

GRAFTON COUNTY PROPOSED COURTHOUSE PROJECT



Agenda

Introduction

Existing Conditions

Why is the Project Necessary

Conceptual Design

Financial Impacts

Questions & Answers



Existing Courthouse

- The Grafton County Courthouse, located on Route 10 in North Haverhill, New Hampshire, was designed by E. Verner Johnson, Robert N. Hustvedt & Associates, Inc. of Boston, Massachusetts in 1970 and constructed in 1971 by H.P. Cummings Company of Woodsville, NH.
- In 2021 the Grafton County Commissioners hired EH Danson Associates PLLC, to conduct an assessment of the Grafton County Courthouse to evaluate the various issues raised by the Maintenance Superintendent and, if corroborated, ultimately determine whether would be more economical to meet the program needs in the existing facility through renovation and/or addition or construct a new courthouse facility on the same property.
- The full EH Danson Report is available on the county website. <https://grafton-county.com/wp-content/uploads/2024/09/EH-Danson-Report.pdf>

Evaluation of Existing Building

- EH Danson's study included evaluation of the building space based on program requirements identified through meetings with each department currently operating in the building, including Superior and Circuit Courts, County Attorney (including Victim/Witness Program), Public Defenders Office, DMV, Probation and Parole, the Sheriff's Department, and the Sheriff's Department Dispatch. Existing space and required space for each department's program were determined based on current and proposed use and growth projected out ten years.
- Representatives from each of the engineering consultants retained by EHD, including Civil, Structural, Mechanical, and Electrical disciplines, met with the facilities staff to review each of the systems. The review included HVAC systems, electrical systems, and plumbing. Security was given consideration related to physical security and electronic surveillance, particularly as it relates to the lack of secure transport for detainees and the cross traffic between the public, staff, and prisoners. Ancillary spaces, including maintenance, restrooms, commons spaces, and mechanical/electrical, and housekeeping areas were evaluated as well.
- The Architectural portion of the team met with facilities operations and department heads to review existing spaces and establish future needs. We also evaluated the physical facility for code compliance related to life safety, egress, code compliance, accessibility, and functionality.

Why Is a New Building Necessary

The following is all information taken directly out of the EH Danson Report:

Overall, the building is sound and serviceable but in need of significant improvements to provide an adequate, safe, and healthy environment for the public, staff, and litigants.

The systems that form the bulk of the infrastructure of the building including mechanical, electrical, fire alarm and security are in outdated and poor condition.

There are numerous code compliance issues in some of the systems. For the type of use, this building is required to have an NFPA 13 compliant automatic fire suppression system (sprinklers).

Mechanical systems are well past their serviceable life.

Life-safety systems, including fire protection, fire suppression and fire detection systems, are insufficient or non-existent. There is currently no sprinkler system in the building.

The electrical system is composed of outdated and unserviceable panels (Federal Pacific), which are in poor condition. Ground wiring is lacking. Wiring is inaccessible in some areas, but where visible, it showed evidence of code deficiencies and poor condition. The emergency generator does not have sufficient capacity to support the building and does not provide power for important elements such as the sewer pumps.

Why Is a New Building Necessary

- The current sewer pump system only operates in alternating fashion so that both pumps are unable to operate simultaneously. To further complicate the problem, the prison pump system and courthouse pump systems does not allow both systems to operate together causing the courthouse system to back up until the prison pump completes its operation.
- Security and communications systems are limited and in need of improvement due to age. Access to wiring is limited which is a challenge for adding new technology or improving/repairing existing systems. Door access controls, surveillance systems, motion detectors and metal detectors have been installed in various places but have been noted by staff as inadequate and incomplete.

Why Is a New Building Necessary

- The parking area is consolidated in a large area on the east side of the building. There are a few vehicle spaces on the west side of the building for staff, but the number is insufficient. The parking lot itself is in poor condition and needs to be replaced. Additional segregated parking should be provided for staff for security and safety. There is limited lighting for the parking area, making security at night a concern.
- The exterior building envelope has little to no capacity to resist heat gain or loss. Almost half of the exterior vertical enclosure is single-pane glass in steel frames and is failing. The lack of insulation in the perimeter enclosure creates an unhealthy and uncomfortable work environment.

The EH Danson Report Provided 2 Options:

Option 1 – Renovations & Additions

- In order to meet the program needs and to correct the deficiencies in the infrastructure systems (mechanical, electrical, plumbing and fire protection - MEP/FP), a significant renovation with several additions/infills of open areas will be required. This will trigger the removal of ceilings and the remediation of asbestos containing materials (ACM's). A significant quantity of interior brick masonry walls will need to be demolished. The exterior envelope will require the removal of the glass and some sort of cladding to provide a thermal barrier.
- Because of the sensitive nature of court proceedings, the security requirements for moving the public, staff, and litigants, it is inconceivable that the building could remain occupied during construction. We anticipate for a project of this magnitude a construction period of two years at the least. Facilities will need to be leased during that time period for housing the various departments. There will be a loss of income to the County from the departments that currently lease space in the building. Moving expenses to and from temporary facilities for the County departments will also be incurred.
- Given the age, code deficiencies and poor conditions of most of the infrastructure systems, correction, expansion, and modernization of those systems will require a comprehensive remodeling affecting virtually every area and element. Very little of the existing construction is likely to remain without impact.



Option 2 – New Building

- There is space on the site in the parking lot to the east to accommodate the construction of a new facility. This would allow the existing courthouse to remain online during construction.
- It is also possible to maintain the existing facility after the completion of the new building and repurpose it for another occupancy. This will require a significant investment but is worthy of consideration.
- Several factors come into play with this option. Initial indications are that the new structure could be two stories instead of 3 stories like the existing building. This could save costs particularly in vertical circulation elements such as stairs and elevators.
- Current state-of-the-art infrastructure can be incorporated with a view to modification and expansion in the future. A significantly improved building envelope would save operating expenses and the initial cost of mechanical equipment. It is estimated that a new courthouse of this size in this region uses 45% less energy than an existing one, based on national surveys of energy use.
- Renewable Energy systems could be incorporated into the design or at least planned for to allow ease of future installation.
- Cost related to moving expenses and leased spaces will not be incurred. The loss of lease income to the County will be avoided in this scenario.

Why Was the New Building Option Selected

- Cost – In 2021, when the report was completed, it was determined that Option 1 to Renovate and Add would cost approximately an additional \$2M over building a new building.
- Magnitude and Disruption of Option 1 made it less desirable, and since it was determined it would also be more expensive, the Board of Commissioners at that time believed that it made sense to move forward with new construction.
- Please see the document titled: Facility Concerns available as a handout and on the website, which further highlights the current conditions. <https://graffon-county.com/wp-content/uploads/2025/09/Facility-Concerns.pdf>
- We want to emphasize that the significant issues that exist today are NOT from a lack of maintenance over the years. In fact, we would point out that because the infrastructure has lasted as long as it has (well beyond its life cycle), excellent preventive maintenance has been done over the years.

