

GRAFTON COUNTY COMMISSIONERS' MEETING – PROPOSED COURTHOUSE
PROJECT PUBLIC INFORMATIONAL MEETING
Littleton Community Center
Littleton, NH
October 15th, 2025

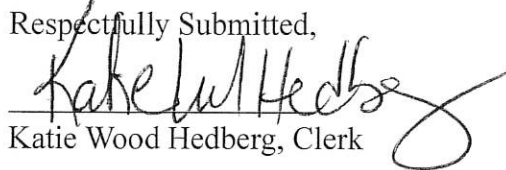
PRESENT: See attached attendance sheet.

Commissioner McLeod called the meeting to order at 7:00 PM.

The Commissioners, CA Libby and Superintendent Oakes reviewed the following PowerPoint (* see attached). They answered questions from the public.

9:00 PM With no further business, the meeting adjourned.

Respectfully Submitted,


Katie Wood Hedberg, Clerk



Courthouse Info Session - Littleton

October 15th, 2025

Sign In Sheet ~ **PLEASE PRINT**

1 ~~LAUREN RODIER~~
2 Nick DeMayo *
3 Bob & Janice NOBIAK
4 Kelley Monahan *
5 Rudy-
6 Bill Latalip
7 Sherril Latalip
8 Jane & David Graham
9 Steve & Jenni Busk
10 Nancy Cumming
11 Tamara & Darrel Gearhart
12 Paul Gearhart
13 Russell & Lynn CUMBER *
14 George Morgan
15 Ron Willoeghe *
16 Hugh Hawkins *
17 Deborah Warner *
18 Lauren Rodier *
19 James Bullock *
20 Kerri Harrington
21 Carl Martland *
22 Nancy Martland
23 Hon Joseph J. BARTON *
24 Daniel Stearns *
25 Mike Gilman
26 Deane Cummings
27 Kenneth J. Lewis
28 Edward K. HANSAK *
29 Emilie Smith *
30 Chris Adams

31 MARGIE HORNEK
32 Dennis Wagner *
33 Steve M. Kelley
34 Jeffery Jones
35 KAREN KRENE *
36 Karen Lottill *
37 Kathy Jahlonski
38 Richard Bielefeld
39 Frank Grammo *
40 Casey Hadlock
41 Andrew Cobb ? *
42 CALVIN BEAULIER *
43 Cathy Q.
44 Eddie Q.
45 Bruce Hadlock *
46 Sanders * (Lisbon)
47 Steve Kelley * (Littleton)
48 John Goodrich * (Littleton)
49 Patrick Doughty * (Both)
50 Julie Libby
51 Holly Elsholz
52 Sam Norcross
53 Martha McLeod
54 Wendy Piper
55 Katie Wood Hedberg
56
57
58
59
60

* Soukima

GRAFTON COUNTY PROPOSED PUBLIC SAFETY AND JUSTICE CENTER



Agenda

- Introductions
- Existing Conditions
- Options for Resolution
- Why was the New Building Option chosen
- State of NH
- Planning Process
- Conceptual Design
- Financial Impacts
- Questions & Answers



Existing Building

- Located on Route 10 in North Haverhill, NH
 - Designed by E. Verner Johnson, Robert N. Hustvedt & Associates, Inc. of Boston, Massachusetts in 1970.
 - Constructed in 1971 by H.P. Cummings Company of Woodsville, NH.
- 2019-Maintenance Superintendent raises various issues about the current Courthouse, including structural, facility systems, life safety, security, and programming needs that would require a major renovation and/or addition.

Evaluation of Existing Building by EH Danson (EHD)

2021-EH Danson Associates PLLC (EHC) hired to conduct assessment of the Grafton County Courthouse and determine most cost-effective way to meet needs- renovation and addition or a new courthouse.

Evaluate building space

Architectural staff met with facilities operations and department heads to review existing spaces and establish future needs. Based on program requirements - projected out ten years.

- Superior and Circuit Courts
- County Attorney
- Victim/Witness Program
- Public Defenders Office
- Division of Motor Vehicle
- Probation and Parole
- Grafton County Sheriff's Department
- Grafton County Dispatch

Evaluation of Existing Building by EH Danson (EHD), cont.

Engineering Evaluation - Civil, structural, mechanical, and electrical engineering consultants looked at:

- HVAC
- Electrical
- Plumbing
- Security (physical and electronic surveillance)
- Ancillary spaces - including maintenance, restrooms, commons spaces, and mechanical/electrical, and housekeeping areas.

Code Compliance Evaluation - related to life safety, egress, accessibility, and functionality.

Existing Building Deficiencies

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.

- 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**.

Existing Building Deficiencies, cont.

Electrical system

- Composed of outdated and unserviceable panels (Federal Pacific), in poor condition.
- Ground wiring is lacking.
- Wiring is inaccessible in some areas, evidence of code deficiencies and poor condition.
- Emergency generator does not have sufficient capacity to support the building and sewer pumps.

Existing Building Deficiencies, cont.

Asbestos

- Asbestos in the textured drywall ceilings and above ceiling pipe joints.
- Some areas of the building have been abated but majority of the mitigation remains to be completed.
- Exact amount of above ceiling asbestos containing pipe insulation to be removed is unknown.
- Remediation of ACMs in occupied spaces, while common, is often very difficult due to the sensitivity to air quality concerns among occupants.

Existing Building Deficiencies, cont.

Elevator

- Hydraulic elevator was installed when the building was constructed.
- Operates at a slow rate and is rated at 3,500 lb capacity on the inspection certificate.
- Replacement parts unavailable for the controls.
- No firefighter controls.
- No security controls to restrict access during prisoner transport.
- Lacks hands-free communication in case of emergencies.
- Elevator and its controls have reached their service life.

Existing Building Deficiencies, cont.

Security and communications systems

- Limited and in need of improvement due to age.
- Access to wiring is limited-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 inadequate and incomplete.

Existing Building Deficiencies, cont.

Parking

- Parking is consolidated on the east side of the building.
- Insufficient vehicle spaces on the west side of the building for staff. Segregated parking should be provided for staff for security and safety.
- Parking lot itself is in poor condition and needs to be replaced.
- Limited lighting for the parking area, making security at night a concern.

Existing Building Deficiencies, cont.

