

**NOTICE OF SPECIAL TOMBALL ECONOMIC DEVELOPMENT
CORPORATION MEETING**



**Tuesday, October 08, 2024
11:30 AM**

Notice is hereby given of a meeting of the Tomball Economic Development Corporation, to be held on Tuesday, October 08, 2024 at 11:30 AM, City Hall, 401 Market Street, Tomball, TX 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball Economic Development Corporation reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR OCTOBER 8, 2024, 11:30 AM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT:

<HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38>

A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 836 1384 4919 Passcode: 574224. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. New Business

Special Tomball Economic Development Corporation Meeting

October 08, 2024 | Agenda

Page 2 of 2

1. Consideration and possible action by Tomball EDC to approve a construction contract with Boatman Construction, LLC for the TEDC office remodel at 29201 Quinn Rd. Suite A, Tomball, Texas 77375. The estimated amount of expenditure is not to exceed \$93,521.00.

D. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the day of OCTOBER 4, 2024 by 11:30 AM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kelly Violette
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Special Tomball EDC Agenda Item Data Sheet

Meeting Date: October 8, 2024

Topic:

Consideration and possible action by Tomball EDC to approve a construction contract with Boatman Construction, LLC for the TEDC office remodel at 29201 Quinn Rd. Suite A, Tomball, Texas 77375. The estimated amount of expenditure is not to exceed \$93,521.00.

Background:

On August 13, 2024, the Tomball Economic Development Corporation Board of Directors approved the FY 2025 TEDC Budget, which included a line item for Office Moving/Remodeling Expenses for our relocation into Suite A of the current building at 29201 Quinn Road, Tomball, Texas 77375.

A 60-month lease was approved by the Board of Directors on September 10, 2024, with a term beginning on November 1, 2024.

Staff solicited three bids for updating the office space including new paint, flooring, built-in cabinets, blinds, etc. Two estimates were submitted, and staff recommends approval of the contract with Boatman Construction LLC for an amount not to exceed \$93,521.00. The approved budget amount for this project is \$100,500.00.

The new office space will allow our team to work more effectively, improving overall performance and client service. Additional conference, office, and storage space will accommodate future staff as we scale up, positioning us to better handle increased workloads and economic development initiatives.

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

Recommendation: Approval of the construction contract with Boatman Construction LLC for an amount not to exceed \$93,521.00.

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: #Office
Moving/Remodeling
Expenses _____

