

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING**  
**TAYLOR CITY HALL; 400 PORTER STREET**  
**LARGE CONFERENCE ROOM**  
**JANUARY 15, 2025, 5:00 PM**

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

III. CONSENT AGENDA

1. Review and approve the minutes from the December 18, 2024 meeting.

IV. REGULAR AGENDA - NEW BUSINESS

2. Receive information, discuss, and make a determination regarding a Facade Improvement Grant request from Jason Simank for his property located at 108 E. 2nd St.

V. REGULAR AGENDA - CONTINUING BUSINESS

VI. ADJOURN

3. Suggest items for upcoming agendas.

The Board or Commission may vote and/or act upon each of the items listed on this Agenda. The Board or Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of the meeting was posted in the Taylor City Hall Lobby for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

Posted by: Jan Harris Date: January 10, 2025  
Jan Harris, Main Street Manager

**MINUTES**  
**CITY OF TAYLOR, TEXAS**  
**TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING**  
**TAYLOR CITY HALL CONFERENCE ROOM**  
**400 PORTER STREET; TAYLOR, TX 76574**  
**DECEMBER 18, 2024, 5:00 PM**

**MEMBERS PRESENT:** Ruth Rivera, Curie Humphreys, Jeff Snyder, Doug Moss, Ed Komandosky, and Jina Self

**MEMBERS ABSENT:** Alyse Mervosh, Jennifer Lopez, and John McRae

**GUESTS PRESENT:** Johan Borge, Lewis Hughes, and John Hughes

**STAFF PRESENT:** Jan Harris, Main Street Manager

**STAFF ABSENT:** Ruby Fisher, Special Events Coordinator

**I. CALL TO ORDER AND DECLARE A QUORUM** – The meeting was called to order at 5.05 pm by Chairperson Doug Moss who noted that a quorum was present.

**II. CITIZEN COMMUNICATION** – There was no communication.

**III. CONSENT AGENDA**

1. **Approve the meeting minutes from the November 18, 2024 TIF #1 board meeting –**  
**MOTION:** To approve the November 18, 2024 minutes as presented. C HUMPHREYS / J SNYDER / APPROVED WITHOUT DISSENT
2. **Receive the December financial statement for the TIF #1 fund as information** – Ms. Harris informed the board that there was one expense in the financial report. An invoice for \$450 was paid to Woodsman Tree Service for the cypress tree nearest 105 E 3<sup>rd</sup> St. The tree was scraping the building and blocking the projecting sign for The Texan Café & Pie Shop. The price was questioned as it seemed expensive. Ms. Harris reported that the other bid she received was for \$500.00. Mr. Komandosky asked if the City had an arborist on retainer. Ms. Harris said this is being addressed. She had been advised by the City’s engineer that the contract with Heart of Texas for landscape maintenance should be amended to include these services. **ACTION:** The financial report was received as information by the board.

**IV. REGULAR AGENDA - NEW BUSINESS**

3. **Receive information, discuss, and consider approving Facade Improvement Grants for 113 and 115 East 3rd Street** – These properties are owned by Louis Hughes – 113 was built in 1911 and 115 was built in 1912. Both are contributing to the National Register Historic District. John Hughes with Hughes Amalgamated will be on-site contractor for the project. The projects scopes include clean the brick and stone sills and lintels, repoint brick, install a missing limestone parapet cap on the communal wall, repair/repaint wooden exterior window trim and transom window frames, clean, recaulk, and replace weatherstripping on the aluminum storefront. Mr. J Hughes presented two options to the board:  
Option 1 – 113 E 3<sup>rd</sup>: repoint the south wall and 65’ of the west wall, repair/repaint wooden window trim, transoms, and blocked N façade windows at a cost of \$53,748.  
Option 1 – 115 E 3<sup>rd</sup>: repoint the common wall, repair/repaint wooden window trim & transoms, and repair the masonry above the canopy at a cost of \$50,602.  
Option 2 – 113 E 3<sup>rd</sup>: repoint ½ of common wall and repair/repaint wooden window trim, transoms, and blocked N façade windows at a cost of \$53,527.  
Option 2 – 115 E 3<sup>rd</sup>: repoint ½ of common wall, repair/repaint wooden window trim and transoms, and repair the south elevation brickwork for a cost of \$35,952.  
Mr. Hughes pointed out that attributing the costs of repointing and installing the limestone

parapet cap to 115 E 3<sup>rd</sup> will enable them to enlarge the scope of the project to include areas on the north and west facades to be repointed and repaired. If the 2<sup>nd</sup> option is approved by the board, then this work will be deferred until a later time.

**DISCUSSION:** Mr. Moss asked if the brick and limestone sills and lintel caps will be cleaned as a part of the project. Mr. Hughes responded yes.

**MOTION:** To approve the Option 1 grant request for both 113 and 115 E 3<sup>rd</sup> St as presented. This would entitle the project to receive reimbursements of \$25,000 each for the two buildings. C HUMPHREYS / R RIVERA / APPROVED UNANIMOUSLY

**4. To receive information, discuss, and consider making a recommendation to the City Council to increase the reimbursement level for Sign Grants from \$1,500.00 to \$3,000.00**

– Ms. Harris requested that the board consider increasing the reimbursement level for signage grants from \$1,500 to \$3,000 with the goal of encouraging better business signage. She pointed out that a new business was strongly considering utilizing neon for its sign and increasing the grant would increase the likelihood that this plan for neon signage would move forward. She pointed out that not all incoming businesses will utilize the full grant amount but argued that it was appropriate for a greater reimbursement to be available when businesses do want to install highest quality signage.

