

PROJECT PHASING

PHASE ONE:

- Program Analysis
- Cost Estimate
- Drawings

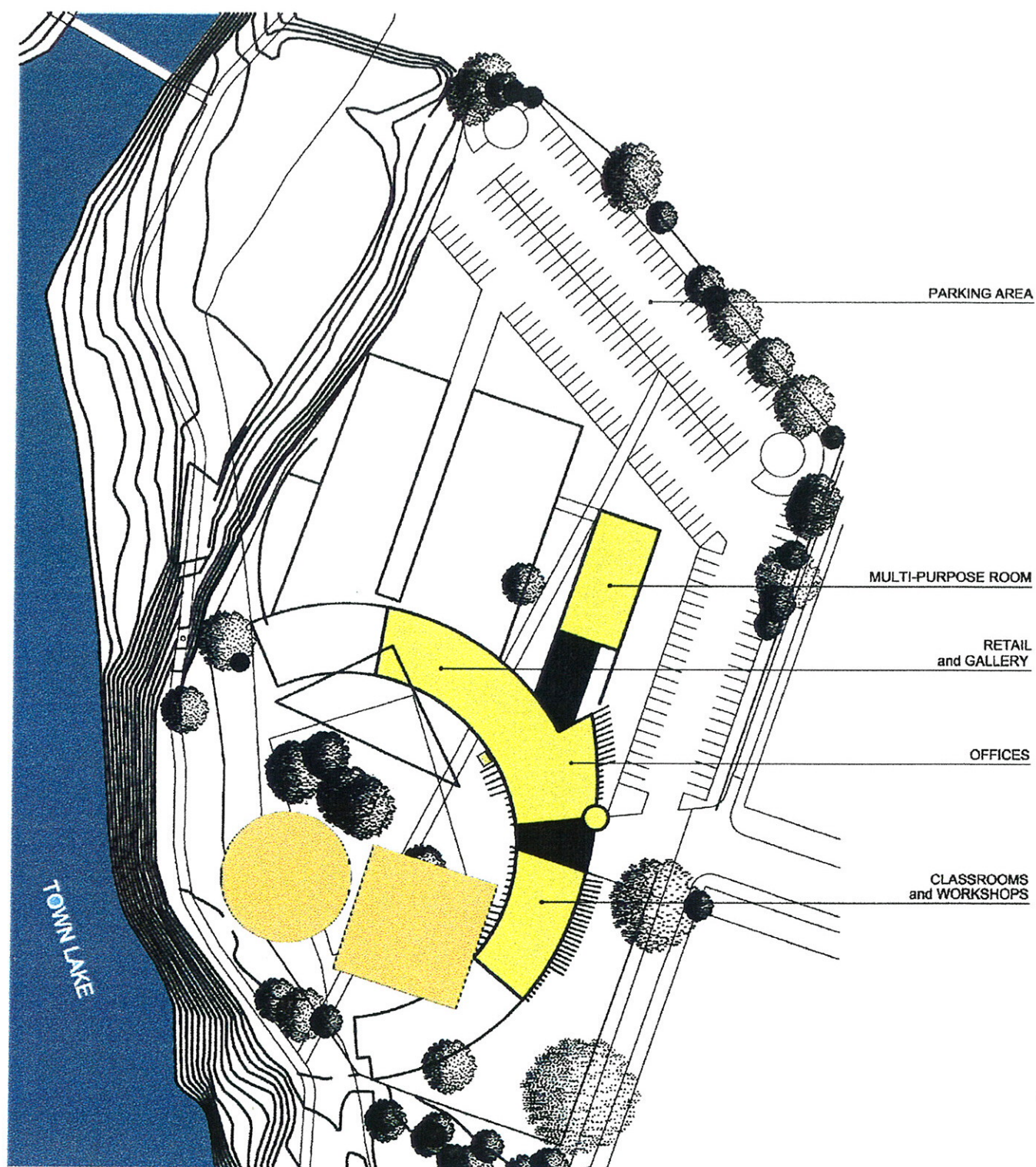
PHASE TWO:

- Program Analysis
- Cost Estimate

PHASE THREE:

- Program Analysis
- Cost Estimate

PHASE ONE



1st PHASE

Program Analysis - Phase 1

MEXICAN AMERICAN CULTURAL CENTER- AUSTIN, TEXAS

ITEM #	SPACE	Assign. Sq Ft PHASE # 1	COMMENTS
1	Theater		small theatre @ 300
1.1	Lobby	1,584	6sf/person, minimum
1.2	Lobby 2nd Floor		6sf/person, minimum
1.3	Coat Check/Usher's Room		
1.4	Box Office		
1.5	Women's Restroom-1st floor		
1.6	Women's Restroom-2nd floor		
1.7	Men's Restroom-1st floor		
1.8	Men's Restroom-2nd floor		
1.9	Seating-1st floor		10sf/person
1.10	Seating-2nd floor balcony		10sf/person
1.11	Control Booth		HC accessible
1.12	Stage		
1.13	Stage Rigging/Pit Area		
1.14	Stage Trap		
1.15	Trap Level Storage		
1.16	Orchestra Pit		
1.17	Concession Stand (Storage)		
	Backstage Technical		
1.18	Piano Storage		
1.19	Orchestra Pit Chair Storage		
1.20	Arena Seat Storage		pending design approach
1.21	Electrics Storage		
1.22	Tech Office		
1.23	Restroom Backstage		
1.24	Set/Prop Storage		
1.25	Costume Storage		
1.26	Carpentry Storage		
1.27	Audio Storage		
1.28	Wardrobe Room		
1.29	Scenery Shop		Serves Gallery also
1.30	Electric Room		
1.31	Dimmer Room		
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		

