



March 4, 2016

Steve Genovesi
Senior Vice President, Sales
Austin Convention & Visitors Bureau
111 Congress, Suite 700
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 truly grateful for all the support you have provided to our organization over the years. We simply would not be able to carry out the large-scale, high-profile preservation projects without your generous contributions to our historic theatres.

The Austin Theatre Alliance is the umbrella organization for the Paramount & Stateside Theatres. Together, these venues are acoustically more intimate, visually more striking, and historically more significant than any other theatre in Austin. Each year, more than 200,000 locals and out-of-town visitors pass through our doors to take in first-rate performing arts events and films. Our 2015-16 Season includes Lyle Lovett, Mavis Staples & Nick Lowe, Olympia Dukakis, Randy Newman, Jane Goodall, Chick Corea & Bela Fleck, and Graham Nash. The theatres are also principal venues for the SXSW Film Festival, the Austin Film Festival, the Moontower Comedy & Oddity Festival, and the Summer Classic Film Series.

Listed on the National Register of Historic Places and an architectural cornerstone of the Congress Avenue National Historic District, the Paramount Theatre officially turned 100 years old in October 2015. In a project made possible by funding from the Austin Convention & Visitors Bureau, we celebrated the theatre's centennial by recreating and then relighting the majestic blade sign that adorned the building from 1930 until 1964. Now, we are turning our attention to restoring the Paramount marquee, awning, and ground level limestone. The marquee and awning suffer from rust, water infiltration, raised paint, damaged metal, and unsealed joints, while the limestone requires refurbishing to take out the scratches and imbedded grime. Together with the blade, the newly restored marquee, awning, and limestone will draw increased attention, appreciation, and business to downtown Austin's vibrant cultural arts district.

The Austin Theatre Alliance respectfully requests \$47,000 in funding from the Austin Convention & Visitors Bureau towards the restoration of the Paramount marquee and awning. The total cost of the project is \$86,889. In what follows, we present the Paramount project in greater detail. If you have any questions about our proposal, please do not hesitate to contact me, either by phone at 512-692-0519 or by email at mjordan@austintheatre.org. We are grateful for your organization's generous support of our historic preservation efforts and look forward to our continued partnership in preserving Austin's landmarks for Central Texans and tourists alike.

Sincerely,

Maica Jordan
Executive Director of Development
Austin Theatre Alliance

PARAMOUNT
AUSTINTHEATRE.ORG



GRANT APPLICATION

Austin Convention and Visitors Bureau
Attn: Steve Genovesi, Senior Vice President, Sales
111 Congress Avenue, Suite 700
Austin, Texas 78701
Phone: 512-583-7259 Email: sgenovesi@austintexas.org

DATE: March 4, 2016

HISTORIC PROPERTY AND ADDRESS: The Paramount Theatre 713 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: NA

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

PERSON PRESENTING REQUEST/CONTACT PERSON: Maica Jordan

ADDRESS: P.O. Box 1566 Austin, TX 78767 TELEPHONE NO. 512-692-0519

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

PROJECT NAME: Restoration of the Paramount Theatre's Marquee, Awning & Ground Level Façade

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

Constructed in 1915, the Paramount Theatre (originally the Majestic) has stood on Congress Avenue in the heart of downtown Austin for more than 100 years. As Austin's oldest surviving theatre, it has a long history of entertaining and inspiring Central Texas audiences. Performing artists such as Harry Houdini, Katharine Hepburn, Orson Welles, and Helen Hayes graced the theatre's stage in its early days. The Paramount is one of the few surviving examples of an early twentieth-century vaudeville theatre, and because we still use ropes and sandbags for the rigging system, it is also one of only a handful of hemp houses left in the United States. It thus has an importance that extends well beyond Central Texas.

Leading up to the Paramount Theatre's 2015 centennial celebration, we made great strides in restoring its exterior for guests and tourists to enjoy, just as they did in the theatre's early years. With generous support from the Austin Convention & Visitors Bureau, we have restored the theatre's beautiful stone and brick its façade; reconstructed the Paramount's magnificent bulb-lit blade; and are in process of repairing the façade's three balconies overlooking Congress Avenue.