**DISCUSSION:** Board members expressed their feelings of being uncomfortable seeking an increase when a new business was considering more expensive neon signage. In their opinion, it was as though this was being initiated just for that business. Concern was also expressed that they would not have quality control over what signage was installed. Ms. Harris noted that the rules state that only sign projects with current sign permits were to be considered by the board for grants. Therefore, all signs coming to the board comply with the City's sign ordinance. The board could come up with criteria to place restrictions on what signage would be awarded grants but that would be a subjective rather than objective process. Ms. Harris also noted that in the event a Local Historic District is approved by the Council for the downtown, it would be the responsibility of the HPC to apply guidelines approved by Council for appropriate signage.

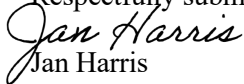
**ACTION:** The request to increase the Sign Grant reimbursement from \$1,500 to \$3,000 died for a lack of a motion by the board.

**V. REGULAR AGENDA - CONTINUING BUSINESS**

- 5. Consider items to be added to the January 15, 2025 TIF #1 board meeting** – No items were suggested by the board.

**VI. ADJOURN – MOTION:** To adjourn the meeting at 6.10 pm. C HUMPHREYS / J SNYDER / APPROVED UNANIMOUSLY

Respectfully submitted,

  
Jan Harris

Main Street Manager

Jason Simank

01/09/2025

Applicant Name

Date:

Business Name: **Best Caliber Rentals, LLC**

Mailing Address:

**1207 Howard St, Taylor TX, jsrentals13@gmail.com, 512-696-0239**

Phone: **512 696 0239**

Email: **jsrentals13@gmail.com**

Building Owner: **Jason Simank**

Contact Phone: **512-696-0239**

Email: **jsrentals13@gmail.com**

Project Site/Address: **108 E 2nd St**

**Taylor, TX 76574**

**SCOPE OF WORK (see required attachments):**

- |                                                        |                  |
|--------------------------------------------------------|------------------|
| 1. Clean and/or repair brick                           | \$ _____         |
| 2. Sand and paint weathered boards                     | \$ _____         |
| 3. Repair/replace storefront window and/or door system | \$ _____         |
| 4. Repair/replace upper floor windows                  | \$ _____         |
| 5. Repair/replace transom windows                      | \$ _____         |
| 6. Repair/replace awnings or canopy                    | \$ _____         |
| 7. Paint stucco, wood or previously painted masonry    | \$ _____         |
| 8. Repair roof, parapet, and /or flashing              | \$ <b>25,784</b> |
| 9. Other: _____                                        | \$ _____         |
| 10. Other: _____                                       | \$ _____         |
| 11. Other: _____                                       | \$ _____         |

**TOTAL ESTIMATED COSTS:**

**\$25,784**

**DETAILS OF PLANNED IMPROVEMENTS RELATING TO GRANT REQUEST (attach additional information if necessary).**

I will have a TPO roof replacement installed that will be warranted and designed to last 25-30 years.

This roof measures approximately 1500 Square feet and will fix the pre-existing roof that still

leaks after 2 attempts to fix by other companies. It will also help keep the space cool during our hot summers.

**REQUIRED ATTACHMENTS:**

- ☒ 1. Color photographs, showing the entire façade(s) where work will take place.
- ☒ 2. A detailed narrative describing the scope of work for each enumerated section listed on the application sheet. This brief narrative should describe accurately how the proposed work is to be conducted and the materials to be used.
- ☒ 3. Detailed drawings showing the proposed work to be done. Drawings must be drawn to scale.
- ☒ 4. If adding or changing materials, include a sample of the product to be used.
- ☒ 5. Signed and ITEMIZED estimate(s) on company letterhead from contractor(s) covering ALL proposed work. All construction bids/estimates must be current and must be dated no earlier than thirty (30) days prior to the Application request.

\*\*\* If you are unable to provide any of the items listed above, you must submit a written explanation as to why this information is unavailable. \*\*\*

**TOTAL COST OF PROPOSED PROJECT:** \$ 25,784

**TOTAL GRANT REQUEST:** \$ 12,892 \*\*

(Maximum grant reimbursement is 50% of the total project not to exceed \$25,000 – for example: a \$50,000 project = a \$25,000 reimbursement grant; a \$20,000 project = a \$10,000 reimbursement grant; a \$100,000 project = a \$25,000 reimbursement grant)

**LIST CONTRACTOR PROPOSALS AND TOTAL AMOUNTS** (Please attach original proposals from contractors. The proposals must be from the past 30 days and on the contracting company's letterhead.):

1. Texas Traditions Roofing (\$25,784)
2. W&J Home Repair and Construction (\$41,308)
3. Texas Storm Roofing & Gutters (41,521)

\*\* A request to increase the reimbursement limit of a Facade Improvement Grant from \$5,000 to \$25,000 was approved by City Council at their May 25, 2023 meeting. Mr. Simank had received a FIG for 108 E 2nd St on August 17, 2022 and requested that he be allowed to apply for additional grant funds under the new reimbursement level. The MSAB discussed the matter and agreed that two grant recipients: Mr. Simank for his property at 108 E 2nd St and Mr. John Jones for his property at 117 N Main be eligible to apply for funds up to the \$25,000 level less the grant funds they had already received. Mr. Simank is therefore eligible to receive up to \$15,000 in grant reimbursement funds.

