

SURETY BOND ESTABLISHMENT REQUEST
TARGET DEVELOPMENT – WASON ROAD OFF-
SITE IMPROVEMENTS

Attached, please find a request from the Town Engineer for the Planning Board to approve the establishment of a bond relative to off-site improvements at Wason Road for the Target Development SP# 12-22, approved on January 11, 2023. The request is to establish a bond in the amount of \$1,153,452.00 relative to the Wason Road off-site improvements.

SITE: Lowell Road/Wason Road – Map 239/Lot 001-000

ATTACHMENTS:

- A. Memorandum from Elvis Dhima, dated May 3, 2024 – Attachment “A”
- B. Email from Elvis Dhima, dated May 3, 2024 – Attachment “B”
- C. Town of Hudson, NH Road Guarantee Estimate Form for On-Site Work dated December 7, 2023 – Attachment “C”

DRAFT MOTION

I move to establish a surety in the amount of \$1,153,452.00 for the Target Development SP# 12-22, Map 239/Lot 001-000, relative to the Off-site road improvements on Wason Road, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima’s Interoffice Memo on file, dated May 3, 2024, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

Motion by: _____ Second: _____ Carried/Failed: _____



TOWN OF HUDSON
Engineering Department

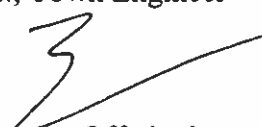


12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

INTEROFFICE MEMORANDUM

TO: Jay Minkarah, Acting Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: May 3, 2024 

RE: Target Development - Off-site improvements on Wason Road

The applicant's Engineer has submitted the bond amount for the necessary work for the project listed above.

The amounts were reviewed, revised, resubmitted and approved by the Engineering Department and is recommended for approval.

The total amount for the off-site improvements on Wason Road is \$1,153,452.00.

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, May 3, 2024 1:11 PM
To: John Oldani; Dubowik, Brooke
Cc: Alex Obi-Ugbo; Gradert Benjamin; Kirkland, Donald; Twardosky, Jason; Minkarah, Jay
Subject: RE: Target Hudson, NH (101-07304): Offsite Cost Estimate for Township Letter of Credit
Attachments: 2024.05.02 Hudson Township OffSite LOC GUARANTEE ESTIMATE.xls; PB Memo.pdf

John

Bond amount looks good, please add the plan that goes with it ,

Brooke, this is ready for PB approval ,

Once the amount has been approved by PB John can get the letter of credit for the approved amount

As far as pre con meeting for offsite improvements goes we can set one up in a couple of weeks , but there wont be any work or street opening permit until the easements on Wason Road are in place, the Town project related to Lowell Road widening has been completed and the Letter of credit is in place.

E

Elvis Dhima, P.E.
Town Engineer

12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: John Oldani <oldanij@Claycorp.com>
Sent: Thursday, May 2, 2024 12:35 PM
To: Dhima, Elvis <edhima@hudsonnh.gov>
Cc: Alex Obi-Ugbo <ObiugboA@claycorp.com>
Subject: Target Hudson, NH (101-07304): Offsite Cost Estimate for Township Letter of Credit

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Elvis,
Please find attached the updated final estimate for the offsite work under Township jurisdiction. Please confirm the Township is in agreement with this value and Clayco will work to have a letter of credit issued.

Related, please provide a few dates and times this coming week that a meeting can be scheduled to discuss the remaining items to be completed before the offsite work can begin. Items known of at this time are:

- Letter of Credit
- Development Agreement
- Plans

- Easements

If you have any questions or concerns, please let me know.

Cheers,

John Oldani

Senior Project Manager

CLAYCO // office direct 312.884.8003 // mobile 314.614.8283

email oldanij@Claycorp.com // WWW.CLAYCORP.COM

Attachment "C"

