

Addison Athletic Club Outdoor Restroom Renovation

February 10, 2026

Bill Hawley, General Services Director



Addison Athletic Club (AAC) Outdoor Pool Restroom

- Original Construction:** 2003
- Renovation History:** No renovations or updates have been made since the original construction.
- Asset Age:** Restroom assets and fixtures are now 22+ years old
- Plumbing & Ventilation Concerns:** Existing Fixtures are not installed with freeze protection, creating maintenance and operational challenges. Air in the restrooms currently does not recirculate.
- Member Feedback:** AAC Members have expressed concerns about wear and have requested improvements.
- Funding:** FY26 adopted budget includes \$220,000 for the restroom renovation.

Background



Background



Competitive Sealed Proposals

•**September 18, 2025:** Request for Proposals

issued on BidNetDirect.com for bid no. 25-228.

- Specifications indicated proposals would be scored and the best value for the town would be identified.
- Scoring Price (50%), Experience (25%), Proposed Suppliers / Subcontractors (15%) and Construction Time (10%)
- Prices for a Based Bid and Alternate Bid Items was requested.

Base Bid Scope

- Demolition
- CMU Repairs
- Painting
- Plaster Ceiling Repair
- Toilet Partitions
- Toilets & Urinals
- Lavatory / Mirrors
- Shower Fixtures
- Electrical Work
- Lights
- Baby Changing Stations
- ADA Benches
- ADA Grab Bars
- Door Storefront System w/ Frosted Glass
- Hand Driers
- Dispensers & Receptacles
- Exhaust Fans & Ducts
- Plumbing Chase Heater
- Fire Alarm Strobe

Competitive Sealed Proposals

•**October 16, 2025:** Eleven companies submitted Competitive Sealed Proposals

Contractor	Base Bid Price	Evaluation Score
Ambercrest	\$179,678.00	85
APR	\$231,491.00	80.7
Big Sky	\$325,000.00	66.4
CGC	\$345,638.22	49.9
Construction Solutions	\$165,164.26	99
Cortex	\$197,362.00	63.5
Dallas Harmony	\$262,024.50	69.5
Fast	\$210,984.23	67.1
Talbert Rodd	\$194,426.53	73.5
Tegrity	\$265,777.00	74.2
Vision Builders	\$279,337.40	64.6

