



March 19, 2017

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 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. Along with robust fall/winter and spring/summer presenting seasons, the theatres are also principal venues for the SXSW Film Festival, the Austin Film Festival, the Moontower Comedy & Oddity Festival, and the Summer Classic Film Series. Altogether, we produce or host approximately 300 events yearly.

Listed on the National Register of Historic Places and an architectural cornerstone of the Congress Avenue National Historic District, the Paramount Theatre officially turned 100 years old in October 2015. Each year, we undertake ambitious and crucial preservation projects at our theatre; over the next few weeks, we will be completing the ambitious restoration of the Paramount marquee, awning, and ground level limestone. This year, we commence a suite of related projects: restoring roof tiles and the parapet that lines the top edge of the theatre, replacing the front bank of entry/exit doors and installing a new key-card access system, and restoring the long-neglected box office exteriors. Together, these projects will improve the customer experience, structural integrity, and historical value at the Paramount Theatre.

The Austin Theatre Alliance respectfully requests \$58,000 in funding from the Austin Convention & Visitors Bureau towards this suite of important projects. The total cost of the project is \$127,000. In what follows, we present the Paramount project in greater detail. If you have any questions about our proposal, please do not hesitate to contact me, either by phone at 512-692-0519 or by email at [mjordan@austentheatre.org](mailto:mjordan@austentheatre.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

David McMichael  
Grants Manager



## 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 19, 2016

HISTORIC PROPERTY AND ADDRESS: The Paramount Theatre 713 Congress Avenue Austin, TX 78701

APPLICANT'S NAME: Austin Theatre Alliance

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

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: N/A

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: Paramount Rehabilitation and Replacement Work – Entry/Exit Doors, Box Office, Mansard Roof, and Parapet

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

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

With generous support from the Austin Convention & Visitors Bureau and other preservation partners, we have restored the theatre's beautiful stone and brick facade; reconstructed the Paramount's magnificent bulb-lit blade; and are near the completion of repairing the facade's three balconies overlooking Congress Avenue. Further, we are only weeks away from the completion of the rehabilitation of the Paramount's marquee and awning, an enormous undertaking which has tremendously increased energy efficiency, water resistance, and exterior appearance, among other things.

This year, we turn our attention to the five following elements. Once completed, these projects will improve the customer experience, structural integrity, and historical value at the Paramount Theatre.

#### Entry/Exit Door Replacement

The current doors are laminate and are delaminating; they have suffered significant deterioration from heavy use and auto/pedestrian traffic nearby. We will remove and replace all 10 doors (5 sets) that face Congress Avenue with glass and solid wood construction at the entry to the theatre. Additional bracing will be installed at head jambs. Existing hardware will be repaired, resealed, and reinstalled. New weather sealing will be installed in thickness of door along with new hinges and new thresholds; all of these measures will significantly increase energy efficiency. Exterior of all doors will be primed and painted, and the interiors will be stained to match our approved historic sample.

#### Box Offices Millwork

Due to heavy deterioration, we plan to remove and replace the complete exterior face of 2 Box Offices, including their marble counters. We will install LED lighting and monitors in the upper display case above the box office windows in order to increase energy efficiency and to provide additional information and convenience to patrons and visitors.

#### Key Card System

We will install web-based security access system into the new doors. This task will require wiring, installation, programming and testing. Once complete, this measure will increase safety, security, and convenience for patrons, visitors, and staff.

#### Mansard Tile Repair/Seal

After 6 years, it is again time to replace and repair broken mansard tiles on the roof of the theatre. These green clay roof tiles on the Paramount facade above Congress Avenue slowly crack and fall off over time. These tiles are visible from the street and are an important historic architectural detail. We have maintained a relationship with the historic tile specialist with whom we worked 6 years ago; he has located the exact same reclaimed tile that can be used for this project (these tiles are quite rare). In addition to improving the historic look of the facade, reattaching and replacing these tiles is important to maintaining the structural integrity of the building, particularly in terms of water-proofing. This portion of the job concludes with replaced flashing, sealing with a recommended sealer, and application of a new paint-job to renew vibrancy to the crown of our historic theatre.

