

**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
June 18, 2023**

**A Pre-Submittal Conference is scheduled for
2:00 PM CT, Tuesday, July 11, 2023**

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

Lisa Littrell, CPPO, CPPB
Procurement Services Manager
1550 South College Street – Building D
McKinney, Texas 75069
P.O. Box 517
McKinney, Texas 75070

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 a response in 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 a USB flash drive (the PDF copy must be a complete copy of the entire submittal including cover pages and must have the authorized signature included).

The City of McKinney is always conscious and extremely appreciative of your time and effort in the preparing of this information. All questions or requests for interpretation / clarification must be submitted electronically via the "Questions" tab for this RFQ on the City's eBid system at <https://mckinney.ionwave.net/net>.

TABLE OF CONTENTS

SECTION 1 - INTRODUCTION 3

1.1 The Opportunity, the City, the Sites, and Additional Information: 3

1.2 Statutory Requirements and City Requirements: 9

1.3 Selection Process, Qualifications Being Sought, Evaluation Criteria, and Roles: 10

1.4 Project Scope, Schedule, and Procurement: 13

SECTION 2 – NOTICE TO RESPONDENTS 15

2.1 Request for Qualifications Notice: 15

2.2 Pre-Submittal Conference: 15

2.3 Submittal Format: 15

2.4 Submittal Deadline: 15

2.5 Place for Submission: 15

2.6 The City’s Contact: 16

2.7 Inquiries and Interpretations: 16

2.8 Selection Procedure: 16

2.9 Public Information: 16

2.10 Respondent’s Acceptance of Evaluation Methodology: 17

2.11 Respondent’s Commitment: 17

2.12 Respondents Eligibility: 17

2.13 Key Events Schedule: 17

2.14 Insurance Requirements: 18

SECTION 3 – SUBMITTAL REQUIREMENTS 21

3.1 General Instructions: 21

3.2 Preparation and Submittal Instructions: 21

3.3 Pricing: 23

3.4 Submittal Checklist: 23

SECTION 4 – CERTIFICATE OF INTERESTED PARTIES (Form 1295) 24

SECTION 5 – RESPONSE LETTER 25

SECTION 6 - RESPONDENT’S QUESTIONNAIRE 26

SECTION 7 – EXHIBITS 29

SECTION 1 - INTRODUCTION

1.1 The Opportunity, the City, the Sites, and Additional Information:

- The Opportunity: The City of McKinney, Texas is seeking a partnership with an experienced Development Team(s) to redevelop four (4) City-owned properties totaling approximately 4.75 acres in size (the “Sites”) which are generally located between Herndon Street, Kentucky Street, Lamar Street, and Chestnut Street in the City’s historic downtown and cultural district. Consistent with the City’s adopted Town Center Master Plan and the McKinney Town Center (“MTC”) form-based zoning district, redevelopment of the Sites is expected to positively contribute to the existing charm and historic character of McKinney’s quaint downtown.

A new city hall complex is currently under construction and is planned to open to the public in early 2025. When complete, city services will vacate their current facilities, including the Sites, and will relocate to this new city hall complex. The City has identified the Sites, once vacated, as an extremely important opportunity for downtown redevelopment. Redevelopment of the Sites is intended to serve as a catalyst spurring other redevelopment in the area.

- The City: McKinney, the county seat of Collin County, is located approximately 30 miles north of Dallas, 15 miles north of Plano, 30 miles east of Denton, and 60 miles northeast of Fort Worth. McKinney was established in 1848 and has regularly been cited as one of the fastest growing cities in America. Between 2000 to 2023, McKinney almost quadrupled its population, growing from a large town to one of the premier cities in the Dallas/Fort Worth Metroplex. As of January 1, 2023, the City of McKinney encompassed over 69 square miles and was home to an estimated 211,397 residents.

McKinney’s sustained growth can partly be attributed to its vibrant economy. During the 2022 calendar year alone, the city added over \$1.3 billion in new construction value and the average home value increased over \$120,000 to over \$496,000. During the 2021-2022 fiscal year, the city saw a 15% increase in the sales tax revenue and an increase of 57% over the last five fiscal years. According to the U.S. Census Bureau, the median household income in McKinney (2021) was over \$106,000, which is well above the State’s median household income of \$67,000. Additionally, McKinney’s population has a comparatively high level of educational attainment. According to the Census Bureau, the percentage of residents 25 years old and over with a bachelor’s degree or higher in McKinney is approximately 51.3%, well above the State’s percentage of 31.5%.

The City has been consistently recognized as one of the best places to live and raise a family. Additionally, it’s regularly named one of the safest cities in Texas and the United States. For example, Money Magazine named McKinney the best place to live in 2014, SmartAsset ranked McKinney as the second safest city in the U.S. in 2022, and Livability ranked McKinney as the eighteenth best U.S. city to live within. This recognition adds to McKinney’s growing list of accolades, having already received acknowledgment from Forbes, Best Life Magazine, CNN, and more.

McKinney’s picturesque downtown, often cited as one of North Texas’ hidden gems and home to the Sites, serves as the community’s heartbeat and features a charming hometown character rooted in history and culture.

- The Sites: The Sites are part of McKinney’s historic downtown and cultural district and are

generally located one block north of the historic downtown square and extend to approximately one block west of State Highway 5 (McDonald Street). This regional roadway supports a significant amount of local and regional traffic (average daily traffic count of approximately 25,000 vehicles). Since the 1950's, it has served as one of the primary north/south roadways through McKinney.

The former Southern Pacific Railroad Line, currently owned by Dallas Area Rapid Transit (DART), parallels State Highway 5 just a few blocks to the east. Identified in the North Central Texas Council of Governments (NCTCOG) long-term Metropolitan Transportation Plan (<https://www.nctcog.org/trans/plan/mtp/mobility-2045-2022-update>), future passenger rail service is planned along this rail line and is intended to connect McKinney with the existing passenger rail network in the Dallas/Fort Worth region.