Competitive Sealed Proposals

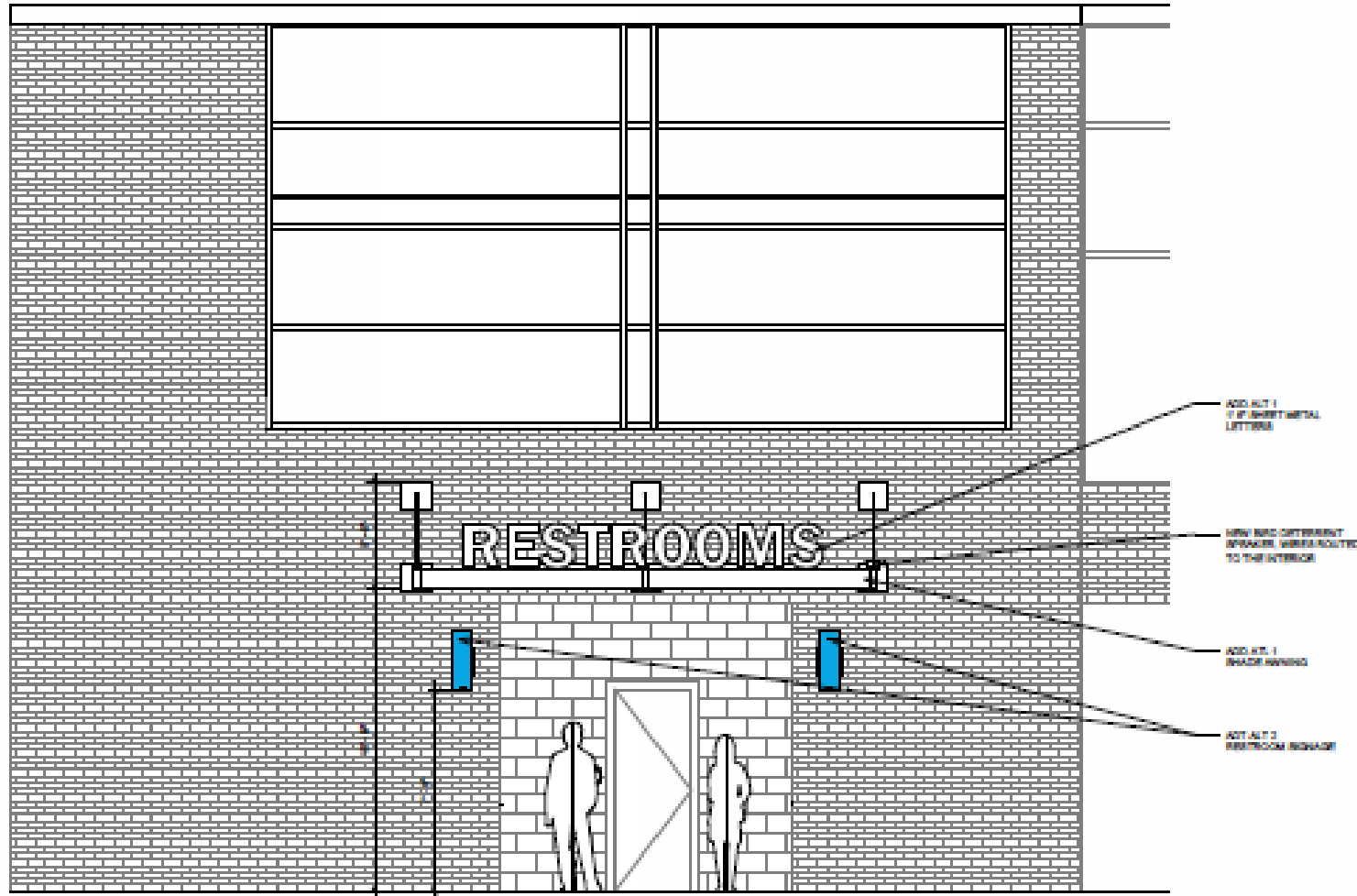
A blue circular logo with the word "ADDISON" in white, uppercase letters.

Alternate Bid Items

- Add Alternate 1 – Entrance Shade Canopy and Letter Signage
- Add Alternate 2 – Custom Men's and Women's Restroom Signage
- Add Alternate 3 – Substitution for Frosted Glass
- Add Alternate 4 – Tile Wainscotting in Men's and Women's Restrooms

Competitive Sealed Proposals

ADDISON



2 North Exterior Elevation
3/8" = 1'-0"

Alternate Bid Items

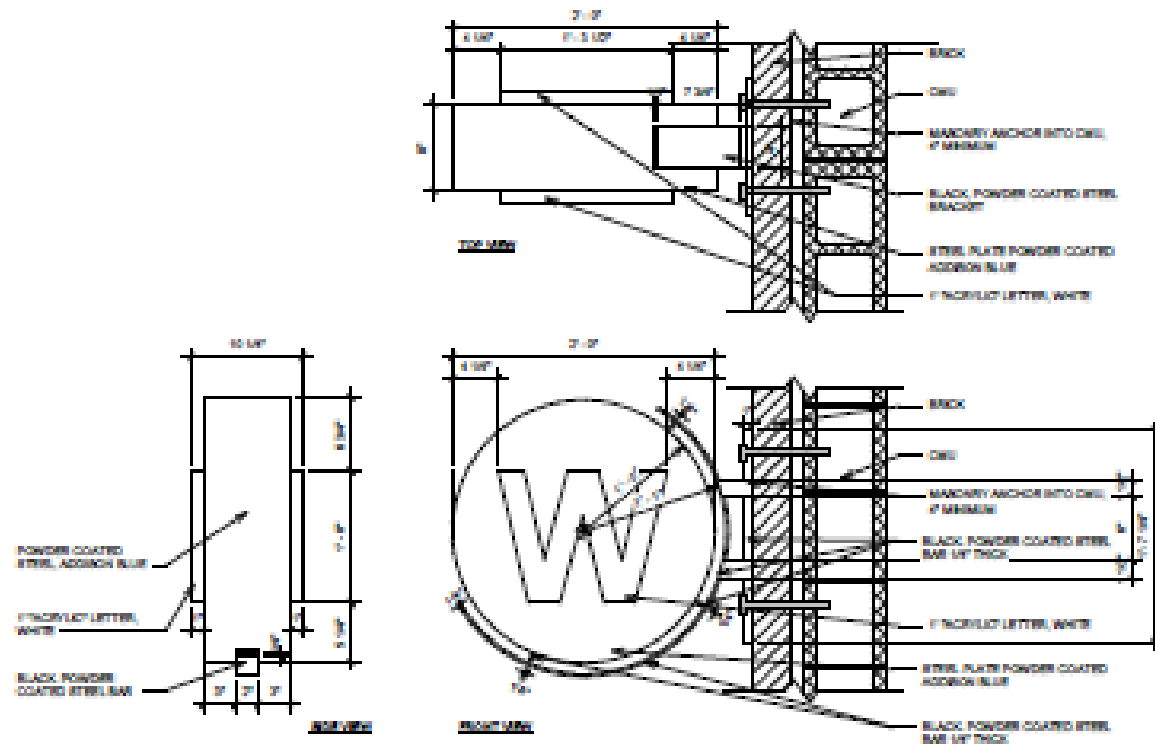
- Add Alternate 1 – Entrance Shade Canopy and Letter Signage

