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Mexican American Cultural Center Phase 2 Improvements
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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 (Concluding Design Phase)

- Construction Documentation, Permitting, Bidding & Negotiation 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. Planning Commission approved the Site Plan on March 28, 2023. Formal update #3 was submitted to Austin Fire Department, and the Land Use Review Team on 6/23/23 with anticipated response from DSD to clear all outstanding items on 7/12/23 to begin MACC Phase 2 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. A kick-off meeting was held to introduce all parties on 3/10/23. AE has begun mobilization with fencing area of the Central Plant in the MACC parking lot. AE is also waiting for their approval of the Right-of-Way permit to perform work in the Red River Alley.
- The first Bid Package (Site/Infrastructure – Guaranty Maximum Price (GMP) 1) was released on 3/21/23 for bidding and a second bid package (Building & Landscape – GMP2) was released on 5/24/23 with non-mandatory pre-proposal meetings held by the Construction Manager at Risk (CMaR) on 3/30/23 and 6/6/23, respectively. Both pre-proposal meetings were well attended. 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.
- In December 2022, the Parks and Recreation Department added five million (\$5M) to the project budget to mitigate the funding gap. This five million is from Parkland Dedication fees (PLD) through Ordinance #20070621-027 supported by residential development. These PLD funds may be utilized toward recreational features which are permanent improvements to an existing park. The project team will now include much of the proposed renovation of the auditorium and a full re-roof.
- Two Requests for City Councils' Approval (RCA) were voted on consent on June 8, 2023

- 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 Contract.
- Art in Public Places (AIPP)
 - Tejano Trails – Perez Ramos Sculpture - The sculpture was dismantled and placed in storage in February 2023 and will be re-assembled in a new location after site work is complete.
 - The La Mujer Mural unveiling was on April 29, 2023.
 - The AIPP Prospectus for the MACC Phase 2 was developed and a call for artist(s) for the project was released on May 9, 2023.
- Waterloo Greenway, The Confluence (Adjacent Project) – The General Contractor has been utilizing the MACC as a point of access to the southern portion of the parkland property as agreed to and documented in the April 6, 2021, memo to the MACC Advisory Board to begin early clearing and grubbing. It is anticipated the GC will complete this task at the end of June.
- Sustainable Design: The project is tracking both LEED 4.0 BD+C Silver (Leadership in Energy and Environmental Design) and AEGB 3-star (Austin Energy Green Building) certification.
- After many deliberations and review of attendance records for the Community Communication Forum (CCF), the city has decided monthly digital updates to a distribution list of over 9,000 emails and listservs will serve as the primary form of communication to inform stakeholders regularly in the construction phase. The CCF will sunset or discontinue. An announcement was made to the CCF members on May 18th as the last meeting.
- Communication continues between City of Austin departments, public and private developments, and The Trail Conservancy to coordinate any minor and temporary disruptions to the Ann and Roy Butler hike-and-bike trail at Lady Bird Lake.

Timeline:

- Groundbreaking: December 10, 2022
- Design Phase: Concluded December 2022
- Construction Documentation/Permitting/Bidding: Began January 2023
- Site Construction Start: Anticipated July/August 2023
- Construction Substantial completion: Anticipated Spring 2025
- Grand Opening: Anticipated Summer 2025

For information on MACC programs and staff relocations during construction, visit the MACC webpage for [project updates](http://www.austintexas.gov/MaccPhase2). www.austintexas.gov/MaccPhase2.