The Sites are located:

One block north of McKinney's Historic Downtown Square	www.mckinneytexas.org/downtown
One block north of McKinney's Performing Arts Center	www.mckinneytexas.org/MPAC
Adjacent to a public library (Hall Memorial Library)	www.mckinneytexas.org/library
Adjacent to a fire station (Fire Station No. 1, Central Station)	www.mckinneytexas.org/fire
Approximately 400 feet from a regional roadway, State Highway 5 (McDonald St.)	www.mckinneytexas.org/eastside
Approximately 600 feet from two city parks (Mitchell Park and Central Park)	www.mckinneytexas.org/parks
Approximately 1,000 feet from McKinney's future City Hall	www.mckinneytexas.org/eastside
Approximately 1,200 feet from a future passenger rail station	www.dart.org
Approximately 1,400 feet from the future home of Tupps Brewery	https://tuppsbrewery.com/new-location/
Approximately 1,500 feet from the Chestnut Square Farmers Market	https://www.chestnutsquare.org/farmers-market-mckinney/

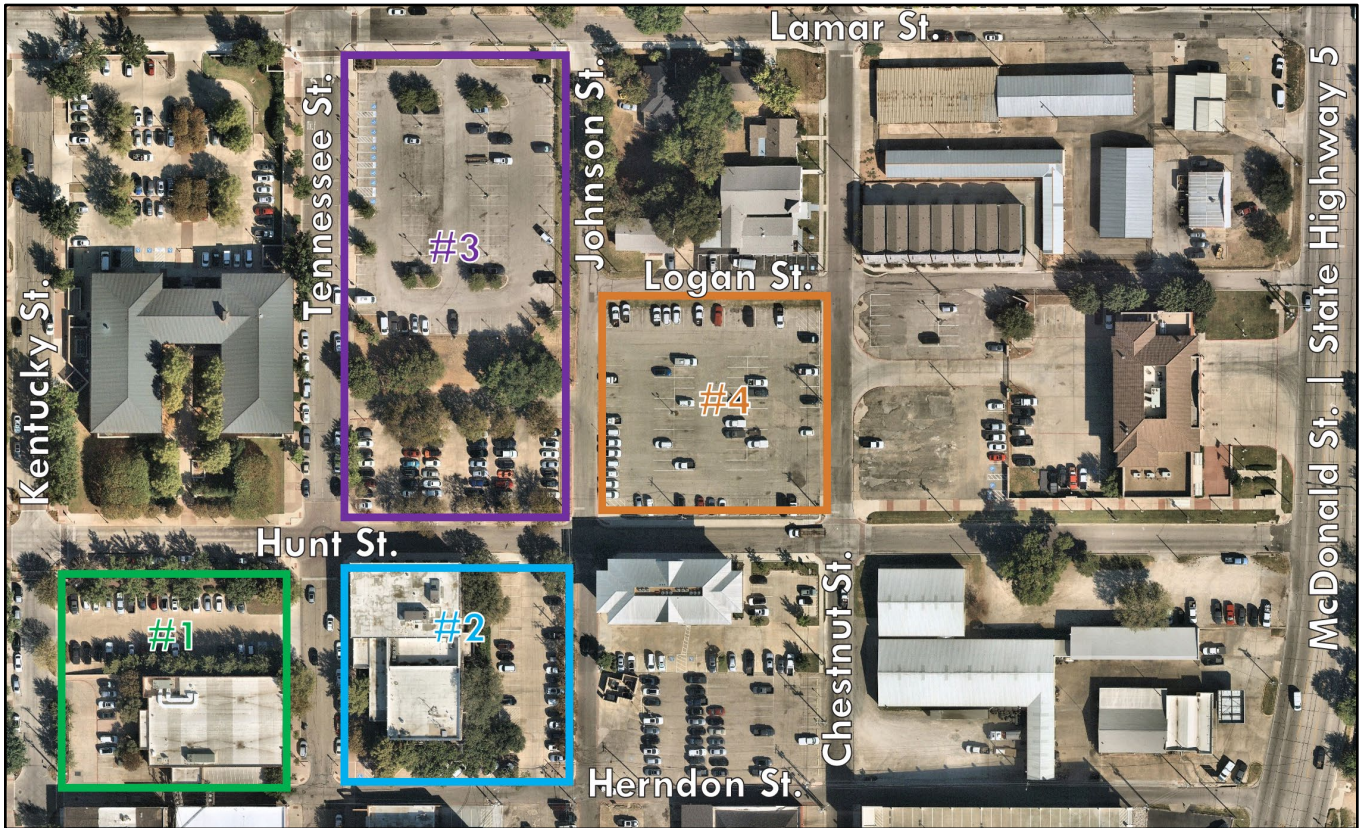


Figure 1. Location of the Sites

- Site Details: See Exhibits A, B, C, and D for more information.
 - **Site #1 (see Figure 1 above):**
 - Address: 221 N. Tennessee St. (currently the Development Services Building)
 - Lot Area: 39,999 sq. ft. (~0.92 acres)
 - Existing Building Info: Two-Stories; 11,248 sq. ft. (built in 1960)
 - Parking Info: 42 spaces currently located on-site
 - Appraised Value (March 2023): \$2,600,000 (\$1,100,000 land value)
 - **Site #2 (see Figure 1 above):**
 - Address: 222 N. Tennessee St. (currently City Hall)
 - Lot Area: 40,001 sq. ft. (~0.92 acres)
 - Existing Building Info: Two-Stories; 21,105 sq. ft. (built in 1965)
 - Parking Info: 31 spaces currently located on-site
 - Appraised Value (March 2023): \$4,850,000 (\$1,100,000 land value)
 - **Site #3 (see Figure 1 above):**
 - Address: 308 N. Tennessee St. / 303 N. Johnson St.
 - Lot Area: 88,000 sq. ft. (~2.02 acres); includes abandoned alley
 - Parking Info: 172 spaces currently located on-site
 - Appraised Value (March 2023): \$2,600,000

- **Site #4 (see Figure 1 above):**
 - Address: 301 N. Chestnut St.
 - Lot Area: 40,000 sq. ft. (~0.92 acres)
 - Parking Info: 106 spaces currently located on-site
 - Appraised Value (March 2023): \$1,150,000
- Initial Public Input: Prior to the issuance of this RFQ, city staff facilitated several public engagement opportunities aimed at soliciting the public's input regarding how the Sites should be redeveloped. While the City Council is open to considering all possible redevelopment proposals, they also wish to share the public's input with any potential respondents in a spirit of transparency.

In addition to feedback from various public boards and commissions, almost 500 interested parties shared their visions for the future of the Sites via a public town hall meeting and online survey. The overarching themes from the initial public input phase of this redevelopment initiative included (in no specific order or ranking):

- New developments should positively contribute to the existing charm and historic character of McKinney's quaint historic downtown;
- New developments should emphasize vehicular access from McDonald Street (State Highway 5);
- New developments should help to address downtown parking needs;
- A grocery store is desired to serve downtown residents; and
- Additional cultural amenities, activities for kids, and entertainment opportunities are desired.

The initial public input can be reviewed in its entirety by visiting the agenda item (23-0435) for the May 23, 2023, City Council work session meeting online:

<http://mckinney.legistar.com/MeetingDetail.aspx?ID=1104305&GUID=FEECF97C-C7FD-4250-8B83-D13A983DD8B4&Options=infoI&Search=>

- Existing Public Infrastructure: The Sites are currently served by adequate water, sanitary sewer, and storm sewer infrastructure. However, as part of the Sites' redevelopment, it is anticipated that upgrades to the public water, sanitary sewer, and storm sewer infrastructure in the area will be needed. More detailed information regarding the potential public infrastructure improvements needed to redevelop the Sites are outlined in Exhibit D.
- Master Plans, Zoning, and Special Districts:
 - *Town Center Study Initiative.*

Development proposals ultimately made by the selected Development Team(s) are expected to also be guided by the redevelopment goals and preferred concepts outlined in the Town Center Study Initiative Phase 1 Report and associated illustrative vision ("Town Center Master Plan").