Now, we are turning our attention towards a complete rehabilitation of the Paramount Theatre's marquee and awning, which sit just below the newly fabricated blade. The marquee and awning suffer from rust, water infiltration, cracked and peeling paint, damaged metal, and unsealed joints. As part of the long-term, large-scale project to restore the theatre's exterior, the Paramount marquee and awning project will enhance the theatre's appearance and increase its visibility up and down Congress Avenue.

The scope of the work for the Paramount marquee and awning rehabilitation includes restoring or replacing all parts of the marquee that are currently failing. The project has four major components. First, for the marquee itself, we will replace the flush metal cap of the marquee with an extended metal cap for better drainage and for the protection of the historic neon tubing. We will prep, prime, and paint the marquee's top edge, which is now rusted and faded, and polish its face, so that it looks new and sharp once again. In addition, we will replace all rusted screws and remove all the bulbs currently in the marquee, replacing them with LED exterior rated bulbs in order to increase the theatre's energy efficiency. The scope of work for the face of the marquee includes removing all letter channels and glass and cleaning the lighting box. We will replace all letter channel glass with a glass alternative and repair all letter channels, as needed. Finally, we will replace the fluorescent bulbs with LED rigid strip lighting.

Second, we will rehabilitate the awning canopy and its three exterior sides by repairing all damaged metal and making sure that all joints are butt set and caulked. In addition, we will scrape the canopy as necessary to remove all loose or flaking paint, and then prep, prime, and paint all surfaces. It is also necessary to make sure there is proper drainage of water in order to keep the water that is currently infiltrating the canopy from doing so. Finally, we will replace all bulbs in the canopy with LED exterior rated bulbs.

The third component of the project concerns the awning roof, which along with the gutter and flashings, we will replace in its entirety with white 60 mil heat-welded Thermoplastic Polyolefin single-ply roofing. Fourth, we will refurbish the ground level limestone veneer of the Paramount's façade, just below the marquee and awning. This includes polishing out superficial scratches and imbedded grime and buffing all stone to 120 grit.

We plan to select Schaubhut Construction's turnkey bid for the project, not only because of their unquestioned ability to redesign and fabricate the parts of the marquee that need replacing but also because of their expertise in commercial work and specialty projects. The restoration of the Paramount marquee and awning will ensure pedestrian and worker safety and protect the rest of the theatre while we carry out the work. The restoration methods used will comply with OSHA and City of Austin policies. The contractor will obtain the required permits from the City of Austin and will clean up debris daily.

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 Paramount Theatre is a City of Austin and State Historic Landmark and has been listed on the National Register of Historic Places since 1976. It is also a contributing structure to the Congress Avenue National Historic District.

AMOUNT OF FUNDING REQUESTED: \$47,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \$39,889

The total cost to restore the Paramount marquee and awning is estimated to be \$86,889. Should the full funding of \$47,000 be awarded, the Austin Theatre Alliance's match would be \$39,889. If funded, the project would commence in July 2017 and finish in September 2017.

To make up the match, we will approach foundations and individual donors who have a strong interest in historic preservation. Our 2014-15 "Give Us the Green Light!" preservation campaign, which centered on the fabrication and installation of a new, historically accurate Paramount blade, was enormously successful. Because of the Paramount Theatre's prominence in downtown Austin, we feel a preservation campaign centered on the Paramount marquee will yield a similar result.

In addition, the Austin Theatre Alliance continually undertakes both proactive and reactive facilities maintenance and restoration projects. Since 2013, we have invested substantial funds each year towards the maintenance and historic preservation of our buildings. In addition to the Paramount blade project mentioned above, projects have included restoring the Paramount Theatre's stone and brick façade and the Stateside Theatre's neon blade, marquee, and stucco façade; replacing several major HVAC units at the Paramount; and upgrading the Paramount stage and auditorium lighting and dimming system.

DO LIENS EXIST AGAINST THE HISTORIC PROPERTY? () Yes (X) No

IF YES, DESCRIBE THE LIENS AND AMOUNTS: NA



(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.

