

**From:** [Baumgartner, John](#)  
**To:** [Neeley, Carlene](#)  
**Cc:** [Smith, Ryan](#)  
**Subject:** FW: HHP Roof situation  
**Date:** Tuesday, February 4, 2025 4:34:55 PM  
**Attachments:** [lctxsignature\\_5b243481-3b56-4d70-a198-0e5bd4da64d9.png](#)  
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Please include the email string below as an attachment to the agenda item.

John Baumgartner, ICMA-CM, P.E.  
City Manager  
Administration  
City of League City  
281-554-1414

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**From:** Baumgartner, John <[john.baumgartner@leaguecitytx.gov](mailto:john.baumgartner@leaguecitytx.gov)>  
**Sent:** Wednesday, June 19, 2024 6:17 PM  
**Cc:** Smith, Ryan <[ryan.smith@leaguecitytx.gov](mailto:ryan.smith@leaguecitytx.gov)>; Hicks, Drey <[Drey.Hicks@leaguecitytx.gov](mailto:Drey.Hicks@leaguecitytx.gov)>; Villarreal, Michelle <[michelle.villarreal@leaguecitytx.gov](mailto:michelle.villarreal@leaguecitytx.gov)>; Brumm, James <[James.Brumm@leaguecitytx.gov](mailto:James.Brumm@leaguecitytx.gov)>  
**Subject:** FW: HHP Roof situation

Mayor and Council:

Please see Ryan's summary regarding where we are at the roof leaks at Home Hero's Park. When we toured the facility today, the steady rain helped identify the severity of the leaks. The leaks are significant, and stage is particularly bad. Thus far the gym areas are continuing to stay dry, and we are able to work around the leaks and keep the building open. Hopefully, the rain will let up and the temporary repairs will hold until the roof is replaced. It is likely to cost a few hundred thousand dollars and as Ryan indicated we are preceding as an emergency repair and following up with our insurance to minimize damage and costs to the City.

Respectfully submitted,

John

**John Baumgartner, ICMA-CM, P.E.**  
City Manager  
Administration



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**From:** Smith, Ryan <[ryan.smith@leaguecitytx.gov](mailto:ryan.smith@leaguecitytx.gov)>  
**Sent:** Wednesday, June 19, 2024 5:24 PM  
**To:** Baumgartner, John <[john.baumgartner@leaguecitytx.gov](mailto:john.baumgartner@leaguecitytx.gov)>  
**Subject:** HHP Roof situation

John:

Please consider the following as it relates to the roof leaks at HHP.

A work order was submitted by HHP staff on June 10<sup>th</sup> regarding a major leak at the stage and 1 leak in the lobby.

After the request was submitted our team evaluated and became aware that there were multiple leaks at HHP. I had a contractor out there to walk the leaks the next day. An emergency PO was issued on June 12<sup>th</sup> to repair the leaks that we knew about.

- Leak at front entrance wall
- Several laps unsealed (approx. 30ft)
- 5 leaks at the TPO membrane laps in drain sumps and 10 drains has broken drain bolts that needed replaced.

It was not raining when this was checked out, so the only area on the stage we were made aware of was along the back wall where it appeared the sealant at the transition was deteriorating.

Our contractor started making repairs on Monday the 17<sup>th</sup> and I was aware this would take 2-3 days to complete.

I received a call yesterday morning from Tara (our recreation manager) wanting an update on the roof repairs. I explained to her that they were not complete and due to the weather, they may not be complete before this weather rolls in. She wanted to let me know that they still had leaks overnight in case we thought the repairs were complete.

I received a call from our "on call personnel" last night around 7:30pm to let me know that HHP had called about major leaks going on. When the tech arrived on site, he was concerned at how bad the leaks were. The leaks were so bad that staff purchased kiddie pools and large buckets and plastic to help catch the water. When these pictures and videos were sent to me, I was shocked. Nobody on our team has seen the leaks as bad as they were last night. Yes, we've seen buckets catching the leaks over the last several days, but nothing like what was happening last night. We did not realize how much water was coming in. When our tech went on the roof last night to check the area out above the stage that had the worst leaks, he noticed several large areas of penetrations where it appeared as hail damage. (this area was not investigated with the contractor beforehand due to not knowing this was a problem area) HHP staff informed our tech that the leaks started after the last hailstorm a couple of weeks ago. If we had known, I would have had a contractor walk the entire roof to check for damage and these issues could have been mitigated before it became a major issue like last night.

I had the contractor meeting me on site this morning to go over the entire roof surface. The contractor may more temporary repairs today by sealing about 150 locations today. They will be back out tomorrow to look at more emergency measures and to continue patching. As you know with all the rain, water is beneath the TPO roof and may take a few days to dry out. I will provide an update tomorrow.

We have notified TML and awaiting and adjuster to be assigned to us.

More than likely this will require a re-roof.

**Ryan Smith**  
Executive Director  
Facilities & Information Technology



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