TOWN OF HUDSON, NH ROAD GUARANTEE ESTIMATE FORM

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Target Corporation

Date: Dec. 7th, 20

Project Name: Project Hudson

Map: _____

Lot: _____

Street Name: Wason Rd

Street Length: _475' Half of Lowell Road, 650' Wason Road
Dracut Road

| | Amount | | | | | Total | Bond Remaining |
|-------------------------|--------|------|---|-------------|------|-----------|----------------|
| Clearing, 50' width | 0.15 | A.C. | @ | \$ 8,000.00 | = \$ | 1,200.00 | _____ |
| Excavation | 1500 | C.Y. | @ | \$ 15.00 | = \$ | 22,500.00 | _____ |
| Ledge Removal Mass | 0 | C.Y. | @ | \$ 45.00 | = \$ | - | _____ |
| Trench Ledge | 0 | C.Y. | @ | \$ 65.00 | = \$ | - | _____ |
| | | | | \$ | = | - | _____ |
| Drainage Swales | 350 | L.F. | @ | \$ 15.00 | = \$ | 5,250.00 | _____ |
| Drainage Swale w/Riprap | | L.F. | @ | \$ 15.00 | = \$ | - | _____ |
| Hay Bale Dike | | EA | @ | \$ 5.00 | = \$ | - | _____ |
| Silt Fence | | L.F. | @ | \$ 5.00 | = \$ | - | _____ |
| Storm Drains Size/Type | | | | | | | |
| 4" HDPE | | L.F. | @ | \$ 20.00 | = \$ | - | _____ |
| 6" HDPE | | L.F. | @ | \$ 25.00 | = \$ | - | _____ |
| 8" HDPE | | L.F. | @ | \$ 30.00 | = \$ | - | _____ |
| 10" HDPE | | L.F. | @ | \$ 40.00 | = \$ | - | _____ |
| 12" RCP | 19 | L.F. | @ | \$ 150.00 | = \$ | 2,850.00 | _____ |
| 12" HDPE | | L.F. | @ | \$ 50.00 | = \$ | - | _____ |
| 15" RCP | 291 | L.F. | @ | \$ 160.00 | = \$ | 46,560.00 | _____ |
| 15" HDPE | | L.F. | @ | \$ 65.00 | = \$ | - | _____ |
| 18" RCP | | L.F. | @ | \$ 48.00 | = \$ | - | _____ |
| 18" HDPE | | L.F. | @ | \$ 70.00 | = \$ | - | _____ |
| 21" RCP | | L.F. | @ | \$ 50.00 | = \$ | - | _____ |
| 24" RCP | | L.F. | @ | \$ 60.00 | = \$ | - | _____ |
| 24" HDPE | | L.F. | @ | \$ 75.00 | = \$ | - | _____ |
| 30" RCP | | L.F. | @ | \$ 70.00 | = \$ | - | _____ |
| 30" HDPE | | L.F. | @ | \$ 80.00 | = \$ | - | _____ |
| 36" RCP | | L.F. | @ | \$ 90.00 | = \$ | - | _____ |
| 36" HDPE | | L.F. | @ | \$ 85.00 | = \$ | - | _____ |
| 48" HDPE | | L.F. | @ | \$ 95.00 | = \$ | - | _____ |
| 60" HDPE | | L.F. | @ | \$ 105.00 | = \$ | - | _____ |
| 72" HDPE | | L.F. | @ | \$ 115.00 | = \$ | - | _____ |
| 6" PVC | | L.F. | @ | \$ 30.00 | = \$ | - | _____ |
| Stormtech Systems | | U | @ | \$85,000.00 | = \$ | - | _____ |
| 6" Underdrain | | L.F. | @ | \$ 25.00 | = \$ | - | _____ |

Attachment "C"

| | | | | | | | | |
|--------------------------------------|------|------|----|-------------|---|----|-----------|-------|
| 8" Underdrain | L.F. | @ | \$ | 30.00 | = | \$ | - | _____ |
| Additional Excavation for Structures | C.Y. | @ | \$ | 15.00 | = | \$ | - | _____ |
| Catch Basin Grate | 10 | U | @ | \$ 1,000.00 | = | \$ | 10,000.00 | _____ |
| 4' Catch Basins | V.F. | @ | \$ | 400.00 | = | \$ | - | _____ |
| 5' Catch Basins | V.F. | @ | \$ | 500.00 | = | \$ | - | _____ |
| 6' Catch Basins | 45 | V.F. | @ | \$ 600.00 | = | \$ | 27,000.00 | _____ |
| 8' Catch Basins | V.F. | @ | \$ | 750.00 | = | \$ | - | _____ |
| 4' Drain Manholes | V.F. | @ | \$ | 500.00 | = | \$ | - | _____ |
| 5' Drain Manholes | 10 | V.F. | @ | \$ 600.00 | = | \$ | 6,000.00 | _____ |
| Drainage Manhole Covers | 1 | U | @ | \$ 1,000.00 | = | \$ | 1,000.00 | _____ |
| Headwalls | EA. | @ | \$ | 1,500.00 | = | \$ | - | _____ |
| Rip-Rap | 555 | S.Y. | @ | \$ 60.00 | = | \$ | 33,300.00 | _____ |