The Town Center Study Initiative is a sector plan of the oldest part of McKinney, called for as part of the City's 2004 Comprehensive Plan. McKinney's Historic Town Center is blessed with and well-positioned to leverage its location, physical assets, history, character, community pride, vibrant businesses, cultural arts, and diverse demographic composition. However, like many city

centers, the challenge facing McKinney's Historic Town Center is learning how to create a renewed emphasis on its authentic form and character while still embracing growth and planning for the future.

The vision is to have the Town Center anchored by two thriving urban villages (the historic downtown core on the west side of State Highway 5 and the transit-oriented village on the east side of State Highway 5) surrounded by the stable and preserved single-family residential neighborhoods. These two villages will be compact, walkable, and diverse urbanized places that will have a concentration of jobs, housing, commercial uses, public spaces, public transportation, and pedestrian activity. To create a healthy synergy between the two villages, the State Highway 5 corridor will embrace and unite, rather than divide. Different but compatible land uses will be mixed horizontally or vertically. Buildings for infill development will relate to their associated street types in terms of size, scale, mass, orientation, and frontage. A variety of urban residential products with minimal setbacks from the street and a comprehensive parking program will help to achieve a density necessary to support transit and local commercial activity.

The Town Center Study's phase one report can be viewed online: https://mckinneytexas.org/DocumentCenter/View/26375/Town-Center-Study-2008-web?_ga=2.135768177.1344056336.1685565858-1805734408.1675264092&_gl=1*1orzvqy*_ga*MTgwNTczNDQwOC4xNjc1MjY0MDky*_ga_Z3ECsG4TQC*MTY4NTU2NTg1OC41OS4wLjE2ODU1NjU4NTguMC4wLjA.

- *McKinney Town Center (MTC) Zoning District.*

All the Sites are located within the Downtown Core character district of the city's McKinney Town Center (MTC) form-based zoning district. In part, the Downtown Core character district prescribes the following:

- Allowed Land Uses:
 - Residential (including multi-family, townhome, duplex, and detached single-family), Hotel, Office, Restaurant, Brewpub, Retail, Studios, Personal Service, Museum, Recreation Areas, and more.
- Maximum Density:
 - None.
- Maximum Building Height:
 - Five (5) stories.
- Minimum Off-Street Parking Requirements for New Construction:
 - Non-Residential Uses: None.
 - Residential Uses: One (1) space per dwelling unit.

The MTC zoning district is intended to implement the Town Center Master Plan adopted by City Council in March 2008. It facilitates pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business, and personal services. This is achieved by promoting an efficient, compact, and walkable development pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; positioning the historic Town Center as a viable transit-oriented development; promoting a more functional

and attractive community using recognized and time-tested principles of urban design; and allowing developers flexibility in land use and site design. A high level of attention to site and building design is required to promote an attractive and functional Town Center as envisioned in the Master Plan.

While continued revitalization of the historic Town Center area is a high priority, it must be accomplished in a manner that preserves and perpetuates the history and heritage of this community. It is the City's goal to enhance the significance of the City's authentic core to residents, tourists, and visitors and serve to support and stimulate business and industry.

The MTC zoning district is created to support economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified zoning process, (b) establishing adjacency predictability in the built environment, (c) offering flexibility to address changing market conditions, (d) reducing risk to private investment/development, (e) synchronizing private investment/development with public capital investment policies, and (f) calibrating zoning regulations with the existing physical context and character of the downtown core area of McKinney.

The MTC's regulating plan and district standards can be viewed online:
www.mckinneytexas.org/1216/Downtown-Development#MTC

- *Unified Development Code (UDC).*

On November 15, 2022, the City Council adopted a new Unified Development Code (UDC) which updated and consolidated several of the city's development regulations (e.g., zoning, subdivision, lighting, signage, fencing, stormwater) into a single document. The UDC represents the most significant update to McKinney's development regulations in decades and helps to facilitate an efficient development environment. Some of the code's primary goals were to improve flexibility and ease of use while simultaneously offering an increased level of transparency.

The UDC can be viewed online:

https://library.municode.com/tx/mckinney/codes/code_of_ordinances?nodeId=Chapter%20150%20%E2%80%93%20Unified%20Development%20Code

- *Tax Increment Reinvestment Zone Number One (Town Center TIRZ).*

All the Sites are located within Tax Increment Reinvestment Zone Number One.

Tax Increment Reinvestment Zone Number One, which is commonly referred to as the Town Center TIRZ, was adopted in September 2010 as part of the Town Center Study Initiative's efforts. The Town Center TIRZ is intended to provide support for catalytic infrastructure and projects that will support continued revitalization of the Historic Town Center. The approved project plan identifies the Site as a catalyst project site within an underutilized building improvement area. During the 2022 fiscal year (Oct. 1, 2021, through Sep. 30, 2022), the Town Center TIRZ captured \$4,659,651. The fund balance at the end of the 2022 fiscal year was approximately \$13 million.

More information about the Town Center TIRZ, including the project and finance plans, can be viewed online:

www.mckinneytexas.org/1216/Downtown-Development#TIRZ1

- *State Highway 5 Corridor Context Sensitive Master Plan and Pending Reconstruction.*

The City of McKinney, in partnership with The Texas Department of Transportation (TxDOT) and the North Central Texas Council of Governments (NCTCOG), has been reimagining how State Highway 5 (McDonald Street) could function for decades. In June 2014, the City adopted the State Highway 5 Corridor Context Sensitive Master Plan, which may be viewed online:

(https://www.nctcog.org/getmedia/6f97a2fa-79b8-4fdb-bc6f-2f543d874a54/McKinney_SH5_Report.pdf).

The goal of this master plan was to illustrate ways to improve access to adjacent properties and transportation modes, establish key roadway linkages, fuse the corridor into a seamless roadway both north and south of downtown, better integrate pedestrian-oriented design features, and enhance connectivity to US 75, future rail stops, and the McKinney National Airport.

TxDOT is currently designing plans to reconstruct McDonald Street into a divided arterial roadway consistent with other arterial roadways throughout the community. It is anticipated that McDonald Street's intersection with Lamar Street will be signalized along with the existing signal at Virginia Street. These traffic signal locations should help to ensure convenient vehicular access to and from the Sites. While the final construction timeframes for McDonald Street are unknown at this time, it is anticipated that the reconstruction project will be ready-to-let by TxDOT in April 2025. A preliminary schematic design for State Highway 5 (McDonald Street) from 2020 may be viewed online:

<https://ftp.dot.state.tx.us/pub/txdot/get-involved/dal/sh5/061120-schematic5.pdf>.

