

**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 building additions TCO on 1/23/2026**

**MACC existing building TCO Stocking only.**

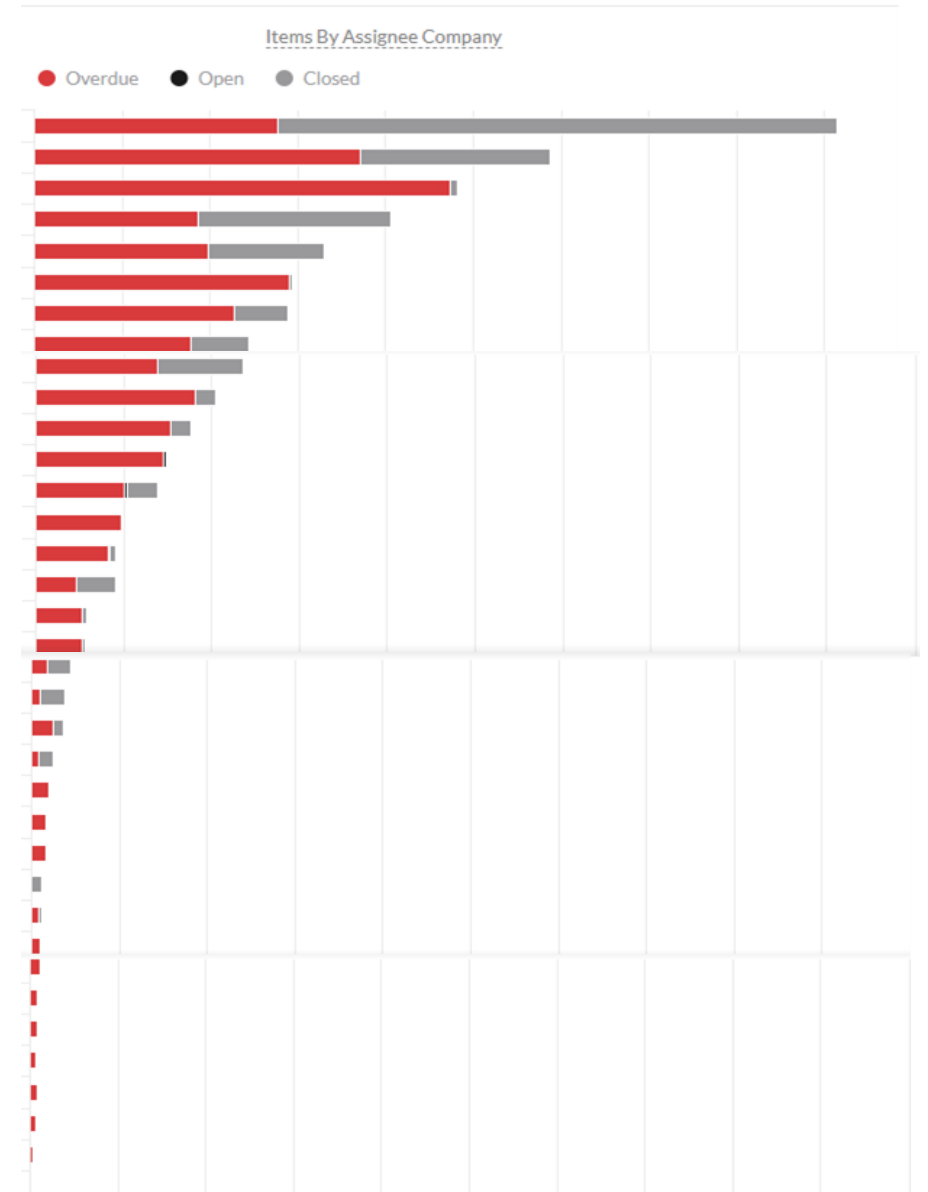
**Certificate of Occupancy (CO)** that proves a structure is habitable based on its legal use and type of property and meets all building codes.