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

Signed _____
Staff Member-TEDC Date

Approved by _____
Executive Director-TEDC Date



TEDC - Remodel - Revised

29201 Quinn Rd Ste A

Tomball, Texas 77375

Total New or Renovation Area: 2,885 sf

Proposal Date: 09/23/24

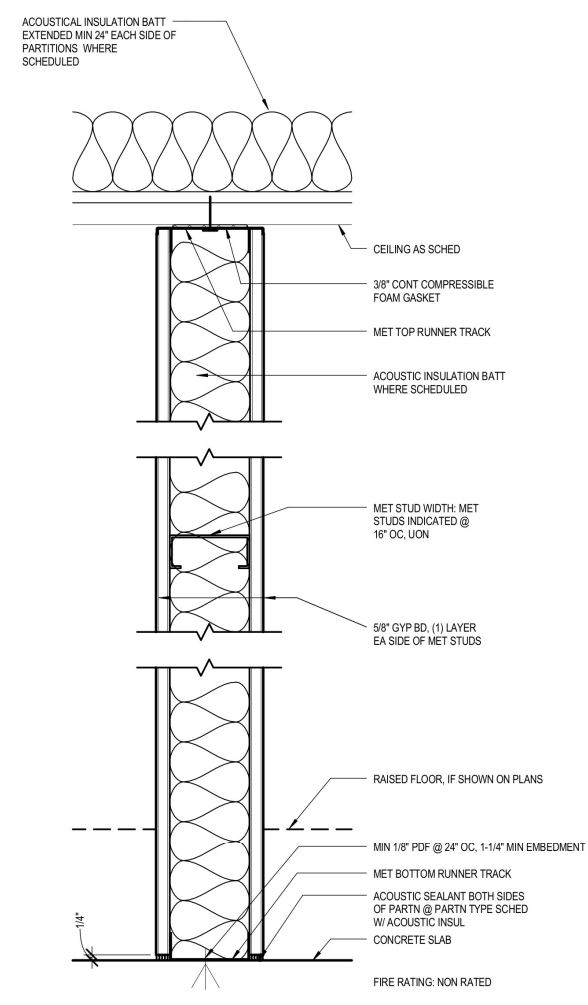
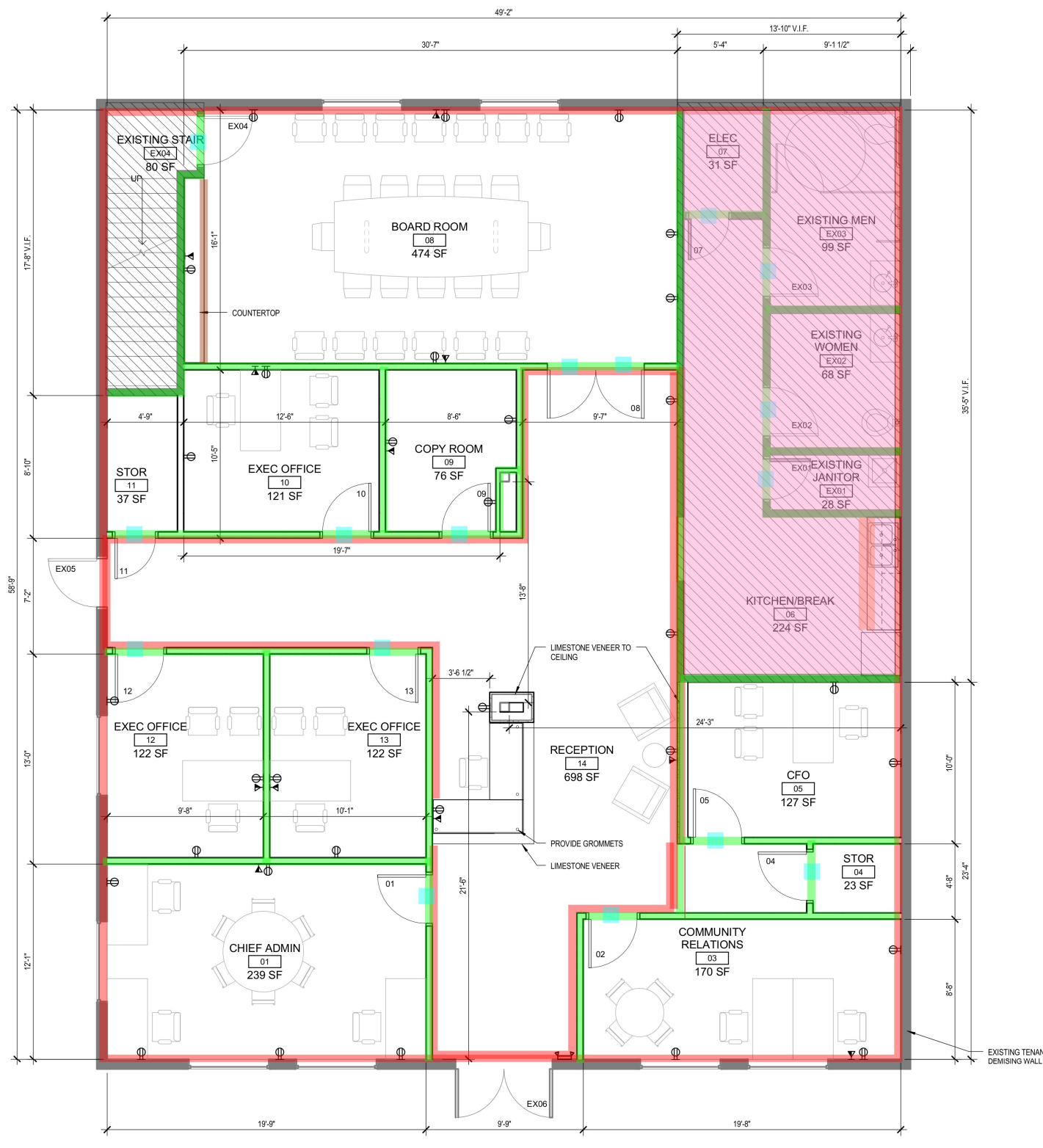
Duration 4 Weeks

