NH School Administrative Unit 106 | Timberlane Regional School District
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FACILITIES COMMITTEE
AGENDA
November 10, 2026
11:00AM @ the SAU Office Board Room

ORDER OF BUSINESS

1. Approval of Copy of Facilities Meeting Minute 10/28/26 - ACTION

2. Topic
   a. TRHS Bathroom Renovation Update - ACTION

3. Other Updates TBD

4. Adjournment

JOBIN
CONSTRUCTION CONSULTANTS

TIMBERLANE REGIONAL HIGH SCHOOL - BATHROOM RENOVATION - REVISED

October 30, 2026

	SCOPE of WORK	QTY		UNIT COST	TOTAL
1	Temporary protection/daily cleanup	1	LS	$ 4,000	$ 4,000
2	Dumpsters for demolition	1	EA	$ 1,500	$ 1,500
3	Demo partitions and specialties	1	LS	$ 4,000	$ 4,000
4	Demo doors, frames, hardware	2	EA	$ 500	$ 1,000
5	Sawcut and remove concrete floor, ex/backfil for plumbing	1	LS	$ 16,050	$ 16,050
6	Patch concrete floor and floor prep	1	LS	$ 12,000	$ 12,000
7	Demo ceiling	642	SF	$ 3.00	$ 1,926
8	Demo flooring	642	SF	$ 5.00	$ 3,210
9	Demo walls	880	SF	$ 10.00	$ 8,800
10	Demo wall finishes	1,000	SF	$ 5.00	$ 5,000
11	Frame and drywall new walls including blocking and insul	1	LS	$ 32,560	$ 32,560
12	Suspended drywall ceiling	1	LS	$ 3,900	$ 3,900
13	Patch and match at existing walls	1	LS	$ 2,000	$ 2,000
14	Solid surface countertop with integral sink	1	LS	$ 10,000	$ 10,000
15	Door, frame, hardware	8	EA	$ 3,500	$ 28,000
16	Wall tile	1	LS	$ 25,200	$ 25,200
17	Floor tile	1	LS	$ 19,260	$ 19,260
18	FRP Wall Panels in toilet rooms	1	LS	$ 26,000	$ 26,000
19	Painting	1	LS	$ 4,000	$ 4,000
20	Caulking and sealants	1	LS	$ 1,000	$ 1,000
21	Signage	1	LS	$ 1,800	$ 1,800
22	Specialties	1	LS	$ 7,350	$ 7,350
23	Fire protection modifications	1	LS	$ 8,500	$ 8,500
24	Plumbing	1	LS	$ 90,500	$ 90,500
25	HVAC	1	LS	$ 50,000	$ 50,000
26	Electrical and fire alarm	1	LS	$ 49,000	$ 49,000
27	General conditions	10	Weeks	$ 10,000	$ 100,000
28				**Project Subtotal:**	**$ 516,556**
29					
30	Construction contingency 10%				$ 51,656
31	Contractor OH&P 10%				$ 56,821
32				**Project Total:**	**$ 625,033**

33 **Exclusions:**

34 Hazardous Material Abatement

35

36 Budget is based on anticipated construction costs in mid-2027

Warrenstreet
Planning | Architecture | Landscapes | Interiors

Timberlane Regional High School Toilet Room Renovation

Value Engineering Revisions October 8,2026

4-Aug-26	Jobin Construction Consultant's cost estimate is based on WS's July 13th Bid Documents. Jobin included a 3% cost escalation factor for construction in Summer 2027. Jobin was conservative toward the high side in their estimating.	$701,263	

Item #	Description	Low Range	High Range
1	Replace the specified Bradley Omni sinks with a continuous solid surface counter and ~~(8)~~ 6 undermount vitreous china sinks. The counter will have a solid surface apron, back and side splashes. The automatic faucets requiring power will be replaced with battery powered faucet sensors.	Net savings 26,000 $4,000	$7,000
2	Replace the specified Bradley Omni Sinks in the (2) ADA toilet rooms and replace with standard ADA compliant wall hung sinks and battery powered faucets.	$1,500	$2,500
3	The wall tile inside the toilet rooms will be replaced with full height FRP. Full height wall tile will remain at walls open to the hall. The new FRP will compliment the previously approved tiles and color palette. The previously approved tile floor will remain.	Tile savings 54,600 FRP add 26,000 net savings 28,600 $40,000	$50,000
4	WS will revise the wall details shown on the drawings. The wall head will be secured to gypsum board ceiling. ACT ceiling tile will not be used. Water piping, radiant ceiling panel piping and ducts for the exhaust system will be installed above the gypsum board ceiling.	Would not recommend stopping framing at ceiling, extend some studs for bracing of walls. No real cost savings $2,000	$3,000
5	The school will coordinate vendor provided paper towel and soap dispensers.	1,100 $3,000	$4,000
6	The project will be bid in January 2027. Bid competition could potential reduce overall costs 3%-8%. Due to changing tariffs and changes in the building industry this is hard to predict.		
	Warrenstreet does not recommend reducing the number of sinks. Per IBC 2024 1 sink per 1 toilet is required in schools.		
	Vulcan ceiling radiators are specified for heating. The ceiling radiators will tie into the existing hot water baseboard heat system.		
	No changes will be made to the required vape sensors or exhaust system.		
	Potential Cost savings total.	$50,500	$66,500