

**EMMA S. BARRIENTOS**

# **MEXICAN AMERICAN CULTURAL CENTER**

## **Phase 2 Improvements**

**MACC Advisory Board Update**



Heidi Tse  
Capital Delivery Project Manager  
November 5, 2025





South Additions: Meeting Rooms furniture installation is complete.





South Addition: Office furniture installation is complete.





North Addition: Classroom furniture is installation complete



Zocalo: Gate installation in progress.





Zocalo: Railings installation is in progress. Tejano Legend Sculpture installed and ready for plantings.





South Addition: View of stair after correcting paint and finish issue.





Site: Overflow Parking Area is ready for temporary sprinkler lines and sod.

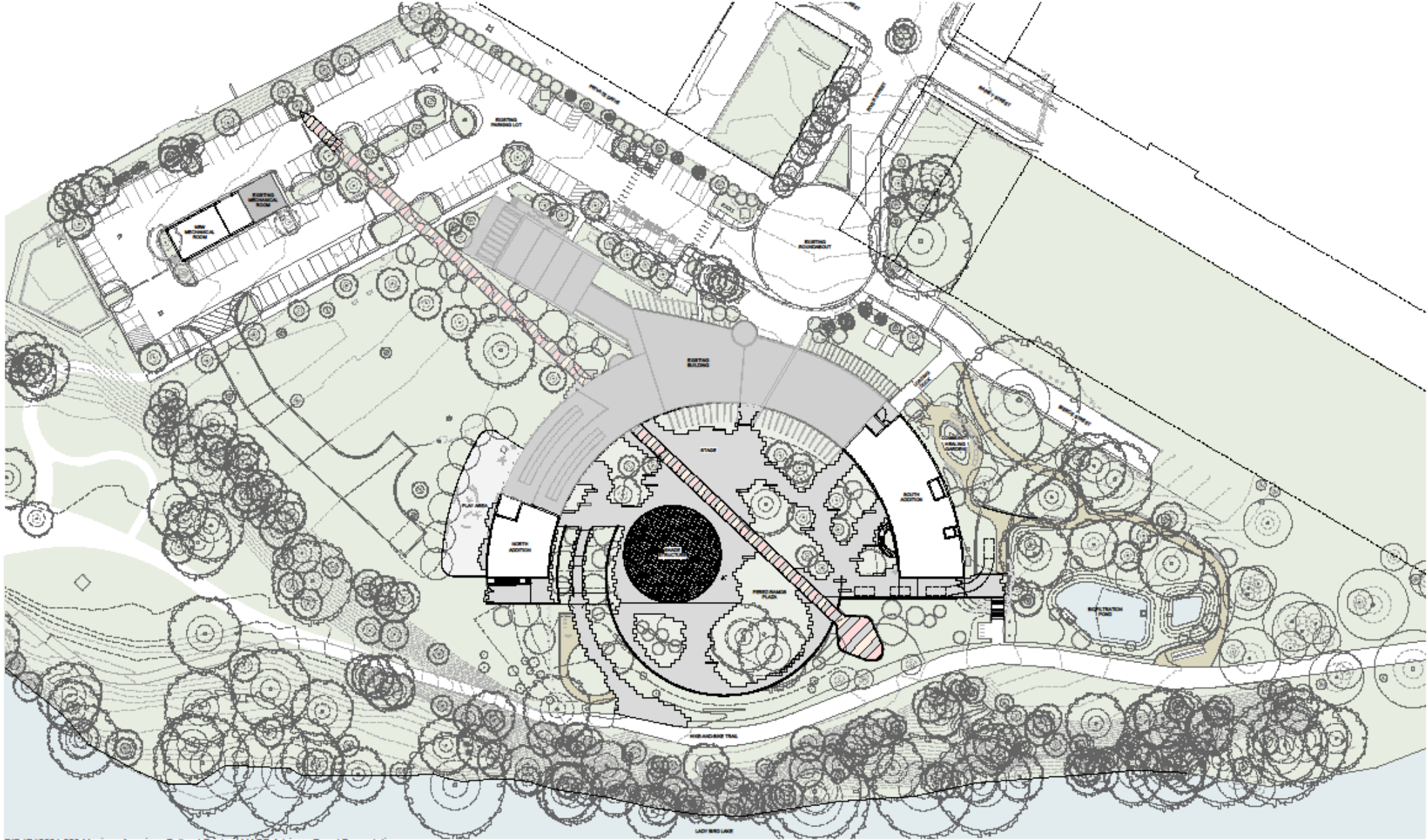


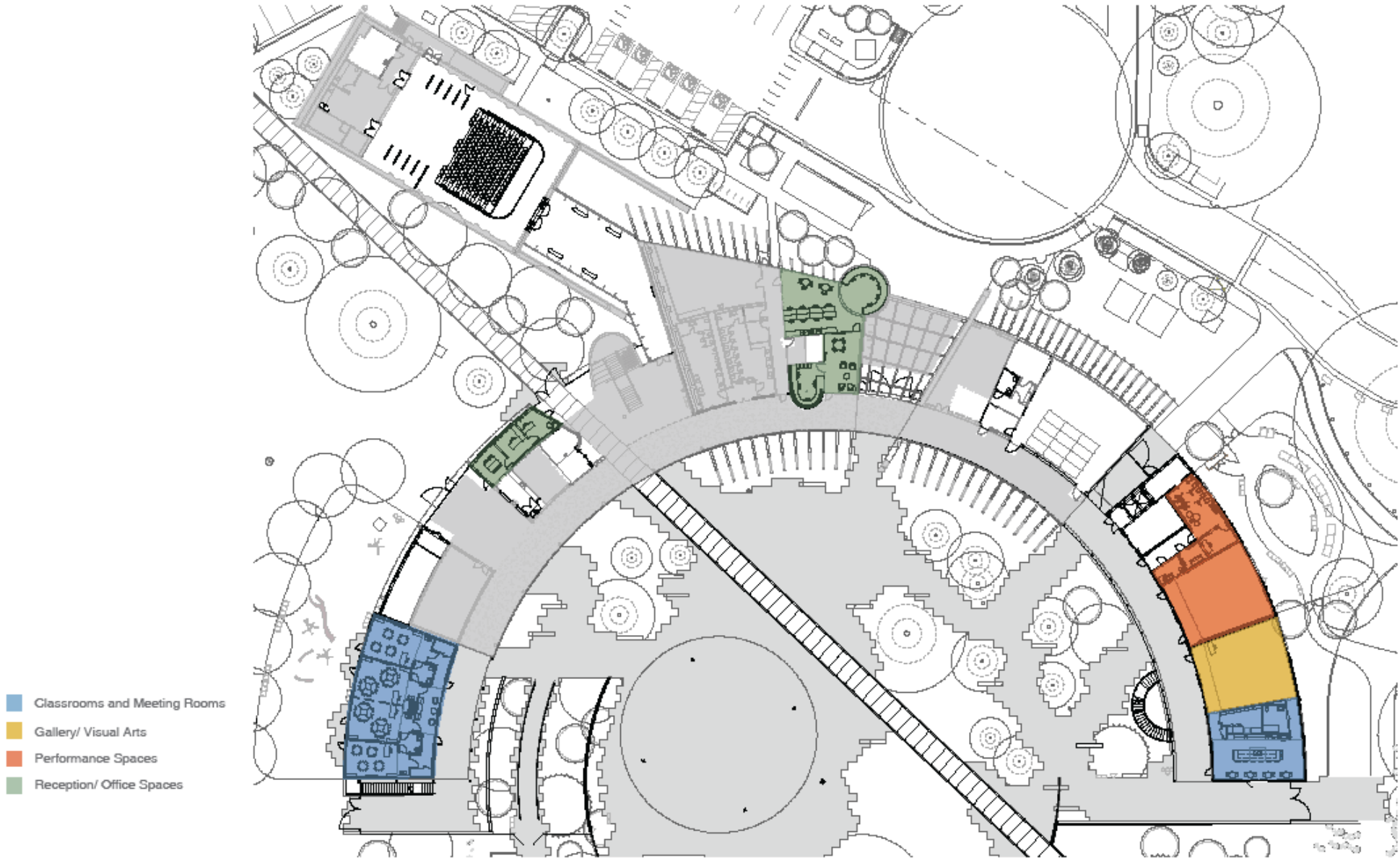
Auditorium: Installation in progress for curtain tracks



