

BOND REDUCTION REQUEST **FRENETTE GARDENS SUBDIVISION**

Attached, please find a request from the Town Engineer for the Planning Board to approve a bond reduction relative to Frenette Gardens Subdivision Bond, approved by the Planning Board on May 24, 2023 as “Frenette Gardens Subdivision Bond Establishment”. The request is to reduce the bond from \$685,170.00 to \$170,640.00 (\$514,530.00 difference).

SITE: Frenette Gardens – 65 Central Street, Map 182/Lot 003

ATTACHMENTS:

- A. Memorandum from Elvis Dhima, dated December 4, 2023
- B. Town of Hudson, NH Road Guarantee Estimate Form dated November 22, 2023
- C. Planning Board Notice of Bond Approval, dated May 25, 2023
- D. Merrimack County Savings Bank Current Site Bond dated July 28, 2023

DRAFT MOTION

I move to approve a bond reduction of \$514,530.00 leaving a balance of \$170,640.00 for Frenette Gardens Subdivision, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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: Planning Department / Planning Board

FROM: Elvis Dhima P.E., Town Engineer

DATE: December 4, 2023

RE: Frenette Gardens - Bond Reduction

At this time the approved bond amount is for \$685,170.00. The applicant's Engineer has submitted a bond reduction request. The Engineering Department has confirmed that the bond items remaining match field conditions.

Engineering Department recommends to Planning Board the bond reduction to \$170,640.00

**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: Etchstone Properties Date: 11/22/2023
 Project Name: Frenette Gardens Map: _____ Lot: _____
 Street Name: Garden Circle Street Length: _____ 710

					Total	Bond Remaining
Clearing, 50' width	0.3	A.C.	@	\$ 8,000.00 =	\$ 2,400.00	\$ -
Excavation		C.Y.	@	\$ 15.00 =	_____	_____
Ledge Removal Mass		C.Y.	@	\$ 45.00 =	_____	_____
Trench Ledge		C.Y.	@	\$ 65.00 =	_____	_____
Drainage Swales		L.F.	@	\$ 15.00 =	_____	_____
Drainage Swale w/Riprap		L.F.	@	\$ 15.00 =	_____	_____
Hay Bale Dike		EA	@	\$ 5.00 =	_____	_____
Silt Fence	1400	L.F.	@	\$ 5.00 =	\$ 7,000.00	\$ 7,000.00
Storm Drains Size/Type						
12" RCP		L.F.	@	\$ 55.00 =	_____	_____
12" HDPE	285	L.F.	@	\$ 50.00 =	\$ 14,250.00	_____
15" RCP		L.F.	@	\$ 70.00 =	_____	_____
15" HDPE	120	L.F.	@	\$ 65.00 =	\$ 7,800.00	_____
18" RCP		L.F.	@	\$ 48.00 =	_____	_____
21" RCP		L.F.	@	\$ 50.00 =	_____	_____
24" RCP		L.F.	@	\$ 60.00 =	_____	_____
30" RCP		L.F.	@	\$ 70.00 =	_____	_____
36" RCP		L.F.	@	\$ 90.00 =	_____	_____
6" PVC		L.F.	@	\$30.00 =	_____	_____
Stormtech Systems	1	U	@	\$85,000.00 =	\$ 85,000.00	\$ -
6" Underdrain		L.F.	@	\$ 25.00 =	_____	_____
8" Underdrain		L.F.	@	\$ 30.00 =	_____	_____
Additional Excavation for Structures						
Catch Basin Grate	1	U	@	\$ 1,000.00 =	\$ 1,000.00	_____
4' Catch Basins		V.F.	@	\$ 400.00 =	_____	_____
5' Catch Basins	15	V.F.	@	\$ 500.00 =	\$ 7,500.00	_____
4' Drain Manholes	47	V.F.	@	\$ 500.00 =	\$ 23,500.00	_____
5' Drain Manholes		V.F.	@	\$ 550.00 =	\$ -	_____
Drainage Manhole Covers	5	U	@	\$ 800.00 =	\$ 4,000.00	_____
Headwalls	1	EA	@	\$ 1,500.00 =	\$ 1,500.00	_____
Rip-Rap	20	S.Y.	@	\$ 50.00 =	\$ 1,000.00	_____