Program Analysis - Phase 1

MEXICAN AMERICAN CULTURAL CENTER- AUSTIN, TEXAS

ITEM #	SPACE	Assign. Sq Ft PHASE # 1	COMMENTS
	Backstage Artist		
1.38	Dressing: Principal		stage level, 200 each
1.39	Dressing: Chorus		
1.40	Green Room		
1.41	Lockers-Staff		
1.42	Toilet-Unisex		
	Assignable SF Sub Total	1,584	
	Circulation		
	TOTAL	1,584	
2	Multi-Purpose Room		
2.1	Multi-Purpose Room	3,604	
2.2	Lobby	694	
2.3	Kitchen/Prep Room	1,000	
2.4	Chair Storage	280	
2.5	Women's Restroom	160	
2.6	Men's Restroom	160	
2.7	General Storage (see 2.3 kitchen)		
2.8	Janitor-1st floor		
	Assignable SF Sub Total	5,898	
	Circulation	610	
	TOTAL	6,508	
3	Office		
3.1	Facilities/Operations	538	
	Administrative		
	Private Offices		pending mgmt. study
3.2	President	262	
3.3	Operations Business Manager	124	
3.4	Dev/Membership Manager	124	
3.5	Program/Ed Manager	131	
3.6	Open Office	678	
3.7	Secretary		
3.8	Account Assistant		

Program Analysis - Phase 1

MEXICAN AMERICAN CULTURAL CENTER- AUSTIN, TEXAS

ITEM #	SPACE	Assign. Sq Ft PHASE # 1	COMMENTS
3.9	Development Assistant		
3.10	Receptionist		
3.11	Part-Time Assistant		
3.12	Volunteer Intern		
	Office Support Areas		
3.13	Copy/Storage	128	
3.14	Conference Room(2)	516	
	Toilet	128	
	Assignable SF Sub Total	2,629	
	Circulation	701	
	TOTAL	3,330	
4	Meeting Rooms		
4.1	Dance/Rehearsal Room	1,628	
4.2	Dance Barre Storage	78	
4.3	Audio Closet (see Classroom Storage)	65	
4.4	Classroom/Computer Room	756	
4.5	Classroom/Meeting Room #2	1,021	
4.6	Classroom/Meeting Room		
4.7	Reading Room/Library Storage	522	
4.8	Classroom Storage (include audio)	24	
4.9	Conference Room		
4.10	Art-dirty	1,892	
4.11	Art -clean		
4.12	Music Rehearsal Room	756	
4.13	Photo Lab		
4.14	Janitor-2nd floor	48	
	Restrooms + Control	852	
	Assignable SF Sub Total	7,642	
	Circulation	11,122	
	TOTAL	18,764	
5	Office Category 3		
5.1	Admin/Office		
5.2	Admin/Office		

Program Analysis - Phase 1

MEXICAN AMERICAN CULTURAL CENTER- AUSTIN, TEXAS

ITEM #	SPACE	Assign. Sq Ft PHASE # 1	COMMENTS
5.3	Admin/Office		
5.4	Admin/Office		
5.5	Open Office Support		
	Assignable SF Sub Total		
	Circulation		
	TOTAL		
6	Gallery		
6.1	Exhibit Space	4,838	
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	4,838	
	Circulation	3,223	
	TOTAL	8,061	
	Overall Total ASF	22,591	
	Overall Total Circulation	15,656	
	TOTAL SF PHASE 1	38,247	

Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas

Phase One

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
SITEWORK					
02 Sitework					
Site Demolition					
Buildings					
Demo Buildings - Metal	10,800 sf	\$ 2.50	\$ 27,000		
Demo Buildings - Metal	200 sf	\$ 2.50	\$ 500		
Demo Buildings - Metal	200 sf	\$ 2.50	\$ 500		
Demo Buildings - Metal	2,400 sf	\$ 2.50	\$ 6,000		
Demo Buildings - Metal	8,400 sf	\$ 2.50	\$ 21,000		
Demo Buildings - Masonry	2,200 sf	\$ 2.75	\$ 6,050		
Demo Buildings - Masonry	1,250 sf	\$ 2.75	\$ 3,438		
Demo Buildings - Wood	700 sf	\$ 2.25	\$ 1,575		
Demo Buildings - Wood	250 sf	\$ 2.25	\$ 563		
Demo Buildings - Wood	3,300 sf	\$ 2.25	\$ 7,425		
Pavements					
Remove Asphalt/Concrete Paving	175,000 sf	\$ 0.40	\$ 70,000		
Remove Streets	16,000 sf	\$ 0.70	\$ 11,200		
Remove Curb & Gutter	1 ls	\$ 5,000.00	\$ 5,000		
Allow for Saw Cut	1 ls	\$ 1,000.00	\$ 1,000		
Remove Trees/Protect	40 ea	\$ 250.00	\$ 10,000		
Abatement					
Allow for Site Abatement	1 ls	\$ 50,000.00	\$ 50,000		
Utilities					
Protect Utilities During Construction	1 ls	\$ 1,500.00	\$ 1,500		
Remove Misc. Utility Connection @ Bldg.	1 ls	\$ 1,250.00	\$ 1,250		
Remove/Cap Miscellaneous Utilities	1 ls	\$ 5,000.00	\$ 5,000		
Remove Lighting Pole and Base	1 ls	\$ 2,000.00	\$ 2,000		
Remove Lighting/Power	1 ls	\$ 10,000.00	\$ 10,000		Low Voltage
Remove Sanitary/Water/Storm/Waste	1 ls	\$ 50,000.00	\$ 50,000		
Miscellaneous					
Remove Trees/Protect	25 ea	\$ 250.00	\$ 6,250		
Remove Misc. Wheel Stops/Signs/Furn	1 ls	\$ 2,000.00	\$ 2,000		
Remove Miscellaneous Site - Signs	1 ls	\$ 1,500.00	\$ 1,500		
Remove Fencing	1,500 lf	\$ 2.00	\$ 3,000		
Remove Trees	20 ea	\$ 150.00	\$ 3,000		
Haul-off Rubble	8,500 cy	\$ 6.00	\$ 51,000		
Earthwork					
Cut and Fill (Assume Average 1')	4,750 cy	\$ 8.00	\$ 38,000		
Clear and Grade	250,000 sf	\$ 0.15	\$ 37,500		

