



November 11, 2011

Christopher Silver
Chief of Department
Hampton Fire Rescue
64 Ashworth Avenue
Hampton, New Hampshire 03842

Dear Chief,

Upon your request, we met you at the abandoned former Courthouse on Winnacunnet Road on November 8th with thought towards the re-purposing of this existing building as space for the Fire Departments needs with consideration towards the potential cost. In attendance, were myself, Architect Gary Goudreau from Davis Goudreau Architects and Jason Lambert, a Senior Estimator with Eckman Construction.

The building is a vintage 1850's wood-framed building with a footprint of approximately 1,500 square feet. With a partial basement and a second floor, the building's total area is between 3,500 to 4,000 square feet.

On the outside, the existing metal siding, roof and windows would require replacement as they have outlived their useful existence. Secondly, with the varying grades at the site this building is not handicap accessible and would require significant modifications to bring it into compliance.

Lastly, given the historically significant details (i.e., window heads, eave brackets, etc.), I can only assume that the Town would request to keep such details and replace in-kind where new ones are required because of either missing components or the rot is too significant to realistically refurbish. At a bare minimum given the age of this building, I would assume that all the paint that would have to be removed from these surfaces is lead-based.

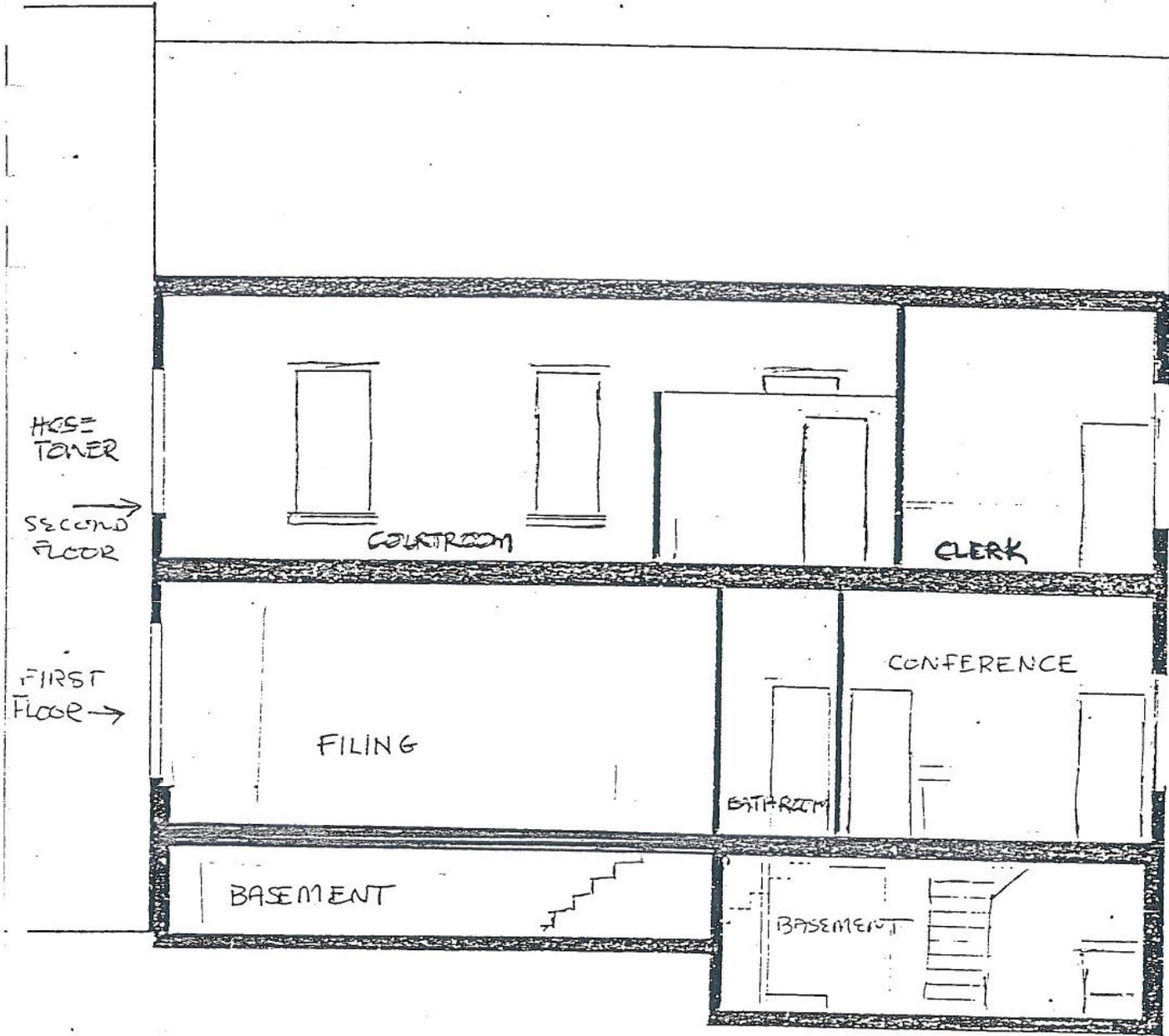
On the inside, water damage is apparent which is indicative that the roof system has leaks. This introduction of water into a non-ventilated building creates an environment ripe for mold growth. Because of this possibility, all walls would probably have to be stripped back to the wood framing components. The removal of this lath and plaster is a labor-intensive undertaking, but on the other hand would facilitate the installation of the new insulation, mechanical and electrical systems that will be required. In fact, it is quite possible that compliance with critical operation power supply requirements of the National Electrical Code may be needed depending on the specific use of this building. Obviously, the new building would require new finishes throughout. Also, a fire sprinkler system would have to be introduced into the building (wet for heated spaces and a glycol or dry system for unheated spaces) along with an elevator. Above and beyond these issues, the existing layout will not lend itself to the flow of the fire department without partition relocation, which could potentially lead to significant structural modifications.

