

**EMMA S. BARRIENTOS**  
**MEXICAN AMERICAN CULTURAL CENTER**  
**Phase 2 Improvements**  
**MACC Advisory Board Update**



**Heidi Tse**  
**Capital Delivery Project Manager**  
**February 4, 2026**



# Estimated Completion

Late Spring 2026

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~~

Late 2/2026 or 3/2026

## 2. Target Re-opening Late Spring 2026



# 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 on 1/23/2026**

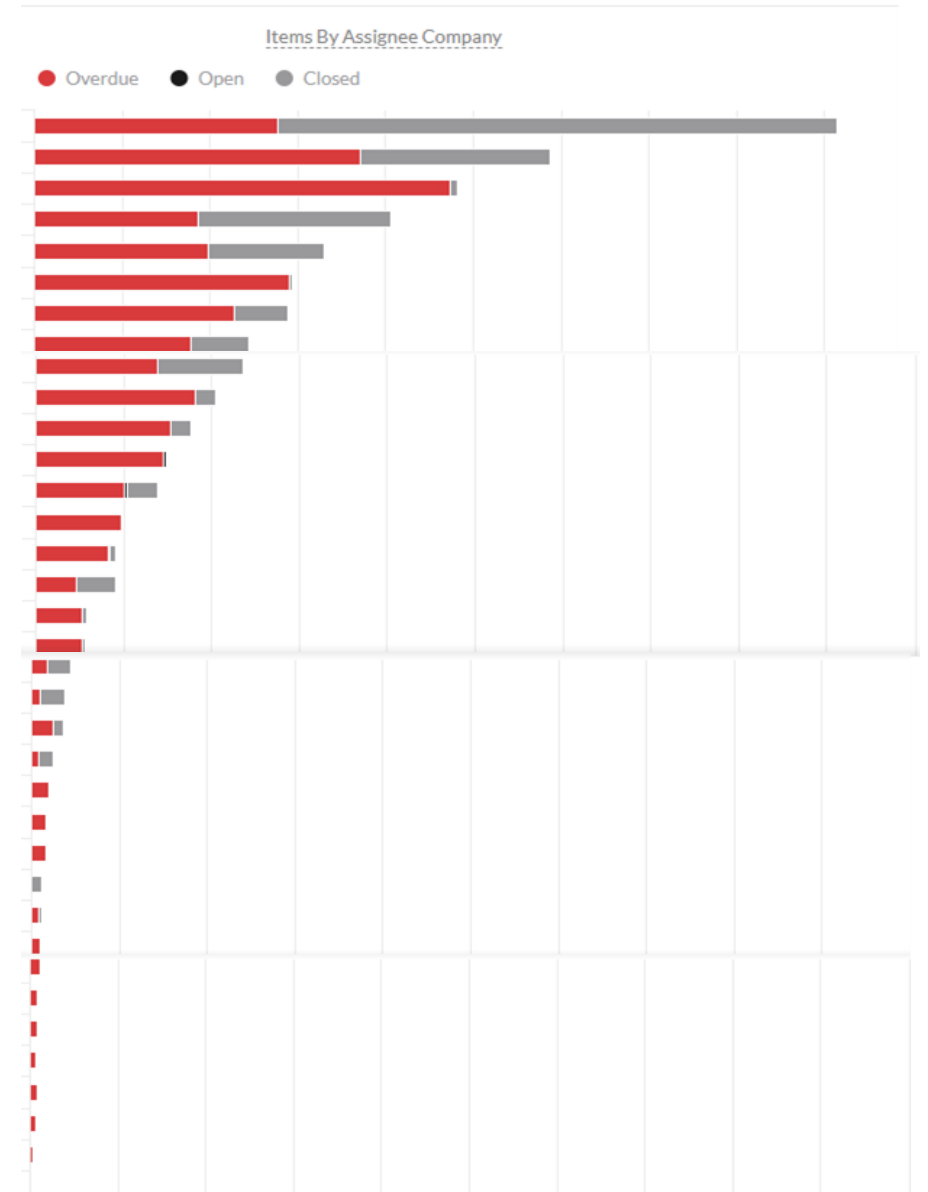
**Certificate of Occupancy (CO)** that proves a structure is habitable based on its legal use and type of property and meets all building codes.

