

**ADDENDUM NO. 1**

**REQUEST FOR QUALIFICATIONS (RFQ) FOR  
THE REDEVELOPMENT OF APPROXIMATELY 4.75 ACRES OF CITY-OWNED LAND  
LOCATED ON AND AROUND THE PROPERTY LOCATED AT 222 N. TENNESSEE  
STREET IN THE CITY OF MCKINNEY, TEXAS**

**RFQ No. 23-38RFQ**

**ISSUED  
July 24, 2023**



**Submittals will be accepted electronically on eBid, or by mail or hand delivery no later than 2:00 pm CT, August 17, 2023, to:**

Lisa Littrell, CPPO, CPPB  
Procurement Services Manager  
1550 South College Street – Building D  
McKinney, Texas 75069

The City encourages all responses to be submitted electronically on the City's eBid portal, however hard copy submissions will also be accepted as outlined in this RFQ. Respondents submitting hard copy must provide one (1) original, so labeled, and one (1) hard copy of all documents requested in a sealed envelope / box and manually signed in ink by a person having the authority to submit firm's information and qualifications, as well as one (1) electronic copy in PDF format on CD or USB (the PDF copy must be a complete copy of the entire submittal including cover pages and must have the authorized signature included).

**RECEIPT OF ADDENDUM NO. 1 MUST BE ACKNOWLEDGED IN SUBMITTAL**

**RFQ NO. 23-38RFQ  
ADDENDUM NO. 1**

This Addendum is hereby made a part of the Request for Qualifications documents to the same extent as if it were originally included therein. The following clarifications shall be made to the Request for Qualifications and shall become a part of, and attached to, the Request for Qualifications documents.

**Questions received and answers (“a”) below:**

1. Are we required to attend the Pre-Submittal Conference to respond to this RFQ?
  - a. No, you are not required to attend the Pre-Submittal Conference to respond to this RFQ.
  
2. Is the city open to Class A office construction as part of this initiative? If so, what incentives are available?
  - a. Yes, the city is open to Class A office space being constructed as part of this initiative. The City Council intentionally avoided targeting a specific land use or industry sector to ensure that the very best development teams and proposals have an opportunity to respond to this request for qualifications. Additionally, all incentive options are currently available for negotiation. Final incentive packages will depend on the proposed partnership structure and the development proposal and will be subject to the City Council’s discretion. Development Teams seeking to develop a Class A office building are also encouraged to coordinate with Michael Talley, Senior Vice President, with our McKinney Economic Development Corporation at 972-547-7659 or [mtalley@mckinneyedc.com](mailto:mtalley@mckinneyedc.com).
  
3. We are considering a below grade garage, to assist the City with future growth in the historic downtown area, and wanted to understand if there would be an opportunity for the City to assist in some of the costs of a below grade garage, if public benefit was associated?
  - a. All partnership options are on the table right now including any incentives necessary to finalize said partnership. It’s impossible to commit to any city funding at this point, but if there is an obvious public benefit being derived from a specific aspect of the proposal, the City Council would be open to considering the incentive request. Ultimately, the final answer will come from the City Council, and it will largely depend on the specific circumstances surrounding the proposal/request.
  
4. Are any of the parcels under specific historic regulations?
  - a. The properties are within our historic overlay zoning district and a historic marker is located at 222 N. Tennessee, but none of this would preclude the properties from being raised. If the properties need to be raised, they can.
  
5. Is there an affordable housing component desired?
  - a. The City council is open to all uses and development submittals. It is not an explicit condition of this project.

6. Is there any chance to abandon the roads between the four (4) parcels?
  - a. Yes, subject to City Council approval and dependent on how the properties will be developed.
7. Is the City ok with a Public Facility Corporation (PFC)?
  - a. Yes, the City is open to all financing options, subject to City Council approval.
8. Has the council voiced a preference for local developments or development teams?
  - a. No, the Council is not specifically targeting local development teams.
9. We understand the new city buildings will be completed mid-2025. Will the transaction close after the new city buildings are built on the east side of Highway 5, or will the transaction close prior to the completion of the new buildings, and will the city lease back the buildings on the Property?
  - a. If the city leases back from the developer, how will the lease rate be determined for the existing buildings and parking lot?
    - a. It is anticipated that the new municipal complex (City Hall) will be completed in early 2025. Any conveyance of land will occur after the new municipal complex is open. However, the City Council has not decided if they will retain the Sites that are subject to this RFQ (ex: land lease) or if the properties will be conveyed as part of a development agreement. The City Council has indicated that they do not plan to sell the properties. Instead, they are looking for someone to partner with in redeveloping the Sites.
10. The City's Hike and Bike Trails Master Plan identifies future trail crossings of Highway 5 through the Wilson Creek floodplain south of Eldorado Parkway and through the East Trinity River floodplain north of US 380. Will pedestrian walkways on and near the Square have connectivity to these trail systems?
  - a. It is the city's ultimate goal that public sidewalks will be located adjacent to each public roadway city-wide and will link the city's hike and bike trail system to noteworthy locations, including our historic downtown. However, it is understood that this will take a significant amount of time to accomplish.
11. The Highway 5 improvement schematic shows 12-foot walkways along highway 5, and 8-foot walkways along Virginia and Louisiana, but not along Herndon, and only the northern side of Logan. Does the city have plans to increase the ROW for larger more uniform walkways west of Highway 5?
  - a. The city has no immediate plans to widen sidewalks beyond what are proposed by TxDOT's schematic plans for State Highway 5 (McDonald Street).
12. Does the City of McKinney have an update on the Highway 5 Downtown Pedestrian Connection Feasibility connecting west and east Highway 5, and has the City identified a preferred "go forward option" (either Deck Park, Inverted Deck Park, or Enhanced At-Grade)?
  - a. The City Council has directed staff to evaluate an inverted deck park (now referred to as the Lower 5 Plaza) and said evaluation is underway. We don't have anything else to share publicly at this time.

13. Does the City have any parking studies available for the downtown square, and any guidance as to how many parking spaces the city would like for public use at the Property?
- a. Parking studies may be found online at: <https://mckinneytexas.org/1548/Downtown-Parking-Studies>. The Sites are currently home to approximately 350 public off-street parking spaces. It is anticipated that at least 350 spaces should be provided by any development proposal in addition to parking that is needed to support any proposed land uses. The final parking needs will be negotiated as part of a development agreement, subject to City Council approval.
14. Does the city have any engineering or environmental reports available for the site?
- a. Yes. The city conducted a phase I and phase II environmental site assessments for the Sites. See attachments in eBid titled Addendum No. 1 - Environmental Site Assessment Phase I and Addendum No. 1 - Environmental Site Assessment Phase II.
15. Can the City confirm the Historical Marker (Marker No. 6209) located at 222 N Tennessee St., is able to be removed either temporarily or permanently?
- a. Moving a Texas Historic marker is possible but does require permission from the Texas Historic Commission (THC). A new location for the marker must be selected by the city prior to the application and it must be submitted with the application for relocation. Please note that temporary relocation of the marker for construction can be approved by the THC staff, but relocation of the marker to another location would require approval of the Texas Historic Commission. Procedures for the relocation of a marker are attached in eBid and titled Addendum No. 1 - Historic Marker.

**Clarifications:**

As published in the RFQ, up to the top four respondents may be asked to make a public presentation to the City Council at their regular meeting on November 7, 2023. These presentations will include an introduction of the respondent's team including their preliminary concepts for the redevelopment of the properties. These concepts will change through the development process therefore they do not need to be finalized or refined but they should be acceptable for public review and should illustrate what the development team is capable of accomplishing. After the meeting, the respondents will be asked to stay and meet and greet interested members of the public. Both the City Council and members of the public will be asked to evaluate the respondents. These evaluations will help inform with whom, if anyone, the City Council will engage in partnership negotiations.

The pre-submittal conference attendee list is included below for reference; the link for the recorded version of the Pre-Submittal conference is shown below:

[https://us02web.zoom.us/rec/share/EwyzmjJFgPSZ8auV59rM88rIHHaSYf9CnYrOEN3ypEUZEjW7KOIFu1lmV87vv4WO.ZKMn\\_V0WsNGaW\\_Hi?startTime=1689101710000](https://us02web.zoom.us/rec/share/EwyzmjJFgPSZ8auV59rM88rIHHaSYf9CnYrOEN3ypEUZEjW7KOIFu1lmV87vv4WO.ZKMn_V0WsNGaW_Hi?startTime=1689101710000)

Passcode: 7.Z74Jjq



Pre-Submittal Meeting Attendee List  
 23-38RFQ Downtown City-Owned Property Redevelopment  
 July 11, 2023

<b>Name</b>	<b>Email</b>
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**END OF ADDENDUM NO. 1**