Town of Hudson Road Guarantee Estimate

Page

Subdivision Name: _____

| | | | | | | | Total | Bond Remaining |
|--|------|---|----|------------|---|----|--------------|-----------------------|
| Sanitary Sewer Size | | | | | | | | |
| 1.25" SDR11 Force Main | L.F. | @ | \$ | 12.00 | = | \$ | - | _____ |
| 3" SDR21 Force Main | L.F. | @ | \$ | 25.00 | = | \$ | - | _____ |
| 4" PVC Service Connection | L.F. | @ | \$ | 25.00 | = | \$ | - | _____ |
| 6" PVC Service Connection | L.F. | @ | \$ | 30.00 | = | \$ | - | _____ |
| 8" PVC | | | | \$ 35.00 | = | \$ | - | _____ |
| 0' - 12' Depth | L.F. | @ | \$ | 80.00 | = | \$ | - | _____ |
| 12' - 18' Depth | L.F. | @ | \$ | 90.00 | = | \$ | - | _____ |
| 10" PVC | L.F. | @ | \$ | 95.00 | = | \$ | - | _____ |
| Sewer Manhole Grate and Cover | U | @ | \$ | 750.00 | = | \$ | - | _____ |
| | | | | | | | | |
| Sanitary Sewer Manholes 4' dia. | V.F. | @ | \$ | 450.00 | = | \$ | - | _____ |
| Sanitary Sewer Manholes 5' dia. | V.F. | @ | \$ | 550.00 | = | \$ | - | _____ |
| Service Cleanout | EA. | @ | \$ | 350.00 | = | \$ | - | _____ |
| Sewer Manhole Covers | U | @ | \$ | 800.00 | = | \$ | - | _____ |
| | | | | | | | | |
| Water Main Size (valves included) | | | | | | | | |
| 4" DIP Class 52 | L.F. | @ | \$ | 65.00 | = | \$ | - | _____ |
| 6" DIP Class 52 | L.F. | @ | \$ | 75.00 | = | \$ | - | _____ |
| 8" DIP Class 52 | L.F. | @ | \$ | 85.00 | = | \$ | - | _____ |
| 10" DIP Class 52 | L.F. | @ | \$ | 95.00 | = | \$ | - | _____ |
| 12" DIP Class 52 | L.F. | @ | \$ | 105.00 | = | \$ | - | _____ |
| 24" DIP Class 52 MJ | L.F. | @ | \$ | 165.00 | = | \$ | - | _____ |
| T/S&V | L.F. | @ | | \$4,000.00 | = | \$ | - | _____ |
| | | | | | | | | |
| Hydrants | EA | @ | \$ | 5,000.00 | = | \$ | - | _____ |
| | | | | | | | | |
| 3/4" Copper Service (stops included) | EA. | @ | \$ | 490.00 | = | \$ | - | _____ |
| 1" Copper Service (stops included) | EA. | @ | \$ | 500.00 | = | \$ | - | _____ |
| 1.5" Copper Service (stops included) | EA. | @ | \$ | 510.00 | = | \$ | - | _____ |
| 2" Copper Service (stops included) | EA. | @ | \$ | 520.00 | = | \$ | - | _____ |
| | | | | | | | | |
| Bank Run Gravel | C.Y. | @ | \$ | 25.00 | = | \$ | - | _____ |

Attachment "C"

| | | | | | | | |
|-------------------------|------|---|----|---------|------|---|-------------------|
| Crushed Bank Run Gravel | C.Y. | @ | \$ | 30.00 | = \$ | - | <u> </u> |
| Sand Cushion | C.Y. | @ | \$ | \$30.00 | = \$ | - | <u> </u> |