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Phase One

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Description	Unit	Unit Cost	Cost	Subtotal	Total
Paving - Entry Plaza					
Plaza Pavers	6,875 sf	\$ 5.00	\$ 34,375		
Base	6,875 sf	\$ 1.50	\$ 10,313		
Paving - Sidewalks					
Base - Concrete (Shown)	4,000 sf	\$ 3.00	\$ 12,000		
Base - Concrete (Not Shown)	6,000 sf	\$ 3.00	\$ 18,000		
Paving - Plaza "Zocalo"					
Plaza Pavers	21,600 sf	\$ 5.00	\$ 108,000		
Base	21,600 sf	\$ 1.50	\$ 32,400		
Stage - Raised					
Stage	1,200 sf	\$ 20.00	\$ 24,000		
Railings	200 lf	\$ 30.00	\$ 6,000		
Stair/Ramp	2 ea	\$ 2,500.00	\$ 5,000		
Parking - Surface					
Paving- Asphalt	75,000 sf	\$ 1.90	\$ 142,500		
Curb	1,600 lf	\$ 9.00	\$ 14,400		
Strip	200 ea	\$ 20.00	\$ 4,000		
Landscape - One					
Allow - Temporary	135,000 sf	\$ 0.50	\$ 67,500		
Landscape - Planting Final	1 ls	\$ 100,000.00	\$ 100,000		
Irrigation - Final	100,000 sf	\$ 0.50	\$ 50,000		
Utilities					
Water and Fire Distribution	1 ls	\$ 70,000.00	\$ 70,000		
Sanitary	1 ls	\$ 65,000.00	\$ 65,000		
Electrical	1 ls	\$ 90,000.00	\$ 90,000		
Gas	1 ls	\$ 30,000.00	\$ 30,000		
Site Lighting	1 ls	\$ 65,000.00	\$ 65,000		
Utilities - Sound/Electric to Stage	1 ls	\$ 40,000.00	\$ 40,000		
Utilities for Phase One	1 ls	\$ 10,000.00	\$ 10,000		
Total Division 02					
				Subtotal	\$ 1,431,738
General Conditions		7.00%		\$	<u>100,222</u>
				Subtotal	\$ 1,531,959
Fee and Bond		5.00%		\$	<u>76,598</u>
				Subtotal	\$ 1,608,557
Contingency		10.00%		\$	<u>160,856</u>
				\$	1,769,413

BUILDING**39,558 Total****22,318 Air Conditioned/Finished Space**

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

Phase One

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Description	Unit	Unit Cost	Cost	Subtotal	Total
03 Concrete					
Grade Beams	1,450 lf	\$ 60.00	\$ 87,000		
Slab on Grade	17,256 sf	\$ 5.00	\$ 86,280		
Slab on Grade @ Multi-purpose	6,508 sf	\$ 5.00	\$ 32,540		
Piers	44 ea	\$ 1,500.00	\$ 66,000		
Lightweight Concrete on Deck	14,519 sf	\$ 2.75	\$ 39,927		
Concrete - Shading Devices	58 ea	\$ 2,200.00	\$ 127,600		
Grade Beam	380 lf	\$ 100.00	\$ 38,000		
Allow for Circular Tower - 65'	1 ls	\$ 300,000.00	\$ 300,000		
Stairs Exit and Communications	2 ea	\$ 3,500.00	\$ 7,000		
Total Division 03				\$ 784,347	
03 Concrete Exterior					
Concrete - Exterior	47,000 sf	\$ 32.00	\$ 1,504,000		
Total Division 03				\$ 1,504,000	
05 Metals					
Structural Steel Framing	39,558 sf	\$ 12.00	\$ 474,696		
Ornamental Metals	22,318 sf	\$ 1.00	\$ 22,318		
Railings	1 ls	\$ 30,000.00	\$ 30,000		
Floor Deck	14,519 sf	\$ 1.60	\$ 23,230		
Roof Deck	17,256 sf	\$ 1.50	\$ 25,884		
Miscellaneous Metals	22,318 sf	\$ 0.10	\$ 2,232		
Total Division 05				\$ 578,360	
06 Carpentry					
Millwork - Allowance	22,318 sf	\$ 1.00	\$ 22,318		
Miscellaneous Carpentry/Blocking	22,318 sf	\$ 0.20	\$ 4,464		
Total Division 06				\$ 26,782	