Based upon our database of historical costs for projects similar to this one, I estimate that the cost for demolition and renovation would range from \$175 to \$200 per square foot. This is a pretty broad range and could be further refined with additional investigations including a hazardous material assessment if this option is deemed worthy of further consideration.

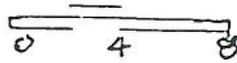
If I can be of any further assistance in this matter, please do not hesitate to contact me.

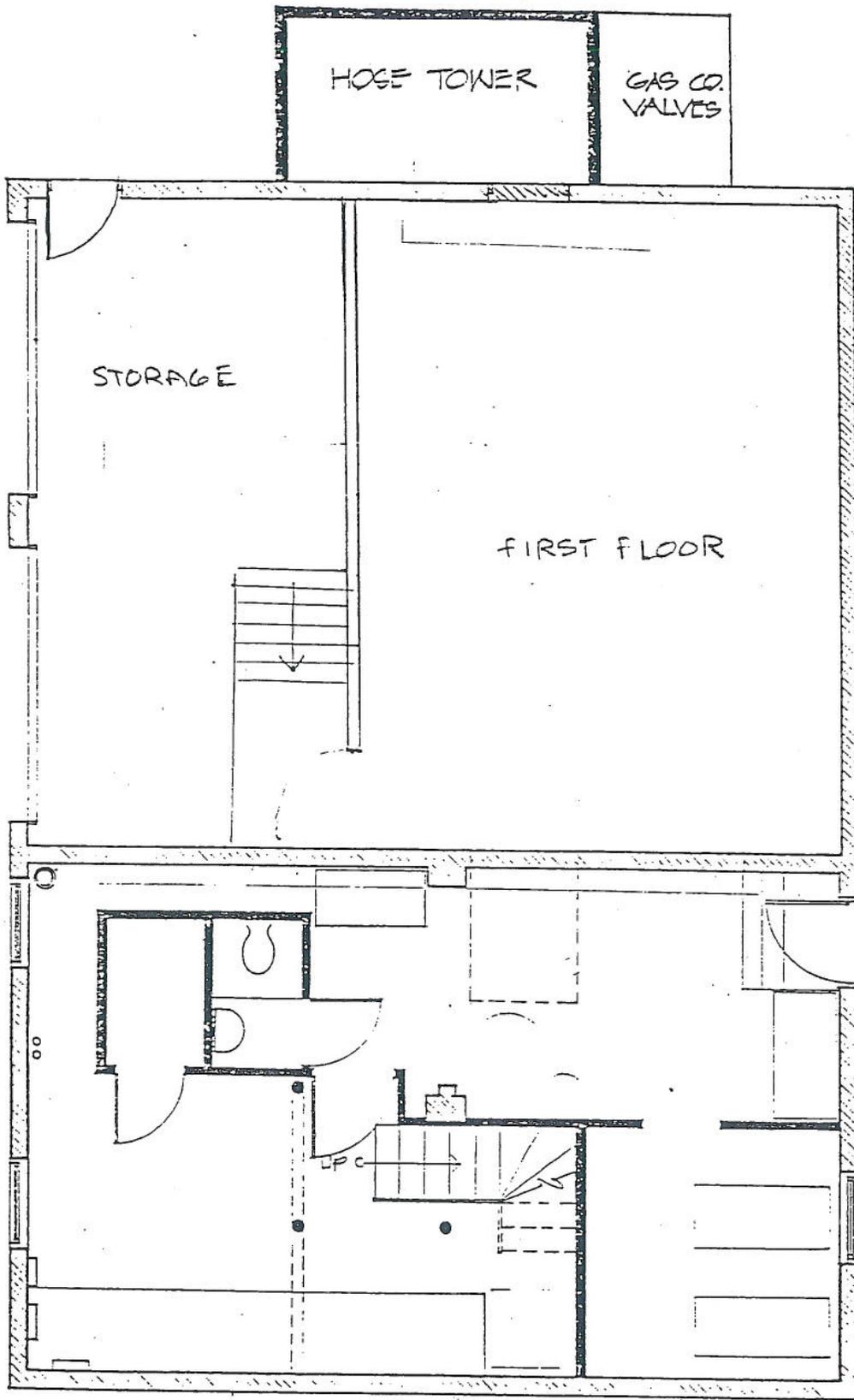
Sincerely,

John A. Riehl – Chief Estimator



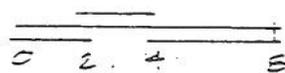
HAMPTON DISTRICT COURT
 EXISTING N-S SECTION

