

A CAMPUS

LESS

ORDINARY

Tyler Technologies
Embraces Unique Setting
for Headquarters Campus



Creative. Smart. Innovative.

Those are just a few adjectives that describe Tyler Technologies, Inc. When the software company decided to build a new corporate and division headquarters, it wanted a facility that embodied those characteristics. The NYSE-listed company, which is the largest in the nation focused solely on providing software solutions to the public sector, worked with KDC to develop a 142,000-square-foot facility in Plano, Texas.

The new headquarters is situated on 26 acres in the Legacy Business Park, one of the premier corporate neighborhoods in the nation. In late August, Tyler joined a number of blue-chip companies that call Legacy home, including Hewlett-Packard, Frito-Lay, Ericsson and JCPenney.



The picturesque acreage currently houses a 60,000-square-foot, two-story former YMCA building, which was redeveloped as part of the headquarters campus. It is connected via a transparent ground-level walkway to a new 82,000-square-foot, three-story office building.

“Tyler is a company that any community would be thrilled to have; they have such a wonderful corporate culture,” says Elaine Hamm, director of business retention and expansion for the city of Plano. “We’re thrilled they purchased the YMCA property because it had been vacant, and we know it’s going to be vibrant again.”

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The company’s corporate headquarters moved to the new campus from its leased space in the Preston Center at 5949 Sherry Lane in Dallas. In addition, Tyler’s Courts & Justice Division left its leased offices at 6500 International Parkway in Plano. In total, approximately 400 employees moved to the new campus. The renovated YMCA building will also house shared services,



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including a fitness center and a café overlooking a green space and waterway.

“This is truly one of the more interesting projects that we’ve ever done,” says Mike Rosamond, executive vice president of KDC. “There are so many unique elements: the land, which is adjacent to White Rock Creek and overlooks the Legacy Trail; the redevelopment of the YMCA; and the new building, which will be LEED-certified.”

“Most of the prospective buyers for the land were considering razing the YMCA building, but we had a different vision,” says John Yeaman, Tyler’s chairman of the board and former president and CEO. “We’re in the software business, and we believe we can do something innovative or creative with our real estate.”

Rare Setting for a Growing Business

Tyler’s business is growing. The company provides end-to-end technology solutions and services for local governments. It works with cities, counties, schools and other government entities to help them become more efficient, accessible and responsive to the needs of citizens. In addition to the new Plano campus, Tyler owns facilities in Yarmouth and Falmouth, Maine; Moraine (Dayton), Ohio; and Lubbock, Texas.

“We had a bit of a dilemma because the Courts & Justice Division had outgrown its space, and we had to consider the best direction for our business, whether we should continue to lease or own our property,” Yeaman recalls. “Ultimately, we prefer to own our real estate and control our destiny.”

When a longtime real estate friend of Yeaman’s suggested that he look at the Legacy acreage, Yeaman was intrigued. In addition to its attractive location and appeal-

ing setting, the property contained the structure that had been built as a fitness center for EDS employees. Later on, the technology giant donated it to the local YMCA.

Yeaman was more than familiar with the YMCA property — it was his old stomping grounds. In the 1980s, he represented EDS as its broker, and in 1995, he assumed responsibility for the EDS real estate department. From 1995 to 1998, he managed EDS’ \$2 billion in real estate assets, including leases and owned real estate.

Yeaman, who describes himself as “positive to a fault,” immediately saw the intrinsic value in the land, if not the building itself. “Even if we couldn’t use the build-



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ing, I knew the land was a great buy,” he says. “This is a deal we didn’t want to miss out on.”

Tyler purchased the land in 2010 and immediately engaged KDC and design firm HKS Architects. The company tasked KDC and HKS with proposing the best way to use the existing building and surrounding acreage. Hill & Wilkinson, BLUM Consulting Engineers, Inc. and Kimley-Horn and Associates also worked on the



project. CBRE's Jeff Ellerman and Scott Hobbs coordinated the transaction.

"KDC was an obvious choice because I knew them from their work in Legacy Business Park," Yeaman says. "KDC has had great success in Legacy, and we definitely made a good decision when we decided to engage them as our development partners."

"We did an analysis on the land, and, frankly, we were surprised by all the different things we could do with it," says Jim Wrightsman, vice president with KDC. "We had multiple options. The land could support a master plan of roughly 500,000 square feet."

Initially, Tyler evaluated several different scenarios regarding the existing YMCA building, including the possibility of demolishing the building. Ultimately, the decision was made to repurpose it along with constructing a new building.

"We're excited about making something special out of the old Y building," Yeaman says, noting that the building's exterior structure and design has remained virtually

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the same. The interior, however, has received a complete overhaul, utilizing the space in a very creative way.

The topography and landscape were other elements to consider in the design and development process, Wrightsman points out. "Our development expertise, coupled with our relationships with government entities to facilitate the appropriate approvals, has allowed us to develop a building that is uniquely responsive to the site and significantly reduces the impact of the buildings on the natural environment," he says.

Rosamond says Tyler challenged the design and development team to come up with a plan that was both innovative and economical. The entire project was designed with an eye toward sustainability.

"You can't get much more green than reusing a whole building," Rosamond points out. In addition, the new building also will be certified by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

Retaining and Attracting Talent

Tyler has been honored by *Forbes* magazine as one of "America's Best Small Companies" five times in the past six years, and that's a label the company wants to keep. It believes its new campus will help contribute to that goal.

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In addition to attracting new talent, Tyler is equally concerned about retaining its existing employees and creating an environment where they'll be both content and productive. "We've worked hard to make sure that what we're creating will work for the people who will be housed there," Yeaman notes. "Division President Bruce Graham deserves a lot of credit for involving employees in space planning and interior design so everybody feels they have been a part of the process. We had extensive discussions to ensure we would have a space that fits what we do and how we work. Our people are excited about the new campus."

Yeaman says part of the excitement stems from being able to design and furnish the space to Tyler Technologies' specifications. "When Courts & Justice moved into its last space, we adapted to the existing layout and even took the previous tenant's furniture instead of redesigning for our own use," he explains. "Now we designed the space specifically for our use."

One interesting design element is the inclusion of a large Renlita retractable door on the east side of the third floor. This door, similar to the operation of a garage door, converts a wall of windows to an open environment. These types of doors are very common in temperate climates, retail settings and in Europe but are not common in the Dallas-Fort Worth Metroplex.

"We were able to connect the indoors to the outdoors and really take advantage of the fact that the campus sits near a body of water and has great views," Wrightsman notes. "This is just an amazing project."

Yeaman agrees: "We're thrilled."

