

**SURETY ESTABLISHMENT REQUEST**  
**BARRETTS HILL OSD – ON-SITE & OFF-SITE**  
**IMPROVEMENTS**

Attached, please find a request from the Town Engineer for the Planning Board to the establishment of a surety bond relative to the On-Site (Windsor Lane) and Off-Site Improvements for Barretts Hill OSD, 75 Barretts Hill Road, Hudson NH. The request is to establish an On-site (Windsor Lane) bond in the amount of \$1,252,974.00, and an Off-site bond in the amount of \$154,212.00, totaling \$1,407,186.00.

**SITE:** 75 Barretts Hill Road – Map 151/Lot 059-000

**ATTACHMENTS:**

- A. Memorandum from Elvis Dhima, dated April 19, 2024 – Attachment “A”
- B. Email from Elvis Dhima, dated April 19, 2024 – Attachment “B”
- C. Town of Hudson, NH Road Guarantee Estimate Form & Itemized List for On-Site Work (Windsor Lane) dated April 18, 2024 – Attachment “C”
- D. Town of Hudson, NH Road Guarantee Estimate Form for Off-Site Work dated April 18, 2024 – Attachment “D”

**DRAFT MOTIONS:**

I move to approve a surety bond in the amount of \$1,252,974.00 relative to the On-Site (Windsor Lane) Improvements for Barretts Hill OSD, 75 Barretts Hill Road, Map 151/Lot 059-000, as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated April 18, 2024, together with the Road Guarantee Estimate Forms.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

I moved to approve a surety bond in the amount of \$154,212.00 relative to the Off-Site Improvements for Barretts Hill OSD, 75 Barretts Hill Road, Map 151/Lot 059-000, as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated April 18, 2024, together with the Road Guarantee Estimate Form.

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: April 19, 2024

RE: 75 Barretts Hill Road Development - Onsite and off-site improvements

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.

The total amount for the onsite and offsite is \$1,407,186.

**Dubowik, Brooke**

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**From:** Dhima, Elvis  
**Sent:** Friday, April 19, 2024 9:46 AM  
**To:** Dubowik, Brooke; Gradert Benjamin  
**Cc:** Peter Madsen; John Gargas; Deborah.Novotny@ebtc.com; gdoyle@elkridgerei.com; gcelkridge@gmail.com; Kirkland, Donald; Paul Chisholm; Minkarah, Jay  
**Subject:** Barrett's Hill Bond - Onsite and off- Site improvements  
**Attachments:** GUARANTEE ESTIMATE BOND\_Windsor.pdf; GUARANTEE ESTIMATE BOND\_Barretts.pdf; BOND - Itemized List - Windsor.pdf; ENG Memo.pdf

Brooke / Ben

These bonds amounts are related to onsite and offsite improvements

They are ready for PB approval

E

*Elvis Dhima, P.E.*  
*Town Engineer*

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



**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: John Gargas

Date: 4/18/24

Project Name: Barrett Hill Subdivision

Map: 151

Lot: 59

Street Name: Windsor Lane

Street Length: 1,213 ft

	Amount			Total	Bond Remaining	Date
Clearing, 50' width	1.5	A.C.	@ \$10,000.00 = \$	15,000.00	_____	_____
Excavation	2560	C.Y.	@ \$ 20.00 = \$	51,200.00	_____	_____
Ledge Removal Mass		C.Y.	@ \$ 55.00 =	_____	_____	_____
Trench Ledge		C.Y.	@ \$ 75.00 = \$	-	_____	_____
Drainage Swales	600	L.F.	@ \$ 15.00 = \$	9,000.00	_____	_____
Drainage Swale w/Riprap		L.F.	@ \$ 15.00 = \$	-	_____	_____
Hay Bale Dike		EA	@ \$ 5.00 = \$	-	_____	_____
Silt Fence	3280	L.F.	@ \$ 5.00 = \$	16,400.00	_____	_____
Storm Drains Size/Type						
12" RCP		L.F.	@ \$ 100.00 = \$	-	_____	_____
12" HDPE	433	L.F.	@ \$ 75.00 = \$	32,475.00	_____	_____
15" RCP		L.F.	@ \$ 125.00 = \$	-	_____	_____
15" HDPE	316	L.F.	@ \$ 85.00 = \$	26,860.00	_____	_____
18" RCP		L.F.	@ \$ 150.00 = \$	-	_____	_____
18" HDPE	902	L.F.	@ \$ 95.00 = \$	85,690.00	_____	_____
24" RCP		L.F.	@ \$ 200.00 = \$	-	_____	_____
30" RCP		L.F.	@ \$ 225.00 = \$	-	_____	_____
36" RCP		L.F.	@ \$ 250.00 = \$	-	_____	_____
6" PVC		L.F.	@ \$50.00 = \$	-	_____	_____
Stormwater Pond	1	U	@ = \$	50,000.00	_____	_____
6" Underdrain	1372	L.F.	@ \$ 50.00 = \$	68,600.00	_____	_____
8" Underdrain		L.F.	@ \$ 60.00 = \$	-	_____	_____
Additional Excavation for Structures		C.Y.	@ \$ 15.00 = \$	-	_____	_____
Catch Basin Grate	12	U	@ \$ 1,000.00 = \$	12,000.00	_____	_____
4' Catch Basins	116	V.F.	@ \$ 500.00 = \$	58,000.00	_____	_____
5' Catch Basins	16.5	V.F.	@ \$ 750.00 = \$	12,375.00	_____	_____
4' Drain Manholes	35	V.F.	@ \$ 500.00 = \$	17,500.00	_____	_____
5' Drain Manholes		V.F.	@ \$ 750.00 = \$	-	_____	_____
Drainage Manhole Covers	5	U	@ \$ 800.00 = \$	4,000.00	_____	_____
Headwalls	2	EA.	@ \$ 1,500.00 = \$	3,000.00	_____	_____
Rip-Rap	275	S.Y.	@ \$ 75.00 = \$	20,625.00	_____	_____

