



**CITY OF SAN ANTONIO
REQUEST FOR PROPOSALS (RFP)
FOR
HISTORIC MISSION DRIVE-IN MARQUEE MURAL RE-CREATION**

AMENDMENT #2, January 24, 2012

Amendment #2 includes the responses to questions received in writing and question from the presubmittal conference held on January 19, 2012.

I. QUESTIONS AND CLARIFICATIONS TO RFP

- 1) Is there electricity running to the interior of the building sufficient to carry the load of the historic lighting?
Response: Kindly refer to the attached drawing listed as RFP Attachment F (E3.0) for electrical service to the building. There is one 100amp panel with 6 spare circuits. The sufficiency of the electrical system cannot be determined until a lighting design has been completed. Low voltage lighting systems may provide opportunities whereby the existing electrical service is adequate, but high voltage systems may require significant upgrades to the existing electrical service.
- 2) Clarification by Kay Hinds to Question # 1 / Amendment #1.
Response: Many of the historic paint colors were identified by the historic paint analysis for the marquee building. However, the historic paint colors for the mural were not determined.
- 3) Is the City willing to do more research on original paint colors?
Response: That is part of the scope of the work: Research to further define the colors of the historic mural.
- 4) Can you use neon on Roosevelt Street, including animated neon?
Response: Yes, under Section 106 (of the National Historic Preservation Act of 1966) there are exceptions for the use of neon on historic structures.
- 5) Do we price mural with animated neon?
Response: Yes.
- 6) Did paint have any lead content?
Response: Paint has been sandblasted; there should not be significant amounts of lead.
- 7) Are there any photographs of the surface after it had been sandblasted?
Response: No. Some of the sign-lettering was visible. A layer of Keene's cement was apparently applied onto the mural surface to resurface the marquee facade. The historic paint analysis was not able to successfully penetrate the layer of Keene's cement to examine the historic mural colors.
- 8) Should respondent's proposals include resurfacing the marquee or otherwise correcting its surface imperfections?
Response: Yes, if the respondent has determined that this is feasible given the project budget and time constraints.
- 9) Can the City provide construction drawings or as-built documents from the recent renovation work done on the marquee?
Response: The City can provide construction documents, as well as plans and elevations of the building. Refer to RFP Attachment G (A3.1 Marquee Rehab Floor Plans and Exhibit) and RFP Attachment H (A5.1 and A5.2 Marquee Rehab Elevations).

- 10) What is the composition of the walls?
Response: The main structure is cast-in-place concrete. Both sides of the marquee's facades are a clay tile or clay brick, including the mural section of the building.
- 11) Can the respondents visit the site?
Response: Since the site is not open to the public, City staff may coordinate a site visit. Staff will notify the public of this date when it has been determined.
- 12) Who is the General Contractor for the Mission Plaza project?
Response: Award has not been made yet so there are restrictions on communications in effect. However, there will be every effort made to facilitate the coordination of both the mural re-creation project and the concurrent Mission Drive-In Plaza construction project.
- 13) Does the project require any engineering? Will the selected respondent need to hire an electrical engineer to assist with the lighting aspect of the project?
Response: Yes. It will require electrical engineering.
- 14) What is the scope of work for the Mission Plaza project?
Response: Landscaping, sidewalks, raised platform/stage, a small building that will house projection room and restrooms. Almost all of the work for the Plaza project will take place in the backside (movie screen side) of the marquee building.
- 15) Is the City willing to consider methods other than paint such as tile?
Response: The City will consider all viable methods of re-creating the mural, providing that the completed work re-creates the style, color and graphic quality of the original mural and components as closely as possible.
- 16) Will the Historic Commission review and approve of the proposed methods of the surface treatment?
Response: Yes. The city is requesting and considering a variety of viable proposal methods for re-creating the mural, in order to get a variety of options for the Historic Commission to consider in their review.
- 17) Should the "changeable copy" marquee be included in proposal?
Response: The determination to include the horizontal "changeable copy" marquee will be a matter for each team to consider including in their proposal.
- 18) Will a high resolution image of the historic mural available online?
Response: Yes, It will be posted on January 31st.
- 19) Will there be any art in the niches?
Response: This may be considered if it can be determined through research that art or design enhancements in the niches were part of the historic design program. However, including it in the bid proposal is not a requirement.
- 20) What are the metal rings at the top of the marquee?
Response: That has not determined. They may have been hoist rings used by the sign painters.
- 21) Will the fin need to be lit with neon?
Response: Yes, if it can be determined to be part of the historic lighting program.
- 22) Is a permit for artists required?
Response: No permit is required of an artist for a mural; respondent will need a permit for electrical work.

II. REVISIONS TO THE RFP AND REQUIRED FORMS

1. E3.0 for electrical service to the building has been added to RFP and listed as Attachment F.
2. A3.1 Marquee Rehab Floor Plans and Exhibit has been added to RFP and listed as Attachment G.
3. A5.1 and A5.2 Marquee Rehab Elevations has been added to RFP and listed as Attachment H.

END OF REVISIONS

No other items, dates, or deadlines for this RFP are changed.