

The Contemporary Austin

JONES CENTER
700 Congress Avenue
Austin, Texas 78701
P 512 453 5312
F 512 459 4830

BETTY AND
EDWARD MARCUS
SCULPTURE PARK AT
LAGUNA GLORIA
3809 West 35th Street
Austin, Texas 78703
P 512 458 8191
F 512 458 1571

20 March 2017

Steve Genovesi
Senior Vice President of Sales
Austin Convention and Visitors Bureau
111 Congress Avenue
Suite 700
Austin, Texas 78701

Dear Steve,

Enclosed, please find The Contemporary Austin's Application to the Austin Convention and Visitors Bureau's Heritage Grant Program to support preservation efforts at the museum's historic site on Lake Austin, Laguna Gloria. A vibrant and cherished site of tremendous natural beauty, The Contemporary Austin would be pleased to partner with the Austin Convention and Visitors Bureau to preserve this national treasure for future generations and build momentum for the Master Plan for Laguna Gloria.

The Contemporary Austin values the Austin Convention and Visitors Bureau's commitment to historic preservation, and we are grateful for your consideration of our request. Should you have any questions or require further information, please do not hesitate to contact Michelle Voss, Fund Development Manager, at 512- 458-8191 ext. 144 or via email at mvoss@thecontemporaryaustin.org.

Best Regards,



Louis Grachos
Ernest and Sarah Butler Executive Director and CEO



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 20, 2017

HISTORIC PROPERTY AND ADDRESS: Driscoll Villa at Laguna Gloria
3809 West 35th Street, Austin, Texas 78703

APPLICANT'S NAME: The Contemporary Austin

APPLICANT'S ADDRESS: 3809 West 35th Street, Austin, Texas 78703

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT:

TAX I.D. NUMBER/TAX STATUS:

PERSON PRESENTING REQUEST/CONTACT PERSON: Michelle Voss

ADDRESS: 3809 West 35th Street Austin, Texas 78703 TELEPHONE NO. 512-458-8191 x 144

E-MAIL: mvoss@thecontemporaryaustin.org FAX NUMBER:

PROJECT NAME: Historic Restoration of the Driscoll Villa at Laguna Gloria

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 Contemporary Austin is requesting funds to repair historic features of the Driscoll Villa at Laguna Gloria, including repairs to the exterior terrace doors, repairs to the San Jose rose window, repairs to the roof, repairs to the window awnings, and the installation of a handrail on the exterior southwest steps.

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:

1975 National Register of Historic Places; 1983 City of Austin Landmark Commission Historic Landmark;

1983 Texas Historical Commission, Texas Marker Program, Recorded Texas Historical Landmark; 1980s State Archeological Landmark Designation; 2000 Official Project of Save America's Treasures, National Trust for Historic Preservation, U.S. Department of the Interior, National Park Service

AMOUNT OF FUNDING REQUESTED: \$58,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \$96,875

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

IF YES, DESCRIBE THE LIENS AND AMOUNTS: _____



(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.**

Tourism Justification

The ContemporaryAustin



One of Austin’s most cherished historic sites, Laguna Gloria is home to the stately 100-year-old Driscoll Villa set on fourteen lush acres along the shores of Lake Austin. Each year, The Contemporary Austin welcomes more than 40,000 visitors to Laguna Gloria to view the historic Driscoll Villa, attend the Art School, and experience art in the vibrant Texas landscape. An elegant venue for weddings and celebrations, Laguna Gloria also attracts more than 6,000 visitors every year from across the globe for special events.

Originally built in 1916 as the home of Texas philanthropist Clara Driscoll, the Villa at Laguna Gloria was entered into the National Register of Historic Places in 1975. With the generous support of numerous donors, including the Austin Convention and Visitors Bureau, the Villa underwent extensive renovations from 2003 through 2008 to carefully restore the property. As one of the museum’s two unique sites, The Contemporary Austin continues to diligently preserve Laguna Gloria for future generations. In support of these efforts, The Contemporary Austin is requesting \$58,000 from the Austin Convention and Visitors Bureau to repair historic features of the Villa, enhancing accessibility and ensuring conservation of the historic character of the property.



A cultural asset for the city of Austin, Laguna Gloria is open to the public Tuesday through Sunday from 10:00 AM to 4:00 PM. With a reputation as a major tourist attraction, The Contemporary Austin's docents conducted more than 450 tours of Laguna Gloria for 6,000 visitors in 2016. The Contemporary Austin promotes Laguna Gloria through marketing and advertising in multiple outlets, including local, state, national, and international publications, as well as public relations efforts that have resulted in coverage in *The New York Times* and *Texas Highways* magazine.

The Contemporary Austin's request to the Austin Convention and Visitors Bureau will provide substantial support for major repairs for the Villa as follows:

- Replace ADA-Accessible Terrace Doors
- Replace Damaged Awnings
- Repair Roof
- Repair San Jose Rose Window
- Install Handrail on Exterior Southwest Stairs

The Contemporary Austin has significant matching funds for the project from multiple sources, including a grant from the Alice Kleberg Reynolds Foundation, annual dues from The Contemporary Austin's Board of Trustees, revenue from the Art School at Laguna Gloria, and admission fees for the museum.

ARRIVAL EXPERIENCE

Arrival Garden Entry



A New Face for Laguna Gloria

CLARIFIED VISITOR EXPERIENCE, ORIENTATION, & FUNCTION

In addition to supporting the conservation of the Villa, an award from the Austin Convention and Visitor's Bureau would help build momentum towards implementing the Master Plan for Laguna Gloria. In fall 2013, the Edward and Betty Marcus Foundation awarded The Contemporary Austin a \$9 million dollar grant to transform the grounds of Laguna Gloria into the Betty and Edward Marcus Sculpture Park. In collaboration with recognized landscape architects, Reed Hilderbrand, the museum is creating a space for the public to experience extraordinary works of art framed by the native Texas landscape and the site's significant cultural heritage.

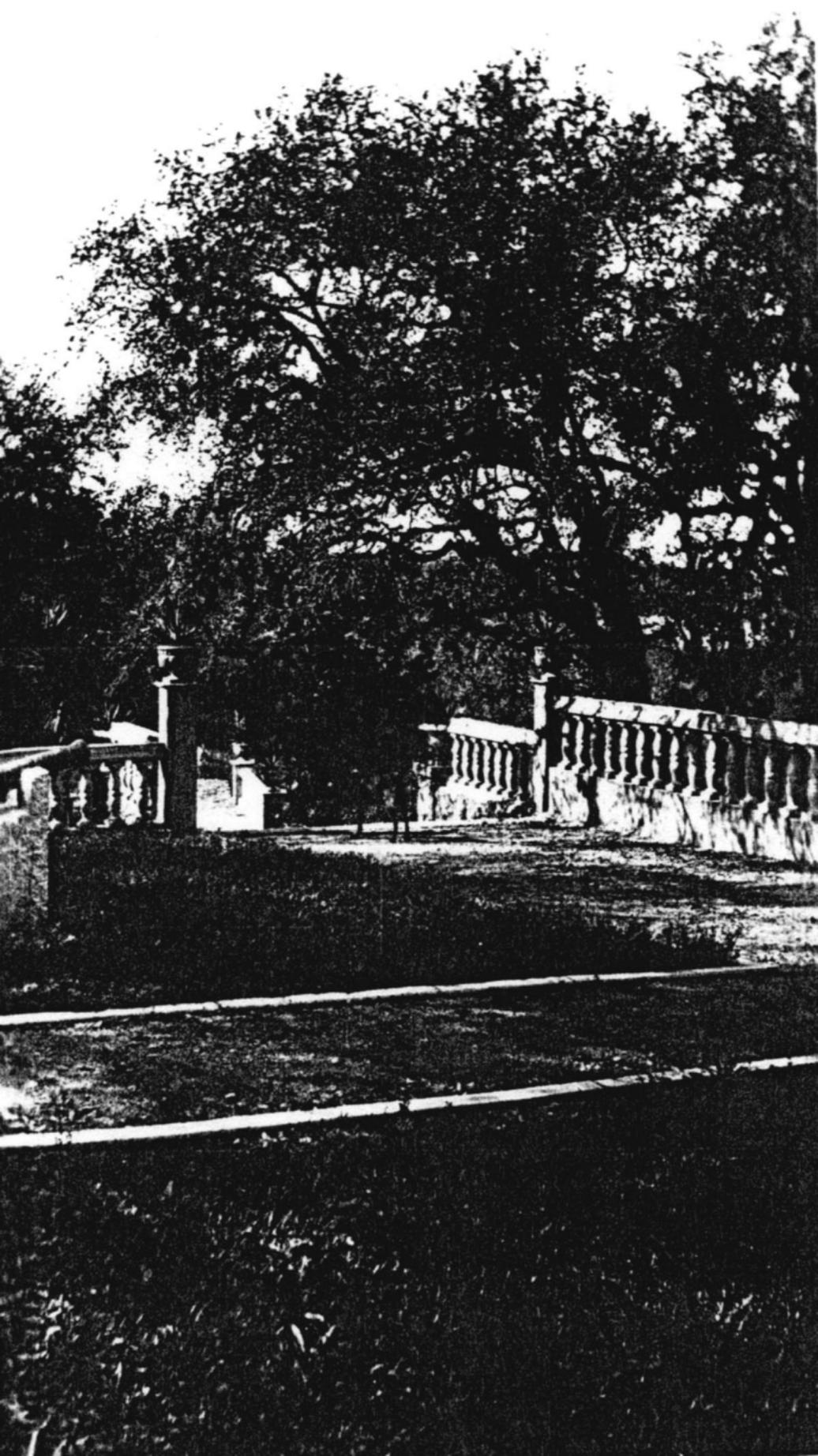
With a focus on engaging and developing audiences, major improvements to the site during the next two years will address accessibility through new visitor orientation and amenities. By preparing the Villa to accommodate increasing numbers of visitors, the enclosed proposal would be a crucial step towards realizing the vision to make Laguna Gloria a major tourist attraction in Austin. Through careful planning, Laguna Gloria will continue to evolve into an extraordinary cultural destination, engaging new audiences and contributing to the local economy.

IMAGE: Rendering of the Betty and Edward Marcus Sculpture Park at Laguna Gloria. Courtesy Reed Hilderbrand.