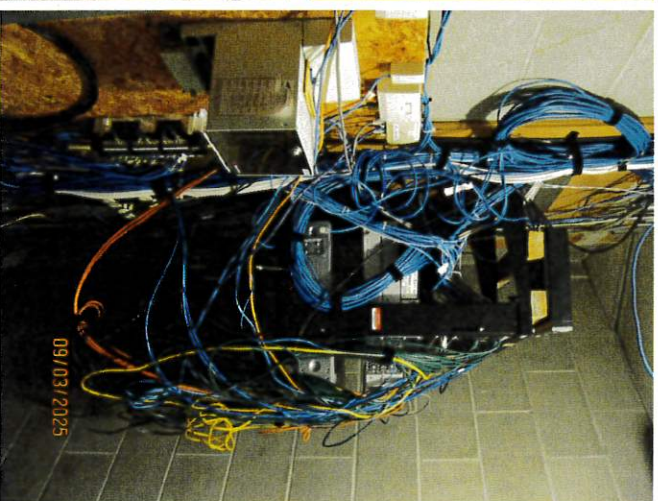
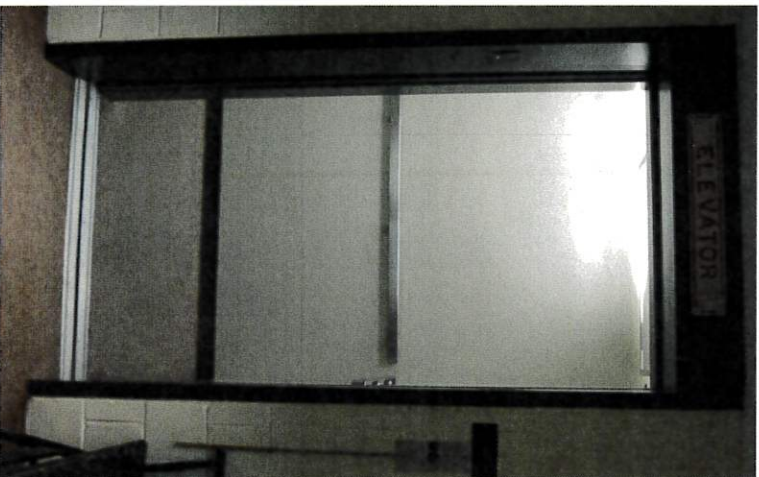
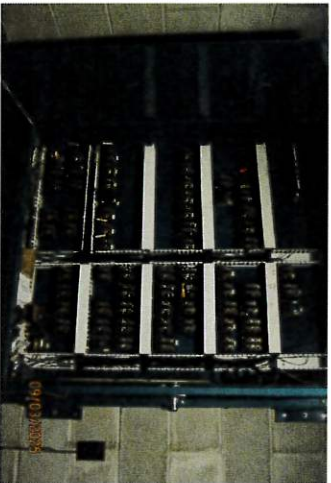
Building Envelope

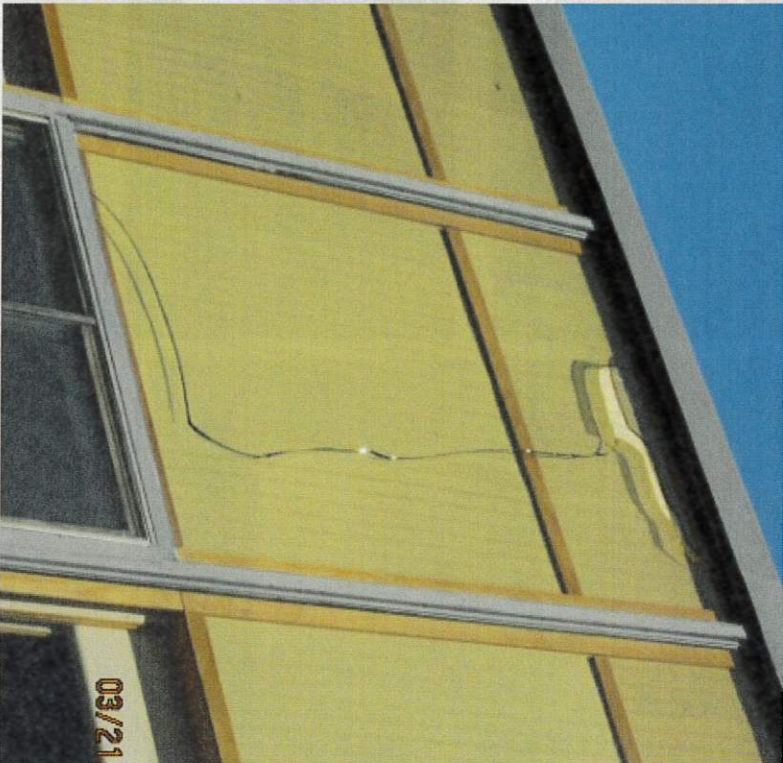
- Exterior building envelope has little to no capacity to resist heat gain or loss.
- Almost half of the exterior vertical enclosure is single-pane glass in steel frames and is failing.
- Lack of insulation in the perimeter enclosure creates an unhealthy and uncomfortable work environment.

Full EHD report is available at:

<https://graffton-county.com/wp-content/uploads/2024/09/EH-Danson-Report.pdf>

Existing Building Deficiencies





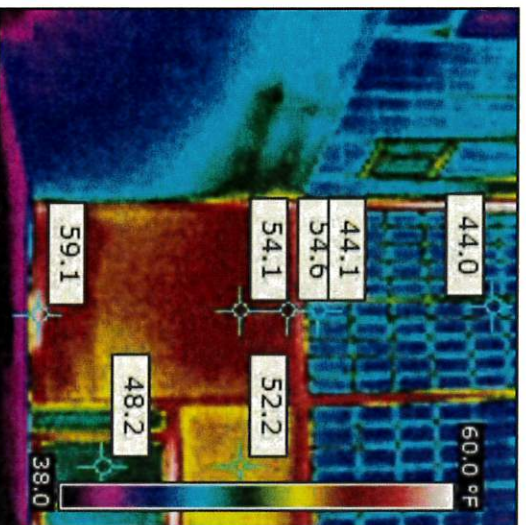
Glass curtain walls - The steel frame interiors are rusting, and the pressure from the expanding rust leads to cracking of these massive windows. The windows then break into large jagged shards, unlike today's safety glass, which is designed to break into small pieces to mitigate injury. Replacement glass must be safety glass, and thus, it can be problematic to procure the large sizes we need due to tempering oven size limitations. Lastly, replacement glass is quite expensive. For example, in April 2019, it cost \$21,570 to replace one pane of glass at the main entrance.



