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## Historic and Design Review Commission

1901 S. Alamo  
San Antonio, Texas 78204

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## Project/Work Description

Ella Austin Community Center

### Site Demolition

Work includes removal of existing pavements, curbs, walks, retaining walls, fencing, landscaping, lighting, site furnishings, subsurface structures, abandoned utilities, and other improvements as indicated. Utilities scheduled for removal shall be disconnected, capped, or taken out in coordination with utility providers as indicated. Trees, structures, pavements, utilities, and other elements indicated to remain must be protected with barriers, signage, and monitoring throughout demolition operations.

### Utility Relocation and Service Continuity

Demolition activities will require re-routing, relocation, or termination of certain site utilities that currently serve buildings to remain. The contractor shall coordinate with the Owner, Architect, Civil engineer, and utility providers to provide permanent utility realignments and service adjustments as indicated in the Civil and MEP drawings. Work shall ensure that utilities to remain are protected and repositioned as necessary to avoid conflicts with new construction.

### Full Building Demolition

The classroom building and storage building, as indicated on the site plan, are to be demolished in their entirety, including foundations, slabs, utilities back to points designated by the civil engineer, and all appurtenant structures.

The Physical Culture Building is to be demolished in its entirety. The interior contains no materials of salvage value; no interior salvage is required. Salvage shall be limited to exterior brick and any exterior windows deemed structurally sound and capable of withstanding salvage efforts, subject to final acceptance by the Owner. Painted brick or brick with coatings, heavy mortar staining, or other surface damage is not required to be salvaged unless specifically directed by the owner. The Contractor shall carefully remove, clean, and palletize salvageable brick and, where applicable, protect and deliver salvaged windows to the Owner or a designated storage location. quantities and acceptability of salvaged materials shall be verified in the field with the Owner 's representative prior to removal from the site.

### **Main Building Interior and Exterior Demolition**

The Main Building will be substantially gutted, with removal of all non-load-bearing partitions, finishes, fixtures, casework, ceilings, and built-in elements, except where noted to remain as indicated on the demolition drawings. This includes the non-load-bearing wall between the auditorium and lobby, which is to remain and be protected. All plumbing, HVAC, and electrical systems, including associated fixtures, ductwork, piping, and wiring, are to be removed unless noted to remain on the drawings. All interior doors, frames, and hardware are to be removed unless designated to remain. Exterior doors and windows identified for replacement will be removed, with protection provided for those scheduled to remain. All floor finishes and subfloor assemblies indicated for removal are to be taken up in their entirety, including adhesives and underlayments, down to structure where required.

Within the auditorium, interior demolition under this package is limited to work required for installation of the wheelchair lift to the stage, as indicated on the drawings. All other interior finishes, systems, and structural elements are to remain and must be protected. Exterior walls of the auditorium remain in scope for this package, and demolition for replacement of windows, doors, and other exterior upgrades shall be performed as indicated on the demolition drawings, subject to Owner authorization per HDRC requirements.

Demolition for removal or modification of exterior walls of the main building, including removal of existing windows and doors and creation of new openings, is included in this package as indicated on the demolition drawings. No such demolition shall occur until written authorization is provided by the Owner following completion of all required reviews and approvals, including Historic and Design Review Commission (HDRC) approval where applicable. Upon authorization, the Contractor shall coordinate sequencing of exterior demolition with the owner to align demolition with delivery of replacement units or construction of new assemblies, and shall provide temporary weather and security protection as required immediately following removal.

### **Miscellaneous Exterior Removal**

In addition to specific items identified on the demolition drawings, the Contractor shall remove all miscellaneous abandoned or non-functional equipment, appurtenances, and attachments on the Main Building exterior facades that are no longer in service or required for the new work. Such items may include, but are not limited to, telecommunications devices, security cameras, conduit, piping, brackets, supports, drain lines, and other incidental elements. All penetrations remaining after removal shall be patched, sealed, or otherwise made weather-tight in a manner compatible with adjacent construction, unless removal is associated with work occurring later in the project.