Historic Documentation

The ContemporaryAustin

Handrails for Exterior Steps





20

22

24

26

28

Lower stair measurements

19. Tread inside 31" outside 45"

20. Riser 6.5"

21. Tread inside 41" outside 61"

22. Riser 6"

23. Tread inside 55.5" outside 48"

24. Riser 6"

25. Tread inside 57" outside 54"

26. Riser 6.75"

27. Tread inside 60" outside 59"

28. Riser 7.5"

29. Tread (bricks) 14.5"

30. Riser 6"



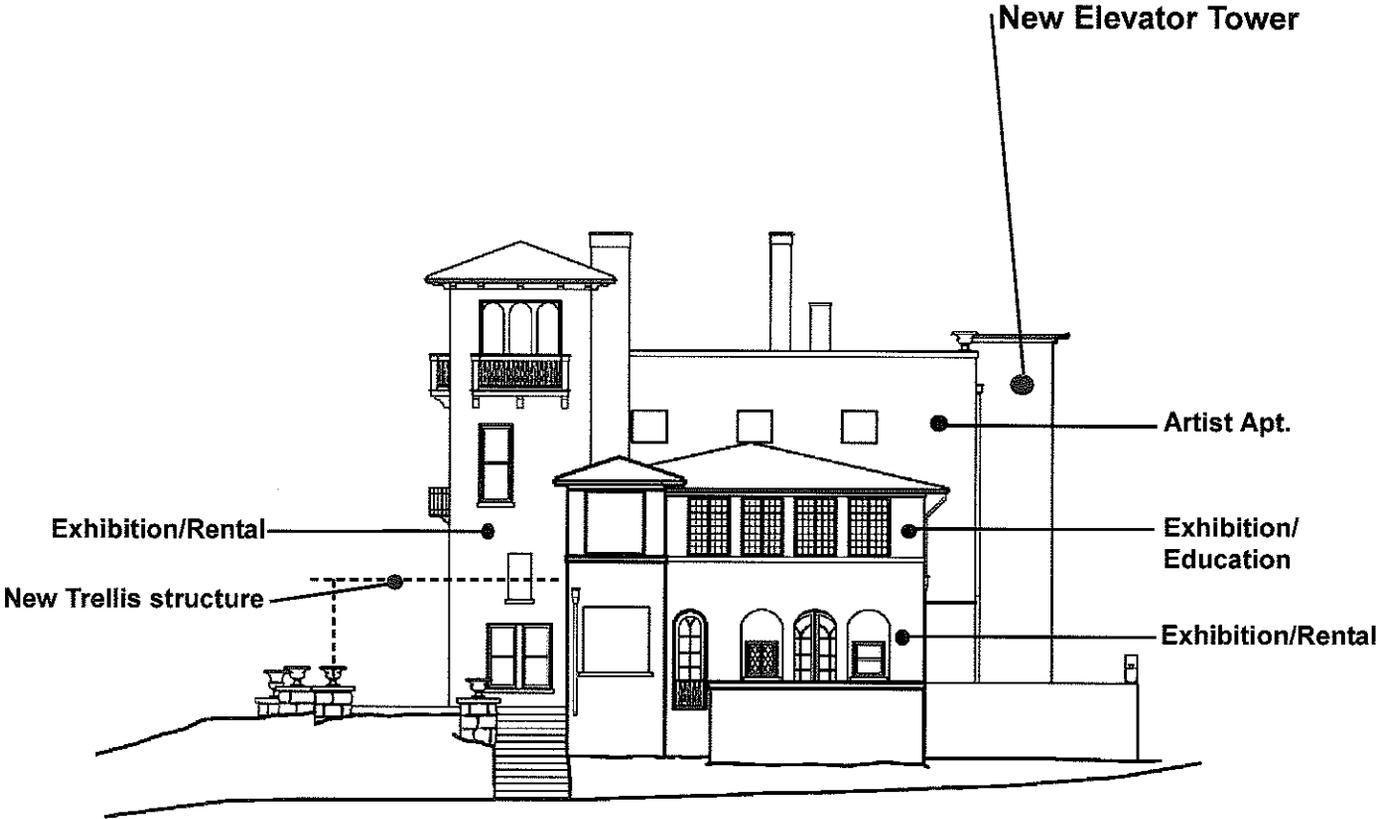


Terrace Doors

DRISCOLL VILLA

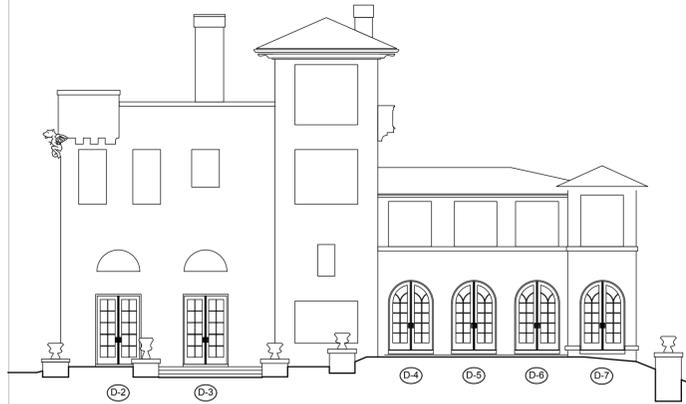
WEST ELEVATION



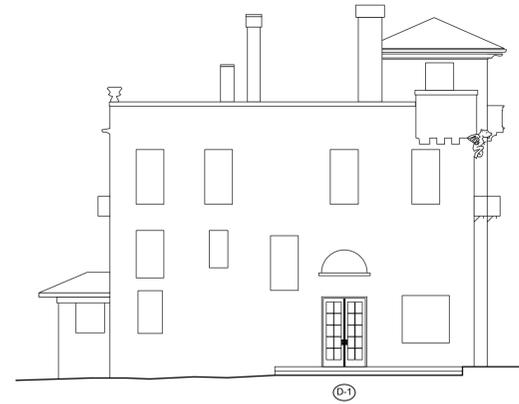




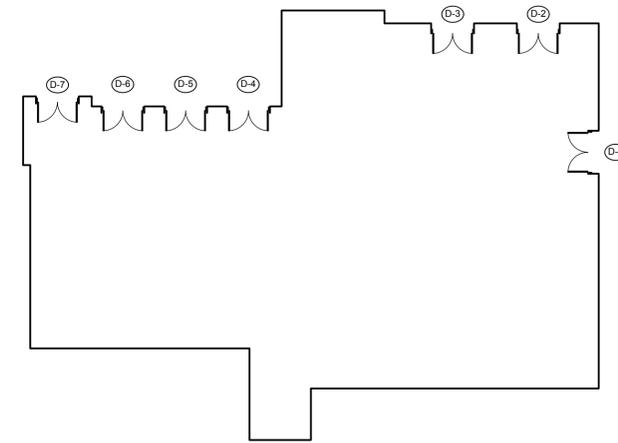




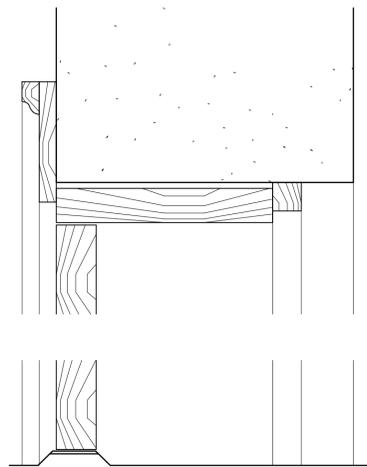
3 WEST ELEVATION
3/32" = 1'-0"



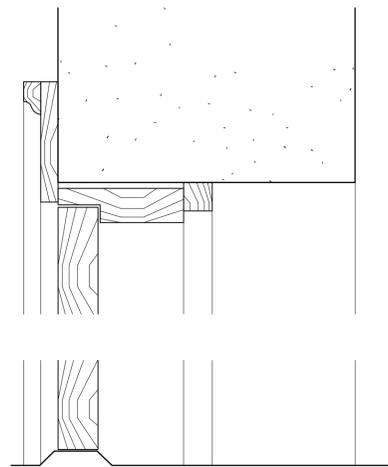
2 WEST ELEVATION
3/32" = 1'-0"



1 FIRST FLOOR PLAN
3/32" = 1'-0"



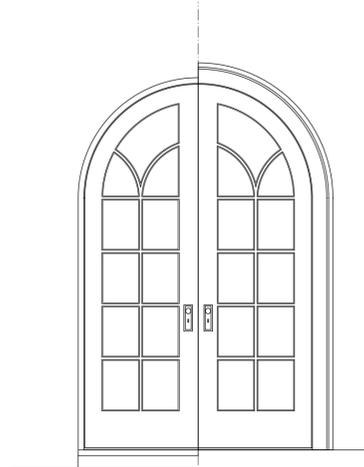
4 DOOR DETAIL
3" = 1'-0"



5 DOOR DETAIL
3" = 1'-0"



A



B

6 DOOR TYPES
1/2" = 1'-0"

DOOR SCHEDULE								
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	DETAILS HEAD	JAMB	SILL	NOTES
D-1	A	2-30"	94"	1-3/4"	4/A1.01	4/A1.01	4/A1.01	4, 5, 6, 7, 8, 9, 10
D-2	A	2-30"	94"	1-3/4"	4/A1.01	4/A1.01	4/A1.01	9, 10, 11
D-3	A	2-30"	94"	1-3/4"	4/A1.01	4/A1.01	4/A1.01	9, 10, 12
D-4	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 13, 14, 16
D-5	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 14, 16
D-6	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 14, 16
D-7	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 15, 16

GENERAL NOTES:

- A. Depictions of existing construction elements are taken from record drawing information provided by the Owner, and are used for background and reference purposes. Contractor shall field verify dimensions as required for the repair work.
- B. Actual field conditions might vary. Prior to start of repair work, the Contractor shall visit the site and perform an inspection to become familiar with existing facilities and areas scheduled for work and determine the condition of existing elements to be affected and/or to remain. Other field investigations, and/or minor adjustments may be required to complete Work.
- C. Should the Contractor encounter any questions or conflicts between drawing depictions, existing elements to remain, new repairs, the plans, the Contractor shall bring these conflicts to the attention of the Architect and/or Owner. Contractor shall seek clarification in writing prior to start of Work, and shall not proceed with the Work if there are discrepancies or conflicts until all such have been resolved.
- D. Contractor shall be responsible for damage to existing property by his/her staff or subcontractors.
- E. Contractor shall protect areas and surfaces adjacent to the construction area from damage and debris. All areas to be clean and serviceable at the completion of repair work.
- F. The Contractor is required to take due precautionary measures to protect the utilities or structures at the site and to maintain access to the museum building.
- G. All repair work construction activities shall be performed to produce minimal disturbance to existing facility and occupants. Maintain separation between areas undergoing repair work and surrounding areas by providing temporary barriers to prevent dust migration and maintain building security. Minimize excessive and prolonged noise levels and dust.

DOOR AND FRAME REPAIR NOTES:

- 1. Historic wood doors and frames are to remain, with restorative repairs made as needed to strengthen and stabilize, only. All existing hardware is to remain. All existing glazing is to remain. If the completion of the repair work requires the replacement of any existing hardware or glazing, replace the effected element with a replacement element matching the existing element in dimension, detail, configuration and appearance.
 - 2. Historic wood doors and frames were repaired during a restoration project completed in 2002. Previous repairs were typically made with wood dutchmen patches. On painted wood doors, small repairs of 3 square inches or less in area may have been made with epoxy putty. Select doors were scheduled to be "re-skinned" with new, replacement veneers.
 - 3. As a general repair treatment to all units, doors and frames are to be repaired as required to provide sturdy, secure units that shed water and operate smoothly. Small repairs, of 3 square inches or less, may be made with penetrating epoxy consolidant and epoxy resurfacing paste formulated for wood. Larger repairs may be made with wood dutchmen, of matching wood species, grain and grain direction. Tighten separated joints between stile, rail and muntin members with blind dowels or stainless steel pins, as required. Coat all end grain conditions, prior to reassembling door members. Refinish doors and frames to match color, appearance and sheen of existing conditions.
- In addition to the above, specific treatments have been identified through a visual survey of existing conditions, as depicted in the attached photographs, as indicated on the door schedule and as noted below:
- 4. Patch small rotted area in bottom rail of inactive leaf.
 - 5. Tighten joint between bottom rail and stiles at each leaf.
 - 6. Tighten joints between muntins and adjacent stile, rail or muntin.
 - 7. Replace missing screws or fasteners at hinges.
 - 8. Fasten wood frame securely to building wall.
 - 9. Repaint exterior face of door and frame to match existing paint color and sheen.
 - 10. Refinish interior face of glazing stops and/or door as required to match existing stain color and clear finish sheen.
 - 11. Repair cracks in bottom rail of active leaf.
 - 12. Tighten joints between bottom rails and stiles.
 - 13. Patch large rotted area in bottom rail of inactive leaf.
 - 14. Assess apparent moisture damage at bottom rails and bottom of stiles. Tighten joints, repair areas of rot, recoat all surfaces to protect against further moisture infiltration. Reattach loose veneer.
 - 15. Repair cracks in bottom rail of both leaves.
 - 16. Repaint interior face of door and frame to match existing paint color and sheen.