Subdivision Name: _____

Total **Bond Remaining**

Sanitary Sewer Size

6" PVC Service Connection	165	L.F.	@ \$ 30.00 = \$	4,950.00	_____
8" PVC					
0' - 12' Depth	710	L.F.	@ \$ 80.00 = \$	56,800.00	_____
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.	91	V.F.	@ \$ 450.00 = \$	40,950.00	_____
Sanitary Sewer Manholes 5' dia.		V.F.	@ \$ 550.00 =	_____	_____
Service Cleanout	9	EA.	@ \$ 350.00 = \$	3,150.00	_____
Sewer Manhole Covers	10	U	@ \$ 800.00 =	\$ 8,000.00	_____

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	730	L.F.	@ \$ 85.00 = \$	62,050.00	\$ -
10" DIP Class 52		L.F.	@ \$ 95.00 =	_____	_____
12" DIP Class 52		L.F.	@ \$ 105.00 =	_____	_____
T/S&V		L.F.	@ \$4,000.00 =	_____	_____

Hydrants	1	EA	@ \$ 5,000.00 = \$	5,000.00	_____
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1" Copper Service (stops included)	9	EA.	@ \$ 500.00 = \$	4,500.00	_____
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Bank Run Gravel	685	C.Y.	@ \$ 25.00 = \$	17,125.00	\$ -
Crushed Bank Run Gravel	410	C.Y.	@ \$ 30.00 = \$	12,300.00	\$ -
Sand Cushion		C.Y.	@ \$30.00 =	_____	_____

Hot Bituminous Pavement 28' width

2 1/2" or 2" Base Course	215	TONS	@ \$ 100.00 = \$	21,500.00	\$ -
1 1/2" Wearing Course Type F	160	TONS	@ \$ 110.00 = \$	17,600.00	\$ 17,600.00
Other			@ =	_____	_____
Tack Coat	100	GAL	@ \$ 50.00 = \$	5,000.00	_____

Curbing

Granite	1210	L.F.	@ \$ 50.00 = \$	60,500.00	\$ 60,500.00
Cape Cod		L.F.	@ \$ 30.00 =	_____	_____
Street Light & Foundation		U	@ \$ 2,000.00 =	_____	_____

Sidewalks

5' Wide bituminous	390	S.Y.	@ \$ 75.00 = \$	29,250.00	\$ 29,250.00
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Loam and Seed

Easement areas	220	L.F.	@ \$ 10.00 = \$	2,200.00	\$ 2,200.00
R.O.W. areas	100	L.F.	@ \$ 10.00 = \$	1,000.00	\$ 1,000.00
Wetland Boundary Markers	8	U	@ \$ 250.00 = \$	2,000.00	\$ 2,000.00

Town of Hudson Road Guarantee Estimate

Page 3

Subdivision Name: _____

Total **Bond Remaining**

Bounds and Pins

Property Pins	13	EA.	@	\$ 350.00 = \$	4,550.00	\$ 4,550.00
Road Bounds	18	EA.	@	\$ 500.00 = \$	9,000.00	\$ 9,000.00
Stop Signs	1	EA.	@	\$ 200.00 = \$	200.00	\$ 200.00
Street Signs	1	EA.	@	\$ 200.00 = \$	200.00	\$ 200.00
As-Built Plans	710	L.F.	@	\$ 10.00 = \$	7,100.00	\$ 7,100.00

Landscaping

Trees	4	EA.	@	\$ 400.00 = \$	1,600.00	\$ 1,600.00
Bushes	_____	EA.	@	\$ 250.00 = _____	_____	_____

Guard Rails

_____	L.F.	@	\$ 60.00 = _____	_____	_____
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Utility Trench (Elec/Tel/TV)

790	L.F.	@	\$50.00 = \$	39,500.00	0
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**Other required improvements
(itemize on separate sheet)**

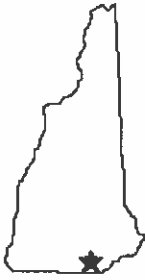
_____	S.F.	@	\$1.00 = _____	_____	_____
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Subtotal:	\$	570,975.00	\$	142,200.00
Mobilization (10% subtotal):	\$	57,097.50	\$	14,220.00
Engineering & Contingencies (10% subtotal):	\$	57,097.50	\$	14,220.00
Total Estimate	\$	685,170.00	\$	170,640.00

Maintenance Level (10% of the Original Amount):	\$	68,517.00	\$	68,517.00
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Total Estimate:	\$	685,170.00	\$	170,640.00
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Prepares Name: Elvis Dhima, P.E. Date: 7/21/22



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison



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

NOTICE OF APPROVAL

May 25, 2023

Owner or Applicant: ETCHSTONE PROPERTIES, INC.
 179 AMHERST STREET
 NASHUA, NH 03064

On Wednesday, May 24, 2023, the Hudson Planning Board heard subject case "Frenette Gardens Subdivision Bond Establishment".