State of New Hampshire

- March 2024 ~ County Officials met with Executive Councilors Cinde Warmington and Joe Kenney, Commissioner of Administrative Services for NH, Charlie Arlinghaus, Chief Justice Gordon MacDonald, and Sarah Lineberry, DAS Bureau of Courts. The State of NH has 38 courthouses throughout NH. They own 20 of those, and they lease space in 18. The state's priority for capital expenditures is with the buildings it owns first. Every two (2) years, the courts conduct a facilities assessment, and it looks at the top twenty (20) or thirty (30) most pressing needs across the State, and Grafton County has not been on the radar. The state selects the top concerns to request funding for in the State's budget.
- See the Commissioner Meeting minutes from 3/5/24 on our website – <https://grafton-county.com/wp-content/uploads/2024/03/3.5.24.pdf>

State of New Hampshire

- During this meeting, Commissioner Arlinghaus stated that the State has no intention of leaving the Grafton County Courthouse.
- From that meeting, the Board of Commissioners decided to move forward with planning a new building that would include space for the Superior and Circuit Courts. A new lease will be negotiated if/when a new building is decided upon. This new lease will be based on current market rates and square footage.

Planning Process

- 3/26/24 – Commissioners established a Courthouse Building Committee
- 6/17/24 – Executive Committee of the Delegation approved ARPA funds in the amount of \$761,130 to be used for Architect & Engineering Fees for a proposed new building.
- 8/29/24 – A Request for Qualifications was released to find a qualified Architect for Phase 1 of the project.
- 11/19/24 – After a competitive bidding process, Lavallee Brensinger Architects of Manchester, NH, was selected to complete a Space Needs Assessment and a Conceptual Design.



Task #4 – Final Report Presentation

Grafton County

Courthouse Building

June 24, 2025

LAVALLEE|BRENSINGER ARCHITECTS

Grafton County



COURTHOUSE REPLACEMENT STUDY

3785 Dartmouth College Highway, North Haverhill, NH 03774

June 12, 2025

LAVALLEE | BRENSINGER ARCHITECTS



» Final Report Cover

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Introduction

In 2024, Grafton County, New Hampshire retained Lavallee Brensinger Architects to study the replacement of their existing courthouse, as recommended in the 2021 Assessment of this facility by EHDanson Associates. This study began by assessing the county's spatial and operational needs, utilizing questionnaires and meetings for each department to be located in the proposed courthouse. These needs were then tabulated in a space program, "cost-loaded" benchmarked on similar project types, and "right-sized" with the Courthouse Building Committee. Once this program was approved, options for site design, building layout, and exterior design were developed and reviewed. Ultimately, a single option was chosen to reflect a cost-effective, secure, and contextually appropriate design, and a detailed total project budget estimate is provided for that option.

Existing Conditions Review

The existing courthouse must remain operational during construction, the new courthouse must remain as close as possible to the Department of Corrections, and the public entrance must be clear and visible from the road. The Courthouse Building Committee and the design team determined the location of the existing courthouse's parking lot balances these important criteria-effectively. Based on this information, a survey and a geotechnical report were developed for this area, and conceptual designs are based on the information gathered.

Operations & Program Validation

The proposed building includes spaces from the following: the Grafton County Sheriff's Office, Dispatch & Communications, NH DOC Probation & Parole, the Grafton County Bar Association, the Grafton County Attorney's Office, the Grafton County Register of Deeds, the Grafton County Maintenance Department, the NH DMV, and the NH Judicial Branch. Department representatives filled out a questionnaire and participated in meetings to review their current and projected needs. During this process, Lavallee Brensinger Architects and the Courthouse Building Committee challenged each department to use contemporary best practices such as dedicated prisoner paths, and to explore cost-savings opportunities such as sharing spaces. The information gathered from these questionnaires and meetings was used to develop the tabulated program included in this study.

Conceptual Design

The information gathered in the Existing Conditions Review and Operations and Program Validation was utilized to create conceptual design options. These included site design, interior layout, and exterior design options. This study concludes with a single conceptual design as selected for conceptual level cost budgeting.

The selected conceptual site design was driven, in a large part, by how the defendants travel from the Department of Corrections to the secure corridors in the proposed courthouse. The initial conceptual site options assumed a direct physical connection to the existing Department of Corrections. In all these options, a long tunnel was the only secure approach, which was determined to be cost-prohibitive. As a result, several options were developed without a direct connection to the Department of Corrections. The concept chosen has defendants entering on the first-floor level, which avoids tunnels or grading down to a basement level sally port.

Departmental block diagrams were developed to show how the interior layout would work for each conceptual site option, with the prisoner's procession highlighted. Once the preferred site option was chosen, a space plan was developed for this option, and diagrams were developed to show each department, the processions of each user type, and interior isometric renderings showing possible furniture layouts. These conceptual interior layouts were then reviewed with all departments and revisions were made based on comments prior to being approved by the Courthouse Building Committee.

The conceptual exterior design began with a character session outlining the existing materials used in the Grafton Municipal Complex, reviewing recent state and national courthouses, and identifying what imagery is desired (and not) for the proposed building. Lavallee Brensinger Architects then presented three different strategies for the building massing, or shape, of the proposed courthouse and County offices. Based on input from the Courthouse Building Committee on the desired shape and preferred materials, a conceptual exterior design was then presented as a virtual exterior walkthrough, and revisions were based on comments before the design was approved.

As these concepts were developed, a Basis of Design was also developed to expand on the types of systems and assemblies assumed for the proposed courthouse, including Civil, Structural, Architectural, Plumbing, Mechanical, and Electrical Systems. The Courthouse Building Committee reviewed this tabulated document, and revisions were incorporated. Together, these conceptual documents were sent to the estimator for conceptual level cost budgeting.

Conclusion

To meet the projected 2045 needs of the departments included in this study, Lavallee Brensinger Architects recommends a 64,668 gross square foot new building to replace the existing Grafton County Courthouse. Based on projected construction in the third quarter of 2026, the probable construction cost of this project is \$47,383,337. Lavallee Brensinger Architects thanks the Courthouse Building Committee, the representatives from each department, the Grafton County Commissioners, and, of course, the members of the Grafton County community who contributed to this study. We look forward to the opportunity to work with Grafton County when this important project is approved to move forward.

Space Designation		Space Need				Probable Construction Cost				Notes
No.	Function	2025 (current need)	2035	2045	Right Size	Low \$/SF	Low \$	High \$/SF	High \$	
A	COMMON SPACES									
A-1	Public Spaces	3,035	3,035	3,035	3,275	440.00	1,441,000.00	460.00	1,506,500.00	
A-2	Support Spaces	288	288	288	288	440.00	126,720.00	460.00	132,480.00	Majority of spaces represented in I-4.
A-3	Circulation Spaces	2,040	2,040	2,040	2,040	440.00	897,600.00	460.00	938,400.00	
	SUBTOTAL	5,363	5,363	5,363	5,603		2,465,320.00		2,577,380.00	
B	GRAFTON COUNTY SHERIFF OFFICE									
B-1	Work Spaces	1,236	2,032	2,744	1,876	525.00	984,900.00	550.00	1,031,800.00	
B-2	Support Spaces	1,778	1,778	1,778	1,153	525.00	605,325.00	550.00	634,150.00	
B-3	Storage Spaces	808	808	808	520	525.00	273,000.00	550.00	286,000.00	
B-4	Shared Spaces	3,399	3,399	3,399	2,903	525.00	1,524,075.00	550.00	1,596,650.00	
	SUBTOTAL	7,221	8,017	8,729	6,452		3,387,300.00		3,548,600.00	This program must be IBC Category IV.
C	GRAFTON COUNTY DISPATCH AND COMMUNICATIONS									
C-1	Work Spaces	1,116	1,116	1,116	1,092	525.00	573,300.00	550.00	600,600.00	
C-2	Support Spaces	200	200	200	200	525.00	105,000.00	550.00	110,000.00	
C-3	Storage Spaces	200	200	200	200	525.00	105,000.00	550.00	110,000.00	
C-4	Shared Resources	0	0	0	0	525.00	0.00	550.00	0.00	Spaces represented in B-4.
	SUBTOTAL	1,516	1,516	1,516	1,492		783,300.00		820,600.00	This program must be IBC Category IV.
D	NH PROBATION AND PAROLE									
D-1	Work Spaces	872	1,192	1,312	1,100	440.00	484,000.00	460.00	506,000.00	
D-2	Support Spaces	790	790	790	720	440.00	316,800.00	460.00	331,200.00	
D-3	Storage Spaces	154	154	154	124	440.00	54,560.00	460.00	57,040.00	
	SUBTOTAL	1,816	2,136	2,256	1,944		855,360.00		894,240.00	
E	GRAFTON COUNTY BAR ASSOCIATION									
E-1	Work Spaces	450	450	450	400	440.00	176,000.00	460.00	184,000.00	
E-2	Support Spaces	218	218	218	118	440.00	51,920.00	460.00	54,280.00	
	SUBTOTAL	668	668	668	518		227,920.00		238,280.00	

