
DOWNTOWN MCKINNEY

TEXAS • EST. 1848

MPAC RENOVATION



GUIDING PRINCIPLES

Thoughtful Historic Preservation

- Protect and enhance the building
- Weave the courthouse history in the design

Improving the customer experience

- From online experience to the seat

Drive additional traffic to the District

- Increase the quality and quantity of shows



PARTNERS:

Architects/Historic Preservation

- Architexas
- Oversight from the Texas Historic Commission

Construction Team

- Byrne Construction

Interiors

- Holos House



PAST: OLD COUNTY COURTHOUSE 2004

- City leases building from County
- MCDC/City Rehab
- Main Street Program housed inside
- A catalyst for private investment on the square





PROJECT BUDGET:

\$8,500,000 - construction renovation costs including concrete and masonry repairs; wood restorations; finishes and flooring updates; mechanical, electrical and plumbing work; theater systems updates and other miscellaneous work.

\$1,000,000 - professional services including architectural and engineering services, construction materials testing services, commissioning services and the like

\$500,000 - furniture, fixtures and equipment outside of the cost of construction

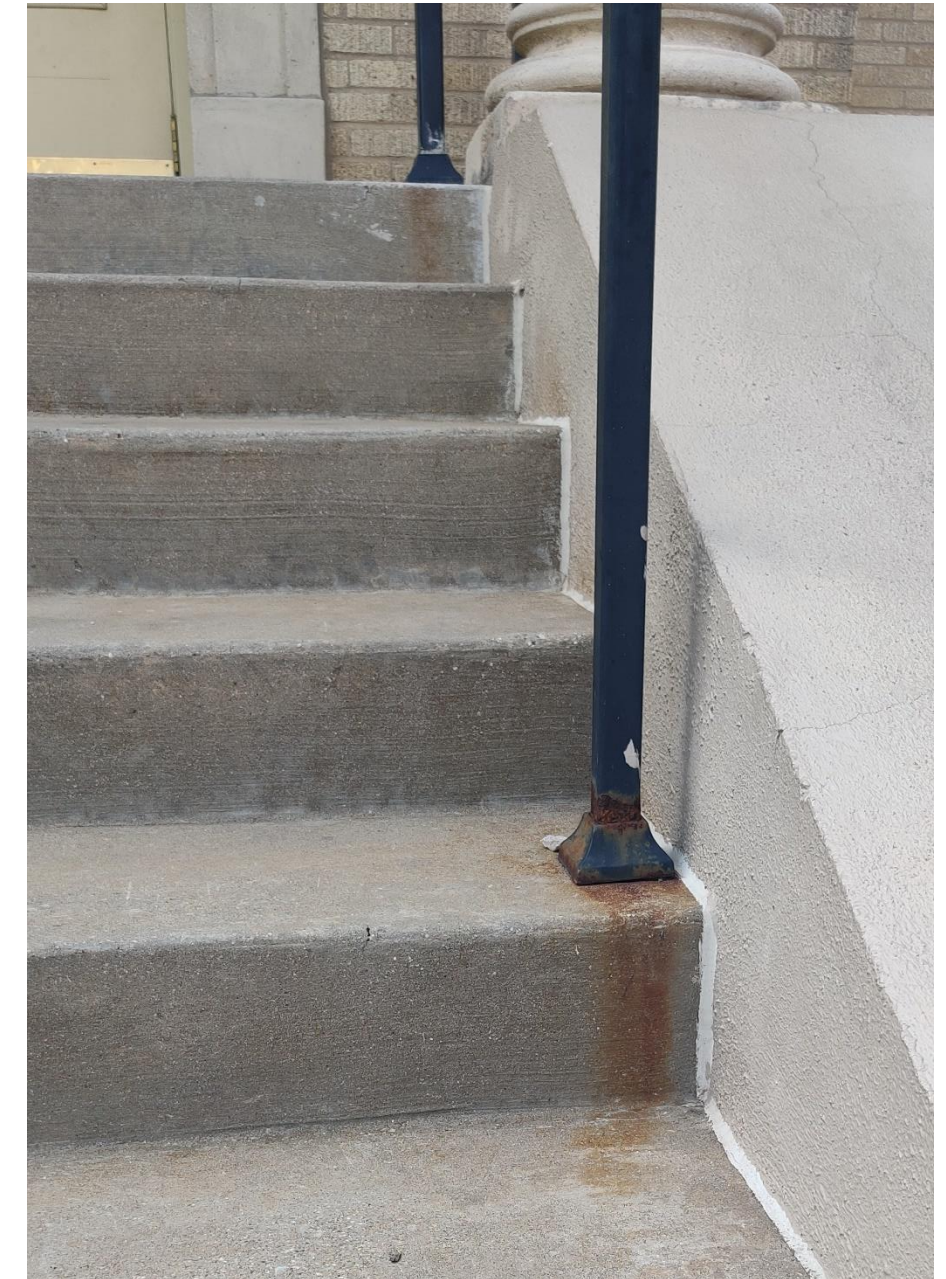
PROJECT DETAILS

Significant infrastructure upgrades:

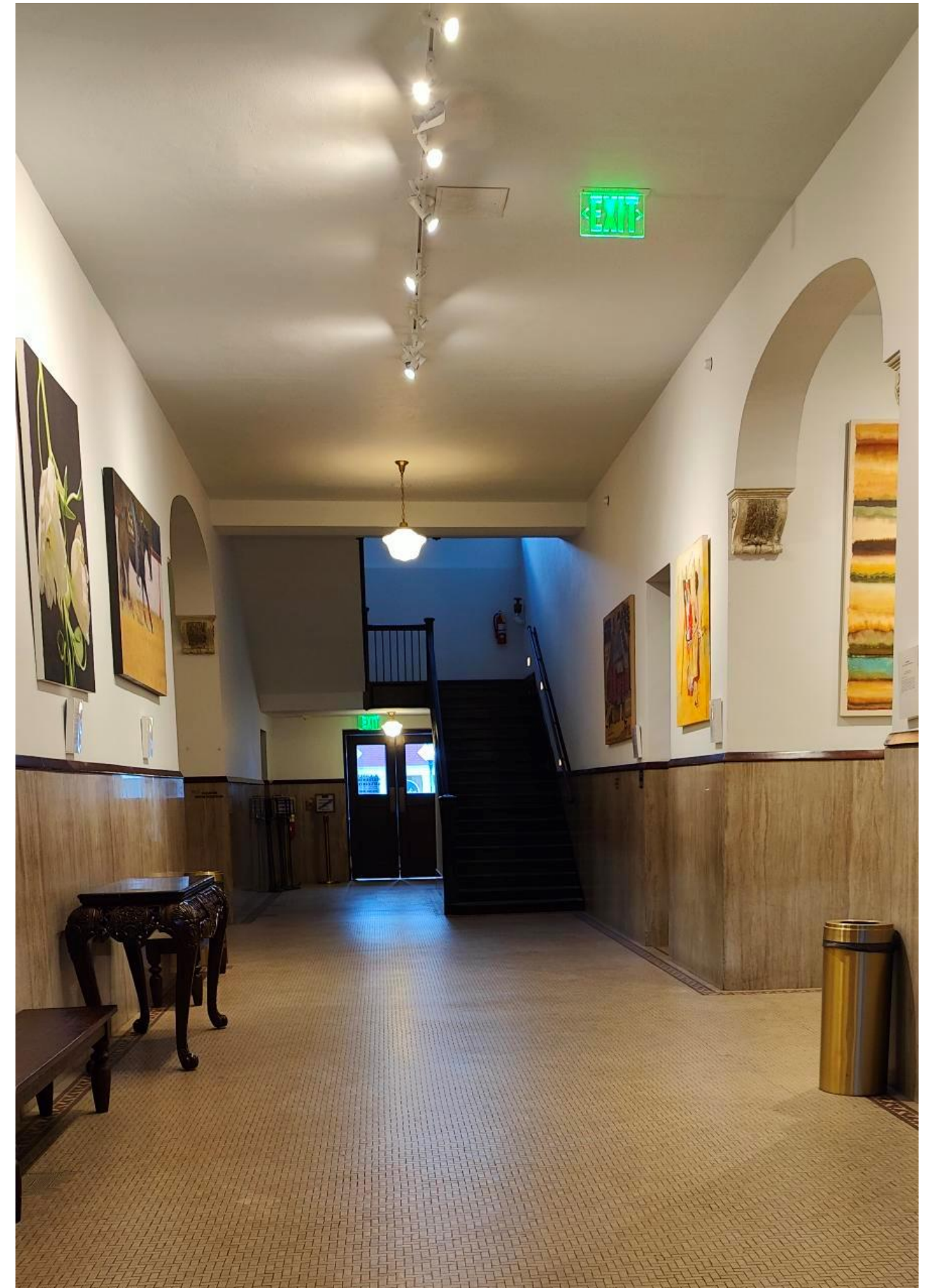
- Comprehensive work on the HVAC, electrical, railings, plaster and concrete spalling repairs, ADA enhancements, elevator, drainage, and roofing repairs.