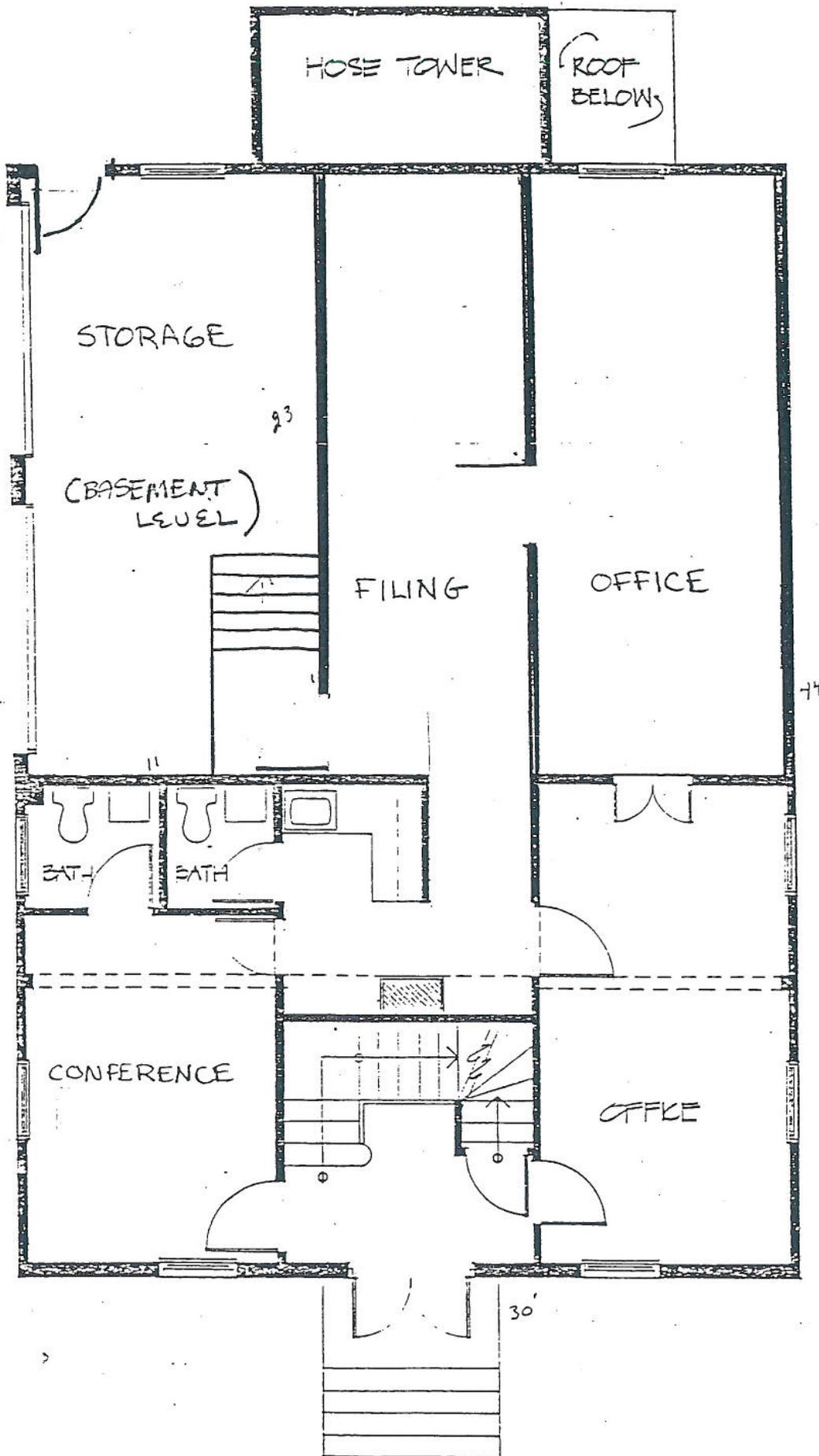




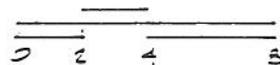
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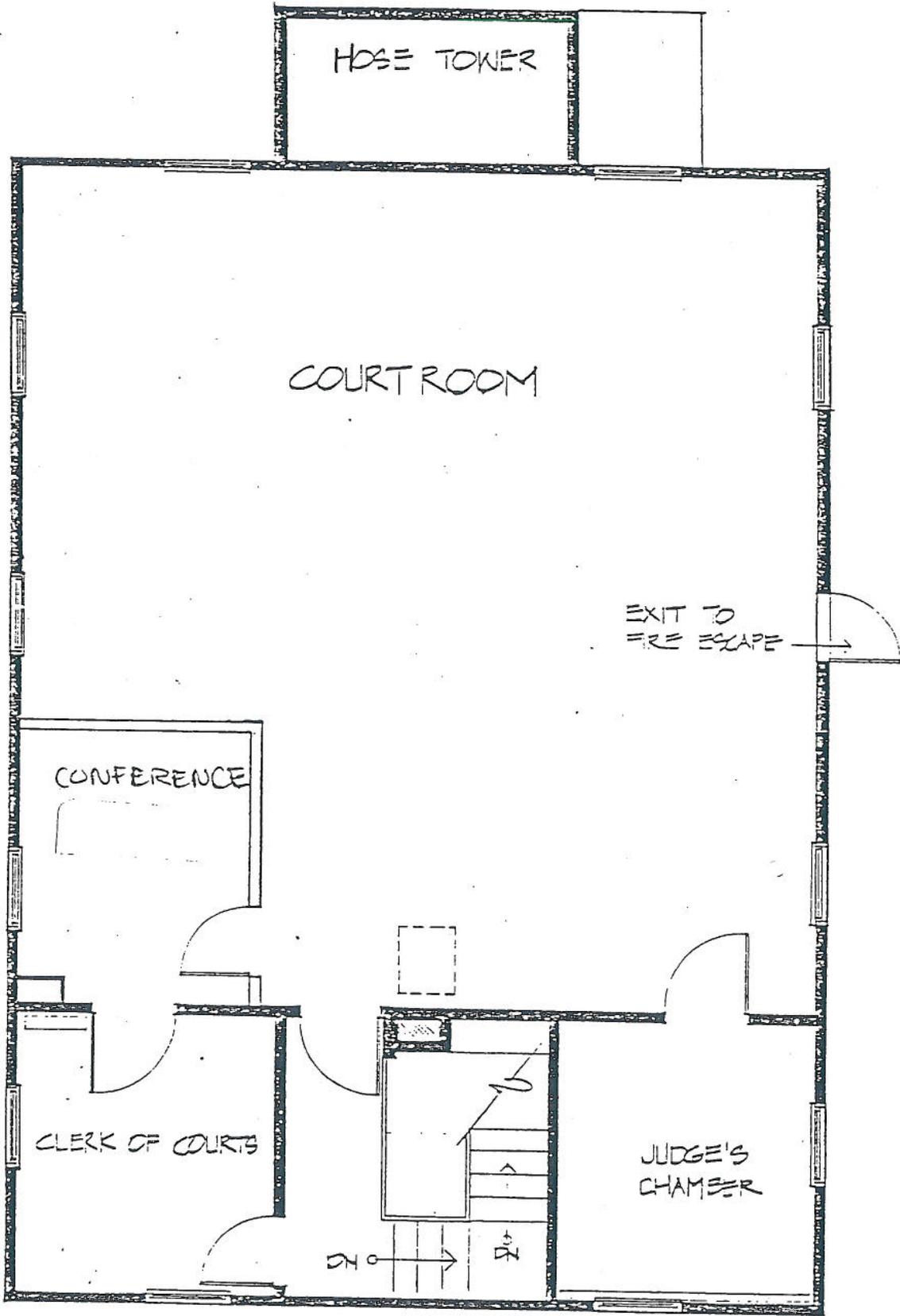
HAMPTON DISTRICT COURT
 EXISTING BASEMENT PLAN





HAMPTON DISTRICT COURT
 EXISTING FIRST FLOOR PLAN





HAMPTON DISTRICT COURT
 EXISTING SECOND FLOOR PLAN



GEORGE H. SUMNER



Senior Residential Appraiser
Society of Real Estate Appraisers

158 WINNACUNNET ROAD

PHONE 603-926-3576

HAMPTON, NEW HAMPSHIRE 03842

March 4, 1985

Philip G. Richards
Town Manager
136 Winnacunnet Road
Hampton, NH 03842

Dear Mr. Richards:

In accordance with your oral request of February 4, 1985, I have appraised the fair market rental of the Municipal Court Building situated at 134 Winnacunnet Road, Hampton, NH. I made a careful personal inspection of the property and analyzed all of the discoverable factors that index its value. The results of this investigation are contained in my accompanying report.

Market Value is defined as "The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus." From the 1975 Edition of "Real Estate Appraisal Terminology" by "The American Institute of Real Estate Appraisers" and "The Society of Real Estate Appraisers."