WHEN PRINTED ON 11" x 17" SHEETS, DRAWINGS ARE REDUCED TO 50% SIZE, SO THAT ALL SCALES ARE 1/2 THE SIZE OF NOTED SCALES.



DRAWN BY: AG
REVIEWED BY: LL
DATE: 02 21, 2017
REVISIONS:

DOOR DETAILS

A1.01



D-1



D-1



D-1



D-1



D-1



D-1



D-2



D-2



D-3



D-3



D-3



D-3



D-3



D-4 (RIGHT) TO D-7 (LEFT)



D-4



D-4



D-4



D-4



D-7 (RIGHT) TO D-4 (LEFT)



D-4



D-5



D-5



D-5



D-5



D-5



D-6



D-6



D-6



D-6



D-7



D-7



DRAWN BY: AG
REVIEWED BY: LL
DATE: 02 21, 2017
REVISIONS:

San Jose Rose Window





Roof



Awnings





Certificates of Appropriateness

The ContemporaryAustin

Handrails for Exterior Steps

DATE of SUBMISSION:



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: 3809 West 35th Street, Austin, Texas 78703	
Scope of Work	
Fabricate and install insurance-mandated decorative stainless steel handrail on historic concrete steps.	
Applicant	
Name: Benz Resource Group	
Address: 1101 E 6th St, #B	
City/Zip: Austin, TX 78702	
Phone: (512) 220-9542	
Email: benz@benzresourcegroup.com	
Owner	
Name: Judith Sims, The Contemporary Austin	
Address: 3809 West 35th Street	
City/Zip: Austin, Texas 78703	
Phone: 512-458-8191 ext 247	
Email: jsims@thecontemporaryaustin.org	
Architect or Contractor Information	
Company: Reed Hilderbrand LLC	
Address: 130 Bishop Allen Drive	
City/Zip: Cambridge, Mass. 02139	
Phone: 617-972-7953	

Judith Sims

3.

Sam Benz

3/10/17

Owner's Signature

Date

Applicant's Signature

Date



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

The Historic Landmark Commission (HLC) reviews proposed exterior and site changes to City Historic Landmarks and properties in Local Historic Districts to assist owners in retaining the character-defining architectural features of important historic sites and districts. An approved Certificate of Appropriateness from the HLC is required in advance of performing all non-routine exterior and site work, including installation of signage. Your building permit will not be released without an approved Certificate of Appropriateness review by the City HPO or the HLC.

A Certificate of Appropriateness is required for all non-routine exterior work, including alterations to historic materials or the visual appearance of a site or building façade. These include additions to existing buildings, construction of new buildings, re-painting of Landmarks with new colors, changes in roof color or materials, major landscape work including pools, and changes in sidewalks and driveways. HLC review is usually not required for ordinary maintenance work such as re-painting with existing colors and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether a historic review is required.

Submit your building permit application for zoning review first, and provide a copy of the reviewed and stamped application and site plan to the City HPO prior to review by the HLC to ensure that your plans conform to all applicable zoning regulations. **If a modification is required from the Residential Design and Compatibility Commission or Board of Adjustments, that approval must be obtained prior to review by the HLC.** This form does not substitute for other required permit review applications.

The City HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features

Submittal Requirements:

1. One set of dimensioned building plans, with the scale indicated on each sheet, including elevations, floor plan, site plan or layout, and a roof plan. Plans must indicate all proposed exterior and site changes (additions, alterations, new construction, or demolition). For changes and additions, the plan set must show existing and proposed conditions. Mechanical and electrical plans are not necessary.
 - a. Elevation sheets must specify all exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.
 - b. For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. If you require a full-size set, these will be stamped for approval after review by the City HPO or HLC.
 - c. Material samples, specifications or manufacturer information may be requested by staff.
2. Color photographs of the structure and site. Include overall elevation views and close-ups of all affected areas being modified. Digital images submitted electronically are preferred

Submittal Process:

1. Apply for a city building, demolition, and/or relocation permit and obtain zoning compliance approval from City Zoning Review staff.
2. Complete the application for a Certificate of Appropriateness for a City Landmark or Local Historic District with all required information, plans, and photographs, and review fee, payable by check to the City of Austin.
3. Submit all application materials to the City HPO per the submittal deadline schedule available on the HPO web site or at the HPO office.

Preliminary Review by Certificate of Appropriateness Committee: The Certificate of Appropriateness Committee is made up of three members of the HLC. Applicants may have their projects reviewed by this Committee prior to submitting for final review by the HLC. The Committee provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the full HLC regarding applications.

Historic Landmark Commission Meetings: The HLC generally meets on the fourth Monday of every month at 7:00 p.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the Commission and to answer any questions the Commission may have regarding the project. Failure to attend a Commission meeting may result in a postponement or denial of your application.

Reviewed plans: Once reviewed by the HLC, the HPO staff will provide stamped copies of the reviewed plans to the applicant within 10 days after the meeting, unless further information is required by the Commission for release of the permit. No permit will be released until the required review by the City HPO or the HLC is complete, and no work may commence until the applicant obtains necessary permit(s).

Fees: All applications for review must be accompanied with the appropriate review fee per the City's permit fee schedule. If the application requires review by the Historic Landmark Commission an additional notification fee must be paid as well.



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the National Register Historic Districts:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

DESIGN STANDARDS USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS FOR PROPERTIES IN LOCAL HISTORIC DISTRICTS

Applications for Certificates of Appropriateness for properties in Local Historic Districts are reviewed based on the Preservation Plan and Design Standards adopted for each Local Historic District.



The Cincinnati Insurance Company ■ The Cincinnati Indemnity Company
The Cincinnati Casualty Company ■ The Cincinnati Specialty Underwriters Insurance Company
The Cincinnati Life Insurance Company

Justin R. Foster
Senior Loss Control Consultant

17-January-2017

Chris Garza - CFO
The Contemporary Austin Museum
3809 W 35th St
Austin, TX 78703

RE: On-Site Consultation

Policy: ENP 0166645

Dear Mr. Garza:

This letter confirms my visit to The Contemporary Austin Museum at the Laguna Gloria Complex and the Jones Center Building located in Austin, TX on Monday 19-December-2016. The purpose of my call had been to conduct a general loss control visit to review Property, General Liability, and Business Interruption exposures and controls at these two locations. I would like to thank you again for the opportunity to review conditions and practices relevant to the coverage provided by The Cincinnati Insurance Companies through your agent at Wortham Insurance.

Three (3) recommendations were developed as a result of my field-level assessments. They can be seen on the attached page following this cover letter, under the caption "RECOMMENDATIONS." These recommendations are being submitted to you, in order to help reduce the possibility of loss caused or contributed to by deficient or non-standard conditions or practices. To help me monitor progress made in complying with the suggestions I am making, please keep me informed as to their status (completed; not completed; declined; in-progress, etc.) within 30-days of the receipt of this letter.

The Cincinnati Insurance Loss Control Department has a wide variety of safety and risk management aid and assistance available to you at no additional cost. Should you have any questions, or if I can be of any assistance in your ongoing loss prevention activities, please contact me at (512) 800-5448; or, e-mail me at Justin_Foster@CinFin.com. At The Cincinnati, your business is my job, and I am at your service. Thank you again for your cooperation. We appreciate your business!

Sincerely,

Justin Foster

Justin Foster, CIC

CC: Underwriting File
Wortham Insurance & Risk Management (42004)

Mailing Address: 235 Maribel Ave, Buda, Texas 78610
Office Phone: (512) 800-5448 **Fax:** (888) 300-62800
Email: justin_foster@cinfin.com

Terrace Doors



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

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Submittal Requirements:

1. One set of dimensioned building plans, with the scale indicated on each sheet, including elevations, floor plan, site plan or layout, and a roof plan. Plans must indicate all proposed exterior and site changes (additions, alterations, new construction, or demolition). For changes and additions, the plan set must show existing and proposed conditions. Mechanical and electrical plans are not necessary.
 - a. Elevation sheets must specify all exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.
 - b. For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. If you require a full-size set, these will be stamped for approval after review by the City HPO or HLC.
 - c. Material samples, specifications or manufacturer information may be requested by staff.
2. Color photographs of the structure and site. Include overall elevation views and close-ups of all affected areas being modified. Digital images submitted electronically are preferred

Submittal Process:

1. Apply for a city building, demolition, and/or relocation permit and obtain zoning compliance approval from City Zoning Review staff.
2. Complete the application for a Certificate of Appropriateness for a City Landmark or Local Historic District with all required information, plans, and photographs, and review fee, payable by check to the City of Austin.
3. Submit all application materials to the City HPO per the submittal deadline schedule available on the HPO web site or at the HPO office.

Preliminary Review by Certificate of Appropriateness Committee: The Certificate of Appropriateness Committee is made up of three members of the HLC. Applicants may have their projects reviewed by this Committee prior to submitting for final review by the HLC. The Committee provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the full HLC regarding applications.

Historic Landmark Commission Meetings: The HLC generally meets on the fourth Monday of every month at 7:00 p.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the Commission and to answer any questions the Commission may have regarding the project. Failure to attend a Commission meeting may result in a postponement or denial of your application.

Reviewed plans: Once reviewed by the HLC, the HPO staff will provide stamped copies of the reviewed plans to the applicant within 10 days after the meeting, unless further information is required by the Commission for release of the permit. No permit will be released until the required review by the City HPO or the HLC is complete, and no work may commence until the applicant obtains necessary permit(s).

Fees: All applications for review must be accompanied with the appropriate review fee per the City's permit fee schedule. If the application requires review by the Historic Landmark Commission an additional notification fee must be paid as well.



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the National Register Historic Districts:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

DESIGN STANDARDS USED FOR REVIEW OF CERTIFICATES OF APPROPRIATENESS FOR PROPERTIES IN LOCAL HISTORIC DISTRICTS

Applications for Certificates of Appropriateness for properties in Local Historic Districts are reviewed based on the Preservation Plan and Design Standards adopted for each Local Historic District.



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
HISTORIC PRESERVATION OFFICE DATE: _____	
Property Information	
Address: _____	
Scope of Work	
<p>Perform restorative repairs to seven historic exterior doors, to strengthen and stabilize the doors. Existing hardware and glazing is to remain. Small repairs may be made with epoxy consolidants, and larger repairs with matching wood dutchmen patches. All clear and opaque finishes will match those existing in color and sheen.</p>	
Applicant	
Name: _____	
Address: _____	
City/Zip: _____	
Phone: _____	
Email: _____	
Owner	
Name: _____	
Address: _____	
City/Zip: _____	
Phone: _____	
Email: _____	
Architect or Contractor Information	
Company: _____	
Address: _____	
City/Zip: _____	
Phone: _____	

2/22/17

Owner's Signature_____
Date_____
Applicant's Signature_____
Date

Project Budget

Please Note:

Three competitive bids were only obtained for line items in excess of \$5,000.00.