ATTACHMENTS – PARAMOUNT MARQUEE, AWNING & GROUND LEVEL FAÇADE PROJECT

1. TOURISM JUSTIFICATION

Austin values the arts highly. Indeed, the city's identity and economy are built on the arts and other industries that require creativity and innovation. Tourists often come to Austin because of its reputation as "The Live Music Capitol of the World" and its standing as one of the nation's leading creative communities. The Paramount & Stateside Theatres are vital contributors to what Austin has to offer, welcoming performing artists and visitors from all over the state, the nation, and the world.

Each year, more than 200,000 people pass through the doors of the Paramount & Stateside Theatres to take in a live performing arts event or film. 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 Film Festival, which attracts visitors from every corner of the globe. The theatres are open to the public for more than 200 nights per year, making it easy for out-of-town visitors to take in a show or film.

The breadth and depth of our programming allows us to market and promote our events throughout Central Texas and ensures that we attract audiences from different backgrounds. We include events that are geared towards the region's Hispanic, African American, and Asian communities and invite children from all over Central Texas to the theatres to take in our children's theatre productions. We advertise our events via local and regional media outlets, promote our Moontower Festival on a national level, and partner with downtown hotels and restaurants to promote tourism and bring both Austinites and out-of-town visitors to the theatres and other downtown businesses. Even with the seeming restrictions of a historic facility, we have received the "Austin Access Award" from the Mayor's Committee on People with Disabilities for our efforts to make our events accessible to everyone. And because of our robust fundraising efforts, we are generally able to keep ticket prices low.

We often make arrangements for tours of the Paramount & Stateside Theatres, where guests have the opportunity to hear about the role these two Austin landmarks have played in the history of our great city. The theatres are located in the Congress Avenue National Register District, with the Paramount in particular listed on the National Register of Historic Places. Our tours of the Paramount capture more than 100 years of history for visitors. Guests learn that the Paramount is one of the few surviving examples of an early twentieth-century vaudeville theatre; that it is one of the only theatres in the nation that still uses ropes and sandbags for its rigging system; and that performers such as Harry Houdini, Katharine Hepburn, Orson Welles, and Helen Hayes have all graced the Paramount stage. Tour guests might even hear a few ghost stories along the way!

2. HISTORIC DOCUMENTATION



Paramount Theatre Marquee & Awning



Rust on the Top of the Paramount Marquee



**Rust and Faded Paint on the Marquee
Top and Deterioration of the Awning Roof**

**Raised Paint and General
Deterioration of the Awning's
Exterior Face and Joints**





Deterioration of Awning Roof



Ineffective Gutters/Flashings



Ground Level Limestone Requires Resurfacing



3. CERTIFICATE OF APPROPRIATENESS

We have had preliminary contact with preservation officers at the Historic Landmark Commission and have asked to appear on the Certificate of Appropriateness agenda in April to discuss the project with them. As with the Paramount façade and blade projects, we will work closely with the Historic Landmark Commission to ensure that the marquee project meets all of their requirements for historical accuracy and the protection of the theatre.

4. PROJECT BUDGET

REVENUE	
ACVB	\$ 47,000.00
Individual Donations	\$ 10,000.00
Other Grants	\$ 29,000.00
EXPENSES	
Marquee Roof Replacement	
Canopy Repair	
Marquee Repair and Improvement	
Limestone Resurface	
Debris Disposal	
Permits	
Barricades and Protection	
Parking	
Turnkey Price for Project	\$ 86,889.00

5. THREE COMPETITIVE BIDS

See the attached bids at the end of this application.

6. PROJECT SCHEDULE

The entire project will take place beginning in June 2017 and will be completed in September 2017. The Austin Theatre Alliance will pay \$28,963 at the start of the project; and \$57,926 upon completion of all the work in the agreement with Schaubhut Construction.

7. PROOF OF OWNERSHIP

See the attached proof of ownership at the end of this application.

8. PROOF OF INSURANCE

See the attached proof of insurance at the end of this application.

9. PLANS AND SPECIFICATIONS OF PROPOSED WORK

NA – Because the rehabilitation of the Paramount marquee, awning, and ground level facade is a repair job, it does not require formal architectural or engineering plans.

