



TOWN OF MELBOURNE BEACH

SPECIAL TOWN COMMISSION MEETING

January 7, 2026

AGENDA PACKET

Town of Melbourne Beach

SPECIAL TOWN COMMISSION MEETING

Wednesday, January 7, 2026 at 8:00 p.m.

COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE AGENDA

Commission Members:

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members:

Interim Town Manager Lisa Frazier
Town Attorney Ryan Knight
Town Clerk Amber Brown

1. Call to Order

2. Roll Call

3. Pledge of Allegiance, Moment of Silence, and Civility Pledge

The Commission and Staff of The Town of Melbourne Beach pledge to conduct all public discourse in a civil manner. The Mayor and all members of the Commission will treat one another with courtesy and respect, and ask the public to do the same toward the Commission, each other, and toward staff. We will be respectful of one another even when we disagree. We will direct all comments toward the issues. We will avoid personal attacks.

4. Public Comment

After being acknowledged by the Mayor, members of the public should state their name and address for the record. The Commission encourages citizens to prepare their comments in advance. Each individual will have three (3) minutes to address the Commission on any topic(s) related to Town business, not on the Agenda. Please remember to sign the sign-in sheet provided if you will be speaking at the meeting.

5. New Business

- A. Consideration of the three (3) proposals by licensed contractors for Town Hall second-floor shower stalls replacement – Interim Town Manager Lisa Frazier

6. Adjournment

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so. In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

Special Town Commission Meeting

Section: New Business

Meeting Date: January 7, 2026

From: Town Manager

RE: Town of Melbourne Beach – City Hall & Fire Dept Showers

Background Information:

At the Regular Council Meeting on August 20, 2025, information was shared regarding the leaking showers on the second floor of Town Hall. These showers are part of the Fire Departments protocol for decontamination following emergency response. A contractor was hired to repair the leaks which resulted in complete gutting of the three shower stalls (two men/one woman). Three quotes have been obtained providing similar scope and price for the replacement of the shower stalls.

Attachment:

EXHIBIT A provides a copy of the three proposals listed as follows:

- | | |
|---|-------------|
| 1. Sun Plumbing | \$15,781.26 |
| 2. Expedition Roofing (CGC1533344) | \$14,989.00 |
| 3. LH Tanner Construction Corp (CGC1511228) | \$25,527.00 |

Sun Plumbing: Includes prefabbed showers, all plumbing and new fixtures; excluding grab bar and build out of walls to fit the prefabbed showers. Sun Plumbing does not perform general contracting work.

Expedition Roofing: Includes all general contracting and plumbing work to accommodate new prefabbed showers including grab bars and new fixtures, since they are a general contractor with a plumbing license.

LH Tanner: Includes all general contracting and plumbing work, as well as fixtures including the grab bars, but proposes utilizing tile in lieu of prefab. Additional costs have been allocated to painting touch up and ceiling tile replacement. General contractors and licensed plumbers.

Recommendation:

TM recommends acceptance of one of the general contractor company proposals for completion of the City Hall & Fire Dept Showers. Commission determination of tile or prefabricated showers should be based on costs, maintenance and lifespan of materials.

Prefabricated materials are lower costs and maintenance yet have a lifespan of 10 – 20 years.

Tile has a higher costs, slightly higher costs of maintenance, but has a lifespan of over 40 years.

Funding: General Government Services Expenses #19-510.49.98, Contingency.



Hello, this is your estimate

Location: 507 Ocean Avenue, Melbourne Beach, FL, 32951

JOB ID
70536072

Replace shower pan

Your Price

\$15,781.26

Est. monthly payment of \$189.38/mo for 180 mo

[See if you prequalify >](#)

GreenSky | [Financing Terms](#)

Accept Estimate

Summary

Replace mens and woman's showers with preferably one piece fiberglass or acrylic showers Sun plumbing will supply.
We in also be replacing shower valves with moen shower valves .
If needed we will drill down through the floors to move shower drain to new location to accommodate the drain location on shower pan .
We will be attaching to cast iron pipe under floor in ceilings off office with pvc.



TRIP CHG

SERVICE TRIP CHARGE

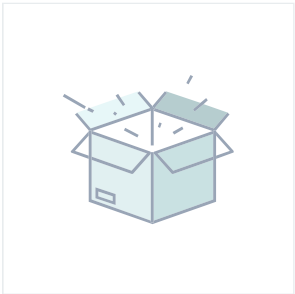
Your Price
\$40.00



FCT-280(Qty: 3)

Your Price
\$2,643.30

INSTALL MOEN CHATEAU MTL182 SHOWER VALVE METAL LEVER



GENSERV

Your Price
\$13,097.96

FURNISH AND INSTALL 3 FIBERGLASS SHOWERS, 2 - 36IN X 48IN AND 1 - 32 X 48IN. CUSTOMER WILL NEED TO FUR OUT THE WALLS TO FIT ON THE 2 SHOWERS THAT ARE LARGER AS SHOWERS ARE NOT IN THAT...