- Additional Reference Information:

- January 24, 2023, City Council Work Session (Agenda Item 23-0025): <http://mckinney.legistar.com/MeetingDetail.aspx?ID=1077688&GUID=840FF3BA-AFA5-4D0C-8A6D-4125932ECD05&Options=info&Search=>
- May 23, 2023, City Council Work Session (Agenda Item 23-0435): <http://mckinney.legistar.com/MeetingDetail.aspx?ID=1104305&GUID=FEECF97C-C7FD-4250-8B83-D13A983DD8B4&Options=info&Search=>
- Information Regarding the Redevelopment of Downtown City-Owned Property: www.mckinneytexas.org/cityproperty
- East McKinney Redevelopment Efforts: www.mckinneytexas.org/eastside
- Downtown McKinney (McKinney Main Street): www.downtownmckinney.com
- Convention and Visitors Bureau (Visit McKinney): www.visitmckinney.com

1.2 Statutory Requirements and City Requirements:

- A "private entity" means any individual person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, nonprofit entity, or other business entity. The Development Team(s) will assume the risk for the design, documentation, construction, and financing of the

facilities at the contracted price and provides consultation to the City regarding all phases of the design and construction of the facility. Firms submitting Statements of Qualifications shall be referred to as “Respondents”.

- Architects and Engineers: The Architect member of the Development Team(s) will prepare construction documents for the Project and has full responsibility for complying with all other applicable requirements of Chapter 1051 of the Texas Occupations Code, Subtitle B (Regulation of Architecture and Related Practices). The engineer members of the Development Team(s) shall have responsibility for compliance with the engineering design requirements and all other applicable requirements of Chapter 1001, Occupations Code, Subtitle A (Regulation of Engineering and Related Practices).
- Ethical Behavior: The City of McKinney requires ethical behavior and compliance with the law from all individuals and companies with whom it does business.

1.3 Selection Process, Qualifications Being Sought, Evaluation Criteria, and Roles:

- Selection Process:
 - The time period for responding to the RFQ is set out in Section 2.13 of the RFQ. The City shall evaluate Statements of Qualifications (SOQ) and select a Development Team(s) in multiple steps.
 - In step one, the City has prepared this Request for Qualifications (RFQ) and an evaluation committee comprised of City Staff will evaluate each respondent's experience, technical competence, and capability to perform, the past performance of the respondent's team and members of the team, and other appropriate factors submitted by the team or firm. Cost-related or price-related evaluation factors will not be used. Each respondent must certify to the City that each architect or engineer that is a member of its team was selected based on demonstrated competence and qualifications in the manner provided by Section 2254.004, Texas Government Code. The City shall review written responses and rank Respondents on demonstrated competence, financial ability, qualifications, and responsiveness to the RFQ.
 - In step two, the City may request to interview no more than the top five (5) respondents from step one, if the City deems it necessary. If selected for an interview, the respondent should be prepared to discuss potential redevelopment concepts for the Sites. The respondents' interviews will be evaluated by a committee comprised of City Staff.
 - In step three, no more than the top four (4) respondents may be asked to present their team(s) and their conceptual development plans for the Sites to the City Council in a public meeting. After the City Council meeting, the respondents will be required to stay and meet with interested members of the public. The public will be asked to fill out comment cards sharing their thoughts regarding the respondents' ability to acquire and successfully redevelop the Sites. Each respondent interview will be evaluated by the City Council with input from the public. Based on the Respondents' public presentations and input from the public, the City Council will ultimately decide which Respondent(s) to engage in formal negotiations with.

- Within 120 days after RFQ submissions, the City shall evaluate the information submitted by the respondents based on the selection criteria stated in this RFQ, the results of an interview, if desired, and the outcome of any public presentations including public feedback. The City may request additional information regarding demonstrated competence and qualifications, considerations of the safety and long-term durability of the project, the feasibility of implementing the project as proposed, the ability of the respondent to meet schedules, costing methodology, or other factors as appropriate. Consideration may also be given to any additional information and comments at the selection phase if it reflects on the Respondent's qualifications to perform the project. The City shall select the Respondent(s) that submits the proposal offering the best value for the City based on the published selection criteria and on its ranking evaluations. Unless the City rejects all submittals, the City will authorize negotiations with the first-ranked Respondent. If the parties cannot negotiate a successful agreement, the City will terminate negotiations with the first-ranked Respondent and commence negotiations with the second-ranked Respondent in the same manner. If an agreement is not reached, the City may, at its discretion, proceed with this process, in order of ranking, until an agreement is reached, or all submittals are rejected. The City reserves the right to reject any and all submittals. The City may choose, at its sole discretion, to enter into development agreement negotiations with multiple Respondents.

- Prior to finalizing any negotiations or agreements, the selected Respondent(s) should expect to be subjected to a thorough evaluation of their historic business performance and a financial background check.

- Qualifications Being Sought:
 - 1) A development entity(s) with a demonstrated track record and continued capability, as a company and/or Development Team(s) comprised of multiple companies and/or disciplines, to successfully develop or redevelop land in a pedestrian-oriented, urban infill context without legal or technical problems;
 - 2) Capability to provide the resources, including financial, equipment and staffing, necessary to meet project requirements;
 - 3) Past performance on similar projects with this or other municipalities on construction of pedestrian-oriented, urban infill redevelopment projects in historically significant areas which included significant and regular engagement and coordination with the general public;
 - 4) Qualifications and experience of the team members proposed to manage the project for Respondent as evidenced by the resumes of the proposed personnel. Only those personnel who will be directly involved in and assigned to this project shall be submitted with their role clearly indicated; and
 - 5) Quality of references from past funding or equity sources, municipalities, or other entities which are qualified to comment on the company and/or Development Team(s)'s ability to successfully acquire, develop and construct a pedestrian-oriented, urban infill project.

Consideration may also be given to any additional information and comments at the selection phase if it reflects on the Respondent's qualifications to perform the services required for this Project. The requirements for the statements of qualifications are described in Section 3 of the RFQ.

- Evaluation Criteria: The evaluation criteria will be grouped as follows:

Scoring (100 point scale Step 1; 150 point scale including Step 2 – Interview)

Step 1 – Initial Response Evaluation (100 Points Maximum)

- 40 points - Development Team Qualifications, including Individuals and Companies
 - Team's number of years in business, size and staffing
 - Team's experience developing projects of similar scope, size and quality including relevant examples
 - Experience of proposed personnel on similar projects and as a project team
- 30 points – Proven Project Success
 - References
 - Quality of previous design and project documentation
 - Meeting schedules and meeting budgets
 - Timeliness and quality of responses during construction administration
 - Communications and cooperation
 - Project(s) including regular public involvement
- 20 points – Respondent's Stability / Financial Capacity
 - Ability to identify and acquire the equity or financing necessary to develop the Site
- 10 points - Capacity to Perform Work
 - Workload and availability to meet schedule
 - Proposed project management plan and Gantt chart schedule
 - Project organization chart and proposed specialty sub-consultants
 - Knowledge of McKinney codes and ordinances including historic district requirements