**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)  
Multi-Purpose and Classroom A-V Systems (274120)



# 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**



## Heating Hot Water Loop Leak

# Emergency Project

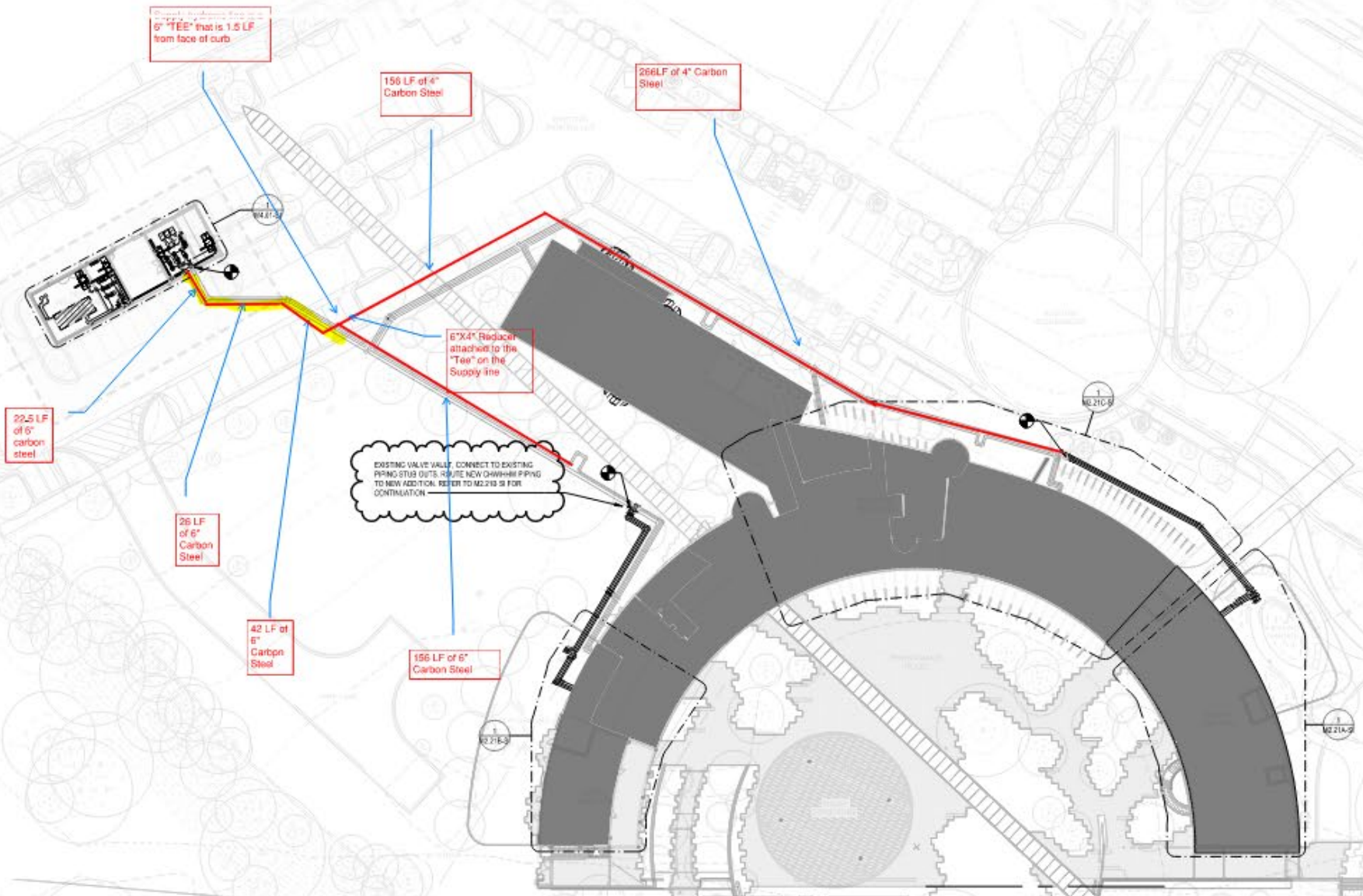
- It is treated as a separate project from **MACC Phase 2 Improvement Project**.
- **Funding to repair is outside of MACC Phase 2 Improvement Project.**

**Locating leak is on-going.**

- **Ground Penetrating Radar**
- **Correlation Testing**
- **Selective excavation to perform**
  - **Isolate legs of lines for testing**
  - **CCTV (camera) video the lines**
  - **Repairs estimated one week**
  - **Re-pressurizing the lines**
  - **Perform final correlation test**
  - **Backfill**
  - **Re-pave/re-stripe**



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.