The property located at 108 E 2nd Street will not be eligible for another Facade Improvement Grant until 3 years from the date this current grant request is approved: January 15, 2028.

Complete Façade Grant Application packets must be received by the Main Street Manager no later than the first (1st) Friday of the month for the Main Street Advisory Board to consider it at their regularly scheduled meeting on the third (3rd) Wednesday of the month.

Please initial below to attest that you have read and understand the following:

JS

I have met with the Main Street Manager to discuss my project. I have read and fully understand the Façade Improvement Grant procedures established by the Taylor Main Street Advisory Board. I intend to use this grant program for a renovation project to advance the efforts of revitalization and historic preservation of Taylor's historic downtown.

JS

I attest that I have not received, nor will I receive insurance money for this revitalization project.

JS

I understand that if I am awarded a Façade Improvement Grant by the Taylor Main Street Advisory Board and/or the City of Taylor, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a facade improvement grant for façade work and the facade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Taylor immediately for the full amount of the grant.)

JS

I understand that no work can begin on a project seeking a Façade Improvement Grant before it is considered by the Main Street Advisory Board. If work begins before the Board can vote on the application, the project becomes ineligible for the reimbursement grant.

JS

I hereby certify that I have been informed and understand the regulations regarding this program. I also certify that to the best of my knowledge all data in this application is true and correct.

JS

I hereby certify that all permits and licenses required by the City of Taylor for the work described herein have been or are in the process of being obtained.

JS

I understand that renovation work must begin within sixty (60) days from the date the grant application was approved and that the project must be completed within one hundred (100) days from the date the grant was awarded.

Jason Simank

Applicant's Signature



01/09/2025

Date

## APPLICANT IS THE OWNER

If the applicant is not the building owner, the following signed statement of approval must be provided by the building owner:

### OWNER APPROVAL FOR TENANT APPLICANT:

I, (please print clearly) \_\_\_\_\_, owner of the building at \_\_\_\_\_, give my consent to the applicant to go forward with the façade work on the building as outlined in the Scope of Work section of this application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(For official use only)

Date FIG Packet was received: 1/10/25

Is the FIG Packet complete: YES ☒ NO ☐

Date FIG Packet was considered by the <sup>TIF</sup>MSAB: 1/15/25

Results of MSAB's consideration:

\_\_\_\_\_

Main Street Manager's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

MSAB Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Jason Simank  
108 E 2nd St  
Taylor, TX 76574

BID #1 - \$25,784



10/30/24

Dear Jason Simank,

Texas Traditions Roofing is pleased to provide the following proposal, which demonstrates a roof system that meets, or exceeds, industry standards.



**Existing Roof: Approximately 1,500sf**

The assembly from top down is as follows:

- Modified Bitumen
- Wood Decking

**Proposed Roof: Approximately 1,500sf**

The assembly from top down is as follows:

- 60mil TPO
- Modified Bitumen
- Wood Decking

**With consistent and purposeful maintenance, the design of this roof is 25 to 30 years.**

**The Project will proceed as follows.**

**STAGING & PREPARATION:**

TTR proposes to stage its material and equipment adjacent to the building. The set-up area(s) will need to be dedicated to the roofing operation for the duration of the project. Pedestrian and vehicle traffic will need to be routed away from the set-up and material lay-down areas.

TTR has completed a visual inspection at the roof level and the interior of the facility. Although it is TTR's goal to minimize change orders, and unforeseen costs, commercial roof replacements contain unforeseen modifications that cannot be accounted for at the beginning of the project. Please see the contingency section for additional information and costs for common items.

The replacement process can have an impact on the interior of the facility. The impact will be noise and possibly debris.

**INTERIOR PROTECTION:**

Interior protection is not included in TTR's quote. Dust and debris should be expected to fall into the workspace directly below the roof replacement. TTR recommends that any equipment, or product, that could be negatively affected by minor dust and debris be removed or protected. TTR is not responsible for disturbance, damage, clean-up, loss of use, or property in the interior of the facility resulting from the roof replacement.

**MECHANICAL/ELECTRICAL/PLUMBING:**

To accommodate the installation of the new roof system and ensure its performance, the project may require the assistance of other trade contractors. Modification, disconnect, and reconnect to roof top mechanical, electrical and plumbing items may be required. **TTR will work to coordinate completing the roof work scope with the appropriate trades. HVAC work that is necessary for the completion of the roofing project is the sole responsibility of the building owner.**

Any roof top MEP items scheduled for removal should be completely disconnected from any duct work, electrical and plumbing lines. All items to be removed should be clearly marked with orange marking paint on the roof.

As part of the roof replacement project, the above deck portion of the roof drains will be disassembled. Due to age, expansion and contraction or other issues, the existing roof drain parts may need to be replaced. TTR recommends that the client have a plumber test the plumbing lines related to any roof drains prior to the start of the project to ensure they are in good working order. Please see the contingency section for more information and pricing.

**CONDUIT:**

Proposal price is based upon there not being electrical conduit, or other material, embedded within the roof assembly or attached directly to the underside of the roof deck. TTR will not be responsible for repairs to conduit damage by roof fasteners.

