



Emma S. Barrientos
Mexican American Cultural Center
Phase 2 Improvements
November 2, 2022
Heidi Tse, PWD - Capital Delivery Project Manager

Design Phase (Current phase of project)

Design Development (DD) In Progress

- Began March 16, 2022, with projected completion in Fall 2022
 - Construction will be phased (2 phases)
 - Site Work
 - Building construction
 - It is imperative the project stays on schedule as construction costs have escalated significantly and delays will drive costs up.
 - Construction market conditions are volatile
 - Supply chain issues resulting in long lead times and open-ended shipping charges
 - Labor shortages
 - Inflation
- The site permit application was submitted to the Development Services Department (DSD) for regulatory compliance, and comments were received at the end of July. The Joint Venture (JV) submitted the comprehensive site plan package in September 2022. Rounds of comments from DSD and responses from the JV are on-going.
- An initial DD Construction Cost reconciliation was completed in late July with continued work by the MACC staff, JV, and Rogers-O'Brien (RO) to align the design scope to meet budget. A second pricing effort was performed in late October and is expected to conclude in November.
 - Since the initial DD reconciliation was completed in July, the project team developed value engineering strategies reviewed by ESB-MACC staff and the Parks and Recreation Department. In order to keep the project close to the anticipated timeline and continue to build out as much of the original plan as possible, the Department has agreed to proceed with eliminating the lower level and an ADA improvement on the Hike and Bike trail at the ESB-MACC which would have served as a connector to the nearby Confluence project. This strategy was preferred by ESB-MACC staff.
 - Other remedies are being explored such as grant funding opportunities.
- Once Design Development has concluded with scope and budget aligned, an updated set of drawings and images will be shared to the public for awareness to reflect the design.
- Community Outreach to provide updates continue
 - Community Communication Forum (CCF)
 - Reoccurring on 3rd Thursdays of each month at 12-1pm.
 - On 8/18/22, six (6) attendees confirmed with four (4) members attending the meeting out of the twelve (12) members (Martha Cotera, Larry Amaro, Nick Block, Daniel Llanes). On 9/22/22, five (5) members

attended (Charlotte Tonsor, Larry Amaro, Ana Maciel, Daniel Llanes, Tomas Salas). On 10/19/22, five (5) members attended (Charlotte Tonsor, Ana Maciel, Martha Cotera, Larry Amaro).

- Discussed AIPP, the 10/25/22 Meet & Greet the Architects, potential sustainability strategy suggestions, groundbreaking planning, attendance at the CCF, finding more CCF alternates, community engagement past efforts, budget reconciliation and timeline.
- A digital update is provided after each meeting so members can share with their community groups
- MACC Phase 2 Website is being regularly updated. <https://www.austintexas.gov/MaccPhase2>
- Information at community events with person(s) to answer questions:
 - Pan American Hillside Concert Series
 - Viva Mexico
 - Dia de los Muertos (Future Event)
- Coordination with nearby projects continues.
 - Park and Recreation Department (PARC)/Watershed Protection Department (WPD) - The Confluence, Waterloo Greenway
 - The Trail Conservancy - Rainey Trailhead
 - Austin Energy (AE) - Rainey Duct Bank
 - AE- District Chilled Water Service Pipe Extension
- Preliminary reviews and follow-up reviews are being conducted with various regulatory agencies (AFD, WPD, DSD)
- Sustainable Design: Tracking both LEED 4.0 BD+C Silver (Leadership in Energy and Environmental Design) and AEGB 3-star (Austin Energy Green Building) certification with an additional charrette in October 2022
- AIPP collaboration is on-going in establishing the AIPP Prospectus
- Relocation of Perez-Ramos Family Music Legends Sculpture, at the Tejano trails – coordination with artist and family
- Only temporary to minimal disruption of trail use is expected during construction
- Groundbreaking targeted for December before the holidays.

Target Schedule *(Dates are subject to change)*

Design Phase: Concludes Fall 2022

Construction Documentation/Permitting/Bidding: Begins Fall 2022

Site Construction: Begins Early 2023

Construction Completion: Winter 2024

Grand Opening: Early 2025