

**EMMA S. BARRIENTOS**

# **MEXICAN AMERICAN CULTURAL CENTER**

## **Phase 2 Improvements**

**MACC Advisory Board Update**



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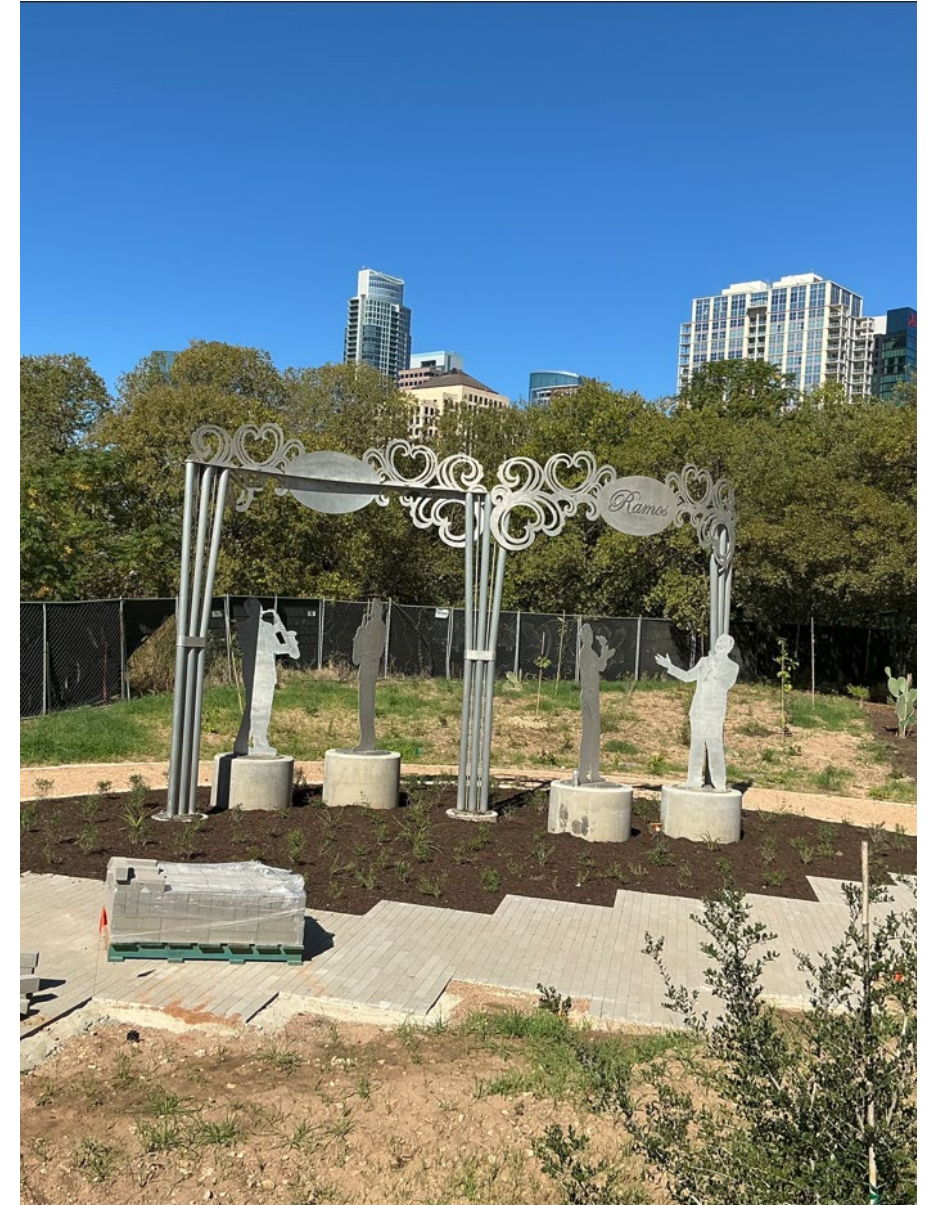
**Heidi Tse**  
**Capital Delivery Project Manager**  
**December 3, 2025**











Zocalo: Railing/fencing painting in progress. Tejano Music Legends landscaping complete.



- Zocalo: Railing/fencing gravel edge installation in progress.





- River Street: Re-leveling of sidewalk





Healing Garden: Garden storage installation in progress.