- HVAC GENERAL NOTES**
- A. THE CONTRACTOR SHALL REPLACE ALL FILTERS ON RTUs AFTER CONSTRUCTION IS COMPLETE. UNDER NO CIRCUMSTANCES SHALL ANY EQUIPMENT BE OPERATED WITHOUT FILTERS INSTALLED. FILTER USED DURING CONSTRUCTION SHALL BE NUMBERED #1.
  - B. ALL TEES AND DUCTWORK SERVING SUPPLY, RETURN, OUTSIDE AIR OR EXHAUST DIFFUSERS SHALL HAVE LOCKING BALANCING DAMPERS MATCHING THE DIFFUSER NECK DIAMETER UNLESS INDICATED OTHERWISE. POSITION BALANCING DAMPERS ABOVE CEILING WHENEVER FEASIBLE.
  - C. FOR CLARITY PURPOSES, CEILING GRID, ALL EQUIPMENT, DUCTWORK, PIPING, ETC. MAY NOT BE SHOWN IN ALL VIEWS.
  - D. DUCT SIZES LISTED ON PLANS ARE INSIDE FREE AIRWAY DIMENSIONS. FIRST FIGURE IN DUCT SIZE INDICATES THE DIMENSION OF THE FACE SHOWN OR INDICATED IN THE DRAWING VIEW.
  - E. ACCESS PANELS IN INACCESSIBLE CEILINGS ARE REQUIRED FOR ALL VALVES, TRAPS, DAMPERS, CLEANOUTS, CONTROLS, ETC. AND SHALL BE FURNISHED AND INSTALLED UNDER ARCHITECTURAL SPECIFICATIONS.
  - F. ALL 90° ELBOWS IN RECTANGULAR SUPPLY AND OUTSIDE AIR DUCTWORK SHALL HAVE TURNING VANES INSTALLED.
  - G. CONTRACTOR SHALL COORDINATE DIFFUSER GRID LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
  - H. MAXIMUM LENGTH OF FLEX DUCT SHALL NOT TO EXCEED 60 INCHES.
  - I. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL NEW EQUIPMENT AND COORDINATE WITH THE GENERAL CONTRACTOR.
  - J. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING AND/OR INSTALLING ANY DUCT OR DEVICES. DUCTWORK SHOWN PENETRATING STRUCTURAL WALLS MUST BE COORDINATED WITH THE STRUCTURAL PLANS AND MAY REQUIRE DUCTWORK TRANSITIONS AND/OR OFFSETS NOT SPECIFICALLY SHOWN ON THE DRAWINGS. ANY ADDITIONAL STRUCTURAL OPENINGS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

**Tatiana Bilbao**  
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 900 Power Street  
 Austin, Texas 78703  
 Phone: 512-477-7014

**CONTRACTANTS**

|   |   |   |   |
|---|---|---|---|
| <b>Civil</b><br>MWH Design Group<br>300 W. Franklin St.<br>Austin, TX 78702<br>512-433-0787                 | <b>Structural</b><br>MWH Design Group<br>300 W. Franklin St.<br>Austin, TX 78702<br>512-433-0787                        | <b>Lighting</b><br>Studio Luma<br>1411 Chapel Dr.<br>Austin, TX 78704<br>512-360-1846                       | <b>Insulation</b><br>Sweeney & Associates<br>3000 J.W. Dr.<br>Houston, TX 77057<br>512-308-5596 |
| <b>MEP</b><br>Apex Engineering<br>1918 S. 1st St., Bldg. B<br>Austin, TX 78704<br>512-672-5050              | <b>Landscape Architect</b><br>Ten Eyck Landscape Arch.<br>1224 E. 12th St., Ste 323<br>Austin, TX 78702<br>512-613-9989 | <b>AV &amp; Acoustics</b><br>Dolan/Weiss & Associates<br>15018 Comstock<br>Austin, TX 78701<br>512-331-8977 | <b>IF &amp; Security</b><br>Carroll Collins<br>967 S. MoPac<br>Austin, TX 78746<br>512-270-3716 |
| <b>Fire &amp; Life Safety</b><br>Janice Anglin<br>907 S. MoPac, Ste 300<br>Austin, TX 78746<br>512-182-3993 | <b>Food Service</b><br>Cushman & Associates<br>900 W. 29th Avenue Blvd<br>Cedar Park, TX 78613<br>512-388-8865          | <b>Wayfinding</b><br>5623<br>14206 N. MoPac<br>Austin, TX 78701<br>512-476-7733                             |   |

**LEGEND / NOTES**

**APTUS ENGINEERING**  
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 Tel: (512) 875-5050  
 TSP# FIRM # F-15962  
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The pipe has deteriorated to the point that 6" steel ductile iron 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).





