

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: April 14, 2026

Topic:

Consideration and possible action to approve a roof replacement at 202 South Live Oak for an amount not to exceed \$189,036.00.

Background:

The TEDC owns two buildings at the South Live Oak Business Park. The larger building, approximately 25,000 square feet, was built in 2006 and is currently leased to Ameresco Solar.

The existing roof has undergone numerous repairs over time and has reached a point where continued patching is no longer a cost-effective or reliable solution. Due to ongoing maintenance issues and the risk of further deterioration, full replacement is necessary to protect the structure and prevent additional expenses.

Colliers Property Management solicited competitive bids for the project and received six (6) submissions. Following review, the lowest qualified bid is being presented for the Board's consideration. The lowest qualified bidder is Noble Roofing, a locally based commercial roofing contractor serving the greater Houston area.

Noble Roofing's proposal totals \$189,036.00 and includes installation of a 60-mil TPO (thermoplastic polyolefin) single-ply roofing system by Carlisle Syntec, with a 20-year No Dollar Limit (NDL) manufacturer's warranty and a 2-year workmanship warranty. The proposal also includes walkway pads and new gutters and downspouts. Pricing is valid through April 17, 2026, with the contractor noting potential material cost increases of up to 10% thereafter.

If approved, funding for this project will be provided from the South Live Oak Operating account, which has a cash balance of \$1,136,293.33 as of 2/28/2026.

Origination: Kelly Violette, Executive Director, Tomball Economic Development Corporation

Recommendation: Staff recommends proceeding with Noble Roofing on the roof replacement to ensure the long-term integrity of the building.

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: No: If yes, specify Account Number:

#South Live Oak
Redevelopment &
Maintenance

If no, funds will be transferred from account # _____ To account # _____

Signed _____ Approved by _____
Staff Member-TEDC Date Executive Director-TEDC Date