



Architecture • Community Engagement  
Planning • Economic Development

# Plaza Theater Project Narrative

## PROJECT OVERVIEW

### From RFQ FY20-ENG-006:

"The City of Laredo intends on restoring this historic symbol of downtown and creating economic development opportunities for persons of low income. Located in the heart of downtown, the Plaza Theater's renovation is expected to generate activity that would further spur economic development in the Central Business District. The renovation process includes developing the property into a multipurpose performing arts center."

The Plaza Theater Phase 3 project represents the continuation of a multi-phase effort to restore, preserve, and adaptively reuse one of downtown Laredo's most historically and culturally significant civic structures. The project is intended to revitalize the theater as a contemporary multipurpose performing arts and community venue while preserving the architectural character and historic fabric of the existing building.

Phase 3 primarily focuses on the interior renovation of the historic theater, selective reconstruction, integration of new building systems, and construction of a new adjacent infill structure supporting theater operations and accessibility improvements.

This phase has been designed to maintain continuity with previously completed Phase 1 and Phase 2 work while preparing the facility for long-term public use, operational flexibility, and future phased improvements.

ARCHITECTURE. COMMUNITY ENGAGEMENT. PLANNING. ECONOMIC DEVELOPMENT

Able City, LLC | 110 Broadway St. Suite 590 San Antonio, TX 78205 | 210.912.5929 | [www.able.city](http://www.able.city)



Architecture • Community Engagement  
Planning • Economic Development

## **EXISTING CONDITIONS & HISTORIC PRESERVATION CONTEXT**

The Plaza Theater is a historic structure containing significant ornamental and architectural features that are to remain protected and preserved throughout construction activities. Existing historic elements include decorative plaster ceilings and soffits, murals, historic storefront conditions, ornamental ventilation components, and portions of the original theater volume and facade composition.

The project includes selective preservation, cleaning, stabilization, and restoration of historic materials where indicated in the Construction Documents. Historic surfaces and features designated to remain shall be protected during demolition and construction operations.

The project also includes the preservation of portions of the historic storefront facade adjacent to the new infill construction area. Temporary protection measures and sequencing considerations will be required during adjacent structural and roofing operations.

Reference should be made to the Existing Conditions Report and associated photographic documentation for additional information regarding existing building conditions and historic features.

## **PHASE 3 SCOPE OVERVIEW**

Phase 3 includes the interior renovation and reconstruction of the theater and associated support spaces as identified in the Construction Documents. Major scope items include, but are not limited to, the following:

- Selective demolition of existing interior construction and finishes
- Preservation and restoration of historic murals and ornamental plaster
- Interior reconstruction and renovation of theater spaces

ARCHITECTURE. COMMUNITY ENGAGEMENT. PLANNING. ECONOMIC DEVELOPMENT

Able City, LLC | 110 Broadway St. Suite 590 San Antonio, TX 78205 | 210.912.5929 | [www.able.city](http://www.able.city)



Architecture • Community Engagement  
Planning • Economic Development

- Conversion of the existing sloped theater floor to a flat floor configuration
- Removal and replacement of existing mechanical, electrical, and plumbing systems
- Restoration and reuse of select historic fixtures and architectural elements where indicated
- Construction of a new adjacent infill structure containing vertical circulation, restroom facilities, and associated support spaces
- New structural work associated with renovation and infill construction
- Interior build-out, finishes, ceilings, doors, hardware, and millwork as indicated in the drawings
- Limited work in deferred areas designated for future operational build-out

Certain rooms and spaces identified in the drawings will remain unfinished as part of a future phase of work. These areas may receive selective demolition, stabilization, or limited reconstruction work and shall be left clean and secured as indicated in the Construction Documents.

## **ARCHITECTURAL INTENT**

The architectural intent of Phase 3 is to balance historic preservation with contemporary functionality while reinforcing the civic identity and cultural significance of the Plaza Theater.