In my opinion the fair market rental value on an annual basis with all utilities supplied by the town except telephone on March 4, 1985 was

TWENTY-SEVEN THOUSAND (\$27,000) DOLLARS

Sincerely yours,

A handwritten signature in cursive script that reads "George H. Sumner".
George H. Sumner, S.R.A.

GHS/ty

APPRAISAL REPORT

OF

THE RENTAL VALUE OF

The Municipal Court Building
located #134 Winnacumnet Road
Hampton, NH

BY

George H. Sumner, S.R.A.
28 Bride Hill Road
Hampton, NH
Tel. 926-3576

FOR

Philip G. Richards
Town Manager
136 Winnacumnet Road
Hampton, NH

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SPECIAL AND LIMITING CONDITIONS

The legal description furnished is assumed by the appraiser to be correct and all sketches of area, floor plan, building etc. are for illustrative purposes. The appraiser assumes no responsibility for legal matters, including validity of title and no liens or encumbrances were considered. No engineering survey was made of subject property. All information furnished by others is believed reliable but is not guaranteed. The distribution between land and buildings, as reported, applies only under current utilization and must not be used in any other manner. The appraisal does not imply the right to court testimony on the part of the appraiser without additional arrangements.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate market value. The function, or reason, for making this appraisal is to assist client with estimating the indicated fair market rental value.

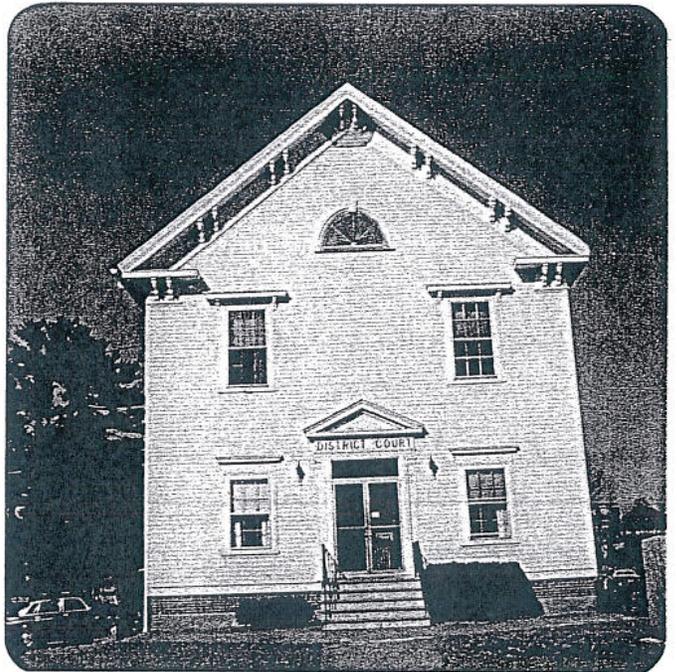
Market Value is defined as "The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in cash or its equivalent.
5. Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale.
6. The price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction.

From the 1975 Edition of "Real Estate Appraisal Terminology" by "The American Institute of Real Estate Appraisers" and "The Society of Real Estate Appraisers."

Property rights appraised in fee simple.



NARRATIVE DESCRIPTION

Type: 2 story frame municipal court building

Age: estimated as 100 years old

Condition: good except some of the exterior aluminum siding needs replacement and heating system old steam boiler needs replacement.

Cellar Area: storage and $\frac{1}{2}$ bath

1st Floor: 2 offices, 1 filing room, 1 conference room, and 2- $\frac{1}{2}$ baths

2nd Floor: court room, conference room, and judges chambers

Foundation: poured concrete and brick

Basement: concrete

Exterior Walls: frame construction - aluminum siding finish

Heat: steam-oil fired - court room gas fired space heater - file room and 1 office electric

