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. An intimate and comfortable venue for live music and film, the Stateside Theatre now schedules performances year-round and has become one of the principle venues for the SXSW Film Festival, the Austin Film Festival, the Summer Classic Film Series, and the Moontower Comedy & Oddity Festival, all of which draw people from out of town and bring increased business, appreciation, and attention to Austin's vibrant cultural arts district.

A contributing structure of the Congress Avenue National Historic District, the Stateside Theatre was the first venue in Austin designed specifically to show motion pictures. Since 1935, the State has served Austin residents and tourists alike. Past heritage grants from the Austin Convention & Visitors Bureau have made it possible for us to refurbish the State's beautiful neon blade sign, replace its roof, repair its marquee, and restore its stucco façade. This year, we plan to replace the granite tile that sits at the base of the façade with black quartz tile, a defining feature of the theatre's original Art Deco style.

The Austin Theatre Alliance respectfully requests $47,000 in funding from the Austin Convention & Visitors Bureau towards replacing the Stateside Theatre's granite tile with black quartz tile. The total cost of the project is $54,684. In what follows, we present the Stateside 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

Austin
– CONVENTION & VISITORS BUREAU –

# 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 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: 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 Stateside Theatre's Black Tile

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 on the site of the old Avenue Hotel, the Stateside Theatre is a classic Art Deco building. The first venue dedicated entirely to showing motion pictures in Austin, the theatre opened on Christmas Day 1935 with a screening of *The Bride Comes Home*, starring Claudette Colbert and Fred MacMurray. Since then, the Stateside has undergone a series of restorations, most recently in 2007-2011 after a city water main burst and ruined the theatre's basement and stage. Since reopening the theatre's doors to the public for the first time in more than four years, 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. Together, we replaced the theatre's roof, restored its magnificent neon blade, rehabilitated its marquee, and restored its stucco facade.

Now, we are turning our attention to the Stateside Theatre's tiles at ground level. Originally, when the theatre opened in 1935, the tile of the State was black with white accents (see the historic photo in the attachments).

The black quartz tile was a defining feature of the theatre's original Art Deco design, but was eventually replaced with granite tile. In our next phase of restoring the State's exterior, we will reinstall the black tile, so that the appearance of the theatre is in keeping with when it was originally constructed. The new black tile will offer a sharp contrast with the white stucco façade and match the theatre's black metal doors and window frames. The tile will also include the white accents originally part of its design.

We will remove and dispose of the granite tile and prepare the substrate as necessary to be sound, smooth, water proof, and bondable, so that it's ready to receive new quartz slabs. In areas where the substrate is plywood nailed to wood studs, we will remove the plywood up to the height of the top of the tile and repair any rotten wall plate and studs. The 1.2 cm thick slabs will be fully thin-set bedded, without hollows, for a solid installation. Stainless trim will be installed at the corners, ends, cap, and between slab courses for protection of the edges and for period authenticity. Solid Surface Quartz Manufactured slabs will provide durability, ease of repair, and lower expected maintenance costs. The tile is approximately 30 linear feet and 42" tall across the entire west façade of the theatre.

We plan to select Schaubhut Construction's turnkey bid for the project, because of their knowledge of tile and historic application. They have proven to be effective and to provide a top-tier product and professionalism.

The new black quartz tile with white accents will complement the theatre's recently restored neon blade, marquee, and stucco façade, greatly enhancing the Stateside Theatre's appearance. Our restoration will ensure that the black tile remains true to the theatre's original design and is historically accurate. The restoration will also 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. There will be a twice daily cleanup of debris and a clean workplace will be maintained through the project.

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 National Historic District.

AMOUNT OF FUNDING REQUESTED: $47,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: $7,684

The total cost to replace the Stateside Theatre's granite tile with black tile is $54,684. Should the full funding of $47,000 be awarded, the Austin Theatre Alliance's match would be $7,684. The project is scheduled to commence in June 2016 and finish in August 2016.

The Austin Theatre Alliance continually undertakes both proactive and reactive facilities maintenance and restoration projects. Since 2013, we have invested significant funds towards the maintenance and historic preservation of our buildings. Projects have included restoring the Stateside Theatre's neon blade, marquee, and stucco façade; replacing several major HVAC units at the Paramount; and restoring the Paramount's façade, balconies, and majestic blade.

