



Emma S. Barrientos
Mexican American Cultural Center
Phase 2 Improvements
January 4, 2023
Heidi Tse, PWD - Capital Delivery Project Manager

Design Phase (Current phase of project)

Construction Document (CD) Begin December 20, 2022

- Design Development Phase concluded December 16, 2022
- CD phase to kick-off January 2023
 - 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. Formal response to the latest DSD comments was submitted in late December.
- DD Construction Cost reconciliation is complete. In December 2022, the Parks and Recreation Department informed the project team approximately \$3 million in Parkland Dedication funds will be added to the project's budget. These funds may be utilized toward new or improved recreational features which are permanent improvements to the facility and site.
 - Other supplemental funds are being explored such as grant funding opportunities, contributions from fellow City of Austin departments and parking lot revenue funds.
- The Groundbreaking ceremony was held on Saturday, December 10, 2022, to mark the closing of the MACC and the start of construction for the phase 2 project. Daniel Llanes performed a blessing of the ground's ceremony with audience participation. The event was well attended.
- Community Outreach to provide updates continue
 - Community Communication Forum (CCF)
 - Reoccurring on 3rd Thursdays of each month at 12-1pm. The next CCF meeting is scheduled for January 19, 2023, at noon.
 - 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 (4) members attended (Charlotte Tonsor, Ana Maciel, Martha Cotera, Larry Amaro). On 11/17/22, five (4)

members attended (Charlotte Tonsor, Ana Maciel, Martha Cotera, Larry Amaro). A December meeting was not scheduled due to the holiday.

- 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>
- Coordination with nearby projects continues.
 - Park and Recreation Department (PARC)/Watershed Protection Department (WPD) - The Confluence, Waterloo Greenway
 - The Trail Conservancy (TTC) - 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. Preliminary Energy Modeling was completed on 11/25/22.
- AIPP collaboration is on-going in establishing the AIPP Prospectus
- Relocation of Perez-Ramos Family Tejano Music Legends Sculpture, at the Trail – coordination with the artist, the families, the art movers, AIPP, MACC Staff and TTC. Location determined on 11/30/22
- Modification of the Milk Snake Path – coordination with the artist on 11/30/22, addressed materiality
- Only temporary to minimal disruption of trail use is expected during construction.
- Staff is busy moving out of the building and placing items in storage onsite and elsewhere.
- AE Chilled Water Pipe Extension project to connect to the mechanical yard will start Q1 2023

Target Schedule *(Dates are subject to change)*

Design Phase: Concluded November 2022

Construction Documentation/Permitting/Bidding: Begin December 2022

Site Construction: Begins Early 2023

Construction Completion: Winter 2024

Grand Opening: Early 2025