**SCHAUBHUT
CONSTRUCTION**

**1419 Tuffit
Austin, TX 78753**

PROPOSAL

Submitted to:
**Austin Theatre Alliance
PO Box 1566
Austin, TX 78767**

Location:
**PARAMOUNT THEATRE
713 Congress Avenue
Austin, TX 78701**

Attention:
**Jonathan Humphrey
Facilities Director**

Project:
**Marquee, Awning & Ground Level
Façade Limestone Rehabilitation**

We hereby propose to furnish the materials and perform the labor necessary for the awning roof replacement, maintenance, repairs and painting of the bottom and three faces of the awning, maintenance and repairs to the Marquee and the resurfacing of the ground level façade limestone of the Paramount Theatre. This work includes:

1. SCOPE

A. Roof replacement

Re-roof awning roof with white 60 mil TPO heat welded and fastener attached to ¼" separation board.

Details:

Clear existing roof of debris, hardware, uni-strut and equipment. Remove and dispose of existing roof of canopy and trench gutter against building down to the original roof deck boards. Inspect roof deck for rot and other defects and allow Client's Representative to inspect roof deck prior to proceeding. Install and attach separation board, 9 pitch pans for penetrations, 3 pipe flashings and details for two drains. Mechanically attach white 60mil heat welded TPO (Thermoplastic Polyolefin single-ply roofing) with proper termination strips and counter-flashed in all cases. Counter flashing at brick to be inserted into brick reglet with inserted flashing turned back and reglet caulked. All of above described work to include entire canopy roof deck and linear trench gutter at junction of canopy roof and building. Note that scaffolding will be erected during this segment of work.

B. Canopy Repair

Repairs to canopy include scraping as necessary to remove all loose or flaking paint, metal repairs, caulking joints, bonder/ primer and re-paint. Replace all canopy bulbs with LED exterior rated bulbs.

Details:

The canopy stamped tin moldings and panels need varying degrees of attention due to a century of scraping, repainting, removal and replacement. Scrape and prepare metal adequately ready to receive bonder-primer. This shall be done

*thoroughly so that defects won't "telegraph" through finish coat and be apparent from street level. Make repairs to metal as needed to close gaps between decorative elements. This step may involve cutting back roofing and/or roof substrate that is holding decorative pedestals away from frieze. Prime and caulk to prepare for an attractive and seamless finish coat. Follow bonder/ primer and caulk with two finish coats for full coverage. All canopy metal to be properly primed and painted per top tier industry standards. Colors to be selected by Austin Theater Alliance. Replace all canopy bulbs with LED exterior rated bulbs. (S14 LED Halco 1.4Watt Frosted Bulb) **Note that scaffolding will be erected during this segment of work.***

C. Marquee Repair and Improvement

Replace flush metal cap of marquee with extended metal cap for better drainage and the protection of historic neon tubing from hail and workers. Repaint marquee as needed. Polish marquee face. Replace all bulbs in marquee face with LED exterior rated bulbs. Remove all letter channels and glass and clean lighting box. Replace fluorescent bulbs and ballasts with LED rigid strip lighting. Replace all letter channel glass with glass alternative. Repair all letter channels as needed.

Details:

*Replace flush metal cap of marquee with extended metal cap for better drainage and the protection of historic neon tubing from hail and workers. This involves removal of existing scalloped cap metal and fabrication of replacement scalloped cap in paint grip galvanized 20 gage with knurled down kicks for drainage. Paint new cap and repaint marquee as needed. All existing and new marquee metal requiring paint to be properly primed and painted per top tier industry standards. Polish marquee face. Replace all bulbs in marquee face with LED exterior rated bulbs (S14 LED Halco 1.4 Watt Clear Bulb). Remove all letter channels and glass and clean lighting box. Replace fluorescent bulbs and ballasts with LED rigid strip lighting (Lithonia Lighting Series ZL1N or approved substitute). Replace all letter channel glass with glass alternative. Repair all letter channels as needed. **Note that scaffolding will be erected during this segment of work.***

D. Limestone Resurface

Refurbish ground level limestone veneer. Polish out superficial scratches and imbedded grime. Buff all stone to 120 grit.