Alternate Bid Item 1
\$14,670.28

Competitive Sealed Proposals

ADDISON

NOTE:
1. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL



Alternate Bid Items

- Add Alternate 2 – Custom Men's and Women's Restroom Signage

Alternate Bid Item 2
\$5,559.90

4

ADD ALT 2 - SIGNAGE DETAIL
1:100 - P&P

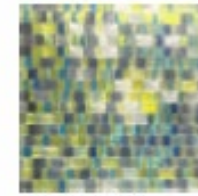
Competitive Sealed Proposals

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Alternate Bid Items

- Add Alternate 3 – Substitution for Frosted Glass

Alternate Bid Item 3
\$17,586.42



FRONT - FACING EXTERIOR

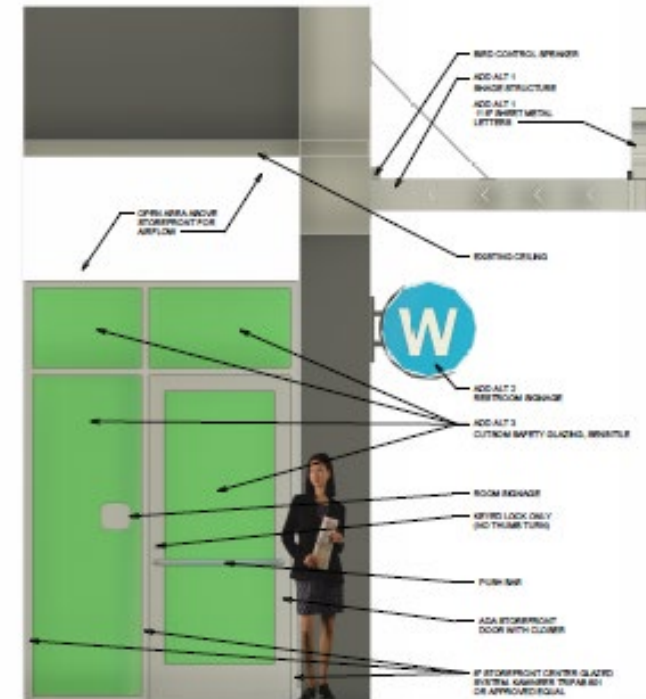


BACK - FACING INTERIOR

CONTACT:
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BRISTLE
313.870.8314
NOLLYGREEN@BRISTLE.COM

NOTE:
BRISTLE, L.L.C.
OR APPROVED EQUAL

ADD ALT 3 - CUSTOM SAFETY GLASS
SIZES
11'0" x 7'0"



1 Entry Elevation
11'0" x 7'0"

Staff Recommends Approving the Base Bid Proposal and Including a 10% Owner's Allowance.

Staff Seeks Council Direction Regarding the Addition of Alternate Bid Items

- There is \$38,320 available in the project budget to fund any Council approved alternates

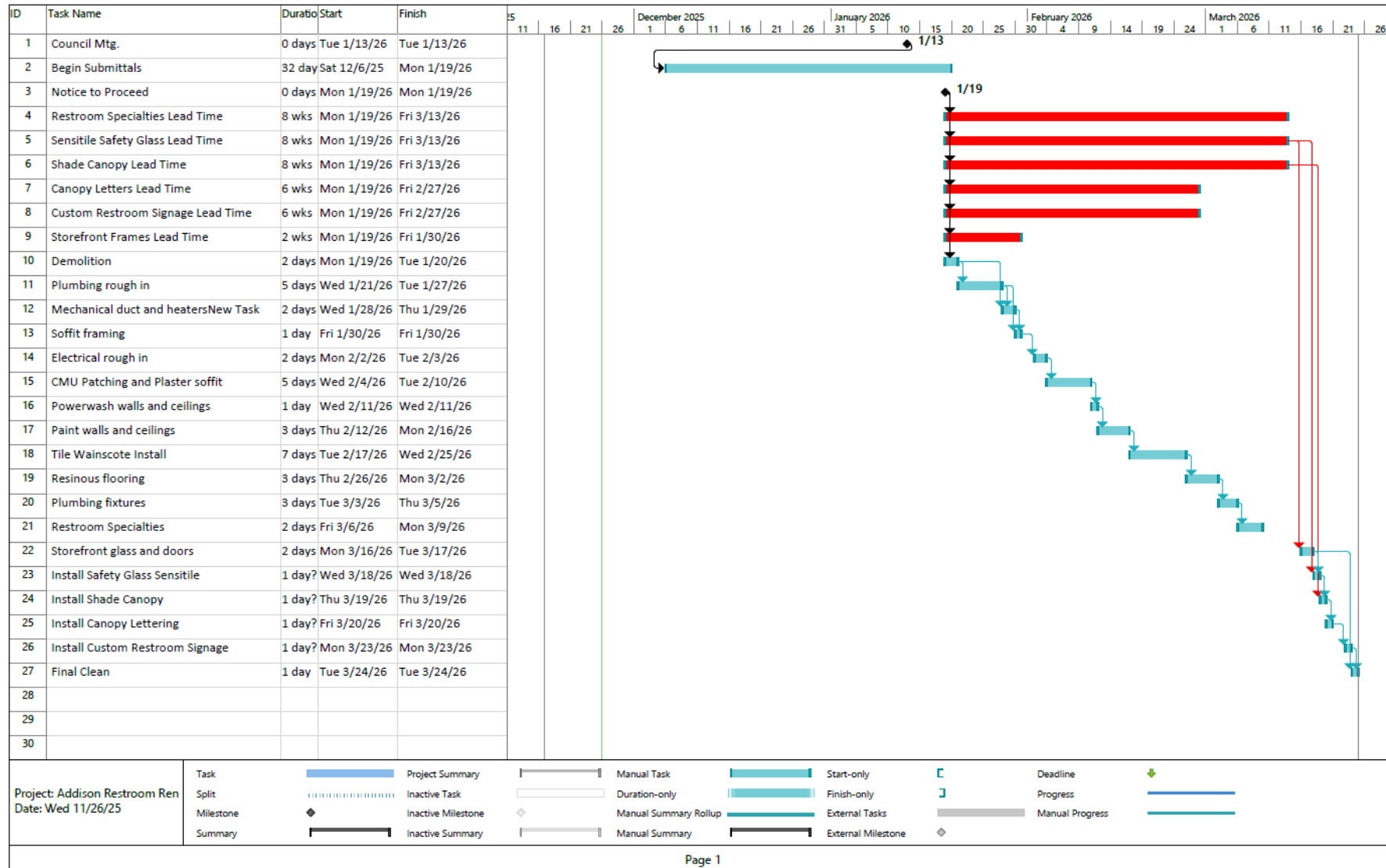
Schedule

ADDISON

Construction Solutions USA

SCHEDULE OF CONSTRUCTION ADDISON ATHLETIC CLUB RESTROOM RENOVATION

11-26-2025



Questions