Step 2 – Interview, if desired (requested of no more than top 5 respondents from step one) (50 Points Maximum)

- Proposed project team presentation
- Proposed project team interaction
- Proposed project team communications skills
- Proposed project team responses to interview questions
- Proposed project team's conceptual development concepts for the Sites

Step 3 – City Council Presentation and Public Meet and Greet, if desired, (requested of no more than top 4 respondents)

- Proposed project team's presentation
- Proposed project team's interaction
- Proposed project team's communications skills
- Proposed project team's responses to questions
- Proposed project team's preliminary development concepts for

the Sites*

** Please note that respondent(s) selected to make a presentation to the City Council and meet with the public should be prepared to develop and present conceptual development plans to reflect their initial ideas for how the Sites should be redeveloped. These conceptual development plans will likely be modified in the future partly based on city and public feedback therefore respondent(s) should not be concerned with having fully developed plans at this stage of the redevelopment process. However, these conceptual development plans should be refined enough to be acceptable for public viewing.*

- **Role of the Development Team(s) and City:** The selected Development Team(s) will engage the necessary consultants to define and design the project, complete the design, acquire the Sites, secure the necessary permits (including but not necessarily limited to building permits, development permits, certificates of occupancy, etc.), secure equity and debt financing, contract for and construction of the project, and own and manage the project after completion.

The City is committed to facilitating the redevelopment of the Sites by any reasonable means, including a number of economic development tools available under state law. Offered incentives will attempt to be mutually beneficial and will be based on negotiations with the selected Development Team(s) and the merits of any proposed project. The City may require use restrictions and/or conditions, covenants, and restrictions (“CCRs”) on the conveyed sites.

The City’s ownership of the Sites offers options for property control/acquisition by the Development Team(s). The land conveyance process for any included sites will be undertaken in accordance with applicable state laws governing disposition of public property. Notwithstanding the foregoing, any proposal to purchase any or all of the Sites, or any interest therein, shall include a minimum price for each Site that is equal to or exceeds the fair market value of the Site, as such has been determined in an appraisal obtained by the City. The City reserves the right to negotiate a conveyance under Texas Local Gov’t. Code Sec. 253.0125 with the selected Development Team(s).

City Staff will also take an active role in technically assisting the Development Team(s) through the development process in order to secure all necessary endorsements and approvals as expeditiously as possible (e.g. platting, site planning, permitting, etc.).

1.4 Project Scope, Schedule, and Procurement:

- **Project Scope:** The selected Development Team(s) is expected to enter into a comprehensive development agreement with the City which will govern and ensure the redevelopment of the Site including, but not limited to the addition of elements such as new residential uses and/or new commercial/office/retail/restaurant/educational uses (single use and/or mixed use building improvements) within a compact and pedestrian-friendly design.

The exact configuration of these and other site elements will generally be negotiated after a Development Team(s) is selected.

- **Schedule:** The City anticipates entering into agreement negotiations with the selected Development Team(s) by early 2024 with redevelopment construction activities beginning by Spring 2025, at the earliest.

- Procurement: Unless the City rejects all responses, the City Council is expected to authorize the City Manager to negotiate and execute a Pre-Development Agreement or Memorandum of Understanding or Interim Agreement with the selected Development Team(s). The Pre-Development Agreement or Memorandum of Understanding or Interim Agreement will: (a) define the general terms and conditions of the land conveyance/lease/exchange, the responsibilities of the Development Team(s), and the responsibilities of the City, (b) set a schedule for obtaining financial commitments and plan reviews/approvals, and (c) guide the negotiation of a Comprehensive Development Agreement between the Development Team(s) and the City.

SECTION 2 – NOTICE TO RESPONDENTS

2.1 Request for Qualifications Notice:

The City of McKinney, Texas (the “City”) is accepting submittals for a redevelopment contract, pursuant to Chapter 2267 *et seq.* of the Texas Government Code, in accordance with the terms, conditions and requirements set forth in this Request for Qualifications (“RFQ”).

RESPONDENTS ARE CAUTIONED TO READ THE INFORMATION CONTAINED IN THIS RFQ CAREFULLY AND TO SUBMIT A COMPLETE RESPONSE TO ALL REQUIREMENTS AND QUESTIONS AS DIRECTED.

2.2 Pre-Submittal Conference:

A virtual pre-submittal conference will be held at **the time and date listed in Section 2.13**. The conference will be held via video conference at:

<https://us02web.zoom.us/meeting/register/tZMsc-utrDqiGNYRMHFtRgRN7VSYOGcnN-6h>

Registration is required in advance to participate. The purpose of this conference is to discuss with potential Respondents the services to be provided and for potential Respondents to ask questions arising from their review of the Request for Qualifications. This pre-submittal conference is for informational purposes only. Answers furnished will not be official until verified in writing by the issuing office or department. Copies will be provided of all persons attending and registering at the conference will be provided to all persons attending and registering at the conference.

2.3 Submittal Format:

Responses must comply with the submittal requirements set out in Section 3 of this RFQ.

2.4 Submittal Deadline:

The City will accept responses to this RFQ until **the time listed in Section 2.13**, after which time all responses timely received will be publicly opened, and the names of the Respondents read aloud. Respondents are invited to join a video conference opening at: <https://us02web.zoom.us/j/82718827824> for acknowledgement of qualification statements. Responses received after the submittal deadline will not be considered.

2.5 Place for Submission:

Responses are encouraged to be submitted electronically on the City’s eBid portal. First-time users should consider submitting their SOQ early to ensure receipt. Hard copy submissions will also be accepted at City of McKinney, Procurement Services by mail or hand delivery and shall be marked as follows:

Lisa Littrell, CPPO, CPPB
Procurement Services Manager
1550 South College Street – Building D
McKinney, Texas 75070

It is the responsibility of each Respondent to ensure responses are submitted in a timely manner. The City is not responsible for delays in mail delivery or failure of couriers to deliver responses prior to the expiration of the submission deadline. The City shall not be obligated to reimburse any expenses incurred by any Respondents in preparing their response.

The City of McKinney cannot guarantee, due to internal mail delivery procedures that any qualifications sent priority mail will be picked up from the post office by City employees and delivered to Procurement Services by the required closing date and time. It is recommended that qualifications deliveries be made either in person or via an alternate delivery method ensuring delivery to the physical address. Respondent shall bear full responsibility for ensuring that the qualifications are delivered to the specified location by due date and time.

2.6 The City's Contact:

The City specifically requests that Respondents restrict all contact and questions regarding this RFQ and asks that questions or requests for interpretation be submitted through the eBid system.

