

THEATER
800 SEATS

3rd PHASE

Program Analysis - Phase 3**MEXICAN AMERICAN CULTURAL CENTER - Austin, Texas**

ITEM #	SPACE	Assign. Sq Ft PHASE # 3	COMMENTS
1	Theater	800	theatre @ 800
1.1	Lobby	3,000	6 sf/person, minimum
1.2	Lobby 2nd Floor	1,800	6 sf/person, minimum
1.3	Coat Check/Usher's Room	200	
1.4	Box Office	180	
1.5	Women's Restroom-1st floor	740	
1.6	Women's Restroom-2nd floor	570	
1.7	Men's Restroom-1st floor	400	
1.8	Men's Restroom-2nd floor	400	
1.9	Seating-1st floor	5,500	10 sf/person
1.10	Seating-2nd floor balcony	2,500	10 sf/person
1.11	Control Booth	340	HC accessible
1.12	Stage	3,200	
1.13	Stage Rigging/Pit Area	160	
1.14	Stage Trap	960	
1.15	Trap Level Storage	200	
1.16	Orchestra Pit	1,000	
1.17	Concession Stand (Storage)	150	
	Backstage Technical		
1.18	Piano Storage	90	
1.19	Orchestra Pit Chair Storage	180	
1.20	Arena Seat Storage		pending design approach
1.21	Electrics Storage	250	
1.22	Tech Office	120	
1.23	Restroom Backstage	160	
1.24	Set/Prop Storage	890	
1.25	Costume Storage	950	
1.26	Carpentry Storage	260	
1.27	Audio Storage	150	
1.28	Wardrobe Room	600	
1.29	Scenery Shop		Serves Gallery also
1.30	Electric Room	275	
1.31	Dimmer Room	150	
1.32	Amplifier Room	100	
1.33	Costume Design	750	
1.34	Scenery Props Design	1,000	
1.35	Sound Design	500	
1.36	AV Recording/Editing	500	
1.37	Janitor	150	
	Backstage Artist		

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ITEM #	SPACE	Assign. Sq Ft PHASE # 3	COMMENTS
1.38	Dressing: Principal	400	stage level, 200 each
1.39	Dressing: Chorus	900	
1.40	Green Room	600	
1.41	Lockers-Staff	20	
1.42	Toilet-Unisex	60	
	Assignable SF Sub Total	31,155	
	Circulation		
	TOTAL	31,155	
2	Multi-Purpose Room		
2.1	Multi-Purpose Room		
2.2	Lobby		
2.3	Kitchen/Prep Room	1,000	
2.4	Chair Storage	325	
2.5	Women's Restroom	375	
2.6	Men's Restroom	200	
2.7	General Storage (see 2.3 kitchen)		
2.8	Janitor-1st floor	60	
	Assignable SF Sub Total	1,960	
	Circulation		
	TOTAL	1,960	
3	Office		
3.1	Facilities/Operations	900	
	Administrative		
	Private Offices		pending mgmt. study
3.2	President		
3.3	Operations Business Manager		
3.4	Dev/Membership Manager		
3.5	Program/Ed Manager		
3.6	Open Office	1,150	
3.7	Secretary		
3.8	Account Assistant		
3.9	Development Assistant		
3.10	Receptionist		

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ITEM #	SPACE	Assign. Sq Ft PHASE # 3	COMMENTS
3.11	Part-Time Assistant		
3.12	Volunteer Intern		
	Office Support Areas		
3.13	Copy/Storage		
3.14	Conference Room(2)	640	
	Toilet		
	Assignable SF Sub Total	2,690	
	Circulation		
	TOTAL	2,690	
4	Meeting Rooms		
4.1	Dance/Rehearsal Room	1,400	
4.2	Dance Barre Storage	100	
4.3	Audio Closet (see Classroom Storage)	150	
4.4	Classroom/Computer Room	750	
4.5	Classroom/Meeting Room #2	1,000	
4.6	Classroom/Meeting Room	1,000	
4.7	Reading Room/Library Storage		
4.8	Classroom Storage (include audio)	70	
4.9	Conference Room	750	
4.10	Art-dirty		
4.11	Art -clean	1,000	
4.12	Music Rehearsal Room	750	
4.13	Photo Lab	200	
4.14	Janitor-2nd floor	30	
	Restrooms + Control		
	Assignable SF Sub Total	7,200	
	Circulation		
	TOTAL	7,200	
5	Office Category 3		
5.1	Admin/Office	150	
5.2	Admin/Office	120	
5.3	Admin/Office	120	
5.4	Admin/Office	120	
5.5	Open Office Support	640	