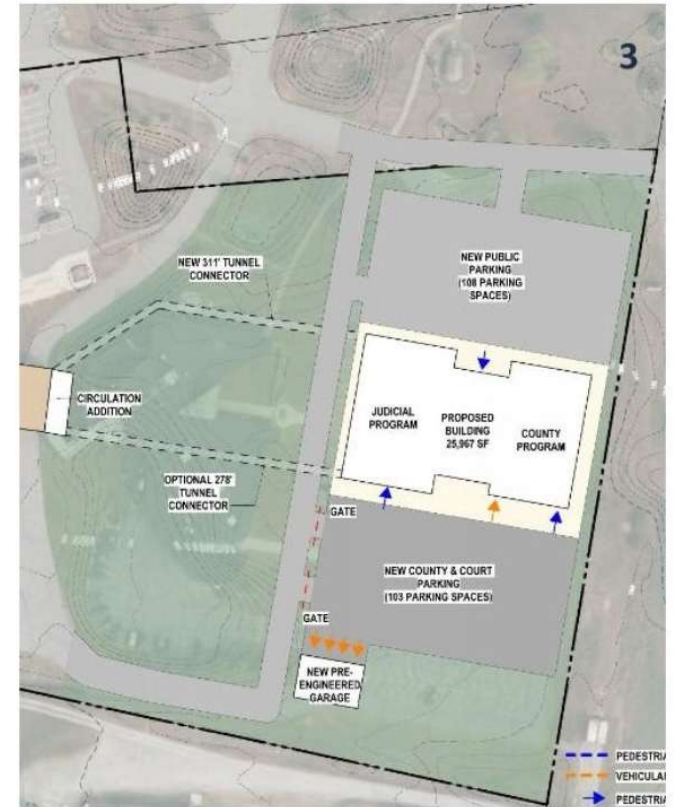
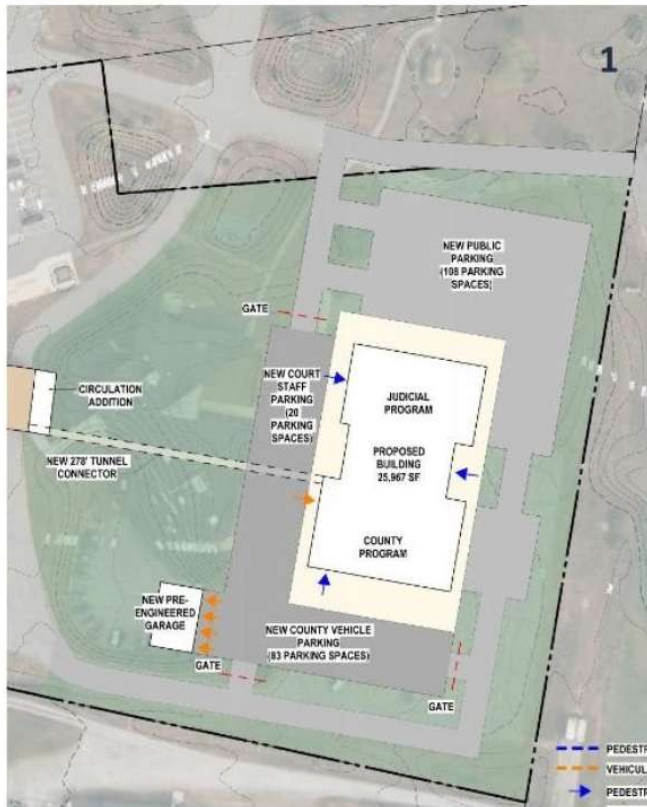
Space Designation		Space Need				Probable Construction Cost				Notes
No.	Function	2025 (current need)	2035	2045	Right Size	Low \$/SF	Low \$	High \$/SF	High \$	
F	GRAFTON COUNTY ATTORNEY'S OFFICE									
F-1	Work Spaces	2,752	3,854	4,134	3,560	440.00	1,566,400.00	460.00	1,637,600.00	
F-2	Support Spaces	592	592	592	232	440.00	102,080.00	460.00	106,720.00	
F-3	Storage Spaces	920	920	920	600	440.00	264,000.00	460.00	276,000.00	
F-4	Shared Spaces	788	788	788	788	440.00	346,720.00	460.00	362,480.00	
SUBTOTAL		5,052	6,154	6,434	5,180		2,279,200.00		2,382,800.00	
G	NH JUDICIAL BRANCH									
G-1	Public Spaces	2,643	2,643	2,643	2,643	525.00	1,387,575.00	550.00	1,453,650.00	
G-2	Work Spaces	6,778	6,858	6,858	6,423	525.00	3,372,075.00	550.00	3,532,650.00	
G-3	Courtroom Spaces	6,640	6,640	6,640	6,266	525.00	3,289,650.00	550.00	3,446,300.00	
G-4	Detention Spaces	370	370	370	370	525.00	194,250.00	550.00	203,500.00	
G-5	Support Spaces	240	240	240	240	525.00	126,000.00	550.00	132,000.00	
G-6	Circulation Spaces	320	320	320	320	525.00	168,000.00	550.00	176,000.00	
SUBTOTAL		16,991	17,071	17,071	16,262		8,537,550.00		8,944,100.00	
H	NH DMV									
H-1	Work Spaces	420	540	540	420	440.00	184,800.00	460.00	193,200.00	
H-2	Support Spaces	324	324	324	100	440.00	44,000.00	460.00	46,000.00	
H-3	Storage Spaces	100	100	100	100	440.00	44,000.00	460.00	46,000.00	
H-4	Shared Spaces	164	164	164	164	440.00	72,160.00	460.00	75,440.00	
SUBTOTAL		1,008	1,128	1,128	784		344,960.00		360,640.00	
I	GRAFTON COUNTY MAINTENANCE									
I-1	Work Spaces	300	300	300	300	440.00	132,000.00	460.00	138,000.00	
I-2	Support Spaces	528	528	528	528	440.00	232,320.00	460.00	242,880.00	
I-3	Storage Spaces	120	120	120	120	440.00	52,800.00	460.00	55,200.00	
I-4	Shared Spaces	4,676	4,676	4,676	4,676	440.00	2,057,440.00	460.00	2,150,960.00	
SUBTOTAL		5,624	5,624	5,624	5,624		2,474,560.00		2,587,040.00	
J	GRAFTON COUNTY REGISTER OF DEEDS									
J-1	Work Spaces	828	828	828	828	440.00	364,320.00	460.00	380,880.00	
J-2	Support Spaces	1,100	1,100	1,100	1,100	440.00	484,000.00	460.00	506,000.00	
J-3	Storage Spaces	1,950	1,950	1,950	1,950	440.00	858,000.00	460.00	897,000.00	
J-4	Shared Spaces	274	274	274	274	440.00	120,560.00	460.00	126,040.00	
SUBTOTAL		4,152	4,152	4,152	4,152		1,826,880.00		1,909,920.00	