Theater upgrades:

- Update theater technology, repair and upgrade the stage, improve acoustics, and add more comfortable seating.



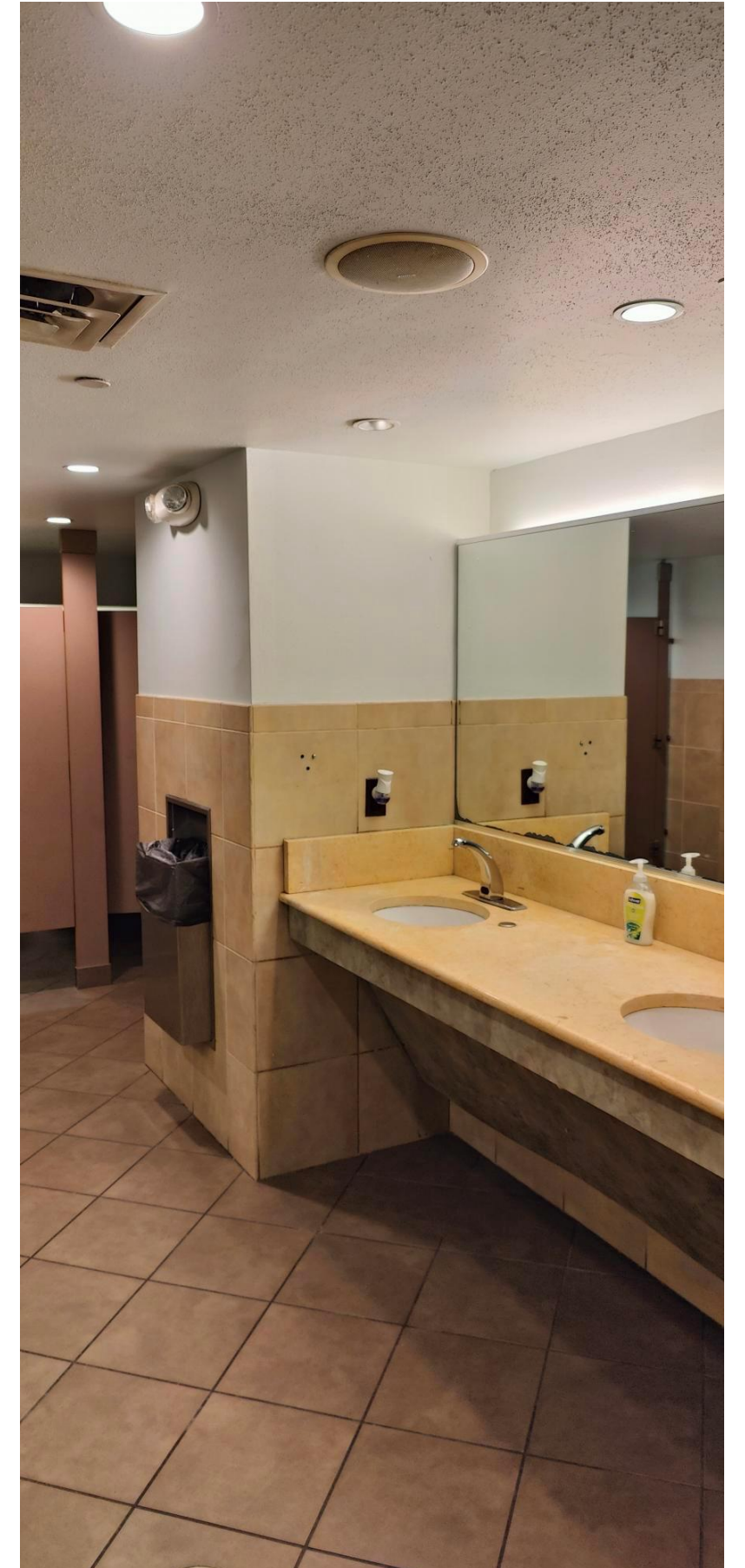
CURRENT PHOTOS:



PROJECT DETAILS

Restroom refresh:

- Update all public restrooms with appropriate period-inspired finishes
- 6 public restrooms throughout the building

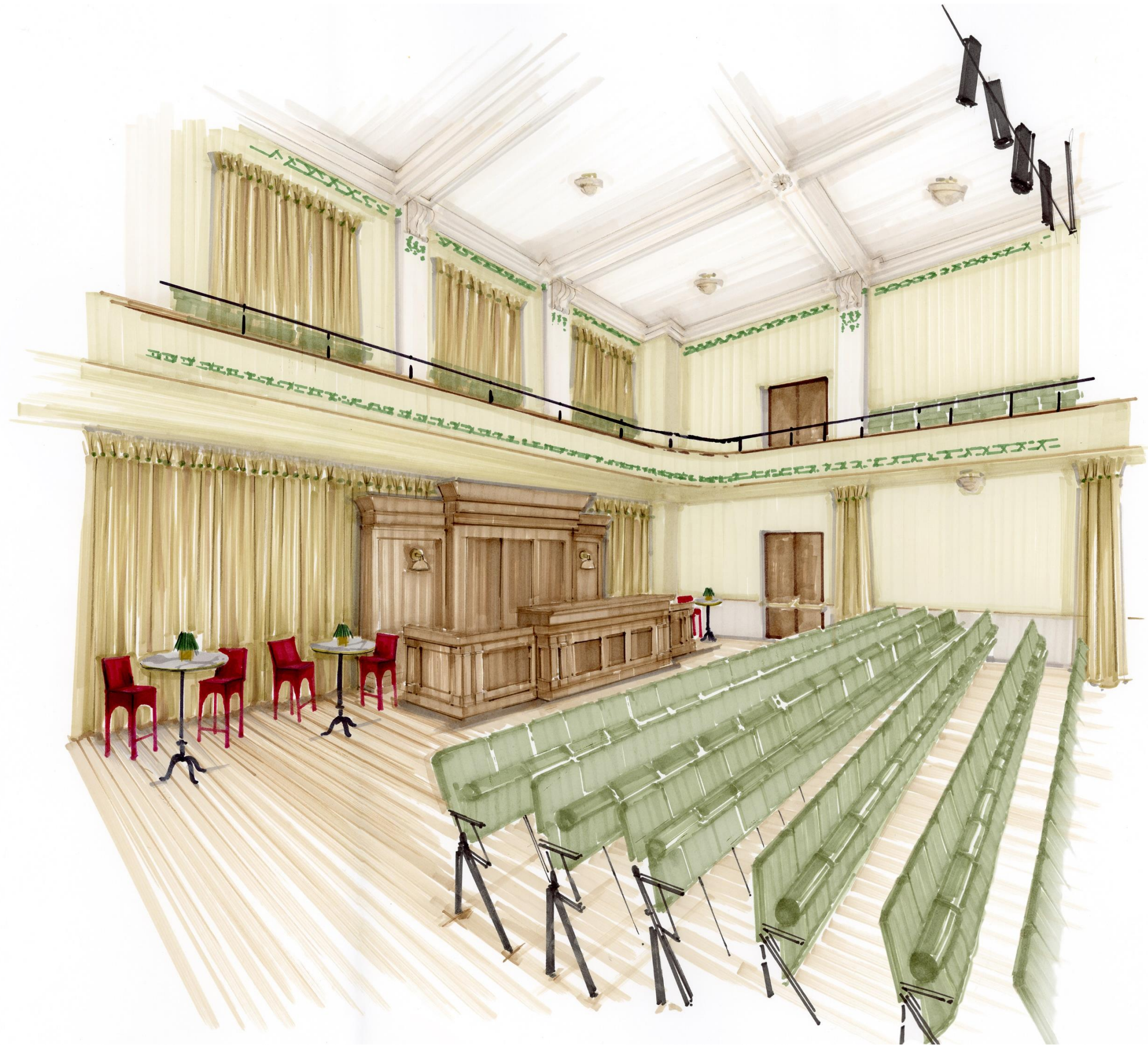


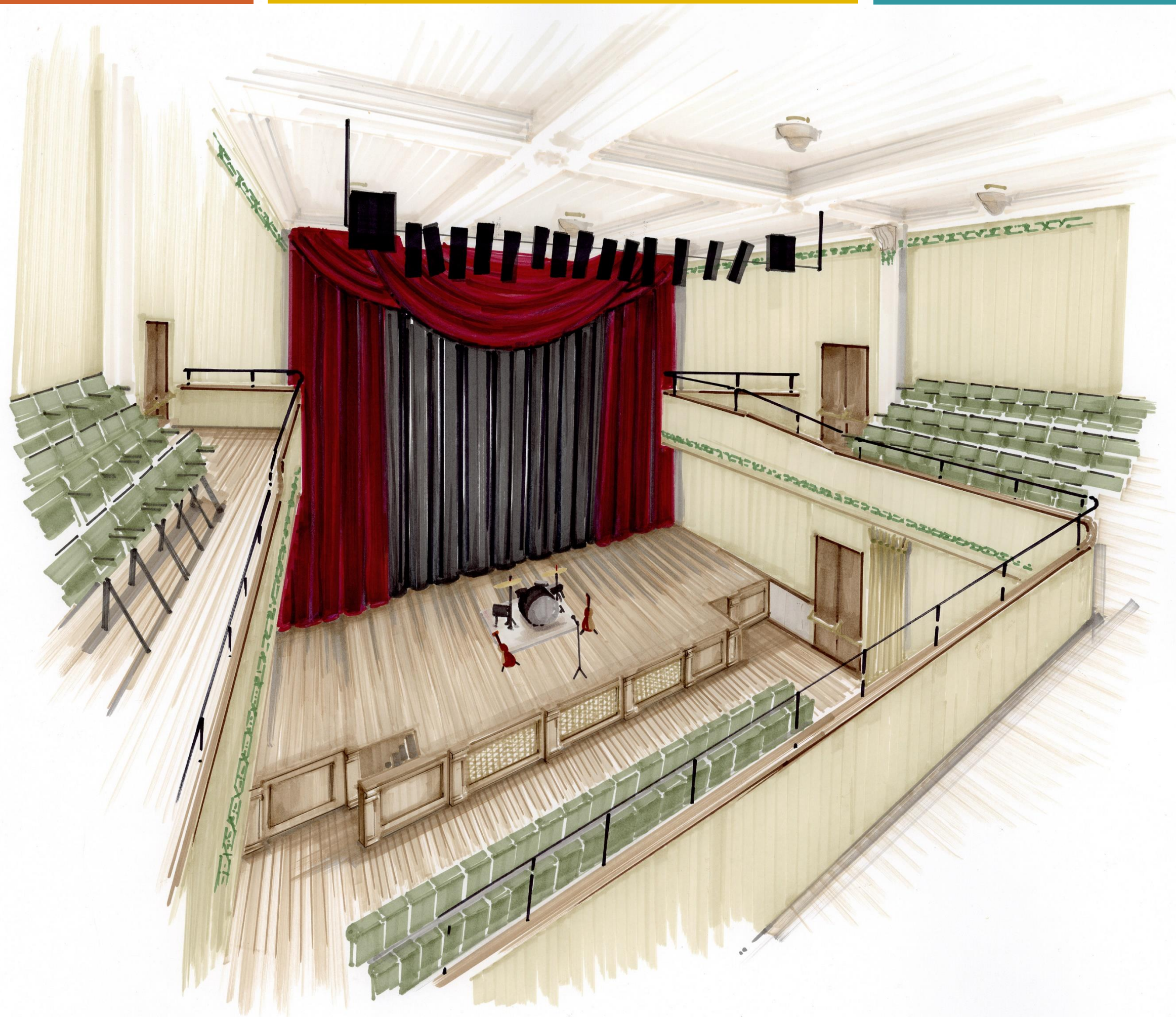
RENDERINGS













PROJECT TIMELINE:

Feb 2025: Council approves funding for the renovation

Fall 2025: Texas Historic Commission approves the project, notice to proceed.

Jan 17: Last Public Performance

Feb 1: Building Closes

Feb 4: Construction began

Fall 2026: Estimated completion



THANK YOU