

BOND REDUCTION REQUEST

TARGET LANDSCAPING

Attached, please find a request from the Town Planner for the Planning Board to approve a bond reduction relative to the landscaping at 269 Lowell Road, Hudson NH. The request is to reduce the bond from \$5,450,220.00 to \$1,923,757.16 (\$3,526,462.84 difference). This request is for on-site improvements, with reduction requests for landscaping planned for May 2025.

SITE: 269 Lowell Road – Map 239/Lot 001-000

ATTACHMENTS:

- A. Memorandum & Reduction Request from Jay Minkarah, dated August 19, 2025 – Attachment “A”
- B. Request letter, plan, and road guarantee estimate form, dated August 18, 2025 – Attachment “B”
- C. Bond Establishment Notice of Approval, September 11, 2024 Planning Board meeting – Attachment “C”

DRAFT MOTION

I move to approve a bond reduction of \$3,526,462.84 leaving a balance of \$1,923,757.16 for the Target Flow Center, in accordance with the recommendation of the Town Planner, Jay Minkarah.

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



TOWN OF HUDSON

Planning Department



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

BOND REDUCTION REQUEST MEMORANDUM

TO: Tim Malley, Chairman
Planning Board

FROM: Jay Minkarah, Interim Town Planner *Jm*

DATE: August 19, 2025

RE: Target Site – First Landscaping Bond Reduction

Background:

The applicants' representative has submitted a request for a reduction of the standing landscape bond associated with the Target Warehouse Project at 269 Lowell Road. The total amount currently held is \$5,450,220.00. The applicant is requesting a reduction of \$3,526,462.84, which would leave a remaining balance of \$1,923,757.16. This balance exceeds the required 10% maintenance threshold of \$545,022.00.

An inspection of the site by the Associate Planner confirmed the installation of the plantings listed in the attached letter from Langan Engineering and Environmental Services, LLC.

This request has been reviewed and approved by the Planning Department and the bond reduction is recommended for approval.

Recommended Motion:

To approve the requested reduction of the standing landscape bond for the Target Warehouse Project at 269 Lowell Road in the amount of \$3,526,462.84, leaving a remaining balance of **\$1,923,757.16**, as recommended by the Planning Department.

Attachment "B"



THE ART & SCIENCE OF BUILDING

35 East Wacker Drive
Suite 1300
Chicago, Illinois 60601

p 312 658 0747
f 314 890 7528
claycorp.com

August 18th, 2025

12 School Street
Hudson, NH 03051

CC: Ben Witham-Gradert
RE: Reduction in Landscape Letter of Credit

To The Planning Board of the Town of Hudson,

Clayco, Inc. (Clayco), on behalf of Target Corporation, is requesting a reduction in the Landscaping Letter of Credit established for the construction project at 269 Lowell Rd.

The original Landscaping Letter of Credit was established in July of 2024 at a value of \$5,450,220.00 which accounted for all landscaping to be installed during the construction schedule at the above noted site. Clayco and the civil engineer of record Langan have reviewed the landscaping installations to date onsite by the installing landscaping contractor North Point Outdoors. Our review and documentation are provided in the attachments to this letter.

Requested Reduction: **(\$3,526,462.84)**

Balance Remaining: **\$1,923,757.16**

Sincerely,

A handwritten signature in black ink that reads "John Schaefer".

John Schaefer
Clayco, Inc.
Senior Project Director

Enclosures:

2025.08.07 Hudson Township Landscaping BOND DRAW DOWN REQUEST #01 R06.pdf
2025.08.07 Hudson Township Landscaping BOND DRAW DOWN REQUEST #01 R06.xls

August 6, 2025

John Schaefer, Project Director
Clayco
35 E. Wacker Drive, Suite 1300
Chicago, IL 60601

**Re: Letter of Credit Reduction #1
Hudson Logistics Center
Hudson, NH
Langan Project No.: 151010103**

Dear John:

At your request, Langan visited the Hudson Logistics Center on January 10th to review the status of the water, sewer and landscape construction and installation. Based on our field review, our review of the progress Utility As-Built drawings prepared by DW White provided to us dated January 2nd, 2025, and the marked up Overall Planting Plan provided to us on December 19th, 2024, we find that the values for Sewer and Water Bond Reduction Request #01 and the Landscape Bond Reduction Request #01 as indicated on the attached Town of Hudson Road Guarantee Estimate Forms, are reasonable and representative of the materials installed as of the date of our field review.

