

OLD COURT HOUSE

Removal or Renovation in 2013

The Old Court House structure located at 136 Winnacunnet Road was constructed in the 1850's and has served the Town as the elementary school, American Legion Hall, a Fire Station and Court House. The structure was moved to its current location from where the Center School now sits. The structure has sat idle since the late 2000's and is in poor condition.

Attached is a raw look at the facility by Eckman Construction in November 2011 that indicates serious shortcomings in the structure requiring complete rehabilitation. The current structure is in need of a complete new roof due to extensive leaks of unknown origin in what appears to be multiple locations. Also attached is a real estate appraisal completed in 1985.

Due to the condition of the structure and the very limited resources it appears that a minimum of \$600,000 would be required to gut and construct the structure for any use in the future. The structure has black mold and has been treated on several occasions for sand fleas. The structure has been open to the weather and has been subjected to numerous break-ins in the last few years.

Not should be made that a full size elevator would need to be added to the structure to comply with Federal ADA requirements should be building be rehabilitated. Likewise a full sprinkler and fire alarm system would need to be added along with a complete heating and air conditioning system.

The cost estimate could come to as much as \$1,000,000 to place the structure back on the active roles as a Town Office Building.

The best estimate to demolish the structure and remove the entire building is in the areas of \$75,000, including asbestos and lead paint removal.

Selectmen's Recommendation is to remove the structure.

909 Islington Street
Portsmouth, NH 03801

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Town of Hampton
Old Municipal Court House
Cursory Cost Analysis

Prepared for
Frederick W. Welch
Town Manager

Prepared by:
Alex Ross, P.E., L.L.S.
Ross Engineering
July 10, 2012

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Civil/Structural Engineering

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Frederick W. Welch
Town Manager
100 Winnacunnet Road
Hampton, NH 03842

Dear Mr. Welch,

I am pleased to submit our findings on the Old Court House. These numbers were arrived at by past projects similar in nature and the assistance of: Careno Construction, Envirovantage, K.G. Blood and Sons, and Rye Beach Landscaping. The figures arrived at are based on visible accessible areas and are subject to change after a more in-depth investigation.

Hopefully this information will assist with future planning for the structure. If you require any additional information please contact us.

Sincerely,



Alex Ross, P.E., L.L.S.



Town of Hampton Old Municipal Court House Cursory Cost Analysis

Option	Estimated Cost
A) Demolish Structure	\$35,000 - \$45,000
B) Renovate existing building into code compliant usable office space.	\$500,000 - \$600,000
C) Demolish Structure and re-build Similar size new code compliant usable office space.	\$750,000 - \$850,000