Space Designation		Space Need				Probable Construction Cost				Notes
No.	Function	2025 (current need)	2035	2045	Right Size	Low \$/SF	Low \$	High \$/SF	High \$	
TOTAL ALL PROGRAMS		49,411	51,829	52,941	48,011		23,182,350.00		24,263,600.00	
Efficiency Factor 30%		14,823	15,549	15,882	14,403	440.00	6,337,452.00	460.00	6,625,518.00	
TOTAL BUILDING		64,234	67,378	68,823	62,414		29,519,802.00		30,889,118.00	
DEMOLITION OF EXISTING BUILDING		48,659	48,659	48,659	48,659	16.44	800,000.00	19.52	950,000.00	
SITEWORK							3,000,000.00		3,700,000.00	
UNDERGROUND PRISONER TUNNEL		3,500	3,500	3,500	3,500	200.00	0.00	250.00	0.00	Removed, per Grafton County meeting on 4/1/2025
PRE-ENGINEERED VEHICLE STORAGE FACILITY		2,680	2,680	2,680	2,680	160.00	428,800.00	180.00	482,400.00	Based on preferred layout developed by Grafton County CBC.
STATEMENT OF PROBABLE CONSTRUCTION COST							33,748,602.00		36,021,518.00	

General Notes

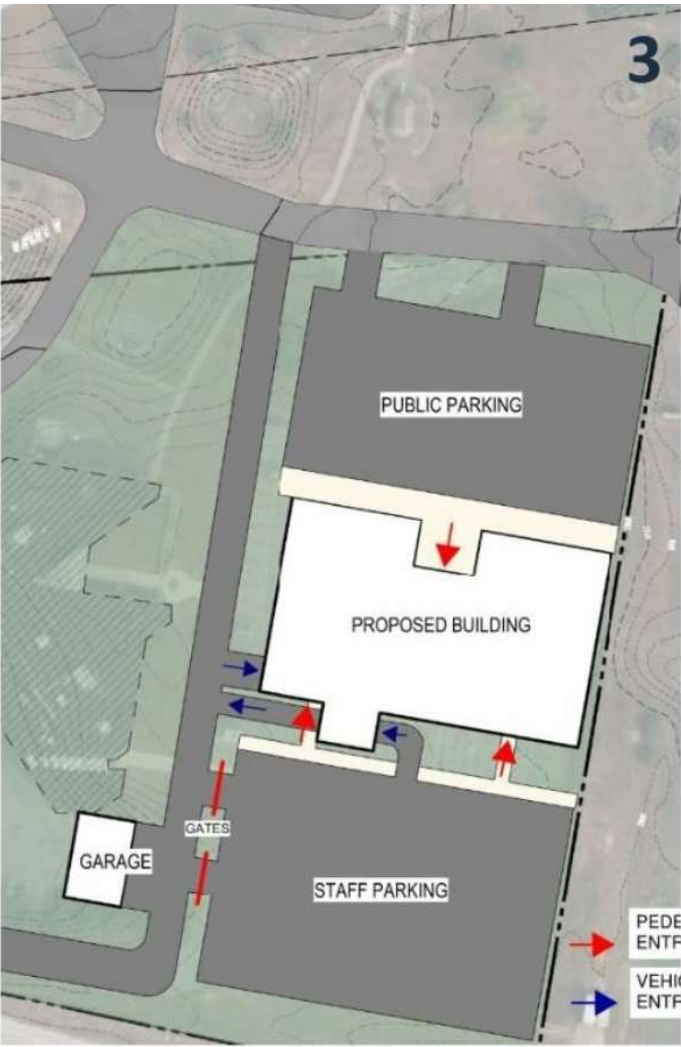
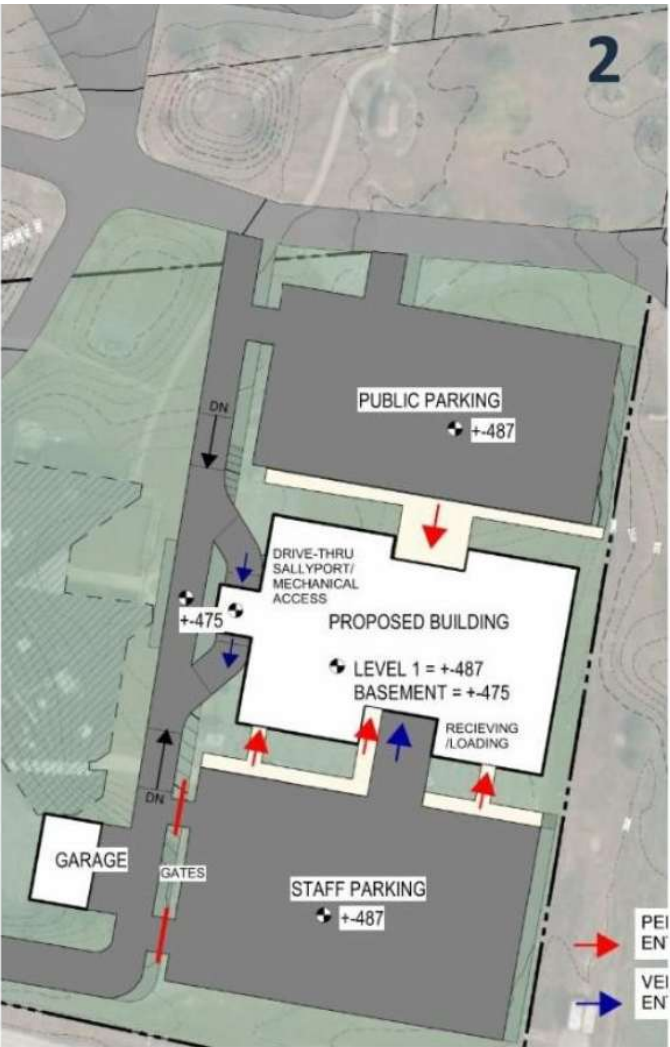
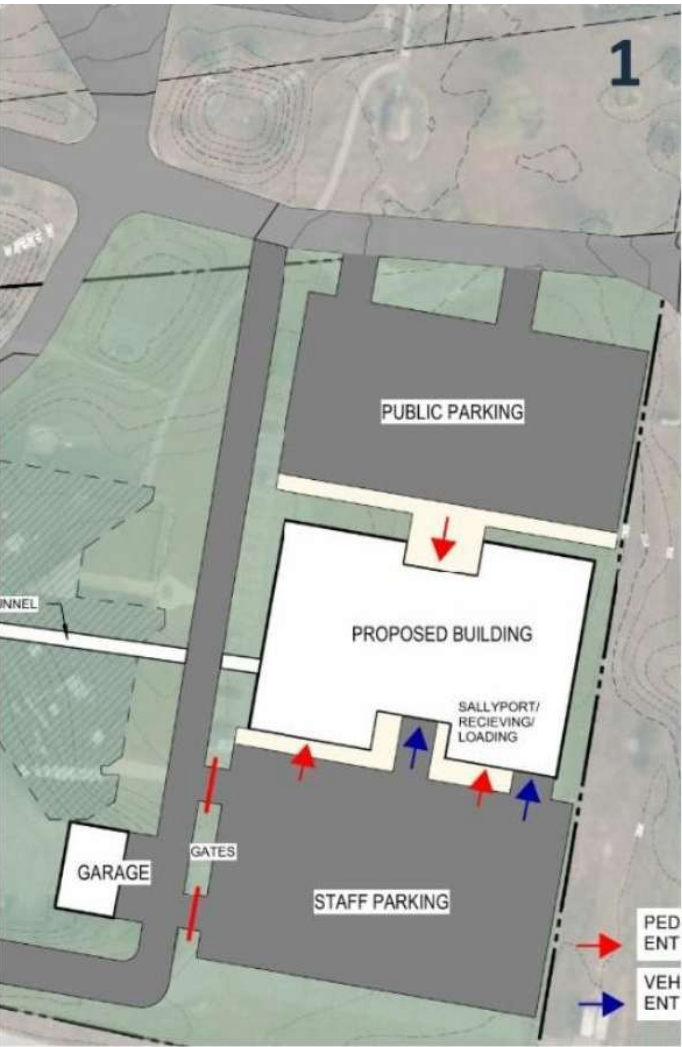
- 1 The probable construction costs projected above assume a two-story building with a partial basement.
- 2 The probable construction costs projected above do not include soft costs (permitting fees, design fees, testing fees, furniture, fixtures, equipment, technology, security, etc...).
- 3 The probable construction costs projected above are indexed for the third quarter of 2026. Beyond that time, escalation is projected to be 5% per annum.
- 4 The probable construction costs projected above do not include abatement of the existing building to be demolished. North Ridge Contracting has stated a probable abatement cost of \$347,830. If the demolition of the existing court house building may not take place until late 2027/2028 please add 15% to 18% escalation to this number to address cost escalation over 2.5 to 3 years. Escalation would increase the projected cost to the range of \$400,000 to \$417,000. Lavallee Brensinger Architects is providing this information as an accommodation to the County. North Ridge Contracting is an independent company and is not under contract or working under the direction or contractual umbrella of Lavallee Brensinger Architects. We recommend the County consider retaining an Environmental Consultant to assist further with addressing the project's environmental abatement scope and cost.
- 5 The probable construction costs projected above are benchmarked on recent projects of similar program and scope.
- 6 The probable construction costs projected above are based on NH Energy Code. Meeting more stringent efficiency standards is not included.
- 7 The probable construction costs above are based on information gathered during the programming phase only. Costs will be updated once a current field survey and geotechnical investigation are received and a conceptual building design is complete.
- 8 The probable construction costs above are based on the "Right Size" column.