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Description	Unit	Unit Cost	Cost	Subtotal	Total
07 Thermal and Moisture Protection					
Flat Roof/Insulation	17,256 sf	\$ 5.50	\$ 94,908		
Skylight - Structural	1,500 sf	\$ 80.00	\$ 120,000		
Skylights @ Gallery	1 ls	\$ 50,000.00	\$ 50,000		
Miscellaneous Roofing/Accessories	17,256 sf	\$ 0.25	\$ 4,314		
Insulation/Weatherproofing - Exterior	22,318 sf	\$ 1.50	\$ 33,477		
Caulking and Sealants	22,318 sf	\$ 0.25	\$ 5,580		
Total Division 07				\$ 308,279	
08 Doors and Windows					
Door/Frame/Hardware	40 pr	\$ 850.00	\$ 34,000		
Miscellaneous Glazing	1 ls	\$ 5,000.00	\$ 5,000		
Total Division 08				\$ 39,000	
09 Finishes					
Finishes - Office/Class/Retail	3,330 sf	\$ 35.00	\$ 116,550		
Finishes - Multi	6,508 sf	\$ 40.00	\$ 260,320		
Finishes - Meeting	7,354 sf	\$ 38.00	\$ 279,452		
Finishes - Gallery	4,838 sf	\$ 45.00	\$ 217,710		
Finishes - Exterior Pavers/Soffit	16,217 sf	\$ 8.50	\$ 137,845		
Total Division 09				\$ 1,011,877	
# Specialties					
Specialties	22,318 sf	\$ 1.75	\$ 39,057		
Total Division 10				\$ 39,057	
# Equipment					
Equipment	22,318 sf	\$ 3.50	\$ 78,113		
Total Division 11				\$ 78,113	

**Mexican American Cultural Center
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Austin, Texas**

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Description	Unit	Unit Cost	Cost	Subtotal	Total
# Conveying					
Elevator - Passenger	1 ea	\$ 50,000.00	\$ 50,000		
Total Division 14				\$ 50,000	
# Plumbing					
Plumbing	22,318 sf	\$ 2.50	\$ 55,795		
Storm Drainage	22,318 sf	\$ 0.35	\$ 7,811		
Total Division 15 Plumbing				\$ 63,606	
# Fire Protection					
Fire Sprinkler	22,318 sf	\$ 2.00	\$ 44,636		
Total Division 15 Fire Protection				\$ 44,636	
# HVAC					
Mechanical System	22,318 sf	\$ 18.00	\$ 401,724		
Total Division 15 HVAC				\$ 401,724	
# Electrical					
Electrical	22,318 sf	\$ 12.00	\$ 267,816		
Lighting	22,318 sf	\$ 5.00	\$ 111,590		
Lighting	17,240 sf	\$ 2.00	\$ 34,480		
Communications	22,318 sf	\$ 3.00	\$ 66,954		
Total - Division 16				\$ 480,840	
				Subtotal	\$ 5,410,620
General Conditions		7.00%		\$ 378,743	
				Subtotal	\$ 5,789,363
Fee and Bond		5.00%		\$ 289,468	
				Subtotal	\$ 6,078,831
Contingency		10.00%		\$ 607,883	
				\$ 6,686,715	

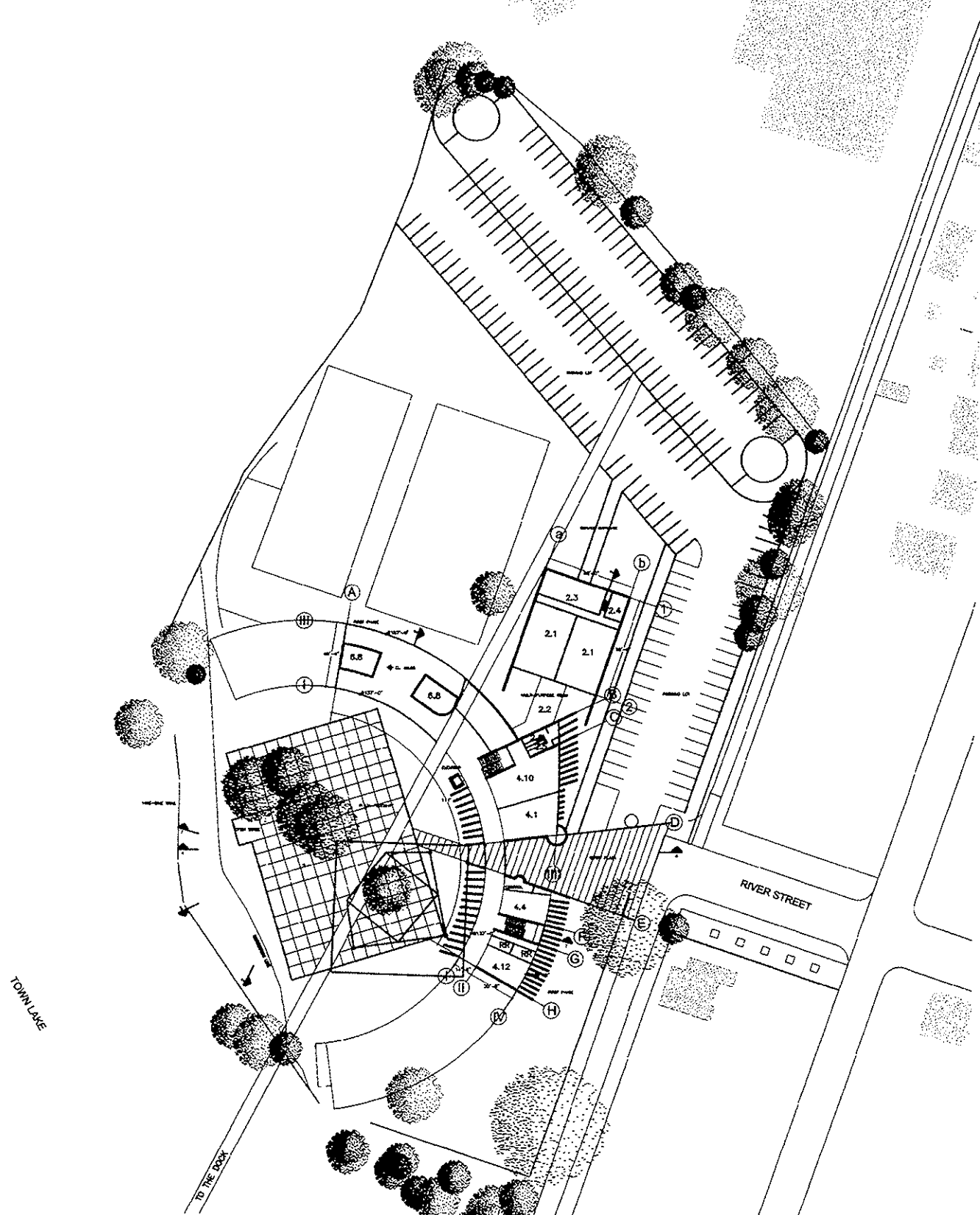
Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas

Phase One

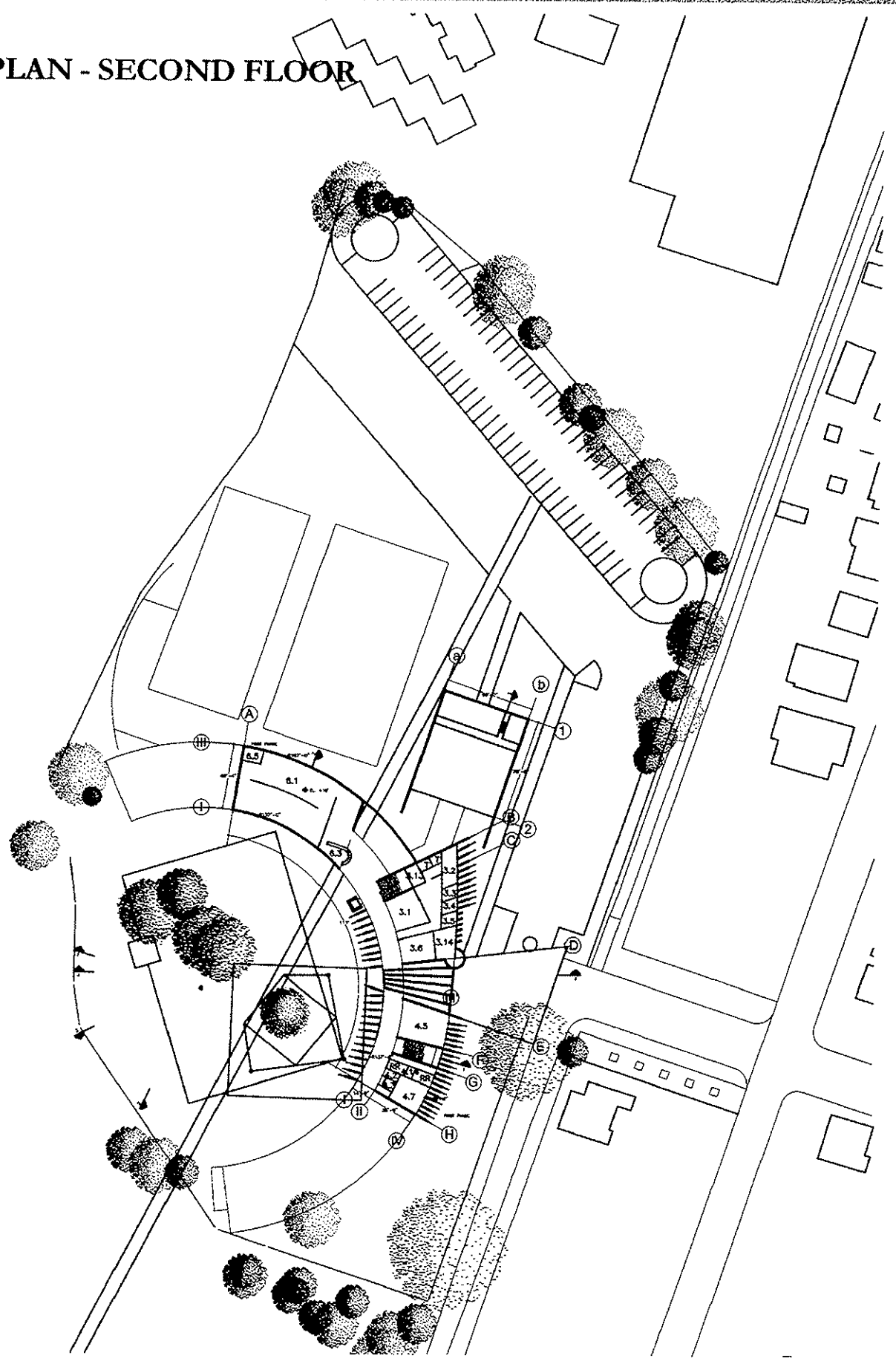
Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Subtotal	Total
Alternate					
Shading Structure - Square					
Foundations	12 ea	\$ 1,500.00	\$ 18,000		
Framing/Support	10,000 sf	\$ 12.00	\$ 120,000		
Shading Structure - Allow	10,000 sf	\$ 20.00	\$ 200,000		
Shading Structure - Circle					
Foundations	8 ea	\$ 1,500.00	\$ 12,000		
Framing/Support	8,000 sf	\$ 12.00	\$ 96,000		
Shading Structure - Allow	8,000 sf	\$ 20.00	\$ 160,000		
				Subtotal	\$ 606,000
General Conditions		7.00%		\$	42,420
				Subtotal	\$ 648,420
Fee and Bond		5.00%		\$	32,421
				Subtotal	\$ 680,841
Contingency		10.00%		\$	68,084
				\$	748,925

