

Chloro
Soc. Bond

March 30.

Mexic-Arte Museum

419 Congress, Austin, TX

Bond Election 2018 Funding

Recommendation by the
Bond Election Advisory Task Force

Sylvia Orozco, Executive Director
Michael Torres, President of the Board of Directors
Sloan Hersh, Building Committee Chair
Jim Nae, Legat of Mexico
David Smythe Macaulay, Project Manager, City of Austin,
Public Works Department



ARCHITECTURAL PROJECT BUDGET ESTIMATE		David Smythe-Macaulay		1/31/2018		Checked by		Initials	
PROJECT CHARTER ATTACHMENT A		Prepared By		Date Created		Date Revised			
NOTE: Refer to the Project Charter or Construction Cost Estimate for goals and initial scope of work									
Project Name		Mexico-Arte Museum		Department		Parks & Recreation		CIP ID	
Type		Other		Type Indicator		Improvements		Index ¹¹	
Class ²⁰		Class 3 Cost Estimate - Schematic Design (-15% to 20%)						No.	
2800 - ARCHITECTURE/ ENGINEERING (A/E)		CONSULTANTS		A/E Basic Services (incl. LEED Services) ²		\$1,608,392.50		8%	
		INTERDEPARTMENTAL CHARGES		PWD Project Management Services (PMD) ³		\$0.00			
		PWD Construction Services (CSD) ³		Sponsor Department Charges ⁴		\$200,000.00			
2801 - SURVEYING ⁵						0%		\$24,125.89	
2802 - TESTING						0%		\$96,118.92	
5730 Construction Material Testing ⁶								\$28,951.07	
5730 Geotechnical Report ⁷								\$32,167.85	
5588 Hazardous Material Testing ⁸								\$35,000.00	
5588 Environmental Assessment ⁹									
2803 - INSPECTIONS				Building Commissioning (Cx) ¹⁷		Enhanced		1%	
5590 Other								\$281,468.69	
2804 - CONSTRUCTION (see detailed cost estimate)								68%	
5560 New Construction ¹								\$13,000,000.00	
5560 Renovation ¹								\$2,000,000.00	
5560 Demolition ¹								\$600,000.00	
5560 Site Work/ Landscaping ¹								\$0.00	
5600 Hazardous Material Abatement ¹⁸								\$130,000.00	
6324 ROCIP ¹⁹								\$353,925.00	
2805 - LAND & RIGHT-OF-WAY ²¹								0%	
								\$0.00	
2806 - MISCELLANEOUS								1%	
5580 Debt issuance ¹³								\$103,827.61	
6843 Permits/ Fees ¹⁴								\$88,461.59	
7157 GAATN Connection ¹⁵								\$0.00	
2807 - EQUIPMENT/FURNISHINGS								12%	
7615 Office Furniture ¹⁶								\$825,000.00	
Equipment ¹⁶								\$405,000.00	
9055 Data/ Communications (CTM) ¹⁶								\$750,000.00	
9055 Audio/ Visual ¹⁶								\$450,000.00	
7603 Security ¹⁶								\$300,000.00	
2808 - MATERIALS								0%	
								\$0.00	
2809 - ART IN PUBLIC PLACES (Rounded to nearest \$100) ¹²								0%	
								\$87,000.00	
PROJECT SUB-TOTAL								\$21,199,492.58	
COST CONTINGENCY (Based on project risk analysis)		Risk Probability % ²⁰		10.00%		9%		\$2,119,949.26	
TOTAL PROJECT BUDGET ESTIMATE (Rounded up to nearest \$100,000)								100%	
								\$23,500,000.00	
CLASS 3 COST ESTIMATE ACCURACY RANGE		LOW (-15%)		to		HIGH (20%)		\$28,200,000.00	



Funding Sources	Amount
City of Austin Bond 2006	\$5,000,000
Capital Campaign	\$3,500,000
TOTAL	\$8,500,000
Project Budget Estimate	Amount
Construction (22,919 GSF x \$703/SF)	\$16,100,000
Soft Costs (Management, Design, Testing, Inspections, FF&E, AIPP, Permits & Commissioning)	\$7,400,000
TOTAL (Contingency included in Total = \$2,200,000)	\$23,500,000
Funding Gap	\$15,000,000

March 2018

Much 20

Dear Mayor Adler and City Council Members:

We, _____ strongly urge the Austin City Council to include Mexic-Arte Museum's building project at 419 Congress in the 2018 City of Austin Bond Package for \$15 million. The development of Mexic-Arte Museum will greatly contribute to the quality of life of the citizens of Austin for today and for generations to come.

We are proud to have Mexic-Arte Museum in Austin, Texas. Founded in 1984, Mexic-Arte Museum has been a pioneer institution in the museum field as one of the few Latino art museums in the U.S. Each year this organization produces outstanding community programs, exhibits, and annual city cultural events, such as Viva la Vida Festival now part of Austin's traditions. Over 200,000 children in Central Texas schools have received cultural and educational programs that build self-esteem and pride. President's Committee on the Arts recognized the Museum in 2016 with the prestigious National Arts and Humanities Youth Program Award. Many of our children and families have benefited from Mexic-Arte Museum's programs. Members of our organization have visited and supported the Museum many times throughout the years.