Conceptual Design

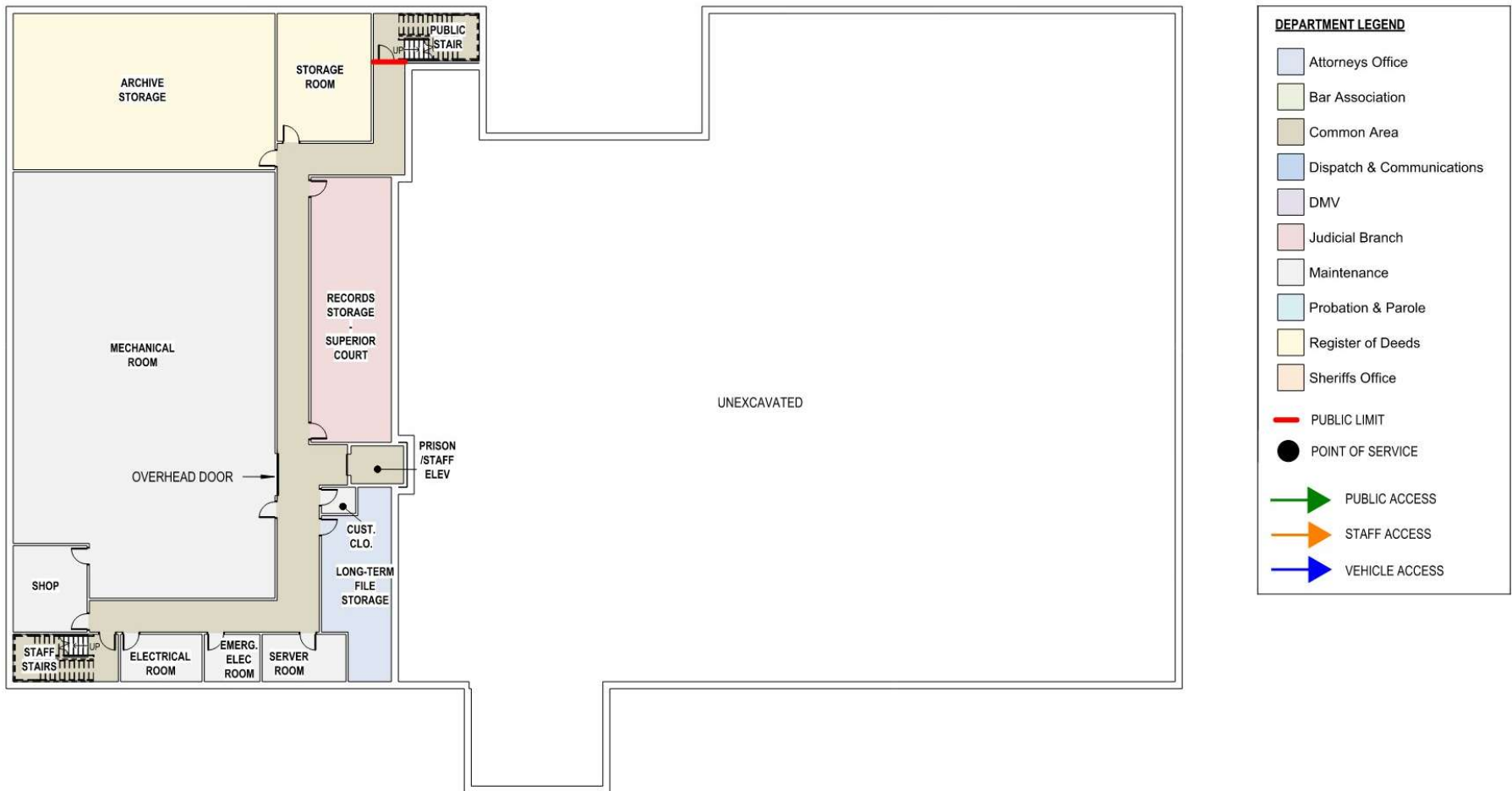


	Potential Phasing (# steps)	Area of Paving (sf)	Perimeter to Secure (ft)	Entrance Presence	Daylighting & Views	Tunnel Length (ft)	Green Space Access
OPTION 1	5	110,092	813	2	2	278	3
OPTION 2	4	98,748	809	3	3	270	1
OPTION 3	3 to 4	96,243	777	1	1	278 to 311	2

