



Emma S. Barrientos
Mexican American Cultural Center
Phase 2 Improvements
April 5, 2023
Heidi Tse, PWD - Capital Delivery Project Manager

Current Project Phase: **Construction Document, Permitting Bidding & Negotiation Phase**

Previous Phase: Design Development (DD) Phase was completed on December 16, 2022.

- The MACC was closed to the public shortly after the groundbreaking ceremony December 10th, 2022. The MACC have moved all items out of the facility and placed them into storage on and off location
- The parking lot was officially closed to the public on March 10th and will reopen once the project is complete.
- Construction Drawings are in progress and are being completed in two packages (Site & Building).
- The site plan permit application was initially submitted to the Development Services Department (DSD) for regulatory compliance in July 2022. The 2nd round of formal returned comments to the Design Team were shared on 3/20/22, marking a 10-week delay Due to the administrative nature of these last comments, DSD placed this project on the Planning Commission Agenda for March 28.
- The project located in Zone P (Public) and over one acre must seek the approval of the Planning Commission via a public hearing. Upon DSD staff's recommendation, the Planning Commission approved the Site Plan Revision on March 28, 2023. The Design Team is actively remediating remaining comments with the DSD reviewers as the last step to receive the site plan approval/site permit to start construction.
- The Austin Energy (AE) managed Chilled Water Pipe Extension project to connect the MACC to the downtown chilled water network will start work immediately upon issuance of the site permit. AE will begin mobilization in the MACC parking lot for the chill water connection project. A kick-off meeting was held to introduce all parties on March 10th.
- The first Bidding Package (Site/Infrastructure - GMP 1) was released this week. A well-attended non-mandatory pre-proposal meeting was held by the Construction Manager at Risk (CMaR) on March 30th. Small minority and women owned business outreach was made by the CMaR's consultant, Pink and a presentation by the City's Small Minority Business Resource Department (SMBR) was provided.

- Coordination with nearby projects continues. These include:
 - Parks 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 (construction anticipated to begin March 20th and continue for six months)
- Art in Public Places (AIPP)
 - Tejano Trails – Perez Ramos Sculpture - The sculpture was dismantled and placed in storage in February.
 - The AIPP Prospectus for the MACC Phase 2 is being developed. A call for artist(s) for the project is targeted for advertisement in Q2 of 2023.
- 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.
- Continuous communication still happening within City of Austin departments, public and private developments and The Trail Conservancy to coordinate any minor and temporary disruptions to the hike and bike trail.

Timeline:

- Groundbreaking: December 10, 2022
- Design Phase: Concluded December 2022
- Construction Documentation/Permitting/Bidding: Begin January 2023
- Site Construction Start: Anticipated April 2023
- Construction completion: Late 2024
- Grand Opening: Early 2025

For information on MACC programs and staff relocations during construction, visit the MACC webpage. MACC Phase 2 tab for project updates.