SUBJECT: PURPOSE OF REQUEST: TO ESTABLISH A BOND FOR FRENETTE GARDENS IN THE AMOUNT OF \$685,170.00.

LOCATION: FRENETTE GARDENS SUBDIVISION – 65 CENTRAL STREET
 MAP 182/LOT 003-000

The Planning Board accepted the recommendation of the Town Engineer, Elvis Dhima, for a bond for Frenette Gardens with a total estimate of \$685,170.00. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

Signed: _____

Brian Groth
Town Planner

Date: _____

5/25/23

cc: Elvis Dhima, Town Engineer



TOWN OF HUDSON
Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: May 23, 2023

RE: Frenette Gardens - Bond Approval
705 linear feet of road with water, sewer and drainage

The applicant's Engineer has submitted the bond amount for the above, for the amount of \$685,170.00. This amount was reviewed and approved by the Engineering Department and is recommended to Planning Board for final approval.

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: Etchstone Properties Date: 7/5/2022
 Project Name: Frenette Gardens Map: _____ Lot: _____
 Street Name: Garden Circle Street Length: 710

						Total	Bond Remaining	Date
Clearing, 50' width	0.3	A.C.	@	\$ 8,000.00	=	\$ 2,400.00		
Excavation		C.Y.	@	\$ 15.00	=			
Ledge Removal Mass		C.Y.	@	\$ 45.00	=			
Trench Ledge		C.Y.	@	\$ 65.00	=			
Drainage Swales		L.F.	@	\$ 15.00	=			
Drainage Swale w/Riprap		L.F.	@	\$ 15.00	=			
Hay Bale Dike		EA	@	\$ 5.00	=			
Silt Fence	1400	L.F.	@	\$ 5.00	=	\$ 7,000.00		
Storm Drains Size/Type								
12" RCP		L.F.	@	\$ 55.00	=			
12" HDPE		L.F.	@	\$ 50.00	=	\$ 14,250.00		
15" RCP	285	L.F.	@	\$ 70.00	=			
15" HDPE	120	L.F.	@	\$ 65.00	=	\$ 7,800.00		
18" RCP		L.F.	@	\$ 48.00	=			
21" RCP		L.F.	@	\$ 50.00	=			
24" RCP		L.F.	@	\$ 60.00	=			
30" RCP		L.F.	@	\$ 70.00	=			

36" RCP									
6" PVC									
Stormtech Systems									
6" Underdrain	1	L.F.	@	\$	90.00	=			
8" Underdrain		L.F.	@	\$	30.00	=			
		U	@	\$	85,000.00	=			
Additional Excavation for Structures									
Catch Basin Grate	1	C.Y.	@	\$	15.00	=			
4' Catch Basins	15	U	@	\$	1,000.00	=			
5' Catch Basins	47	V.F.	@	\$	400.00	=			
4' Drain Manholes		V.F.	@	\$	500.00	=			
5' Drain Manholes		V.F.	@	\$	500.00	=			
Drainage Manhole Covers	5	V.F.	@	\$	550.00	=			
Headwalls	1	U	@	\$	800.00	=			
Rip-Rap	20	EA.	@	\$	1,500.00	=			
		S.Y.	@	\$	50.00	=			

Town of Hudson Road Guarantee Estimate

Subdivision Name: _____

										Total	Bond Remaining	Date
Sanitary Sewer Size												
6" PVC Service Connection	165	L.F.	@	\$	30.00	=				\$ 4,950.00		
8" PVC												
0' - 12' Depth	710	L.F.	@	\$	80.00	=				\$ 56,800.00		
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.	91	V.F.	@	\$	450.00	=				\$ 40,950.00		
Sanitary Sewer Manholes 5' dia.		V.F.	@	\$	550.00	=						
Service Cleanout	9	EA.	@	\$	350.00	=				\$ 3,150.00		
Sewer Manhole Covers	10	U	@	\$	800.00	=				\$ 8,000.00		
Water Main Size (valves included)												
4" DIP Class 52		L.F.	@	\$	65.00	=						