#### Parapet Coping, Flashing, Seal

One of the most crucial steps in ensuring the long-term structural viability of this historic theatre is the replacing and repairing of broken parapet coping tiles. This element of our project will enhance structural integrity of the building and prevent water from infiltrating the structure. We will finish by replacing flashing and sealing with a recommended sealer.

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

**Permits:** Building, Turp/Rowman permits will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin.

**Pedestrian Barricades and Protection:**

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

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

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

AMOUNT OF FUNDING REQUESTED: \$58,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \$69,000

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.

## **ATTACHMENTS – PARAMOUNT REHABILITATION AND REPLACEMENT WORK – ENTRY/EXIT DOORS, BOX OFFICE, MANSARD ROOF, AND PARAPET**

### **1. TOURISM JUSTIFICATION**

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 patrons of our own Moontower Comedy Festival, 30% of whom travel to Austin for the 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 approximately 300 events on more than 200 nights per year, making it easy for out-of-town visitors to plan a trip around taking in a show or film.

To promote our events, we market to broad constituencies through local, state, and national media outlets. Locally, we market shows in the Austin-American Statesman and the Austin Chronicle, on KUT & KUTX, and in local publications in Bastrop, Cedar Park, Lake Travis, Leander, Pflugerville, Round Rock, and West Texas. At the state and national level, press highlights for Moontower include The New York Times, USA Today, The Huffington Post, Esquire, Comedy Central, SiriusXM, The Houston Press, The Dallas Morning News, and more. For specific events, we outreach to the Latino-Hispanic, African American and to the LGBT communities via other media outlets. We maintain partnerships with downtown businesses and restaurants via our Paramount Club, providing marketing for our partners through special offers in conjunction with shows at the theatre.

The Moontower Comedy Festival embarks on its sixth year in April. Esquire Magazine states, “As the Art Form Surges, Moontower Could Become the Country’s Biggest Comedy Fest.” With national recognition of Moontower coming from print, electronic and digital media outlets, this event is increasingly attracting an audience from all over the nation. During the 2016 festival, we had attendees from 20+ states and several foreign countries including Canada, France, and the UK. We sold more tickets, used more hotel rooms, and had greater economic impact on Downtown Austin than ever before; we are on track to do the same next month with Moontower 2017.

As cornerstones in Austin’s arts community, we are economic drivers for the downtown area. In addition to ticket revenue, we estimate that our patrons (particularly those from outside of Austin) spend \$2 at other downtown establishments for every dollar they spend at our theatres. For Moontower Festival, 30% of attendees are from out of Austin, and our annual Break a Leg 5k and film festivals also bring in attendees from around the region, state and world.

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

## 2. HISTORIC DOCUMENTATION



The Grande Dame of Congress Avenue – The Paramount Theatre.



The Paramount in a transitional phase





**Current wooden doors have become warped and are no longer snug/secure against weather conditions**



**Paint has chipped and deteriorated, leading to reduced aesthetic appeal on the exterior of this historic structure**





Current box offices are functional but have suffered heavy deterioration. Due to prioritization of other projects, all work projects done on the box offices in the past few years have been stop-gap measures. However, we now turn our attention to a lasting rehabilitation of these important patron/tourist interaction points.



We will replace broken tiles, reseal areas that are currently structurally unsound, and clean and paint tiles that have become discolored in order to restore their original vibrancy.



The parapet coping tiles, pictured here, are responsible for sealing and waterproofing the top of the structure.



Currently, many of the tiles are chipped, broken, or improperly sealed, leading to water infiltration and deterioration of the entire structure.



Replacing and properly sealing all parapet coping tiles will prevent deterioration like this and ensure long-term viability of the structure.

