

An aerial photograph of a large, multi-story residential complex with a Mediterranean-style architecture, featuring terracotta roofs and light-colored walls. The complex is situated on a peninsula or island, surrounded by a large body of water. In the background, there is a golf course with a small pond and a line of trees. The sky is blue with scattered white clouds. The text "Fire Suppression System Replacement Project" is overlaid in white, bold, sans-serif font in the center of the image.

Fire Suppression System Replacement Project

The Harbor at Adriatica Master Condominium Association, Inc.



The Harbor at Adriatica Master Condominium Association


- Property Owner's Association
- The Adriatica Harbor is home to 26 residential condos, 19 private office parking spaces, restaurants, retail and public space
- Multi-acre open green park space and amphitheater
- 609 space parking garage built approximately 2007
- Our mission: To bring commerce and the broader McKinney community to Adriatica Village by providing a beautiful place to live, work and play.

Community Gathering Space

- Most photographed location in McKinney
- Every week, hundreds (sometimes thousands) of visitors photograph and celebrate life events
- 12-15 organized community events each year
- Frequent take-off or landing area for hot air balloons
- Popular spot for fishing, canoeing, and paddle boarding
- Connects the larger McKinney community trail systems







Public services beyond parking

- Public restrooms cleaned 8 times per week
- Trash removal, pet waste removal, Graffiti removal
- Two public elevators and elevator lobbies
- Safety inspections
- Insurance
- Landscaping and irrigation
- Courtesy patrol for public safety

Annual Expenses

Repairs & Maintenance	\$ 126,367.00	Fire suppression system repairs and inspections, janitorial/porter services, elevators, lighting, etc.
Insurance	\$ 173,067.00	346% increase in premiums since 2020
Landscaping	\$ 11,500.00	
Utilities	\$ 42,500.00	
Professional and Administrative	<u>\$ 70,747.00</u>	
Total:	\$ 424,181.00	

Fire Suppression System Replacement

Installed in 2007

Constant failures cost over \$70,000 in the past 12 months and hundreds of thousands since 2011.

New System to include a nitrogen generator to increase the life of the system from 20 to over 60 years.

Total Cost of Project: \$323,892

Total Amount Requested: \$233,137 (71.98%)

Current Status

Three bids

Vendor Chosen

Estimated start date: 8/1/25

Estimated completion: 9/15/25



Thank you!

Questions?