The ContemporaryAustin

The Contemporary Austin

Project Budget for 2017 Austin Convention and Visitors Bureau Heritage Grant

Please note: All required competitive bids are located in attachments

Expenses	Total
Driscoll Villa Repairs	
Repair and Repaint historic San Jose Rose Window	
<i>DGP Painting</i>	\$ 1,700.00
Reseal Roof	
<i>Lone Star Roofing</i>	\$ 8,655.00
Repair Villa Terrace Doors	
<i>Hewn</i>	\$ 31,800.00
Replace Striped Awnings	
<i>Chism Company</i>	\$ 4,400.00
Historic Landscape Upgrade	
Hand Rail for Historic Steps	
<i>Steelhouse</i>	\$ 13,250.00
Historic Zone Operating Expenses	
Supplies and Equipment	\$ 8,700.00
Security	\$ 8,400.00
Villa Elevator Maintenance	\$ 400.00
Historic Zone Landscape Maintenance and Preservation	\$ 10,200.00
Villa Utilities	\$ 24,000.00
Drinking Fountains	\$ 3,600.00
Grounds Vehicles Maintenance	\$ 2,400.00
Turf Nutrition and Irrigation	\$ 3,500.00
Permits, Licences, and Fees	\$ 2,475.00
Villa Maintenance	\$ 13,800.00
Golf Cart for Accessibility	\$ 9,400.00
Heritage Tree Maintenance	\$ 5,000.00
Villa HVAC Repair	\$ 5,000.00
Total Project Expenses	\$ 156,680.00
Total Request to Austin Convention and Visitors Bureau	\$ 58,000.00
The Contemporary Austin Matching Funds*	\$ 98,680.00

*Sources of Matching Funds include the Alice Kleberg Reynolds Foundation, Art School Revenue, Board of Trustee Dues, and Admission Fees

Competitive Bids

The ContemporaryAustin

STEEL HOUSE MFG

BID DATE 3/15/2017
Job Name Laguna Gloria SS Railings
Job Address 0
Proposal Submitted to: Aaron Lovell
 The Contemporary Austin
 alovell@thecontemporaryaustin.org
 512-458-8191x212

PROJECT DETAILS	Drawing Reference	CONTRACT PRICE
1.) SS Railings (QTY:4) Built with 3/4"x1-3/4" SS 304 Flatbar and 1-1/4" Sch.40 304 SS Pipe. (1.66" O.D.). Posts left long and core drilled on-site. (1) railing section built with base plates and (3) w/o baseplates. Sand blased finish. Price includes material, fabrication, and installation.	L-100	\$11,250
2.) SS Railing Mock-up (QTY:1) 4' Section built with 3/4"x1-3/4" SS 304 Flatbar and 1-1/4" Sch.40 304 SS Pipe. (1.66" O.D.). Posts left long and core drilled on-site. (1) post left long and (1) post with base plate left long. Sand finished. Price includes material and fabrication. Delivery and Installation Not Included.	L-100	\$2,000

Exclusions -

Footers, Demolition, Vehicular and pedestrain control, barricades and/or permits for same.

Qualification -

Clear and adequate access shall be provided and maintained by GC including graded and drained paths for deliveries with adequate area to off load. Traffic and/or pedestrian control and barricades for same shall be responsibility of GC.

*****Due to current fluctuating prices in the steel industry, our prices are good for 15 days from the proposal date. *****

We will furnish labor and materials, in accordance with the above specifications, for the sum of:
 Commerical New, Tax on Materials Included, Labor Excluded **\$13,250.00**

TERMS:

One-half down payment is due at signing, with the final payment due upon completion of above work. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders approved by person signing below, and will become an extra charge over and above the estimate. This proposal is subject to change after 30 days from above date. Past Due Invoices are subject to late charge of 1.5% per month (18% annually) and all collection costs.

CHANGE ORDERS:

Any work done outside of this bid will be done at time and materials. The billing rates are listed below:
 Shop Work: All shop welding and fabrication labor will be charged at \$75.00 per hour.
 CNC PLASMA WORK: CNC Plasma work will be charged at \$125.00 per hour
 SHOP TIG WELDING (Stainless and Aluminum): TIG Welding will be charged at \$95.00
 Field Welding: Field welding will be charged at \$85.00 per hour and \$125/ hour for a crew of 1 welder and 1 welder helper
 Trip Charges: \$125 per additional trip
 Design Services: \$65.00 / hour

PAYMENT METHODS:

Payment can be made via check by mail or with a credit card. We accept Visa, MasterCard, American Express, and Discover. Invoices greater than \$2,000.00 paid by credit will incur a 3% processing fee.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as outlined above. Payment will be made as described above.

Owner / Representative's Signature _____

Date ____/____/____

From: ob Duda <bob@cmpinc.org>
Sent: riday, March 17, 2017 10:13 AM
To: aron Lovell
Subject: andrail

Aaron:

I'm sorry it took so long to get back to you.

We propose to Furnish & Install approx. 36 lin. ft. of Stainless Steel Handrailings with the sandblast finish as per dwg. L-100 for the sum of \$9,118.00 (+ tax). CMP will view the site conditions, take the actual field dimensions, core drill the holes in the conc. for the Railing Posts, & install the Handrailings. All work will be done during our normal working hours without overtime, customer is responsible for ensuring that we have suitable access & the work area is free & clear of construction material & debris. From the time of an order it will take approx. 3 weeks to submit the railing mockup as per note 3# on dwg. L-100 and from approval of the mockup it will take approx. 3 to 4 weeks to complete the job. As noted on dwg. L-100, we have included in our price the Engineering as per note #1 & the Shop Dwgs. as per note #2.

If you have any questions please feel free to contact us.

Thank You Bob

Robert G. Duda
CONSTRUCTION METAL PRODUCTS, INC.
23971 IH-35, Kyle, Texas, 78640
Kyle Nos., voice = 512-268-3888 fax = 512-268-2888
Austin Metro Nos., voice = 512 262-3888 fax = 512-262-2888

From: Bob Duda [mailto:bob@cmpinc.org]
Sent: Wednesday, March 15, 2017 9:59 AM
To: 'Aaron Lovell' <alovell@thecontemporaryaustin.org>
Subject: RE: Handrail

Aaron:

I should be able to have a proposal to you late today.

Bob

Robert G. Duda
CONSTRUCTION METAL PRODUCTS, INC.
23971 IH-35, Kyle, Texas, 78640
Kyle Nos., voice = 512-268-3888 fax = 512-268-2888
Austin Metro Nos., voice = 512 262-3888 fax = 512-262-2888

From: Aaron Lovell [mailto:alovell@thecontemporaryaustin.org]

From: Lars Stanley <lars@larsstanley.com>
Sent: Friday, March 17, 2017 1:00 AM
To: Aaron Lovell
Cc: Judith Sims
Subject: Re: Handrail for Laguna Gloria

Judith, Aaron,

Our pricing for the SS rails is coming in at about \$25,000 for fabrication and installation only, assuming all structural calcs., footings/foundations, all masonry/concrete work, finished anchoring surfaces, reviews, design, approvals, permits, etc. are completed/provided by others and no unforeseen conditions exist and Per sheet L-100, dated 2/10/17, unless noted. Shop drawings will add another \$1000.00(one review) and one mockup \$950. No sales tax is assumed with exemption certificate.

However, this is all using 304 Stainless Steel, as the 316 stainless called for on sheet L-100 is not available from our suppliers. We also aren't able to find a couple of sizes such as the 3/4" x 1 3/4" (we priced 3/4" x 1 1/2" which is available).

No cable is assumed used. If this is needed somewhere please let us know so we can add it.

I can formalize this in a P.O. when returning next week. Please let me know if this will work.

Thanks.

Lars Stanley

On 3/7/2017 3:04 PM, Aaron Lovell wrote:

Lars,

Good Afternoon. Attached please find the drawings for the handrail project at Laguna Gloria. Let us know if it is something that you are interested in bidding on.

Thanks,

Aaron Lovell
Operations Manager

The Contemporary Austin
Laguna Gloria
3809 W 35th Street
Austin, Texas 78703
512 458 8191 x 212
thecontemporaryaustin.org

Virus-free. www.avast.com

PROPOSAL

HEWN

730_Shady_Ln Austin_TX_78702
 P: 512_386_6404 hewnaustin.com
 Contact: Todd Roberts 512_423_1433



DATE: 3/13/2017
 TO: Laurie Limbacher
 PROJECT NAME: Laguna Gloria
 PLAN SET: 2/21/2017 + site visit

ITEM	DESCRIPTION	EXCLUSIONS	COST BREAKOUT
Door type A	Repair and restoration of one pair of white oak doors. Repair includes but is not limited to replacement of all door stiles and bottom rails. Special care will be taken to save as much of the original glass as possible. Revisions to the hardware have been requested on this door unit with the passage set being changed to match the main entrance hardware. (new hardware is not included in unit pricing)	Passage hardware, Jamb, Site paintwork, Repairs to existing hardware as needed, Hinges (originals to be reused; new screws are included as needed)	\$5,240.00
Door type B	Repair and restoration of 4 pairs of radius top paint grade exterior doors. Repair includes but is not limited to replacement of all door stiles and bottom rails. Special care will be taken to save as much of the original glass as possible. Revisions to the sweep and weather-stripping will be proposed for client review in an effort to increase durability and function without drastically effecting originality.		\$17,560.00
Site work including installation and temporary door systems	Removal of the door units and boarding up of the openings. ADA access to be retained with a temp door and jamb. Further details will be required to confirm that the existing automatic opener can maintain function on a temp door system. Line item includes the installation of the repaired doors and removal/disposal of the temp door systems.		\$9,000.00
		SUBTOTAL	\$31,800.00
		TAX	\$1,881.00
		TOTAL	\$33,681.00

Sales tax has been applied to all items with the exception of field labor

50% deposit required; Balance due on completion

Hiatt & Kramer Co. (512) 733-4268 mobile
970 Old San Antonio Road Buda, Texas 78610

DOOR RESTORATION
DRISCOLL VILLA at Laguna Gloria

March 15, 2017

ESTIMATE FOR REPAIR AND REFINISHING:

D-1, D-2, D-3

1. Each of the above pairs of doors will be repaired and refinished off site and re-hung before removing the next pair in this group.
Openings will be secured during repairs.
Glass will be removed and re set after repairs.
2. Frame repairs will be done on site.
All repairs will be painted with matching paint.
3. Repair floor bolt strikes in concrete thresholds.
Add ADA approved aluminum threshold to D-1 and install hardware provided by others.
4. All doors will be adjusted to match their openings.

D-4, D-5, D-6, D-7

5. Due to the condition of these doors, replacement is recommended.
All glass will be removed and re set in replacement doors.
Doors to be painted to match existing trim.
Replace spring line Hinges.
Openings will be secured during replacement.
6. Frame repairs will be done on site.
All repairs will be painted with matching paint.
7. Repair floor bolt strikes in concrete thresholds.