### 3. CERTIFICATE OF APPROPRIATENESS

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

### 4. PROJECT BUDGET

Paramount Restoration Project - 2017		
<b>REVENUE</b>		
ACVB	\$	58,000.00
Individual Donations	\$	30,000.00
Other Grants	\$	39,000.00
<b>Total</b>	\$	127,000.00
<b>EXPENSES</b>		
Scope of work - all parts and labor		
Debris Disposal		
Permits		
Barricades and Protection		
Parking		
<b>Turnkey Price for Project</b>	\$	127,000.00

### 5. THREE COMPETITIVE BIDS

See the attached bids at the end of this application.

### 6. PROJECT SCHEDULE

All elements of the project will take place beginning in September 2017 and will be completed in February 2018.

Payment schedule:

**Forty Eight Thousand Dollars (\$48,000.00)** due on the start of work at the project.

**Forty Thousand dollars (\$40,000.00)** due after completion of fabrication of doors and millwork prior to install.

**Thirty Nine Thousand Dollars (\$39,000.00)** balance due upon completion of all work of the agreement to the reasonable satisfaction of the Client's Representative.

### 7. PROOF OF OWNERSHIP

The ACVB has the deeds of ownership on file: the Harry Williams and Mary Margaret Albright deeds, both dated from 1977. If additional copies of digital files are needed, please inquire and we will send again.

#### **8. PROOF OF INSURANCE**

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

#### **9. PLANS AND SPECIFICATIONS OF PROPOSED WORK**

NA – Because the Paramount Rehabilitation and Replacement Work – Doors, Box Office, Mansard Roof, and Parapet is a repair job, it does not require formal architectural or engineering plans.

# CARPENTRY BY DESIGN LLC

General Contracting and Project Management

Tim Smith

6516 Garden View Drive

Austin, TX 78724

512-590-9291

[carpentrybydesign.tim@gmail.com](mailto:carpentrybydesign.tim@gmail.com)

## **Estimate # 112-18**

March 6, 2017

### **Project:**

Paramount Theatre

Entry Doors Security & Renovation, Mansard Roof, Parapet Coping

### **Location:**

713 Congress Avenue

Austin, Texas 78701

We hereby propose to furnish the materials and perform the labor necessary for the replacement of the entry and exit doors and windows. This work includes:

### **1. Scope:**

#### **A. Entry/Exit Door Replacement**

Remove and replace 10 doors (5 sets) with glass and solid wood construction at entry. Additional bracing to be installed at head jamb. Existing hardware to be repaired, resealed, and reinstalled. New weather sealing in thickness of door, new hinges, and new thresholds. Exterior to be primed and painted. Interior will be stained to match approved sample. New trim to be created to match glass surrounds.

#### **B. Box Offices Millwork**

Remove and replace complete exterior face of 2 Box Offices including marble counter. Install owner supplied LED lighting and monitors in upper display case above box office windows.

#### **C. Key Card System**



Install web-based security access system to new doors. Will require wiring, installation, programming and testing.

D. Mansard Repair/Seal

Replace or repair broken mansard tiles, replace flashing, seal with recommended sealer.

E. Parapet Coping, Flashing, Seal

Replace or repair broken parapet coping tiles, replace flashing and seal with recommended sealer.

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

**3. Permits:** Building, Turp/Rowman permits will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin.

**4. Pedestrian Barricades and Protection:**

All necessary barricades and pedestrian safety measures to be provided by Carpentry by Design LLC

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

**Total bid:        \$132,000**

**Payment Schedule:**

**Draw # 1- 30% (\$39,600)** due upon commencement of design and fabrication work.

**Draw # 2- 40% (\$52,800)** due at completion of fabrication of doors and millwork and before installation

**Final Draw- Balance (\$39,600)** due upon completion of all work and to the satisfaction of Facilities Director. Once all work is substantially complete we will walk the job with the director and create a punchlist of items that may need attention. After all punchlist items are complete the final draw will be invoiced.