Owner warrants there will be no live power lines on, or near, the roof servicing the building where TTR will be working and the owner will turn off any such power supplies to avoid an electrocution risk to TTR employees.

**WALKWAY:**

Walkway can be provided and installed at an additional unit rate of \$30.00 plf.

**PERMIT:**

The cost of the building permit is included in this proposal.

**WARRANTY:**

The roof system includes a twenty (20) year manufacturer's labor and material warranty.

**CONTINGENCY:**

A contingency allowance of **5%** more than the contract amount is recommended. The contingency amount provides budget for items that are not identifiable until the demolition of the existing roof system is completed and will only be invoiced as required to repair deficient items with prior approval. Unit rates for common contingency items are as follows:

- Replacement of Metal Roof Deck = \$8.00 psf.
- Wire Brush and Rust Inhibiting Primer = \$2.00 psf.
- Small Holes Pated with 22-Gauge Plates = \$2.50 psf.
- Wood Blocking Replacement = \$4.00 plf.
- Roof Drain Replacement with Fernco Connection = \$1,100 each
- Replacement of Damaged/Saturated Insulation = \$1.00 psf. for 1.5" thickness

**CLARIFICATIONS:**

This proposal is subject to approval by governing municipality, which dictate minimum R-value that must be provided for a roof system.

This proposal is not dependent upon criteria promulgated by Factory Mutual Global or wind uplift testing.

Supplementary trips due to delays caused by others may result in additional charges.

**INCLUSIONS:**

- Remove parapet cap and wall metal for TPO install.
- Install plywood on parapet walls, as needed.
- 60 Mil fleeceback adhered directly over existing roof system.
- Termination bar as required by manufacturer.
- Parapet coping in 24-gauge prefinished standard color.
- 20-year manufacturer NDL labor and material warranty.
- Dispose of all roof related trash in Texas Traditions Roofing supplied dumpster.
- Equipment to move materials onsite as needed.
- Sales Tax.

**EXCLUSIONS:**

- Any work related to
- Downspouts/collector heads.
- Any work to soffits.
- Any metal flashings below roof line or specific to any other trade.
- Roof curbs.
- Any work below roof line or specific to any other trade.
- Gutters or downspouts.
- Wood blocking or nailers.
- Painting.
- Bond(s).

**Total Investment Amount: \$25,784**

Thank you for the opportunity, and please feel free to contact me if you have any questions!

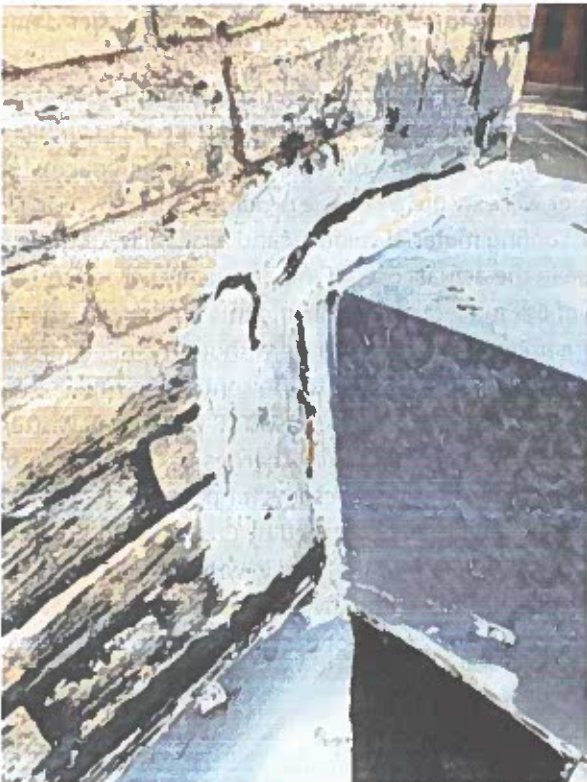
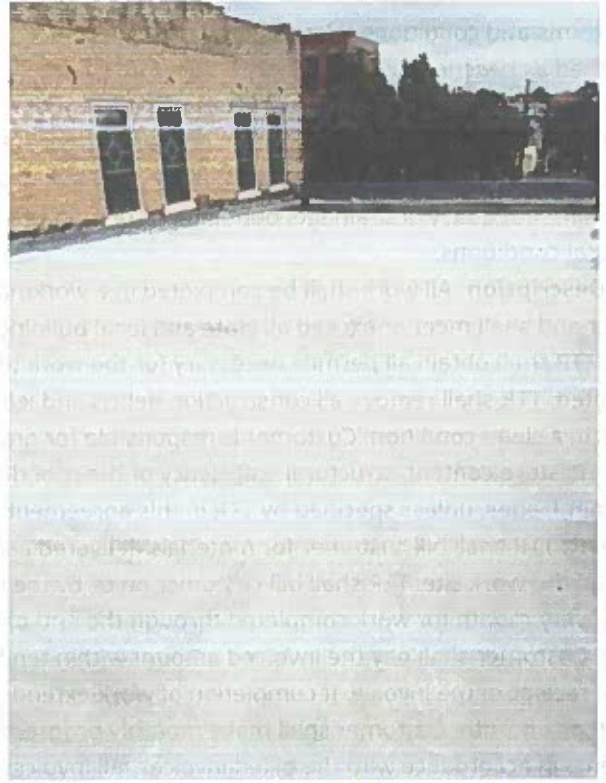
Respectfully Submitted,

**Kaylee Harcrow, Account Manager**

**(254) 405-2984**

**Kaylee@txtroofing.com**

null



## Terms and Conditions

These terms and conditions relate to the services being performed as described herein. Texas Traditions Roofing (TTR) shall furnish the labor and material to perform the work described herein. TTR does not provide engineering, consulting or architectural services. TTR is not responsible for location of roof drains, adequacy of drainage, ponding on the roof or structural conditions.

