

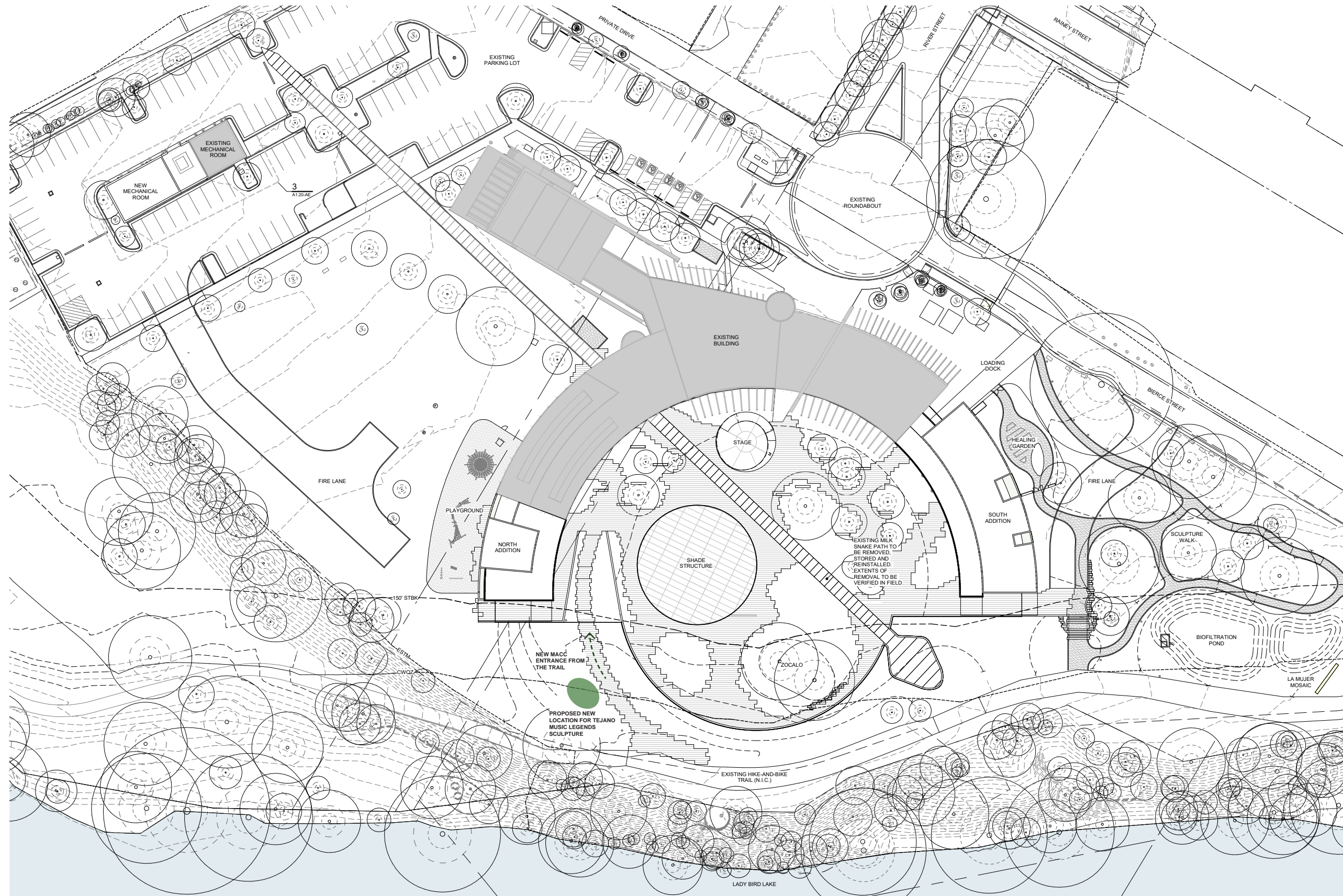
**CIP ID#5201.008**

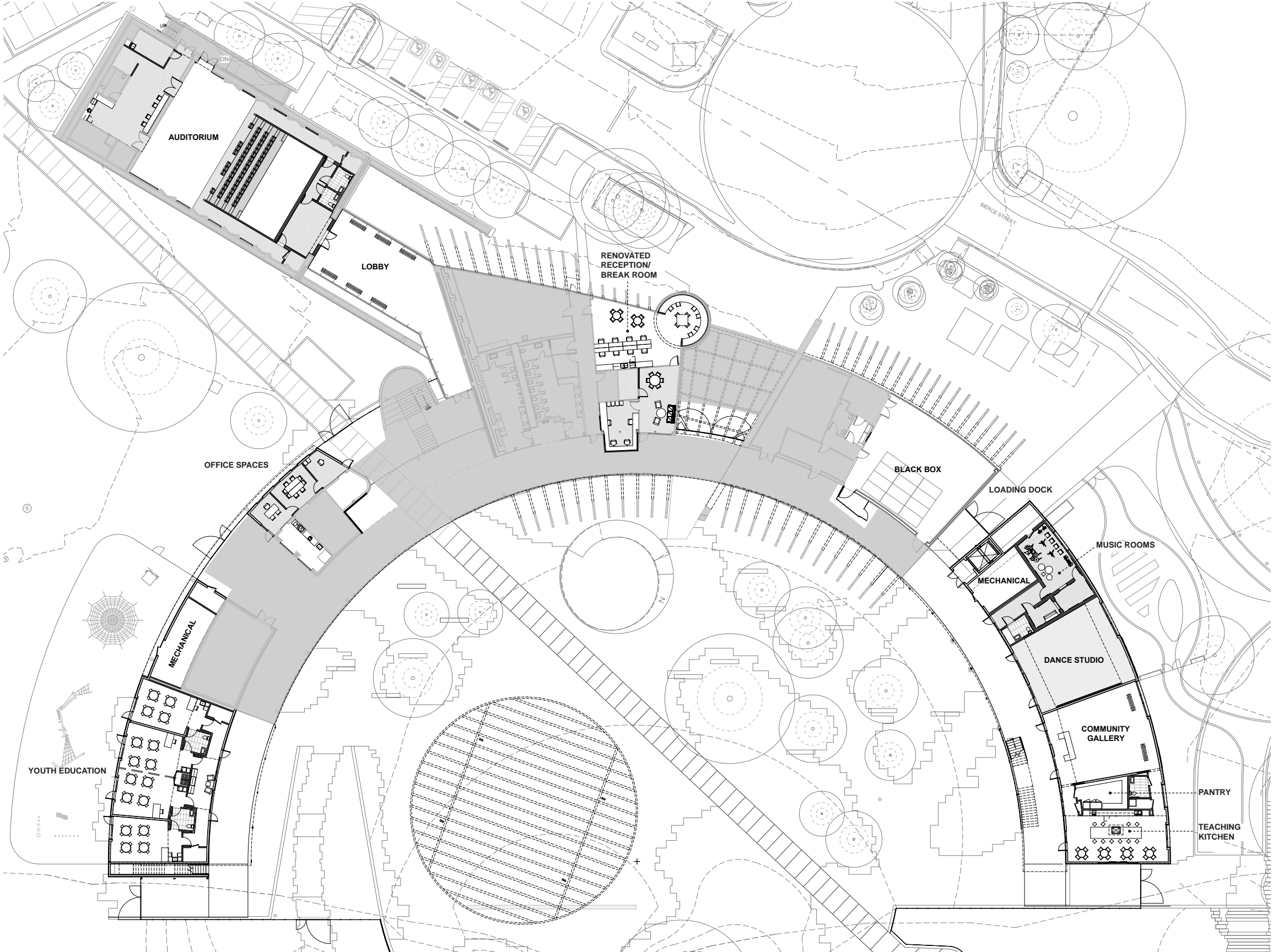
**ESB-MACC Phase 2 Improvements  
Design Development VE Summary**

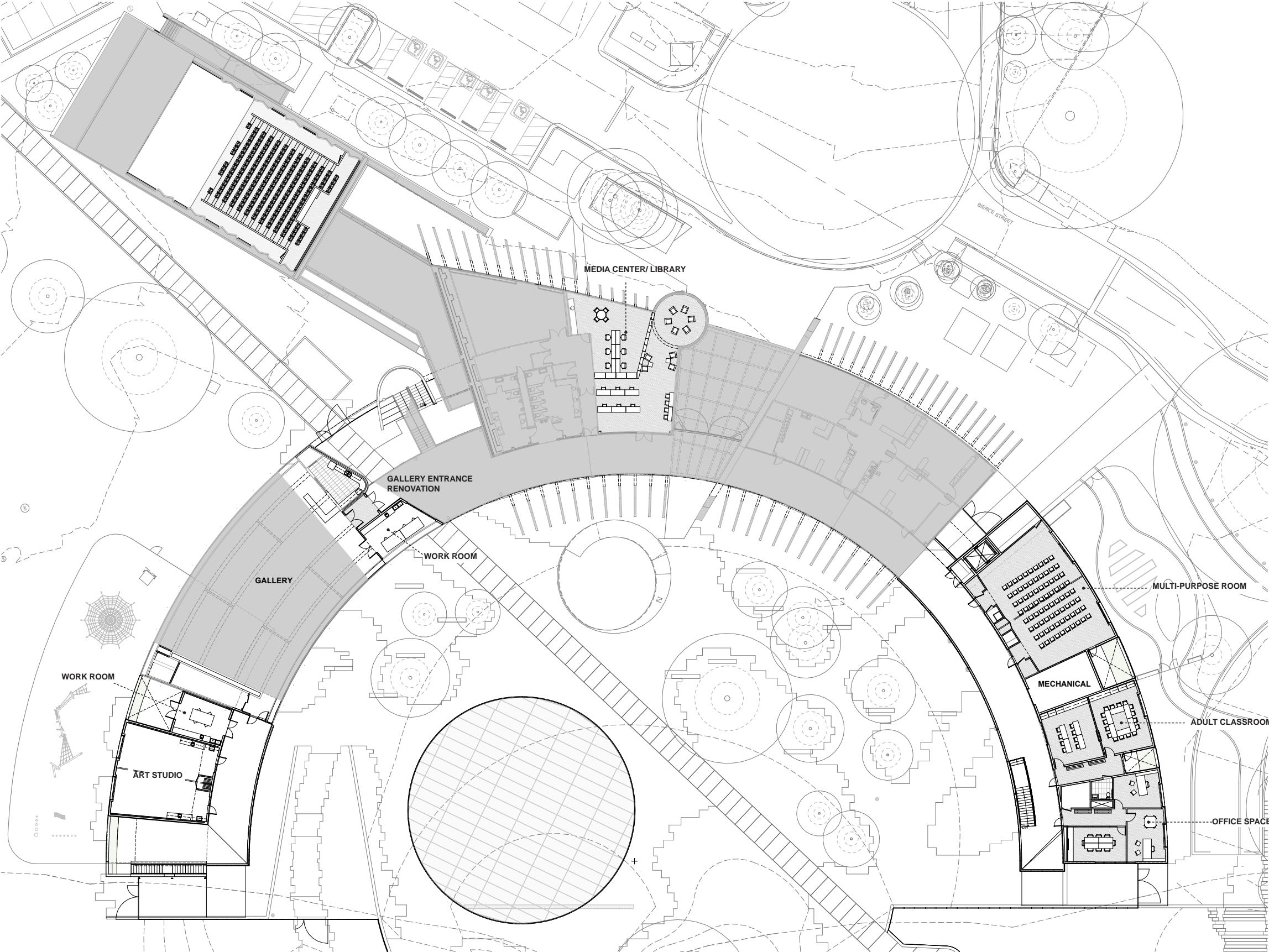
Miró Rivera-Tatiana Bilbao LLC

December, 2022

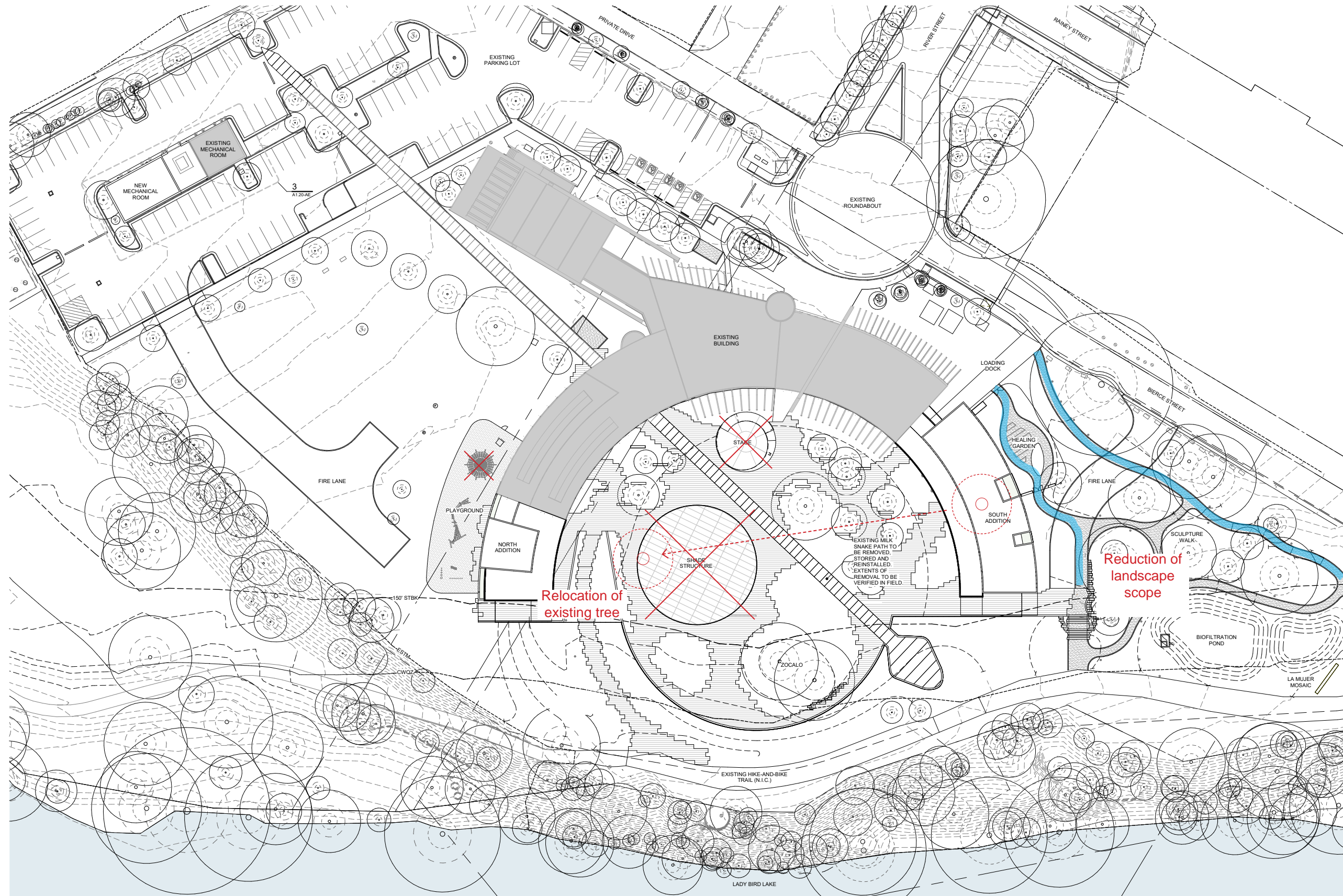
## DESIGN DEVELOPMENT UPDATE

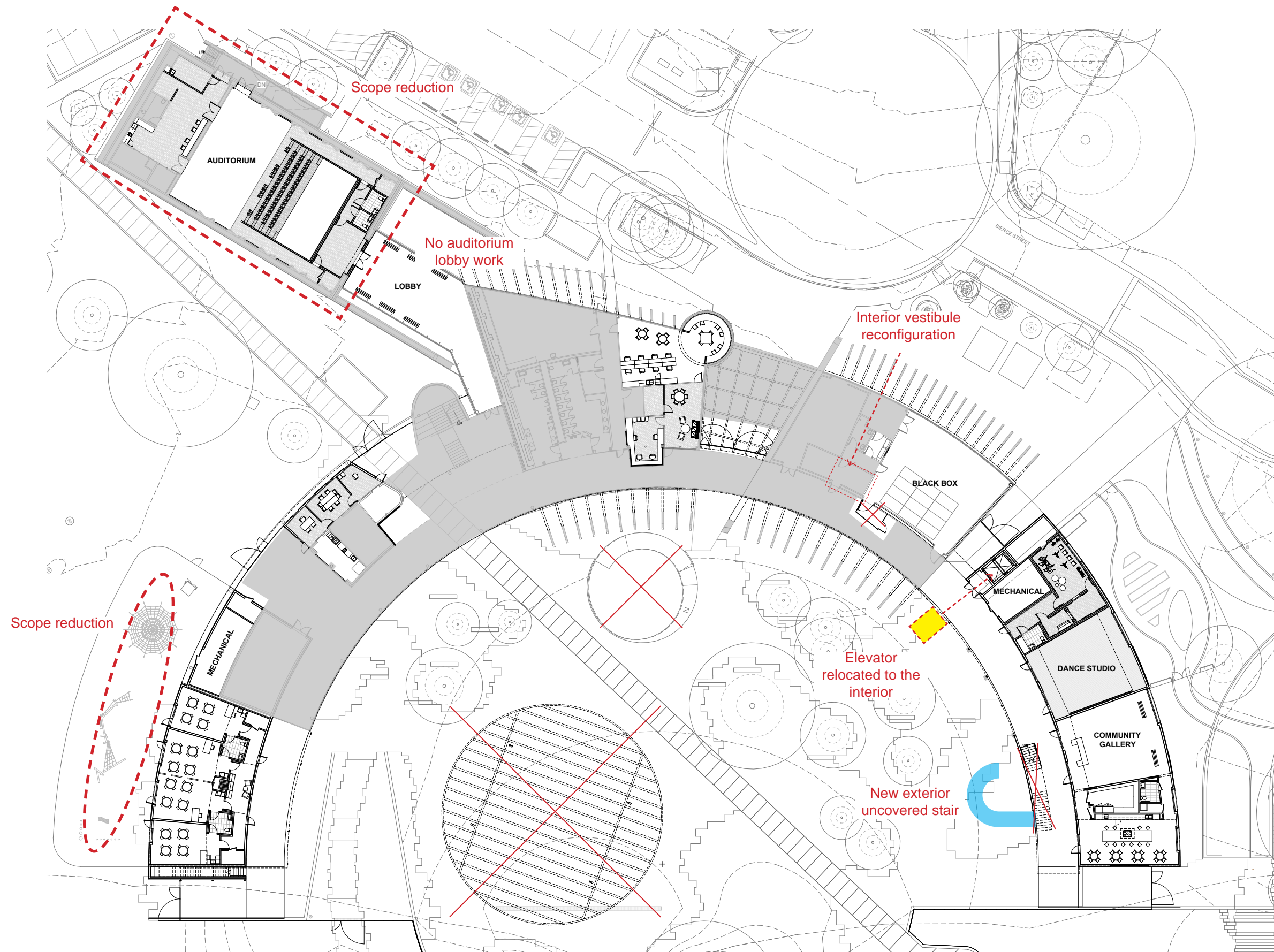