Scheduled payments are due in full within fifteen (15) working days of the presentation of the draw requests. Payments made after the fifteen (15) working day period will be considered a late payment and will be assessed a five (5%) late fee. Any payments not made within thirty (30)

days of their presentation will be assessed the ten (10%) late fee and will incur a fifteen (15%) prorated annual interest rate fee for each day past 30 days 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 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 is good for thirty (30) days from the date of this proposal.

Submitted by

Tim Smith

Owner Carpentry by Design LLC

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized representative of the Austin Theatre Alliance

The above estimate and scope 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.





---

**SDC Project Management & Consulting LLC**

**SDC Project Management & Consulting LLC**

**David Jones**

**4505 Garnett St**

**Austin, TX 78745**

**512-992-7169**

**[David@SDC-Management.com](mailto:David@SDC-Management.com)**

**March 2, 2017**

## **Proposal**

**Submitted to:**

The Austin Theatre Alliance

Jonathan B. Humphrey, Facilities Director

713 Congress Avenue

Austin, Texas 78701

**Project:**

Paramount Theatre

Entry Doors Security & Renovation, Mansard Roof, Parapet Coping

**Location:**

713 Congress Avenue

Austin, Texas 78701

---



---

We hereby propose to furnish the materials and perform the labor necessary for the replacement of the entry and exit doors and windows. This work includes:

**1. Scope:**

A. Entry/Exit Door Replacement

Remove and replace 10 doors (5 sets) with glass and solid wood construction at entry. Additional bracing to be installed at head jamb. Existing hardware to be repaired, resealed, and reinstalled. New weather sealing in thickness of door, new hinges, and new thresholds. Exterior to be primed and painted. Interior will be stained to match approved sample. New trim to be created to match glass surrounds.

B. Box Offices Millwork

Remove and replace complete exterior face of 2 Box Offices including marble counter. Install LED lighting and monitors in upper display case above box office windows.

C. Key Card System

Install web-based security access system to new doors. Will require wiring, installation, programming and testing.

D. Mansard Repair/Seal

Replace and repair broken mansard tiles, replace flashing, seal with recommended sealer.

E. Parapet Coping, Flashing, Seal

Replace and repair broken parapet coping tiles, replace flashing and seal with recommended sealer.

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

**3. Permits:** Building, Turp/Rowman permits will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin.

**4. Pedestrian Barricades and Protection:**

All necessary barricades and pedestrian safety measures to be provided by SDC PM & Consulting and shall be the responsibility of SDC PM & Consulting.



**SDC Project Management & Consulting LLC**

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

**Total Bid: One Hundred Thirty-Three Thousand Five Hundred and Fifteen dollars (\$133,515.)**

**Payment Schedule:**

**Forty-Four Thousand Five Hundred and Five (\$44,505.00)** due upon the start work.

**Forty-Four Thousand Five Hundred and Five (\$44,505.00)** at completion of fabrication.

**Forty-Four Thousand Five Hundred and Five (\$44,505.00)** balance due upon completion of all work of the agreement to the reasonable satisfaction of the Client's representative. Upon written request by the Contractor at the time the Contractor represents that all work has been completed the Client will perform a walk through inspection of the work. Any deficiencies or corrections will be noted at this time by the Client representative and provided to the Contractor in writing. A second walk through inspection will be requested to inspect the corrections previously noted. The work of the agreement will be considered complete at the time the corrections of the initial walk through inspection are completed to the reasonable satisfaction of the Client representative.

Scheduled payments are due in full within ten (10) working days of the presentation of the draw requests. Payments made after the ten (10) working day period will be considered a late payment and will be assessed a six (6%) late fee. Any payments not made within thirty (30) days of their presentation will be assessed the ten (10%) late fee and will incur a fifteen (15%) prorated annual interest rate fee for each day past 30 days 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 SDC-Project Management and Consulting LLC, if not accepted within thirty (30) days of the date of this proposal.