**Work Description:** All work shall be completed in a workmanlike manner and shall meet or exceed all state and local building codes. TTR shall obtain all permits necessary for the work to be completed. TTR shall remove all construction debris and leave the project in a clean condition. Customer is responsible for grading, slope, moisture content, structural sufficiency of the roof deck and other trades, unless specified by TTR in this agreement.

**Payment:** TTR shall bill customer for materials delivered as they arrive on the work site. TTR shall bill customer on or by the last day of every month for work completed through the end of the month. Customer shall pay the invoiced amount within ten (10) days of receipt of the invoice. If completion of work extends beyond one month, Customer shall make monthly progress payments in accordance with the billed invoices. All invoices not paid when due shall earn interest of 1.5% per month. TTR shall be entitled to recover from Customer costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due. TTR reserves the right to file a lien on all jobs where payment is past due.

**Access:** TTR shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. Customer agrees to provide TTR with access to electricity and other utilities as needed.

**Insurance:** TTR shall carry worker's compensation and general liability insurance. TTR will furnish a Certificate of Insurance, evidencing the types and amounts of its coverages upon request. Moneys owed to TTR shall not be withheld by reason of damage or claim against TTR covered by liability or property damage insurance maintained by TTR. Customer and TTR waive all subrogation rights against each other and any of their subcontractors, agents and employees for damages to the extent covered by insurance.

**Asbestos and Toxic Material:** This work is based on TTR not coming in to contact with asbestos-containing or toxic materials. TTR shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or toxic materials at the work site. Customer agrees to indemnify TTR from and against any liability, damages, losses, claims, demands or citations arising out of the presence of asbestos or toxic materials at the work site.

**Interior Protection:** Customer shall notify tenants and building occupants of work and the need to provide protection underneath areas of work. Customer agrees to hold TTR harmless of claims of tenants and occupants who did not provide interior protection. In the event of a roof tear off, TTR shall not be responsible for damages caused by water penetration into the building resulting from moisture contained or trapped in or under the existing roof surface which is released during tear-off and penetration dust, debris or mold spores resulting from tear off. In the event of a roof overlay, TTR shall have no responsibility for water penetration or mold growth that occurs as a result of moisture contained in the old or former roofing system.

**Change Orders and Back Charges:** A Change order is any change to the original inclusions, exclusions, plans and or specifications. Additional time needed to complete change orders shall increase the time needed for project completion. Prior to starting the work or ordering any additional materials, Customer will execute a change order prepared by TTR. Due to historic roofing material volatility and availability, if there is an increase in the actual costs of the products charged to TTR in excess of 5% subsequent to making this agreement, the price of this agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional cost to TTR. TTR will submit written documentation of the increased charges to Customer upon request. No back charges or claims for payment of services, materials or equipment furnished by Customer to TTR shall be valid unless previously authorized in writing by TTR and written notice is given to TTR within five (5) days of the event, act, or omission which is the basis of the back charge.

Jason Simank  
108 E 2nd St  
Taylor, TX 76574



**Warranty:** Work will be warranted by TTR in accordance with the warranty listed above. No other portions of the roof is warranted with the exception of those roofs still under a manufacturer's warranty. TTR shall only be liable for work it has performed and is not responsible for any other work performed by anyone or any company other than TTR. This warranty is transferrable.

Warranties provided by TTR including manufacturer warranties, shall not be effective unless and until Contract has been paid in full. Copies of all warranties will be provided to customer

**Existing Conditions:** Customer warrants that the structures on which work is to be performed are in sound condition and capable of withstanding normal activities of roofing construction, equipment and operations. TTR's prosecution of work indicates only that the surface of the deck appears satisfactory to TTR to attach roofing materials. TTR is not responsible for leakage due to the existing conditions of the roof or other portions of the building that have not yet been repaired by TTR. Customer shall hold TTR harmless for all claims, disputes or damages pertaining to pre-existing conditions related or unrelated to the work performed on this project.

**Completion of Work:** TTR shall have a minimum of 30 workdays with conditions suitable to performing roofing work to obtain Completion of the roof. Customer agrees that its receipt of the final payment application is sufficient notice of completion of the project. TTR's entitlement to final payment is not dependent upon any third party testing or inspection. This proposal is based upon the performance of all work during TTR's regular working hours, excluding weekends and National holidays. If the customer has any working hour restrictions they are to notify TTR prior to material delivery to mitigate any cost increases.