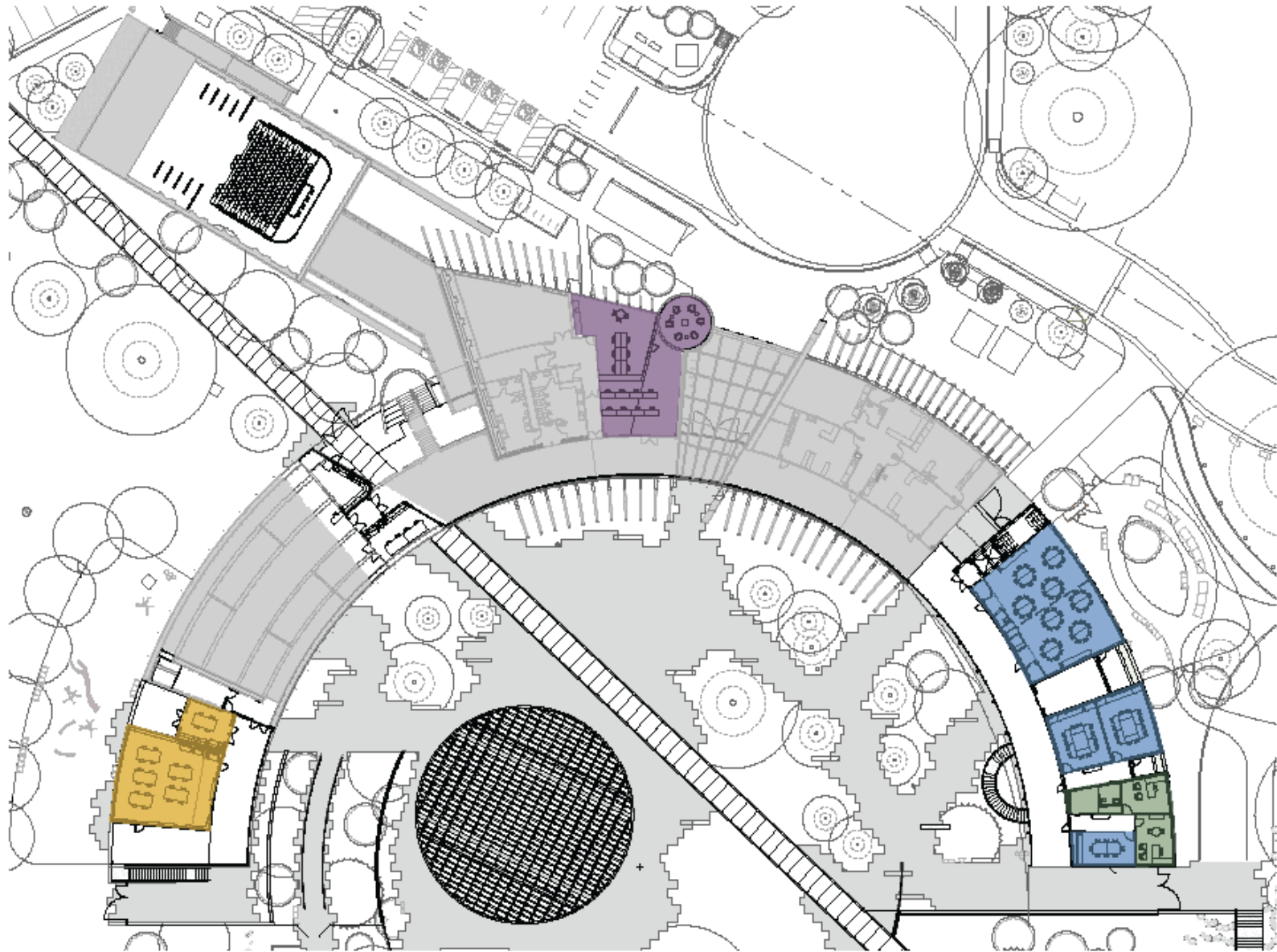
Parking Lot: Seal coat and restriping was completed.







- Classrooms and Meeting Rooms
- Gallery/ Visual Arts
- Performance Spaces
- Reception/ Office Spaces
- Media Center



# Square Foot Analysis

Mexican American Cultural Center Phase 2 Improvements SF Analysis June 9th 2023		Total	Subtotal by Level		Delta Gain from Existing
			LVL 1	LVL 2	
1	Performance & Support Spaces	8,834	8,834	0	3,131
2	Classrooms and Meeting Rooms	7,698	3,027	4,671	2,565
3	Offices	4,129	1,853	2,276	3,013
4	Gallery/ Visual Arts	6,330	1,387	4,943	839
5	Retail (Café & Store)	0	0	0	0
6	General Support Spaces	10,101	6,829	3,272	4,613
7	Circulation and Lobbies (Exterior)	16,904	10,116	6,946	5,319
8	Circulation and Lobbies (Interior)	2,245	1,277	968	
		<b>56,241</b>	<b>33,323</b>	<b>23,076</b>	<b>19,480</b>



# TCO vs CO

**Temporary Certificate of Occupancy (TCO)** grants temporary, conditional use of a building for stocking or furnishing before all construction work is fully completed.

**MACC has partial TCO for stocking only as of 11/1/2025**

**Certificate of Occupancy (CO)** that proves a structure is habitable based on its legal use and type of property and meets all building codes.



# Estimated Substantial Completion

The Re-opening may occur sometime between the project's substantial completion and final completion.

**Substantial Completion (contractual term)** is when the facility is deemed ready to be occupied by the owner, but other minor work still needs to be completed by the contractor. The exact date or alignment of the Re-opening will not be known until construction has significantly progressed. Must achieve TCO at a minimum.

The anticipated project completion timeline is:

**1. Target Substantial Completion:**

~~11/03/25~~

~~11/19/25~~

**12/2025 – 2/2026**

**2. Re-opening (estimated February – March 2026)**



# Project Milestones

- Ceremonial Groundbreaking: December 10, 2022
- GMP 1 (Site Work) Notice to Proceed issued: August 28, 2023
- GMP 2 (Building / Landscape) Notice to Proceed issued: March 7, 2024
- Steel “Topping Out”: September 11, 2024
- **Target Major Construction Ends: November 2025**
- **Target Stocking: December 2025 – January 2026**
- **Target Staff Move-In: January – February 2026**
- **Target Soft Re-Opening: February 2026**
- **Target Grand Re-Opening: Spring 2026**







Questions ?