Details:

Skilled resurfacing of limestone cladding of street level façade to be carried out by experienced craftspeople to ensure that the minimal surface necessary is removed and to prevent gouging and uneven surface effects. The result will be clean and as near flat as possible. Resurfacing will be done in stages beginning with coarse disks and becoming finer and finer until a final pass at 120 grit. Hand work will be done at all inside corners and around details to avoid damage to work in place.

Note that scaffolding will be erected during this segment of work.

2. 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.

3. 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. TURP & ROWMAN permits to be obtained by Schaubhut Construction.

4. PEDESTRIAN BARRICADES AND PROTECTION:

All necessary barricades and pedestrian safety measures to be provided by Schaubhut Construction and shall be the responsibility of Schaubhut Construction.

5. PARKING:

It is understood and agreed that 2 parking spaces will be permitted for the vehicles of workers on Congress Avenue in front of the Paramount façade.

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

Total Bid: Eighty Six Thousand Eight Hundred Eighty Nine dollars (\$86,889.00).

Payment Schedule:

Twenty Eight thousand Nine Hundred Sixty Three dollars (\$28,963.00) due on the start of work at the project.

Twenty Eight thousand Nine Hundred Sixty Three dollars (\$28,963.00) due after completion of tile removal, disposal and inspection of substrate improvements.

Twenty Eight thousand Nine Hundred Sixty Three dollars (\$28,963.00) 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's Representative will perform a walk through inspection of the work.

Any deficiencies or corrections will be noted at this time by the Client's 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's Representative.

Scheduled payments are due in full within ten (10) working days of the presentation of the draw requests.

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 Schaubhut Construction if not accepted within thirty (30) days of the date of this proposal.

Submitted by

Date

Grant Schaubhut

Owner, Schaubhut Construction

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Schaubhut Construction 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

Carpentry By Design, LLC
6516 Garden View
Austin, TX

Project Proposal—

Submit to:
Austin Theatre Alliance
PO Box 1566
Austin, TX 78767

Location:
Paramount Theatre
713 Congress Avenue
Austin, TX 78701

Project:
Marquee, Awning & Ground Level Limestone
Rehabilitation

Attention:
Jonathan Humphrey
Facilities Director

We hereby propose to furnish the materials and perform the labor necessary for the awning roof replacement, maintenance, repairs and painting of the bottom and three faces of the awning, maintenance and repairs to the Marquee and the resurfacing of the ground level façade limestone of the Paramount Theatre. This work includes:

1. SCOPE

A. Roof replacement

Re-roof awning roof with white 60 mil TPO heat welded and fastener attached to ¼" separation board.

Details:

Clear existing roof of debris, hardware, uni-strut and equipment. Remove and dispose of existing roof of canopy and trench gutter against building down to the original roof deck boards. Inspect roof deck for rot and other defects and allow

Client's Representative to inspect roof deck prior to proceeding. Install and attach separation board, 9 pitch pans for penetrations, 3 pipe flashings and details for two drains. Mechanically attach white 60mil heat welded TPO (Thermoplastic

Polyolefin single-ply roofing) with proper termination strips and counter-flashed in all cases. Counter flashing at brick to be inserted into brick reglet with inserted flashing turned back and reglet caulked. All of above described work to include entire canopy roof deck and linear trench gutter at junction of canopy roof and building. Note that scaffolding will be erected during this segment of work.

B. Canopy Repair

Repairs to canopy include scraping as necessary to remove all loose or flaking paint, metal repairs, caulking joints, bonder/ primer and re-paint. Replace all canopy bulbs with LED exterior rated bulbs.

Details:

The canopy stamped tin moldings and panels need varying degrees of attention due to a century of scraping, repainting, removal and replacement. Scrape and prepare metal adequately ready to receive bonder-primer. This shall be done thoroughly so that defects won't "telegraph" through finish coat and be apparent from street level. Make repairs to metal as needed to close gaps between decorative elements. This step may involve cutting back roofing and/or roof substrate that is holding decorative pedestals away from frieze. Prime and caulk to prepare for an attractive and seamless finish coat. Follow bonder/ primer and caulk with two finish coats for full coverage. All canopy metal to be properly primed and painted per top tier industry standards. Colors to be selected by Austin Theater

Alliance. Replace all canopy bulbs with LED exterior rated bulbs. (S14 LED Halco 1.4Watt Frosted Bulb) Note that scaffolding will be erected during this segment of work.