2.7 Inquiries and Interpretations:

Responses to inquiries which directly affect an interpretation or change to this RFQ will be issued in writing by addendum. Requests for interpretation or changes to this RFQ must be submitted via the "Questions" tab for this project on the City of McKinney eBid system by the **time and date listed in Section 2.13** below. All such addenda issued by the City prior to the last date that submittals are required to be received shall be considered part of the RFQ, and the Respondent shall be required to consider and acknowledge receipt of such in its response. Firms receiving this RFQ other than directly from the City are responsible for notifying the City that they are in receipt of a submittal package and are registered on the City's eBid system at <https://mckinney.ionwave.net>, in the event an addendum is issued. It is the obligation of the Respondent to make sure that it has received all addenda prior to submission of its response.

Only those responses to inquiries, which are made by formal written addenda, shall be binding. Oral and other interpretations or clarifications will be without legal effect and shall not be binding on the City. The Respondent must acknowledge receipt of all addenda in its response.

2.8 Selection Procedure:

The procedure for selecting the Development Team(s) is described in Section 1.3 of this RFQ.

2.9 Public Information:

The City considers all information, documentation and other materials requested to be

submitted in response to this solicitation to be of a non-confidential and/or non-proprietary nature and therefore shall be subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after a contract is awarded.

Respondents are hereby notified that the City strictly adheres to all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of public information.

2.10 Respondent's Acceptance of Evaluation Methodology:

Each Respondent by submission of a response to this RFQ waives any claims it has or may have against the City and the City's Representative(s) in this process and their respective employees, officers and elected officials, members, directors and partners, agents and representatives regarding the administration of the RFQ process, the RFQ evaluation, and the critique and selection of qualified Respondents. Submission of a qualifications statement indicates the Offeror's and Respondent's acceptance of the evaluation technique set out in this Request. In this regard, Respondent acknowledges that the selection process and evaluations of responses submitted constitute public information under Texas law and Respondent waives any claim it has or may have regarding any information contained in or derived from such evaluations.

2.11 Respondent's Commitment:

Respondent understands and agrees that the City has the ability to terminate its selection process at any time, and to reject any and all responses, or any and all submittals, and that the City has made no representation, written or oral, that it will award a contract for this Project. Furthermore, Respondent recognizes and understands that any cost incurred by the Respondent which arises from Respondent's submittal of a response to this Request For Qualifications, or any subsequent submittal, if applicable, shall be the sole responsibility of Respondent.

2.12 Respondents Eligibility:

Only individual firms or formal joint ventures may respond to this RFQ. Two firms may not respond jointly unless they have formed a joint venture. (This does not preclude a Respondent from having consultants.)

2.13 Key Events Schedule:

The tentative timeline established by the City for its selection process is:

Issue Request for Qualifications:	Sunday, June 18, 2023
Pre-Submittal Conference:	2:00 pm CT, Tuesday, July 11, 2023
Interpretation/ Request Deadline:	2:00 pm CT, Thursday, July 20, 2023
Issue Final Addendum:	5:00 pm CT, Monday, July 24, 2023
RFQ Deadline:	2:00 pm CT, Thursday, August 17, 2023
Interviews, if desired:	week of September 25 th
City Council Presentation & Public Meet and Greet:	November 7, 2023
Recommendation to Award:	Subject to City Council Discretion

This timeline is subject to change by City.

2.14 Insurance Requirements:

The successful Respondent will be required to obtain the following insurance:

- A. Before commencing work, the Development Team(s) shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of McKinney. The Development Team(s) shall furnish to the City of McKinney certificates of insurance executed by the insurer or its authorized agent stating coverage, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

RFQ 23-38RFQ
Downtown City-Owned Property Redevelopment
City of McKinney
P.O. Box 517
McKinney, Texas 75070
Or email to:
ebid@mckinneytexas.org

- 1) Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum limits of \$2,000,000 per-occurrence, \$4,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.
- 2) Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000,000 each accident, b) by disease, \$100,000,000 per employee with a per policy aggregate of \$100,000,000.
- 3) Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined single limit of \$1,000,000.
- 4) Umbrella or Excess Liability insurance with minimum limits of \$5,000,000 each occurrence and annual aggregate for bodily injury and property damage, that follows form and applies in excess of the above indicated primary coverage (1, 2 and 3). The total limits required may be satisfied by any combination of primary, excess or umbrella liability insurance provided all policies comply with all requirements. The Development Team(s) may maintain reasonable deductibles, subject to approval by the City of McKinney.
- 5) Professional Liability Insurance to provide coverage against any claim which the consultant and all consultants engaged or employed by the consultant become legally obligated to pay as damages arising out of the performance of professional services caused by error, omission or negligent act with minimum limits of \$1,000,000 per claim, \$2,000,000 annual aggregate.

- 6) If the Development Team(s) serves as general contractor for the Project during the construction phase, Builder's Risk Insurance will be required. It shall provide All-Risk coverage including, but not limited to, Fire, Extended Coverage, Vandalism and Malicious Mischief, Flood (if located in a flood zone) and Theft in an amount equal to one hundred percent (100%) of the completed value of the project in question. The policy shall be written on a Completed Value Form, including materials delivered and labor performed for the project. The policy shall be written jointly in the names of the City, contractor and subcontractors as their interests may appear. The policy shall have endorsements as follows:
 - (a) This insurance shall be specific as to coverage and not contributing insurance with any permanent insurance maintained on the property.
 - (b) Loss, if any, shall be adjusted with and made payable to the City on behalf of all insureds as their interests may appear.
- B. With reference to the foregoing required insurance, the Development Team(s) shall endorse applicable insurance policies as follows:
- 1) A waiver of subrogation in favor of City of McKinney, its officials, employees, agents and officers shall be contained in the Workers' Compensation insurance policy.
 - 2) The City of McKinney, its officials, employees, and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.
 - 3) Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days notice has been given to City of McKinney.
- C. The total limits required may be satisfied by any combination of primary, excess or umbrella liability insurance provided all policies comply with all requirements. The contractor may maintain reasonable deductibles, subject to approval by the City of McKinney.
- D. All insurance shall be purchased from an insurance company that meets a financial rating of A-VI or better as assigned by the A.M. BEST Company or equivalent.
- E. The Development Team(s) agrees to comply with all applicable provisions of Texas Administrative Code Title 28, Section 110.110, regarding building or construction contracts with governmental entities and the contractual requirements.
- 1) Certain language must be included in this Construction Agreement and in the Development Team(s)'s contracts with subcontractors and others relating to the work;
 - 2) The Development Team(s) is required to submit to the City certificates of coverage for its employees and for all others providing services relating to the work until all project work is completed; and

3) The Development Team(s) is required to post certain notices at job sites.