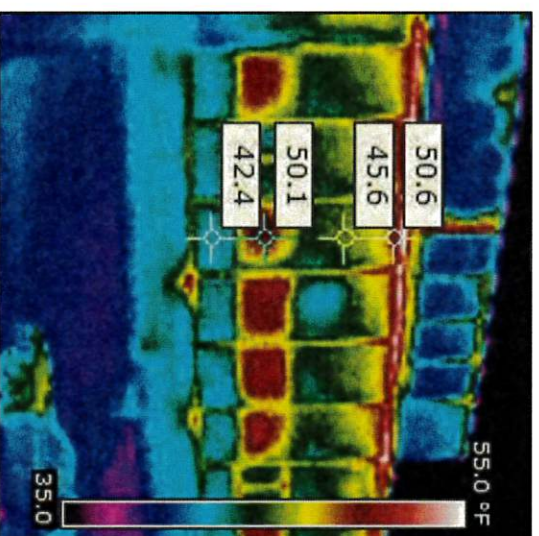
Extremely Energy Inefficient

Below are images from thermal scans done in 2009. Using an infrared camera on a 30° Fahrenheit day, they revealed massive heat losses, and the same can be assumed for cooling losses in the summertime.

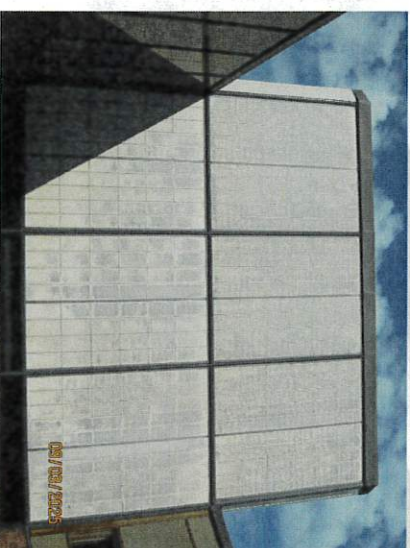
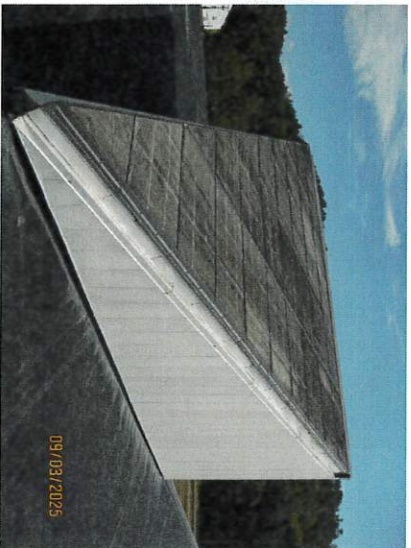
Courthouse Entrance on North Façade



South façade of Courthouse



Kalwall Translucent panels (fiberglass) - The front entrance curtain wall and atrium roofing over the lobby are made up of Kalwall translucent panels. UV rays have degraded the panels to the point where they are thin and brittle. They are well beyond their life expectancy and sometimes leak during a driving rain.



Please see the document titled: Facility Concerns available as a handout and on the website, which further highlights the current conditions. <https://grafton-county.com/wp-content/uploads/2025/09/Facility-Concerns.pdf>

The EH Danson Report Provided 2 Options

Option 1 – Renovations & Additions
Option 2 – New Building

Option 1 – Renovations & Additions

A significant renovation with several additions/infills of open areas will be required in order to meet the program needs and to correct the deficiencies in the infrastructure systems including the mechanical, electrical, plumbing and fire protection - MEP/FP.

- Removal of ceilings and the remediation of asbestos containing materials (ACM's).
- 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.

Option 1 – Renovations & Additions, cont.

The building could not remain occupied during construction due to sensitive nature of court proceedings, the security requirements for moving the public, staff, and litigants

- Anticipate a construction period of two years.
- 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.

Option 1 – Renovations & Additions, cont.

Comprehensive Remodeling Needed

- 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.
- Comprehensive and extensive remodeling would be needed in the current building.
- Current state-of-the-art infrastructure can be incorporated with a view to modification and expansion in the future. A significantly improved building envelope and efficient modern electric-mechanical equipment should greatly reduce operating costs.

Option 2 – New Building, cont.

- Renewable Energy systems will be investigated to optimize operational cost savings.
- Cost related to moving expenses would be reduced from two moves to one move, and expenses for leased spaces will not be incurred. The loss of lease income to the County will be avoided in this scenario.
- Code compliance would be required in the current building
- More space is needed in the facility to safely and more effectively carry out the functions currently crowded into the existing building.

*Unanimous vote of Commissioners in March 2024: Option 2–new building. More space is needed, and renovation is necessary. Renovation is more expensive. **The impact on taxes is more to renovate and add the necessary space.***

Option 2-New Building Was Selected

Why?

- **Cost** – The EH Danson report concluded 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.
- **More space is needed** in the facility to safely and more effectively carry out the functions currently crowded into the existing building.
- **Expect savings in operating costs** with the better design of a new building.

The significant issues that exist today are NOT from neglect or 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.

Option 2-New Building Was Selected

Why? (cont.)

- Formal Energy Modeling has not been completed at the Conceptual Design phase of the project. That will be done if the project continues forward. National surveys suggest that a new building of this size will use 45% less energy than an existing building.
- The County currently has a Biomass Plant that the new building would be tied into.
- Other methods of renewable energy sources will also be reviewed for potential use and savings.

Breakdown of the Building Occupancy

County Functions		State Functions	
	Right-size - Square Footage		Right-size - Square Footage
County Attorney's Office	6734	NH Judicial	21141
Sheriff's Office	8388	NH Probation & Parole	2527
Sheriff's Office - Dispatch	1940	NH DMV	1019
Maintenance/Mechanical	7311		
Register of Deeds	5398		
Common Spaces	7284	Grafton County Bar Association	673
County Functions	60%		
State of NH Functions	40%		

Why is the Proposed Building Concept Larger

- The proposed building is 20,006 sq ft larger than the existing one.
- The existing building does not have enough space. The County Attorney's office has staff working in another building on campus due to insufficient room in their existing space.
- The space needs were looked at by both the EH Danson study and again by Lavallee Brensigner as part of the Conceptual Design phase. The 2nd review reduced the size of the proposed EH Danson building significantly, but still resulted in a NEED for more space.
- Departments reviewed space needs for the next twenty (20) years and used statistical data as well as current and future trends to project out what their needs will be.
- The Registry of Deeds was added to this building and is currently located in another building on campus. This added 5,398 sq ft.