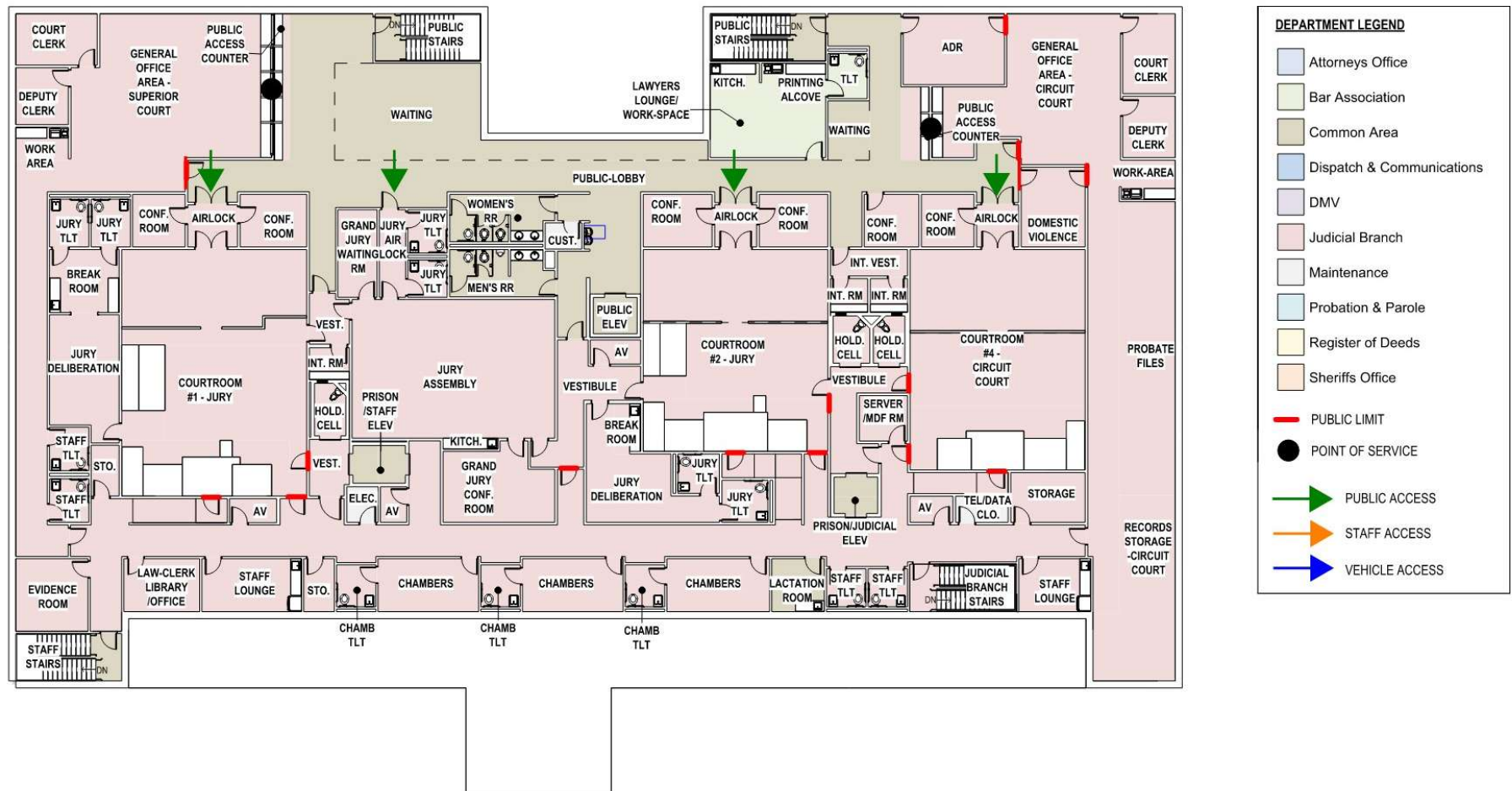
» Conceptual Site Options Analysis



» Conceptual Site Options Analysis



» Department Plans - Basement



» Department Plans – Second Floor

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» Renderings – Southwest Isometric



» Renderings – Northeast Isometric

Conceptual Budget

Division 1 - General Conditions	Scheduled Value	Cost Per Sq. Foot
General Expense	\$ 1,586,645	20.90
Design Services	in soft costs	
Winter Conditions	\$ 150,000	1.98
Utilities	\$ 221,750	2.92
Cleanup	\$ 407,728	5.37
Travel Expenses	\$ 45,000	0.59
<i>Total Division 1</i>	<i>2,411,123</i>	<i>31.76</i>
Division 2 - Sitework		
General Sitework	\$ 3,500,000	46.10
Demolition	\$ 695,000	9.15
Abatement	\$ 250,000	3.29
Landscaping	\$ 275,000	3.62
<i>Total Division 2</i>	<i>4,720,000</i>	<i>62.17</i>
Division 3 - Concrete		
Miscellaneous Concrete	\$ 91,400	1.20
Concrete Foundations	\$ 814,875	10.73
Concrete Floors	\$ 1,065,704	14.04
<i>Total Division 3</i>	<i>1,971,979</i>	<i>25.98</i>
Division 4 - Masonry		
Unit Masonry	\$ 525,000	6.92
Brick Masonry	\$ 813,000	10.71
<i>Total Division 4</i>	<i>1,338,000</i>	<i>17.62</i>
Division 5 - Metals		
Structural Steel	\$ 2,716,056	35.78
Miscellaneous Metals	\$ 450,000	5.93
<i>Total Division 5</i>	<i>3,166,056</i>	<i>41.70</i>
Division 6 - Carpentry		
Rough Carpentry	\$ 150,000	1.98
Finish Carpentry	\$ 931,000	12.26
<i>Total Division 6</i>	<i>1,081,000</i>	<i>14.24</i>

Division 7 - Thermal/Moisture Protection	Scheduled Value	Cost Per Sq. Foot
Insulation	\$ 225,000	2.96
Air/Vapor Barriers	\$ 375,000	4.94
Metal Panel Siding	\$ 330,000	4.35
Roofing	\$ 900,000	11.85
Joint Sealants	\$ 200,000	2.63
<i>Total Division 7</i>	<i>2,030,000</i>	<i>26.74</i>
Division 8 - Doors & Windows		
Doors & Hardware	\$ 982,900	12.95
Overhead Doors	\$ 10,000	0.13
Glass and Glazing	\$ 277,000	3.65
Windows	\$ 525,000	6.92
<i>Total Division 8</i>	<i>1,794,900</i>	<i>23.64</i>
Division 9 - Finishes		
Drywall	\$ 1,600,000	21.08
Acoustic Ceilings	\$ 373,340	4.92
Flooring	\$ 517,344	6.81
Painting	\$ 194,004	2.56
<i>Total Division 9</i>	<i>2,684,688</i>	<i>35.36</i>
Division 10 - Specialties		
Miscellaneous Specialties	\$ 248,200	3.27
Toilet Partitions	\$ 12,000	0.16
Toilet Accessories	\$ 20,000	0.26
<i>Total Division 10</i>	<i>280,200</i>	<i>3.69</i>
Division 11 - Equipment		
Miscellaneous Equipment	\$ 10,000	0.13
Pre-engineered Garage	\$ 1,687,500	22.23
<i>Total Division 11</i>	<i>1,697,500</i>	<i>22.36</i>
Division 12 - Furnishings		
Window treatments, Jury and Bench Seating	\$ 322,500	4.25
<i>Total Division 12</i>	<i>322,500</i>	<i>4.25</i>
Division 13 - Special Construction		
Metal detector, X-ray machine	\$ 57,000	0.75
<i>Total Division 13</i>	<i>57,000</i>	<i>0.75</i>
Division 14 - Conveying Systems		
Passenger Elevators	\$ 595,000	7.84
<i>Total Division 14</i>	<i>595,000</i>	<i>7.84</i>

