

# Emma S. Barrientos Mexican American Cultural Center Phase 2 Improvements Project Update September 4, 2024

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## **PROJECT TIMELINE:**

- ESB MACC Groundbreaking for Phase 2 Improvements / Move-Out Began– 12/10/22.
- Parking Lot Closure – 3/10/23.
- Contractor Mobilization/Pre-construction Inspections – Began 3/11/23.
- Permitting (Site) – Approved on 7/25/23.
- Bidding & Negotiation (GMP1/Site) – Executed contract on 8/28/23.
- Construction (Site) – Underway since 8/28/23.
- Permitting (Building) – Approved on 3/4/24.
- Bidding & Negotiation (GMP2/Building) – Executed contract on 3/7/24.
- Construction (Site + Building) – Currently underway.
- AIPP ESB-MACC Phase 2 – Artist(s) selection approval by Austin City Council on 8/29/24

## **CONSTRUCTION PROGRESS:**

- MACC was successfully connected to the Austin Energy (AE) Chilled Water District Cooling Network after the AE Heat Exchanger mechanical room was deemed acceptable. The center will now have a permanent cooling system in place – a major milestone.
- The exterior walkway replacement soffit or ceiling has framing installed.
- Structural steel erection is in progress and is ahead of schedule.
- Concrete retaining walls are being formed after steel reinforcements are installed. These walls are structures designed to restrain soil to a slope creating an accessible connection from the Zocalo to the Butler Hike & Bike Trail.
- Renovation of the interiors includes new partitions or walls being framed with metal studs.
- Trial methods of cleaning the building's exterior of rust and environmental pollutants are being tested so that there is no damage to the precast, concrete panels.

## **ANNOUNCEMENTS:**

- City Council authorized negotiation and execution of an agreement with Katherine Telley and Ruben Esquivel for artwork for the ESB MACC Phase II AIPP Project.
- The project team would like to invite the Board and key community leaders to participate in this builders' tradition, the marking of a major milestone known as a "topping out" event. This event signifies the structural completion of the building. This is an informal exercise allowing major contributors to sign the top, structural, steel beam before it is placed and secured. The beam will ultimately be covered with the planned interior finishes. This ritual in construction is being uniquely extended to community contributors to participate. There is a short window of time for the signing which will not delay the project. There will be two opportunities: Tuesday, September 10<sup>th</sup> and Wednesday, 11<sup>th</sup> from 12pm-1pm. This remains an active construction site so proper, personal, protective equipment and attire should be worn. Participants will be escorted in and out of the area to sign the beam by safety personnel. Please note this is not a tour as there are many hazards in an active construction site. Please understand if inclement weather is present, including the potential for lightning strikes, the topping out event may be postponed or cancelled. Public safety is the City's highest priority.
- Concrete pours will continue. Work hours will adhere to the City's noise ordinance. Ordinance information can be found [here](#).

- The Confluence, a separate public/private partnership project has increased activities at the ESB MACC. The parking lot is the construction access point for the east side of the creek delta. Additional information can be found [here](#).
- Drone video illustrating ESB MACC site work can be found [here](#).

## **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 ESB MACC programs and staff relocations during construction, visit the MACC webpage: [www.austintexas.gov/department/emma-s-barrientos-mexican-american-cultural-center](http://www.austintexas.gov/department/emma-s-barrientos-mexican-american-cultural-center)

For project updates, visit the project website: [www.austintexas.gov/MaccPhase2](http://www.austintexas.gov/MaccPhase2)



South Building Addition: Steel erection in progress.



Building: Framing for exterior replacement soffit or ceiling complete.



Zocalo: Excavation and rebar installation in preparation for the retaining wall.



Building: Metal stud framing of new partitions or walls for new Youth Offices.



Building: Trial cleaning method of the building exterior.