Subdivision Name: Barrett Hill Subdivision

						Total	Bond Remaining	Date
Sanitary Sewer Size								
6" PVC Service Connection	L.F.	@	\$	30.00	=	\$ -	_____	_____
8" PVC								
0' - 12' Depth	L.F.	@	\$	100.00	=	\$ -	_____	_____
12' - 18' Depth	L.F.	@	\$	110.00	=	_____	_____	_____
10" PVC	L.F.	@	\$	125.00		_____	_____	_____
Sewer Manhole Grate and Cover	U	@	\$	750.00		_____	_____	_____
Sanitary Sewer Manholes 4' dia.								
Sanitary Sewer Manholes 5' dia.	V.F.	@	\$	450.00	=	\$ -	_____	_____
Service Cleanout	V.F.	@	\$	550.00	=	_____	_____	_____
Sewer Manhole Covers	EA.	@	\$	350.00	=	\$ -	_____	_____
	U	@	\$	800.00		\$ -	_____	_____
Water Main Size (valves included)								
4" DIP Class 52	L.F.	@	\$	100.00	=	_____	_____	_____
6" DIP Class 52	L.F.	@	\$	100.00	=	_____	_____	_____
8" DIP Class 52	L.F.	@	\$	100.00	=	\$ -	_____	_____
10" DIP Class 52	L.F.	@	\$	125.00	=	_____	_____	_____
12" DIP Class 52	L.F.	@	\$	150.00	=	_____	_____	_____
T/S&V	L.F.	@	\$	4,000.00	=	_____	_____	_____
Hydrants								
	EA	@	\$	5,000.00	=	\$ -	_____	_____
1" Copper Service (stops included)								
	EA.	@	\$	750.00	=	\$ -	_____	_____
Bank Run Gravel								
Bank Run Gravel	1310	C.Y.	@	\$	30.00	=	\$ 39,300.00	_____
Crushed Bank Run Gravel	655	C.Y.	@	\$	35.00	=	\$ 22,925.00	_____
Sand Cushion		C.Y.	@	\$	40.00	=	_____	_____
Hot Bituminous Pavement 28' width								
2 1/2" or 2" Base Course	415	TONS	@	\$	110.00	=	\$ 45,650.00	_____
1 1/2" Wearing Course Type F	310	TONS	@	\$	125.00	=	\$ 38,750.00	_____
_____ Other			@			=	_____	_____
Tack Coat		GAL	@	\$	50.00	=	\$ -	_____
Curbing								
Granite	2344	L.F.	@	\$	65.00	=	\$ 152,360.00	_____
Cape Cod		L.F.	@	\$	35.00	=	_____	_____
Street Light & Foundation		U	@	\$	2,000.00	=	_____	_____
Sidewalks								
5' Wide bituminous	527	S.Y.	@	\$	75.00	=	\$ 39,525.00	_____
Loam and Seed								
Easement areas	180	L.F.	@	\$	15.00	=	\$ 2,700.00	_____
R.O.W. areas	1213	L.F.	@	\$	15.00	=	\$ 18,195.00	_____
Wetland Boundary Markers		U	@	\$	250.00	=	\$ -	_____