» Conceptual Budget

LAVALLEE | BRENSINGER ARCHITECTS

Division 15 - Mechanical Systems	Scheduled Value	Cost Per Sq. Foot
Sprinkler Systems	\$ 338,340	4.46
Plumbing	\$ 1,552,032	20.44
HVAC	\$ 4,785,432	63.03
<i>Total Division 15</i>	6,675,804	87.93
Division 16 - Electrical Systems		
Electrical, Security, Fire alarm, IT	\$ 4,897,424	64.51
<i>Total Division 16</i>	4,897,424	64.51
Division 20 - Contingencies		
5% Design and 5% Construction Contingency	\$ 3,570,000	47.02
<i>Total Division 20</i>	3,570,000	47.02
Subtotal - Construction Hard Cost	\$ 39,293,174	517.57
General Liability Insurance	150,000	1.98
P&P and Bid Bond	\$ 175,000	2.31
Construction Management Fee	\$ 1,584,727	20.87
TOTAL HARD CONSTRUCTION COST	\$ 41,202,902	\$ 542.73
SOFT COSTS 15% of Hard Construction Costs:		
A/E Fees		
Geotechnical Fees		
Builders Risk Insurance		
Furniture, Fixtures, and Equipment		
Utility Connection Fees		
Third Party Inspections		
Commissioning Agent		
Relocation Expenses		
TOTAL SOFT COST:	\$ 6,180,435	\$ 81.41
TOTAL PROJECT COSTS:	\$ 47,383,337	\$ 624.14

This project budget is based on anticipated construction costs in the third quarter of 2026

The total project size is: Courthouse 64,668 s.f. + garage 11,250 s.f. = 75,918 s.f.

ALTERNATES:

Security glazing	\$ 250,000
Security bollards	\$ 20,000
Radiant heating at entrances	\$ 225,000

EXCLUSIONS:

New dispatch consoles
Telephone systems and handsets
Computers and office equipment

Financial Impacts from Proposed Bond

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Taxes	\$ 30,487,410.00	\$ 30,487,410	\$ 30,989,460	\$ 33,003,210	\$ 33,898,835	\$ 33,786,710
Additional Debt Service		\$ 502,050	\$ 2,013,750	\$ 895,625	\$ (112,125)	\$ (112,875)
Taxes		\$ 30,989,460	\$ 33,003,210	\$ 33,898,835	\$ 33,786,710	\$ 33,673,835
% Increase		1.65%	6.50%	2.71%	-0.33%	-0.33%
Assumes a \$30,000,000 Bond Issue on 7/1/26 for 25 years @ 4.1431350						
and a \$17,000,000 Bond Issue on 7/1/27 for 25 years @4.1431350						
Total increase in tax obligations from bond costs 10.86%						
Final Payment on the Existing Jail Bonds is - July 1, 2031						

Tax Impact to Residents

The average assessed value of a single-family home in Grafton County in 2025 is approximately \$400,000.

Based on the most recent available data from DRA (Department of Revenue Administration) regarding equalized valuation and town tax rates and assuming that those rates were not to change (which they will change) This analysis represents a current snapshot.

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The home with the average assessed value of \$400,000 would see an increase in the County portion of the tax bill of on average \$59.24 over a three (3) year period.