Floors: carpet except entrance hall linoleum

Walls: plaster

Bath Finish: drywall - no tile work

Electric Fixtures: good - fluorescent lighting

Roof: asphalt shingles

STATE OF NH PURCHASING DEPARTMENT

Information from "Kay Lauze" Tel. # 771-2650

1. Stafford County Court House
County Farm Road, Dover, NH
Activity "Corrections Dept."
Area 710 square feet - annual rental \$4,970
Rental per Square Foot = \$7.00 = 100% utilities and services supplied.
2. Belknap County Court House
64 Court Street, Laconia, NH
Activity "Corrections Dept."
Area 650 square feet - annual rental \$3,000
Rental per Square Foot - \$4.62 - 100% utilities and services supplied.
3. Hillsboro County Court House
300 Chestnut Street, Manchester, NH
Activity "Corrections Dept."
Area 1270 square feet - annual rental \$6,350
Rental per Square Foot - \$5.00 - 100% utilities and services supplied.
4. Carroll County Court House
Route 171, Ossipee, NH
Activity "Corrections Dept."
Area 504 square feet - annual rental \$2,400
Rental per Square Foot - \$4.76 - 100% utilities and services supplied.
5. Grafton County Court House
North Haverhill, NH
Activity "Corrections Dept."
Area 615 square feet - annual rental \$5,100
Rental per Square Foot - \$8.27 - 100% utilities and services supplied.

RENTAL INFORMATION ON 2 FEDERAL BUILDINGS
OWNED BY GENERAL SERVICES ADMINISTRATION
From "Bob Turner", GSA, Manchester, NH

1. Cleveland Federal Building, Concord, NH
Entire 5th Floor
Court Room \$20.10 per square foot
Office Area \$14.43 per square foot
Law Library \$23.51 per square foot
100% utilities and services supplied
Average \$19.35 per square foot

2. 275 Chestnut Street, Manchester, NH
Bankruptcy Court Room \$14.85 per square foot
Office Area \$10.68 per square foot
Law Library \$18.50 per square foot
100% utilities and services supplied
Average \$14.65 per square foot

HAMPTON, NH OFFICE RENTAL INFORMATION

From E.H. Tate & Co. - Rental Agents

The appraiser found a per square foot rental range of \$9.00 to \$14.00 depending upon area size, utilities and services supplied.

The best comparable is the "Foss Building" located at 460 Lafayette Road in Hampton. The building was a 2½ story frame Colonial completely renovated into small office units with 100% utilities and services supplied.

MUNICIPAL COURT BUILDING COSTS TO THE TOWN OF HAMPTON

	<u>1984</u>	<u>1983</u>	<u>1982</u>
Electricity	\$2,083.18	\$1,772.30	\$1,488.74
Fuel	3,276.09	3,062.71	3,835.58
Water	264.23	190.87	130.87
Building Maintenance	5,583.63	9,390.74	2,077.50
Renovation & Improvements	<u>7,000.00</u>	<u>7,000.00</u>	<u>7,000.00</u>
TOTALS	\$16,207	\$21,417	\$14,533
AVERAGE	\$17,386		

CONCLUSIONS

The Municipal Court Building located at 134 Winnacumet Road in Hampton, NH is very centrally located, easily gotten to and excellent parking space available.

In the appraisers opinion the rental range should be in the Hampton rental range of \$9.00 - \$14.00 persquare foot. As our square footage is quite large in the Municipal Court Building, it was his opinion that the lower limit of the range should be used.

The appraiser concludes that in his opinion on March 4, 1985, the indicated fair market rental for the building should be at a rate of \$9.00 per square foot.

The building contains 3,008 square feet, which if multiplied by \$9.00 equals \$27,072 which in the appraisers opinion would be a fair market rental, which he has rounded to \$27,000. As the appraiser understands the situation the state will not rent the property until the year 1986, in the meantime the actual costs to the town will go up, as everything does seem to be rising in our current economy.

The appraiser concludes that in his opinion on March 4, 1985 the fair market rental for the subject property starting January 1, 1986 would be \$27,000.

CERTIFICATION

1. The appraiser has made a detailed personal inspection of the subject property.

2. This appraiser does not have, nor has had in the past, nor contemplates having in the future, any personal interest in the property appraised.