C. Marquee Repair and Improvement

Replace flush metal cap of marquee with extended metal cap for better drainage and the protection of historic neon tubing from hail and workers. Repaint marquee as needed. Polish marquee face. Replace all bulbs in marquee face with LED exterior rated bulbs. Remove all letter channels and glass and clean lighting box.

Replace fluorescent bulbs and ballasts with LED rigid strip lighting. Replace all letter channel glass with glass alternative. Repair all letter channels as needed.

Details:

Replace flush metal cap of marquee with extended metal cap for better drainage and the protection of historic neon tubing from hail and workers. This involves removal of existing scalloped cap metal and fabrication of replacement scalloped cap in paint grip galvanized 20 gage with knurled down kicks for drainage. Paint new cap and repaint marquee as needed. All existing and new marquee metal requiring paint to be properly primed and painted per top tier industry standards.

Polish marquee face. Replace all bulbs in marquee face with LED exterior rated bulbs (S14 LED Halco 1.4 Watt Clear Bulb). Remove all letter channels and glass and clean lighting box. Replace fluorescent bulbs and ballasts with LED rigid strip lighting (Lithonia Lighting Series ZL1N or approved substitute). Replace all letter channel glass with glass alternative. Repair all letter channels as needed. Note that scaffolding will be erected during this segment of work.

D. Limestone Resurface

Refurbish ground level limestone veneer. Polish out superficial scratches and imbedded grime. Buff all stone to 120 grit.

Details:

Skilled resurfacing of limestone cladding of street level façade to be carried out by experienced craftspeople to ensure that the minimal surface necessary is removed and to prevent gouging and uneven surface effects. The result will be clean and as near flat as possible. Resurfacing will be done in stages beginning with coarse disks and becoming finer and finer until a final pass at 120 grit. Hand work will be done at all inside corners and around details to avoid damage to work in place.

Note that scaffolding will be erected during this segment of work.

2. 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.

3. 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. TURP & ROWMAN permits and pedestrian walkways and management will be provided by Austin Theatre Alliance

4. PEDESTRIAN BARRICADES AND PROTECTION:

All necessary barricades and pedestrian safety measures to be provided by Austin Theatre Alliance.

5. PARKING:

It is understood and agreed that 2 parking spaces will be provided by Austin Theatre Alliance.

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

Total Bid: Eighty One Thousand Four Hundred Twenty dollars (\$81,420.00).

Payment Schedule:

Twenty Eight thousand Nine Hundred Sixty Three dollars (\$27,140.00) due on the start of work at the project.

Twenty Eight thousand Nine Hundred Sixty Three dollars (\$27,140.00) due after completion of tile removal, disposal and inspection of substrate improvements.

Twenty Eight thousand Nine Hundred Sixty Three dollars (\$27,140.00) 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's Representative will perform a walk through inspection of the work.

Any deficiencies or corrections will be noted at this time by the Client's 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's Representative.

Scheduled payments are due in full within ten (15) working days of the presentation of the draw requests.

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 Carpentry By Design LLC if not accepted within thirty (30) days of the date of this proposal.

Submitted by

Date

Tim Smith

Owner, Carpentry By Design LLC

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Carpentry By Design LLC 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

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

PROPOSAL

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

PROJECT: Paramount Theatre Building
Marquee, Awning & Ground Level Façade Rehabilitation

LOCATION: 713 Congress Avenue
Austin, Texas 78701

March 2, 2016

We hereby propose to furnish the materials and perform the labor necessary for the awning roof replacement and repairs, maintenance, repairs and painting of the bottom and three faces of the awning, maintenance and repairs to the Marquee and the resurfacing and sealing of the street level façade of the Paramount Theatre. This work includes:

1. Scope:

- Re-roof awning roof with white 60 mil TPO heat welded and fastener attached to ¼" separation board.
- Repairs to canopy include scraping as necessary to remove all loose or flaking paint, metal repairs, caulking joints, bonder/ primer and re-paint. Replace all canopy bulbs with LED exterior rated bulbs.
- Replace flush metal cap of marquee with extended metal cap for better drainage and the protection of historic neon tubing from hail and workers. Repaint marquee as needed. Polish marquee face. Replace all bulbs in marquee face with LED exterior rated bulbs. Remove all letter channels and glass and clean lighting box. Replace fluorescent bulbs and ballasts with LED rigid strip lighting. Replace all letter channel glass with glass alternative. Repair all letter channels as needed.
- Refurbish ground level limestone veneer. Polish out superficial scratches and imbedded grime. Buff all stone to 120 grit.