← Excavation in the landscape.



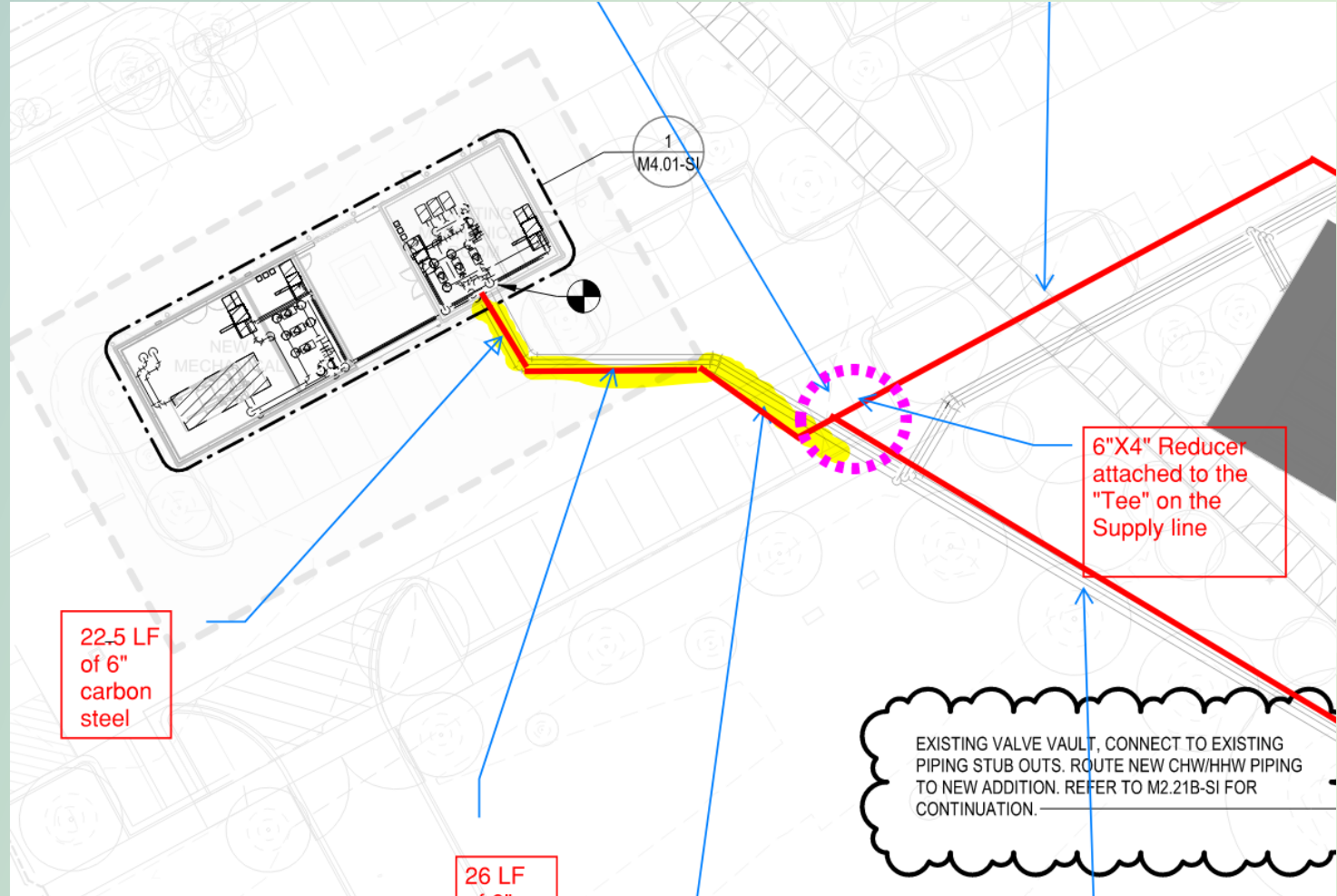
↑ Thrust block with a welded plate. Noticed the insulation is a sponge soaked with water from the leak.