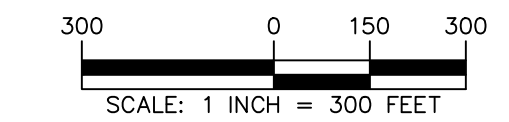
Sincerely,
Langan Engineering and Environmental Services, LLC



Frank Holmes, PE, LEED AP, WEDG
Associate Principal

Enclosure(s): Utility As-Built Drawings
Marked up Overall Planting Plan
Town of Hudson, NH Road Guarantee Estimate Form – Sewer & Water Bond Reduction Request #1
Town of Hudson, NH Road Guarantee Estimate Form – Landscape Bond Reduction Request #1

\\langan.com\data\BOS\data\151010101\Project Data\Correspondence\Letters\Let - 2025-08-06 - LOC Reduction.docx

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Date: 12/18/2023 Time: 01:22 User: vcizik Style Table: Langan.stb Layout: LP100 Document Code: 151010101-0601-LP101-0101

TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM
Landscape Bond Reduction Request #01

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 CorporationDate: July 31, 2025

Project Name: Project HudsonMap: _____Lot: _____

Street Name: 59 Steele Rd. Street Length: _____

	Amount				Total	Bond Remaining	Date
Clearing, 50' width	A.C.	@	\$ 8,000.00	=	\$ -	\$0.00	7/31/25
Excavation	C.Y.	@	\$ 15.00	=	\$ -	\$0.00	7/31/25
Ledge Removal Mass	C.Y.	@	\$ 45.00	=	\$ -	\$0.00	7/31/25
Trench Ledge	C.Y.	@	\$ 65.00	=	\$ -	\$0.00	7/31/25
					\$ -		
Drainage Swales	L.F.	@	\$ 15.00	=	\$ -	\$0.00	7/31/25
Drainage Swale w/Riprap	L.F.	@	\$ 15.00	=	\$ -	\$0.00	7/31/25
Hay Bale Dike	EA	@	\$ 5.00	=	\$ -	\$0.00	7/31/25
Silt Fence	L.F.	@	\$ 5.00	=	\$ -	\$0.00	7/31/25
<u>Storm Drains Size/Type</u>							
4" HDPE	L.F.	@	\$ 20.00	=	\$ -	\$0.00	7/31/25
6" HDPE	L.F.	@	\$ 25.00	=	\$ -	\$0.00	7/31/25
8" HDPE	L.F.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
10" HDPE	L.F.	@	\$ 40.00	=	\$ -	\$0.00	7/31/25
12" RCP	L.F.	@	\$ 55.00	=	\$ -	\$0.00	7/31/25
12" HDPE	L.F.	@	\$ 50.00	=	\$ -	\$0.00	7/31/25
15" RCP	L.F.	@	\$ 70.00	=	\$ -	\$0.00	7/31/25
15" HDPE	L.F.	@	\$ 65.00	=	\$ -	\$0.00	7/31/25
18" RCP	L.F.	@	\$ 48.00	=	\$ -	\$0.00	7/31/25
18" HDPE	L.F.	@	\$ 70.00	=	\$ -	\$0.00	7/31/25
21" RCP	L.F.	@	\$ 50.00	=	\$ -	\$0.00	7/31/25
24" RCP	L.F.	@	\$ 60.00	=	\$ -	\$0.00	7/31/25
24" HDPE	L.F.	@	\$ 75.00	=	\$ -	\$0.00	7/31/25
30" RCP	L.F.	@	\$ 70.00	=	\$ -	\$0.00	7/31/25
30" HDPE	L.F.	@	\$ 80.00	=	\$ -	\$0.00	7/31/25
36" RCP	L.F.	@	\$ 90.00	=	\$ -	\$0.00	7/31/25