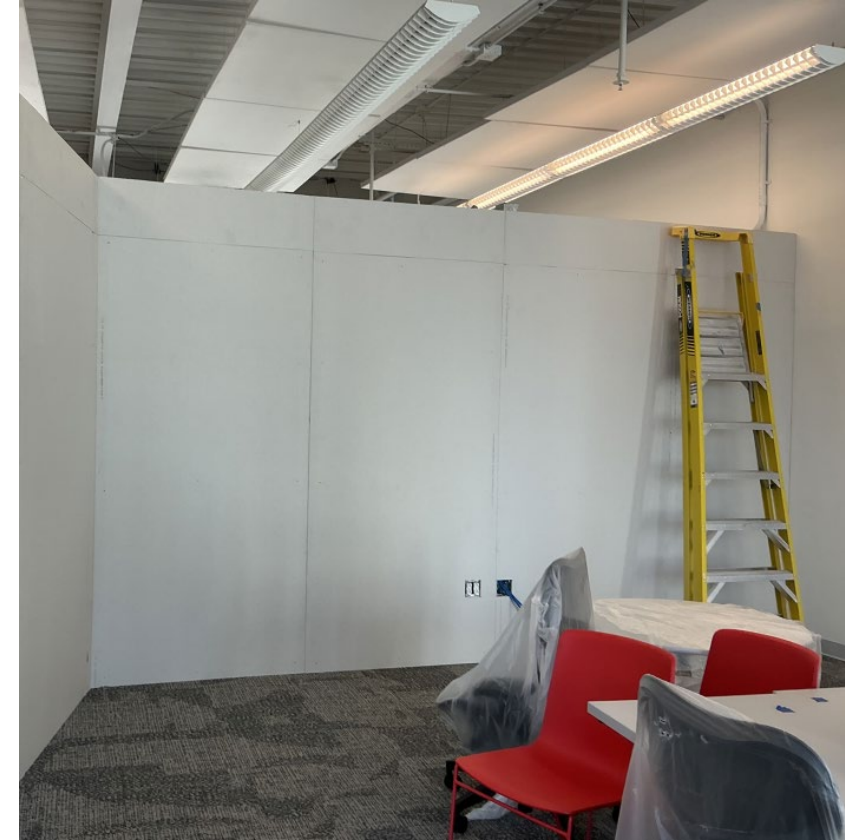
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- Interiors: Marker boards and pin boards installed in meeting rooms.





- Interiors: Pin boards installed in meeting rooms and art studio.





- Reception: Curved glass and frame delivered and ready for installation.



Music Studio: Soundproof glass installation in progress

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Dance Studio: Curtains installed and protected.



# 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 full building TCO for Stocking as of 11/12/2025**

**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**

**1/2026 ~~12/2025~~ – 2/2026**

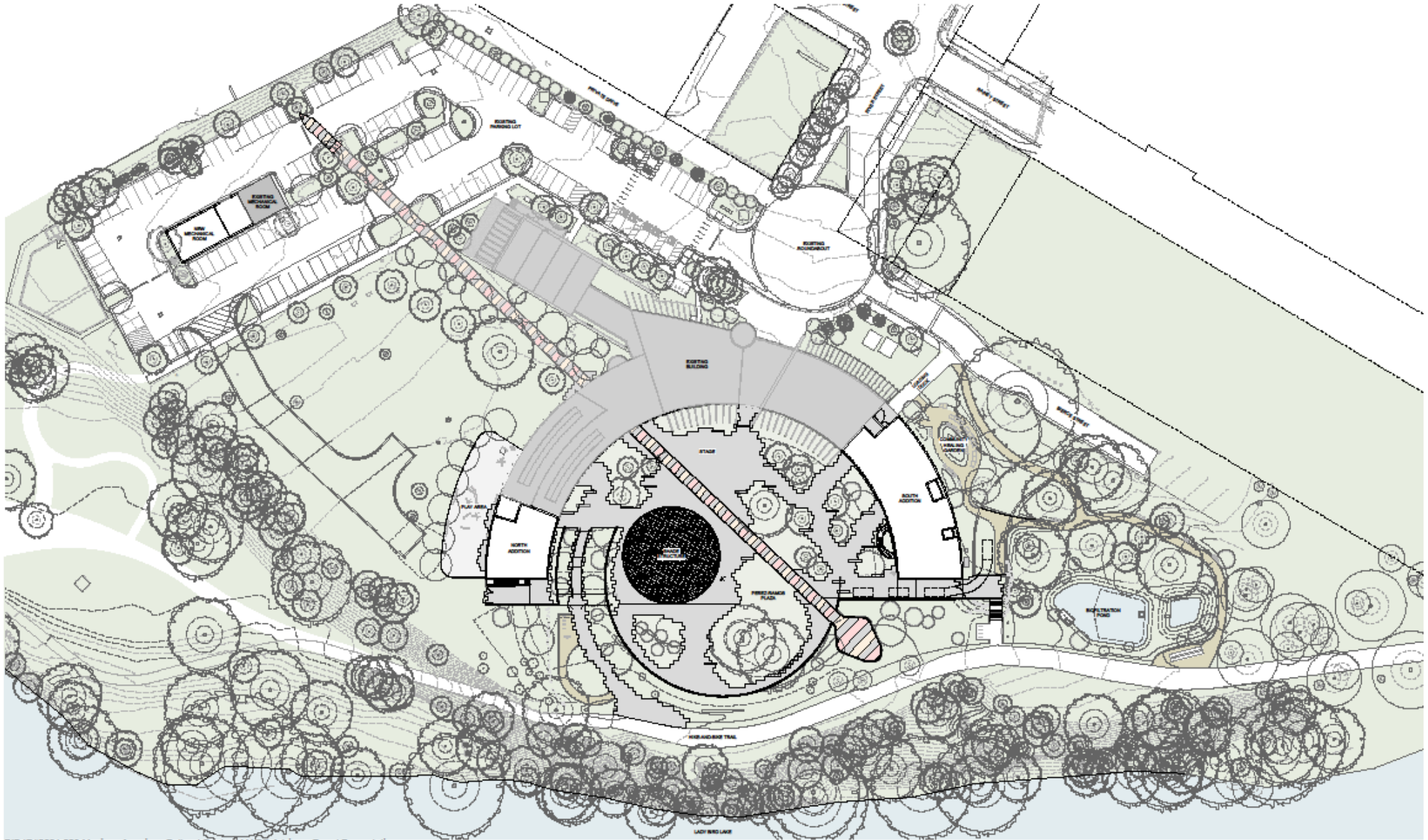
**2. Re-opening (estimated February – March 2026)**

