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Plaza Theatre Preservation and Restoration Narrative

The City of Laredo Plaza Theatre at 1018 Hidalgo is an existing movie theatre building located in downtown Laredo, TX. The work includes the removal of the roof's existing MEP, HVAC equipment, equipment curbs, ducts, vents, piping, conduit, electric boxes, roof insulation and top roof membrane. Refer to the demolition plans for more information on the scope. The existing roof deck will remain and be repaired based on the contractor's assessment after uncovering. The contractor will then provide and install new insulation, roof membrane and accessories, metal coping and trim as per the construction documents. The colors of the roof membrane and metal coping will be done to match the existing facility. Metal Deck will be replaced after assessment of removing the existing insulation.

The contractor will also repair and rehabilitate the exterior of the Plaza Theatre and shall remove and salvage all existing exterior lighting, including neon tube lighting and sconces. The contractor shall install new led lighting that will utilize the same openings and mounting points of the existing lighting. All existing neon tube lighting will be removed and replaced with skeletonized led lighting or approved equal as referenced on specifications. The contractor will coordinate the existing lighting fixture mounting openings for reuse. In addition, new lighting will be installed throughout the stucco beams/coves, behind the metal panels, at the base of the metal columns above the marquee, at entrance metal soffit ceiling, at lettering and vertical marquee including antenna, and lighting above the exterior doors. The new lights will be tied to a new electric panel inside the building in the mechanical room on the first floor located underneath the circular stairs. It is the design intent to keep the same lighting temperature and color throughout the building to match what is existing.

New wiring and conduit will be provided for the existing Daktronics screens and shall be routed to the mechanical room in the first floor for programming, controls, and operation. The contractor is to replace and install both Daktronic screens on the marquee, and install and provide the controller at the mechanical room on the 1st floor.

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The contractor will have general cleaning of the exterior tile, metal panels, flooring, stucco, brick cleaning repairs and repointing throughout all facades, and repair and rebuild existing canopies w/ replicated tile on the north facade. The contractor will remove existing adhesive, stone, and residue of an old neighboring building on the east facade near building G. The contractor will repair, sand and restore all exterior doors to the theatre and reinstall with new door hardware. The entrance wall will be insulated and the interior wall will be covered with gyp. bd. In areas where tile, metal panels, or brick will need to be replaced, contractors shall replicate material to match existing material, refer to specifications and coordinate with the architect for information on replicating materials.

The contractor will replace glass, lighting, keying, and hardware on existing glass displays at the entrance exterior. The metal frame will be cleaned and repaired as needed.

Lastly, there will be a building expansion to the Plaza Theatre 1018 Hidalgo St. which will be expanding into 1012 ½" Hidalgo St (Building A). Building A's backside will be demolished except for the front facade. The front will be preserved to maintain the streetscape characteristics. Access to 1012 ½" Hidalgo will be removed and become part of the Plaza Theatre building. The expansion is a new three story building that will house the main Plaza Theatre space with amenities. The new building will be white (historically approved color) stucco finished w/ metal coping and TPO flat roofing to match The plaza theatre.

The contractor shall take necessary precautions to maintain the integrity of the building structure and materials and will provide adequate bracing and protection throughout the areas that will undergo alterations and construction.

Thank you

A handwritten signature in blue ink, appearing to read 'Ricardo Solis'.

Ricardo Solis, AIA, LEED AP
Able City, LLC

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