COST CODES

		Qty	Unit	Unit Rate	Subtotal	Totals
501000	1 General Requirements					
501580	General Labor	40	hrs	19.00	760	
						760
506000	6 Wood & Plastics					
506230	Solid Surface in Kitchen & Board Room	1	ls	4,750.00	4,750	
506400	Architectural Woodwork - Millwork Kitchen	1	ls	2,926.00	2,926	
506400	Architectural Woodwork - Millwork @ Conference Rm Wall	1	ls	5,112.00	5,112	
						12,788
509000	9 Finishes					
509250	Wall Demo in Exec Office	1	ls	1,050.00	1,050	
509300	FRP over Existing Wall Tile	1	ls	4,752	4,752	
509650	Flooring Carpet, LVT Throughout	1	ls	25,230.00	25,230	
509900	Paint and Coatings	1	ls	19,159.00	19,159	
						50,191
512000	12 Furnishings					
512220	Blinds	1	ls	2,280.00	2,280	
						2,280
515000	15 Mechanical					
515400	Plumbing - Remove & Reinstall Plumbing Fixtures	1	ls	1,000.00	1,000	
515700	Heating, Ventilating, A/C Eqp				Excluded	
						1,000
516000	16 Electrical					
516200	Electrical				Excluded	
						0
Cost of Work					67,019	67,019
518000	General Conditions					
518005	Mobilization	1	ls	500.00	500	
518010	Job Safety	1.00	mo	375.00	375	
518400	Dumpsters & Trash Removal	2	ea	675.00	1,350	
518430	Small Tools & Supplies	1.00	mo	150.00	150	
518700	Final Clean Interior	2,885	sf	0.50	1,443	
518900	Building Permit	0	ls	0.00	Excluded	
						\$ 3,818
520000	Direct Overhead					
520100	Superintendent	4.00	wks	1,865	5,969	
520125	Assistant Superintendent	4.00	wks	1,250	0	
520050	Project Manager	4.00	wks	2,404	1,923	
520150	Project Coordinator	4.00	wks	1,308	1,046	
520400	Labor Burden	8,938.46	ls	25%	2,235	

								\$	11,173
		Insurance	Qty	Unit	Unit Rate	Subtotal			Totals
		General Liability Insurance & Umbrella Policy	82,010	ls	0.90%	738			
		Builders Risk Insurance	82,748	ls	0.018%	14			
		Payment & Performance Bond	1.00	ls	0.00	0			
								\$	752
		Total Cost						\$	82,762
								\$	82,762
			Qty	Unit	Unit Rate				Totals
		Contingency	82,762	\$	5.00%				4,138
		Fee	82,762	\$	8.00%				6,621
		Sub Total	1	\$	\$ 93,521				93,521
		State Sales Tax	93,521	\$	0.00%				0
		Total Proposal							93,521

Item 1.



1 FLOOR PLAN
1/4" = 1'-0"

Paint Walls - 10' High 1 Side - SF	3680.0 SQ FT
Paint Walls - 10' High 2 Side - SF	6979.0 SQ FT
Paint Ceilings - SF	458.0 SQ FT
Paint - Millwork - LF	11.0 FT
Millwork - Kitchen - LF	7.0 FT
Paint - Door & Trim - EA	16.0 EA
Board & Batten Walls - 10' High 1 Side - SF	332.0 SQ FT

PLAN LEGEND

- EXISTING PARTITION, TYP.
- NOTE: DOORS WITH "EX" NUMBER ARE EXISTING
- NEW DUPLEX ELECTRICAL OUTLET
- EXISTING DUPLEX ELECTRICAL OUTLET
- DATA OUTLET WITH CONDUIT AND PULL-STRING

