

# **TARGET BOND REDUCTION REQUEST**

## **WATER AND SEWER**

Attached please find a request from the Development Services Director for the Planning Board to approve a bond reduction relative to water and sewer improvements at 269 Lowell Road, Hudson NH. The request is to reduce the water and sewer improvement bond from \$1,226,166.00 to \$597,609.00, a reduction of \$628,557.00.

The current request pertains only to the on-site water and sewer improvements. This request has been reviewed and approved by the Engineering Department.

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

### **ATTACHMENTS:**

- A. Memorandum Request from Elvis Dhima, dated February 20, 2026 – Attachment “A”
- B. Memorandum Request from Clayco dated February 17, 2026, revised January 17, 2025 – Attachment “B”

### **DRAFT MOTION**

I move to approve a bond reduction in the amount of \$628,557.00 for the on-site water and sewer improvements associated with the Target Flow Center project, leaving a remaining bond balance of \$597,609.00 as recommendation of the Development Services Director, Elvis Dhima.

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



## TOWN OF HUDSON

### Engineering Department

12 School Street  
Hudson, New Hampshire 03051

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Elvis Dhima, P.E., Development Services Director  
edhima@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

To: Tim Malley, Chairman of the Planning Board  
Brooke Dubowik, Town Planner

From: Elvis Dhima, P.E., Development Services Director 

Date: February 20, 2026

Re: Additional Bond Request for Outstanding On-Site and Off-Site Improvements

RE: Target Development – Water and Sewer Bond Reduction - Third Bond Reduction

The applicant's representative has submitted a request for a reduction of the cash bond associated with onsite improvements.

The Town is currently holding the following bond amounts:

Landscaping Improvements: \$1,923,757.16  
Water and Sewer Onsite Improvements: \$1,226,166.00

The applicant is requesting a reduction of \$628,557.00 from the water and sewer bond. If approved, the revised bond amount for water and sewer improvements will be \$597,609.00.

The landscaping bond will remain unchanged at \$1,923,757.16.

The request has been reviewed and approved by the Engineering Department and is recommended for approval.



THE ART &amp; SCIENCE OF BUILDING

8640 Evans Avenue  
St. Louis, MO 63134p 314 429 5100  
f 314 429 3137  
claycorp.comFebruary 17<sup>th</sup>, 2026

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

To The Planning Board of the Town of Hudson,

### Reduction in Water & Sewer Letter of Credit #02

Clayco, Inc. (Clayco), on behalf of Target Corporation (Target), is requesting reduction in the remaining Sewer & Water Letter of Credit (LOC) established for the construction project at 269 Lowell Rd to the required Maintenance Level.

Clayco and the civil Engineer of Record, Langan have reviewed the water and sewer utility installations onsite by the installing contractor D.W. White. Those assessments related to this LOC confirm the scope to be substantially complete. Langan's assessment and D.W. White's as-built documentation are provided in attachment to this letter.

Current Amount:	\$1,226,166.00
Amount Remaining:	\$0.00
Maintenance Level:	\$597,609.00
Reduction Request:	<u>(\$628,557.00)</u>

Sincerely,

John Schaefer  
Senior Project Director  
Clayco, Inc.

**Enclosures:** 2026.02.12 Target Hudson, NH Water & Sewer Bond Draw Down Request #02 R01.xlsx  
Let - 2026-02-11 - Sewer and Water Bond Reduction Request 2.pdf  
2026-2-17 - Hudson Logistics Center - Utility As-Built.pdf

**CC:** Ben Witham-Gradert, Township of Hudson  
Sheila Steele, Target Corporation

**TOWN OF HUDSON, NH**  
**ROAD GUARANTEE ESTIMATE FORM**  
*Sewer & Water Bond Reduction Request #02*

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: February 12th, 2026

Project Name: Project Hudson

Map: \_\_\_\_\_

Lot: \_\_\_\_\_

Street Name: 59 Steele Rd.