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ITEM #	SPACE	Assign. Sq Ft PHASE # 3	COMMENTS
	Assignable SF Sub Total	1,150	
	Circulation		
	TOTAL	1,150	
6	Gallery		
6.1	Exhibit Space	4,500	
6.2	Exhibit Support Shop		
6.3	Workstation/Reception	110	
6.4	Company # 5 Admin	120	
6.5	Storage	270	
6.6	Book/Gift Store		
6.7	Coffee Concession		
6.8	Retail Space	15,000	
	Assignable SF Sub Total	20,000	
	Circulation		
	TOTAL		
	Overall Total ASF	64,155	
	Overall Total Circulation		
	TOTAL SF PHASE 1	44,155	

**Mexican American Cultural Center
Preliminary Master Plan
Austin, Texas**

Phase Three

Updated on May 2, 2001

Description	Unit	Unit Cost	Cost	Total
SITEWORK				
02 Sitework				
Site Demolition				
Demolition				
Minor - Rework for New Garage	1 ls	\$ 5,000.00	\$ 5,000	
Earthwork				
Clear and Grade	120,000 sf	\$ 0.15	\$ 18,000	
Paving - Sidewalks - One				
Base - Concrete (Not Shown)	10,000 sf	\$ 3.00	\$ 30,000	
Landscape - One				
Landscape - Planting Final	1 ls	\$ 130,000.00	\$ 130,000	
Irrigation - Final	60,000 sf	\$ 0.50	\$ 30,000	
Utilities				
Phase Three Utilities	1 ls	\$ 150,000.00	\$ 150,000	
Utilities to New Construction	1 ls	\$ 40,000.00	\$ 40,000	
Total Division 02			\$	403,000
			Subtotal	\$ 403,000
General Conditions	7.00%		\$	<u>28,210</u>
			Subtotal	\$ 431,210
Fee and Bond	5.00%		\$	<u>21,561</u>
			Subtotal	\$ 452,771
Contingency	10.00%		\$	<u>45,277</u>
			\$	498,048
BUILDING				
03 Concrete				
Foundations	5,000 sf	\$ 10.00	\$ 50,000	Open Area
Foundations	41,514 sf	\$ 20.00	\$ 830,280	
Total Division 03			\$	880,280
03 Concrete - Exterior				
Exterior Wall	60,000 sf	\$ 32.00	\$ 1,920,000	
Total Division 03			\$	1,920,000
05 Metals				

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Description	Unit	Unit Cost	Cost	Total
Structural Steel Framing	5,000 sf	\$ 7.00	\$ 35,000	Open Area
Structural Steel Framing	41,514 sf	\$ 25.00	<u>\$ 1,037,850</u>	
Total Division 05				\$ 1,072,850
06 Carpentry				
Millwork - Allowance	41,514 sf	\$ 3.50	\$ 145,299	
Miscellaneous Carpentry/Blocking	41,514 sf	\$ 0.20	<u>\$ 8,303</u>	
Total Division 06				\$ 153,602
07 Thermal and Moisture Protection				
Flat Roof/Insulation	29,060 sf	\$ 5.50	\$ 159,829	
Skylight	1 ls	\$ 20,000.00	\$ 20,000	
Miscellaneous Roofing/Accessories	41,514 sf	\$ 0.25	\$ 10,379	
Insulation/Weatherproofing - Exterior	41,514 sf	\$ 1.50	\$ 62,271	
Caulking and Sealants	41,514 sf	\$ 0.25	<u>\$ 10,379</u>	
Total Division 07				\$ 262,857
08 Doors and Windows				
Door/Frame/Hardware	41,514 sf	\$ 3.00	<u>\$ 124,542</u>	
Total Division 08				\$ 124,542
09 Finishes				
Finishes - Theatre	41,514 sf	\$ 55.00	<u>\$ 2,283,270</u>	
Total Division 09				\$ 2,283,270
# Specialties				
Specialties	41,514 sf	\$ 2.00	\$ 83,028	
Specialties - Seating	800 ea	\$ 250.00	<u>\$ 200,000</u>	
Total Division 10				\$ 283,028
# Equipment				
Equipment	41,514 sf	\$ 40.00	<u>\$ 1,660,560</u>	
Total Division 11				\$ 1,660,560
# Conveying				
Elevator - Passenger	1 ea	\$ 75,000.00	<u>\$ 75,000</u>	