2 TYPE B: FLOOR TO CEILING PARTITION
3" = 1'-0"

Project
TOMBALL REGIONAL HEALTH FOUNDATION



6523 CRAIGWAY RD
SPRING, TX 77389
VOICE: 281.355.8400
FAX: 281.355.8401
JEFFB@PRIMETEX.COM
CONTACT: JEFF BOULDIN



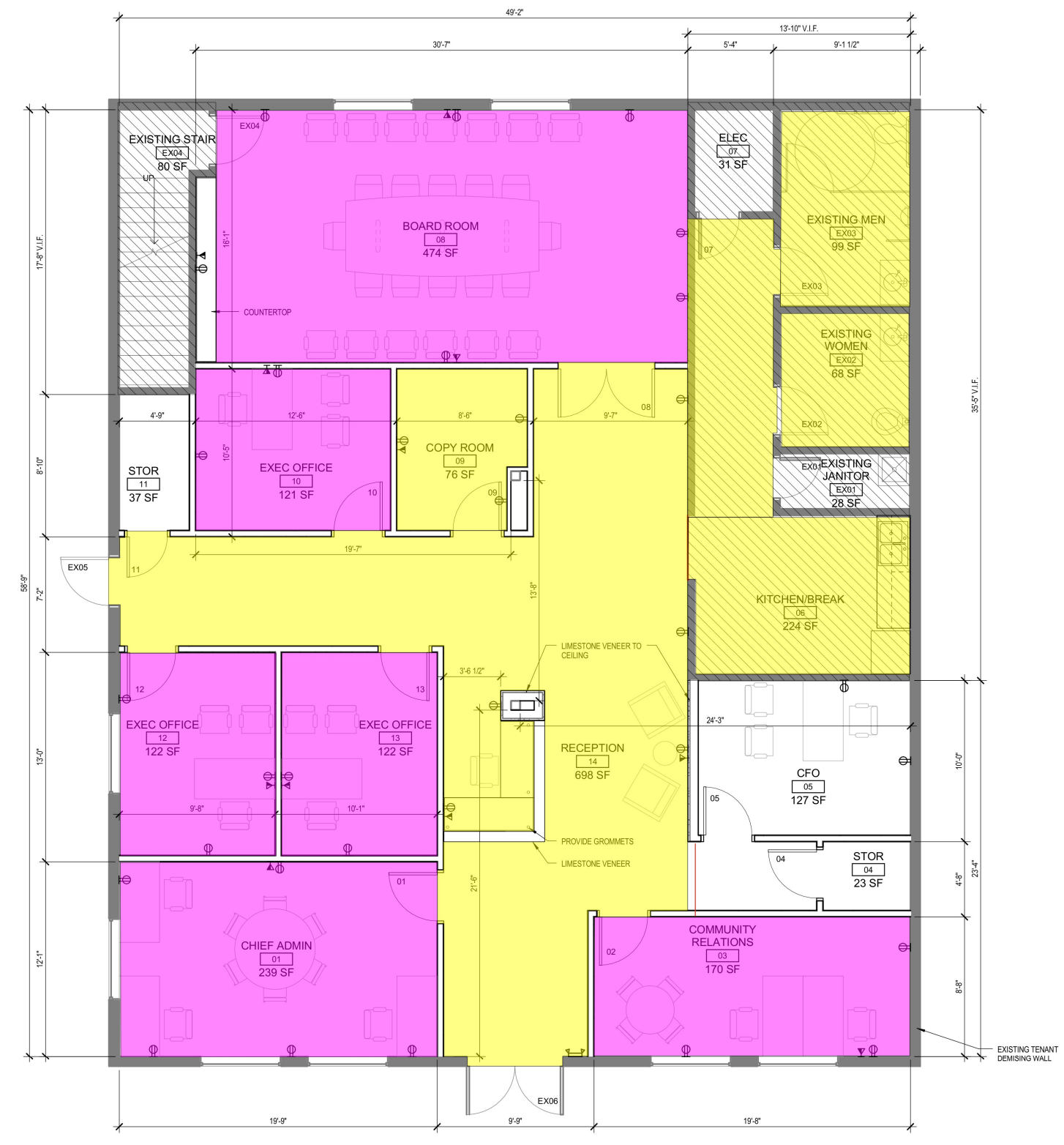
2 OAK HOLLOW CIR
CYPRESS, TX 77429
VOICE: 832.771.4873
FAX: 832.565.8900
FESQUIVEL@ESTUDIOARCHITECTURE.COM
WWW.ESTUDIOARCHITECTURE.COM
CONTACT: FABRICIO ESQUIVEL