Hot Bituminous Pavement 28' width

| | | | | | | | |
|------------------------------|------|------|----|--------|--------|------|------------------------------|
| 2 1/2" or 2" Base Course | TONS | @ | \$ | 100.00 | = \$ | - | <u> </u> |
| 1 1/2" Wearing Course Type F | 1500 | TONS | @ | \$ | 110.00 | = \$ | 165,000.00 <u> </u> |
| Other | | | @ | | | = \$ | - <u> </u> |
| Tack Coat | 500 | GAL | @ | \$ | 50.00 | = \$ | 25,000.00 <u> </u> |

Curbing

| | | | | | | | |
|---------------------------|------|------|---|----|----------|------|------------------------------|
| Granite | 2505 | L.F. | @ | \$ | 55.00 | = \$ | 137,775.00 <u> </u> |
| ADA Ramps | 6 | EA | @ | \$ | 1,200.00 | = \$ | 7,200.00 <u> </u> |
| Street Light & Foundation | 2 | U | @ | \$ | 2,000.00 | = \$ | 4,000.00 <u> </u> |

Sidewalks

| | | | | | | | |
|--------------------|-----|------|---|----|-------|------|-----------------------------|
| 5' Wide bituminous | 761 | S.Y. | @ | \$ | 75.00 | = \$ | 57,075.00 <u> </u> |
|--------------------|-----|------|---|----|-------|------|-----------------------------|

Loam and Seed

| | | | | | | | | |
|--------------------------|------|------|---|----|--------|------|-----------------------------|-------------------|
| Easement areas | | L.F. | @ | \$ | 10.00 | = \$ | - | <u> </u> |
| R.O.W. areas | 1950 | L.F. | @ | \$ | 10.00 | = \$ | 19,500.00 <u> </u> | |
| Wetland Boundary Markers | | U | @ | \$ | 250.00 | = \$ | - <u> </u> | |

Town of Hudson Road Guarantee Estimate

Page

Subdivision Name: _____

| | | | | | | | | Total | Bond Remaining |
|------------------------------------|-----|------|---|----|--------------|------|------------|------------|-------------------|
| Bounds and Pins | | | | | | | | | |
| Property Pins | | EA. | @ | \$ | 350.00 | = \$ | - | | <u> </u> |
| Road Bounds | | EA. | @ | \$ | 500.00 | = \$ | - | | <u> </u> |
| Stop Signs | | EA. | @ | \$ | 200.00 | = \$ | - | | <u> </u> |
| Street Signs | 25 | EA. | @ | \$ | 200.00 | = \$ | 5,000.00 | | <u> </u> |
| As-Built Plans | | L.F. | @ | \$ | 10.00 | = \$ | - | | <u> </u> |
| Signalization | 2 | E.A. | @ | \$ | 150,000.00 | = \$ | 300,000.00 | | <u> </u> |
| Landscaping | | | | | | | | | |
| Trees | 0 | EA. | @ | \$ | 400.00 | = \$ | - | | <u> </u> |
| Bushes | 0 | EA. | @ | \$ | 250.00 | = \$ | - | | <u> </u> |
| Guard Rails | | L.F. | @ | \$ | 60.00 | = \$ | - | | <u> </u> |
| Utility Trench (Elec/Tel/TV) | 200 | L.F. | @ | | \$50.00 | = \$ | 10,000.00 | | <u> </u> |
| Other required improvements | | | | | | | | | |
| (itemize on separate sheet) | | S.F. | @ | | \$1.00 | = \$ | - | | <u> </u> |
| 250,000 Gallon Water Storage Tank | | U | @ | | \$530,500.00 | = \$ | - | | <u> </u> |
| 2500 gpm Diesel Fire Pump | | U | @ | | \$250,000.00 | = \$ | - | | <u> </u> |
| PD Detail | 600 | Hrs | @ | | \$125.00 | = \$ | 75,000.00 | | <u> </u> |
| Subtotal: | | | | | | | \$ | 961,210.00 | <u> </u> |
| Mobilization (10% subtotal): | | | | | | | \$ | 96,121.00 | <u> </u> |

Attachment "C"

| | | | |
|---|----|--------------|-------|
| Engineering & Contingencies (10% subtotal): | \$ | 96,121.00 | |
| Total Estimate | \$ | 1,153,452.00 | _____ |
| Maintenance Level (10% of the Original Amount): | \$ | 115,345.20 | _____ |
| Total Estimate: | \$ | 1,153,452.00 | _____ |

Prepares Name: _____ Date: _____