Street Length: \_\_\_\_\_

	Amount				Total	Bond Remaining	Date
Clearing, 50' width	0.00	A.C.	@	\$ 8,000.00	=	\$0.00	2/12/26
Excavation	0.00	C.Y.	@	\$ 15.00	=	\$0.00	2/12/26
Ledge Removal Mass	0.00	C.Y.	@	\$ 45.00	=	\$0.00	2/12/26
Trench Ledge	0.00	C.Y.	@	\$ 65.00	=	\$0.00	2/12/26
Drainage Swales	0.00	L.F.	@	\$ 15.00	=	\$0.00	2/12/26
Drainage Swale w/Riprap	0.00	L.F.	@	\$ 15.00	=	\$0.00	2/12/26
Hay Bale Dike	0.00	EA	@	\$ 5.00	=	\$0.00	2/12/26
Silt Fence	0.00	L.F.	@	\$ 5.00	=	\$0.00	2/12/26

<u>Storm Drains Size/Type</u>	Amount				Total	Bond Remaining	Date
4" HDPE	0.00	L.F.	@	\$ 20.00	=	\$0.00	2/12/26
6" HDPE	0.00	L.F.	@	\$ 25.00	=	\$0.00	2/12/26
8" HDPE	0.00	L.F.	@	\$ 30.00	=	\$0.00	2/12/26
10" HDPE	0.00	L.F.	@	\$ 40.00	=	\$0.00	2/12/26
12" RCP	0.00	L.F.	@	\$ 55.00	=	\$0.00	2/12/26
12" HDPE	0.00	L.F.	@	\$ 50.00	=	\$0.00	2/12/26
15" RCP	0.00	L.F.	@	\$ 70.00	=	\$0.00	2/12/26
15" HDPE	0.00	L.F.	@	\$ 65.00	=	\$0.00	2/12/26
18" RCP	0.00	L.F.	@	\$ 48.00	=	\$0.00	2/12/26
18" HDPE	0.00	L.F.	@	\$ 70.00	=	\$0.00	2/12/26
21" RCP	0.00	L.F.	@	\$ 50.00	=	\$0.00	2/12/26
24" RCP	0.00	L.F.	@	\$ 60.00	=	\$0.00	2/12/26
24" HDPE	0.00	L.F.	@	\$ 75.00	=	\$0.00	2/12/26
30" RCP	0.00	L.F.	@	\$ 70.00	=	\$0.00	2/12/26
30" HDPE	0.00	L.F.	@	\$ 80.00	=	\$0.00	2/12/26
36" RCP	0.00	L.F.	@	\$ 90.00	=	\$0.00	2/12/26
36" HDPE	0.00	L.F.	@	\$ 85.00	=	\$0.00	2/12/26
48" HDPE	0.00	L.F.	@	\$ 95.00	=	\$0.00	2/12/26
60" HDPE	0.00	L.F.	@	\$ 105.00	=	\$0.00	2/12/26
72" HDPE	0.00	L.F.	@	\$ 115.00	=	\$0.00	2/12/26
6" PVC	0.00	L.F.	@	\$30.00	=	\$0.00	2/12/26
Stormtech Systems	0.00	U	@	\$85,000.00	=	\$0.00	2/12/26
6" Underdrain	0.00	L.F.	@	\$ 25.00	=	\$0.00	2/12/26
8" Underdrain	0.00	L.F.	@	\$ 30.00	=	\$0.00	2/12/26
Additional Excavation for Structures	0.00	C.Y.	@	\$ 15.00	=	\$0.00	2/12/26
Catch Basin Grate	0.00	U	@	\$ 1,000.00	=	\$0.00	2/12/26
4' Catch Basins	0.00	V.F.	@	\$ 400.00	=	\$0.00	2/12/26
5' Catch Basins	0.00	V.F.	@	\$ 500.00	=	\$0.00	2/12/26
6' Catch Basins	0.00	V.F.	@	\$ 600.00	=	\$0.00	2/12/26
8' Catch Basins	0.00	V.F.	@	\$ 750.00	=	\$0.00	2/12/26
4' Drain Manholes	0.00	V.F.	@	\$ 500.00	=	\$0.00	2/12/26
5' Drain Manholes	0.00	V.F.	@	\$ 550.00	=	\$0.00	2/12/26
Drainage Manhole Covers	0.00	U	@	\$ 800.00	=	\$0.00	2/12/26
Headwalls	0.00	EA	@	\$ 1,500.00	=	\$0.00	2/12/26
Rip-Rap	0.00	S.Y.	@	\$ 50.00	=	\$0.00	2/12/26