State of New Hampshire-Court System

- March 2024* ~ County Officials met with our State elected and appointed officials including the Chief Justice Gordon MacDonald .
- 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.
- During this meeting, Commissioner Arlinghaus stated that the State has no intention of leaving the Grafton County Courthouse.
- The Board of Commissioners decided to move forward with a concept design for a new building that would include space for the Superior and Circuit Courts. A new lease, based on current market rates and square footage, will be negotiated if a new building is decided upon.

*Meeting minutes from 3/5/24 on County website – <https://grafton-county.com/wp-content/uploads/2024/03/3.5.24.pdf>

Planning Process Summary

- 2021-EH Danson Associates PLLC (EHC) hired to conduct assessment of the Grafton County Courthouse and determine most cost-effective way to meet needs-renovation and addition or a new courthouse.
- 3/26/24 – The Commissioners voted unanimously to establish a Courthouse Building Committee
- 6/17/24 – Executive Committee of the Delegation voted unanimously to approve 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.
- 6/24/25 – Lavallee presented their final Conceptual Design and cost estimate to the Commissioners.
- 8/26/25 – A majority of the Board of Commissioners voted to accept the Conceptual Design and bring the project forward to the Delegation to request a bond vote.

Grafton County



COURTHOUSE REPLACEMENT STUDY

3785 Dartmouth College Highway, North Haverhill, NH 03774

June 12, 2025

LAVALLEE | BRENSINGER ARCHITECTS



» Final Report Cover

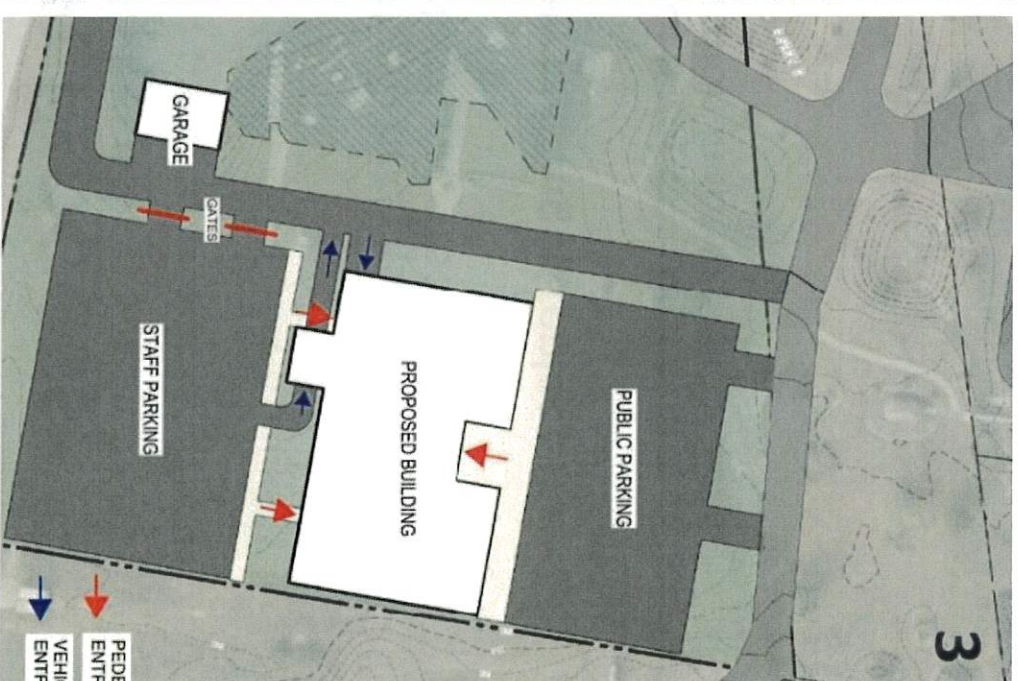
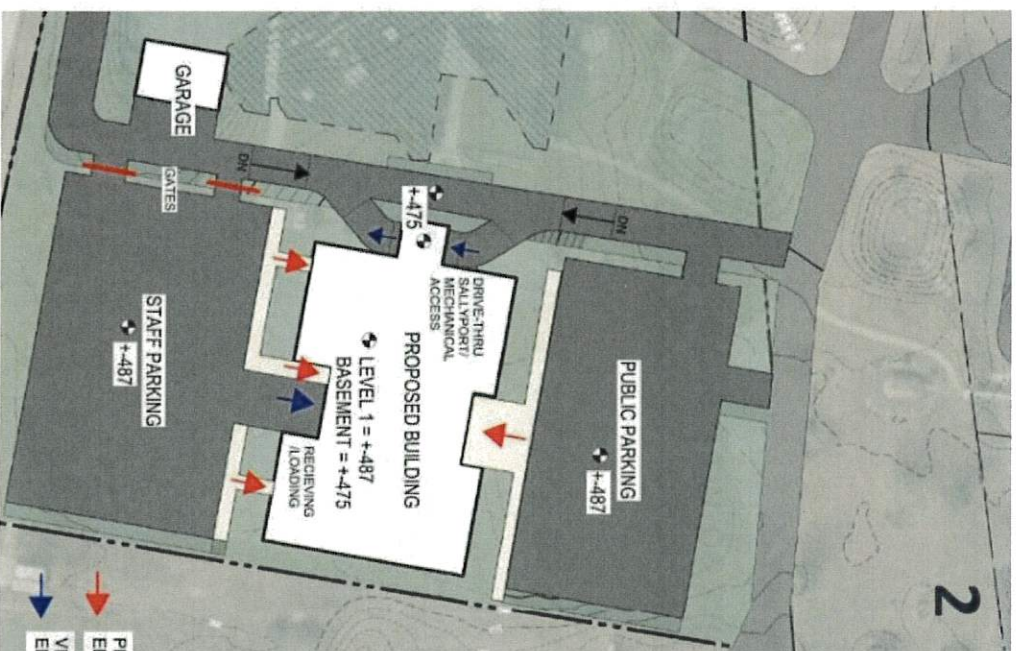
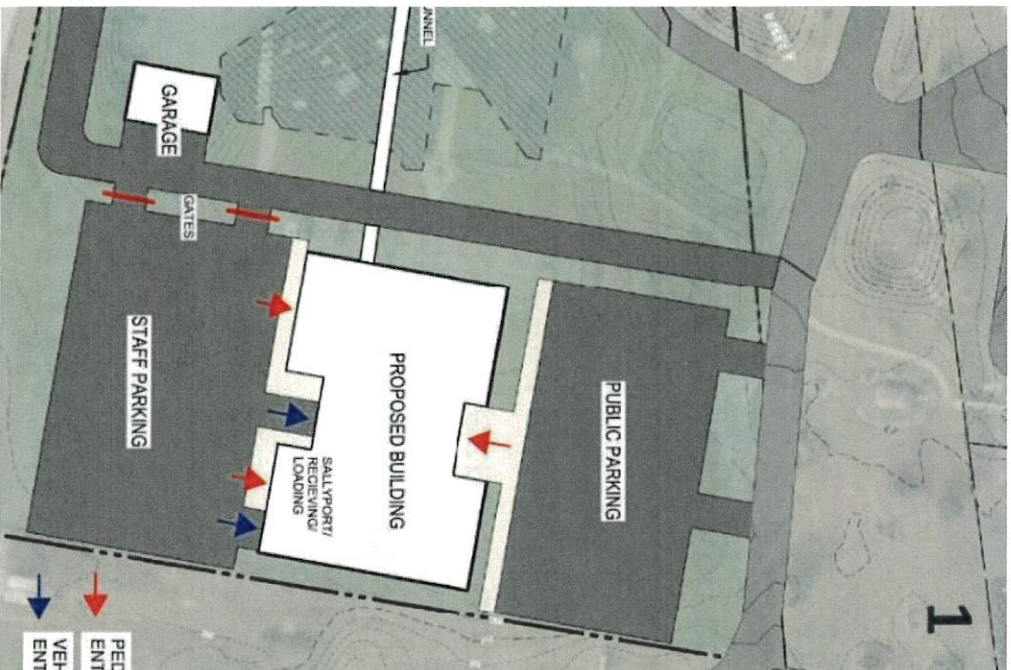
LAVALLEE | BRENSINGER ARCHITECTS

