eight dollars (\$23,478.00)** balance due upon completion of all work of the agreement to the reasonable satisfaction of the Client's representative. Upon written request by the Contractor at the time the contractor represents that all work has been completed the client will perform a walk through inspection of the work.

Any deficiencies or corrections will be noted at this time by the client representative and provided to the contractor in writing. A second walk through inspection will be requested to inspect the corrections previously noted. The work of the agreement will be considered complete at the time the corrections of the initial walk through inspection are completed to the reasonable satisfaction of the client representative.

# **REALMBUILD, INC.**

Austin Theatre Alliance Façade Restoration

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February 27-2015

Scheduled payments are due in full within ten (10) working days of the presentation of the draw requests. Any payments made after the ten (10) working day period will be considered a late payment and will be assessed an eight (8%) late fee. Any payments not made within thirty (30) days of their presentation will be assessed the eight (8%) late fee and will incur a twelve (12%) prorated annual interest rate fee for each day past 30 days it is delinquent.

All work to be of a standard of quality equal to or better than industry standards. All work has a one year labor and materials warranty.

Alterations or deviations from the above scope of work and specifications may be accomplished after execution of a Change Order addendum to the CONTRACT without invalidating the CONTRACT. Change Orders will be executed only upon a mutually agreed written signed agreement. Additional requirements, historical review and or approval processes will constitute a change to the Scope of The Work and would require a Change Order Agreement.

This proposal may be withdrawn by RealmBuild, Inc. if not accepted within thirty (30) days of the date of this proposal.

Submitted by

Date

David Wolf

President, RealmBuild Inc.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. RealmBuild is authorized to do the work as specified and payments will be made as outlined above.

Signature

Date

Authorized representative of the Austin Theatre Alliance



# CERTIFICATE OF LIABILITY INSURANCE

AUTHE-1

OP ID: AS

DATE (MM/DD/YYYY)  
01/21/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The John A. Barclay Agency Inc 8701 Shoal Creek Blvd. #201 Austin, TX 78757 John A Barclay III	<b>CONTACT NAME:</b> Andrew Shannon	
	<b>PHONE (A/C, No, Ext):</b> 512-374-4937 <b>FAX (A/C, No):</b>	
	<b>E-MAIL ADDRESS:</b> andrew@barclay-insurance.com	
<b>INSURED</b> Austin Theatre Alliance Paramount Theatre For The Performing Arts, Inc. and State Theatre Company P O Box 1566 Austin, TX 78767-1566	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> America First Lloyds	11526
	<b>INSURER B:</b> Peerless Insurance Company	24198
	<b>INSURER C:</b> America First Insurance	
	<b>INSURER D:</b> Texas Mutual Insurance Company	22945
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	CBP8194564	10/01/2014	10/01/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		X	BA1049458	10/01/2014	10/01/2015	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10000			CU8194464	10/01/2014	10/01/2015	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	TSF10406502	10/01/2014	10/01/2015	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<b>Liquor Liability</b>			CBP8194564	10/01/2014	10/01/2015	Limit 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**City of Austin  
Economic Development Dept.  
124 W 8th St. #310  
Austin, TX 78701

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**NOTEPAD:**

HOLDER CODE

INSURED'S NAME Austin Theatre Alliance

AUTHE-1

OP ID: AS

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Date 01/21/2015

Policy CBP8194567 contains a 30 day notice of cancellation endorsement in favor of the City of Austin/Economic Development Dept.

**STATE THEATRE  
FAÇADE STUCCO/TILE  
Scope of Work**

**November 20, 2014**

**1. Scope:** The areas to be repaired and finish-coated include the entire front façade including entryway stucco at both entries, main façade planes ends, tops and backs of main and lower parapet and all stucco surrounding the balcony. This proposal does not include any other stucco on the State Theatre.

**2. Removal and investigation:** Comprehensive testing and removal of all loose, hollow, blistering and flaking stucco with special care taken to preserve the black glass panels and the original masonry substrate. Thorough cleaning of all surfaces is included in the scope to prepare surfaces for new stucco adhesion. An exhaustive evaluation of this stage of the work will be carried out by contractor and areas needing more attention will be noted and attended to. No stucco work will begin until contractor and the Austin Theatre Alliance Facilities Director Jonathan Humphrey are satisfied that all remaining stucco is sound and clean.

**3. Decorative glass:** Broken or missing black glass panels to be replaced with black glass panels procured by contractor.

**4. Stucco:** Holes, cracks and hollows to be primed and filled with cementitious stucco to create a sound and level surface throughout. In areas where larger than hairline cracks are found, a fiberglass mesh will be completely embedded in primer/ adhesive base coat. This step will not be done in areas that are originally found to be sound and with only superficial hairline cracking. Special attention will be paid to the tops of both parapets to ensure a sound and water-resistant barrier since these areas are credited with allowing water infiltration in the past. An acrylic based stock color finish coat of 1/8" nominal thickness will provide a final water resistant surface to all surfaces listed in the scope of work. Color and finish to match original as close as possible.

**3. Scaffolding and Safety Set-up:**

- a) Erect scaffolding necessary for the work described above.
- b) Scaffolding to span over the marquis and be unsupported by the marquis.
- c) Protect marquis deck with sheet foam and plywood
- d) Remove the scaffold, deck protection and all refuse upon completion of project.
- e) Note that contractor will remove the deck guardrail for the work period and replace it at the end of the project. Austin Theatre Alliance to remove and replace wood box at South end of the deck so that part of the parapet wall can be included. And Austin Theatre Alliance will see to temporary relocation of the ATM machine blocking access to the stucco wall behind.

**4. Debris Disposal:** There will be a daily cleanup of debris and a clean workplace will be maintained throughout the duration of the work. Contractor will dispose of all debris.

**5. Permits:** Required building permit will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin. ROWMAN permit to be obtained by Austin Theater Alliance.

**6. Parking:** It is understood and agreed that 2 parking spaces will be available for the vehicles of workers on Congress Avenue in front of the Paramount façade. These two spaces will be made available by Austin Theatre Alliance.





**Missing stucco above entryway, cracked black tiles.**



**Missing black tile, top right.**



**Cracked, flaking and discolored stucco.**



**Flaking, cracked stucco.**