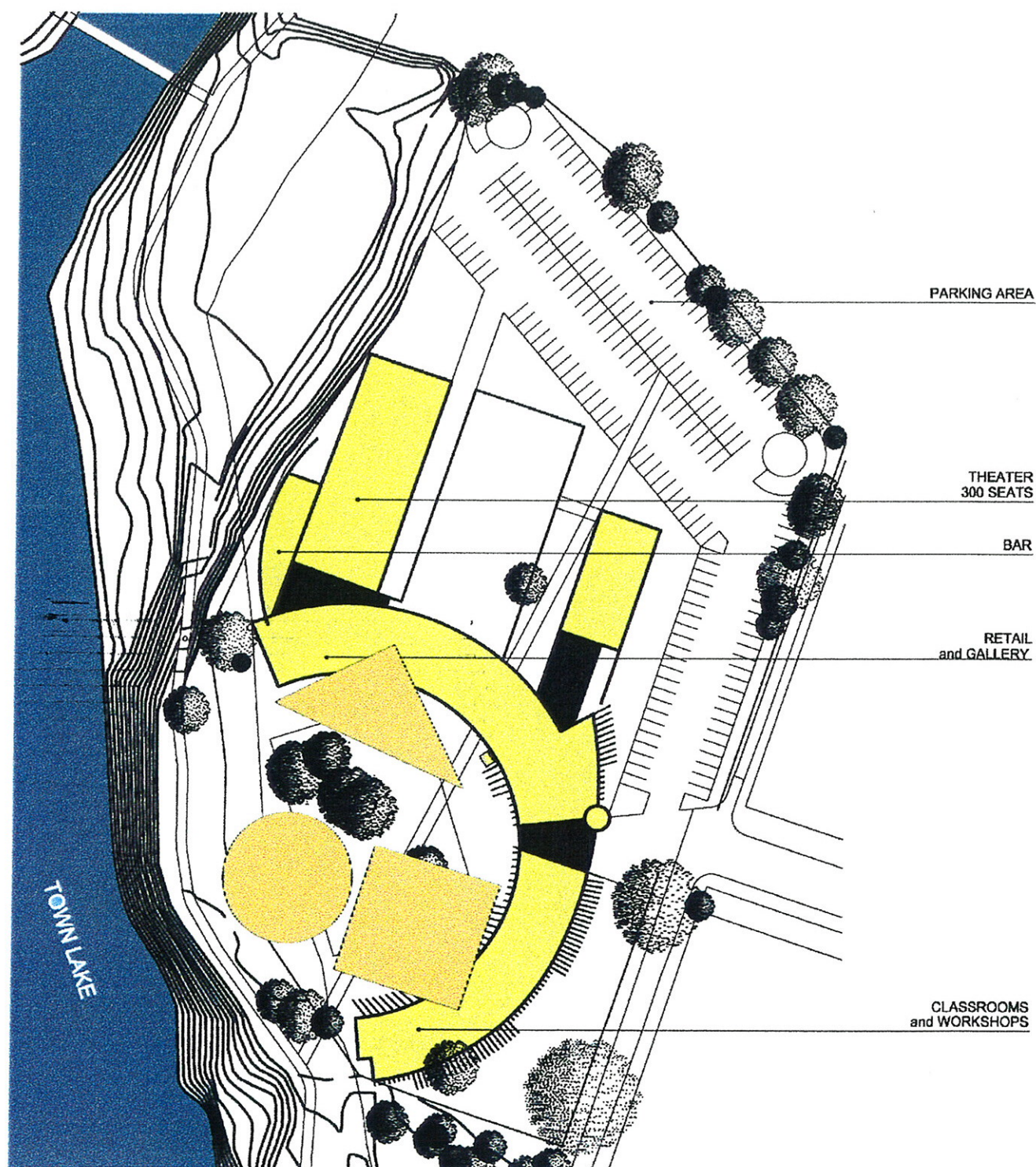


PHASE TWO



2nd PHASE

Program Analysis - Phase 2

MEXICAN AMERICAN CULTURAL CENTER - Austin, Texas

ITEM #	SPACE	Assign. Sq Ft PHASE # 2	COMMENTS
1	Theater	300	small theatre @ 300
1.1	Lobby	1,800	6 sf/person, minimum
1.2	Lobby 2nd Floor		6 sf/person, minimum
1.3	Coat Check/Usher's Room	120	
1.4	Box Office		
1.5	Women's Restroom-1st floor	320	
1.6	Women's Restroom-2nd floor		
1.7	Men's Restroom-1st floor	110	
1.8	Men's Restroom-2nd floor		
1.9	Seating-1st floor	3,000	10 sf/person
1.10	Seating-2nd floor balcony		10 sf/person
1.11	Control Booth	200	HC accessible
1.12	Stage	2,600	
1.13	Stage Rigging/Pit Area		
1.14	Stage Trap		
1.15	Trap Level Storage		
1.16	Orchestra Pit		
1.17	Concession Stand (Storage)	100	
	Backstage Technical		
1.18	Piano Storage	90	
1.19	Orchestra Pit Chair Storage		
1.20	Arena Seat Storage		pending design approach
1.21	Electrics Storage	250	
1.22	Tech Office	120	
1.23	Restroom Backstage	80	
1.24	Set/Prop Storage	250	
1.25	Costume Storage	220	
1.26	Carpentry Storage	150	
1.27	Audio Storage	100	
1.28	Wardrobe Room		
1.29	Scenery Shop	600	Serves Gallery also
1.30	Electric Room	250	
1.31	Dimmer Room	100	
1.32	Amplifier Room		
1.33	Costume Design		
1.34	Scenery Props Design		
1.35	Sound Design		
1.36	AV Recording/Editing		
1.37	Janitor	100	
	Backstage Artist		

Program Analysis - Phase 2

MEXICAN AMERICAN CULTURAL CENTER - Austin, Texas

ITEM #	SPACE	Assign. Sq Ft PHASE # 2	COMMENTS
1.38	Dressing: Principal	400	stage level, 200 each
1.39	Dressing: Chorus	450	
1.40	Green Room	300	
1.41	Lockers-Staff	10	