No.	Description	Date

TOMBALL REGIONAL HEALTH FOUNDATION
FLOOR PLAN

Project number _____
Drawn by _____ Author _____

A1.0
Scale _____ As indicated

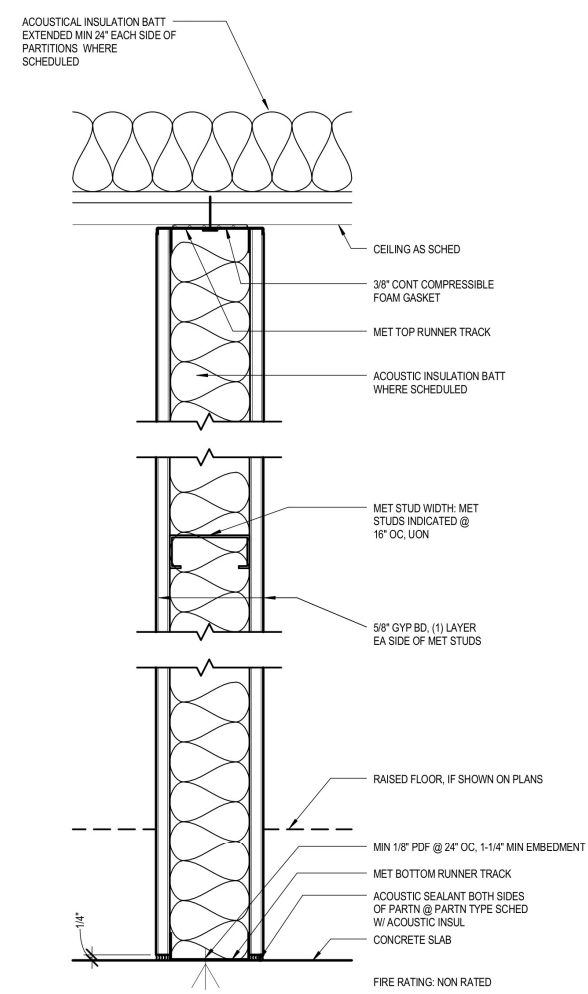


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	Flooring Carpet Tile - SF	1229.0 SQ FT
	Flooring LVT - SF	1142.0 SQ FT