6" DIP Class 52											
8" DIP Class 52											
10" DIP Class 52											
12" DIP Class 52											
T/S&V											
Hydrants											
1" Copper Service (stops included)											
Bank Run Gravel											
Crushed Bank Run Gravel											
Sand Cushion											
Hot Bituminous Pavement 28' width											
2 1/2" or 2" Base Course											
1 1/2" Wearing Course Type F											
Other											
Tack Coat											
Curbing											
Granite											
Cape Cod											
Street Light & Foundation											
Sidewalks											
5' Wide bituminous											
Loam and Seed											
Easement areas											
R.O.W. areas											
Welland Boundary Markers											

							Total	Bond Remaining	Date
Bounds and Pins									
Property Pins	13	EA.	@	\$	350.00	=	\$	4,550.00	
Road Bounds	18	EA.	@	\$	500.00	=	\$	9,000.00	
Stop Signs	1	EA.	@	\$	200.00	=	\$	200.00	
Street Signs	1	EA.	@	\$	200.00	=	\$	200.00	
As-Built Plans	710	L.F.	@	\$	10.00	=	\$	7,100.00	
Landscaping									
Trees	4	EA.	@	\$	400.00	=	\$	1,600.00	
Bushes		EA.	@	\$	250.00	=			
Guard Rails		L.F.	@	\$	60.00	=			
Utility Trench (Elec/Tel/TV)	790	L.F.	@	\$	50.00	=	\$	39,500.00	
Other required improvements (itemize on separate sheet)		S.F.	@	\$	1.00	=			
Subtotal:							\$	570,975.00	
Mobilization (10% subtotal):							\$	57,097.50	
Engineering & Contingencies (10% subtotal):							\$	57,097.50	
Total Estimate							\$	685,170.00	
Maintenance Level (10% of the Original Amount):							\$	68,517.00	
Total Estimate							\$	685,170.00	

Prepares Name: Elvis Dhima, P.E. Date: 7/21/22



MERRIMACK
COUNTY SAVINGS BANK

IRREVOCABLE STANDBY LETTER OF CREDIT NO. ***5006**

Date: July 28, 2023

Planning Board
Town of Hudson
12 School Street
Hudson, NH 03051

Beneficiary
Town of Hudson
Hudson, NH 03051

Account Party
Etchstone Properties, Inc.

RE Subdivision Pan Entitled
"Frenette Gardens"

Amount:
\$685,170.00

Dear Planning Board:

By this document, Merrimack County Savings Bank hereby issues an IRREVOCABLE STANDBY LETTER OF CREDIT in the amount of \$685,170.00 US Dollars to the Town of Hudson on behalf of Etchstone Properties, Inc. This Irrevocable Standby Letter of Credit was issued to guarantee completion of the road (Garden Circle) and other related or public improvements as already approved by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled "Subdivision Plan Frenette Gardens Map 182 Lot 3 65 Central Street Hudson, New Hampshire Hillsborough County" by Keach-Nordstrom Associates, Inc. dated April 20, 2022, and approved by the Hudson Planning Board on June 22, 2022.

It is understood that the improvements guaranteed by the Irrevocable Standby Letter of Credit, include work already completed and work to be completed as outlined in the Town of Hudson, NH Road Guarantee Estimate Form, attached as Exhibit A to this Letter of Credit.

It is agreed to and understood this Letter of Credit is hereby issued for a period of 24 months. If all improvements guaranteed by this Letter of Credit are not completed by July 28, 2025 and if a certificate indicating completion of all required road development as outlined in the Town of Hudson, NH Road Guarantee Estimate Form has not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be considered to have been automatically extended without further action of the Town of Hudson or its Planning Board, by Merrimack County Savings Bank for one additional 12 month period expiring on July 28, 2026.

Merrimack County Savings Bank

By:

James Gallagher, SVP
Senior Commercial Loan Officer



MERRIMACK
COUNTY SAVINGS BANK

I have read this Letter of Credit and agree to its terms:

Etchstone Properties, Inc.

By: David J. Petropulos
David J. Petropulos, Treasurer