3. Neither the employment to appraise nor the compensation agreed upon is in any manner contingent upon the valuation given.

4. All statements and data in the report are, to the best of my knowledge and belief, true and correct, and that no effort has been made to overlook or hide important or pertinent information.

Signed:


George H. Sumner, S.R.A.

QUALIFICATIONS OF THE APPRAISER

Graduated from the University of New Hampshire with B. S. Degree in 1936, having majored in Economics.

Completed and passed the SREA course "Principles and Techniques of Residential Appraising" given at the University of New Hampshire November 1962.

Completed and passed an appraisal course given at Springfield College, Springfield, Mass. 1965-1966.

Completed and passed the Society of R-E-A Intensive Course #201 given for 2 weeks at Kent State University, Kent, Ohio in 1978.

Qualified as an expert witness on appraisal valuation in the Superior Court and Probate Court of Rockingham County, State of New Hampshire, by virtue of testifying.

Qualified as an expert witness on appraisal valuation in the Superior Court of Strafford County, State of New Hampshire, by virtue of testifying.

Qualified as an expert witness on appraisal valuation in the U.S. District Court, District of New Hampshire.

Qualified as an expert witness on appraisal valuation in the Superior Court of Merrimack County, State of New Hampshire.

Qualified as an expert witness on appraisal valuation in the Superior Court of York County, State of Maine.

Have done the appraisal work for the following clients:

Veterans Administration
 N. H. Highway Department
 United Airlines
 Hampton Water Company
 Exeter & Hampton Electric Company
 Hampton Cooperative Bank
 Town of Rye, N. H.
 Seabrook Beach - "Wildlife" Society of N. H.
 Western Electric Corp.
 Exeter Cooperative Bank
 Exeter Academy
 Central Baptist Church, Portsmouth, N. H.
 International Mineral & Chemical Co.
 Coca Cola Company
 Westinghouse Corp.
 Amoskeag Banks, Manchester, N. H.
 Piscataqua Savings Bank, Portsmouth, N. H.
 Empire State Mortgage Corp. of New York
 Winnacumet School Board, Hampton, N. H.

QUALIFICATIONS OF THE APPRAISER
CONTINUED

Exeter School Board, Exeter, NH
 Humble Oil & Refining Co., Concord, NH
 F.M.C. Corp. of New York
 Minnesota Mining & Manufacturing Corp.
 Sun Oil Co., Manchester, NH
 Attorneys
 Portsmouth Housing Authority
 General Electric Company
 City of Portsmouth, NH
 New England Tel. & Tel. Company
 Public Service of New Hampshire
 Wheelabrator-Frye Inc.
 Casco Bank & Trust Co., Kittery, Maine
 Town of Mont Vernon, NH
 Mellon Bank N.A., Mellon Sq., Pittsburg, PA
 Town of Newport, NH
 Town of Exeter, NH
 Town of New Boston, NH
 City of Dover, NH
 Army Corps of Engineers
 First Bank Mortgage Corp., Manchester, NH

During the period from 1956 to present, have made approximately 5300 written appraisals.

In connection with the appraiser's work for the Veterans Administration over the past 25 years, he has done the appraisal work of 90% of the V.A. loans in the Seacoast area of New Hampshire. Also, in this connection, he has done all of the proposed construction, alterations and addition, including estimated costs and progress inspections.

Have been engaged in general real estate and insurance business for the past 33 years as salesman, broker and appraiser.

Served six years as Selectman and Assessor and four years as Tax Collector for the Town of Hampton, New Hampshire.

On January 10, 1964 my name was placed on the U.S. Treasury Department List of Outside Fee Appraisers, Portsmouth, NH.

Hold Real Estate License from the State of New Hampshire.

Senior Residential Appraiser of the Society of Real Estate Appraisers.

Past President of the Society of Real Estate Appraisers.

Certified Appraiser-Senior of the American Association of Certified Appraisers.