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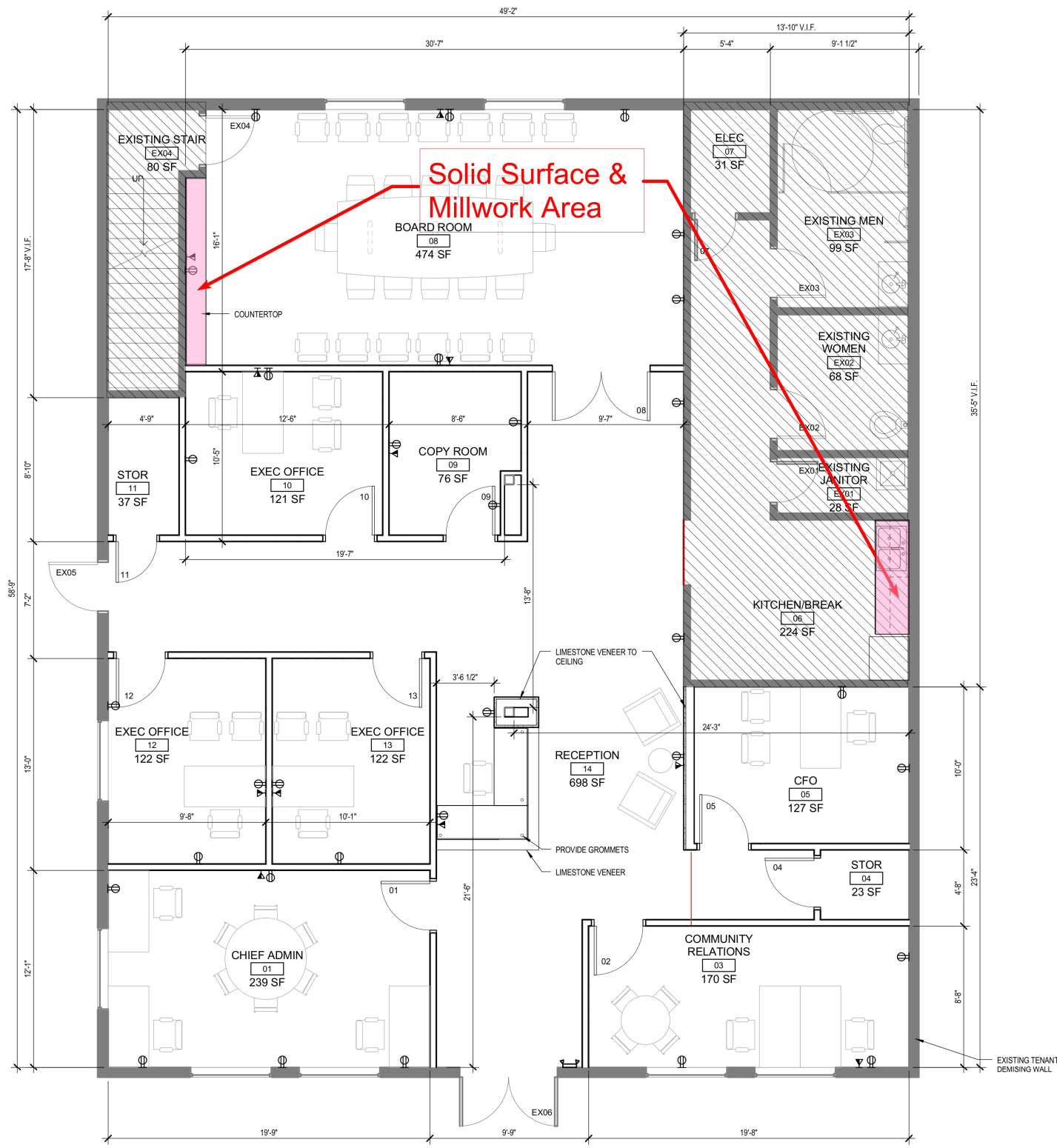
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TOMBALL REGIONAL HEALTH FOUNDATION FLOOR PLAN

Project number _____
Drawn by _____ Author _____

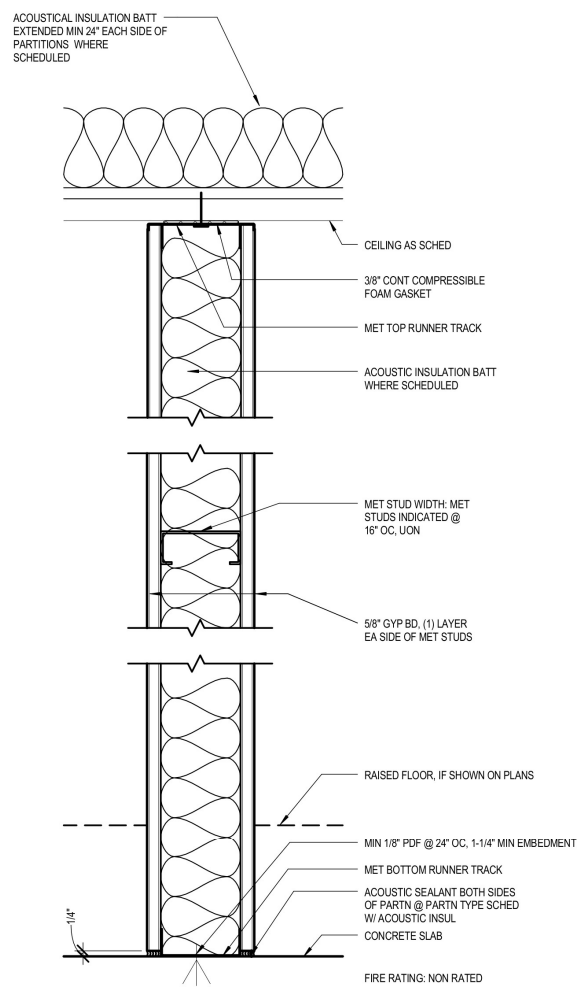
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-
-



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No.	Description	Date

**TOMBALL REGIONAL HEALTH FOUNDATION
FLOOR PLAN**

Project number
Drawn by
Author

12/10/2012 10:55:04 AM