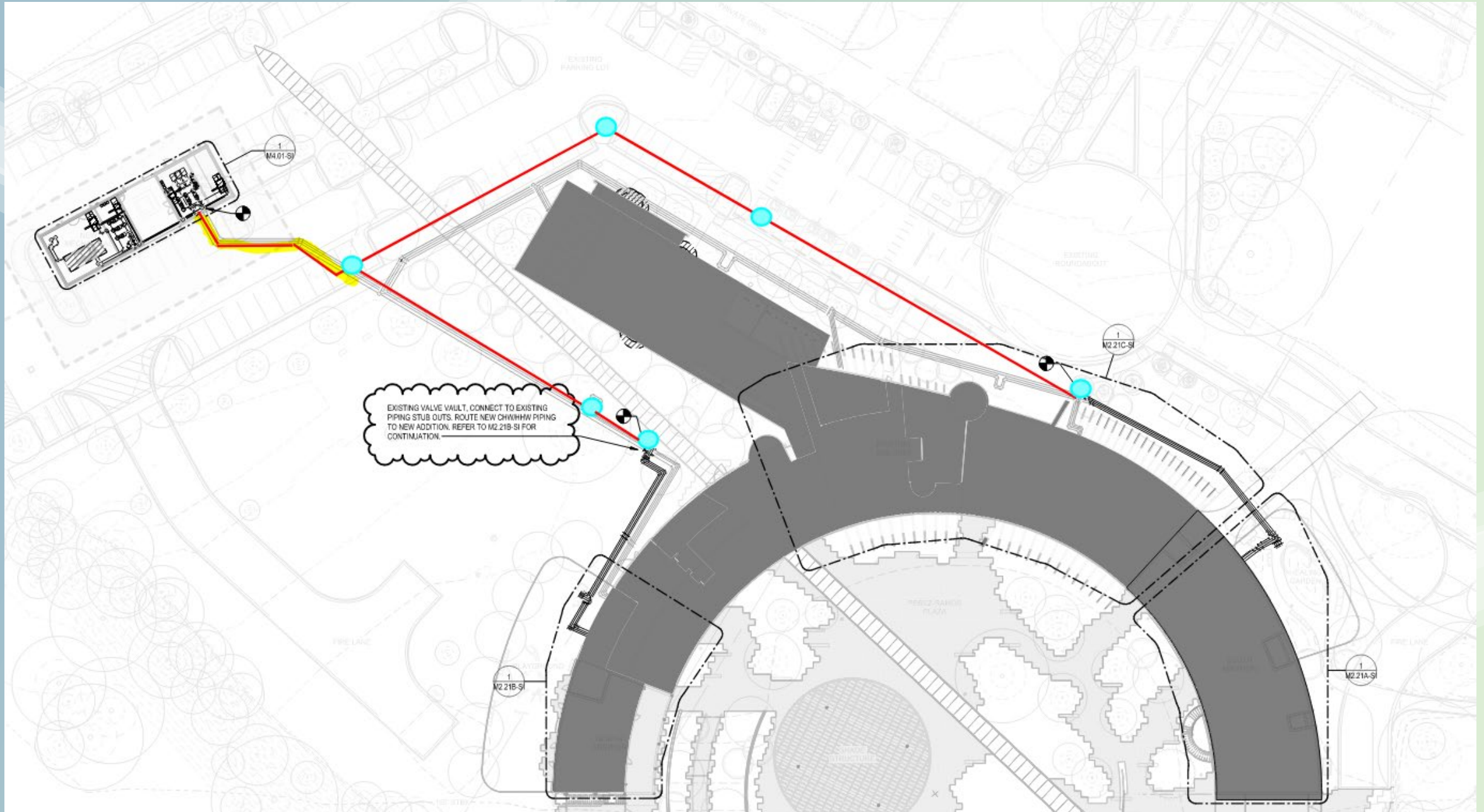


View of leaking “T” intersection and “elbow “with water damaged insulation removed and prepped for re-insulation.

The leak did not originate from here as once thought. The water from the leak has traveled to this low point and saturated the insulated lining and corroded the pipe.



# Camera Points





Questions ?