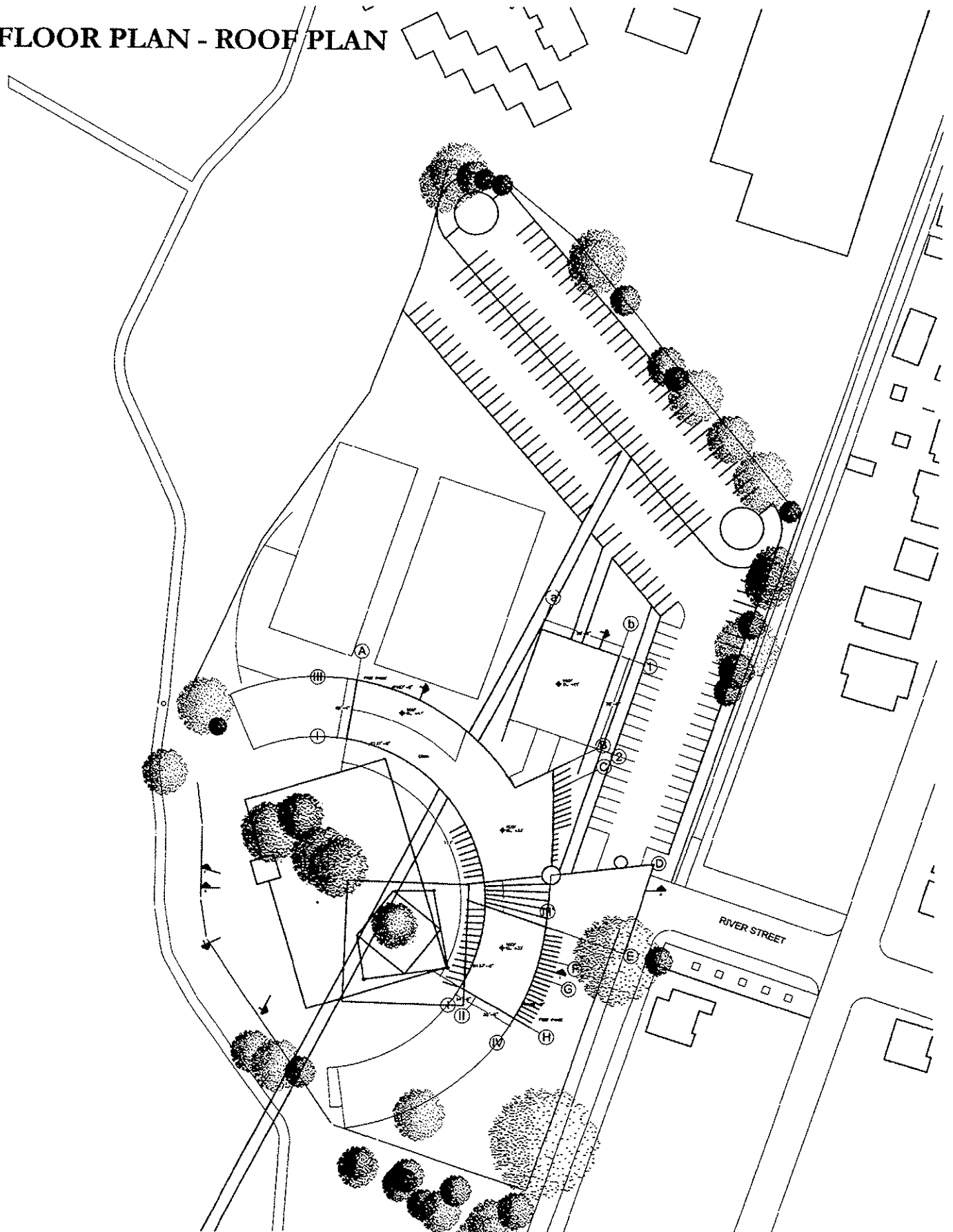
FLOOR PLAN - GROUND FLOOR



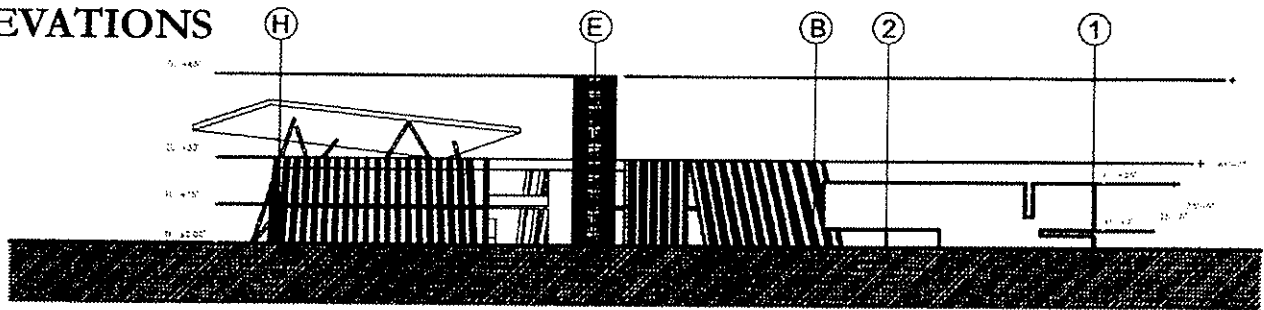
FLOOR PLAN - SECOND FLOOR



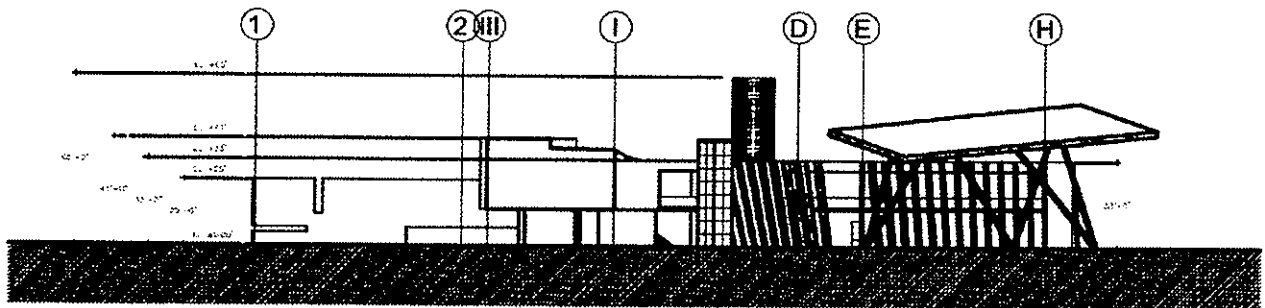
FLOOR PLAN - ROOF PLAN



