

Emma S. Barrientos Mexican American Cultural Center Phase 2 Improvements Project Update

April 3, 2024

Heidi Tse, Capital Delivery Project Manager



CURRENT PROJECT PHASE:

GMP1 (Guaranteed Maximum Price 1): Site Package

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

- Construction (site) – is underway.
- Permitting (building) – Approved on 3/4/24
- Bidding & Negotiation (GMP2) – Executed contract on 3/1/24
- A presentation packet or illustration of Phase 2 is being produced for the Board – target completion May 2024

CONSTRUCTION PROGRESS:

- The heat exchanger, ~~at~~the primary equipment responsible for cooling of the building, was delivered and placed safely in the mechanical room at the Central Utility Plant.
- The pump room at the Central Utility Plant passed inspections which allowed for walls to be taped and floated.

- The boiler room trench with new plumbing lines has also passed inspection. ~~so~~ Concrete pour back is scheduled in mid-March.
- Significant progress has been made on the Lady Bird Lake outfall designed to curb erosion and preserve the riparian zones (an area aid to protect water quality). The installed outlet and riprap, or strategically placed stones, are a part of the storm water management system.
- Demolition work includes removal of the exterior metal ceiling panels and dismantling of the exterior stairways at each end of the building.
- Drill piers, the foundation system for the new addition, ~~began with the South Crescent~~ are in progress beginning with the South Crescent.

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ANNOUNCEMENTS:

- Installation of a pier foundation system ~~has~~ started in March ~~and will last~~ approximately 40 days, weather permitting. The work will involve heavy equipment drilling and pouring concrete to form the piers. There will be noise associated with these activities and work hours will be limited to 7:00am-5:30pm.
- 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 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 has several concrete pours scheduled in April for the lattice bridge. Additional information can be found here.
- Art in Public Places will be assembling a review panel in the spring.
- Drone video illustrating ESB MACC site work can be found here.

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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: Austin Energy heat exchanger delivery and installation in progress.



Parking Lot: View of asphalt patching and striping by Austin Energy after chilled water lines were installed.



Lady Bird Lake Outfall: Outlet and riprap installed.



Central Utility Plant – Boiler room ready for concrete pour-back.



Central Utility Plant: Pump Room framed, taped, and floated drywall installed.



South Crescent: Drill pier