



MEMORANDUM

DATE: April 24, 2026
TO: Jesse Kent, Director of Community Services
FROM: Tom Gramer, Director of Facilities and Fleet Services
SUBJECT: Loop 288 Facility Repairs

Purpose

This memo outlines the recommended capital repairs at the Loop 288 facility currently occupied and operated daily by Our Daily Bread (ODB). These repairs address accelerated infrastructure degradation that has occurred since occupancy and fall under the City’s responsibility for capital assets per the operating agreement.

Contracting & Compliance

All proposed work will be completed using existing City-awarded contractors. These vendors are already under contract and will adhere to all applicable federal grant requirements, including labor compliance and payment of Davis–Bacon prevailing wages. No new procurement actions are required.

Summary of Primary Issues

Facility assessments and repeated service calls indicate several building systems are experiencing premature failure. The most urgent needs are concentrated in the restroom and shower areas, where structural and mechanical deficiencies are causing ongoing operational disruptions.

1. Restroom Fixture & Countertop Upgrades – 95,335.00

- Existing fixtures and counters were not designed for the current level of commercial use.
- Replacement with commercial-grade materials is required to meet durability, sanitation, and accessibility standards.
- Repairs will reduce recurring maintenance and improve long-term serviceability.

2. Bathroom HVAC & Moisture Control – 110,340.00

- Undersized exhaust fans and inadequate ventilation are causing persistent humidity issues.

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

- Moisture accumulation contributes to wall deterioration, fixture instability, and accelerated wear.
- Upgraded HVAC and exhaust systems are needed to stabilize the environment and prevent further damage.

3. Subgrade Plumbing & Drainage Repairs – 55,000.00

- Plumbing infrastructure beneath the slab requires upgrades to support the commercial kitchen and high-volume restroom use.
- Current conditions are contributing to backflow, slow drainage, and repeated service interruptions.
- Corrective work will reduce operational downtime and mitigate future structural impacts.

4. Flooring Repairs & ADA Compliance Adjustments – 9,524.00

- Restroom floors require leveling and resurfacing to address slope issues, ponding, and accessibility concerns.
- Work includes raising low areas, correcting transitions, and ensuring ADA-compliant clearances and mobility paths.

5. Shower ADA Benches & Wall Backing – 41,643.00

- Existing ADA shower benches require structural reinforcement and proper wall backing to safely support required load ratings.
- Repairs will bring the shower areas into full ADA compliance and prevent further failures.

Rationale & Funding Considerations

These issues are emerging far earlier than the typical 10–15-year capital cycle for comparable facilities. The accelerated deterioration is directly tied to the intensity of use and the building’s original design limitations. Addressing these items now will stabilize the facility, reduce ongoing operational disruptions, and protect the City’s long-term asset value.

The work aligns with the City’s capital responsibility under the operating agreement. Existing contractors can begin work immediately upon funding confirmation.

Total: Range \$365,046



ELLIS & SONS RENOVATIONS LLC

Commercial & Residential Renovation Services

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PROJECT PROPOSAL — EXECUTIVE SUMMARY

Shelter Bathroom Renovation — HVAC + Fixtures + Shower Benches

Prepared For: Danny Alexander Defee — City of Denton / Our Daily Bread

909 N Loop 288, Denton, TX 76209

Date: April 24, 2026 | Rooms: 1036, 1037, 1063, 1064, 161 | 25 Showers | 17 Sinks | 25 ADA Benches

PROJECT SCOPE (Five Parts)

PART A – HVAC: Remove existing rooftop AC units, exhaust fans, and ductwork. Install new BETTER-tier commercial RTUs (2 & 2.5 ton), stainless exhaust fans, tempered makeup air units, and humidistat controls. Includes permits and TAB commissioning.

PART B – Fixtures: Remove existing sink countertops. Install new custom-fabricated 16-ga type 304 stainless steel countertops with 4" integral backsplash, wall-mounted, ADA compliant. All faucets commercial-grade MANUAL operation (no sensor/electronic per owner spec).

PART C – Shower Benches: Furnish and install 25 commercial ADA fold-down shower benches (one per shower). Includes wall reinforcement, waterproofing, tile removal/replacement, and bench installation.

PART D – Room 1064 Floor Drain Regrade: Lower existing floor drain in Room 1064. Remove ~120 sf of tile, grind concrete to proper slope to drain, waterproof, and reinstall slip-resistant tile.

PART E – Subgrade Plumbing & Drainage: Camera inspection, hydro-jetting, replace failed drain lines beneath slab with Sch. 40 PVC. Install commercial backflow preventer and new cleanouts. Serves commercial kitchen and high-volume restroom use.

ROOM-BY-ROOM SCOPE & HVAC COSTS

Room	Sq Ft	Showers/WC/Ur/Sink	Exhaust	AC Size	HVAC	Fixtures
1036	498	4/2/2/3	1,000	2.0 T	\$24,928	3-Station
1037	501	4/4/0/3	1,000	2.0 T	\$24,928	3-Station
1064	657	8/3/3/4	1,600	2.5 T	\$30,242	4-Station
161	664	8/6/0/4	1,600	2.5 T	\$30,242	4-Station
—	—	—	—	—	—	3× Single-Station

RESTROOM FIXTURE SPECIFICATIONS

- Two (2) × 4-Station SS Countertops with 4" backsplash — Rooms 1064 & 161 — \$42,940
- Two (2) × 3-Station SS Countertops with 4" backsplash — Rooms 1036 & 1037 — \$32,760
- Three (3) × Single-Station SS Countertops with 4" backsplash — \$19,635
- Seventeen (17) × Commercial Manual Lavatory Faucets (high-end, Chicago / Elkay / Zurn class, ADA compliant)

SHOWER BENCH SPECIFICATIONS (25 UNITS)

- Twenty-Five (25) × Commercial ADA Fold-Down Shower Benches (Bobrick / Bradley / Seachrome class, 304 SS frame, phenolic seat, 400+ lb capacity) — \$41,643 installed
- Includes wall blocking, waterproofing membrane, tile removal & matching replacement at each bench location, OEM adapter, and final installation with load testing

PROJECT TOTAL

Category	Amount
PART A – HVAC (4 rooms, demo + equipment + install)	\$110,340
PART B – Restroom Fixtures (7 custom SS countertops + 17 manual faucets)	\$95,335
PART C – Shower Benches (25 ADA fold-down benches + wall prep + tile work)	\$41,643
PART D – Room 1064 Floor Drain Lowering & Regrade (~120 sf)	\$9,524
PART E – Subgrade Plumbing & Drainage (planning estimate — pending Phase 1 inspection)	\$35,625

Combined Subtotal (A + B + C + D + E)	\$292,467
Project Management & Overhead (10%)	\$29,247
Davis-Bacon Act Prevailing Wage Adder	\$43,332
GRAND TOTAL — BETTER Tier (Turnkey)	\$365,046

PAYMENT & TIMELINE

Payment: 20% mobilization • 15% Phase 1 subgrade • 25% HVAC rough-in • 25% fixture install • 15% commissioning

Estimated Duration: 8–10 weeks (includes 4–6 wk SS countertop custom fabrication + subgrade plumbing work)

Pricing Valid: 30 days from date above (subject to material availability)

Excludes: PE engineering seals (if required for permit — quoted separately)

<p>_____</p> <p>Samuel Cervantes Owner, Ellis & Sons Renovations LLC Date: April 24, 2026</p>	<p>_____</p> <p>Client Acceptance Printed: _____ Date: _____</p>
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See full proposal for detailed line items, standards basis, professional recommendations, and terms.