Roof replacement details:

Clear existing roof of debris, hardware, uni-strut and equipment. Remove and dispose of existing roof of canopy and trench gutter against building down to the original roof deck boards. Inspect roof deck for rot and other defects and allow Client's Representative to inspect roof deck prior to proceeding. Install and attach

March-2-2015

separation board, 9 pitch pans for penetrations, 3 pipe flashings and details for two drains. Mechanically attach white 60mil heat welded TPO (Thermoplastic Polyolefin single-ply roofing) with proper termination strips and counter-flashed in all cases. Counter flashing at brick to be inserted into brick reglet with inserted flashing turned back and reglet caulked. All of above described work to include entire canopy roof deck and linear trench gutter at junction of canopy roof and building. **Note that scaffolding will be erected during this segment of work.**

Canopy repair details:

The canopy stamped tin moldings and panels need varying degrees of attention due to a century of scraping, repainting, removal and replacement. Scrape and prepare metal adequately ready to receive bonder-primer. This shall be done thoroughly so that defects won't "telegraph" through finish coat and be apparent from street level. Make repairs to metal as needed to close gaps between decorative elements. This step may involve cutting back roofing and/or roof substrate that is holding decorative pedestals away from frieze. Prime and caulk to prepare for an attractive and seamless finish coat. Follow bonder/ primer and caulk with two finish coats for full coverage. All canopy metal to be properly primed and painted per top tier industry standards. Colors to be selected by Austin Theater Alliance. Replace all canopy bulbs with LED exterior rated bulbs. (S14 LED Halco 1.4Watt Frosted Bulb) **Note that scaffolding will be erected during this segment of work.**

Marquee repair and improvement details:

Replace flush metal cap of marquee with extended metal cap for better drainage and the protection of historic neon tubing from hail and workers. This involves removal of existing scalloped cap metal and fabrication of replacement scalloped cap in paint grip galvanized 20 gage with knurled down kicks for drainage. Paint new cap and repaint marquee as needed. All existing and new marquee metal requiring paint to be properly primed and painted per top tier industry standards. Polish marquee face. Replace all bulbs in marquee face with LED exterior rated bulbs (S14 LED Halco 1.4 Watt Clear Bulb). Remove all letter channels and glass and clean lighting box. Replace fluorescent bulbs and ballasts with LED rigid strip lighting (Lithonia Lighting Series ZL1N or approved substitute). Replace all letter channel glass with glass alternative. Repair all letter channels as needed. **Note that scaffolding will be erected during this segment of work.**

Limestone resurface details:

Skilled resurfacing of limestone cladding of street level façade to be carried out by experienced craftspeople to ensure that the minimal surface necessary is removed and to prevent gouging and uneven surface effects. The result will be clean and as near flat as possible. Resurfacing will be done in stages beginning with coarse disks and becoming finer and finer until a final pass at 120 grit. Hand work will be done at all inside corners and around details to avoid damage to work in place. **Note that scaffolding will be erected during this segment of work.**

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- 2. 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.
- 3. 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.
- 4. Pedestrian Barricades and Protection:** All necessary barricades and pedestrian safety measures to be provided by Austin Theatre Alliance and shall be the responsibility of Austin Theatre 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: Seventy eight thousand, seventy two dollars (\$78,072.00)

Payment Schedule:

Twenty six thousand, twenty four dollars (\$26,024.00) due on the start of work at the project.

Twenty six thousand, twenty four dollars (\$26,024.00) due after completion of canopy roof and canopy metal paint scraping and repairs.

Twenty six thousand, twenty four dollars (\$26,024.00) 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.

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

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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