Subdivision Name: Barrett Hill Subdivision

						<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
<b>Bounds and Pins</b>								
Property Pins	25	EA.	@	\$	350.00 =	\$ 8,750.00	_____	_____
Road Bounds	31	EA.	@	\$	500.00 =	\$ 15,500.00	_____	_____
Stop Signs	1	EA.	@	\$	200.00 =	\$ 200.00	_____	_____
Street Signs	1	EA.	@	\$	200.00 =	\$ 200.00	_____	_____
As-Built Plans	1213	L.F.	@	\$	15.00 =	\$ 18,195.00	_____	_____
<b>Landscaping</b>								
Trees		EA.	@	\$	500.00 =	\$ -	_____	_____
Bushes		EA.	@	\$	250.00 =	_____	_____	_____
Guard Rails		L.F.	@	\$	100.00 =	_____	_____	_____
Utility Trench (Elec/Tel/TV)	1287	L.F.	@		\$50.00 =	\$ 64,350.00	_____	_____
Other required improvements (itemize on separate sheet)	See Attached		@		=	\$ 94,820.00	_____	_____
Subtotal:						\$ 1,044,145.00	_____	_____
Mobilization (10% subtotal):						\$ 104,414.50	_____	_____
Engineering & Contingencies (10% subtotal):						\$ 104,414.50	_____	_____
Total Estimate						\$ 1,252,974.00	_____	_____
Maintenance Level (10% of the Original Amount):						\$ 125,297.40	_____	_____
Total Estimate:						\$ 1,252,974.00	_____	_____

Prepares Name: Paul Chisholm Date: 4/18/2024

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM  
Itemized List**

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: John Gargasz

Date: 4/18/24

Project Name: Barrett Hill Subdivision

Map: 151

Lot: 59

Street Name: Windsor Lane

Street Length: 1,213 ft

						<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
Cistern & Components	EA.	1	@	\$ 60,000.00	=	\$ 60,000.00	\$ -	_____
Striping - Stop Bar	EA.	1	@	\$ 500.00	=	\$ 500.00	\$ -	_____
Erosion Control Blankets	SY	15600	@	\$ 2.20	=	\$ 34,320.00	\$ -	_____
			@	\$ -	=	\$ -	\$ -	_____
			@	\$ -	=	\$ -	\$ -	_____
			@	\$ -	=	\$ -	\$ -	_____
<b>Total</b>						<b>\$ 94,820.00</b>		

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: John Gargasz

Date: 4/18/24

Project Name: Barrett Hill Subdivision - Offsite Improvements

Map: 151

Lot: 59

Street Name: Barrett Hill

Street Length: +/-700 ft

	Amount			Total	Bond Remaining	Date
Clearing, 50' width		A.C.	@ \$10,000.00 = \$	-	_____	_____
Excavation		C.Y.	@ \$ 20.00 = \$	-	_____	_____
Ledge Removal Mass		C.Y.	@ \$ 55.00 =	_____	_____	_____
Trench Ledge	220	C.Y.	@ \$ 75.00 = \$	16,500.00	_____	_____
Drainage Swales		L.F.	@ \$ 15.00 = \$	-	_____	_____
Drainage Swale w/Riprap		L.F.	@ \$ 15.00 = \$	-	_____	_____
Hay Bale Dike		EA	@ \$ 5.00 = \$	-	_____	_____
Silt Fence		L.F.	@ \$ 5.00 = \$	-	_____	_____
Storm Drains Size/Type						
12" RCP		L.F.	@ \$ 100.00 = \$	-	_____	_____
12" HDPE		L.F.	@ \$ 75.00 = \$	-	_____	_____
15" RCP		L.F.	@ \$ 125.00 = \$	-	_____	_____
15" HDPE	736	L.F.	@ \$ 85.00 = \$	62,560.00	_____	_____
18" RCP		L.F.	@ \$ 150.00 = \$	-	_____	_____
18" HDPE		L.F.	@ \$ 95.00 = \$	-	_____	_____
24" RCP		L.F.	@ \$ 200.00 = \$	-	_____	_____
30" RCP		L.F.	@ \$ 225.00 = \$	-	_____	_____
36" RCP		L.F.	@ \$ 250.00 = \$	-	_____	_____
6" PVC		L.F.	@ \$50.00 = \$	-	_____	_____
Stormwater Pond		U	@ = \$	-	_____	_____
6" Underdrain		L.F.	@ \$ 50.00 = \$	-	_____	_____
8" Underdrain		L.F.	@ \$ 60.00 = \$	-	_____	_____
Additional Excavation for Structures		C.Y.	@ \$ 15.00 = \$	-	_____	_____
Catch Basin Grate	5	U	@ \$ 1,000.00 = \$	5,000.00	_____	_____
4' Catch Basins	20	V.F.	@ \$ 500.00 = \$	10,000.00	_____	_____
5' Catch Basins		V.F.	@ \$ 750.00 = \$	-	_____	_____
4' Drain Manholes		V.F.	@ \$ 500.00 = \$	-	_____	_____
5' Drain Manholes		V.F.	@ \$ 750.00 = \$	-	_____	_____
Drainage Manhole Covers		U	@ \$ 800.00 = \$	-	_____	_____
Headwalls	1	EA.	@ \$ 1,500.00 = \$	1,500.00	_____	_____
Rip-Rap	240	S.Y.	@ \$ 75.00 = \$	18,000.00	_____	_____