SECTION 3 – SUBMITTAL REQUIREMENTS

3.1 General Instructions:

- A. Respondents should carefully read the information contained herein, and submit a complete response to all requirements and questions as directed.
- B. Responses and any other information submitted by Respondents in response to this RFQ shall become the property of the City.
- C. The City will not provide compensation to Respondents for any expenses incurred by the Respondent(s) for submittal preparation or for any demonstrations that may be made, unless otherwise expressly stated or required by law. Respondents submit qualifications and other submittal information in response to this RFQ at their own risk and expense.
- D. Responses which are incomplete or qualified with conditional clauses, or alterations, or items not called for in the RFQ documents, or irregularities of any kind, are subject to disqualification by the City, at its option. The City reserves the right to waive any irregularity or informality in a response or submittal.
- E. Each response should be prepared simply and economically, providing a straightforward, concise description of the Respondent's ability to meet the requirements of this RFQ. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the City's needs.
- F. The City makes no guarantee that an award will be made as a result of this RFQ or any subsequent RFQ, and reserves the right to accept or reject any or all submittals, waive any formalities, irregularities, or minor technical inconsistencies, or delete any item/requirements from this RFQ or contract when deemed to be in the City's best interest. Representations made within the submittal will be binding on responding firms.
- G. Failure to comply with the requirements contained in this RFQ may result in a finding that the Respondent is not qualified and is ineligible to submit a submittal in response to any subsequent RFQ.
- H. Only individual firms or formal joint ventures may apply. Two firms may not apply jointly unless they have formed a joint venture. Any associates will be disqualified. (This does not preclude a Respondent from having consultants.)

3.2 Preparation and Submittal Instructions:

- A. Respondents must complete, sign and return the attached Response Letter to RFQ, Section 5, as part of their submittal. Respondent's company official(s) authorized to execute such submittals on behalf of Respondent must sign submittals. Failure to sign and return these forms will subject your submittal to disqualification. Any addenda must be acknowledged in the response letter.
- B. Responses to this RFQ should consist of answers to required questions in Section 6 Respondent Questionnaire. It is not necessary to repeat the question in your response;

however, it is essential that you reference the question number with your response corresponding accordingly. In cases where a question does not apply or if unable to respond, reference the question number and indicate N/A (Not Applicable) or N/R (No Response), as appropriate. Briefly explain your reason when responding N/R.

C. Page Size, Binders and Dividers:

Submittals must be typed on letter-size (8-1/2" x 11") paper. The City requests that submittals be printed on both sides of the paper and each copy submitted in a separate three (3) ring binder. Preprinted material should be referenced in the submittal and included as labeled attachments. Tabs for ease of reference should divide sections. Number each side of each page consecutively, including letters of interest, brochures, licenses, resumes and supplemental information. Submittals must be limited to 30 pages. Covers, table of contents and divider tabs will not count as pages, provided no additional information is included on those pages. For clarification, one sheet of paper printed on both sides of the sheet will count as 2 pages. Provide the number of copies of the submittal specified in Section 3.2.E. **Any submittals exceeding the 30-page limit may be disqualified.**

D. Pagination:

All pages of the submittal should be numbered sequentially in Arabic numerals (1, 2, 3, etc.). Attachments should be numbered or referenced separately.

E. Number of Copies:

Submit a total of one (1) original on the City's eBid portal, **or** one (1) original so labeled, and one (1) complete hard copy of the entire response, along with an electronic copy in PDF format on a USB flash drive. An original signature must appear on the original hardcopy response and the PDF copy must include a signature.

F. Submission:

- 1) Show the Request for Qualifications number and submittal date in the lower left-hand corner of your sealed submittal envelope (or box or container).
- 2) The materials submitted must be enclosed in a sealed envelope (or box or container); the package must show clearly the submittal deadline; the RFQ number must be clearly visible; and name, telephone number and the return address of the Respondent must be clearly visible on the outside of the sealed envelope (or box or container).
- 3) Late submittals properly identified will be returned to Respondent unopened. Late submittals will not be considered under any circumstances.
- 4) Telephone ("PHONE") submittals are not acceptable when in response to the Request for Qualifications.
- 5) Facsimile ("FAX") submittals are not acceptable when in response to this Request for Qualifications.

- 6) Email (“E-mail”) submittals are not acceptable when in response to this Request for Qualifications.

3.3 Pricing:

Save and except Site acquisition offers, submittals shall not include a proposal of fees, pricing or other compensation.

3.4 Submittal Checklist:

Respondents are instructed to complete, sign and return the following documents as a part of their submittal. Failure to return these documents may subject your submittal to disqualification.

- Respondent’s responses to requested information
- Signed and completed Response Letter to RFQ (reference Section 5)
- Respondent’s responses to Questionnaire (reference Section 6)

SECTION 4 – CERTIFICATE OF INTERESTED PARTIES (Form 1295)

(Required by Awarded Vendor(s) Only)

In 2015, the Texas Legislature adopted [House Bill 1295](#), which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

Filing Process:

The commission has made available on its website a new filing application that must be used to file Form 1295. A business entity must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form. The completed Form 1295 with the certification of filing must be filed with the City of McKinney.

The City of McKinney must notify the commission, using the commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the contract binds all parties to the contract. The commission will post the completed Form 1295 to its website within seven business days after receiving notice from the City of McKinney.

Form Availability:

Certificate of Interested Parties Form is available from the Texas Ethics Commission website at the following address:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

For questions regarding and assistance in filling out this form, please contact the Texas Ethics Commission at 512-463-5800.

**SECTION 5 – RESPONSE LETTER
RFQ NO. 23-38RFQ**

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

Ms. Littrell;

This response is being submitted by the undersigned, on behalf of the Respondent:

The person signing this Response on behalf of the Respondent represents to City that:

- 1) The information provided herein is true, complete and accurate to the best of the knowledge and belief of the undersigned; and
- 2) He/she has full authority to execute this Response on behalf of Respondent.
- 3) Respondent has received the Addenda to this RFQ, specifically, Addenda numbered _____ and dated _____.

Executed this _____ day of _____, 2023.

RESPONDENT:

By: _____

Name: _____

Title: _____

Phone: _____

Attachment: Responses to Respondent's Questionnaire

SECTION 6 - RESPONDENT'S QUESTIONNAIRE
RFQ NO. 23-38RFQ

Respondents are required to submit a complete response to each of the below listed items with separate responses, if needed, for the design and construction team members. Responses requiring additional space should be brief and submitted as an attachment to the Respondent's Questionnaire.