**Targeted for Late February – March 2026**



# Substantial Completion (Contract Promised Date 9/11/25) :

1. Create **Punchlist** of work to be remediated
  - Begin generating official Punchlist with each design discipline for conformity of design intent from December 2025 - January 2026
  - Items to complete:
    - January 2, 2026 – 3,335
    - January 29, 2026 - 1,699
    - Completed ~50%
2. Provide **Training** for MACC staff on building systems.
  - Begin December 2025 - January 2026
    - ✓ Theatrical Rigging System (116133)
    - ✓ Food Service Equipment (114000)
    - ✓ Fire Suppression (211313)  
Heat Tracing (220533)
    - ✓ Electric Water Heaters (223333)  
Direct Digital Control System for HVAC (230923)  
Water Treatment for Hydronic Systems (232500)  
Access Control System (281300)  
Video Surveillance System (282300)  
Network Lighting Controls (260943) Scheduled for 2/2  
Multi-Purpose and Classroom A-V Systems (274120) 2/1



# 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: February 2025**
- **Target Stocking: Late February 2026**
- **Target Staff Move-In: March 2026**
- **Target Grand Re-Opening: Late Spring 2026**



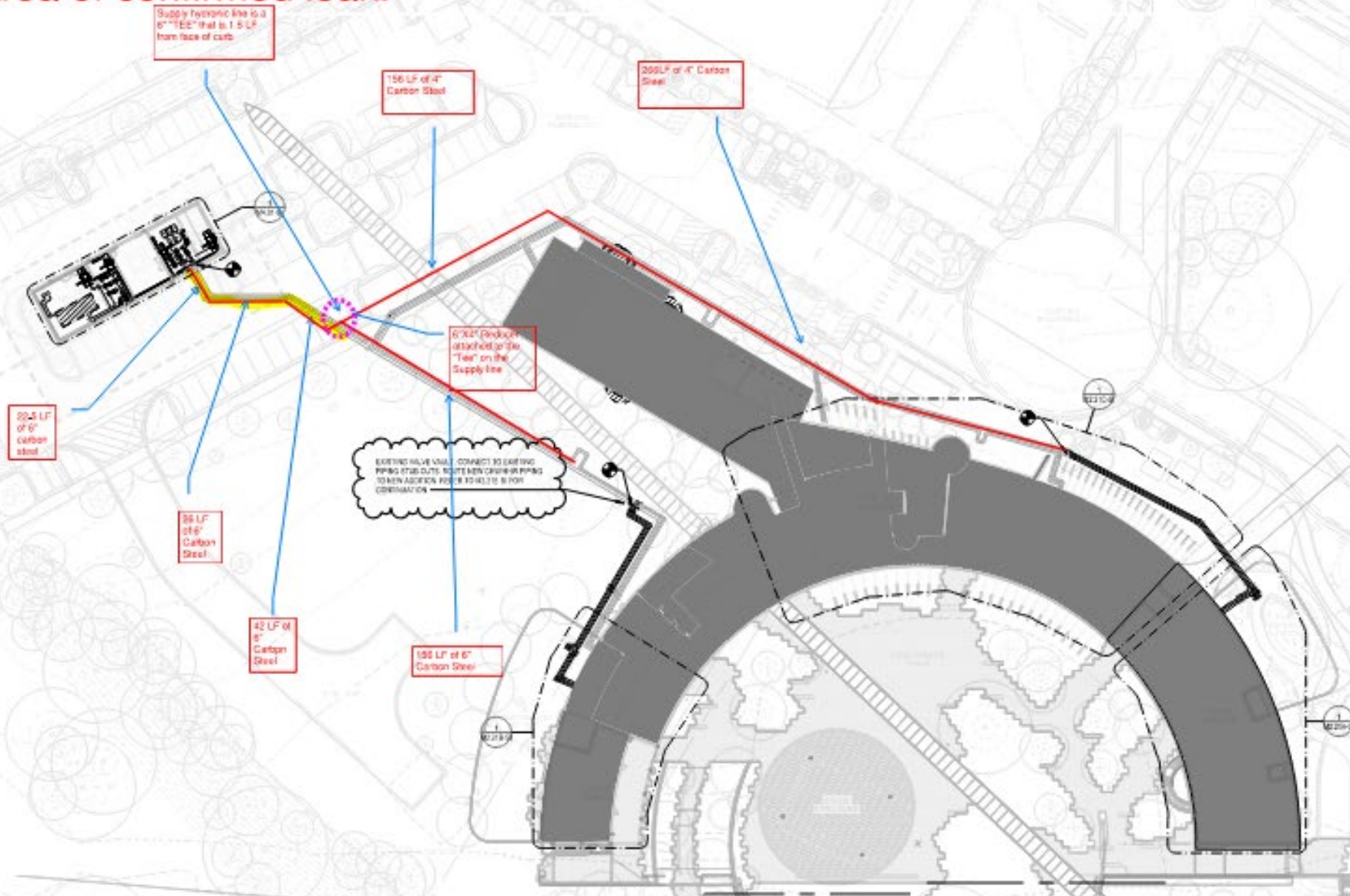
# Emergency Project

## Heating Hot Water Loop Leak

- It is treated as a separate project from **MACC Phase 2 Improvement Project.**
- **Funding to repair is outside of MACC Phase 2 Improvement Project.**
- **One leak was found at a “T” Intersection.**
  - Repairs 1/29 – 2/3/26
  - Re-pressurizing the lines



Mechanical Piping Plan shows a diagrammatic location of the existing 2007 piping in light gray. The red lines shows a more accurate layout of the lines. The area tested for the leak is highlighted in yellow. The circled area indicates one area of confirmed leak.



- HVAC GENERAL NOTES**
1. THE CONTRACTOR SHALL REPLACE ALL FILTERS IN RTUs AFTER CONSTRUCTION IS COMPLETE. VISUAL NOISE SCREENINGS SHALL BE OPERATED BY OUT-PLANNED FIRM. FILTERS TO BE REPLACED SHALL BE MINIMUM MERV 8.