[View More](#)

Subtotal	\$15,781.26
Tax	\$0.00
Total	\$15,781.26

ESTIMATE

Expedition Roofing
730 Reese Rd
Malabar, FL 32950-3657

expeditionroofingfl@gmail.com
+1 (321) 345-7437
expeditionroofing.com



Bill to
Melbourne Beach City Hall
507 Ocean Ave
Melbourne Beach, Florida
32951

Ship to
Melbourne Beach City Hall
507 Ocean Ave
Melbourne Beach, Florida
32951

Estimate details

Estimate no.: 1195
Estimate date: 12/30/2025
Expiration date: 01/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Melbourne Beach City Hall & Fire Dept Showers	<p>Scope of Work:</p> <ul style="list-style-type: none">• Showers to be installed in both the men's and women's bathrooms will be three-piece showers with an acrylic fiberglass base and three wall sections, sized 36" x 48". Model undetermined.• Showers will be moved forward to minimize any need to patch in or replace existing floor.• Install three (3) showers total• Remove existing materials• Replace all three (3) shower valves with Moen Chateau valves, model MTL182• Remove all drywall as needed• Replace or add Insulate were needed• Fur out walls with furring strips to accommodate new shower dimensions and flooring considerations• Core drill concrete floors and reconnect plumbing below	1	\$14,989.00	\$14,989.00

- Set all three (3) new shower pans / bases per manufactures specifications
- Install wall sections.
- Drywall, mud, and texture walls around shower areas
- Paint rooms
- Install one (1) grab bar in each shower on the back 48" wall section.
- Full cleanup and removal of all job-related debris

Total	\$14,989.00
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Note to customer

CGC1533344

Expiry date	01/31/2026
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Additional Work Timing Notes.

Core drilling will / can be performed during evening hours after City Hall closes to minimize noise disruption. This core drilling is necessary because the existing upstairs drains do not align with the new shower trays being installed; new holes need to be drilled to allow for proper connection and alignment with the existing plumbing located in the ceiling of the floor below.

Plumbing work for the shower valves will / can also be completed after office hours to avoid water supply interruption.

** Please inform as to how the city of Melbourne Beach schedules payments for estimates**.

Accepted date

Accepted by

L.H. Tanner Construction Corp

2300 Avocado Avenue
Melbourne, FL 32935

Contractor License:
CGC1511228

Date
12/31/2025

Estimate #
25-114

Name / Address

Town of Melbourne Beach
507 Ocean Ave
Melbourne Beach, FL 32951

Description

Scope of Work: Renovation of the 2nd Floor Showers: (2) Men's and (1) Women's.

This Estimate Consists of Installing a Waterproofing System for the (3) Showers that we Have Installed for Numerous Projects and Numerous Years that have not had any Issues with Leaking. The Proposed Scope for Each Shower includes Replacement of the Cast Iron Shower Drains Past the P-Trap with PVC, Installation of Vinyl Liners, Mud Packed Pans, Waterproofing Membrane, Shower Floor, Tile, and Grout that will Not Fail.

MOBILIZATION: Mobilization and Delivery of Material

- Dust Containment
- Content Protection Downstairs in Office Areas with Plastic (Owner Responsible for Removal of Personal Contents before Construction Begins)

DEMOLITION & WASTE REMOVAL: Removal and Disposal of Green Board that is Not Suitable for Tile

- 15 Yard Dumpster

PLUMBING: Replace cast iron P-trap and Shower Strainer through Ceiling tiles Below with PVC.

- Install Waterproofing Membrane
- Install New Shower Pan Liner
- Waterproof Test once Pan Installed
- Install New Shower Valve
- Delta Rough In R10000
- Delta Chrome Trims

DRYWALL: Provide and Install GoBoard on Walls and Floors. GoBoard is lighter than cement board and it is waterproof preventing water damage and resisting mold/mildew and offers a reliable and stable base for Tile.

- Drywall Repair as Needed in Area of Construction

Total

Phone #

3212598099

E-mail

holly@lhtanner.com

L.H. Tanner Construction Corp

2300 Avocado Avenue
Melbourne, FL 32935

Contractor License:
CGC1511228

Date
12/31/2025

Estimate #
25-114

Name / Address

Town of Melbourne Beach
507 Ocean Ave
Melbourne Beach, FL 32951

Description

TILE Provide and Install 12x24 Porcelain Tile on Walls (Floor to Ceiling); 2x2 Shower Tile; 2x12 Bullnose Tile in Each Shower.

- In Mens's Shower: Remove VCT from Area Between Showers and Install Tile.
- Install Power Grout - high performance grout which does not require sealing, resists cracking and shrinking, and makes it ideal for wet areas like showers and high traffic areas.

SILLS: Threshold in Each Shower

ACCESSORY:: (1) Grab Bar Installed in Each Shower

PAINTING: Paint Touch up With Owner Provided Paint

CEILING TILES: Replacement of up to 10 Ceiling Tiles in Office Area

Total

\$25,527.00

Phone #

3212598099

E-mail

holly@lhtanner.com