Courthouse Concept Design Process

- Spatial and operational needs determined and right-sized with Courthouse Building Committee.
- Options for site design, building layout and exterior design developed and reviewed.
- Conditions described: Existing Courthouse must remain operational during construction and Courthouse needs to be close to the Dept of Corrections and the public entrance clear and visible from the road.
- Review of current and future needs and cost-saving opportunities such as sharing of space.
- Information fed into conceptual design options - included site design, interior layout and exterior design options.
 - Space plans and diagrams were developed to show each department then reviewed with users and revisions made.
 - Conceptual exterior design was presented that matched materials and imagery of the Grafton County complex.

Courthouse Concept Design Process, cont.

- A Basis of Design developed to expand on the types of systems and assemblies assumed for the proposed courthouse including civil, structural, architectural, plumbing, mechanical and electrical systems.
- **Conceptual Recommendations developed: 64,668 sq ft new building to replace the current Courthouse**
- **Conceptual documents sent to the estimator for conceptual level cost budgeting. Probable construction costs determined, based on construction in the 3rd qtr of 2026, of \$47M.**

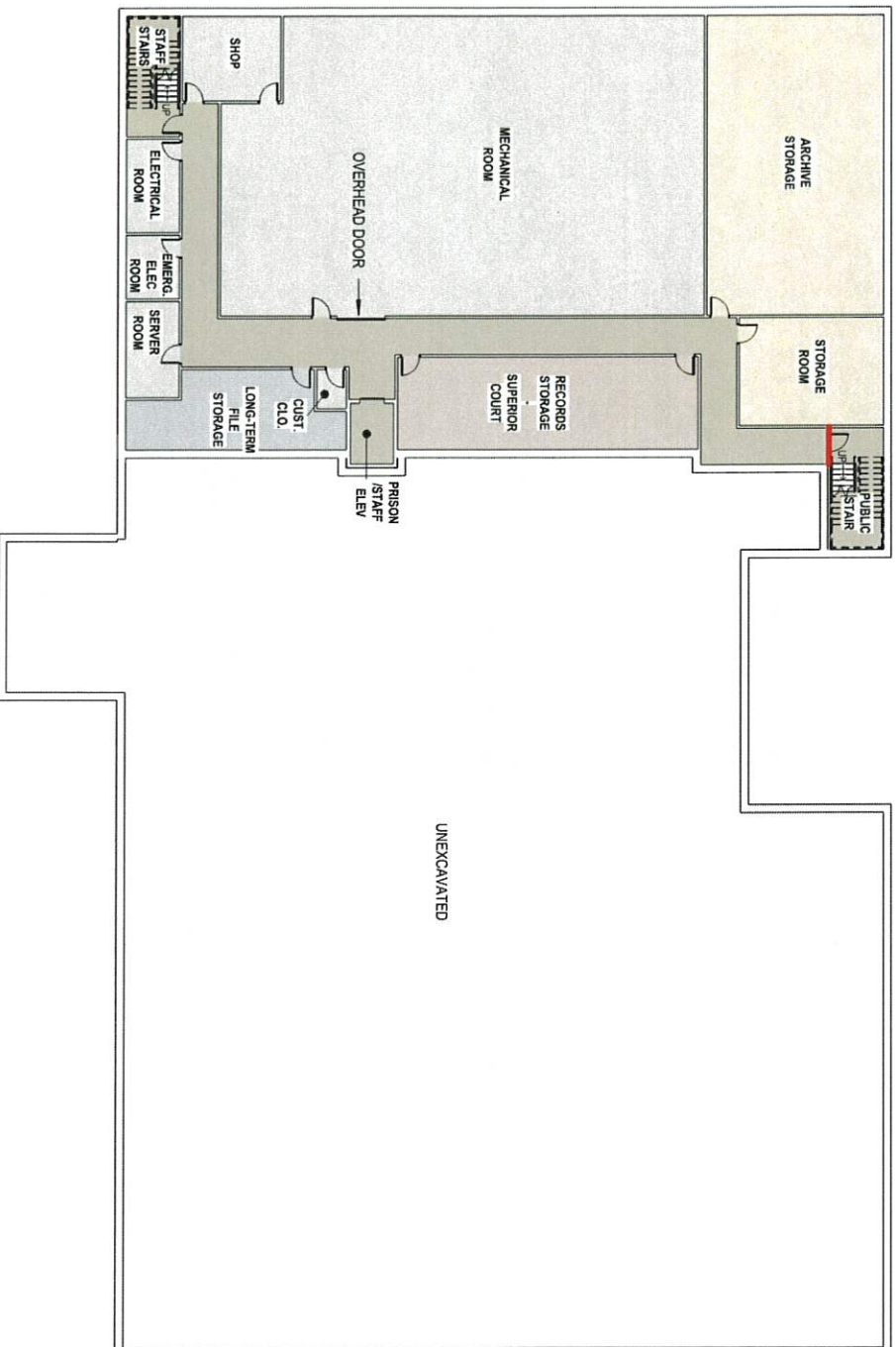


» Conceptual Site Options Analysis



» Renderings – Northeast Isometric

LAVALLEE | BRENSINGER ARCHITECTS

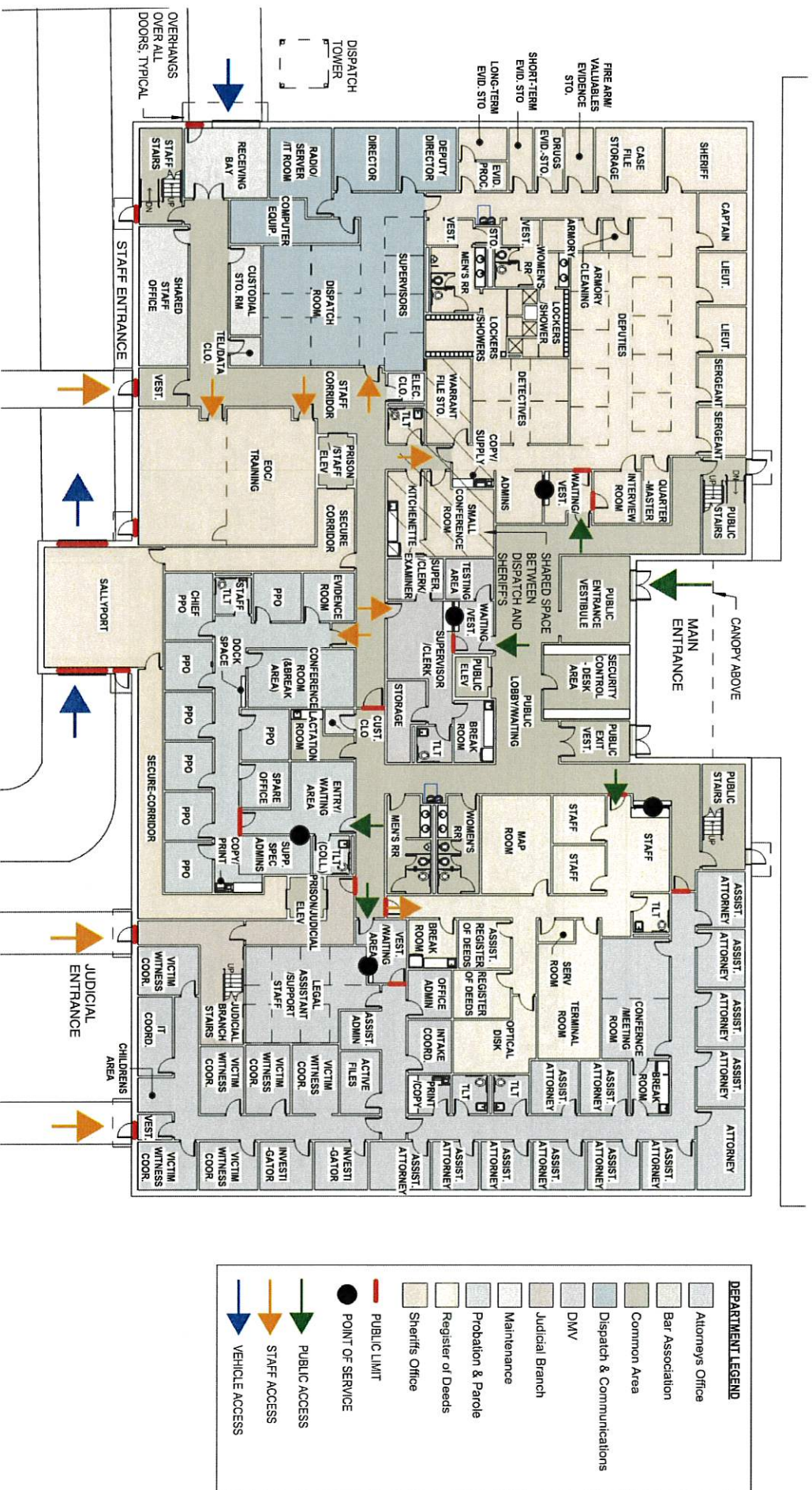


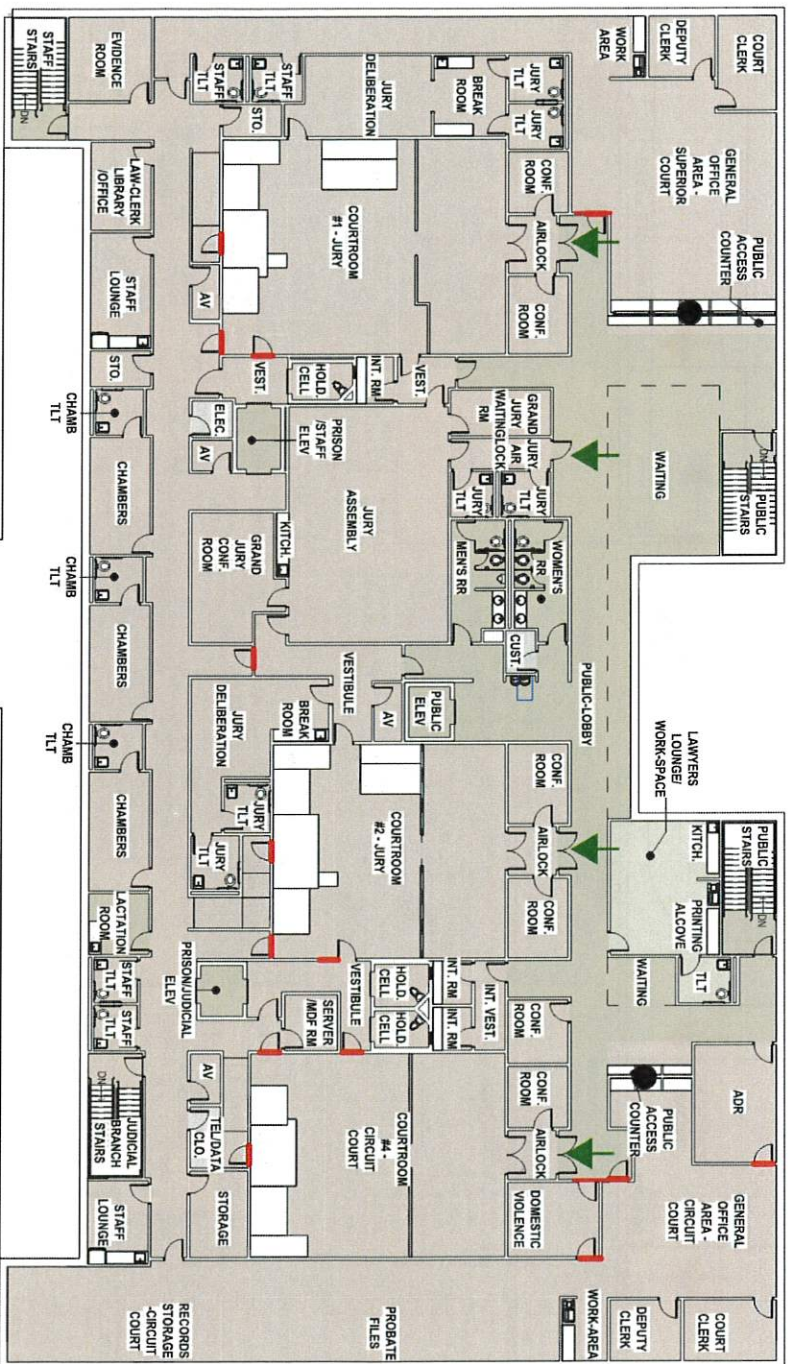
DEPARTMENT LEGEND	
	Attorneys Office
	Bar Association
	Common Area
	Dispatch & Communications
	DMV
