

Addison Athletic Club Outdoor Restroom Renovation

February 10, 2026

Bill Hawley, General Services Director

The logo for Addison is displayed on a blue background. It features a large, white, circular graphic on the right side. Inside this circle, the word "ADDISON" is written in a bold, blue, sans-serif font, oriented vertically from bottom to top.

ADDISON

Background



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

ADDISON



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	\$210984.23	67.1
Talbert Rodd	\$194,426.53	73.5
Tegrity	\$265,777.00	74.2
Vision Builders	\$279,337.40	64.6

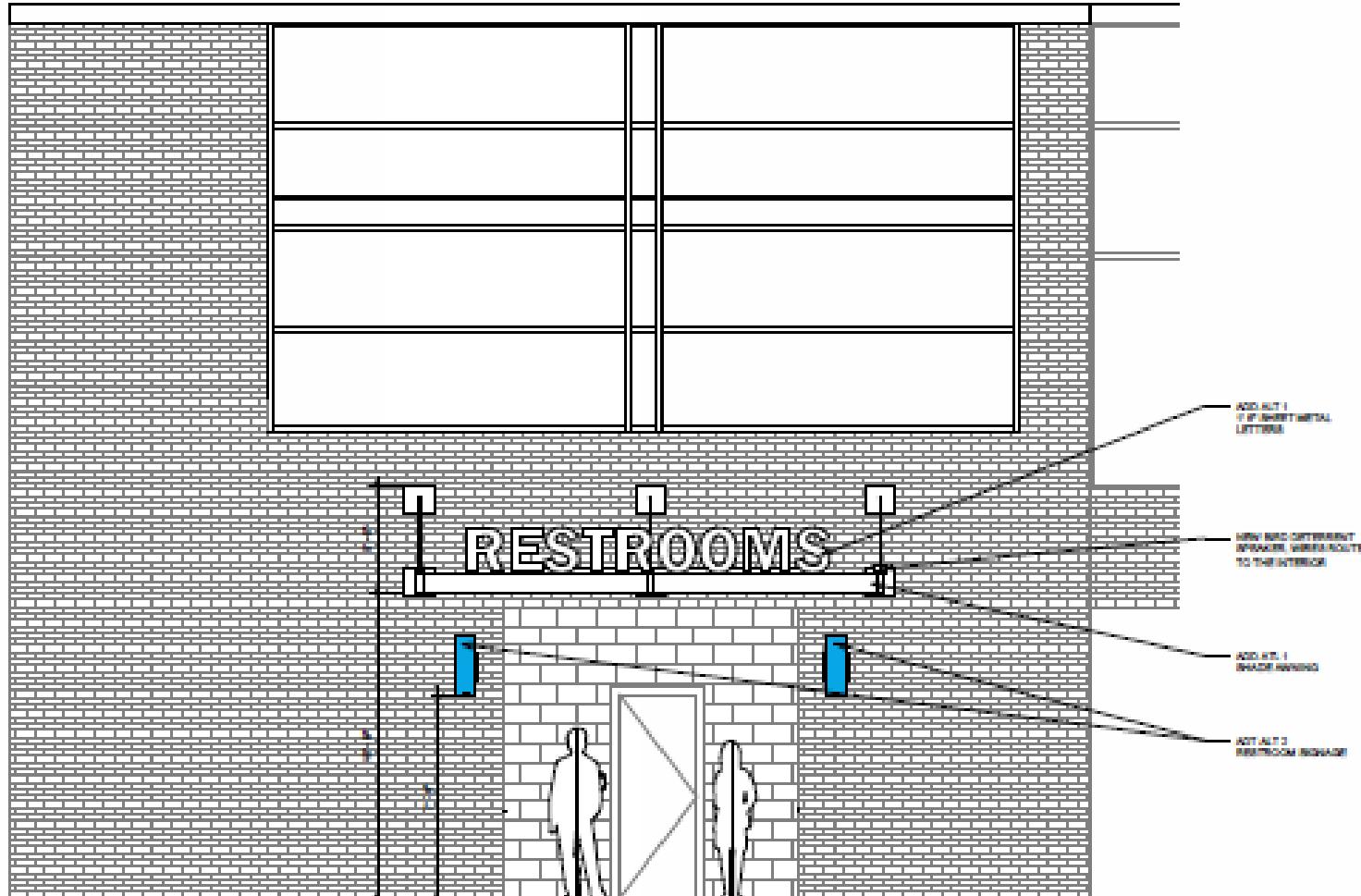
Competitive Sealed Proposals



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



Alternate Bid Items

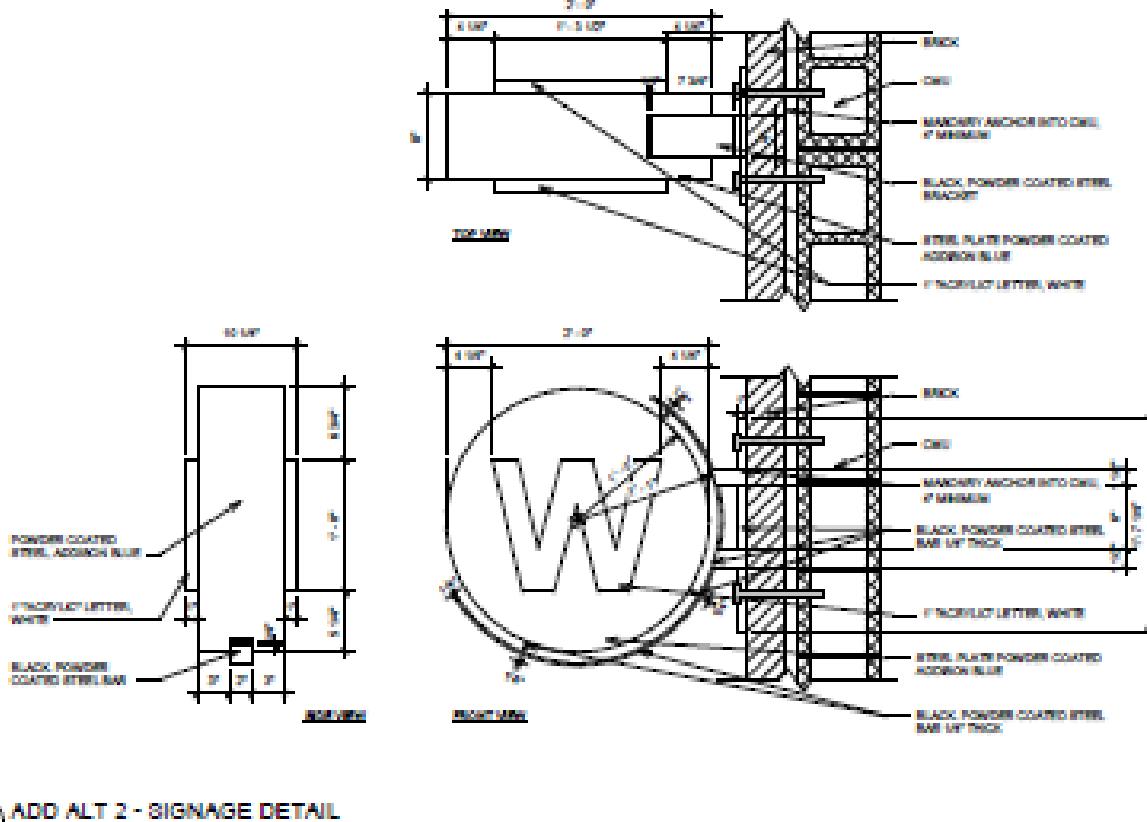
- Add Alternate 1 – Entrance Shade
Canopy and Letter Signage