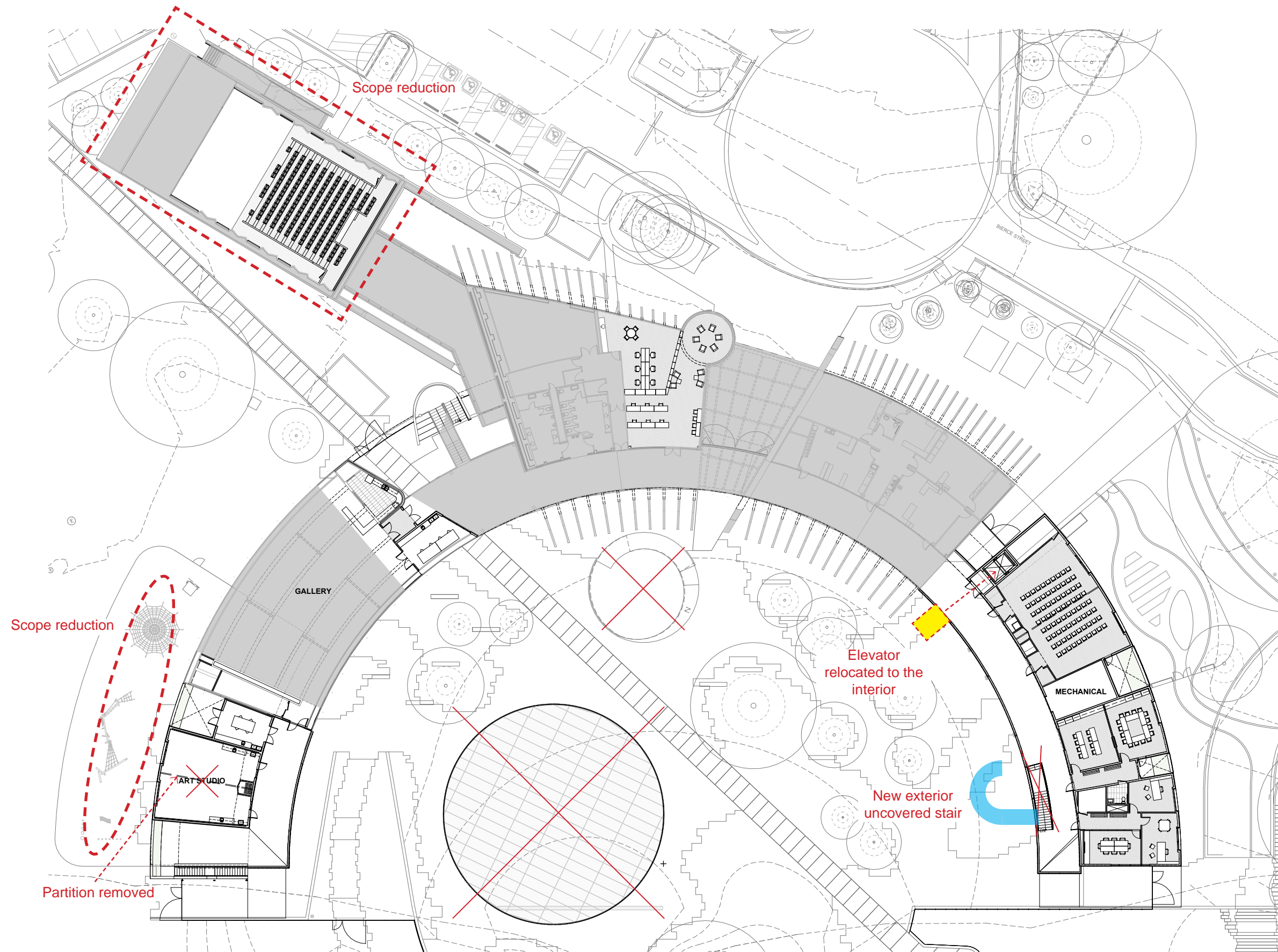


## VE STRATEGIES





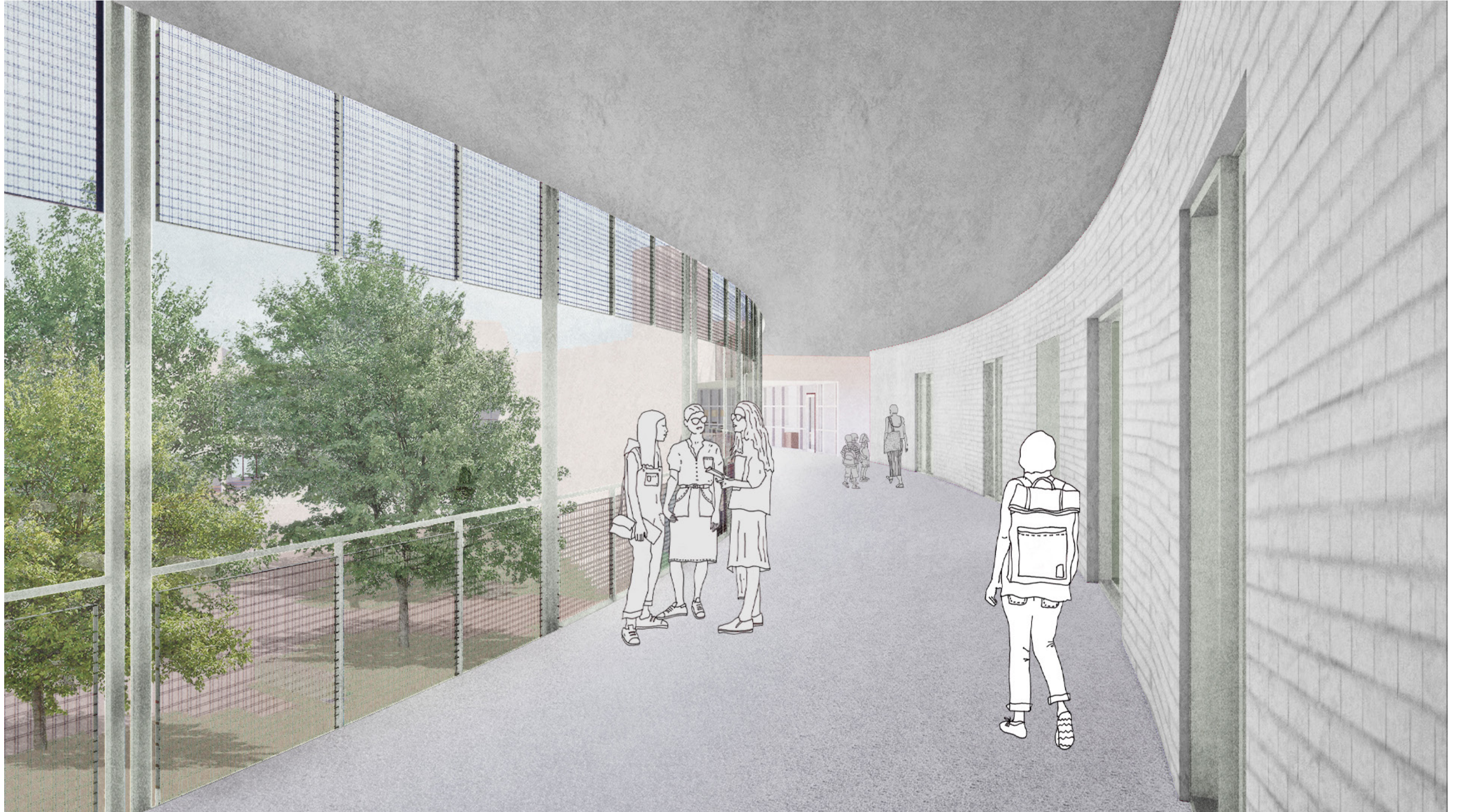




Site	Addition – Exterior	Addition – Interior	Renovation
<ul style="list-style-type: none"> <li>1. Reduce landscape along parking lot, snake path, and oak grove</li> <li>2. Reduce site electrical</li> <li>3. Reduce monumental signage</li> <li>4. Exclude