The design approach emphasizes:

- Preservation of historically significant architectural features
- Compatibility between new and existing materials
- Respect for the original theater character and spatial qualities
- Integration of modern performance, accessibility, and life safety systems
- Long-term durability and maintainability appropriate to a civic assembly venue

ARCHITECTURE. COMMUNITY ENGAGEMENT. PLANNING. ECONOMIC DEVELOPMENT

Able City, LLC | 110 Broadway St. Suite 590 San Antonio, TX 78205 | 210.912.5929 | [www.able.city](http://www.able.city)



Architecture • Community Engagement  
Planning • Economic Development

New construction has been designed to remain visually compatible with the historic structure while clearly expressing contemporary intervention where appropriate. Interior finish selections and assemblies have been coordinated to support acoustic performance, public durability, operational flexibility, and compatibility with the historic character of the facility.

The adjacent infill structure is intended to support the operational and accessibility needs of the renovated theater while preserving significant portions of the historic storefront facade and adjacent architectural features.

## **MULTI-PHASE CONSTRUCTION & SITE CONDITIONS**

This project is being delivered through multiple construction phases. Phase 1 and Phase 2 work may be active or recently completed during execution of Phase 3 construction activities.

The Phase 3 Contractor shall recognize that portions of the site may remain occupied by active construction operations associated with earlier phases. Coordination with the Owner, Architect, and adjacent contractors will be required throughout construction to maintain continuity of work, protect completed or in-progress construction, and Phase 1 and 2 contractor warranties.

The Contractor shall protect all existing historic materials, completed work, and adjacent construction from damage during Phase 3 operations. Work affecting adjacent completed construction, including roofing, exterior envelope interfaces, structural connections, and utility coordination, shall be carefully sequenced and coordinated.

The Contractor shall field verify existing conditions and dimensions prior to fabrication or installation of new work.



Architecture • Community Engagement  
Planning • Economic Development

## **DRAWING ORGANIZATION**

The Construction Documents are organized by discipline prefix in accordance with standard AIA sheet nomenclature conventions. Within the architectural series, drawings progress from overall plans and building organization to enlarged plans, sections, elevations, and detailed assemblies.

The drawings and specifications are intended to be complementary and shall be read as a coordinated set. Larger-scale drawings and details are intended to clarify conditions shown in smaller-scale plans and elevations.

Referenced details, schedules, notes, and specification sections shall apply whether specifically repeated throughout the document set or not.

## **CONSULTANT & SYSTEM COORDINATION**

The project includes coordination among multiple disciplines and specialty systems, including structural, mechanical, electrical, plumbing, fire protection, accessibility, theatrical, elevator, and preservation-related work.

Certain systems and components may require delegated design, specialty coordination, or fabrication by qualified contractors and manufacturers. The Contractor shall coordinate all work associated with these systems to ensure proper integration with the architectural and structural design intent reflected in the Construction Documents.

Particular attention shall be given to coordination within existing building conditions, above ceiling spaces, infill construction interfaces, and areas adjacent to preserved historic materials.

## **MATERIALS & SYSTEMS OVERVIEW**

ARCHITECTURE. COMMUNITY ENGAGEMENT. PLANNING. ECONOMIC DEVELOPMENT

Able City, LLC | 110 Broadway St. Suite 590 San Antonio, TX 78205 | 210.912.5929 | [www.able.city](http://www.able.city)



Architecture • Community Engagement  
Planning • Economic Development

The project incorporates a combination of preserved historic materials, restored architectural elements, and new contemporary construction assemblies.

Interior finish systems vary by space and programmatic use. Existing historic finishes designated to remain shall be preserved or restored where indicated. New finish systems have been selected with consideration for durability, maintainability, acoustic performance, and compatibility with the historic character of the building.

New construction associated with the infill structure and interior renovations includes rated assemblies, new wall systems, ceilings, doors, glazing, and associated building components as indicated in the drawings and specifications.

Mechanical, electrical, plumbing, and life safety systems within the Phase 3 work area are generally intended to be fully replaced unless specifically noted otherwise.

## **RELATIONSHIP TO SPECIFICATIONS**

The drawings and Project Manual are complementary documents and are intended to be read together as a complete coordinated set. The specifications establish material standards, product requirements, installation criteria, and procedural requirements applicable to the work.

Division 01 specifications govern project procedures, coordination requirements, substitutions, submittals, temporary conditions, and administrative requirements associated with construction execution.

All work shall conform to the requirements of the Construction Documents in their entirety.