1. Legal name of the Respondent:

Authorized point of contact for the Respondent:

Name: _____ Title: _____

Email: _____ Cell: _____

Address of office that will be providing service:

Main phone: _____ Direct phone: _____

Number of years in Business: _____

Type: Individual _____ Partnership _____ Corporation _____ Joint Venture _____

Number of Employees: _____ Annual Sales Volume: _____

2. Qualifications of Respondent: Provide a project organization chart along with resumes of key personnel for both design and construction team members that shows experience with projects of similar size, complexity, and scope.
3. Qualifications of Respondent: Describe your firm's past performance on other contracts for or agreements with the City of McKinney or other cities (e.g. cost control, cost savings, schedule control) and your firm's demonstrated technical competence and management qualifications with redevelopment projects, particularly those that are similar to the proposed project type.
4. Qualifications of Respondent: Does any relationship exist between your company and any of the City's officers, employees whether by relative, business associate, capital funding agreement or any other such kinship? If yes, please explain.
5. Proven Project Success: Describe your company's quality assurance program, what are your company's requirements, and how are they measured? In particular, describe the way your Development Team(s) maintains quality control during the design and construction phases. For one of the projects listed in this response, provide specific examples of how these techniques were used.
6. Proven Project Success: Describe the various funding models that your firm has successfully used on past public/private partnership projects and include information on the percentages of public versus private contributions for project funding.
7. Proven Project Success: Describe at least one project that required significant interaction or coordination with the public. Outline what was done by the project team to ensure clear and consistent communication and coordination with the public. Additionally, detail exactly how the project was inclusive of the public's input. Finally, describe the outcome of the project including if it was positively received by the public, met project goals, and was on time and budget.
8. Proven Project Success: Provide a minimum of three and a maximum of five projects the Development Team(s) has completed which are most like this project. In determining which projects are most like this project, please consider: same or related size and complexity; same or related development environment (e.g.: historic area, urban infill, etc.); whether the project consisted of an expansion of an existing facility or new construction; how many members of the proposed team (and their role) worked on the listed project; how recently the project was completed; and, if the projects were completed on time and on budget. List the projects in priority order, with the most related projects listed first.
9. Proven Project Success: Provide customer reference letters from no less than three (3) public entities with which Respondent currently has contracts and/or has previously provided development or redevelopment services of equal type and scope within the past ten (10) years.
DO NOT ONLY USE REFERENCES FROM CITY OF MCKINNEY OFFICIALS
10. Respondent's Stability / Financial Capacity: State whether you will provide a copy of your company's financial statements for the past two (2) years, if requested by the City.
11. Respondent's Stability / Financial Capacity: Provide a financial rating of your company and any documentation (e.g., a Dunn & Bradstreet analysis), which indicates the financial stability of the company.
12. Respondent's Stability / Financial Capacity: Is your company currently for sale or involved in

any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.

13. Respondent's Stability / Financial Capacity: Provide any details of all past or pending litigation or claims filed against your company arising out of or in connection with your company's performance under a contract for development or redevelopment of land or other services. Describe how such suit or claims were resolved.
14. Respondent's Stability / Financial Capacity: Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.
15. Capacity to Perform Work: Provide a list of the Development Team's active projects, the current status of these projects, and when the projects are anticipated to be completed. Emphasis should be placed on demonstrating that any current projects will not negatively impact the ability to complete the projects within the proposed schedule.
16. Capacity to Perform Work: Provide an anticipated project management plan and schedule in Gantt chart format for the project including major milestone dates.
17. Capacity to Perform Work: Indicate the Development Team's knowledge of and experience with McKinney's development codes and ordinances including the historic district's requirements.

SECTION 7 – EXHIBITS

EXHIBIT A. The Four Sites and the Immediate Vicinity



EXHIBIT B. Location of the Sites

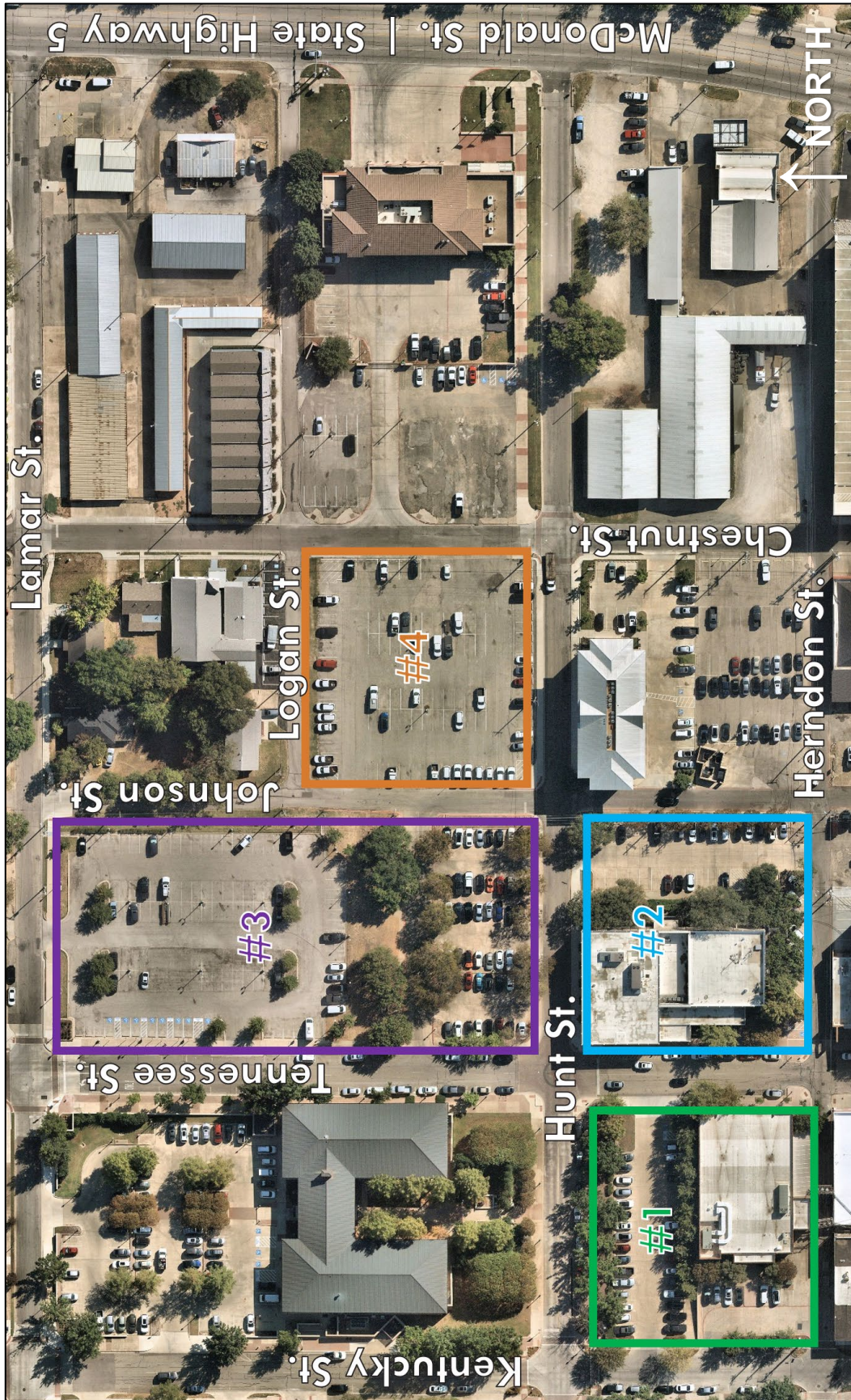


EXHIBIT C. The Sites' Collin Central Appraisal District Property ID Numbers

www.collincad.org



EXHIBIT D. Anticipated Public Improvements Needed

