



Emma S. Barrientos  
Mexican American Cultural Center Phase 2 Improvements  
**June 7, 2023**  
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**Capital Delivery Service Department**

Current Project Phase: **Construction Document, Permitting, Bidding & Negotiation Phase**

Previous Phase: Design Development (DD) Phase was completed on December 16, 2022.

- Construction Documentation, Permitting, Bidding & Negotiation are in progress and are being completed in as two packages (Site & Building).
- The site plan permit application was initially submitted to the Development Services Department (DSD) for regulatory compliance in July 2022. Planning Commission approved Site Plan on March 28. Final drawings were submitted last week of April to DSD as the final round after working closely with Austin Fire Department and Environmental to clear remaining comments. On May 11<sup>th</sup> an unanticipated round of comments from reviewers were received; will need to be remediated prior to Site Permit issuance for start of MACC Phase 2 construction.
- The Austin Energy (AE) managed Chilled Water Pipe Extension project to connect the MACC to the downtown chilled water network will start work immediately upon issuance of the site permit. A kick-off meeting was held to introduce all parties on March 10<sup>th</sup>. AE has begun mobilization with fencing area of the Central Plant in the MACC parking lot. AE is waiting for their approval of the Right-of-Way permit to perform work in the Red River Alley.
- The first Bidding Package (Site/Infrastructure – Gross Maximum Price (GMP) 1) was released on March 21 for bidding. A well-attended non-mandatory pre-proposal meeting was held by the Construction Manager at Risk (CMaR) on March 30<sup>th</sup>. Small minority and women owned business outreach was made by the CMaR's consultant, Pink and a presentation by the City's Small Minority Business Resource Department (SMBR) was provided.
- Construction Documents are being completed for the second package (Building/Landscape – GMP2). This second Bidding Package was released the week of May 22<sup>nd</sup>. Therefore, the Anti-Lobby Ordinance is in effect.
- Two Requests for City Councils' Approval (RCA) targeted for June 8, 2023, Council Date:
  - RCA to authorize negotiation and execution of an Amendment to the Professional Service Agreement.
  - RCA to authorize negotiation and execution of an Amendment to the Construction Manager-at-Risk.

- Coordination with nearby projects continues. These include:
  - Parks and Recreation Department (PARC)/Watershed Protection Department (WPD) – The Confluence, Waterloo Greenway
  - The Trail Conservancy - Rainey Trailhead
  - Austin Energy (AE) - Rainey Duct Bank
  - AE- District Chilled Water Service Pipe Extension (Construction is anticipated for 120 days)
  
- Art in Public Places (AIPP)
  - Tejano Trails – Perez Ramos Sculpture - The sculpture was dismantled and placed in storage in February and will be re-assembled in a new location after site work is complete.
  - The La Mujer unveiling was in April.
  - The AIPP Prospectus for the MACC Phase 2 was developed and a call for artist(s) for the project was released on May 9, 2023.
  
- Sustainable Design: Tracking both LEED 4.0 BD+C Silver (Leadership in Energy and Environmental Design) and AEGB 3-star (Austin Energy Green Building) certification
  
- After many deliberations and review of attendance records for the Community Communication Forum, the city has decided monthly digital updates to a distribution list of over 9,000 emails and listservs will serve as the primary form of communication to inform stakeholders on a quarterly basis in the construction phase. The CCF will sunset or discontinue. An announcement was made to the CCF members on May 18<sup>th</sup> as the last meeting.
  
- Continuous communication occurring between City of Austin departments, public and private developments, and The Trail Conservancy to coordinate any minor and temporary disruptions to the hike and bike trail.

Timeline:

- Groundbreaking: December 10, 2022
- Design Phase: Concluded December 2022
- Construction Documentation/Permitting/Bidding: Begin January 2023
- Site Construction Start: Anticipated June/July 2023
- Construction completion: Late 2024
- Grand Opening: Early 2025

For information on MACC programs and staff relocations during construction, visit the MACC webpage. MACC Phase 2 tab for project updates.