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 – STATESIDE FAÇADE BLACK TILE 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 Stateside Theatre is located in the Congress Avenue National Register District and was the first theatre in Austin designed specifically to show motion pictures, with tours capturing more than 80 years of rich history for visitors.

## 2. Historic Documentation

**Stateside Theatre with Original Black Tile at Ground Level**

**Granite Tile – Replace with Black Tile**

**Granite Tile – Replace with Black Tile**

### 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, we will ensure that the restoration of the Stateside Theatre's black quartz tile is historically accurate.

### 4. Project Budget

| | | |
|---|---|---|
| **REVENUE** | | |
| ACVB | | $47,000.00 |
| Individual Donations | | $ 5,000.00 |
| Other Grants | | $ 2,500.00 |
| | | |
| **EXPENSES** | | |
| Scope | | |
| Wainscoat replacement | | |
| Tiles | | |
| Debris Disposal | | |
| Permits | | |
| Barricades and Protection | | |
| Parking | | |
| **Turnkey Price for Project** | | $54,684.00 |

### 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 2016 and will be completed in August 2016. The Austin Theatre Alliance will pay $18,228 at the start of the project; $18,228 after completion of tile removal, disposal, and inspection of the substrate improvements; and $18,228 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 – The replacement of the Stateside's black tile 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:
**STATE THEATRE**
**719 Congress Avenue**
**Austin, TX 78701**

Attention:
**Jonathan Humphrey**
**Facilities Director**

**Project:**
**Exterior Wainscot Tile Replacement**

We hereby propose to furnish the materials and perform the labor necessary for the replacement of granite "Wainscot" wall tiles on the front (West) façade of the State Theatre. This work includes:

1. **Scope:** Replace existing granite tile "Wainscot" with Solid Surface Quartz Manufactured white and black slabs to approximately match original glass "Wainscot" per 1950 photo record.

2. **Wainscot replacement details:** Remove and dispose of granite "Wainscot". Prepare substrate as necessary to be sound, plumb and smooth, water proof and bondable, ready to receive new Solid surface slabs. In areas where the substrate is plywood nailed to wood studs, remove the plywood up to the height of the top of the "Wainscot" and repair any rotten wall plate and studs. Add stiffeners to wall at "Wainscot" and install cementitious tile backer substrate. All substrate to be coated with Latticrete 9235 Waterproofing Membrane. All substrates to be inspected and approved prior to tile installation. 1.2 cm thick Solid Surface slabs to be fully thin-set bedded without hollows for a solid installation. Stainless trim installed at corners, ends, cap and between slab courses for protection of edges and for period authenticity. Solid Surface Quartz Manufactured slabs will provide durability, ease of repair and lower expected maintenance cost. "Wainscot" is approximately 30 linear feet and 42" tall across the entire West façade.

3. **Samples Provided:** At the request of the Client's Representative, samples will be provided of Solid Surface Quartz Manufactured Slabs and Stainless Steel Trim for the benefit of the Client in choosing color, texture and trim profiles.

4. **Debris Disposal:** There will be a twice daily cleanup of debris and a clean workplace will be maintained through the project.

5. **Permits:** If required, building, TURP & ROWMAN permit will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin. Pedestrian Walkways will be provided by Schaubhut Construction.

6. **Parking:** It is understood and agreed that 2 parking spaces will be permitted for use by Schaubhut Construction.

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

**Total Bid: Fifty Four Thousand Six Hundred Eighty Four dollars ($54,684.00).**

**Payment Schedule:**

**Eighteen thousand two hundred twenty eight dollars ($18,228.00)** due on the start of work at the project.

**Eighteen thousand two hundred twenty eight dollars ($18,228.00)** due after completion of tile removal, disposal and inspection of substrate improvements.

**Eighteen thousand two hundred twenty eight dollars ($18,228.00)** 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:
State Theatre
719 Congress Avenue
Austin, TX 78701

Project:
Exterior Wainscot Tile Replacement

Attention:
Jonathan Humphrey
Facilities Director

## Project Description & Scope of Work:

We hereby propose to furnish the materials and perform the labor necessary for the replacement of granite "Wainscot" wall tiles on the front (West) façade of the State Theatre. This work includes:

1. **Scope:** Replace existing granite tile "Wainscot" with Solid Surface Quartz Manufactured white and black slabs to approximately match original glass "Wainscot" per 1950 photo record.

