



Emma S. Barrientos
Mexican American Cultural Center Phase 2 Improvements
May 3, 2023
Heidi Tse, Capital Delivery Project Manager
Capital Delivery Service Department

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

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

- Construction Documentation, Permitting, Bidding & Negotiation are in progress and are being completed in as two packages (Site & Building).
- The site plan permit application was initially submitted to the Development Services Department (DSD) for regulatory compliance in July 2022. Planning Commission approved Site Plan on March 28. Final drawings were submitted last week of April to DSD as the final round after working closely with Austin Fire Department and Environmental to clear remaining comments. Site Permit issuance is anticipated between 3-4 weeks (May).
- 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. A kick-off meeting was held to introduce all parties on March 10th. AE has begun mobilization with fencing area of the Central Plant in the MACC parking lot. AE is waiting for their approval of the Right-of-Way permit to perform work in the Red River Alley.
- The first Bidding Package (Site/Infrastructure – Gross Maximum Price (GMP) 1) was released on March 21 for bidding. 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.
- Construction Documents are being completed for the second package (Building/Landscape – GMP2). The package is being reviewed by the City's Quality Management Division.
- Two Requests for City Councils' Approval (RCA) targeted for June 8, 2023 Council Date:
 - RCA to authorize negotiation and execution of an Amendment to the Professional Service Agreement.
 - RCA to authorize negotiation and execution of an Amendment to the Construction Manager-at-Risk.
- 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 is anticipated for 120 days)
- 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 RFQ 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 May 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.