Alternate Bid Item 1
\$14,670.28

Competitive Sealed Proposals



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

Competitive Sealed Proposals



Alternate Bid Items

- Add Alternate 3 – Substitution for Frosted Glass

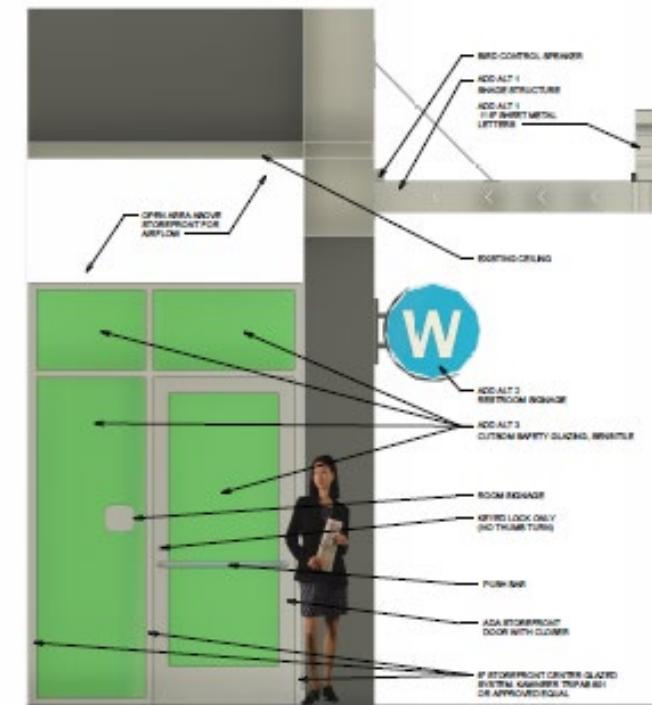
Alternate Bid Item 3
\$17,586.42



CONTACT:
MOLLY GREEN
513-872-8014
MOLLY@ADDISON.COM

NOTE:
REMOVABLE JAIL
OR APPROVED EQUAL

ADD ALT 3 - CUSTOM SAFETY GLASS
IMAGES
1 1/2" x 1 1/2"