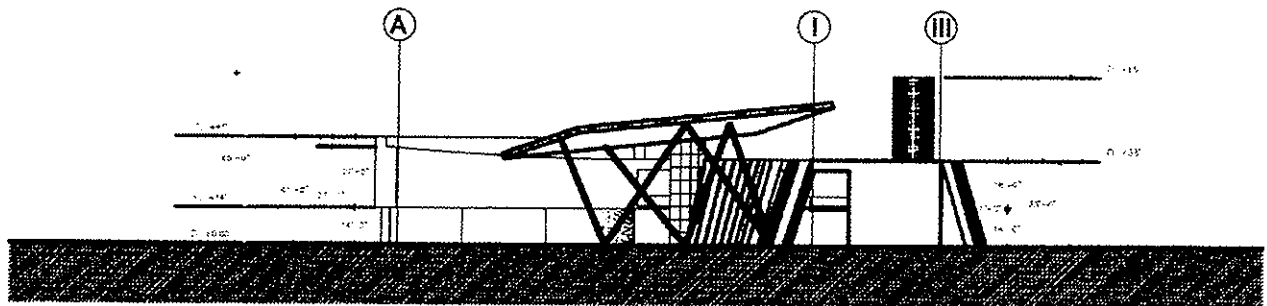
ELEVATIONS



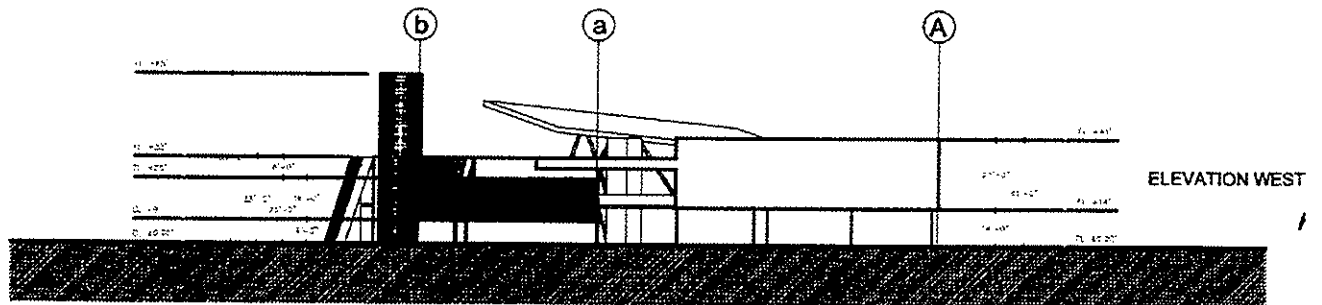
ELEVATION EAST



ELEVATION WEST

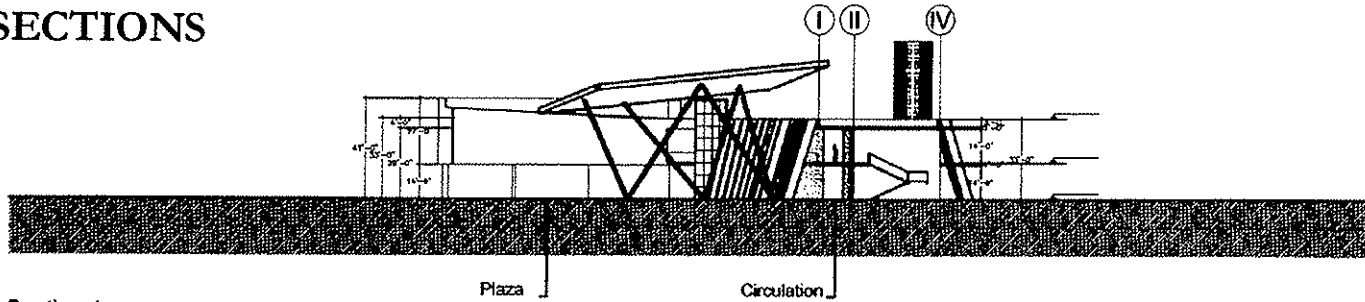


ELEVATION SOUTH