\$38,300.00 plus any applicable taxes

Sincerely,

Tony Kramer

Jim Marcoux
 503 Oakwood Loop
 San Marcos, TX 78666



PROPOSAL

(512) 353-7571

Page No. 1
 of 1 Pages

Proposal Submitted To <u>The Contemporary Austin</u>		DATE	<u>3/2/17</u>
NAME <u>attn: Aaron Lovell</u>		JOB NAME	<u>Door Restoration Driscoll Villa</u>
STREET <u>3809 West 35th Street</u>		STREET	<u>3809 West 35th Street</u>
CITY <u>Austin</u>	STATE <u>TX</u>	CITY <u>Austin</u>	STATE <u>TX</u>
		ARCHITECT	DATE OF PLANS
		<u>Limbacher + Godfrey</u>	<u>2/21/17</u>

Specifications and estimates for: Labor and materials to repair, strengthen, and stabilize the seven sets of exterior doors and jambs detailed in the architectural drawings produced by Limbacher and Godfrey dated 2/21/17. All work is to be performed in accordance with the drawings. The work will be conducted in such a way as to provide a thorough and complete inspection of all conditions needing attention. Areas of damaged door veneers are to be replaced with combed grain, quarter and rift cut white oak veneer to match original.

We hereby propose to furnish labor and materials — complete in accordance with the above specifications, for the sum of: Twenty five thousand one hundred forty dollars (\$ 25,140.00) with payment to be made as follows: Five thousand dollars upon commencement, ten thousand dollars upon half completion, and the balance upon final completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized Signature James M Marcoux

NOTE: This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL

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

Accepted _____ Signature _____

Date _____ Signature _____



Lone Star Roofing Commercial/Industrial/Institutional

700 Lavaca Ste. 1470 ♦ Austin, Texas 78701 ♦ (512) 920-DRIP

Contract

Submitted on:	January =30, 2017	Contract #01302017-2C
To (Owner):	The Contemporary Austin Laguna Gloria	
Regarding:	3809 West 35th St. Austin, TX 78703	
Contract Price:	\$8,655.00 50% mobilization with balance due upon completion.	
Warranty:	15 years manufacturer material warranty. 5 years labor, investigation and equipment warranty with 24 hour response window. 5 years preventative maintenance included.	
Our Contact:	Aaron Lovell. P: 512-458-8191 E: alovell@thecontemporaryaustin.org	

Lone Star General Services, LLC d/b/a Lone Star Roofing does hereby agree to perform the following work at the above address for the party identified above as the Owner ("Owner"). This Contract includes a complete description of the work to be performed and the materials to be used. Any work or materials not expressly set forth in this Contract are not included in the Contract Price. Owner agrees to complete any accounting or other requirements necessary to make payments as defined herein. This Contract constitutes the entire agreement between Lone Star Roofing and the Owner. Once signed by the Owner or the Owner's authorized agent, it becomes binding per state law.

Part I – The Work

1.01 Work Included

Furnish all material, labor and equipment to complete installation of an Elasta-A-Sil™ roof renewal over the entire roof at the above address as specified herein.

1.02 System Description

- A. All refuse will be contained and removed by us. The job site will be cleaned daily. We use only new and undamaged materials of Commercial\Industrial grade supplied and backed by premium manufacturers.
- B. We will pressure wash the entire roof or otherwise clean the roof of all loose dirt, failed patchwork materials and debris.
- C. We will inspect the entire roof and re-fasten, re-align, straighten and otherwise repair all defects found within metal flashing components of the roof including termination caps, edge flashing, and unit/protrusion flashing. All loose or missing fasteners will be replaced. Any metal severely bent, rusted through, missing or otherwise damaged beyond suitable repair will be removed and replaced.
- D. We will encapsulate every screw and other fastener head throughout the entire roof using Acrylic Elastomeric Brush-Grade paste.



Lone Star Roofing Commercial/Industrial/Institutional

700 Lavaca Ste. 1470 ♦ Austin, Texas 78701 ♦ (512) 920-DRIP

- E. We will cut and remove all blistered, water saturated, severely wrinkled or otherwise permanently defective areas of roof membrane throughout the entire roof. These areas will be built back up and repaired using new insulation and OEM roofing membrane installed per existing according to manufacturer specification.
- F. We will apply Acrylic Elastomeric Brush-Grade paste to all seams, penetrations, skylights, scuppers, curbs and other potential leak sources throughout the entire roof.
- G. We will install a thick (35 mil) fill layer of Acrylic Elastomeric base coating over the entire roof.
- H. We will install a monolithic top layer (20 mil) using high solids Silicone which offers the best UV stability and ponding water resistance available.
- I. Elasta-A-Sil cool roof systems are Energy Star®-certified, reflect up to 85% of the sun's heat and lower roof surface temperatures by up to 80°. They are 100% tax deductible the year of installation and are warrantied to withstand ponding water.

1.03 Quality Assurance

- A. The substrate will be inspected prior to the installation to verify that it complies with specified tolerances.
- B. The final inspection will be conducted to verify that the installation complies with these specifications and manufacturer installation guidelines.

Part II – Products

2.01 Materials

- A. Coatings.
 - 1. Acrylic Elastomeric Flashing Grade
 - 2. Acrylic Elastomeric Base Coat
 - 3. Silicone Top Coat
- B. Membrane. OEM Roofing Membrane of like type and grade as per the existing. Polyester woven mesh.
- C. Exposed fastening system. Any fasteners shall be self-sealing neoprene washer screws.
- D. Metal Roofing. Galvanized 26 gauge components.
- E. Caulking shall be polyurethane or silicone with excess caulking removed from surfaces.
- F. Miscellaneous fillers, specialty sealants, water block, fasteners, foam products and other appropriate and accepted waterproofing materials may be used where conditions require.

Part III – Insurance, Maintenance Contract and Our Commitment

3.01 Insurance

- A. We do and will carry a Two Million Dollar (\$2,000,000.00) General Liability Insurance Policy throughout the duration of this Contract.



Lone Star Roofing Commercial/Industrial/Institutional

700 Lavaca Ste. 1470 ♦ Austin, Texas 78701 ♦ (512) 920-DRIP

3.02 Maintenance Contract and Warranties

- A. The Manufacturer provides a 15 year Warranty.
- B. Upon payment in full, this fully executed contract becomes a concurrent full service Maintenance Contract valid for 5 years. We will schedule and perform full roof inspections annually throughout the Maintenance Contract Term beginning 6 months from the date we receive our final payment. During these inspections, we will perform Preventative Maintenance repairs to flashings, seams and traditional problem details thereby preventing problems before they develop. We guarantee all work to be sound and leak free throughout this period.

3.03 Our Commitment

A. We do not cut corners

All work is performed to meet the manufacturer's specification and all other specifications referenced herein such that the Owner is properly covered by all applicable warranties.

B. We are committed to transparency, integrity and fairness.

There is no hidden cost defined or implied in this Contract.

The above price is turn key, including taxes.

If at the time of the signing of this Contract, unforeseen conditions exist which neither we nor the Owner are aware, we trust that we and said Owner will proceed in fairness and good faith.

C. We are exclusively a Commercial/Industrial roofing company

We specialize in the repair and replacement of metal and flat roofing systems.

We hope that our specialization has allowed us to provide the highest quality service at the most reasonable price in our effort to outperform the competition in our market.

Part IV Acceptance

All Parties understand and accept all terms and provisions of this Contract. Lone Star Roofing is hereby ordered to commence work.

Agreed on this the _____ day of _____, 20__.

Owner:

LONE STAR ROOFING:

X _____.

Signature

X _____.

Signature

www.flatroofspecialist.net

AGREEMENT



Customer Name: The Contemporary Austin - Aaron Lovell
Address: 3809 W. 35th Austin Tx. 78701
Phone#: 1-512-453-5312
Email: alovell@thecontemporary.org

PO Box 161533 Austin Tx. 78764
Phone # - (512) 939-6872
Contact - James Brandon
Email - james@agentsroofing.com

Date: 3/6/2017

(1.0 Count) Clean flat roof & remove any loose granules & material. Cut open blisters & check for rotted decking. Remove & replace up to 4 sheets if needed. Seal blisters & replace roofing material over them with torch down modified bitumen roofing material. Reseal all pipes, vents & etc. Coat entire flat roof with Apoc ArmorFlex White silicone roof coating at a rate of 2.5 gallons per 100sq.ft. Due to the age & condition of the roof the Warranty will be limited to 6 months or 6 call backs whichever comes first.

Contract Cost:	\$7,695.00
-----------------------	-------------------

Contract subject to Agents Roofing Company management approval.

Payment to be made as follows 50% due at delivery of material & balance due on completion of work as outlined in contract unless other arrangements are made in writing at time of contract signing. All checks made payable to Agents Roofing Company & under no circumstances made payable to any Agents Roofing Company representative, sub contractor or material supplier. Balance for each trade due upon completion of trades work.
The required repairs may be covered by your homeowners insurance. Should you wish to pursue a claim against your insurance company this contract shall not obligate the homeowner or Agents Roofing Company if the claim is approved by your homeowners insurance company.
The homeowner agrees to provide Agents Roofing Company with a full copy of your insurance loss statement.
Agents Roofing Company agrees to the roof replacement as per the scope of work & pricing outlined by your insurance company's loss statement plus any additional insurance approved supplements & the homeowner deductible.
Homeowners total out of pocket cost will not exceed their deductible as outlined in their insurance loss statement unless otherwise approved in writing by the customer.
Any supplemental payments approved by the Insurance Company for any item of work shall be added to the contract price and paid to Agents Roofing Company by the customer upon receipt. Further terms of the agreement are on the back and incorporated herein.
Homeowner acknowledges Agents Roofing Company as a general contractor and as such will be entitled to 10% overhead and 10% profit, as allowed by insurance industry standards.
Agents Roofing Company reserves the right to file for a supplement claim if necessary.
When "price agreeable" is determined it shall become the final contract price of and homeowner authorizes Agents Roofing Company to obtain labor & material in accordance with the "price agreeable" and the specifications set herein & on the following pages to accomplish the replacement or repair.
Any and all monies received from the insurance company as general contractor overhead & profit and/or cost increases will be paid to Agents Roofing Company in addition to the contract price above.

Customer Signature _____

Date _____

TERMS OF AGREEMENT

ACCEPTANCE. All Proposals are subject to acceptance by Agents Roofing Company. Changes requested by Customer in writing or required hereunder, shall be paid by Customer in addition to the Proposal price. All of Agents Roofing Company's rights and remedies extend to changes. Unless otherwise agreed in writing all changes are at Agents Roofing Company's regular price. This Proposal does not include, unless expressly specified, any asbestos abatement, removal, encapsulation or any removal of lead paint. If asbestos or lead paint is found existing on the premises, any cost to abate, remove or encapsulate shall be paid by Customer as an extra. Customer agrees that Agents Roofing Company shall not be responsible for damages caused to any screens left in windows while work is being performed or to any home's mechanical systems that are improperly installed as defined by the building code of the municipality in which the property is located.