The Museum's building is in great need of improvement. Currently, only the first floor serves the public for exhibits and education programs. Programming and services will increase with an improved space. Mexic-Arte Museum conducted studies including a museum program study, a schematic design, and a cost analysis. The current studies indicate that funding is needed for a fully functional three-story facility for permanent and temporary exhibition spaces, offices, a library, reception area, and education rooms. The improved building will also preserve the Museum's growing art and historic collections.

Mexic-Arte Museum is a recognized and reputable institution in the community. With the support of the City of Austin and the community, the organization has grown and developed over the years. The citizens of Austin approved \$5 million in the 2006 Bond. These funds along with monies raised through the capital campaign will contribute to the new building.

With the growing Latino population, there has been an increase in demand and need for services. The community of Austin needs a visual art museum that preserves our community's legacy, art, and history. Now part of the cultural diversity of institutions on Congress Avenue, Mexic-Arte Museum serves as a legacy of the 5th Street Mexican American Heritage Corridor, and, is a contributor of the development and growth of Austin. With support from the Bonds, Mexic-Arte Museum will transform the facility and have an impact on many lives in our community. Museums are places that preserve and care for cultural heritage of a community as well as provide equity for the diverse population of a city. It is the hope and dream of our community to have a welcoming museum that is reflective of our culture and heritage, contributing to our collective dignity and pride for generations to come.

The 2018 Bond Election is an opportunity for Mexic-Arte Museum and our community to make great progress and fully develop a civic downtown museum dedicated to Mexican American and Latino art and culture in Austin. Thank you for your work to make Austin a great city. We strongly urge the Austin City Council to support and include Mexic-Arte Museum in the 2018 Bond Election.

Sincerely,

March 20

2018 Bond Recommendation Scenarios

	Amount	Staff Recommended Starting Point	0 cent	1 cent	2 cent	Percent of overall bond
Stormwater	\$ 112,000,000	\$ 75,000,000	\$ 38,100,000	\$ 67,100,000	\$ 96,500,000	13%
Open Space	\$ 117,000,000	\$ 50,000,000	\$ 25,600,000	\$ 45,000,000	\$ 64,500,000	14%
Facilities	\$ 281,000,000	\$ 240,000,000	\$ 122,000,000	\$ 216,000,000	\$ 309,500,000	33%
Affordable Housing	\$ 161,000,000	\$ 85,000,000	\$ 43,000,000	\$ 76,000,000	\$ 109,500,000	19%
Transportation	\$ 180,000,000	\$ 190,000,000	\$ 96,300,000	\$ 170,900,000	\$ 245,000,000	21%
Total	\$ 851,000,000	\$ 640,000,000	\$ 325,000,000	\$ 575,000,000	\$ 825,000,000	100%

Breakdown by Category

Parkland & Open Space	117,000,000
Open Space	72,000,000
Parkland	45,000,000

Stormwater	112,000,000
-------------------	--------------------

Facilities & Assets	281,000,000
Parks	97,000,000
Public Safety	69,000,000
Public Health	16,000,000
Public Library	31,500,000
Cultural Centers	67,500,000

Affordable Housing	161,000,000
---------------------------	--------------------

Transportation Infrastructure	180,000,000
PWD	150,000,000
ATD	30,000,000

Total **851,000,000**

← also see page 6

Master Plans - several major parks/facilities need the preparation of master plans	\$ 6,000,000	
Cemeteries - the City maintains 6 cemeteries, several of which are in need of major improvement	\$ 2,500,000	
<i>subtotal, PARD</i>		\$ 97,000,000

Arts & Cultural Centers

Asian-American Cultural Center - preliminary work to address identified needs at this center.	\$ 5,000,000	
George Washington Carver Museum and Cultural Center - work addressing infrastructure, ADA requirements, update master plan, renovations	\$ 7,500,000	
Emma S. Barrientos Mexican-American Cultural Center - Phase II renovations to the existing facility	\$ 15,000,000	
Dougherty Arts Center Project	\$ 25,000,000	
Mexic-Arte Renovations and upgrades	\$ 15,000,000	
<i>subtotal, Arts & Cultural Centers</i>		\$ 67,500,000

Austin Public Library

Major maintenance to numerous branch libraries	\$ 20,000,000	
John Henry Faulk Building - necessary repairs to existing building to either convert for AHC archival repository, or other use	\$ 11,500,000	
<i>subtotal, library</i>		\$ 31,500,000

Austin Public Health

Dove Springs Recreation Center	\$ 16,000,000	\$ 16,000,000
--------------------------------	---------------	---------------

Total Recommendations	\$ 281,000,000
------------------------------	-----------------------

PARKS AND RECREATION DEPARTMENT (PARD)

The Parks and Recreation Department (PARD) has massive assets and programs throughout the City of Austin. The working group met with PARD staff more than with the staff of any other department, as well as many collections of citizens in organized groups and individually who are advocates for various PARD programs and assets. The working group has seen no cost estimates for individual PARD projects, but it is assumed that the same excessive construction cost problems appear here as in other departments.