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Description	Unit	Unit Cost	Cost	Total
Total Division 14				\$ 75,000
# Plumbing				
Plumbing	41,514 sf	\$ 4.00	\$ 166,056	
Storm Drainage	41,514 sf	\$ 1.20	\$ 49,817	
Total Division 15 Plumbing				\$ 215,873
# Fire Protection				
Fire Sprinkler	41,514 sf	\$ 3.00	\$ 124,542	
Total Division 15 Fire Protection				\$ 124,542
# HVAC				
Mechanical System	41,514 sf	\$ 25.00	\$ 1,037,850	
Total Division 15 HVAC				\$ 1,037,850
# Electrical				
Electrical	41,514 sf	\$ 22.00	\$ 913,308	
Lighting - Open Area	5,000 sf	\$ 5.00	\$ 25,000	
Communications	41,514 sf	\$ 2.00	\$ 83,028	
Total - Division 16				\$ 1,021,336
			Subtotal	\$ 11,115,590
General Conditions	7.00%			\$ 778,091
			Subtotal	\$ 11,893,681
Fee and Bond	5.00%			\$ 594,684
			Subtotal	\$ 12,488,365
Contingency	10.00%			\$ 1,248,836
				\$ 13,737,201

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Description	Unit	Unit Cost	Cost	Total
GARAGE				
03 Concrete				
Elevated Concrete on Deck	53,300 sf	\$ 4.00	\$ 213,200	
Slab on Grade	26,700 sf	\$ 6.00	\$ 160,200	
Piers	30 ea	\$ 1,500.00	\$ 45,000	
Stairs Exit and Communications	2 ea	\$ 4,500.00	\$ 9,000	
Total Division 03				\$ 427,400
03 Concrete - Exterior				
Concrete - Exterior	6,000 sf	\$ 32.00	\$ 192,000	
Total Division 03				\$ 192,000
05 Metals				
Structural Steel Framing	80,000 sf	\$ 7.00	\$ 560,000	
Total Division 05				\$ 560,000
06 Carpentry				
Miscellaneous Carpentry/Blocking	80,000 sf	\$ 0.20	\$ 16,000	
Total Division 06				\$ 16,000
07 Thermal and Moisture Protection				
Caulking and Sealants	80,000 sf	\$ 0.50	\$ 40,000	
Total Division 07				\$ 40,000
08 Doors and Windows				
Door/Frame/Hardware	10 ea	\$ 850.00	\$ 8,500	
Total Division 08				\$ 8,500
09 Finishes				
Finishes	80,000 sf	\$ 1.20	\$ 96,000	
Total Division 09				\$ 96,000
# Equipment				
Equipment	80,000 sf	\$ 0.75	\$ 60,000	

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Description	Unit	Unit Cost	Cost	Total
Total Division 11				\$ 60,000
# Specialties				
Specialties	80,000 sf	\$ 0.25	<u>\$ 20,000</u>	
Total Division 10				\$ 20,000
# Conveying				
Elevator - Passenger	1 ea	\$ 50,000.00	<u>\$ 50,000</u>	
Total Division 14				\$ 50,000
# Plumbing				
Storm Drainage	80,000 sf	\$ 0.75	<u>\$ 60,000</u>	
Total Division 15 Plumbing				\$ 60,000
# Fire Protection				
Fire Sprinkler	- sf	\$ 2.00	<u>\$ -</u>	
Total Division 15 Fire Protection				\$ -
# HVAC				
Mechanical System	- sf	\$ 18.00	<u>\$ -</u>	
Total Division 15 HVAC				\$ -
# Electrical				
Electrical	80,000 sf	\$ 3.50	<u>\$ 280,000</u>	
Total - Division 16				\$ 280,000
			Subtotal	\$ 1,809,900
General Conditions		7.00%		<u>\$ 126,693</u>
			Subtotal	\$ 1,936,593
Fee and Bond		5.00%		<u>\$ 96,830</u>
			Subtotal	\$ 2,033,423
Contingency		10.00%		<u>\$ 203,342</u>

FINAL COMMENTS

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The CasaBella + Del Campo & Maru Joint Venture, in association with Teodoro Gonzalez de Leon, want to thank the entire project team for their collaboration in the development of this programming document and master plan.

Also, thanks goes to the Mexican-American and Austin arts community for their attendance in the initial workshops. It was through their vision and participation that the ultimate form of this cultural center was realized.