Customer represents that he/she owns the property at which the work is to be performed. Customer will identify boundary lines and be responsible for obtaining any necessary zoning variations before commencement of work. Agents Roofing Company shall comply with all local requirements for building permits, inspections and zoning. All surplus material remains Agents Roofing Company's property. While the work is being performed, Agents Roofing Company & sub-contractors may use the Customer's utilities at no cost. If Agents Roofing Company is unable to complete the work for any reason, it may assign its obligations hereunder to a contractor of its choice. All rights, remedies and privileges of Agents Roofing Company hereunder inure to the benefit of and are enforceable by an assignee of the Proposal. Customer agrees to execute all other documents that Agents Roofing Company may require in order to carry out the terms of this Proposal or to comply with all applicable laws. Agents Roofing Company may make minor variations in work or substitute material of equal or better quality without consent of Customer.

CANCELLATION AND DEFAULT. Customer must schedule work to complete repairs to the property within ten (10) days of insurance company approval of claim or pay liquidated damages of \$1,500.00 or 25% of the approved amount (whichever is greater), plus any court costs and reasonable attorney's fees if any legal action is required. The material listed on the front or any approved Insurance Company description of work and materials is specially ordered and cannot be cancelled by the Customer after any right of rescission period has expired. Customer agrees that title to the materials does not pass to Customer under this Agreement until said materials are paid in full. Customer further agrees that in the event of default, Agents Roofing Company has a greater right of possession and that the Customer will make available to Agents Roofing Company, at a reasonable time, the materials provided under this Proposal.

If Customer cancels this Proposal or defaults in any way after any rescission period has expired and the materials have already been ordered by Company, the Customer agrees that Agents Roofing Company shall be entitled to the entire approved price for the materials. The Customer shall be in default under this Proposal in the event that any of the following conditions or events occur: (A) a default in payment of the approved price by Customer, (B) Customer fails to provide access to Agents Roofing Company at reasonable times during the hours of 7:30 a.m. to 7:30 p.m., Monday through Saturday to perform the work as described in the Proposal; (C) any other failure by Customer to comply with the terms and conditions of this Proposal. In the event of the default, the Customer shall be liable for all damages incurred by Agents Roofing Company, plus its reasonable attorney's fees and all court cost incurred in pursuing such default.

DATES OF PERFORMANCE. No material or product will be delivered to Customer until after any rescission period has expired. Installation of materials will not begin until such time Agents Roofing Company receives secondary deposit monies from Customer. Any delays in payment will delay work on the project. Approximate commencement and completion dates of the Proposal are estimates only and Agents Roofing Company shall not be responsible for delays in either the starting date for the work or substantial completion. Any delays caused by events beyond the control of Agents Roofing Company shall not constitute abandonment and shall not be included in calculating time frames for payment or performance. Agents Roofing Company is not responsible for delay or inability to perform caused by Acts of God, strikes, war, riots, shortages, weather conditions, public authorities or other causes or conditions beyond its control, or due to Customer's conduct.

JOINT AND SEVERAL AGREEMENT. Customer agrees that upon acceptance of this Agreement by Agents Roofing Company, each of the Customers shall be jointly and severally liable and that each is the agent of the other for the purpose of binding each and all Customers for the purpose of specification changes, work order changes or adjustments to the original Proposal.

LIMITED WARRANTY. Agents Roofing Company warrants material is of standard grade quality and will transfer to Customer all manufacturers' written guarantees upon request. Agents Roofing Company warrants workmanship for 5 years after the date of substantial completion and will remedy substantial defects within a reasonable time after receipt of written notice from Customer within such 5 year period. There are not other warranties expressed or implied and there is no implied warranty of merchantability or fitness for a particular purpose. This Warranty inures to the benefit and is enforceable only by the Customer and is not transferable or assignable. Agents Roofing Company shall not be liable for any incidental or consequential damages. No warranty of any type exists until all work is paid in full. The manufacturer does offer a limited warranty on the materials sold and any and all claims by the Customer for breach of warranty of any type must be brought directly against the manufacturer. Customer hereby waives any and all claims for breach of material warranty of any type against Agents Roofing Company. Customer will be supplied with the warranty information from the manufacturer after payment for the complete work. A specimen copy of the warranty by the manufacturer is available upon request.

COMPLETION. Customer agrees to furnish final payment upon the Substantial Completion of the Project as described in the Proposal. It shall be deemed Substantially Completed when Customer takes possession of the Work and has beneficial use and occupancy of the dwelling.

SEVERABILITY. If any provision of the Proposal shall be held invalid or unenforceable, the remainder of the Proposal shall not be affected thereby and shall continue to be valid and shall be enforced to the fullest extent permitted by law.

ENTIRE AGREEMENT. This Proposal contains the entire agreement between the Customer and Agents Roofing Company and supersedes all other written and/or oral agreements. The laws of the State where the project is located shall govern any dispute of controversy between the Customer and Agents Roofing Company as it pertains to this Proposal.

KIDD ROOFING

Since 1982

Residential & Commercial Roofing Professionals

1212 East Anderson Lane, Austin, Texas 78752
Telephone: (512) 671-7791 Fax: (512) 671-8707

Project Info:

Date: 3/8/17

Job Name: Contemporary Austin Laguna Gloria

Address: 3809 W 35th Street
Austin, TX. 78703

Roof Repair and Coating

- Remove blisters in roof and patch back with Mod Bit Cap Sheet
- Clean roof to prepare for coating
- Apply 1 coat United Coatings Roofmate MBR Primer
- Apply Roofmate Butter Grade @ seams and penetrations
- Apply 2 coats United Coatings Roofmate Topcoat
- Remove any trash and debris daily
- Provide 1 yr Kidd Roofing workmanship warranty

Base Bid..... \$14,500.00

Clarification/Exclusions:

- 1) DR Kidd Company standard insurance.
- 2) Excludes MEP work, and communications devices.
- 3) Excludes flashing not associated with DR Kidd work.
- 4) Excludes attic ventilation and any other flashing not described above.
- 5) Excludes painting, repairs, or protection to other trades work, stucco, masonry, wood, metal abutments to the roof.
- 6) Excludes soldering, welding, light gauge framing, unless noted in the scope.
- 7) Excludes landscape protection or repair.
- 8) Excludes decking, roof supports/trusses or buildups.
- 9) Excludes interior repairs due to shifting and general movement during construction.
- 10) Excludes broken windows and trim, unless directly caused by construction of new roof, removal of old roof.

The Chism Company

5900 Balcones Drive #150
Austin, Tx 78731
Phone: 512-440-0606
Cell: 512-426-4640

QUOTE

File NO: 17-123723

Quote Type: Remodel

Attn: Aaron Lovell	Date: 02/27/2017
From: Bill Colby	Pages: 2
Project: Laguna Gloria	CC:
Re: Replacement of Fabric	

Purchaser: The Contemporary Austin 3809 W 35th Street Austin Tx. 78703
Contact Name: Aaron Lovell Phone: 512-458-8191 ex 212 Contact PH#: Fax:

Install: 3809 W 35th Street Austin Tx. 78703

Email Address: alovell@thecontemporaryaustin.org Cell: 512-925-2270 Site Phone:

Product Description: Fabric Recovers using existing framework

Costs: SEE BELOW

Excludes: Tax , Permits , Blocking , Engineering.

Quote Valid For: 60 Days

Delivery: 30-45 days

Terms: 30 day terms with credit approval
Visa and M/C add 5% processing fee to cost above

PROPOSAL #1: \$ 5,300.00

**REPLACEMENT OF SIX (6) FABRICS USING EXISTING FRAMEWORK-
ONE (1) STANDARD AWNING AT EAST ELEVATION 1ST FLOOR, ONE (1) STANDARD AWNING AT EAST ELEVATION 3RD FLOOR, TWO (2) STANDARD AWNINGS AT WEST ELEVATION 3RD FLOOR, AND TWO (2) DOMED AWNINGS AT WEST ELEVATION 1ST FLOOR-
\$ QUOTATION TO INCLUDE NEW FABRICS, INSTALLATION LABOR, LIFT RENTALS, AND STANDARD INSURANCE.
\$ QUOTATION DOES NOT INCLUDE ANY BUILDING PERMITS, SALES TAX, NOR STAMPED/ENGINEERED DRAWINGS.**

PROPOSAL #2: \$ 800.00

**FURNISH AND INSTALL TWO (2) FABRICS USING EXISTING FRAMEWORK AT THE GATE HOUSE-
\$ QUOTATION TO INCLUDE NEW FABRICS, INSTALLATION LABOR, AND STANDARD INSURANCE.
\$ QUOTATION DOES NOT INCLUDE ANY BUILDING PERMITS, SALES TAX, NOR STAMPED/ENGINEERED DRAWINGS.**

PROPOSAL #3 \$ 4,400.00

**FURNISH AND INSTALL THREE (3) FABRICS USING EXISTING RETRACTABLE MOTORIZED SYSTEMS AT WEST ELEVATION 1ST FLOOR.
\$ QUOTATION TO INCLUDE NEW FABRICS, INSTALLATION LABOR, AND STANDARD INSURANCE.
\$ QUOTATION DOES NOT INCLUDE ANY BUILDING PERMITS, SALES TAX, NOR STAMPED ENGINEERED DRAWINGS.**

Accepted: _____

The Chism Company Quote Scope

We specifically exclude the following:

Remarks: Bonds

Engineering, testing, sampling, design and insurance liabilities

Engineered stamped sealed CAD drawings

Engineering Calculations

Demolition, removal of existing structure(s) or columns

Clearance of work area

Liquidated damages

Any material or services not specifically shown or noted above as being included

Relocation, repair removal of sprinklers, irrigation lines any obstructions above or below grade

Excavation through rock greater than four inches

Blocking

Permit submittal, permit fees, special inspections, site plan approval

Dirt removal

Soil tests

Concrete cutting

Concrete truck, bobcat access

Fencing

Prevailing Wages & Certified Payroll

Union wages

Curb repair

Landscaping or paver repairs or replacement

Electrical hook – up or trenching

Night, early AM, and or weekend installation hours

Protection of equipment, merchandise within work area

Multiple mobilizations

Insurance Coverage and or limits beyond or in excess of standard coverage (attached)

OSHA certifications beyond 10 hour for supervisory personnel

Project Schedule

The ContemporaryAustin

Project Schedule

2017 Austin Convention and Visitors Bureau Heritage Grant

If funds are awarded to The Contemporary Austin, the museum will begin each repair and upgrade project concurrently in June 2017. The museum anticipates completing the project by September 2017. Below is a listing of repairs to be performed with Austin Convention and Visitor Bureau Heritage Grant funds, including the name of the vendor and the quote for the project. All project duration times are approximate.

- Repair Driscoll Villa Roof
 - Lone Star Roofing: \$8,655
 - One week

- Repair San Jose Rose Window
 - DGP Painting: \$1,700
 - One week

- Awnings for Driscoll Villa Windows
 - Chism Company: \$4,400
 - One month

- Repair ADA-Accessible Terrace Doors
 - Hewn: \$31,800
 - One month

- Handrail Fabrication for Exterior Southwest Steps
 - Steelhouse: \$13,250
 - Two months

Proof of Ownership

The ContemporaryAustin

Recorded in Volume 727, Pages 359-360, Deed Records of Travis County, Texas.