	Judicial Branch
	Maintenance
	Probation & Parole
	Register of Deeds
	Sheriff's Office
	PUBLIC LIMIT
	POINT OF SERVICE
	PUBLIC ACCESS
	STAFF ACCESS
	VEHICLE ACCESS

» Department Plans - Basement

» Department Plans – First Floor

LAVALLEE BRENSINGER ARCHITECTS





DEPARTMENT LEGEND	
	Attorneys Office
	Bar Association
	Common Area
	Dispatch & Communications
	DMV
	Judicial Branch
	Maintenance
	Probation & Parole
	Register of Deeds
	Sheriff's Office
	PUBLIC LIMIT
	POINT OF SERVICE
	PUBLIC ACCESS
	STAFF ACCESS
	VEHICLE ACCESS

» Department Plans – Second Floor

LAVALLÉE BRENSINGER ARCHITECTS

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
Total Division 1	2,411,123	31.76

Division 2 - Sitemwork	Scheduled Value	Cost Per Sq. Foot
General Sitemwork	\$ 3,500,000	46.10
Demolition	\$ 695,000	9.15
Abatement	\$ 250,000	3.29
Landscaping	\$ 275,000	3.62
Total Division 2	4,720,000	62.17

Division 3 - Concrete	Scheduled Value	Cost Per Sq. Foot
Miscellaneous Concrete	\$ 91,400	1.20
Concrete Foundations	\$ 814,875	10.73
Concrete Floors	\$ 1,065,704	14.04
Total Division 3	1,971,979	25.98

Division 4 - Masonry	Scheduled Value	Cost Per Sq. Foot
Unit Masonry	\$ 525,000	6.92
Brick Masonry	\$ 813,000	10.71
Total Division 4	1,338,000	17.62

Division 5 - Metals	Scheduled Value	Cost Per Sq. Foot
Structural Steel	\$ 2,716,056	35.78
Miscellaneous Metals	\$ 450,000	5.93
Total Division 5	3,166,056	41.70

Division 6 - Carpentry	Scheduled Value	Cost Per Sq. Foot
Rough Carpentry	\$ 150,000	1.98
Finish Carpentry	\$ 931,000	12.26
Total Division 6	1,081,000	14.24

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
Total Division 7	2,030,000	26.74

Division 8 - Doors & Windows	Scheduled Value	Cost Per Sq. Foot
Doors & Hardware	\$ 982,900	12.95