Submitted by

David A Jones,

Project Manager SDC-Project Management and Consulting LLC

---

Name

Title

Date

The above prices, specifications and conditions are satisfactory and are hereby accepted.  
SDC- Project Management and Consulting LLC is authorized to do the work as specified and payments will be made as outlined above.

---

Name

Title

Date

Authorized representative of the Austin Theatre Alliance

**SCHAUBHUT  
CONSTRUCTION  
1419 Tuffit  
Austin, TX  
78753**

**PROPOSAL**

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

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

Attention:  
**Jonathan Humphrey  
Facilities Director**

Date:  
March 3, 2017

**Project:**  
**Entry Doors Security and Renovation, Box  
Offices, Mansard & Parapet**

We hereby propose to furnish the materials and perform the labor necessary for the entry and exit door replacement, box office remodel, key card system replacement, mansard and parapet coping/flashing repair at the Paramount Theatre. This work includes:

**1. Scope:**

**A. Entry/Exit Door Replacement**

Remove and replace 10 doors (5 sets) with glass and solid wood construction at entry. Additional bracing to be installed at head jamb. Existing hardware to be repaired, resealed, and reinstalled. New weather sealing in thickness of door, new hinges, and new thresholds. Exterior to be primed and painted. Interior will be stained to match approved sample. New trim to be created to match glass surrounds.

**B. Box Offices Millwork**

Remove and replace complete exterior face of 2 Box Offices including marble counter. Install LED lighting and monitors in upper display case above box office windows.

**C. Key Card System**

Install web-based security access system to new doors. Will require wiring, installation, programming and testing.

**D. Mansard Repair/Seal**

Replace and repair broken mansard tiles, replace flashing, seal with recommended sealer.

**E. Parapet Copping, Flashing, Seal**

Replace and repair broken parapet coping tiles, replace flashing and seal with recommended sealer.

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

**3. Permits:** Building, Turp/Rowman permits will be obtained from the City of Austin and all methods will be compliant with OSHA and the City of Austin.

**4. Pedestrian Barricades and Protection:**

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

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

**Total Bid: One Hundred Twenty Seven Thousand dollars (\$127,000.00).**

**Payment Schedule:**

**Forty Eight Thousand Dollars (\$48,000.00)** due on the start of work at the project.

**Forty Thousand dollars (\$40,000.00)** due after completion of fabrication of doors and millwork prior to install.

**Thirty Nine Thousand Dollars (\$39,000.00)** 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



# PARAMOUNT THEATRE

AUSTIN, - TEXAS

INVITES YOU

WEDNESDAY, MARCH 29TH

9:30AM

FOR A PRESERVATION TOUR

PLEASE JOIN US FOR BREAKFAST  
AND A TOUR OF THE PARAMOUNT  
& STATESIDE THEATRES' RECENT  
PRESERVATION PROJECTS.