**TOWN OF HUDSON, NH**  
**ROAD GUARANTEE ESTIMATE FORM**  
*Sewer & Water Bond Reduction Request #02*

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: February 12th, 2026

Project Name: Project Hudson

Map: \_\_\_\_\_

Lot: \_\_\_\_\_

Street Name: 59 Steele Rd.

Street Length: \_\_\_\_\_

	Amount					Total	Bond Remaining	Date
<b><u>Sanitary Sewer Size</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
1.25" SDR11 Force Main	1730.00	L.F.	@	\$ 12.00	=	\$20,760.00	\$0.00	2/12/26
3" SDR21 Force Main	3481.00	L.F.	@	\$ 25.00	=	\$87,025.00	\$0.00	2/12/26
4" PVC Service Connection	49.00	L.F.	@	\$ 25.00	=	\$1,225.00	\$0.00	2/12/26
6" PVC Service Connection	600.00	L.F.	@	\$ 30.00	=	\$18,000.00	\$0.00	2/12/26
8" PVC	3500.00	L.F.	@	\$ 35.00	=	\$122,500.00	\$0.00	2/12/26
0' - 12' Depth	4500.00	L.F.	@	\$ 80.00	=	\$360,000.00	\$0.00	2/12/26
12' - 18' Depth	4555.00	L.F.	@	\$ 90.00	=	\$409,950.00	\$0.00	2/12/26
10" PVC	0.00	L.F.	@	\$ 95.00	=	\$0.00	\$0.00	2/12/26
Sewer Manhole Grate and Cover	21.00	U	@	\$ 750.00	=	\$15,750.00	\$0.00	2/12/26
Sanitary Sewer Manholes 4' dia.	16.00	V.F.	@	\$ 450.00	=	\$7,200.00	\$0.00	2/12/26
Sanitary Sewer Manholes 5' dia.	0.00	V.F.	@	\$ 550.00	=	\$0.00	\$0.00	2/12/26
Service Cleanout	6.00	EA.	@	\$ 350.00	=	\$2,100.00	\$0.00	2/12/26
Sewer Manhole Covers	16.00	U	@	\$ 800.00	=	\$12,800.00	\$0.00	2/12/26
<b><u>Water Main Size (valves included)</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
4" DIP Class 52	911.00	L.F.	@	\$ 65.00	=	\$59,215.00	\$0.00	2/12/26
6" DIP Class 52	1978.00	L.F.	@	\$ 75.00	=	\$148,350.00	\$0.00	2/12/26
8" DIP Class 52	0.00	L.F.	@	\$ 85.00	=	\$0.00	\$0.00	2/12/26
10" DIP Class 52	7862.00	L.F.	@	\$ 95.00	=	\$746,890.00	\$0.00	2/12/26
12" DIP Class 52	8400.00	L.F.	@	\$ 105.00	=	\$882,000.00	\$0.00	2/12/26
24" DIP Class 52 MJ	190.00	L.F.	@	\$ 165.00	=	\$31,350.00	\$0.00	2/12/26
T/S&V	0.00	L.F.	@	\$4,000.00	=	\$0.00	\$0.00	2/12/26
Hydrants	36.00	EA	@	\$ 5,000.00	=	\$180,000.00	\$0.00	2/12/26
3/4" Copper Service (stops included)	390.00	EA.	@	\$ 490.00	=	\$191,100.00	\$0.00	2/12/26
1" Copper Service (stops included)	0.00	EA.	@	\$ 500.00	=	\$0.00	\$0.00	2/12/26
1.5" Copper Service (stops included)	1496.00	EA.	@	\$ 510.00	=	\$762,960.00	\$0.00	2/12/26
2" Copper Service (stops included)	270.00	EA.	@	\$ 520.00	=	\$140,400.00	\$0.00	2/12/26
Bank Run Gravel	0.00	C.Y.	@	\$ 25.00	=	\$0.00	\$0.00	2/12/26
Crushed Bank Run Gravel	0.00	C.Y.	@	\$ 30.00	=	\$0.00	\$0.00	2/12/26
Sand Cushion	0.00	C.Y.	@	\$30.00	=	\$0.00	\$0.00	2/12/26
<b><u>Hot Bituminous Pavement 28' width</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
2 1/2" or 2" Base Course	0.00	TONS	@	\$ 100.00	=	\$0.00	\$0.00	2/12/26
1 1/2" Wearing Course Type F	0.00	TONS	@	\$ 110.00	=	\$0.00	\$0.00	2/12/26
_____ Other	0.00		@		=	\$0.00	\$0.00	2/12/26
Tack Coat	0.00	GAL	@	\$ 50.00	=	\$0.00	\$0.00	2/12/26
<b><u>Curbing</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
Granite	0.00	L.F.	@	\$ 50.00	=	\$0.00	\$0.00	2/12/26
Cape Cod	0.00	L.F.	@	\$ 30.00	=	\$0.00	\$0.00	2/12/26
Street Light & Foundation	0.00	U	@	\$ 2,000.00	=	\$0.00	\$0.00	2/12/26
<b><u>Sidewalks</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
5' Wide bituminous	0.00	S.Y.	@	\$ 75.00	=	\$0.00	\$0.00	2/12/26