Overhead Doors	\$ 10,000	0.13
Glass and Glazing	\$ 277,000	3.65
Windows	\$ 525,000	6.92
Total Division 8	1,794,900	23.64

Division 9 - Finishes	Scheduled Value	Cost Per Sq. Foot
Drywall	\$ 1,600,000	21.08
Acoustic Ceilings	\$ 373,340	4.92
Flooring	\$ 517,344	6.81
Painting	\$ 194,004	2.56
Total Division 9	2,684,688	35.36

Division 10 - Specialties	Scheduled Value	Cost Per Sq. Foot
Miscellaneous Specialties	\$ 248,200	3.27
Toilet Partitions	\$ 12,000	0.16
Toilet Accessories	\$ 20,000	0.26
Total Division 10	280,200	3.69

Division 11 - Equipment	Scheduled Value	Cost Per Sq. Foot
Miscellaneous Equipment	\$ 10,000	0.13
Pre-engineered Garage	\$ 1,687,500	22.23
Total Division 11	1,697,500	22.36

Division 12 - Furnishings	Scheduled Value	Cost Per Sq. Foot
Window treatments, Jury and Bench Seating	\$ 322,500	4.25
Total Division 12	322,500	4.25

Division 13 - Special Construction	Scheduled Value	Cost Per Sq. Foot
Metal detector, X-ray machine	\$ 57,000	0.75
Total Division 13	57,000	0.75

Division 14 - Conveying Systems	Scheduled Value	Cost Per Sq. Foot
Passenger Elevators	\$ 595,000	7.84
Total Division 14	595,000	7.84

» 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
Total Division 15		6,675,804	87.93

Division 16 - Electrical Systems			
Electrical, Security, Fire alarm, IT	\$	4,897,424	64.51
Total Division 16		4,897,424	64.51

Division 20 - Contingencies			
5% Design and 5% Construction Contingency	\$	3,570,000	47.02
Total Division 20		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	\$	1,594,727	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
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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

How Will Building Be financed?

