




MEMORANDUM

TO: Emma S. Barrientos Mexican American Cultural Center (ESB-MACC) Advisory Board

FROM: Kimberly McNeeley, M.Ed., CPRP, Director
Austin Parks and Recreation Department (PARD) 

DATE: September 20, 2022

SUBJECT: **Emma S. Barrientos Mexican American Cultural Center (ESB-MACC) Phase 2 Improvement Updates**

The purpose of this memorandum is to update the Mexican American Cultural Center Board members related to the scope and design development package of the Emma S. Barrientos Mexican American Cultural Center (ESB-MACC) Phase 2 Improvements.

BACKGROUND

The ESB-MACC entered into Design Development work of Phase 2 of the Council approved 2018 Facility Expansion Plan (2018 Plan) in March 2022. Phase 2 includes the expansion and renovation of the facility in addition to site improvements to meet the growing needs of the community. The 2018 Plan presented design recommendations to better meet the current and future needs of the center. The community input from earlier efforts of the 2018 Plan and the more recent building programming exercise has guided the expansion of the of the facility, renovation of the existing building and site improvements.

As noted in previous, the current market conditions for construction have continued to rise. The current market conditions require the Austin Parks and Recreation Department (Department) to make difficult scope decisions as described below.

ESB-MACC PHASE 2 IMPROVEMENTS SCOPE REDUCTION

At the completion of the design development package the reconciled cost estimates from the CMAR and the Cost Estimator forecasted an overage in the proposed construction cost. Despite assigning additional Parks and Recreation Department funding to the project, and the development of value engineering strategies reviewed by ESB-MACC staff and the Department, the forecasted overage remains \$6.5M. This escalation in cost is due to many factors, including labor shortages and the volatile construction industry pricing present in Austin and elsewhere.

To keep the project within the anticipated timeline and continue to build out as much of the original plan as possible, the Department has agreed to move forward with the option preferred by ESB-MACC staff, which

will eliminate the lower level and the continuation of an ADA compliant Hike and Bike Trail segment fronting the ESB-MACC campus to the nearby future Confluence project. The Department anticipates that this reduction in scope will offset the funding gap.

Currently, the project team is still within the Design Development Phase and working through the pricing exercise for the described reduced scope for the phase 2 project. This process is anticipated to be complete in October. Once scope and budget are reconciled, a presentation of the revised design will be produced and presented to the MACC Advisory Board, Hispanic Quality of Life Advisory Commission, and shared with community members through the Community Communications Forum and the project webpage.

The Community Communications Forum was made aware of these impending changes at the August meeting.

NEXT STEPS

The pricing exercise is scheduled to take place later in September. The Project Team is working to align the reduced scope with priorities already identified through the community engagements. The intention is to maximize the goals of Phase 2. The Project Team will be more informed in October.

Anticipated Timeline (dates subject to change)

- Design Phase: Concludes early Fall 2022
- Construction Documentation/Permitting/Bidding: Begins Fall 2022
- Site Construction: Begins Early 2023
- Construction Completion: Winter 2024
- Grand Opening: Early 2025

The Department is eager to continue toward the expansion of the ESB-MACC to meet the growing needs of the community. We look forward to showing the redesign to the Board once completed.

Should you have any questions, please feel free to contact my office at (512) 974-6717.

cc: Liana Kallivoka, PhD, PE, LEED Fellow, Assistant Director, PARD
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