1.42	Toilet-Unisex	60	
	Assignable SF Sub Total	12,080	
	Circulation		
	TOTAL	12,080	
2	Multi-Purpose Room		
2.1	Multi-Purpose Room		
2.2	Lobby		
2.3	Kitchen/Prep Room		
2.4	Chair Storage		
2.5	Women's Restroom		
2.6	Men's Restroom		
2.7	General Storage (see 2.3 kitchen)		
2.8	Janitor-1st floor		
	Assignable SF Sub Total		
	Circulation		
	TOTAL		
3	Office		
3.1	Facilities/Operations		
	Administrative		
	Private Offices		pending mgmt. study
3.2	President		
3.3	Operations Business Manager		
3.4	Dev/Membership Manager		
3.5	Program/Ed Manager		
3.6	Open Office		
3.7	Secretary		
3.8	Account Assistant		
3.9	Development Assistant		
3.10	Receptionist		

Program Analysis - Phase 2

MEXICAN AMERICAN CULTURAL CENTER - Austin, Texas

ITEM #	SPACE	Assign. Sq Ft PHASE # 2	COMMENTS
3.11	Part-Time Assistant		
3.12	Volunteer Intern		
	Office Support Areas		
3.13	Copy/Storage		
3.14	Conference Room(2)		
	Toilet		
	Assignable SF Sub Total		
	Circulation		
	TOTAL		
4	Meeting Rooms		
4.1	Dance/Rehearsal Room		
4.2	Dance Barre Storage		
4.3	Audio Closet (see Classroom Storage)		
4.4	Classroom/Computer Room		
4.5	Classroom/Meeting Room #2	1,000	
4.6	Classroom/Meeting Room		
4.7	Reading Room/Library Storage	500	
4.8	Classroom Storage (include audio)	70	
4.9	Conference Room		
4.10	Art-dirty		
4.11	Art -clean		
4.12	Music Rehearsal Room		
4.13	Photo Lab		
4.14	Janitor-2nd floor	30	
	Restrooms + Control		
	Assignable SF Sub Total	1,600	
	Circulation		
	TOTAL	1,600	
5	Office Category 3		
5.1	Admin/Office		
5.2	Admin/Office		
5.3	Admin/Office		
5.4	Admin/Office		
5.5	Open Office Support		