1 Entry Elevation
500-100

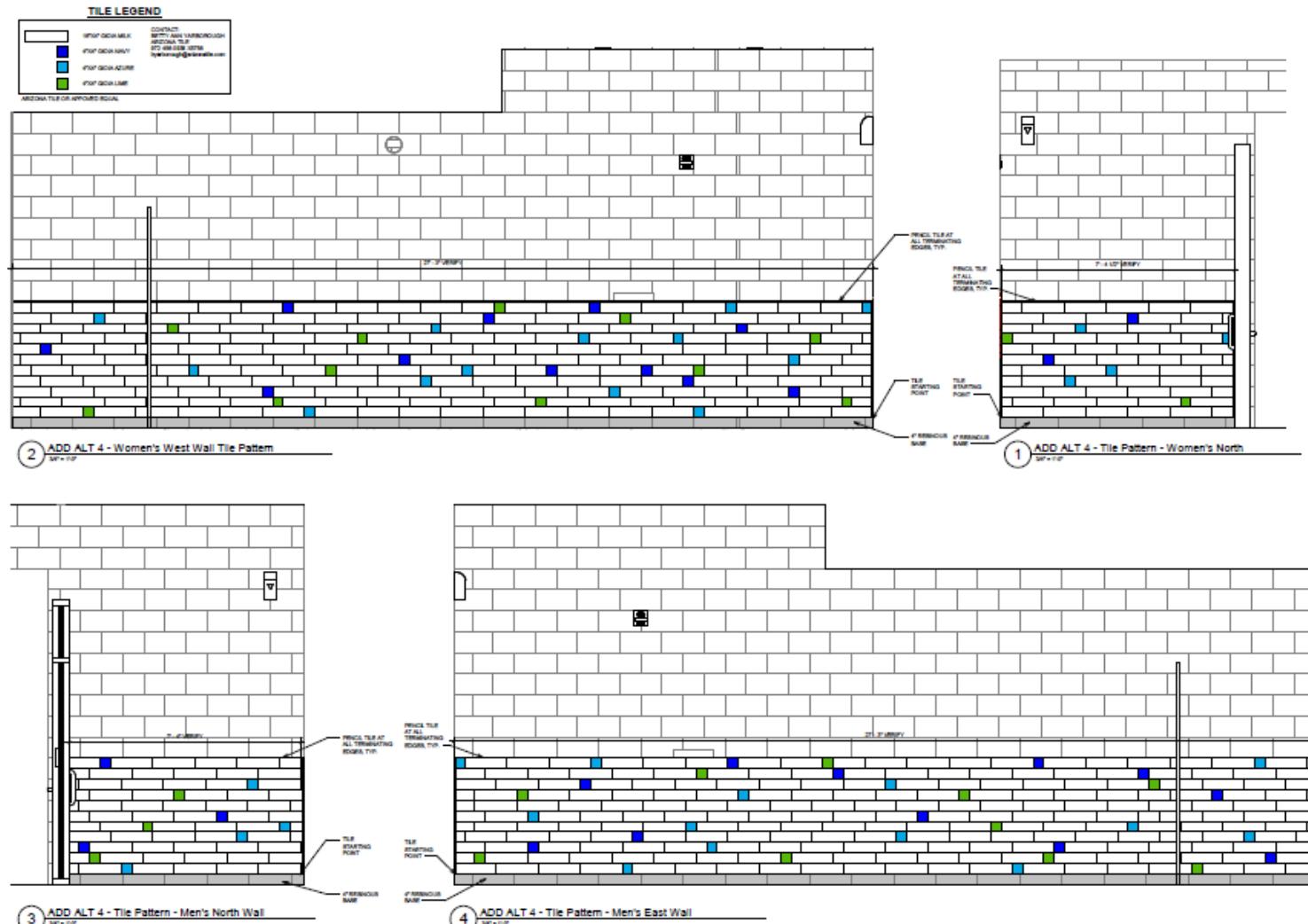
Competitive Sealed Proposals



Alternate Bid Items

- Add Alternate 4 – Tile Wainscotting in Men's and Women's Restrooms

Alternate Bid Item 4
\$4,282.93



Council Direction



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

The Addison logo is a blue circular badge with the word "ADDISON" in white, bold, sans-serif capital letters.

Construction Solutions USA

SCHEDULE OF CONSTRUCTION
ADDISON ATHLETIC CLUB RESTROOM RENOVATION

11-26-2025

Project Gantt Chart for Addison Restroom Renovation

Timeline: December 2025 to March 2026

Legend:

- Project Summary
- Manual Task
- Start-only
- Deadline
- Split
- Inactive Task
- Duration-only
- Finish-only
- Progress
- Milestone
- Inactive Milestone
- Manual Summary Rollup
- External Tasks
- Manual Progress
- Summary
- Inactive Summary
- Manual Summary
- External Milestone
- Manual Progress

Tasks:

ID	Task Name	Duration	Start	Finish
1	Council Mtg.	0 days	Tue 1/13/26	Tue 1/13/26
2	Begin Submittals	32 day	Sat 12/6/25	Mon 1/19/26
3	Notice to Proceed	0 days	Mon 1/19/26	Mon 1/19/26
4	Restroom Specialties Lead Time	8 wks	Mon 1/19/26	Fri 3/13/26
5	Sensitile Safety Glass Lead Time	8 wks	Mon 1/19/26	Fri 3/13/26
6	Shade Canopy Lead Time	8 wks	Mon 1/19/26	Fri 3/13/26
7	Canopy Letters Lead Time	6 wks	Mon 1/19/26	Fri 2/27/26
8	Custom Restroom Signage Lead Time	6 wks	Mon 1/19/26	Fri 2/27/26
9	Storefront Frames Lead Time	2 wks	Mon 1/19/26	Fri 1/30/26
10	Demolition	2 days	Mon 1/19/26	Tue 1/20/26
11	Plumbing rough in	5 days	Wed 1/21/26	Tue 1/27/26
12	Mechanical duct and heaters	2 days	Wed 1/28/26	Thu 1/29/26
13	Soffit framing	1 day	Fri 1/30/26	Fri 1/30/26
14	Electrical rough in	2 days	Mon 2/2/26	Tue 2/3/26
15	CMU Patching and Plaster soffit	5 days	Wed 2/4/26	Tue 2/10/26
16	Powerwash walls and ceilings	1 day	Wed 2/11/26	Wed 2/11/26
17	Paint walls and ceilings	3 days	Thu 2/12/26	Mon 2/16/26
18	Tile Wainscote Install	7 days	Tue 2/17/26	Wed 2/25/26
19	Resinous flooring	3 days	Thu 2/26/26	Mon 3/2/26
20	Plumbing fixtures	3 days	Tue 3/3/26	Thu 3/5/26
21	Restroom Specialties	2 days	Fri 3/6/26	Mon 3/9/26
22	Storefront glass and doors	2 days	Mon 3/16/26	Tue 3/17/26
23	Install Safety Glass Sensitile	1 day?	Wed 3/18/26	Wed 3/18/26
24	Install Shade Canopy	1 day?	Thu 3/19/26	Thu 3/19/26
25	Install Canopy Lettering	1 day?	Fri 3/20/26	Fri 3/20/26
26	Install Custom Restroom Signage	1 day?	Mon 3/23/26	Mon 3/23/26
27	Final Clean	1 day	Tue 3/24/26	Tue 3/24/26
28				
29				
30				

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Questions