2. **Wainscot replacement details:** Remove and dispose of granite "Wainscot". Prepare substrate as necessary to be sound, plumb and smooth, water proof and bondable, ready to receive new Solid surface slabs. In areas where the substrate is plywood nailed to wood studs, remove the plywood up to the height of the top of the "Wainscot" and repair any rotten wall plate and studs. Add stiffeners to wall at "Wainscot" and install cementitious tile backer substrate. All substrate to be coated with Latticrete 9235 Waterproofing Membrane. All substrates to be inspected and approved prior to tile installation. 1.2 cm thick Solid Surface slabs to be fully thin-set bedded without hollows for a solid installation. Stainless trim installed at corners, ends, cap and between slab courses for protection of edges and for period authenticity. Solid Surface Quartz Manufactured slabs will provide durability, ease of repair and lower expected maintenance cost. "Wainscot" is approximately 30 linear feet and 42" tall across the entire West façade.

3. **Samples Provided:** At the request of the Client's Representative, samples will be provided of Solid Surface Quartz Manufactured Slabs and Stainless Steel Trim for the benefit of the Client in choosing color, texture and trim profiles.

4. **Debris Disposal:** There will be a twice daily cleanup of debris and a clean workplace will be maintained through the project.

5. **Permits:** If 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 & TURP permits and pedestrian walkways to be provided by Austin Theatre Alliance.

6. **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: Forty Eight Nine Hundred Sixty Six dollars ($48,966.00).**

**Payment Schedule:**

**Eighteen thousand two hundred twenty eight dollars ($16,322.00)** due on the start of work at the project.

**Eighteen thousand two hundred twenty eight dollars ($16,322.00)** due after completion of tile removal, disposal and inspection of substrate improvements.

**Eighteen thousand two hundred twenty eight dollars ($16,322.00)** 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

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.
DEVELOPMENT DESIGN BUILD
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: State Theatre Building
Replacement of Wall Tiles at Front Façade

LOCATION: 719 Congress Avenue
Austin, Texas 78701

February 26, 2016

We hereby propose to furnish the materials and perform the labor necessary for the replacement of granite "Wainscot" wall tiles on the front (West) façade of the State Theatre. This work includes:

1. **Scope:** Replace existing granite tile "Wainscot" with Solid Surface Quartz Manufactured white and black slabs to approximately match original glass "Wainscot" per 1950 photo record.

2. **Wainscot replacement details:** Remove and dispose of granite "Wainscot". Prepare substrate as necessary to be sound, plumb and smooth, water proof and bondable, ready to receive new Solid surface slabs. In areas where the substrate is plywood nailed to wood studs, remove the plywood up to the height of the top of the "Wainscot" and repair any rotten wall plate and studs. Add stiffeners to wall at "Wainscot" and install cementitious tile backer substrate. All substrate to be coated with Latticrete 9235 Waterproofing Membrane. All substrates to be inspected and approved prior to tile installation. 1.2 cm thick Solid Surface slabs to be fully thin-set bedded without hollows for a solid installation. Stainless trim installed at corners, ends, cap and between slab courses for protection of edges and for period authenticity. Solid Surface Quartz Manufactured slabs will provide durability, ease of repair and lower expected maintenance cost. "Wainscot" is approximately 30 linear feet and 42" tall across the entire West façade.

3. **Samples Provided:** At the request of the Client's Representative, samples will be provided of Solid Surface Quartz Manufactured Slabs and Stainless Steel Trim for the benefit of the Client in choosing color, texture and trim profiles.

4. **Debris Disposal:** There will be a twice 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:** If 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.

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

**Total Bid: Forty seven thousand six hundred fifty two dollars ($47,652.00).**

**Payment Schedule:**

**Fifteen thousand eight hundred eighty four dollars ($15,884.00)** due on the start of work at the project.

**Fifteen thousand eight hundred eighty four dollars ($15,884.00)** due after completion of tile removal, disposal and inspection of substrate improvements.

**Fifteen thousand eight hundred eighty four dollars ($15,884.00)** 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. 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