**Indemnification:** To the fullest extent permitted by law, the customer shall defend, indemnify, and hold TTR, its officers, directors, agents and employees harmless from and against any and all claims, demands, losses, damages, liabilities, expenses, or costs including reasonable attorney's fees, costs and expenses of investigation, penalties, interest and amounts paid in settlement incurred or to be incurred by TTR, caused by the actions of the customer or the customers agent(s), employee(s), guests or invitees. To the fullest extent permitted by law, TTR shall hold harmless the customer from and against all claims, damages and losses directly caused by TTR provided that such is caused in whole or in part and only to the extent from a negligent act or omission of TTR. **In no event shall such liability include indirect, incidental, special, exemplary, punitive, unmitigated or consequential damages.**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

PO#: \_\_\_\_\_

## ESTIMATE

Texas Storm Roofing & Gutters  
2400 Hallie Way  
Round Rock, TX 78664

txstormroofing@outlook.com  
+1 (512) 299-0182

BID #2 : +41,521<sup>00</sup>

**Bill to**  
JASON SIMANCK  
JASON SIMANCK  
108 E 2ND  
TAYLOR, TX 76574

**Ship to**  
JASON SIMANCK  
JASON SIMANCK  
108 E 2ND  
TAYLOR, TX 76574 WILLIAMSONL

### Estimate details

Estimate no.: 38  
Estimate date: 07/24/2024

| #  | Date | Product or service | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty | Rate        | Amount      |
|----|------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|
| 1. |      | <b>Services</b>    | Texas Storm Roofing & Gutters to preform Thermoplastic polyolefin (TPO) Flat Roof Install at 108 E 2ND TAYLOR, TX 76574<br><br>1. Install Thermoplastic Polyolefin (TPO) roofing over the top OF EXISTING ROOF per customer's request.<br>2. Install ISO BOARD on entire roof & walls (IF NEEDED)<br>3. Fix water run-off issue! by using the correct TPO methods when installing roof top. (Currently water runoff is not running off correctly).<br>4. Preform clean up, haul off all debris.<br>5. This will be 60 mil TPO.<br>6. This would be a half inch iso board due to the fact we are doing a cover over.<br>7. Texas storm roofing will perform all work and haul off all debris when work is finished.<br><br>10-year Workmanship/Labor WARRANTY<br><br>50 Year Limited Material Warranty<br>Thermoplastic Polyolefin (TPO) roofing<br>41,532 | 1   | \$41,521.00 | \$41,521.00 |

Note to customer  
THANKS FOR YOUR BUSINESS

Total

**\$41,521.00**

Accepted date

Accepted by

BID #3: 41,308.00

W&J Home Repair and Construction  
Jordan Talley  
512-796-4705

Jason Simank  
108 E Second  
Taylor, Texas 76574  
512-696-0239  
108eastevents@gmail.com

### Commercial re-roof

- Furnish and install 1" ISO insulation board, mechanically attached to existing deck
- Furnish and install ISO cricket diverter to both scuppers at low side of roof
- Furnish and install 60 mil TPO single-ply roofing, totally adhered over new insulation board
- Furnish and install 60 mil TPO single-ply roofing, totally adhered on existing parapet walls
- Furnish and install three new thru-wall scuppers
- Furnish and install new parapet wall caps on three sides
- Furnish and install all appropriate trim and flashings

Total: \$ 41,308

### General Terms and Conditions

All construction performed per the provided plans.

Any alterations or deviations from the specifications above will be subject to additional costs over the proposed estimate.

The contractor will carry general liability insurance and a builder's risk policy at the owner's expense.

### Approximate Duration of Construction –

**Warranties and limitation on liability:** The contractor grants the customer a two-year warranty on workmanship. In the event of a claim of defective workmanship, the notice of the warranty claim must be submitted in writing, describe the claim in sufficient detail to determine the nature of the problem(s), and be signed by the customer.

### Acceptance of proposal:

Full name

Signature

Date

W&J Home Repair & Construction, LLC.  
– Jordan Talley

Full name

Signature

December 12, 2024

Date



## EXPLANATION OF THE TPO ROOFING SYSTEM.

**West Roofing Systems, Inc.**

800-356-5748

[REQUEST A QUOTE](#)

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# TPO ROOFING: EVERYTHING YOU NEED TO KNOW

✍️ RUFUS WEST / 📅 DECEMBER 7, 2018 / 🏷️ TPO

If you've seen a bright white roof, you may be familiar with TPO roofing. As one of the most common roof types of commercial facilities, TPO has some of the best energy savings in commercial roofing.

This article covers everything you need to know about TPO roofing, including:

- What is TPO?
- What insulation options do you have with a TPO roof?
- How much does a TPO roof cost (and the factors that make the price go up or down)
- What advantages does TPO have over other roofing systems?
- How does TPO save money?
- How is a TPO roof repaired?
- How existing TPO roofs (with less than 25% saturated insulation) are repaired or restored
- How existing TPO roofs (with more than 25% saturated insulation) are repaired or restored

At the end, there's an option to [download a free eBook that shows the pros and cons of all commercial roofing systems](#) (TPO, EPDM, Spray Foam, Roof Coating Systems, Metal, BUR, etc.)

## WHAT IS TPO?



*In-progress photo of a TPO roof installation*

Thermoplastic Polyolefin is a single-ply roofing membrane that is one of the fastest-growing commercial roofing systems on the market. TPO roofing systems are a single layer of synthetics and reinforcing scrim used to cover flat roofs.

TPO membranes are manufactured in sheets 10, 12, or 20 feet wide. They are then rolled up and taken to the commercial facility.

TPO has gained industry acceptance because of its naturally reflective surface, which reflects UV rays. The National Roofing Contractors Association (NRCA) reported that TPO has about 40% of the commercial roofing market share.

