

# Downtown Fire Protection

TIRZ #1 Board Meeting 12/16/2025



## Desired Project Outcome

- 100% coverage with fire alarms and fire sprinklers
- Stakeholder buy in
- Preservation of historic buildings
- Preservation of economic impact and cultural/tourism



# Existing Conditions



## Selection Process

- A Request for Qualifications (RFQ) for professional services associated with the planning, design, and construction procurement/administration for the McKinney Downtown Fire Sprinkler Project was issued on May 2, 2025.
- The deadline for submittals was May 29, 2025, and Reed Fire Protection Engineering was selected.

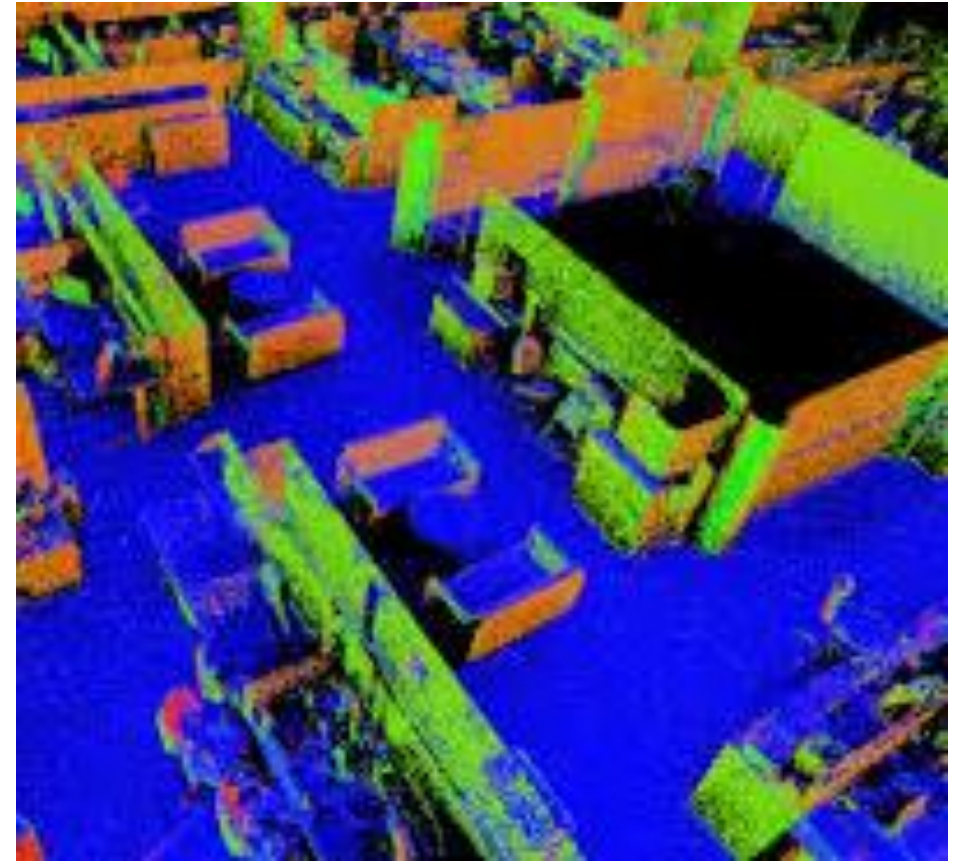


## Request of TIRZ #1 Board

- The contract for the design phase of the McKinney Downtown Fire Sprinkler Project with Reed Fire Protection Engineering, L.L.C. is for \$420,775, with a not to exceed amount of \$460,000.
  - The TIRZ #1 Board is being asked for approval of the funding for the design phase contract to be granted from TIRZ #1 fund balance.
- The contract is on tonight's City Council Agenda for approval.
- A budget amendment is also on tonight's City Council Agenda for approval that will move the funds, if approved, into the project budget.

# Status of Design Contract

- The design phase of the downtown project will last approximately 9-10 months.
- The design phase will consist of the following tasks:
  - Data collection
    - Lidar will be used to scan 104 separate businesses, consisting of over 496,000 square feet of space within the study area.
    - The data collection team will need to have access to all spaces within the study area to collect the needed data.
    - A survey of existing fire sprinkler riser locations, underground civil drawings, and existing as-built plans will be conducted.
  - As-built documentation
    - The lidar scans will be used to create floor plans and reflected ceiling plans for each space.
    - Existing riser locations and associated information will be delineated.
  - Fire Protection Sprinkler Schematic Design
    - Schematic designs, including scope documents, drawings, details and budgetary cost estimates will be produced for each block in the study area.
    - Options for riser locations will be provided for each block with budgetary estimates.





-CITY-HALL-

TEXAS HIGHWAY PATROL  
& DRIVER'S LICENSE DEPT.

Questions

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