Program Analysis - Phase 2

MEXICAN AMERICAN CULTURAL CENTER - Austin, Texas

ITEM #	SPACE	Assign. Sq Ft PHASE # 2	COMMENTS
	Assignable SF Sub Total		
	Circulation		
	TOTAL		
6	Gallery		
6.1	Exhibit Space		
6.2	Exhibit Support Shop		
6.3	Workstation/Reception		
6.4	Company # 5 Admin		
6.5	Storage		
6.6	Book/Gift Store		
6.7	Coffee Concession		
6.8	Retail Space		
	Assignable SF Sub Total		
	Circulation		
	TOTAL		
	Overall Total ASF	13,680	
	Overall Total Circulation		
	TOTAL SF PHASE 2	13,680	

Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas

Phase Two

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
SITework					
02 Sitework					
Earthwork					
Clear and Grade	110,000 sf	\$ 0.15	\$ 16,500		
Cut and Fill (Assume Average 1')	4,750 cy	\$ 8.00	\$ 38,000		
Paving - Sidewalks					
Base - Concrete (Not Shown)	7,000 sf	\$ 3.00	\$ 21,000		
Landscape - One					
Landscape - Planting Final	1 ls	\$ 230,000.00	\$ 230,000		
Irrigation - Final	110,000 sf	\$ 0.50	\$ 55,000		
Utilities					
Utilities	1 ls	\$ 225,000.00	\$ 225,000		
Site Lighting	1 ls	\$ 35,000.00	\$ 35,000		
Shading Structure - Triangle					
Foundations	9 ea	\$ 1,500.00	\$ 13,500		
Framing/Support	6,300 sf	\$ 12.00	\$ 75,600		
Shading Structure - Allow	6,300 sf	\$ 20.00	\$ 126,000		
Total Division 02				\$ 835,600	\$ 805,600.00
				Subtotal	\$ 835,600
General Conditions		7.00%		\$ 58,492	
				Subtotal	\$ 894,092
Fee and Bond		5.00%		\$ 44,705	
				Subtotal	\$ 938,797
Contingency		10.00%		\$ 93,880	
				\$ 1,032,676	

BUILDING**03 Concrete**

Grade Beams	450 lf	\$ 60.00	\$ 27,000		
Slab on Grade	8,550 sf	\$ 5.00	\$ 42,750		
Piers	16 ea	\$ 1,500.00	\$ 24,000		
Lightweight Concrete on Deck	8,550 sf	\$ 2.75	\$ 23,513		
Concrete - Shading Devices	72 ea	\$ 2,200.00	\$ 158,400		
Grade Beam	400 lf	\$ 100.00	\$ 40,000		
Stairs Exit and Communications	1 ea	\$ 3,500.00	\$ 3,500		
Grade Beams	550 lf	\$ 60.00	\$ 33,000		
Slab on Grade	16,394 sf	\$ 5.00	\$ 81,970		
Slab on Grade - Multi	3,635 sf	\$ 4.00	\$ 14,540		
Piers	4 ea	\$ 1,500.00	\$ 6,000		

Mexican American Cultural Center
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Austin, Texas