36" HDPE	L.F.	@	\$ 85.00	=	\$ -	\$0.00	7/31/25
48" HDPE	L.F.	@	\$ 95.00	=	\$ -	\$0.00	7/31/25
60" HDPE	L.F.	@	\$ 105.00	=	\$ -	\$0.00	7/31/25
72" HDPE	L.F.	@	\$ 115.00	=	\$ -	\$0.00	7/31/25
6" PVC	L.F.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
Stormtech Systems	U	@	\$ 85,000.00	=	\$ -	\$0.00	7/31/25
6" Underdrain	L.F.	@	\$ 25.00	=	\$ -	\$0.00	7/31/25
8" Underdrain	L.F.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
Additional Excavation for Structures	C.Y.	@	\$ 15.00	=	\$ -	\$0.00	7/31/25
Catch Basin Grate	U	@	\$ 1,000.00	=	\$ -	\$0.00	7/31/25
4' Catch Basins	V.F.	@	\$ 400.00	=	\$ -	\$0.00	7/31/25
5' Catch Basins	V.F.	@	\$ 500.00	=	\$ -	\$0.00	7/31/25
6' Catch Basins	V.F.	@	\$ 600.00	=	\$ -	\$0.00	7/31/25
8' Catch Basins	V.F.	@	\$ 750.00	=	\$ -	\$0.00	7/31/25
4' Drain Manholes	V.F.	@	\$ 500.00	=	\$ -	\$0.00	7/31/25
5' Drain Manholes	V.F.	@	\$ 550.00	=	\$ -	\$0.00	7/31/25
Drainage Manhole Covers	U	@	\$ 800.00	=	\$ -	\$0.00	7/31/25
Headwalls	EA.	@	\$ 1,500.00	=	\$ -	\$0.00	7/31/25
Rip-Rap	S.Y.	@	\$ 50.00	=	\$ -	\$0.00	7/31/25
<u>Sanitary Sewer Size</u>							
1.25" SDR11 Force Main	L.F.	@	\$ 12.00	=	\$ -	\$0.00	7/31/25
3" SDR21 Force Main	L.F.	@	\$ 25.00	=	\$ -	\$0.00	7/31/25
4" PVC Service Connection	L.F.	@	\$ 25.00	=	\$ -	\$0.00	7/31/25
6" PVC Service Connection	L.F.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
8" PVC			\$ 35.00	=	\$ -	\$0.00	7/31/25
0' - 12' Depth	L.F.	@	\$ 80.00	=	\$ -	\$0.00	7/31/25
12' - 18' Depth	L.F.	@	\$ 90.00	=	\$ -	\$0.00	7/31/25
10" PVC	L.F.	@	\$ 95.00	=	\$ -	\$0.00	7/31/25
Sewer Manhole Grate and Cover	U	@	\$ 750.00	=	\$ -	\$0.00	7/31/25
Sanitary Sewer Manholes 4' dia.	V.F.	@	\$ 450.00	=	\$ -	\$0.00	7/31/25
Sanitary Sewer Manholes 5' dia.	V.F.	@	\$ 550.00	=	\$ -	\$0.00	7/31/25
Service Cleanout	EA.	@	\$ 350.00	=	\$ -	\$0.00	7/31/25
Sewer Manhole Covers	U	@	\$ 800.00	=	\$ -	\$0.00	7/31/25
<u>Water Main Size (valves included)</u>							
4" DIP Class 52	L.F.	@	\$ 65.00	=	\$ -	\$0.00	7/31/25
6" DIP Class 52	L.F.	@	\$ 75.00	=	\$ -	\$0.00	7/31/25
8" DIP Class 52	L.F.	@	\$ 85.00	=	\$ -	\$0.00	7/31/25
10" DIP Class 52	L.F.	@	\$ 95.00	=	\$ -	\$0.00	7/31/25
12" DIP Class 52	L.F.	@	\$ 105.00	=	\$ -	\$0.00	7/31/25
24" DIP Class 52 MJ	L.F.	@	\$ 165.00	=	\$ -	\$0.00	7/31/25

TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM
Landscape Bond Reduction Request #01

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 CorporationDate: July 31, 2025

Project Name: Project HudsonMap: _____Lot: _____

Street Name: 59 Steele Rd. Street Length: _____

	Amount				Total	Bond Remaining	Date
T/S&V	L.F.	@	\$ 4,000.00	=	\$ -	\$0.00	7/31/25
Hydrants	EA	@	\$ 5,000.00	=	\$ -	\$0.00	7/31/25
3/4" Copper Service (stops included)	EA.	@	\$ 490.00	=	\$ -	\$0.00	7/31/25
1" Copper Service (stops included)	EA.	@	\$ 500.00	=	\$ -	\$0.00	7/31/25
1.5" Copper Service (stops included)	EA.	@	\$ 510.00	=	\$ -	\$0.00	7/31/25
2" Copper Service (stops included)	EA.	@	\$ 520.00	=	\$ -	\$0.00	7/31/25
Bank Run Gravel	C.Y.	@	\$ 25.00	=	\$ -	\$0.00	7/31/25
Crushed Bank Run Gravel	C.Y.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
Sand Cushion	C.Y.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
<u>Hot Bituminous Pavement 28' width</u>							
2 1/2" or 2" Base Course	TONS	@	\$ 100.00	=	\$ -	\$0.00	7/31/25
1 1/2" Wearing Course Type F	TONS	@	\$ 110.00	=	\$ -	\$0.00	7/31/25
_____ Other		@		=	\$ -	\$0.00	7/31/25
Tack Coat	GAL	@	\$ 50.00	=	\$ -	\$0.00	7/31/25
<u>Curbing</u>							
Granite	L.F.	@	\$ 50.00	=	\$ -	\$0.00	7/31/25
Cape Cod	L.F.	@	\$ 30.00	=	\$ -	\$0.00	7/31/25
Street Light & Foundation	U	@	\$ 2,000.00	=	\$ -	\$0.00	7/31/25
<u>Sidewalks</u>							
5' Wide bituminous	S.Y.	@	\$ 75.00	=	\$ -	\$0.00	7/31/25
<u>Loam and Seed</u>							
Easement areas	L.F.	@	\$ 10.00	=	\$ -	\$0.00	7/31/25
R.O.W. areas	L.F.	@	\$ 10.00	=	\$ -	\$0.00	7/31/25
Wetland Boundary Markers	U	@	\$ 250.00	=	\$ -	\$0.00	7/31/25
<u>Bounds and Pins</u>							
Property Pins	EA.	@	\$ 350.00	=	\$ -	\$0.00	7/31/25
Road Bounds	EA.	@	\$ 500.00	=	\$ -	\$0.00	7/31/25
Stop Signs	EA.	@	\$ 200.00	=	\$ -	\$0.00	7/31/25
Street Signs	EA.	@	\$ 200.00	=	\$ -	\$0.00	7/31/25
As-Built Plans	L.F.	@	\$ 10.00	=	\$ -	\$0.00	7/31/25
<u>Landscaping</u>							
Trees	6294.00	EA.	@	\$ 400.00	=	\$ 2,517,600.00	\$710,442.62 7/31/25
Bushes	8097.00	EA.	@	\$ 250.00	=	\$ 2,024,250.00	\$892,688.35 7/31/25
Guard Rails		L.F.	@	\$ 60.00	=	\$ -	\$0.00 7/31/25
Utility Trench (Elec/Tel/TV)		L.F.	@	\$ 50.00	=	\$ -	\$0.00 7/31/25
<u>Other required improvements</u>							
(itemize on separate sheet)		S.F.	@	\$ 1.00	=	\$ -	\$0.00 7/31/25
250,000 Gallon Water Storage Tank		U	@	\$ 530,500.00	=	\$ -	\$0.00 7/31/25
2500 gpm Diesel Fire Pump		U	@	\$ 250,000.00	=	\$ -	\$0.00 7/31/25
					Subtotal:	\$ 4,541,850.00	\$1,603,130.97 7/31/25
					Mobilization (10% subtotal):	\$ 454,185.00	\$160,313.10 7/31/25
					Engineering & Contingencies (10% subtotal):	\$ 454,185.00	\$160,313.10 7/31/25
					Total Estimate	\$ 5,450,220.00	\$1,923,757.16 7/31/25
					Maintenance Level (10% of the Original Amount):	\$ 545,022.00	\$545,022.00 7/31/25
					Total Estimate:	\$ 5,450,220.00	\$1,923,757.16 7/31/25
Prepares Name: _____ Date: _____							
Rev 06/2022							

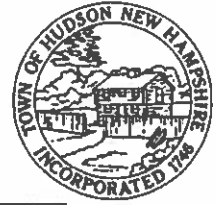


TOWN OF HUDSON

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

September 26, 2024

Owner or Applicant:

TARGET CORPORATION
1000 NICOLLET MALL, TPN-12M
MINNEAPOLIS, MN 55403

On Wednesday, September 11, 2024, the Hudson Planning Board heard subject case "Target Development Onsite & Landscaping Improvements".

SUBJECT: TO ESTABLISH A BOND FOR ON-SITE AND LANDSCAPING IMPROVEMENTS
AT 269 LOWELL ROAD IN THE AMOUNT OF \$11,426,310.

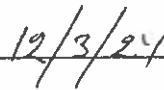
LOCATION: 269 LOWELL ROAD
MAP 239/LOT 001-000

The Planning Board approved a bond amount of \$11,426,310.00 relative to the On-Site and landscaping improvements at 269 Lowell Road, Map 239/Lot 001-000 & Map 234/Lots 005, 034, and 035 as presented in the memorandum from the Town Engineer, Elvis Dhima, to Jay Minkarah, Interim Town Planner, dated July 2, 2024, together with the Road Guarantee Estimate Form.

Signed:


Timothy Malley
Chairman, Planning Board

Date:



cc: Elvis Dhima, Town Engineer