

Emma S. Barrientos Mexican American Cultural Center Phase 2 Improvements Project Update March 6, 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) – On 3/4/24, Development Services Department approved the building application for a permit.
- Bidding & Negotiation (GMP2) – Negotiations concluded in February. A fully executed contract is expected to early March.

CONSTRUCTION PROGRESS:

- Trenches were cut at the parking lot to make ready for a new wastewater line for the central utility plant.
- Plywood sheathing has been erected as a part of a new wall to enclose the mechanical room at the central utility plant.

- Rough-in plumbing or the initial process of installing water lines, drain lines, and pipeline connections in the pump room is awaiting inspector's approval.
- The Austin Energy (AE) Chilled Water District Cooling Network Connection project successfully flushed and tested the new chilled water lines.
- Portions of the parking lot where AE trenches were dug for the chilled water lines have been re-paved.
- Utility infrastructure (data, water, and wastewater) is being installed with access points, such as manholes and clean-outs throughout the site.
- Land regrading or releaving of the ground surface to a specific height between the Zocalo and the Ann & Roy Butler Hike & Bike Trail achieves the elevation change required for the bioswales or a series of narrow rain gardens channeling run-offs to larger storm water collection areas.

ANNOUNCEMENTS:

- Short term trail re-route for a portion of the south segment of the Ann and Roy Butler Hike and Bike Trail opened on January 16, 2024, and will continue until mid-April. View the map link [here](#).
- The Red River Alley was re-opened to vehicular traffic on February 8, 2024.
- The Austin Energy (AE) Chilled Water District Cooling Network Connection, a companion project, providing the cooling component of the HVAC system for the MACC campus, concluded all major construction activities at the end of February.
- The Confluence, a separate public/private partnership project to stabilize and protect the ecology of Waller Creek, improve water quality, and create a continuous hike and bike trail along the creek is expected to increase activities at the MACC, as the parking lot is the construction access point for the east side of the creek delta. Additional information can be found [here](#).
- The construction security system has been modified due to neighboring resident complaints. This was due to unscheduled work events by other contractors.
 - The speaker volume has been adjusted.
 - Speakers are expected to be re-oriented away from the Milagro Condominiums. In a few months, the system closest to the Milagro will be moved further away towards the trail.
 - There were two versions of the audible speaker alarm. One was automatic and the other was a live message. The automatic recorded warning has been shut off, and the live announcement will only be used when the security technician verifies (via cameras) that there is a breach of the area.
 - Construction activities between the MACC construction and other affiliated projects using the site as access are closely being coordinated to avoid triggering the security system during unplanned work events.
- Art in Public Places will be assembling a review panel in the spring.
- Drone video illustrating ESB MACC site work can be found [here](#).

TOUR:

- A well-attended construction tour was held on 2/28 at 12:00pm joined by eight ESB MACC Advisory Board members, a mayor representative, and Senator Gonzalo Barrientos to view the progress of the site development.

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.

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.

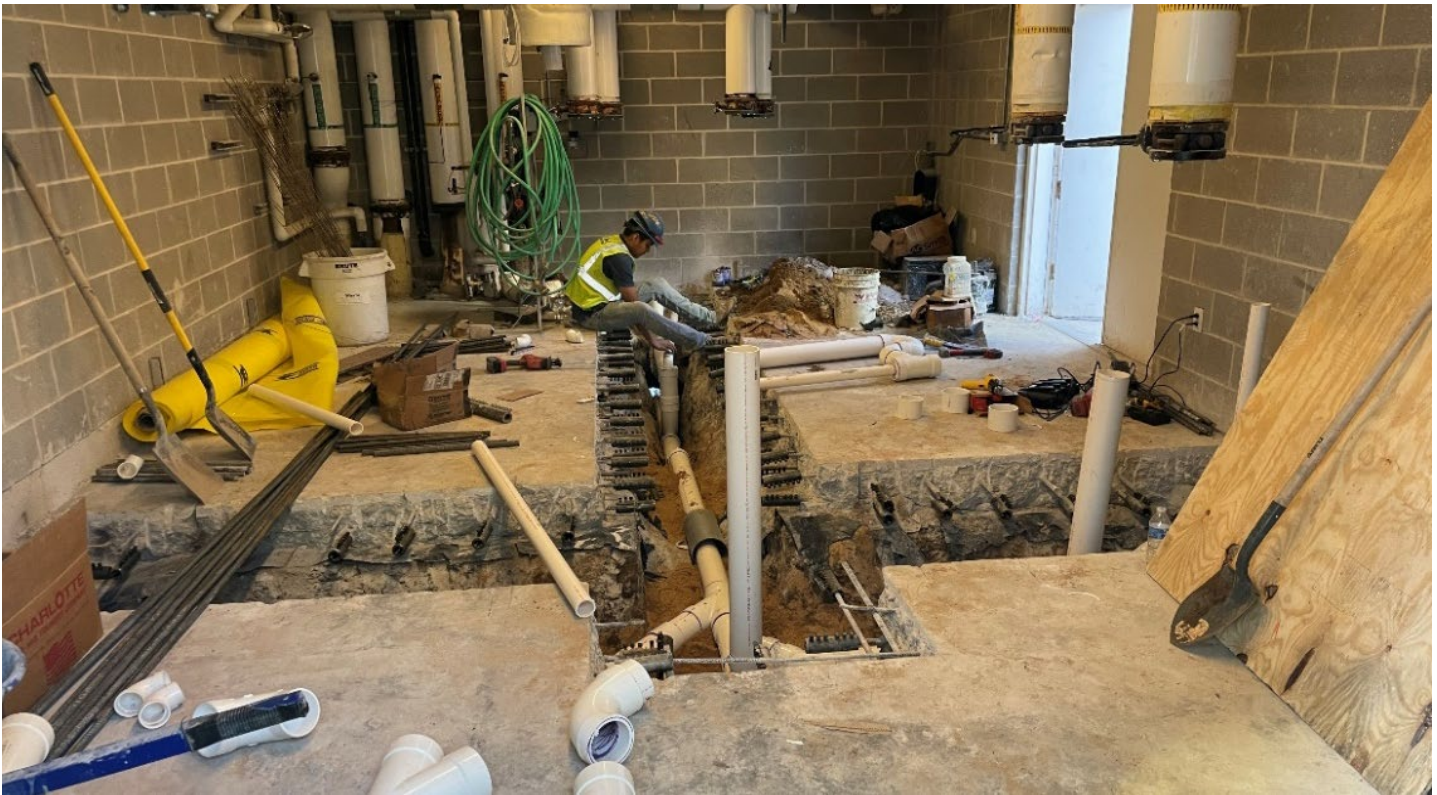
For project updates, visit the project website: www.austintexas.gov/MaccPhase2



Central Utility Plant: View of trench for wastewater line.



Central Utility Plant: Installation of plywood sheathing to enclose the mechanical room and pipe flushing equipment to remove dirt and contaminants from the new chilled water lines.



North Wing: View of new utility infrastructure.



Central Utility Plant: Rough-in plumbing installation in progress in the boiler/pump room.



Zocalo: View of preliminary grading reflecting elevation change between Zocalo and trail