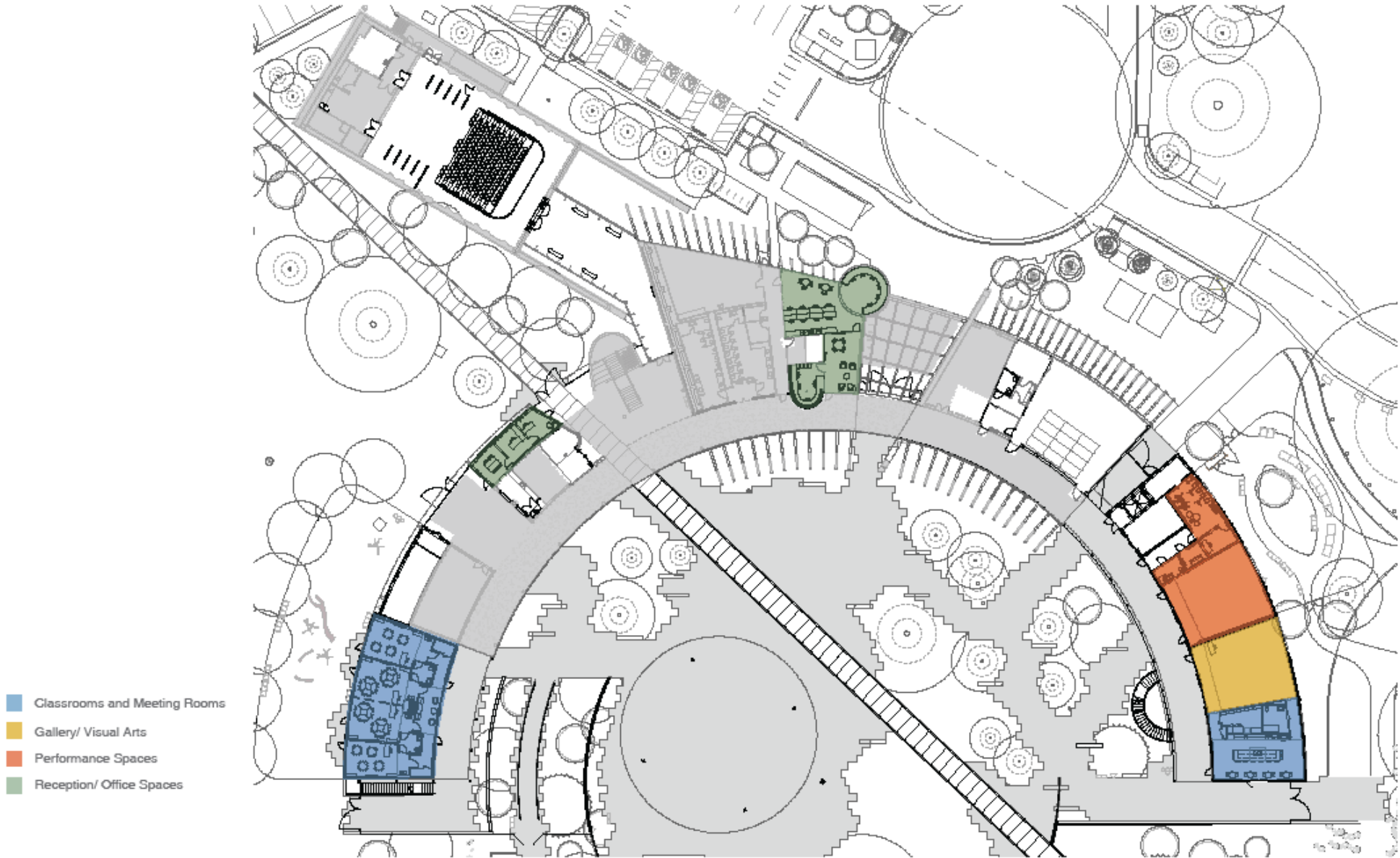


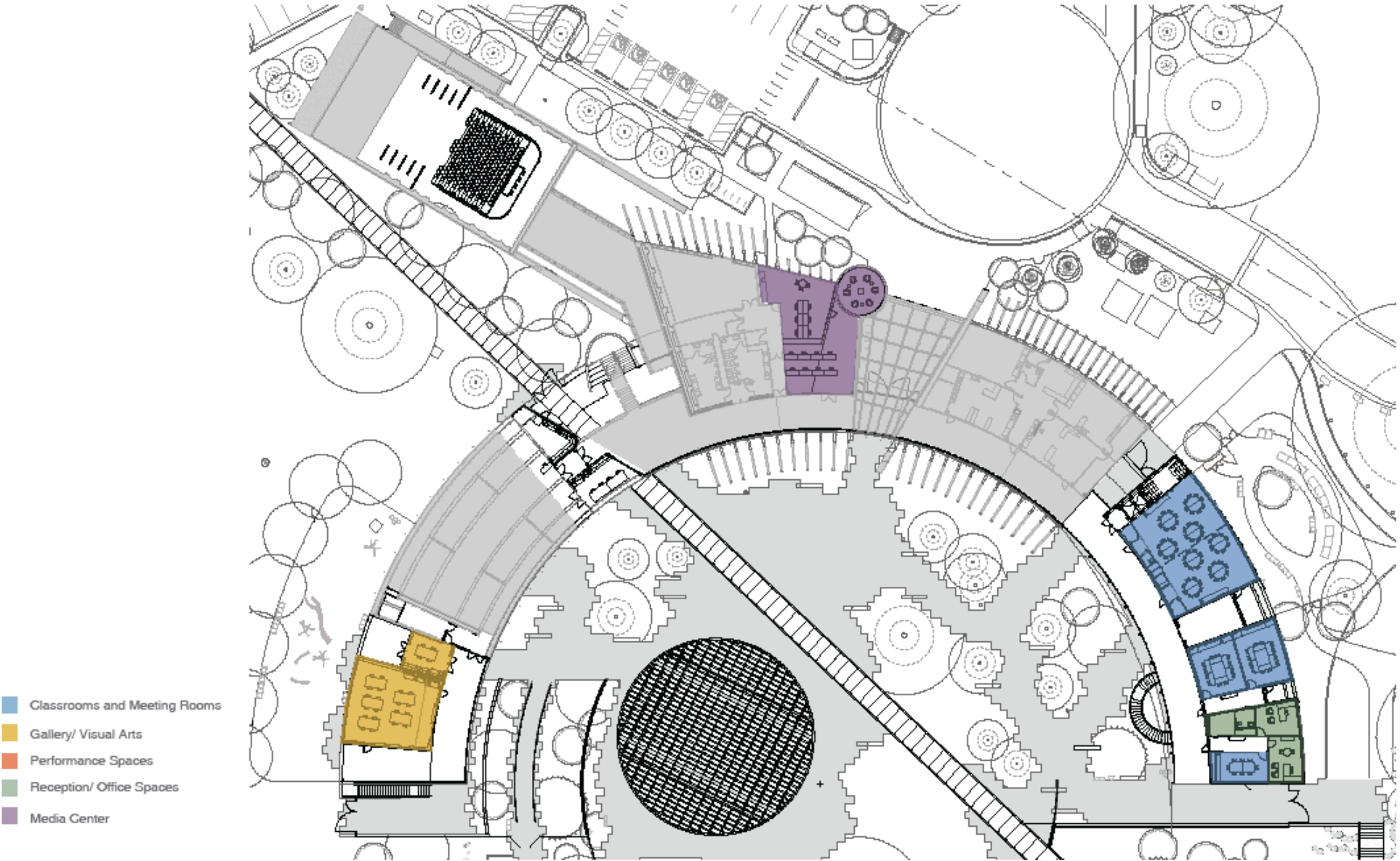
# Project Milestones Updates

- 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: December 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**









# 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>





Questions ?