Subdivision Name: Barrett Hill Subdivision

						<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
<b>Sanitary Sewer Size</b>								
6" PVC Service Connection	L.F.	@	\$	30.00	=	\$ -	_____	_____
8" PVC								
0' - 12' Depth	L.F.	@	\$	100.00	=	\$ -	_____	_____
12' - 18' Depth	L.F.	@	\$	110.00	=	_____	_____	_____
10" PVC	L.F.	@	\$	125.00	=	_____	_____	_____
Sewer Manhole Grate and Cover	U	@	\$	750.00	=	_____	_____	_____
<b>Sanitary Sewer Manholes 4' dia.</b>								
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	=	\$ -	_____	_____
<b>Water Main Size (valves included)</b>								
4" DIP Class 52	L.F.	@	\$	100.00	=	_____	_____	_____
6" DIP Class 52	L.F.	@	\$	100.00	=	_____	_____	_____
8" DIP Class 52	L.F.	@	\$	100.00	=	\$ -	_____	_____
10" DIP Class 52	L.F.	@	\$	125.00	=	_____	_____	_____
12" DIP Class 52	L.F.	@	\$	150.00	=	_____	_____	_____
T/S&V	L.F.	@	\$	4,000.00	=	_____	_____	_____
Hydrants	EA	@	\$	5,000.00	=	\$ -	_____	_____
1" Copper Service (stops included)	EA.	@	\$	750.00	=	\$ -	_____	_____
Bank Run Gravel	C.Y.	@	\$	30.00	=	\$ -	_____	_____
Crushed Bank Run Gravel	C.Y.	@	\$	35.00	=	\$ -	_____	_____
Sand Cushion	C.Y.	@	\$	40.00	=	_____	_____	_____
<b>Hot Bituminous Pavement 28' width</b>								
2 1/2" or 2" Base Course	TONS	@	\$	110.00	=	\$ -	_____	_____
1 1/2" Wearing Course Type F	TONS	@	\$	125.00	=	\$ -	_____	_____
_____ Other		@	\$		=		_____	_____
Tack Coat	GAL	@	\$	50.00	=	\$ -	_____	_____
<b>Curbing</b>								
Granite	L.F.	@	\$	65.00	=	\$ -	_____	_____
Cape Cod	L.F.	@	\$	35.00	=	_____	_____	_____
Street Light & Foundation	U	@	\$	2,000.00	=	_____	_____	_____
<b>Sidewalks</b>								
5' Wide bituminous	S.Y.	@	\$	75.00	=	\$ -	_____	_____
<b>Loam and Seed</b>								
Easement areas	L.F.	@	\$	15.00	=	\$ -	_____	_____
R.O.W. areas	L.F.	@	\$	15.00	=	\$ 10,950.00	_____	_____
730								
Wetland Boundary Markers	U	@	\$	250.00	=	\$ -	_____	_____

Subdivision Name: Barrett Hill Subdivision

						<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
<b>Bounds and Pins</b>								
Property Pins	EA.	@	\$	350.00	=	\$	-	_____
Road Bounds	EA.	@	\$	500.00	=	\$	-	_____
Stop Signs	EA.	@	\$	200.00	=	\$	-	_____
Street Signs	EA.	@	\$	200.00	=	\$	-	_____
As-Built Plans	L.F.	@	\$	15.00	=	\$	-	_____
<b>Landscaping</b>								
Trees	EA.	@	\$	500.00	=	\$	-	_____
Bushes	EA.	@	\$	250.00	=	_____	_____	_____
Guard Rails	L.F.	@	\$	100.00	=	_____	_____	_____
Utility Trench (Elec/Tel/TV)	L.F.	@		\$50.00	=	\$	-	_____
<b>Other required improvements</b>								
Police/Traffic Control	40 Hour	@		\$100.00	=	\$	4,000.00	_____
Subtotal:						\$	128,510.00	_____
Mobilization (10% subtotal):						\$	12,851.00	_____
Engineering & Contingencies (10% subtotal):						\$	12,851.00	_____
Total Estimate						\$	154,212.00	_____
Maintenance Level (10% of the Original Amount):						\$	15,421.20	_____
Total Estimate:						\$	154,212.00	_____

Prepares Name: Paul Chisholm Date: 4/18/2024