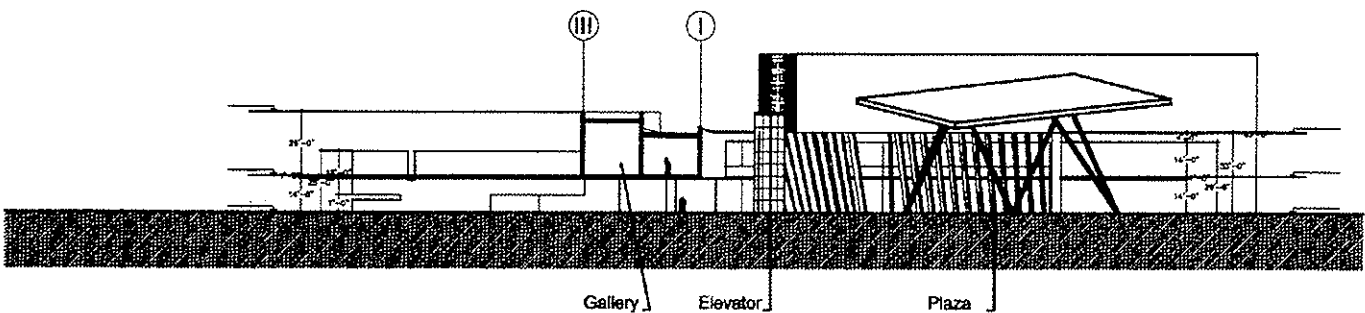


ELEVATION NORTH

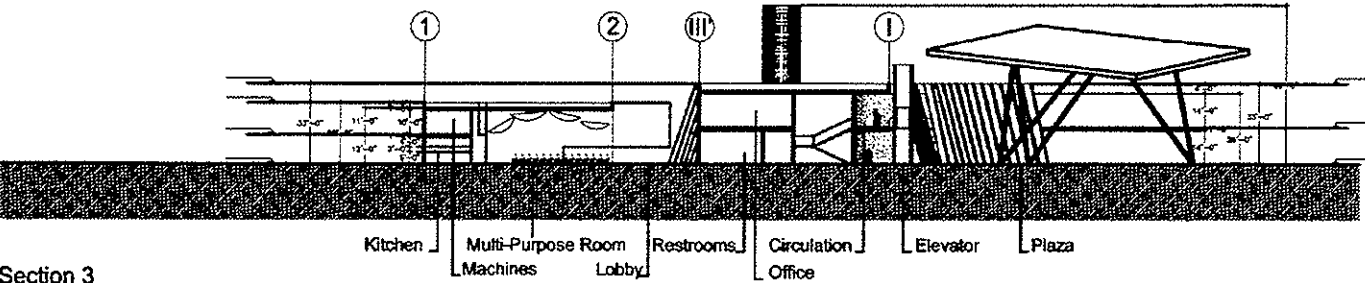
SECTIONS



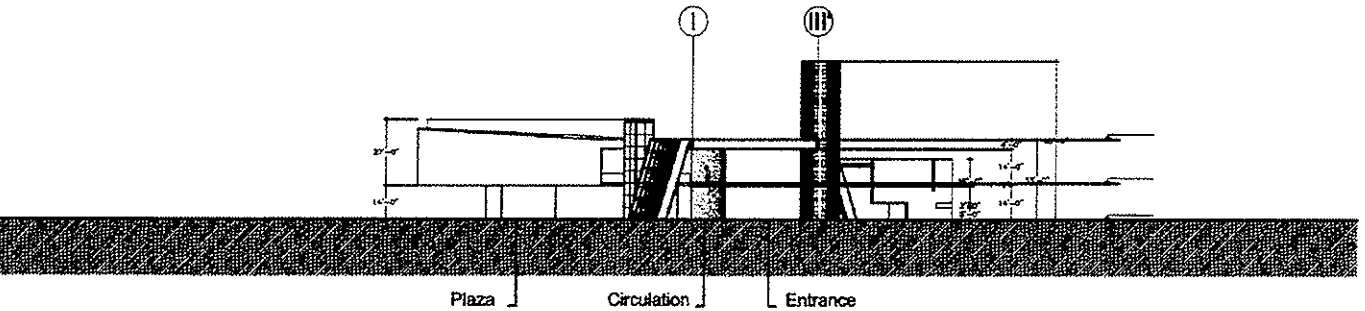
Section 1



Section 2



Section 3



Section 4