Phase Two

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
Lightweight Concrete on Deck	8,988 sf	\$ 2.75	\$ 24,717		
Concrete - Shading Devices	68 ea	\$ 2,200.00	\$ 149,600		
Grade Beam	260 lf	\$ 100.00	\$ 26,000		
Stairs Exit and Communications	1 ea	\$ 3,500.00	\$ 3,500		
Total Division 03			\$ 339,327	\$ 997,817	
03 Concrete - Exterior					
Concrete - Exterior	11,520 sf	\$ 32.00	\$ 368,640		
Concrete - Exterior	4,680 sf	\$ 32.00	\$ 149,760		
Total Division 03				\$ 518,400	
05 Metals					
Structural Steel Framing	17,110 sf	\$ 12.00	\$ 205,320		
Ornamental Metals	12,109 sf	\$ 0.50	\$ 6,055		
Railings	1 ls	\$ 10,000.00	\$ 10,000		
Floor Deck	8,555 sf	\$ 1.60	\$ 13,688		
Roof Deck	8,555 sf	\$ 1.50	\$ 12,833		
Miscellaneous Metals	12,109 sf	\$ 0.10	\$ 1,211		
Structural Steel Framing	22,318 sf	\$ 12.00	\$ 267,816		
Ornamental Metals	22,318 sf	\$ 0.50	\$ 11,159		
Railings	1 ls	\$ 5,000.00	\$ 5,000		
Floor Deck	8,988 sf	\$ 1.60	\$ 14,381		
Roof Deck	9,887 sf	\$ 1.50	\$ 14,830		
Miscellaneous Metals	22,318 sf	\$ 0.10	\$ 2,232		
Total Division 05			\$ 575,000	\$ 1,139,524	
06 Carpentry					
Millwork - Allowance	12,109 sf	\$ 1.00	\$ 12,109		
Miscellaneous Carpentry/Blocking	12,109 sf	\$ 0.20	\$ 2,422		
Millwork - Allowance	22,318 sf	\$ 1.00	\$ 22,318		
Miscellaneous Carpentry/Blocking	22,318 sf	\$ 0.20	\$ 4,464		
Total Division 06				\$ 41,312	
07 Thermal and Moisture Protection					
Flat Roof/Insulation	8,555 sf	\$ 5.50	\$ 47,053		
Miscellaneous Roofing/Accessories	12,109 sf	\$ 0.25	\$ 3,027		
Insulation/Weatherproofing - Exterior	12,109 sf	\$ 1.50	\$ 18,164		
Caulking and Sealants	12,109 sf	\$ 0.25	\$ 3,027		
Flat Roof/Insulation	9,887 sf	\$ 5.75	\$ 56,849		
Miscellaneous Roofing/Accessories	9,887 sf	\$ 0.25	\$ 2,472		
Insulation/Weatherproofing - Exterior	22,318 sf	\$ 1.50	\$ 33,477		

**Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas**

Phase Two

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
Caulking and Sealants	22,318 sf	\$ 0.25	\$ 5,580		
Total Division 07				\$ 169,648	
08 Doors and Windows					
Door/Frame/Hardware	12,109 sf	\$ 3.00	\$ 36,327		
Door/Frame/Hardware	22,318 sf	\$ 1.25	\$ 27,898		
Total Division 08				\$ 64,225	
09 Finishes					
Finishes - Office/Class/Retail	3,698 sf	\$ 35.00	\$ 129,430		
Finishes - Theater/Box Office	3,626 sf	\$ 50.00	\$ 181,300		
Finishes - Multi	6,140 sf	\$ 40.00	\$ 245,600		
Finishes - Meeting	1,246 sf	\$ 38.00	\$ 47,348		
Finishes - Gallery	6,083 sf	\$ 45.00	\$ 273,735		
Finishes - Exterior Pavers/Soffit	4,045 sf	\$ 8.50	\$ 34,383		
Finishes - Meeting	9,589 sf	\$ 38.00	\$ 364,382		
Total Division 09				\$ 1,276,178	
10 Specialties					
Specialties	12,109 sf	\$ 2.00	\$ 24,218		
Specialties	22,318 sf	\$ 2.00	\$ 44,636		
Total Division 10				\$ 68,854	
11 Equipment					
Equipment	9,589 sf	\$ 3.50	\$ 33,562		
Equipment	22,318 sf	\$ 3.50	\$ 78,113		
Total Division 11				\$ 111,675	
15 Plumbing					
Plumbing	12,109 sf	\$ 2.50	\$ 30,273		
Storm Drainage	12,109 sf	\$ 0.35	\$ 4,238		
Plumbing	22,318 sf	\$ 2.50	\$ 55,795		
Storm Drainage	22,318 sf	\$ 0.35	\$ 7,811		
Total Division 15 Plumbing				\$ 98,117	
15 Fire Protection					
Fire Sprinkler	12,109 sf	\$ 2.00	\$ 24,218		
Fire Sprinkler	22,318 sf	\$ 2.00	\$ 44,636		

**Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas**

Phase Two

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
Total Division 15 Fire Protection				\$ 68,854	
15 HVAC					
Mechanical System	12,109 sf	\$ 16.00	\$ 193,744		
Mechanical System	22,318 sf	\$ 18.00	\$ 401,724		
Total Division 15 HVAC				\$ 595,468	
16 Electrical					
Electrical	12,109 sf	\$ 12.00	\$ 145,308		
Lighting	5,000 sf	\$ 4.50	\$ 22,500		
Communications	12,109 sf	\$ 2.00	\$ 24,218		
Electrical	22,318 sf	\$ 12.00	\$ 267,816		
Communications	22,318 sf	\$ 2.00	\$ 44,636		
Total - Division 16				\$ 504,478	
				Subtotal	\$ 5,654,548
General Conditions		7.00%		\$ 395,818	
				Subtotal	\$ 6,050,366
Fee and Bond		5.00%		\$ 302,518	
				Subtotal	\$ 6,352,885
Contingency		10.00%		\$ 635,288	
				\$ 6,988,173	
BUILDING					
03 Concrete					
Foundations	5,000 sf	\$ 10	\$ 50,000	Open Area	
Foundations	24,642 sf	\$ 20.00	\$ 492,840		
Total Division 03				\$ 542,840	
03 Concrete - Exterior					
Exterior Wall	41,538 sf	\$ 32.00	\$ 1,329,216		
Total Division 03				\$ 1,329,216	
05 Metals					
Structural Steel Framing	5,000 sf	\$ 7.00	\$ 35,000	Open Area	
Structural Steel Framing	24,642 sf	\$ 25.00	\$ 616,050		

**Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas**

Phase Two

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
Total Division 05				\$ 651,050	
06 Carpentry					
Millwork - Allowance	24,642 sf	\$ 4.00	\$ 98,568		
Miscellaneous Carpentry/Blocking	24,642 sf	\$ 0.20	\$ 4,928		
Total Division 06				\$ 103,496	
07 Thermal and Moisture Protection					
Flat Roof/Insulation	16,800 sf	\$ 5.75	\$ 96,600		
Skylight	1 ls	\$ 20,000.00	\$ 20,000		
Miscellaneous Roofing/Accessories	24,642 sf	\$ 0.25	\$ 6,161		
Insulation/Weatherproofing - Exterior	24,642 sf	\$ 1.50	\$ 36,963		
Caulking and Sealants	24,642 sf	\$ 0.25	\$ 6,161		
Total Division 07				\$ 165,884	
08 Doors and Windows					
Door/Frame/Hardware	24,642 sf	\$ 3.00	\$ 73,926		
Total Division 08				\$ 73,926	
09 Finishes					
Finishes - Theatre	24,642 sf	\$ 50.00	\$ 1,232,100		
Total Division 09				\$ 1,232,100	
11 Equipment					
Equipment	24,642 sf	\$ 35.00	\$ 862,470		
Total Division 11				\$ 862,470	
10 Specialties					
Specialties	24,642 sf	\$ 2.00	\$ 49,284		
Specialties - Seating	300 ea	\$ 250.00	\$ 75,000		
Total Division 10				\$ 124,284	
15 Plumbing					
Plumbing	24,642 sf	\$ 4.00	\$ 98,568		
Storm Drainage	24,642 sf	\$ 1.50	\$ 36,963		
Total Division 15 Plumbing				\$ 135,531	

**Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas**

Phase Two

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
15 Fire Protection					
Fire Sprinkler	24,642 sf	\$ 3.00	\$ 73,926		
Total Division 15 Fire Protection				\$ 73,926	
15 HVAC					
Mechanical System	24,642 sf	\$ 22.00	\$ 542,124		
Total Division 15 HVAC				\$ 542,124	
16 Electrical					
Electrical	24,642 sf	\$ 20.00	\$ 492,840		
Lighting - Open Area	5,000 sf	\$ 5.00	\$ 25,000		
Communications	24,642 sf	\$ 2.00	\$ 49,284		
Total - Division 16				\$ 567,124	
			Subtotal	\$ 6,403,971	
General Conditions		7.00%		\$ 448,278	
			Subtotal	\$ 6,852,249	
Fee and Bond		5.00%		\$ 342,612	
			Subtotal	\$ 7,194,862	
Contingency		10.00%		\$ 719,486	
				\$ 7,914,348	