McKinney Independent School District
#1 Duvall Street, McKinney, Texas 75069

To: Board of Trustees

From: Shawn Pratt, Superintendent

Subject: McKinney Learning Center Interior Demolition

Date: November 16, 2026

Overview:

- At the October 2023 School Board Meeting, the School Board authorized the school district to enter into an agreement with Corgan Architects to provide architectural services for a performing arts addition to McKinney Boyd High School (MBHS), classroom and performing arts additions to Scott Johnson Middle School (SJMS), and a new MISD Maintenance Building. The Maintenance Building is originally part of the 2016 Bond Election.
- In December 2023 the School Board approved the hiring of Crossland Construction Company for Construction Manager at Risk Services for the same three projects.
- The additions to MBHS and SJMS have been completed.
- Earlier this year the district began working with Corgan on plans for the proposed Maintenance Building that was to be located directly east of the district's existing Central Distribution Center on Interchange Street north of Highway 5 and Highway 380 Intersection.
- During the planning process for the new maintenance building the school district elected to repurpose 3 elementary schools. The repurposing allowed the McKinney Learning Center (DAEP) to relocate from the "church" property located at 2600 White Avenue at the corner of White Avenue and Redbud Blvd., into a portion of the McNeil Learning Academy (formally McNeil Elementary School). The relocation allowed the McKinney Learning Center (DAEP) to finally have a gym, a kitchen, and a cafeteria.
- The relocation of the McKinney Learning Center to the McNeil Learning Academy provided an opportunity for the proposed maintenance building to be "relocated" from the Interchange location to the existing building on White Avenue. The district can move maintenance operations from our North McDonald Street location to White Street, which is much more centrally located in the city. Utilizing the existing building for the maintenance department administration offices will also allow the district to save bond funds.
- The district has already had discussions with the City of McKinney regarding the relocation of the maintenance department to this new location and the city agrees with our vision.
- Although the district can relocate the maintenance administration offices into the existing building, the district will still need to construct a warehouse on the open piece of land located directly north of the existing building to accommodate the

need for required warehouse space. The district has started working with Corgan on the warehouse design.

- The existing building was constructed in 1971, and the school district purchased the building from the church congregation in 1997. As part of the district's state required documentation of district owned buildings, the building was tested for asbestos in accordance with state testing requirements. The results indicated that asbestos was present in the mastic (glue) that attached the carpet and VCT flooring to the concrete slab and on interior wall surfaces that had been encapsulated by paint. State guidelines allow the finishes to remain in place if the finishes are not disturbed. If the finishes are not disturbed the material is deemed "nonfriable" or not air-born and completely safe to be around.
- As part of the repurposing of the building to maintenance offices, some areas of the building will need to undergo minor reorganization. Before these revisions can be started, the encapsulated asbestos will need to be removed from the building.
- The facilities department reached out to HP Enviro Vision and secured an Asbestos Abatement Proposal to have all asbestos materials removed from the building. The proposal is for $225,011.46. The bid is part of an approved EPCNT Contract via a Fort Worth ISD RFCSP contract. See the attached proposal.
- It should be noted that if the school district decided to sell or demolish the building, we would still need to abate the asbestos material prior to moving forward with either option.

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Impact Statement: N/A

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It is recommended: The Board approve the Interior Demolition work for the McKinney Learning Center as presented.

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Resource Person(s): Greg Suttle

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Respectfully submitted,

Shawn Pratt
Superintendent

Greg Suttle
Chief Operations Officer