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Clara Driscoll, a feme sole, of Nueces County, Texas, for and in consideration of my desire to aid and assist in the dissemination of knowledge and interest in and concerning the art treasures and things of historical interest to the people of this, my native State of Texas,

HAVE GIVEN, GRANTED AND CONFIRMED, and by these presents do give, grant and confirm unto the said Texas Fine Arts Association Holding Corporation, a corporation organized and existing under and by virtue of the laws of the State of Texas, with its domicile and principal place of business in Austin, Travis County, Texas, the following described tract of land lying and being in Travis County, Texas, to-wit:

Twenty-eight and one-fourth (28 $\frac{1}{4}$) acres on the East side of said Colorado River out of The D. J. Gilbert Survey, being Block 20 of a subdivision of the P. C. Taylor land, described as follows:

BEGINNING at the north of a branch which is the line between Lot 20 and Block 11 and also between Block 20 and Block 19; thence up the said branch with its meanders to the intersection of the N.W. corner of Block 19, which is the N.E. corner of Block 20; thence N. 60 W. 482 varas to the intersection of the West line of said D. J. Gilbert Survey; thence S. 36 W. with the Gilbert League line 370 varas to the place of beginning; together with such title as I may have to the land lying between this 28 $\frac{1}{4}$ acre tract and the Colorado River, subject to the submerging privileges and rights of the City of Austin, and together with all improvements and personal property located thereon, SAVE and EXCEPT, however, all that certain property, approximately 0.41 of an acre, described in deed from Mrs. Clara Driscoll Sevler et vir to Ann Watt McClendon, acknowledged May 28, 1925, filed for record May 29, 1925, and recorded May 30, 1925, in Book 374 on Pages 390 and 391 of the Deed Records of Travis County, Texas, which deed and its record is here referred to and made a part hereof for all pertinent purposes.

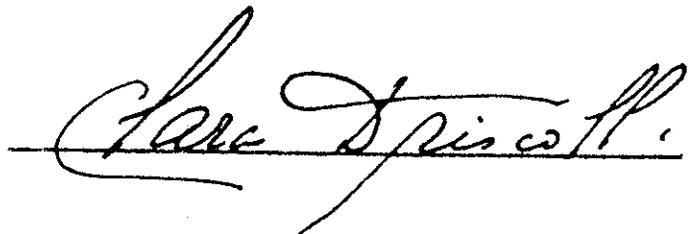
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Texas Fine Arts Association

EXHIBIT A

PHOTO COPY

Holding Corporation, and its successors, for the purpose of maintaining a museum upon said premises; provided that this grant is upon the following conditions (1) that neither Texas Fine Arts Association Holding Corporation nor any successor thereof shall ever place or attempt to place or suffer to be acquired any mortgage, lien or other encumbrance upon the hereinbefore described property and (2) Texas Fine Arts Association Holding Corporation and its successors shall never permit or cause to be permitted a cessation of the maintenance of the property as a museum for any period of time in excess of thirty-six (36) consecutive months; and upon the breach of either or any of these conditions, the title to the hereinbefore described property shall pass to and vest in the State of Texas as fully and completely as if this instrument were a general warranty deed conveying said property to the State of Texas; and upon title so passing to the State of Texas, the State of Texas shall then and thereafter continuously maintain said property as a museum.

GIVEN UNDER MY HAND at Austin, Travis County, Texas, this the fourth day of December, 1943.

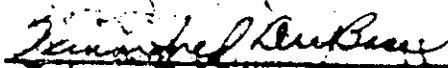


THE STATE OF TEXAS |
COUNTY OF TRAVIS |

PHOTO COPY

Before me, the undersigned authority, on this day personally appeared Clara Driscoll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the fourth day of December, 1943.



Notary Public, Travis County, Texas
Winnifred DuBose
2410 Rio Grande
Austin, Texas

Insurance

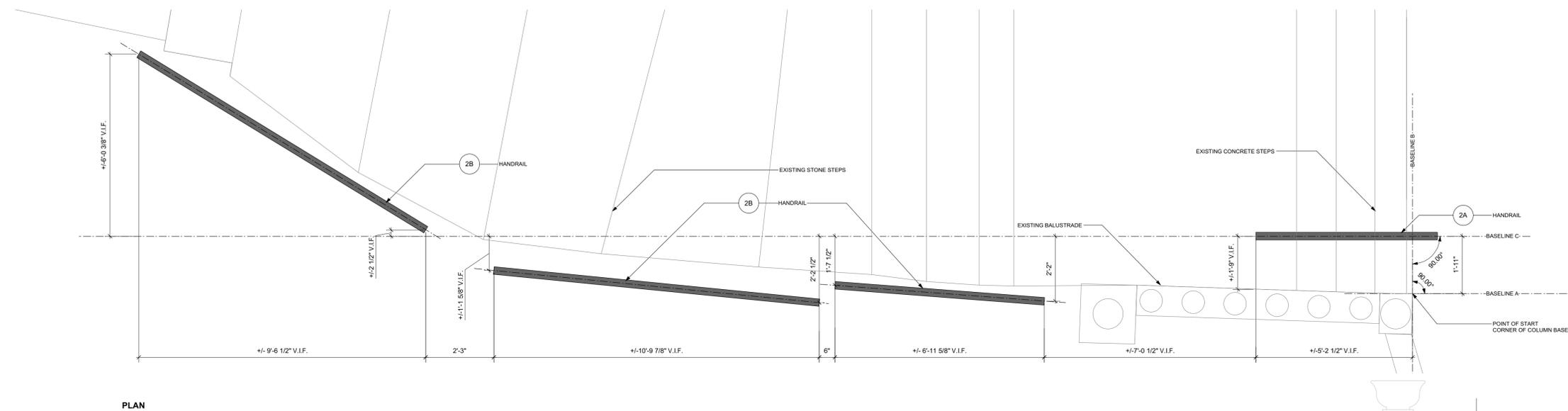
The ContemporaryAustin

Plans and Specifications of Proposed Work

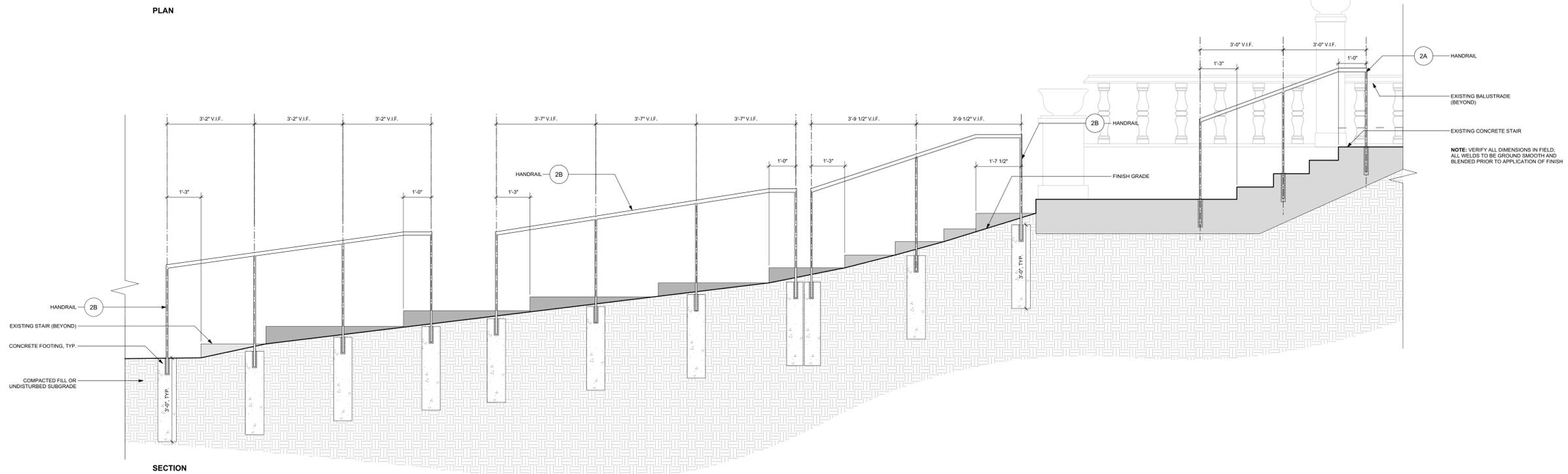
The ContemporaryAustin

GENERAL NOTES

- Existing conditions and topography data are from a survey prepared by Urban Design Group, PC, 3660 Stoneridge Road, Suite E101, Austin, Texas 78746, 512-347-0040, February 16, 2015.
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractor's expense.
- Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.
- Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

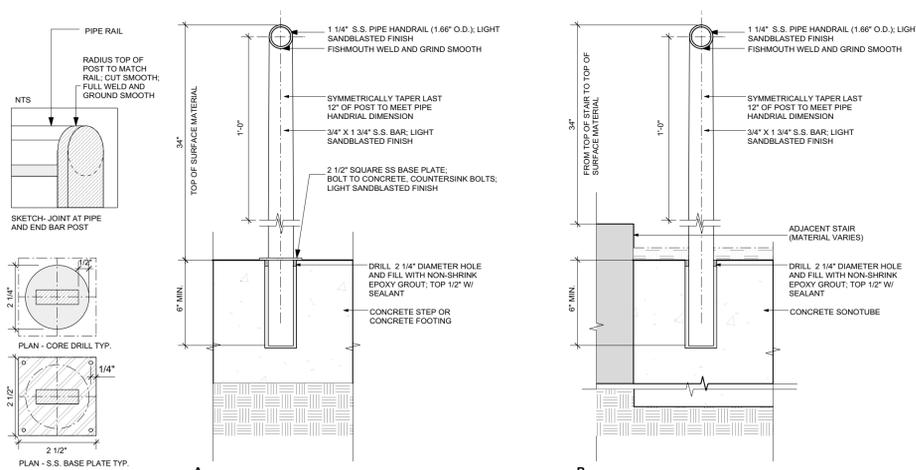


PLAN



SECTION

1 STAIR TO TEMPLE OF LOVE
Scale: 1/2" = 1'-0"



2 HANDRAIL
Scale: 2" = 1'-0"

Section 057300 – Decorative Metal Railings

- Engineering: Provide services of Professional Engineer, registered in the state of Texas, to design and certify that work of this Section meets or exceeds performance requirements specified.
- Shop Drawings: Provide large scale shop drawings for fabrication, installation and erection of all parts of the work. Provide plans, elevations, and details of anchorages, connections and accessory items. Provide installation templates for work installed by others. Show all interfaces and relationships to work of other trades.
- Mockups: Construct a 4 ft. long mockup section of each handrail type on specified support structure before beginning handrail work. Sample section shall demonstrate proposed posts, rails, welded connections, and workmanship. Sample section will be inspected by the Landscape Architect. If the sample is not acceptable, construct additional panels, at no added cost to the Owner, until an accepted by Landscape Architect. Accepted panel, shall become the standard for the entire job and shall remain undisturbed until project completion.
- Field Measurements: Take all necessary field measurements before preparation of shop drawings and fabrication. Do not delay progress of the job. If field measurements are not possible prior to fabrication, allow for field cutting and fitting.
- Materials and workmanship shall conform to applicable ASTM, NAAMM, and AISI standards.
- Structural Performances: Provide installed handrail and railing and guardrail assemblies complying with following structural performances, unless otherwise indicated:
 - Handrails and Toprails: Capable of withstanding 300 lb. concentrated loads applied at any point, any direction, and uniform loads of 100 lb. per lineal feet. These two load conditions do not act concurrently.
 - Guardrails: Provide horizontal steel cabling capable of withstanding uniform loads of 100 lbs. per sq. ft. of gross area of guard, including open areas. This load does not act concurrently with concentrated and uniform loads acting on handrails and top rails.

