

Emma S. Barrientos Mexican American Cultural Center Phase 2 Improvements Project Update February 7, 2024

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CURRENT PROJECT PHASE:

GMP1 (Guaranteed Maximum Price 1): Site Package

GMP2 (Guaranteed Maximum Price 2): Building/Landscape Package

- Construction (site) – is underway.
- Permitting (building) – Round 2 revisions to Development Services Department were submitted 1/8/24. Return comments were received on 1/29/24 with comments to be addressed on fire & life safety. A technical consultation is being requested by the MACC project team ensure reviewers' comments are addressed.
- Bidding & Negotiation (GMP2) – initially anticipated contract execution in January but is delayed to February.

CONSTRUCTION PROGRESS:

- The site was successfully re-energized after a scheduled power shut down on 1/24/24 to demolished electrical circuiting of removed equipment at the Central Utility Plant.
- A vital piece of an HVAC (heating, ventilating & air condition) equipment, a heat exchanger, manufactured specifically for the MACC was delivered and inspected.
- Primary work has been focused on installing electrical infrastructure or an electrical duct bank, a collection of underground conduits to power the new building additions. Since the city inspector

has verified the installation meets code requirements, the trenches have been backfilled or covered up with excavated material.

- Installation is underway of a carefully planned drainage outfall, as a part of a storm water management system at Lady Bird Lake. This outlet will serve as the primary point of discharge.
- Pallets of brick for the Central Utility Plant has been delivered.
- January has been a very wet and icy month. Eleven (11) days were declared as bad weather days. Only eight (8) days were budgeted for January. This and previous months of bad weather has negatively impacted progress.

ANNOUNCEMENTS:

- Short term trail re-route for a portion of the south segment of the Ann and Roy Butler Hike and Bike Trail started on January 16, 2024, and will continue for approximately 12-weeks. [Map link](#)
- Art in Public Places will be assembling a review panel as the next step after reviewing the twenty-seven (27) artist responses.
- Red River Alley is targeted to be fully re-opened as early as mid-February but no later than March 10th.

SCHEDULED MILESTONES:

- Construction began – **August 28, 2023**
- Anticipated completion of all major construction activity – **Summer 2025**
- Anticipated grand opening – **Fall 2025**

Please note that as in any construction project, schedules are projected as accurately as possible, but all dates are subject to change due to the nature of construction and weather.

TOUR:

- The City of Austin invites the MACC Advisory Board to a construction tour in late February or early March. This will allow the site to dry adequately. A visit on either Wednesdays or Thursdays (2/21, 2/23 2/28, 2/29, 3/6/ & 3/7) during mid-morning until 3:00 pm would be ideal to avoid heavy construction activities. There are two required safety orientation videos totaling 30-minutes and a waiver to sign for those who plan to attend. These videos can be view ahead of time on a mobile device but also can be provided onsite just prior to the tour. Plan on a 1-hour tour. Personal protective equipment or safety hard hats and vests will be available.

For information on MACC programs and staff relocations during construction, visit the MACC webpage: www.austintexas.gov/departments/emma-s-barrientos-mexican-american-cultural-center.

For project updates, visit the project website: www.austintexas.gov/MaccPhase2



Site: Water Quality Pond filled from rain event. Water must be pumped out to continue work.



Zocalo: Site saturated from rain event.



Site: Heavy equipment unable work on future fire lane.



Central Utility Plant: Temporary sawtooth opening for large equipment to be placed in room.



Central Utility Plant: Austin Energy chilled water lines stubbed up and ready to be connected to the heat exchanger.



Site: View of drainage outfall at Lady Bird Lake



Central Utility Plant: Pallets of brick delivered.

ESB-MACC Advisory Board Meeting

Wednesday, January 10, 2024

Follow-up answers and clarifications to questions from the ESB MACC Advisory Board

Q1: Can the fence around the Zocalo can be relocated?

A1: The fence cannot be moved. Approved permitting, site and code requirements dictate a need for a railing system which the fence serves. The fence doubles as a guardrail and a secured perimeter. There is an elevation change of approximately 3'-4' after the railing to accommodate the required site stormwater system. Implementation of additional stormwater treatment is a result of the increase in impervious coverage (nonpermeable) due to additional fire lanes, expanded building and enlarged zocalo.

Q2: What was the process was to get the fence approved?

A2: This is the order of events that led to the need for a secured perimeter fence and the design that was shared with the community:

- The fence was requested during the Plan 2018 PARD led community engagement meetings. Seventeen (17) meetings were held between 2017-2018 to develop the 2018 Plan which was adopted by Council as the facility's expansion plan. (The need for the fence was established)
- During the Phase 2 project, the Programming researched from Sept-October 2021 was developed after five (5) community meetings. Conversations of the need for a secured perimeter of the campus was included in the Building Program. Three additional community meetings followed during the schematic design phase with continue discussion of the fence.
- Site renderings were shared with the community illustrating the fence as early as August 2022.
- Formal Presentations were made to the MACC Advisory Board and H/LQoL Advisory Commission in January 2023.
- Approval of the design by the MACC Advisory Board in March 2023.
- A meet & greet with the Design Team, open to the public, with Senator Barrientos in attendance, was held on 10/24/23. Boards of renderings and site plans were displayed for questions and answers.
- Groundbreaking event displayed renderings for several weeks prior the 12/10/22 ceremony.
- Speak-up Austin was a portal developed and open to collect public comments during 2021-22.
- Project team members attended community events with table information and to answer questions in 2022-2023.
- Monthly meetings with community representatives referred to as the Community Communication Forum (CCF) were held with open discussions of the project from 11/2022-5/2023.

Q3: How much square footage will be added to the facility?

A3: The added square footage is 19,480.

Q4: What was the capacity of the Auditorium before and what will it be after the renovation.

A4: The proposed occupancy load (allowable capacity) for the auditorium is 194 for fixed seating by fire code. The total number of telescopic (compressible) seating planned is 149 including 4 required ADA spaces when a full stage is required for a performance. Additional rows of seating can be added, up to 194, depending on the size of the reduced stage and the allowance for additional ADA spaces. The proposed occupancy load (allowable capacity) for the auditorium is 417 for standing room only and no stage. The layout of the Auditorium before the proposed renovation would not pass code requirements today.

Q5: What is the total project cost was from the 2018 Plan for Phase 2?

A5: \$41.4 million according to the 2018 Plan if project commenced in 2020. The Phase 2 project received \$27 million from the 2018 Bond.

Q6: What is the cost of the fence?

A6: Cost of fence can be released after GMP 2 is executed. This is now expected to occur in February 2024.