



James Clough
Parks and Recreation Director

**TOWN OF HILLSBOROUGH
PARKS AND RECREATION DEPARTMENT**
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To Whom It May Concern:

The Town of Hillsborough is requesting pricing for the construction of a multi bathroom bathhouse located at 732 West Main St. (Manahan Park). This project is to be completed in the off season (September-May). The second page is a rough draft of what the building would look like and should be referenced when going through the list below. This bathhouse (30'x 40') will include:

- Two ADA Compliant bathrooms; toilet and sink, with hot water. (Outdoor access)
- Four bathrooms; toilet and sink, with hot water. (Outdoor access)
- One custodial closet. (Outdoor access)
- One mechanical room with access for plumbing. (Indoor access)
- Five changing rooms each with a bench. (Outdoor access)
- Two ADA Compliant changing rooms. (Outdoor access)
- One large central open storage room. (Outdoor access via two separate doors)
- New well and pump installation.
- Septic tank and leach field upgrade.
- Building needs to support a second story addition later.
- Building should be planned for future heating. (System to be determined)
- Large open air attached pavilion.

Please refer to the list below for specific requests for materials and design:

- Stainless steel bathroom appliances. (toilet and sink)
- Metal exterior doors.
- Waterproofed bathroom and changing stall walls.
- Drainage in each bathroom and changing room.
- Asphalt roof. (Architectural shingles)
- Wood frame.
- LP Smart Side. (Or similar)
- Frost Wall.

Bids will be evaluated and selected by the Board of Selectman in September 2026. This project is expected to start in October 2026 with a completion deadline of May 1, 2027.

Sincerely,

James Clough