3 SPECIFICATION

Section 057300 – Decorative Metal Railings (continued)

- Stainless Steel Handrails and Railings: Stainless steel pipe, flat bar stock, and related components shall be as follows with sandblasted finish.
 - Tubing: ASTM A 554, Type 316 stainless steel, as standard with manufacturer.
 - Pipe: ASTM A 312, Type 316 stainless steel.
 - Castings: ASTM A 743, Grade CF 8 or CF 20.
 - Plate: ASTM A 167, Type 316 stainless steel.
- Epoxy Grout: Provide non-shrink, non-metallic, non-corrosive epoxy grout conforming to the following requirements:
 - Grout shall be manufactured specifically for use in supporting heavy loads.
 - Shrinkage at 28 days: None (0.00 shrinkage when tested in accordance with ASTM C827 modified procedure) with a minimum effective bearing area (EBA) of 95 percent coverage of the tested base plate.
 - Compressive strength, minimum: 10,000 psi at seven days, when tested in accordance with ASTM C579.
- Handrails, at all but mechanical and service areas, throughout, shall be of Architectural Quality. Exceptional care shall be taken in welding and grinding, filling and surface sanding to provide truly smooth, clean, neat and flush construction throughout, free of all surface defects and defacements.

Revisions

Number	Date	Description

Job number	2611
Drawn by	GF
Checked by	CM
Scale	1" = 60'-0"
Date	10 02 2017

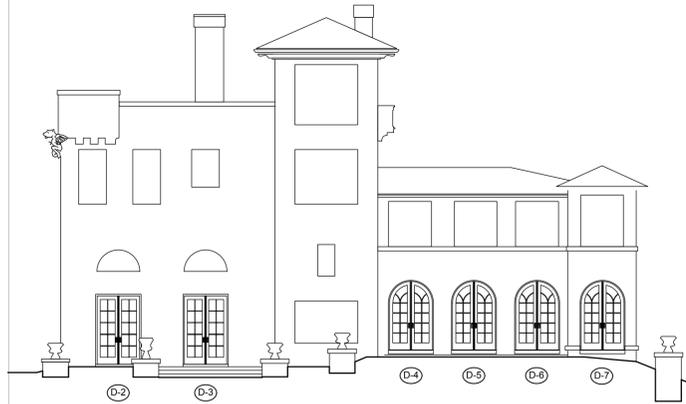
Stamp

HANDRAIL DOCUMENTS

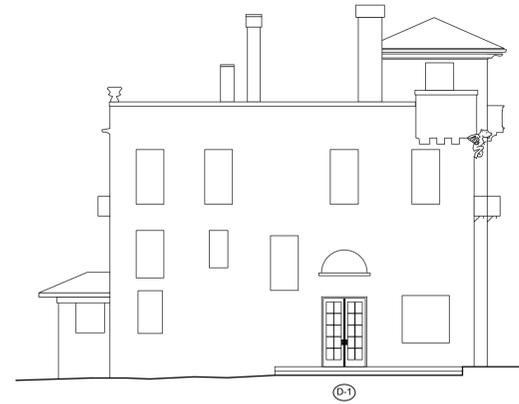
STAIR AND HANDRAIL DETAILS

Sheet Number

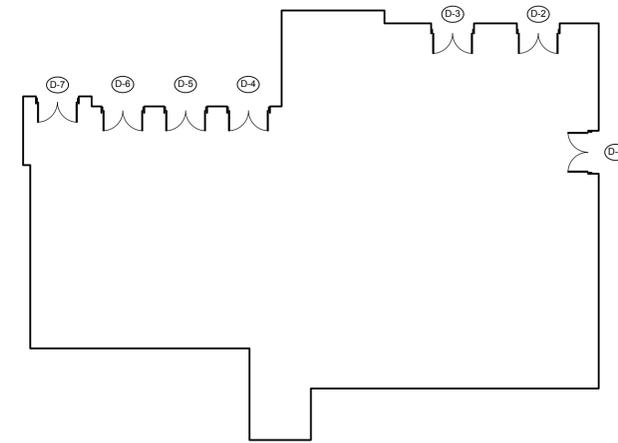
L-100



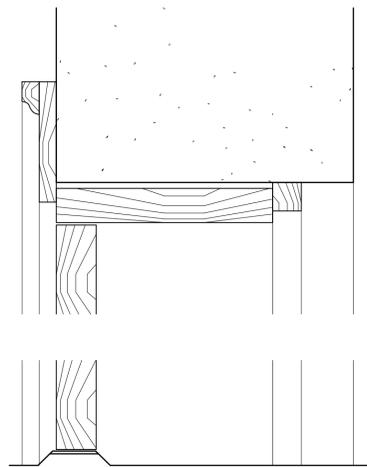
3 WEST ELEVATION
3/32" = 1'-0"



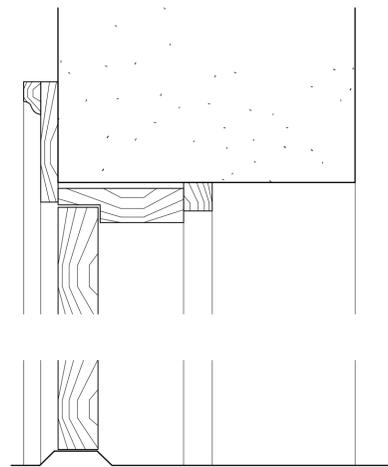
2 WEST ELEVATION
3/32" = 1'-0"



1 FIRST FLOOR PLAN
3/32" = 1'-0"



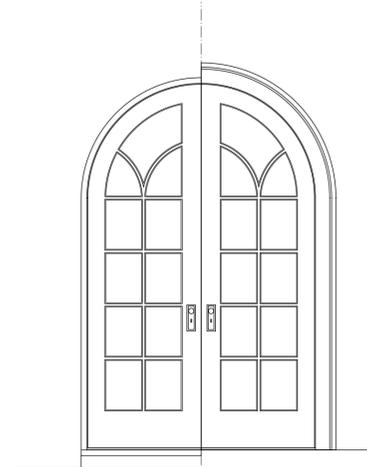
4 DOOR DETAIL
3" = 1'-0"



5 DOOR DETAIL
3" = 1'-0"



A



B

6 DOOR TYPES
1/2" = 1'-0"

DOOR SCHEDULE								
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	DETAILS HEAD	JAMB	SILL	NOTES
D-1	A	2-30"	94"	1-3/4"	4/A1.01	4/A1.01	4/A1.01	4, 5, 6, 7, 8, 9, 10
D-2	A	2-30"	94"	1-3/4"	4/A1.01	4/A1.01	4/A1.01	9, 10, 11
D-3	A	2-30"	94"	1-3/4"	4/A1.01	4/A1.01	4/A1.01	9, 10, 12
D-4	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 13, 14, 16
D-5	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 14, 16
D-6	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 14, 16
D-7	B	2-30"	94"	1-3/4"	5/A1.01	5/A1.01	5/A1.01	9, 15, 16

GENERAL NOTES:

- A. Depictions of existing construction elements are taken from record drawing information provided by the Owner, and are used for background and reference purposes. Contractor shall field verify dimensions as required for the repair work.
- B. Actual field conditions might vary. Prior to start of repair work, the Contractor shall visit the site and perform an inspection to become familiar with existing facilities and areas scheduled for work and determine the condition of existing elements to be affected and/or to remain. Other field investigations, and/or minor adjustments may be required to complete Work.
- C. Should the Contractor encounter any questions or conflicts between drawing depictions, existing elements to remain, new repairs, the plans, the Contractor shall bring these conflicts to the attention of the Architect and/or Owner. Contractor shall seek clarification in writing prior to start of Work, and shall not proceed with the Work if there are discrepancies or conflicts until all such have been resolved.
- D. Contractor shall be responsible for damage to existing property by his/her staff or subcontractors.
- E. Contractor shall protect areas and surfaces adjacent to the construction area from damage and debris. All areas to be clean and serviceable at the completion of repair work.
- F. The Contractor is required to take due precautionary measures to protect the utilities or structures at the site and to maintain access to the museum building.
- G. All repair work construction activities shall be performed to produce minimal disturbance to existing facility and occupants. Maintain separation between areas undergoing repair work and surrounding areas by providing temporary barriers to prevent dust migration and maintain building security. Minimize excessive and prolonged noise levels and dust.

DOOR AND FRAME REPAIR NOTES:

1. Historic wood doors and frames are to remain, with restorative repairs made as needed to strengthen and stabilize, only. All existing hardware is to remain. All existing glazing is to remain. If the completion of the repair work requires the replacement of any existing hardware or glazing, replace the effected element with a replacement element matching the existing element in dimension, detail, configuration and appearance.
2. Historic wood doors and frames were repaired during a restoration project completed in 2002. Previous repairs were typically made with wood dutchmen patches. On painted wood doors, small repairs of 3 square inches or less in area may have been made with epoxy putty. Select doors were scheduled to be "re-skinned" with new, replacement veneers.
3. As a general repair treatment to all units, doors and frames are to be repaired as required to provide sturdy, secure units that shed water and operate smoothly. Small repairs, of 3 square inches or less, may be made with penetrating epoxy consolidant and epoxy resurfacing paste formulated for wood. Larger repairs may be made with wood dutchmen, of matching wood species, grain and grain direction. Tighten separated joints between stile, rail and muntin members with blind dowels or stainless steel pins, as required. Coat all end grain conditions, prior to reassembling door members. Refinish doors and frames to match color, appearance and sheen of existing conditions.

- In addition to the above, specific treatments have been identified through a visual survey of existing conditions, as depicted in the attached photographs, as indicated on the door schedule and as noted below:
4. Patch small rotted area in bottom rail of inactive leaf.
 5. Tighten joint between bottom rail and stiles at each leaf.
 6. Tighten joints between muntins and adjacent stile, rail or muntin.
 7. Replace missing screws or fasteners at hinges.
 8. Fasten wood frame securely to building wall.
 9. Repaint exterior face of door and frame to match existing paint color and sheen.
 10. Refinish interior face of glazing stops and/or door as required to match existing stain color and clear finish sheen.
 11. Repair cracks in bottom rail of active leaf.
 12. Tighten joints between bottom rails and stiles.
 13. Patch large rotted area in bottom rail of inactive leaf.
 14. Assess apparent moisture damage at bottom rails and bottom of stiles. Tighten joints, repair areas of rot, recoat all surfaces to protect against further moisture infiltration. Reattach loose veneer.
 15. Repair cracks in bottom rail of both leaves.
 16. Repaint interior face of door and frame to match existing paint color and sheen.

WHEN PRINTED ON 11" x 17" SHEETS, DRAWINGS ARE REDUCED TO 50% SIZE, SO THAT ALL SCALES ARE 1/2 THE SIZE OF NOTED SCALES.



DRAWN BY: AG
REVIEWED BY: LL
DATE: 02 21, 2017
REVISIONS:

DOOR DETAILS

A1.01



D-1



D-1



D-1



D-1



D-1



D-1



D-2



D-2



D-3



D-3



D-3



D-3



D-3



D-4 (RIGHT) TO D-7 (LEFT)



D-4



D-4



D-4



D-4



D-7 (RIGHT) TO D-4 (LEFT)



D-4



D-5



D-5



D-5



D-5



D-5



D-6



D-6



D-6



D-6



D-7



D-7



DRAWN BY: AG
REVIEWED BY: LL
DATE: 02 21, 2017
REVISIONS: