

# McKinney Municipal Complex

HPAB Presentation 05/05/22



# McKinney Municipal Complex

- Agenda

- General overview of the current design for City Hall
- Inclusion of the Ice House in the design progression
- Ice House condition assessment
- HPAB's role in developing/curating the onsite historic exhibit

# EXTERIOR ELEVATION STUDY

PREFERRED OPTION - BRICK CORNICE AND PILASTER DETAILING

ATTACHMENT C -  
EXTERIOR RENDERINGS



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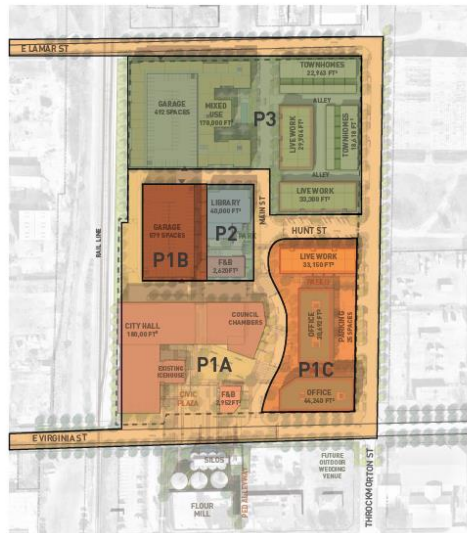
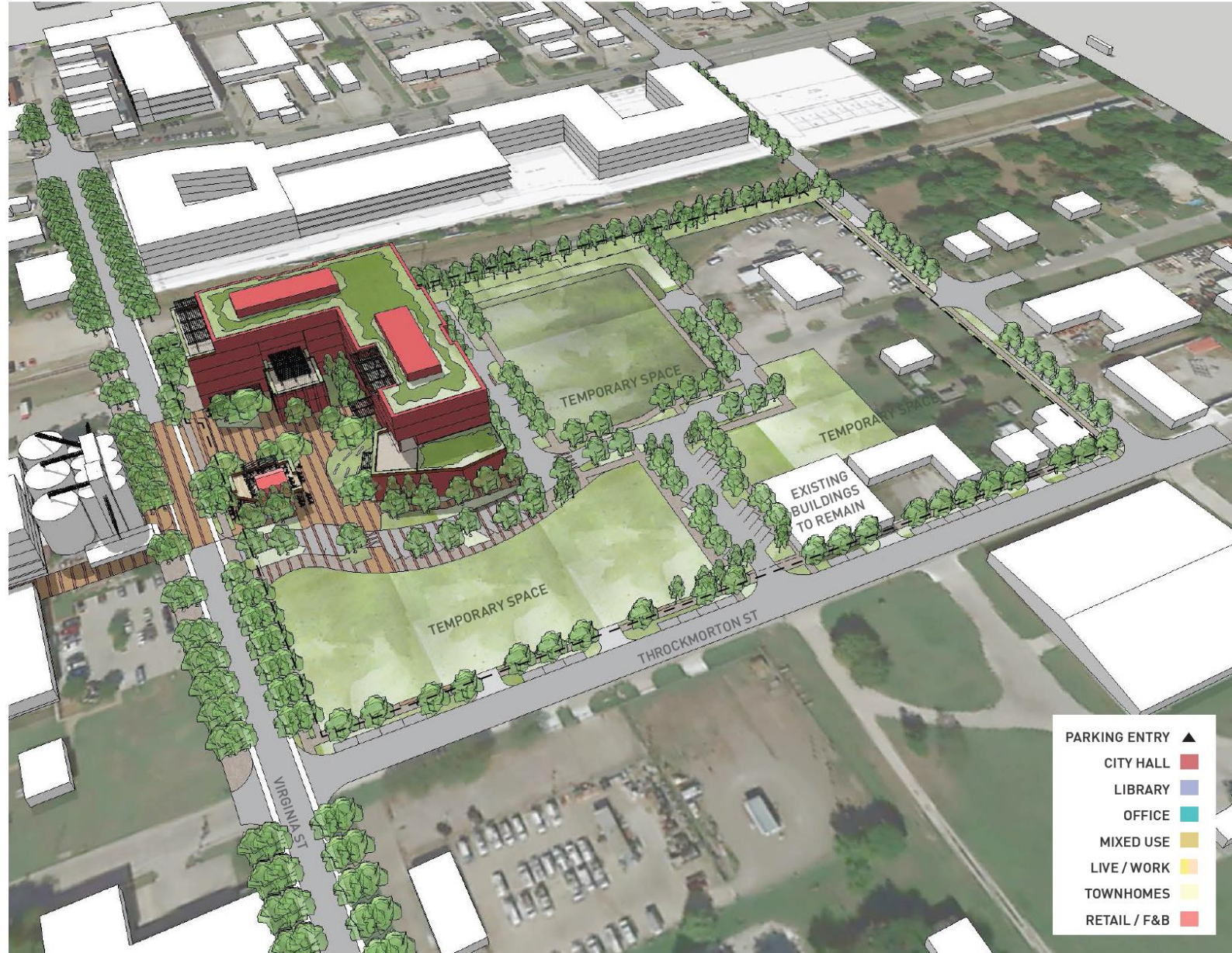
# PHASE ONE - A

PHASING IDEAS

March 31, 2021

## PROGRAM DATA

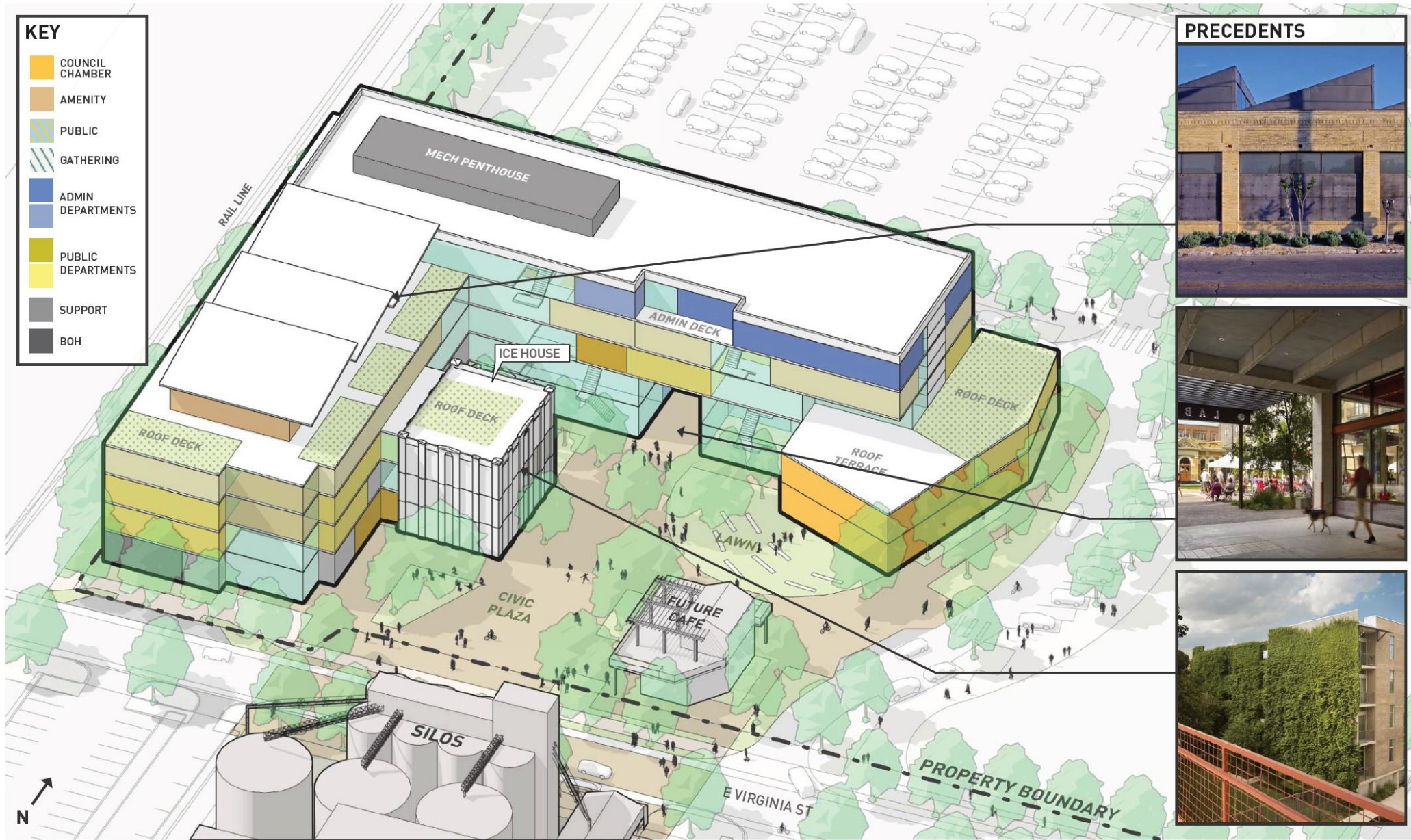
CITY HALL	180,000 FT <sup>2</sup>
RETAIL / F&B	2,952 FT <sup>2</sup>
<b>TOTAL PROGRAM</b>	<b>182,952 FT<sup>2</sup></b>
STREET PARKING	95 SPACES
<b>TOTAL SPACES</b>	<b>95 SPACES</b>
<b>TOTAL GSF</b>	<b>182,952 FT<sup>2</sup></b>



- PARKING ENTRY ▲
- CITY HALL ■
- LIBRARY ■
- OFFICE ■
- MIXED USE ■
- LIVE / WORK ■
- TOWNHOMES ■
- RETAIL / F&B ■

**LEVEL 6**  
PROGRAMMING STUDIES

May 18, 2021



July 9, 2021

**VIEW 3 - ENTRY FROM PLAZA**  
MCKINNEY CITY HALL PERSPECTIVES



**BRICK FENESTRATION STUDY**  
VARIOUS STUDIES

August 18, 2021



OPTION 1 | PILASTER WITH HORIZONTAL WINDOWS



OPTION 2 | PILASTER WITH VARIOUS WINDOWS



OPTION 3 | MASS AND PILASTER WITH PUNCH WINDOWS

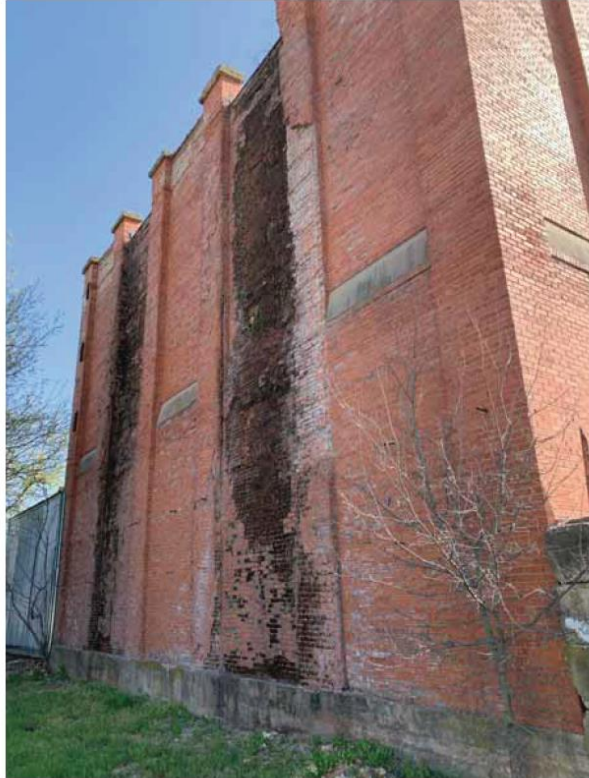


OPTION 4 | PILASTER WITH PUNCH WINDOWS



**ICE HOUSE**  
EXISTING CONDITIONS

August 24, 2021



**PLAZA FROM FLOUR MILL**  
MCKINNEY CITY HALL PERSPECTIVES

September 9, 2021



# ICEHOUSE STUDY & PRICING

PRICING BASED ON POGUE 10.20.21 STUDY

# November 9, 2021

**OPTION 1 - DEMO/ MAINTAIN "UNSTABLE AREAS"**



**OPTION 2 - REMOVE UNSTABLE ROOF AND ADD SUPPORT STRUCTURE**



## ICE HOUSE NOTES

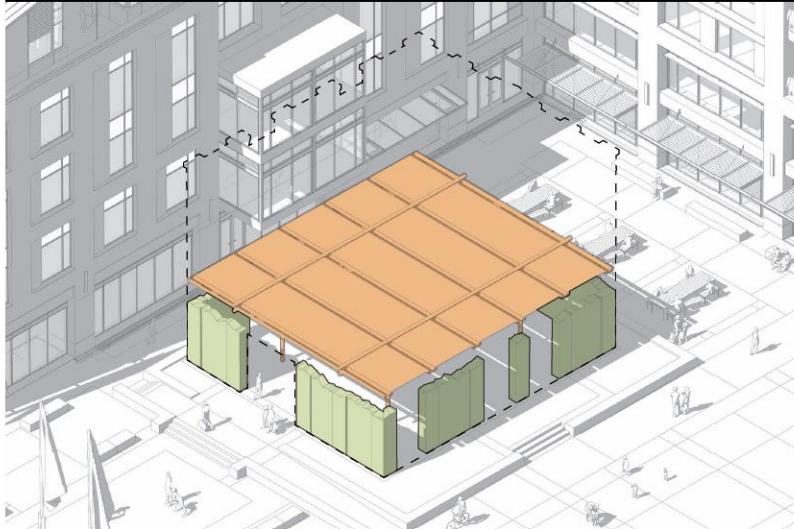
### Option 1 | \$2.60 Mil

- Saw Cut and Demo (5) sections of Roof
- Saw Cut and Demo (14) Sections of Exterior Brick and Structure to Enlarge openings
- Tieback North Facade
- Add Opening Framing
- Demo Existing Penthouse
- Add New "Light Gauge" Roof
- Dry Pipe Sprinkler
- Internal Drainage
- Foundation Repair and New

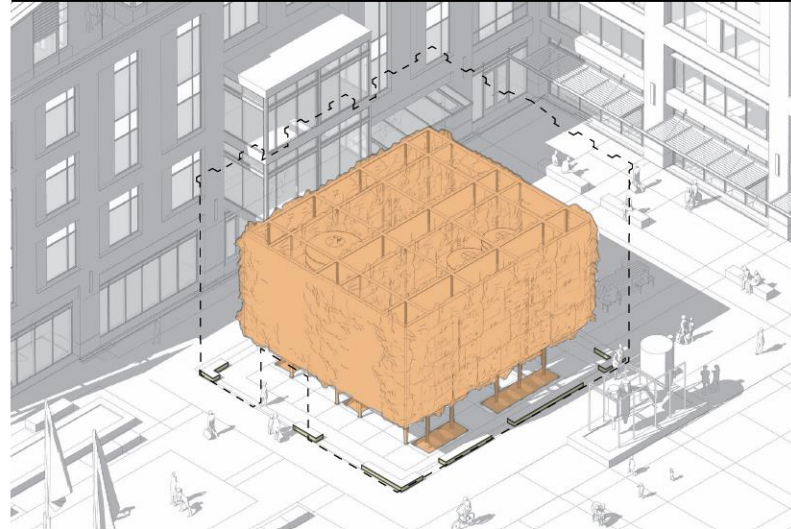
### Option 2 | \$2.26 Mil

- Remove Roof
- Structural Steel Columns and Beams
- Saw Cut and Demo (14) Sections of Exterior Brick and Structure to Enlarge openings
- Add Opening Framing
- Demo Existing Penthouse
- NO Dry Pipe Sprinkler
- Internal Drainage
- Foundation

**OPTION 3B - REMOVE TOP HALF OF BUILDING + NEW "ROOF PAVILION"**



**OPTION 4C - DEMO BUILDING + NEW "ICONIC PAVILION"**



### Option 3 | \$1.31 Mil + \*\$0.41 Mil = \$1.72 Mil

- Remove Top Half
- Saw Cut and Demo (7) Sections of Exterior Brick and Structure to Enlarge openings
- Add Opening Framing
- Demo Existing Penthouse
- NO Dry Pipe Sprinkler
- Internal Drainage
- Foundation
- \*Add New "Roof Pavilion" (\$150/sf)

### Option 4 | \$0.23 Mil + \*\$0.59 Mil = \$0.82 Mil

- Demo Building
- Add Landscape
- \*Add New "Iconic Pavilion" (\$215/sf)

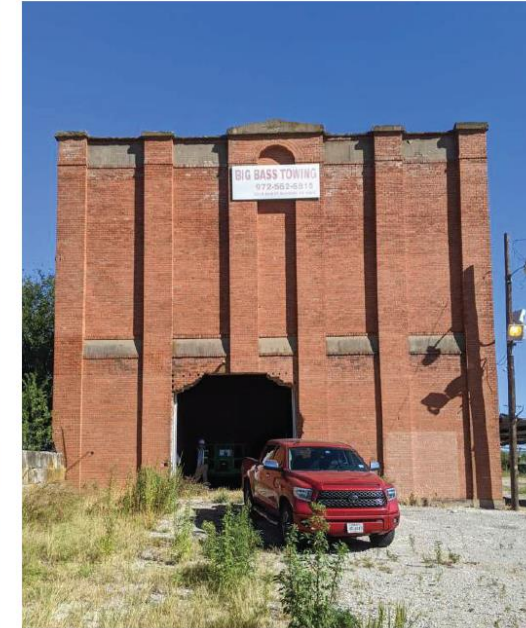
REFERENCE POGUE DOCUMENT FOR MORE INFORMATION

\*NUMBERS SHOWN PER LF ESTIMATE, TO BE MODIFIED PER FUTURE POGUE ESTIMATE

# PAVILION PRECEDENTS

MCKINNEY CITY HALL

November 16, 2021



**SQFT REDUCTION**

Proposed Footprint Shifts

**EAST**

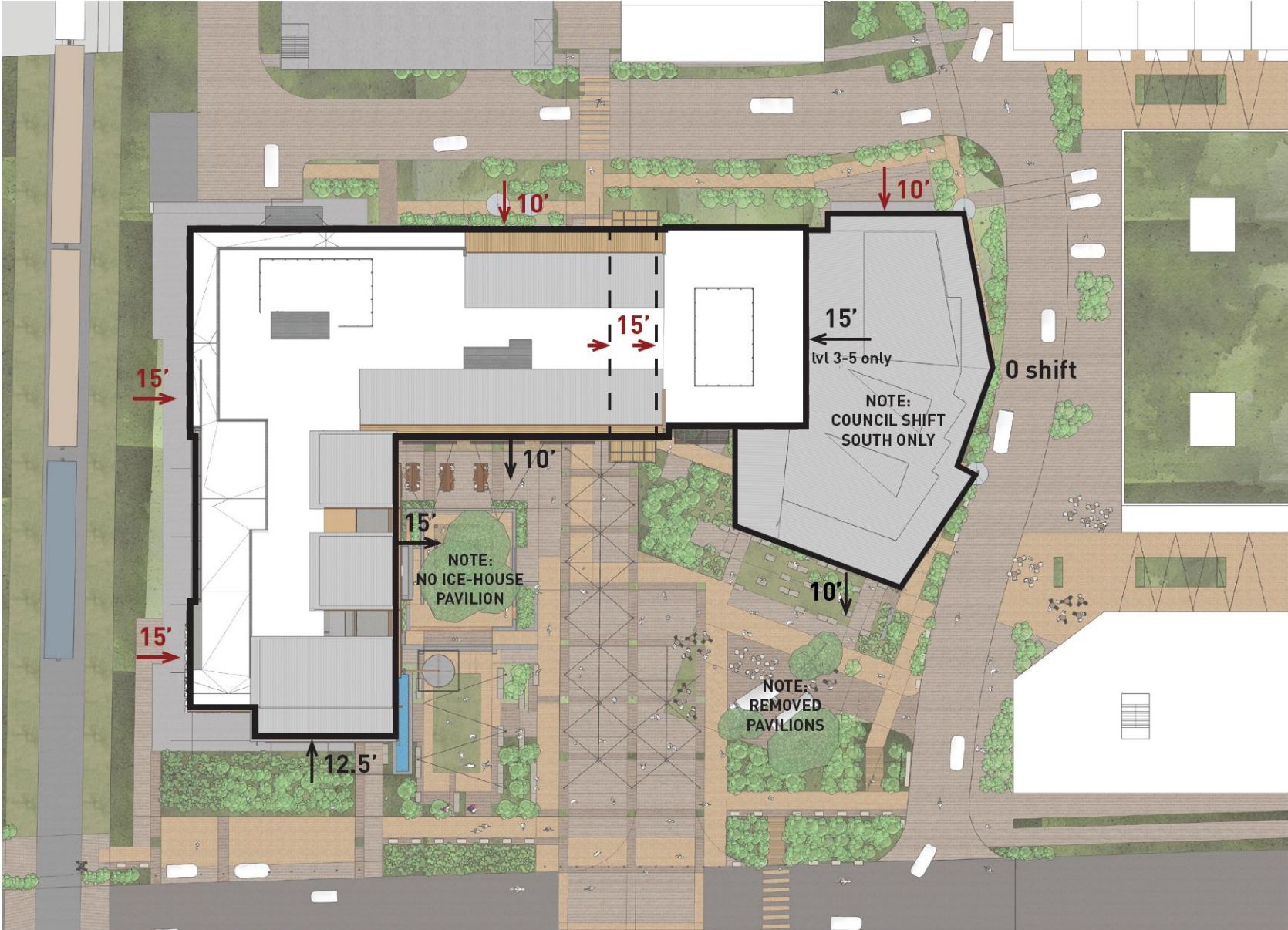
LEVEL 01:	877 GSF
LEVEL 02:	1,005 GSF
LEVEL 03:	2,198 GSF
LEVEL 04:	2,192 GSF
LEVEL 05:	2,298 GSF
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<b>TOTAL:</b>	<b>8,570 GSF</b>

**WEST**

LEVEL 01:	2,775 GSF
LEVEL 02:	2,413 GSF
LEVEL 03:	2,413 GSF
LEVEL 04:	2,413 GSF
LEVEL 05:	1,379 GSF
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<b>TOTAL:</b>	<b>11,393 GSF</b>

**OVERALL REDUCTION**

EAST:	8,570 GSF
WEST:	11,393 GSF
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<b>TOTAL:</b>	<b>19,963 GSF</b>



**SITE PLAN**  
MCKINNEY CITY HALL

March 15, 2022



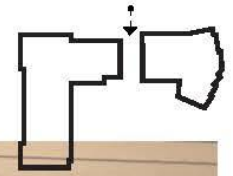
**legend**

- 01\_employee drop-off
- 02\_pedestrian promenade
- 03\_low impact development (L.I.D)
- 04\_event lawn
- 05\_reclaimed concrete blocks
- 06\_food truck parking
- 07\_stage
- 08\_fire lane access
- 09\_main plaza
- 10\_water feature
- 11\_cistern
- 12\_event courtyard
- 13\_game lawn
- 14\_shade pavilion
- 15\_overhead lighting
- 16\_enhanced crosswalk paving



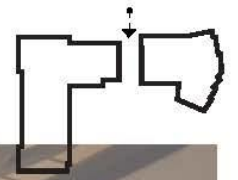
# 3D VIEWS

DOGRUN APPROACH FROM NORTH GARAGE



# 3D VIEWS

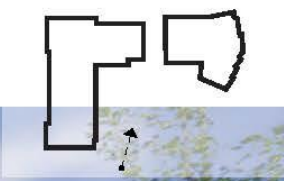
DOGRUN APPROACH FROM NORTH GARAGE





# UPDATED EXTERIOR RENDERS

COURTYARD FROM SOUTH WEST



# COUNCIL CHAMBERS INTERIOR RENDERS

COUNCIL LOBBY



# 3D VIEWS

1ST FLOOR CONFERENCE CENTER