- Counties in New Hampshire primarily finance building projects through general obligation bonds or a pay as you go method. In this case, the County Commissioners are suggesting using a bond.
- The County Delegation would need to vote to issue a bond. The following is an example of using a bond to finance the project and the impact on the County budget and the property taxpayer.
- There is no vote by the public. Under NH State Statutes, the County Convention or Delegation – made up of 26 State Representatives from throughout Grafton County are responsible for the decision to finance the project.

Financial Impacts from Proposed Bond

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
Taxes	\$ 30,487,410.00	\$ 30,487,410	\$ 30,989,460	\$ 33,003,210	\$ 33,898,835	\$ 33,786,710	\$ 33,673,835	\$ 32,720,710
Additional								
Debt Service		\$ 502,050	\$ 2,013,750	\$ 895,625	\$ (112,125)	\$ (112,875)	\$ (953,125)	\$ (843,500)
Taxes		\$ 30,989,460	\$ 33,003,210	\$ 33,898,835	\$ 33,786,710	\$ 33,673,835	\$ 32,720,710	\$ 31,877,210
% Increase		1.65%	6.50%	2.71%	-0.33%	-0.33%	-2.83%	-2.58%

Assumes a \$30,000,000 Bond Issue on 7/1/26 for 25 years @ 4.1%

and a \$17,000,000 Bond Issue on 7/1/27 for 25 years @ 4.1%

Total Increase in tax obligations from bond costs 10.86%

Additional Debt Service Payments include Principal & Interest payments

Final Payment on the Existing Jail Bonds is - July 1, 2031

Grafton County Debt Schedule

FY 2026		Interest	Principal	Total Bonded Debt	
Refunded Jail Bonds 2016		\$ 393,700	\$ 1,635,000		
Total FY'26 Bonded Debt		\$ 393,700	\$ 1,635,000	\$ 2,028,700	
Decrease in Bonded Debt from FY 25 to FY 26					\$ (60,300)

FY 2027		Interest	Principal	Total Bonded Debt	
Refunded Jail Bonds 2016		\$ 340,750	\$ 1,620,000		
Courthouse - First Issue		\$ 570,000	\$ -		
Total FY'27 Bonded Debt		\$ 910,750	\$ 1,620,000	\$ 2,530,750	
Increase in Bonded Debt from FY 26 to FY 27					\$ 502,050

FY 2028		Interest	Principal	Total Bonded Debt	
Refunded Jail Bonds 2016		\$ 296,500	\$ 1,600,000		
Courthouse - First & Second Issue		\$ 1,448,000	\$ 1,200,000		
Total Bond Costs - FY 2027		\$ 1,744,500	\$ 2,800,000	\$ 4,544,500	
Increase in Bonded Debt from FY 27 to FY 28					\$ 2,013,750

FY 2029		Interest	Principal	Total Bonded Debt	
Refunded Jail Bonds 2016		\$ 232,625	\$ 1,595,000		
Courthouse First & Second Issue		\$ 1,732,500	\$ 1,880,000		
Total Bonded Debt - FY 2029		\$ 1,965,125	\$ 3,475,000	\$ 5,440,125	
Increase in Bonded Debt from FY 28 to FY 29					\$ 895,625

Grafton County Debt Schedule

FY 2030		Total Bonded Debt	
	Interest	Principal	
Refunded Jail Bonds 2016	\$ 152,500	\$ 1,610,000	
Courthouse First & Second Issue	\$ 1,685,500	\$ 1,880,000	
Total Bonded Debt - FY 2030	\$ 1,838,000	\$ 3,490,000	\$ 5,328,000
Decrease in Bonded Debt from FY 29 to FY 30			\$ (112,125)

FY 2031		Total Bonded Debt	
	Interest	Principal	
Refunded Jail Bonds 2016	\$ 71,625	\$ 1,625,000	
Courthouse First & Second Issue	\$ 1,638,500	\$ 1,880,000	
Total Bonded Debt - FY 2031	\$ 1,710,125	\$ 3,505,000	\$ 5,215,125
Decrease in Bonded Debt from FY 30 to FY 31			\$ (112,875)

FY 2032		Total Bonded Debt	
	Interest	Principal	
Refunded Jail Bonds 2016	\$ 15,500	\$ 775,000	
Courthouse First & Second Issue	\$ 1,591,500	\$ 1,880,000	
Total Bonded Debt - FY 2032	\$ 1,607,000	\$ 2,655,000	\$ 4,262,000
Decrease in Bonded Debt from FY 31 to FY 32			\$ (953,125)

FY 2033		Total Bonded Debt	
	Interest	Principal	
Courthouse First & Second Issue	\$ 1,538,500	\$ 1,880,000	\$ 3,418,500
Decrease in Bonded Debt from FY 32 to FY 31			\$ (843,500)
Refunded Jail Bonds Paid off in FY 2032			

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 the NH Department of Revenue Administration (DRA) regarding equalized valuation and town tax rates. This analysis assumes that those rates would not change; it represents a current snapshot.
- The home with the average assessed value of \$400,000 in Littleton would see an increase in the County portion of the tax bill of on average \$78 over a three (3) year period. It will take three (3) years to build the repayment of the bond into the county budgets.
- The current County portion of the tax bill in Littleton represents 7% of the total tax bill. The \$78 increase represents less than 1% increase in a resident of Littleton's overall tax bill.

Commissioners' Closing Comments

- The Grafton County Commissioners have a fundamental responsibility to be good stewards of taxpayer money, ensuring that public funds are used efficiently, transparently, and in ways that directly benefit the communities they serve. The majority of the Board feels that this project does just that and that the time to act is now.
- Over the past several years (fiscal years 2021-2026), expenses have risen at a rate less than inflation, and in fiscal years 2021-2025, there have been slight or no increases in the county tax rate, largely due to being able to use the county's fund balance.
- A majority of the Board of Commissioners feel that we can't afford not to do this project now. Delaying would only lead to higher costs in the future—whether through inflation, deteriorating infrastructure, or missed opportunities for economic growth. Investing now means addressing urgent needs proactively rather than reacting to crises later, often at a greater expense. Waiting will cost more; acting now is the fiscally responsible choice.
- Engineering studies have identified serious problems with the current building and the County needs more space to safely and effectively carry out the functions currently in the Courthouse. Renovation or rebuilding are both options but renovation is more expensive. The impact on taxes would be more than with a new building. Operational costs will be more efficient with an energy efficient building.

Thank you

Grafton County Commissioners

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