## TPO ROOFING INSTALLATION

After the existing substrate is prepared, either by cleaning or removing the existing roof, the insulation is installed. There are a few types of insulation options the facility manager/owner can choose from:

- **Polyisocyanurate (Polyiso)** – The most used insulation type for roofing applications, Polyiso is more expensive but pays off with a higher R-value rating.
- **Expanded Polystyrene (EPS)**—With the highest R-value per dollar, EPS is used for roof, wall, and floor insulation. It can be used for ground contact and does not retain water over time.
- **Extruded Polystyrene (XPS)**—Usually defined by its blue, green, or pink color, XPS falls between Polyiso and EPS in price and performance ranges. It is semipermeable and has a perm rating of 1.

The TPO membrane can be attached to the cover board with a bonding adhesive or mechanically fastened. When the membrane is rolled out, the contractor returns and uses a hot-air gun to weld the seams together.

Here's a video of a TPO roof being installed:

## TPO Single-Ply Membrane Installation for Commercial Facilities



### TPO ROOFING COSTS

An average 20,000 sq. foot commercial roof usually costs between \$5 and \$10 per square foot in materials and labor to install a typical TPO roofing system.

However, prices today (June 2024) are higher. A \$6 – \$12 per square foot range is more likely. The costs for all roofing materials are very volatile.



Seams of TPO roof being heat-welded together

All of these factors influence price:

- The size of your roof

- The condition of the existing roof
- Access to roof
- Insulation choice
- Membrane choice
- Installation choice
- Roof penetrations
- Type of warranty

## ADVANTAGES OF TPO ROOFING

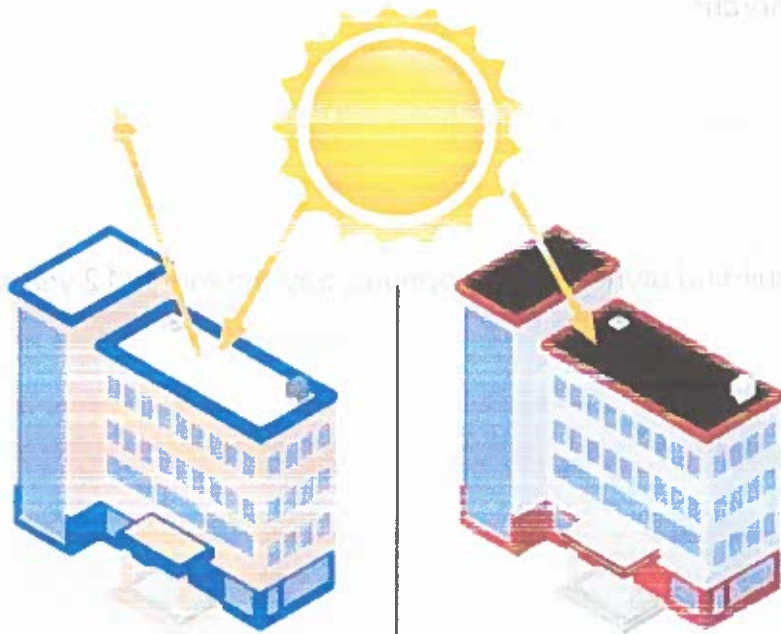
A commercial single-ply membrane roof can last 30 years if properly installed and maintained. There are quite a few other benefits of single-ply membrane roofing systems:



*Finished TPO roof section*

- **Customer Choice of Insulation**—Since single-ply does not include the insulation factor, customers have more options to insulate their facility's roof.
- **Class A Fire-Rated** – TPO membranes and EPDM can achieve Underwriters Laboratories (UL) Class A fire resistance listings by adding fire retardant chemicals during manufacturing.
- **Reflective or Retentive** – TPO is generally white and highly reflective. On the other side of the spectrum, EPDM is often described as “Black Roofs” due to the naturally dark color of the membrane.

## HOW TPO ROOFING SAVES MONEY



### **Cool White Roofs**

Reflect UV rays and decrease the heat retained by the sun.

### **Dark Roofs**

Absorb UV rays and increase the heat retained by the sun.

### **White vs Black Commercial Roofs**

The most common TPO material is bright white, which has highly reflective properties. A bright white roof installation can reflect UV rays and heat from the building, saving money during the summer months by decreasing energy usage to cool the interior.

## **HOW IS A TPO ROOF REPAIRED?**

A TPO will last approximately 15-20 years. During this time, seams can rip apart, flashings can fail, the membrane can become punctured, etc., which will cause a roof leak.

Water entering the building is the first sign of a TPO roof needing repair. This usually happens when seams lose adhesion, allowing water to enter the roofing insulation.

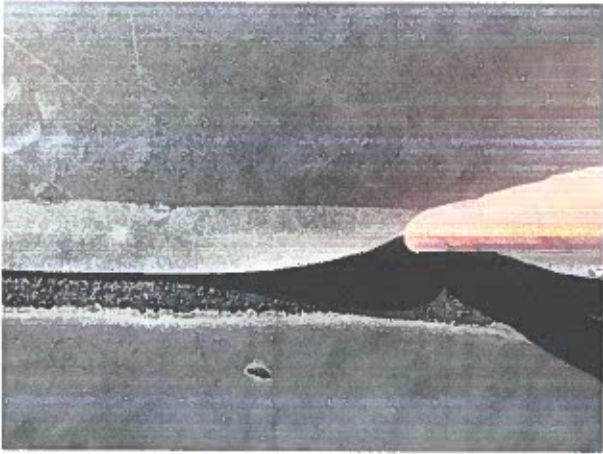
Once the insulation accrues so much water, it enters your roofing deck and eventually starts leaking inside your building.