permanent stage in Zócalo</li> <li>5. Exclude play equipment</li> </ul>	<ul style="list-style-type: none"> <li>1. Shade structure to be an add-alternate</li> <li>2. Relocate existing pecans for shade</li> <li>3. Change stucco to brick</li> <li>4. Change weathering steel to painted steel</li> <li>5. South stair unroofed, shop-fabricated</li> </ul>	<ul style="list-style-type: none"> <li>1. Reduce lighting/electrical scope</li> <li>2. Move elevator into south wing</li> <li>3. No partition in art studio (reduced plumbing and cabinetry)</li> <li>4. No added vestibule at Black Box; minor reno to dressing room</li> </ul>	<p>Essential auditorium renovation:</p> <ul style="list-style-type: none"> <li>1. Remove sound shell</li> <li>2. Install cyc with 3 sets of legs</li> <li>3. Repair/adjust lighting grid (can reuse lights from the Carver)</li> </ul>







Mexican American Cultural Center Phase 2 Improvements SF Analysis December 5th, 2022		HAVE	WANTED	GETTING	Delta Gain from Existing	Delta from 2018 Plan (Phase IIA)	Demolished	Untouched	Renovation	Limited Renovation	Major/Infill Renovation	Addition	Total	Subtotal by Level	
		Actual SF (per drawings) EXISTING	Phase 2 SF (per 2018 Plan)	DEC 2022 Current Total SF DD SET										LVL 1	LVL 2
1	Performance & Support Spaces	5,703	8,343	8,849	3,146	506	0	2,173	5,052	0	66	1,558	8,849	8,849	0
2	Classrooms and Meeting Rooms	5,133	12,010	7,750	2,617	(4,260)	0	1,286	0	1,579	0	4,885	7,750	3,048	4,702
3	Offices	1,116	4,863	4,155	3,039	(708)	0	1,811	541	850	485	468	4,155	1,876	2,279
4	Gallery/ Visual Arts	5,491	14,875	6,328	837	(8,547)	0	3,385	0	270	0	2,673	6,328	1,380	4,948
5	Retail (Café & Store)	0	1,210	0	0	(1,210)	0	0	0	0	0	0	0	0	0
6	General Support Spaces	5,488	9,175	10,092	4,604	917	0	6,616	0	188	444	2,844	10,092	6,817	3,275
7	Circulation and Lobbies (Exterior)	13,830	18,007	19,071	5,241	1,064	(158)	11,255	0	0	314	5,404	16,815	9,935	7,038
8	Circulation and Lobbies (Interior)						0	607	94	256	0	1,299	2,256	1,288	968
		<b>36,761</b>	<b>68,483</b>	<b>56,245</b>	<b>19,484</b>	<b>(12,238)</b>	<b>(158)</b>	<b>27,133</b>	<b>5,687</b>	<b>3,143</b>	<b>1,309</b>	<b>19,131</b>	<b>56,245</b>	33,193	23,210

Updated December 2022\*

Tatiana Bilbao ESTUDIO