**TOWN OF HUDSON, NH**  
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Street Length: \_\_\_\_\_

	Amount					Total	Bond Remaining	Date
<b><u>Loam and Seed</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
Easement areas	0.00	L.F.	@ \$	10.00	=	\$0.00	\$0.00	2/12/26
R.O.W. areas	0.00	L.F.	@ \$	10.00	=	\$0.00	\$0.00	2/12/26
Wetland Boundary Markers	0.00	U	@ \$	250.00	=	\$0.00	\$0.00	2/12/26
<b><u>Bounds and Pins</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
Property Pins		EA.	@ \$	350.00	=	\$0.00	\$0.00	2/12/26
Road Bounds		EA.	@ \$	500.00	=	\$0.00	\$0.00	2/12/26
Stop Signs		EA.	@ \$	200.00	=	\$0.00	\$0.00	2/12/26
Street Signs		EA.	@ \$	200.00	=	\$0.00	\$0.00	2/12/26
As-Built Plans		L.F.	@ \$	10.00	=	\$0.00	\$0.00	2/12/26
<b><u>Landscaping</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
Trees		EA.	@ \$	400.00	=	\$0.00	\$0.00	2/12/26
Bushes		EA.	@ \$	250.00	=	\$0.00	\$0.00	2/12/26
Guard Rails		L.F.	@ \$	60.00	=	\$0.00	\$0.00	2/12/26
Utility Trench (Elec/Tel/TV)		L.F.	@	\$50.00	=	\$0.00	\$0.00	2/12/26
<b><u>Other required improvements</u></b>								
	<b>Amount</b>					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
(itemize on separate sheet)		S.F.	@	\$1.00	=	\$0.00	\$0.00	2/12/26
250,000 Gallon Water Storage Tank	1.00	U	@ \$	\$530,500.00	=	\$530,500.00	\$0.00	2/12/26
2500 gpm Diesel Fire Pump	1.00	U	@ \$	\$250,000.00	=	\$250,000.00	\$0.00	2/12/26
<b>Subtotal:</b>						\$4,980,075.00	\$0.00	2/12/26
<b>Mobilization (10% subtotal):</b>						\$498,007.50	\$0.00	2/12/26
<b>Engineering &amp; Contingencies (10% subtotal):</b>						\$498,007.50	\$0.00	2/12/26
<b>Total Estimate</b>						\$5,976,090.00	\$0.00	2/12/26
<b>Maintenance Level (10% of the Original Amount):</b>						\$597,609.00	\$597,609.00	2/12/26
<b>Total Estimate:</b>						\$5,976,090.00	\$0.00	2/12/26

Prepares Name: \_\_\_\_\_

Date: \_\_\_\_\_