26-0926

TITLE: Consider/Discuss/Act on a Request to Extend the Term on Project 4B25-12, Awarded to The Harbor at Adriatica Master Condominium Association, Inc. in the Amount of $233,137.00 for the Replacement of Fire Suppression System Within the Structured Parking Facility Containing 438 Public Parking Spaces Located at 6675 Mediterranean Drive, to December 31, 2026.

COUNCIL GOAL: 1: Direction for Strategic and Economic Growth
1.2: Continue to develop a retail strategy for key areas of the community to diversify revenue sources and expand entertainment, dining and shopping options and tourism.
5: Enhance Quality of Life in McKinney
5.1: Create affordable recreational and cultural arts activities for all ages throughout the city

MEETING DATE: September 24, 2026

DEPARTMENT: McKinney Community Development Corporation

CONTACT: Cindy Schneible, President

ITEM SUMMARY:

- On August 25, 2025, MCDC awarded The Harbor at Adriatica Master Condominium Association, Inc. $233,137 to replace the fire suppression system in the parking structure in Adriatica Village, which provides public parking for visitors to the Village.
- The Harbor at Adriatica is requesting a term extension to December 31, 2026 due to delays related to permitting and the pipe fabrication.
- The existing fire suppression system at time of request, installed in 2007-2008, is experiencing leaks, pressure failures and pipe bursts, resulting in property damage.
- Total garage capacity includes 609 spaces. Of that number, 438 (72%) are public and serves visitors to the public park area, amphitheater, wedding venue, restaurants, and retail shops.
- New system will include a nitrogen generator component that will increase the

life of the system from 20 to 60 years.

BACKGROUND INFORMATION:

- Adriatica Village is a highly photographed location in McKinney, as the Croatian-inspired scenery and lake offers a unique and romantic backdrop.
- The purpose of the Association is to manage the existing association property and to protect and enhance the value of the properties which includes providing for the management, maintenance, repair and replacement of common elements.

FINANCIAL SUMMARY:

- This extension request does not impact the funding amount of $$233,137 already allocated for this project.
- The project is eligible for MCDC consideration under Section 505.152 of the Texas Local Government Code.

SUPPORTING MATERIALS:

- Application Packet
- Presentation

SUPPORTING MATERIALS:

Letter of Request