At this stage, it's time to call a commercial roofing contractor to perform a roofing inspection.

During the inspection, a roofing contractor will be able to tell:

- Where water is coming through the membrane
- How much of the insulation is wet
- How old is the TPO roof
- How many layers does the roof have
- What condition are the seams in

What comes out of this conversation is the building owner's repair options. Say the roof is 12 years old, and the seams are slightly uplifted, like this:



On this roof, the seams are getting close to failure. If something isn't done now (or very soon), with every wind gust, the seams separate further, allowing more water to enter the insulation.

A roofing contractor will perform an infrared inspection to check the amount of insulation's saturation.

They will come to your roof about 30 minutes after the sun goes down. At this time, the roof's surface will be cooler than the water saturated in your insulation.

The infrared camera will detect the heat difference, and the contractor will mark those areas with spray paint.

## REPAIR OPTIONS IF YOUR TPO ROOF HAS LESS THAN 25% SATURATION

After the complete infrared survey, it's determined that the roof doesn't have much saturation. If your roof is under 25% saturated, then what can be performed is a silicone restoration membrane system.

What will happen during a silicone restoration membrane installation is:

- The saturated areas will be removed and replaced with similar material
- The entire field of the roof will be power-washed and cleaned
- The seams of the TPO roof will be strengthened and reinforced
- Silicone coating will be applied to the entire field of the roof
- Then a new 10-20-year warranty will be granted

Here's a video showing a silicone restoration membrane installation from start to finish:

Another scenario is that although there's less than 25% saturation, the seams are in too bad a condition to be restored with a silicone restoration system.

In this case, if there's only one roofing system, install a cover board over the TPO roof, cut the flashings off, and then install a spray foam roofing system. This will save money from completely tearing off the existing roof and installing a new TPO system.

If you already have two roofing layers and the seams are in too bad of a condition to restore, you'll need to remove all the TPO and install a new roofing system.

## **REPAIR OPTIONS IF YOUR TPO ROOF HAS MORE THAN 25% SATURATION**

After the complete infrared inspection, it's determined that the roof has excessive saturation. The roof is in too bad of shape to restore. In this situation, a silicone restoration membrane system isn't beneficial.

Unfortunately, removing all the TPO and insulation and revealing the roofing deck is the only choice.

Now you can install a new TPO system. But after what happened last time, trying a different roofing system might be cost-effective.

One recommendation is a spray foam roofing system.

## Why?

- Spray foam has the greatest R-value per square inch of thickness of any roofing system.
- Spray foam is a renewable roofing system. After 10-20 years, you can recoat the roof and keep the warranty going. Recoating a roof is less expensive than a complete tear-off.
- Spray foam is a seamless system. Seams are where most roof leaks occur.

There are more advantages of a spray foam roofing system, including how easily it can be installed.

On a TPO roof that needed to be torn off, a spray foam roofing contractor could install a cover board and spray foam over that.

Here's a video of a spray foam roofing installation from start to finish:

If there's anything you can take away from this section, the saturation level of the insulation determines which repair options you can take.

If more than 25% of your roof is saturated, you'll need to do a complete tear-off and get all that wet insulation off your roof. If you're less than 25% saturated, you have more options.

It's cost-effective to catch repairs early before they cause too much damage.

## **NEXT STEPS? HOW DOES TPO COMPARE WITH OTHER COMMERCIAL ROOFING SYSTEMS?**

In our free guide, you'll learn the pros and cons of the most popular commercial roofing systems out there, including:

- Single-ply
- Spray foam
- Metal
- Roof coating systems
- Built-ups
- Shingle

## FREE PROS/CONS

### GUIDE

This guide gives you the pros and cons of spray foam, roof coatings, metal, single-ply, shingles, and built-up roofing systems.



[Get the Guide](#)

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STAFF REPORT  
FAÇADE IMPROVEMENT GRANT REQUEST FOR 108 E 2<sup>ND</sup> ST

Jason Simank is requesting a façade grant to repair the roof of his building located at 108 E 2<sup>nd</sup> Street. He has presented 3 estimates from roofing companies on their respective letterheads as per requirements. Mr Simank has selected the bid from Texas Traditions Roofing for \$25,784.00 to install a TPO roof system.

BACKGROUND:

A request was made by the MSAB to the City Council to approve an increase in the reimbursement limit for Façade Improvement Grants from \$5,000 to \$25,000. This request was approved at the May 25, 2023 City Council meeting.

Two downtown property owners (John Jones for 117 N Main St and Jason Simank for 108 E 2<sup>nd</sup> St) had received grants under the previous grant reimbursement level and would not be eligible for new grants until January 18, 2026 and August 17, 2025 respectively. They requested that they be allowed to apply for additional grant funds up to the new reimbursement limit of \$25,000 minus the grant funds they had already received for their respective properties. After discussion, this request was granted.

Therefore, Mr Simank is eligible to receive up to \$15,000 in additional grant funds. The maximum reimbursement for the current request is \$12,892.00, \$2,108.00 less than the \$15,000 cap.

The property located at 108 E 2<sup>nd</sup> St will not be eligible for another façade improvement grant until on or after January 18, 2026.

At this time, there is \$17,340.45 in available grant funds for FY 25.