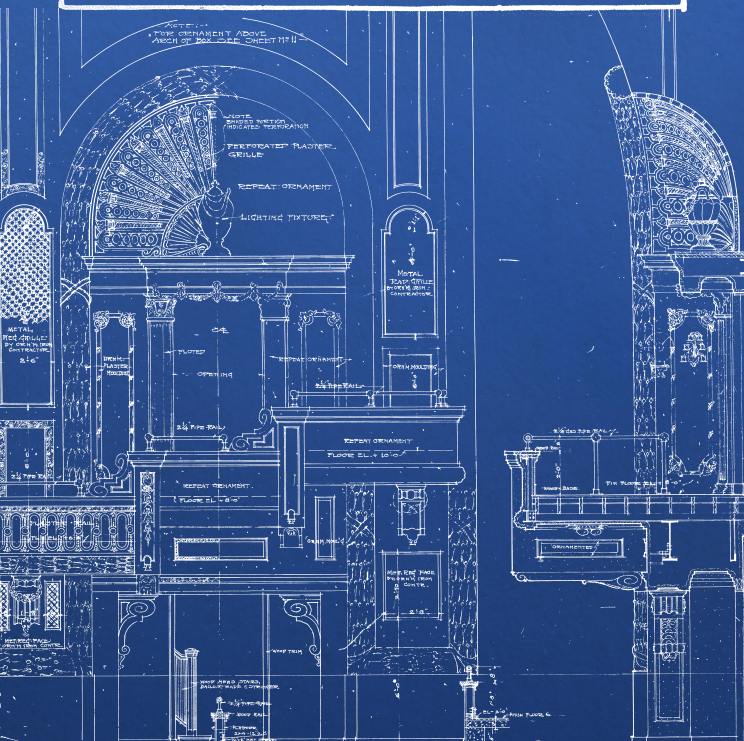
THIS EXCLUSIVE TOUR WILL BE  
LED BY JONATHAN HUMPHREY,  
DIRECTOR OF FACILITIES, WHO  
HAS BEEN ON THE GROUND LEADING  
OUR PRESERVATION EFFORTS ON  
BOTH BUILDINGS. THE TOUR WILL  
INCLUDE GLIMPSES OF INTERIOR AND  
EXTERIOR RESTORATION WORK AND  
NEWS ABOUT ADDITIONAL UPCOMING  
EFFORTS BEING PLANNED.

PLEASE RSVP TO  
KRYSTAL PARSONS, ASSOCIATE  
DIRECTOR OF INDIVIDUAL  
GIVING, AT 512-692-0515 OR  
[KPARSONS@AUSTINTHEATRE.ORG](mailto:KPARSONS@AUSTINTHEATRE.ORG).

Architectural elevation drawing of the front facade of the Commercial Union Trust Building. The drawing shows the main entrance and upper floors. The entrance features a large, ornate doorway with a pediment and a balcony above it. The upper floors have large, arched windows with decorative elements. The drawing is labeled with various dimensions and notes, including "REAR SIDE WALL OF STRUCTURAL STEEL CONSTRUCTION" and "REAR SIDE WALL".

# THANK YOU

YOUR SUPPORT IS INSTRUMENTAL IN  
MAKING MUCH NEEDED HISTORICALLY  
ACCURATE REPAIRS AND UPDATES  
TO BOTH THEATRES.





AUTHE-1

OP ID: AS

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

03/03/2017

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

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

<b>PRODUCER</b> The John A. Barclay Agency Inc 8701 Shoal Creek Blvd. #201 Austin, TX 78757 John A Barclay III		<b>CONTACT NAME:</b> Andrew Shannon <b>PHONE (A/C, No, Ext):</b> 512-374-4937 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> andrew@barclay-insurance.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> America First Lloyds	
		<b>INSURER B:</b> Peerless Insurance Company	
		<b>INSURER C:</b> America First Insurance	
		<b>INSURER D:</b> Texas Mutual Insurance Company	
		<b>INSURER E:</b> Executive Risk Indemnity Co	
		<b>INSURER F:</b>	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X		CBP8194564	10/01/2016	10/01/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BA1049458	10/01/2016	10/01/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10000			CU8194464	10/01/2016	10/01/2017	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	TSF10406502	10/01/2016	10/01/2017	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Liquor Liability			CBP8194564	10/01/2016	10/01/2017	Limit 1,000,000
E	Directors & Officers			81677648	10/01/2016	10/01/2017	Limit 1,000,000

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

**SUBJECT TO POLICY TERMS & CONDITIONS****CERTIFICATE HOLDER****CANCELLATION**

City of Austin Care of: Right-of-Way P.O. Box 1088 Austin, TX 78767	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2014 ACORD CORPORATION. All rights reserved.

**NOTEPAD:**

HOLDER CODE

INSURED'S NAME

Austin Theatre Alliance

AUTHE-1

OP ID: AS

PAGE 2

Date 03/03/2017

A 30 day notice of cancellation applies in favor of the holder

Policy CBP8194564 includes a \$55,000 blanket Crime Limit.