  2. ALL TAPS AND SLEEVES SERVING SURETY, OUTSIDE AIR OR EXHAUST DEVICES SHALL USE LOCKING BALL BEARING CONNECTIONS. THE DIFFERENCE IN DIAMETER UNLESS INDICATED OTHERWISE POSITION BALANCING DAMPERS ABOVE CEILING WHENEVER FEASIBLE.
  3. FOR CLARITY PURPOSES, CEILING GRID, ALL EQUIPMENT, DUCTWORK, PIPING, ETC. MAY NOT BE SHOWN IN ALL VIEWS.
  4. DUCT SIZES LISTED ON PLANS ARE NOMINAL SIZE UNLESS OTHERWISE NOTED. FIRST FIGURE IN DUCT SIZE INDICATES THE DIAMETER OF THE FACE SHOWN OR INDICATED IN THE DRAWING VIEW.
  5. ACCESS PANELS IN INACCESSIBLE CEILING ARE REQUIRED FOR ALL VALVES, TAPS, SHIPPERS, CLEANOUTS, CONTROLS, ETC., AND SHALL BE FINISHED AND INSTALLED UNDER ARCHITECTURAL SPECIFICATIONS.
  6. ALL RTU EXHAUSTS A RECTANGULAR SUPPLY AND OUTSIDE AIR DUCTWORK SHALL HAVE TYPING VIEWS INSTALLED.
  7. CONTRACTOR SHALL COORDINATE DIFFUSIBLE LOCATIONS WITH ARCHITECTURAL, REFER TO CEILING PLAN.
  8. MAXIMUM LENGTH OF FLEX DUCT SHALL NOT TO EXCEED 40 FEET.
  9. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL NEW EQUIPMENT AND COORDINATE WITH THE ORIGINAL CONTRACTOR.
  10. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING OR INSTALLING ANY DUCT OR DIVERTER. DUCTWORK SHOULD BE INSTALLED STRUCTURALLY. WALLS SHALL BE COORDINATED WITH THE STRUCTURAL PLANS AND SHALL BE BUILT TO THE EXISTING TRADES AND INSURANCE OFFICES NOT SPECIFICALLY SHOWN ON THE DRAWINGS. ANY ADDITIONAL STRUCTURAL CHANGES SHALL BE BRANDED TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO BID RELEASE.





The pipe has deteriorated to the point that 6" steel ductile is peeling off as layers with the 2" insulation. The picture indicates rust and stress corrosive cracks(fine brittle cracks formed by combined stress and the corrosive wet environment).





View of leaking “T” intersection and “elbow” made ready to be cut and received new replacement sections to be welded first week of February.





Questions ?