ARTS AND CULTURAL CENTERS

The Dougherty Arts Center ("DAC") is located on the NW corner of Dawson Road at Barton Springs Road. The facility was originally built in 1947 by the US Navy Reserve. The major facility need is a resolution to a badly deteriorating, heavily used Dougherty Arts Center (DAC) [District 5]. This need has been identified on several bond proposals in the recent past with no action forthcoming. The DAC is adjacent to West Bouldin Creek and is subject to periodic flooding (cited as being within the "25-year flood plain") because it has a surface-level entrance which receives flood waters from Barton Springs Road. The DAC is located upon a supposed landfill, subjecting the facility to TCEQ Subchapter T methane emission monitoring. Further, the DAC is inefficient and has become very difficult and costly to maintain and repair. A citizens group has studied the staff proposal and supports it. In consideration of this, staff recommended that the current facility be razed and converted to parkland or another PARD-associated use, and that a new facility be constructed to be located at Butler Shores to accommodate DAC users. The working group has not seen a cost estimate. The staff suggested budget for this is \$25,000,000. Many of the 66,000 regular users of the DAC advised members of the working group that the greatest advantage of the DAC is its physical location, not necessarily its facilities. The proposed Butler Shores location, across Lamar Boulevard would be in the same general area. Adequate parking space is a strongly recommended consideration.

(For comparison, it is noted by the working group that the Hill Country Indoor Sports and Fitness Center was constructed privately in Bee Cave, TX including 140,000 interior square feet of high-ceiling space, a separate parking garage for 613 vehicles, 5 party rooms for children's events, for a total construction cost of \$25,000,000, equal to the amount requested for the DAC).

Nonetheless, the working group acknowledges that something must be done for the DAC. The staff suggestion and the working group recommendation is to provide funding for the Dougherty Arts Center replacement of:

\$25,000,000

Asian-American Resource Center [District 7]: PARD staff suggests and the working group recommends the following to address issues related to parking, pedestrian connectivity, outdoor amenities and seed funding to implement Phase I priorities determined by the anticipated master plan:

\$5,000,000

George Washington Carver Museum and Cultural Center [District 1]: PARD staff suggests and the working group recommends for addressing current building infrastructure, ADA improvements, full funding for an update of the master plan and seed funds to initiate implementation of the next phase's priorities:

\$7,500,000

The members of the working group observed very poor maintenance at PARD-maintained facilities resulting in damage to the facilities. Specific emphasis was applied to the deterioration of the facility and equipment of the Carver Museum.

RECOMMENDATION #5: Upon questioning of staff the working group was advised that traditionally PARD's maintenance budget was \$500,000 per year until very recently when it was increased to \$1 million per year. In view of the conditions of PARD facilities around the community, the working group recommends that the task force recommend to the City Council a significant increase in the maintenance budget for PARD facilities. The working group also learned that there is a policy providing for adequate maintenance funds by staff, but that frequently those funds are re-appropriated by Council. Please don't do this in the future.

Emma S. Barrientos Mexican-American Cultural Center [District 9]: PARD staff suggests and the working group recommends addressing the priorities of Phase II including general renovations to the existing building, renovation of the auditorium, expansion of the South Crescent and site improvements including the Grande Entrada:

\$15,000,000

Mexic-Arte Museum [District 9]: The working group and the task force heard presentations by proponents of the Mexic-Arte Museum, which owns a building at 419 Congress Avenue. This building has been leased to the City of Austin and Mexic-Arte has subleases it back from the City under a service agreement. The upper floors of the 19th Century building are unsafe for public use. The master plan for Mexic-Arte is to completely rebuild the interior of their building to make 22,919 square feet of floor space usable for the public purposes of the museum. Mexic-Arte received \$5 million in funding from the 2006 Bond, most of which they still hold. Mexic-Arte requests \$15 million to close the gap in funding to renovate their building. The building cannot be razed. A financial institution holds first right of refusal should Mexic-Arte decide to utilize the building for a purpose other than a museum. The City of Austin insists that the external facades of the building remain. The working group recommends:

\$15,000,000

These total recommendations for Arts and Cultural Centers amount to

\$67,500,000

Aquatics/Pool: It is reported that Austin has more swimming pools than any other Texas city. Many of these pools were built 20- to 40-years ago and are nearly all in the process of deterioration. Many need significant equipment upgrades and maintenance beyond what would be budgeted in normal operations. Consequently, many City pools are on the verge of shut-down or replacement. Further, staff has expressed the concern that present staffing may not be able to manage large numbers of pool renovations, even if excessive funds were available. Among the named pool renovations named are the Givens Pool [District 1] (\$6 million), the Mabel Davis Pool [District 1] renovation (\$4 million), and a new Colony Park [District 9] pool (\$13 million). Planned renovations cover pools located throughout the city (\$10 million). Staff suggested and the working group recommends an Aquatics funding package of:

\$33,000,000