Based on Property Valuation of \$400,000

	2024 Total	2024 County	County Tax %	2024/2025	FY 2027 Tax	County	County	FY 2027	FY 2028 Tax	County	County	FY 2028	FY 2029 Tax	County	FY 2029	Total Increase in the	
<i>MUNICIPALITIES</i>	Tax Rate	Tax Rate	of Total Tax	Tax billed	Increase from	Tax Rate	Tax	County Tax Increase	Increase from	Tax Rate	Tax	County Tax Increase	Increase from	Tax Rate	County Tax Increase	County portion of the tax bill Over 3 Yr	
					Bond Costs				Bond Costs				Bond Costs			Period	
ALEXANDRIA	19.03	1.35	7.09%	\$540.00	0.022275	1.37	\$548.91	\$ 8.91	0.089197875	1.46	\$ 584.59	\$35.68	0.039605915	1.50	\$ 600.43	\$15.84	\$60.43
ASHLAND	18.39	0.99	5.38%	\$396.00	0.016335	1.01	\$402.53	\$ 6.53	0.065411775	1.07	\$ 428.70	\$26.16	0.029044338	1.10	\$ 440.32	\$11.62	\$44.32
BATH	23.43	1.27	5.42%	\$508.00	0.020955	1.29	\$516.38	\$ 8.38	0.083912075	1.37	\$ 549.95	\$33.56	0.037258898	1.41	\$ 564.85	\$14.90	\$56.85
BENTON	8.37	0.95	11.35%	\$380.00	0.015675	0.97	\$386.27	\$ 6.27	0.062768875	1.03	\$ 411.38	\$25.11	0.027870829	1.06	\$ 422.53	\$11.15	\$42.53
BETHLEHEM	17.18	1.11	6.46%	\$444.00	0.018315	1.13	\$451.33	\$ 7.33	0.073340475	1.20	\$ 480.66	\$29.34	0.032564863	1.23	\$ 493.69	\$13.03	\$49.69
BRIDGEWATER	5.4	1.02	18.89%	\$408.00	0.01683	1.04	\$414.73	\$ 6.73	0.06739395	1.10	\$ 441.69	\$26.96	0.029924469	1.13	\$ 453.66	\$11.97	\$45.66
BRISTOL	23.62	1.82	7.71%	\$728.00	0.03003	1.85	\$740.01	\$ 12.01	0.12025195	1.97	\$ 788.11	\$48.10	0.053394641	2.02	\$ 809.47	\$21.36	\$81.47
CAMPTON	17.22	1.18	6.85%	\$472.00	0.01947	1.20	\$479.79	\$ 7.79	0.07796555	1.28	\$ 510.97	\$31.19	0.034618503	1.31	\$ 524.82	\$13.85	\$52.82
CANAAN	29.53	1.34	4.54%	\$536.00	0.02211	1.36	\$544.84	\$ 8.84	0.08853715	1.45	\$ 580.26	\$35.41	0.039312538	1.49	\$ 595.98	\$15.73	\$59.98
DORCHESTER	14.9	0.8	5.37%	\$320.00	0.0132	0.81	\$325.28	\$ 5.28	0.052858	0.87	\$ 346.42	\$21.14	0.023470172	0.89	\$ 355.81	\$9.39	\$35.81
EASTON	13.91	1.61	11.57%	\$644.00	0.026565	1.64	\$654.63	\$ 10.63	0.106376725	1.74	\$ 697.18	\$42.55	0.047233721	1.79	\$ 716.07	\$18.89	\$72.07
ELLSWORTH	15.21	1.54	10.12%	\$616.00	0.02541	1.57	\$626.16	\$ 10.16	0.10175165	1.67	\$ 666.86	\$40.70	0.045180081	1.71	\$ 684.94	\$18.07	\$68.94
ENFIELD	16.91	1.04	6.15%	\$416.00	0.01716	1.06	\$422.86	\$ 6.86	0.0687154	1.13	\$ 450.35	\$27.49	0.030511223	1.16	\$ 462.55	\$12.20	\$46.55
FRANCONIA	15.98	1.44	9.01%	\$576.00	0.02376	1.46	\$585.50	\$ 9.50	0.0951444	1.56	\$ 623.56	\$38.06	0.042246309	1.60	\$ 640.46	\$16.90	\$64.46
GRAFTON	30.6	1.6	5.23%	\$640.00	0.0264	1.63	\$650.56	\$ 10.56	0.105716	1.73	\$ 692.85	\$42.29	0.046940344	1.78	\$ 711.62	\$18.78	\$71.62
GROTON	9.69	2.01	20.74%	\$804.00	0.033165	2.04	\$817.27	\$ 13.27	0.132805725	2.18	\$ 870.39	\$53.12	0.058968807	2.23	\$ 893.98	\$23.59	\$89.98
HANOVER	17.68	1.43	8.09%	\$572.00	0.023595	1.45	\$581.44	\$ 9.44	0.094483675	1.55	\$ 619.23	\$37.79	0.041952932	1.59	\$ 636.01	\$16.78	\$64.01
HAVERTHILL	19.44	1	5.14%	\$400.00	0.0165	1.02	\$406.60	\$ 6.60	0.0660725	1.08	\$ 433.03	\$26.43	0.029337715	1.11	\$ 444.76	\$11.74	\$44.76
HEBRON	6.99	1.38	19.74%	\$552.00	0.02277	1.40	\$561.11	\$ 9.11	0.09118005	1.49	\$ 597.58	\$36.47	0.040486046	1.53	\$ 613.77	\$16.19	\$61.77
HOLDERNESS	8.65	0.99	11.45%	\$396.00	0.016335	1.01	\$402.53	\$ 6.53	0.065411775	1.07	\$ 428.70	\$26.16	0.029044338	1.10	\$ 440.32	\$11.62	\$44.32
LANDAFF	25.87	2.25	8.70%	\$900.00	0.037125	2.29	\$914.85	\$ 14.85	0.148663125	2.44	\$ 974.32	\$59.47	0.066009858	2.50	\$1,000.72	\$26.40	\$100.72
LEBANON	26.28	1.3	4.95%	\$520.00	0.02145	1.32	\$528.58	\$ 8.58	0.08589425	1.41	\$ 562.94	\$34.36	0.038139029	1.45	\$ 578.19	\$15.26	\$58.19
LINCOLN	11.68	1.53	13.10%	\$612.00	0.025245	1.56	\$622.10	\$ 10.10	0.101090925	1.66	\$ 662.53	\$40.44	0.044886704	1.70	\$ 680.49	\$17.95	\$68.49
LISBON	19.98	0.98	4.90%	\$392.00	0.01617	1.00	\$398.47	\$ 6.47	0.06475105	1.06	\$ 424.37	\$25.90	0.02875096	1.09	\$ 435.87	\$11.50	\$43.87
LITTLETON	24.94	1.75	7.02%	\$700.00	0.028875	1.78	\$711.55	\$ 11.55	0.115626875	1.89	\$ 757.80	\$46.25	0.051341001	1.95	\$ 778.34	\$20.54	\$78.34
LYMAN	21.65	1.63	7.53%	\$652.00	0.026895	1.66	\$662.76	\$ 10.76	0.107698175	1.76	\$ 705.84	\$43.08	0.047820475	1.81	\$ 724.97	\$19.13	\$72.97
LYME	27.5	1.51	5.49%	\$604.00	0.024915	1.53	\$613.97	\$ 9.97	0.099769475	1.63	\$ 653.87	\$39.91	0.044299949	1.68	\$ 671.59	\$17.72	\$67.59
MONROE	10.66	0.93	8.72%	\$372.00	0.015345	0.95	\$378.14	\$ 6.14	0.061447425	1.01	\$ 402.72	\$24.58	0.027284075	1.03	\$ 413.63	\$10.91	\$41.63
ORANGE	26	1.38	5.31%	\$552.00	0.02277	1.40	\$561.11	\$ 9.11	0.09118005	1.49	\$ 597.58	\$36.47	0.040486046	1.53	\$ 613.77	\$16.19	\$61.77
ORFORD	34.75	1.57	4.52%	\$628.00	0.025905	1.60	\$638.36	\$ 10.36	0.103733825	1.70	\$ 679.86	\$41.49	0.046060212	1.75	\$ 698.28	\$18.42	\$70.28
PIERMONT	22.48	1.28	5.69%	\$512.00	0.02112	1.30	\$520.45	\$ 8.45	0.0845728	1.39	\$ 554.28	\$33.83	0.037552275	1.42	\$ 569.30	\$15.02	\$57.30
PLYMOUTH	25.12	1.07	4.26%	\$428.00	0.017655	1.09	\$435.06	\$ 7.06	0.070697575	1.16	\$ 463.34	\$28.28	0.031391355	1.19	\$ 475.90	\$12.56	\$47.90
RUMNEY	14.44	0.91	6.30%	\$364.00	0.015015	0.93	\$370.01	\$ 6.01	0.060125975	0.99	\$ 394.06	\$24.05	0.02669732	1.01	\$ 404.74	\$10.68	\$40.74
SUGAR HILL	11.49	1.07	9.31%	\$428.00	0.017655	1.09	\$435.06	\$ 7.06	0.070697575	1.16	\$ 463.34	\$28.28	0.031391355	1.19	\$ 475.90	\$12.56	\$47.90
THORNTON	11.37	0.88	7.74%	\$352.00	0.01452	0.89	\$357.81	\$ 5.81	0.0581438	0.95	\$ 381.07	\$23.26	0.025817189	0.98	\$ 391.39	\$10.33	\$39.39
WARREN	22.75	1.29	5.67%	\$516.00	0.021285	1.31	\$524.51	\$ 8.51	0.085233525	1.40	\$ 558.61	\$34.09	0.037845652	1.43	\$ 573.75	\$15.14	\$57.75
WATERTVILLE VALLEY	9.04	0.93	10.29%	\$372.00	0.015345	0.95	\$378.14	\$ 6.14	0.061447425	1.01	\$ 402.72	\$24.58	0.027284075	1.03	\$ 413.63	\$10.91	\$41.63
WENTWORTH	22.2	1.42	6.40%	\$568.00	0.02343	1.44	\$577.37	\$ 9.37	0.09382295	1.54	\$ 614.90	\$37.53	0.041659555	1.58	\$ 631.57	\$16.66	\$63.57
WOODSTOCK	20.32	2.06	10.14%	\$824.00	0.03399	2.09	\$837.60	\$ 13.60	0.13610935	2.23	\$ 892.04	\$54.44	0.060435692	2.29	\$ 916.21	\$24.17	\$92.21

Potential Tax Impact - Town of Haverhill								
\$400,000 Value Home								
		Municipal	County	State Education	Local Education	Total		County Portion of Tax Bill
Current Tax Rate		\$ 5.66	\$ 1.00	\$ 1.04	\$ 11.74	\$ 19.44		\$ 400.00
Year 1			\$ 1.02					\$ 406.60
Year 2			\$ 1.08					\$ 433.03
Year 3			\$ 1.11					\$ 444.76



Thank you

Grafton County Commissioners

www.co.grafton.nh.us

Martha McLeod, Chair ~
mmcleod@graftoncountynh.gov

Wendy Piper, Vice-Chair ~
wpiper@graftoncountynh.gov

Katie Hedberg, Clerk ~
khedberg@graftoncountynh.gov

Julie Libby, County Administrator ~
jlibby@graftoncountynh.gov

Jim Oakes, Maintenance Supt. ~
joakes@graftoncountynh.gov