

ATKINSON CIRCLE – ONSITE WATER & SEWER IMPROVEMENTS

Attached is a request from the Development Services Director for the Planning Board to establish a bond for onsite water and sewer improvements associated with the Atkinson Circle Project, located at 36 Campbello Street, Hudson NH.

The proposed bond is intended to ensure completion of the water and sewer infrastructure until such time as these utilities as constructed, accepted, and conveyed to the Town. The project roadway will remain private and is therefore exempt from bonding requirements.

The total estimated cost for the onsite water and sewer improvements is \$236,196.00.

SITE: 36 Campbello Street – Map 165/Lot 049-000

ATTACHMENTS:

- A. Memorandum from Elvis Dhima, Development Services Director, to Brooke Dubowik, Town Planner, dated April 21, 2026 – Attachment “A”
- B. Town of Hudson, NH Road Guarantee Estimate Form for On-Site Improvements, dated April 21, 2026 – Attachment “B”

DRAFT MOTION

I move to approve a bond in the amount of \$236,196.00 for On-Site Improvements associated with Atkinson Circle, 36 Campbello Street, Map 165/Lot 049-000, specifically for water and sewer improvements, to remain in place until such improvements are completed and conveyed to the Town, as presented in the memoranda from the Elvis Dhima, Development Services Director, to Brooke Dubowik, Town Planner, dated April 21, 2026, together with the Town of Hudson Road Guarantee Estimate Forms.

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



TOWN OF HUDSON

Development Services Department

12 School Street
Hudson, New Hampshire 03051

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: April 21, 2026

Re: Bond Amount Approval – Atkinson Circle (36 Campbello Street)

A handwritten signature in black ink, appearing to be "Edhima", is written to the right of the "From:" line.

The applicant's representative has submitted a request to establish a performance bond to guarantee completion of onsite water and sewer improvements, which will ultimately be conveyed to the Town. The roadway infrastructure will remain private and not subject to bonding requirements in accordance with the approved plans.

The proposed bond amount of \$236,196 has been reviewed in detail by the Engineering Department and is considered adequate to cover the anticipated construction costs associated with these improvements.

Based on this review, the Engineering Department recommends approval of the bond as submitted.

Attachment "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: K&M Developers

Date: 4/21/26

Project Name: Atkinson Circle

Map: 165

Lot: 49

Street Name: Atkinson Circle

Street Length: 650ft

	Amount				Total	Bond Remaining	Date
Clearing, 50' width	0	A.C.	@	\$ 10,000.00 =	\$ -		
Excavation	0	C.Y.	@	\$ 20.00 =	\$ -		
Ledge Removal Mass	0	C.Y.	@	\$ 55.00 =			
Trench Ledge	0	C.Y.	@	\$ 75.00 =			
Drainage Swales	0	L.F.	@	\$ 15.00 =			
Drainage Swale w/Riprap	0	L.F.	@	\$ 15.00 =			
Hay Bale Dike	0	EA	@	\$ 5.00 =			
Silt Fence	0	L.F.	@	\$ 5.00 =	\$ -		
Storm Drains Size/Type							
12" RCP	0	L.F.	@	\$ 100.00 =			
12" HDPE	0	L.F.	@	\$ 75.00 =	\$ -		
15" RCP	0	L.F.	@	\$ 125.00 =			
15" HDPE	0	L.F.	@	\$ 85.00 =	\$ -		
18" RCP	0	L.F.	@	\$ 150.00 =			
21" RCP	0	L.F.	@	\$ 175.00 =			
24" RCP	0	L.F.	@	\$ 200.00 =			
30" RCP	0	L.F.	@	\$ 225.00 =			
36" RCP	0	L.F.	@	\$ 250.00 =			
6" PVC	0	L.F.	@	\$ 50.00 =			
Stormtech Systems		U	@	=	\$ -		
6" Underdrain	0	L.F.	@	\$ 50.00 =			
8" Underdrain	0	L.F.	@	\$ 60.00 =			
Additional Excavation for Structures	0	C.Y.	@	\$ 15.00 =			
Catch Basin Grate	0	U	@	\$ 1,000.00 =	\$ -		
4' Catch Basins	0	V.F.	@	\$ 500.00 =	\$ -		
5' Catch Basins	0	V.F.	@	\$ 750.00 =	\$ -		
4' Drain Manholes	0	V.F.	@	\$ 500.00 =	\$ -		
5' Drain Manholes	0	V.F.	@	\$ 750.00 =	\$ -		
Drainage Manhole Covers	0	U	@	\$ 800.00 =	\$ -		
Headwalls	0	EA.	@	\$ 1,500.00 =	\$ -		
Rip-Rap	0	S.Y.	@	\$ 75.00 =	\$ -		

Attachment "B"

						Total	Bond Remaining	Date
Sanitary Sewer Size								
6" PVC Service Connection	250	L.F.	@	\$	30.00 = \$	7,500.00		
8" PVC								
0' - 12' Depth	150	L.F.	@	\$	100.00 = \$	15,000.00		
12' - 18' Depth	148	L.F.	@	\$	110.00 = \$	16,280.00		
10" PVC	0	L.F.	@	\$	125.00 = \$	-		
Sewer Manhole Grate and Cover	0	U	@	\$	750.00 = \$	-		
Sanitary Sewer Manholes 4' dia.	26	V.F.	@	\$	450.00 = \$	11,700.00		
Sanitary Sewer Manholes 5' dia.	0	V.F.	@	\$	550.00 =			
Service Cleanout	10	EA.	@	\$	350.00 = \$	3,500.00		
Sewer Manhole Covers	2	U	@	\$	800.00 = \$	1,600.00		
Water Main Size (valves included)								
4" DIP Class 52	0	L.F.	@	\$	100.00 =			
6" DIP Class 52	196	L.F.	@	\$	100.00 = \$	19,600.00		
8" DIP Class 52	904	L.F.	@	\$	100.00 = \$	90,400.00		
10" DIP Class 52	0	L.F.	@	\$	125.00 = \$	-		
12" DIP Class 52	0	L.F.	@	\$	150.00 = \$	-		
T/S&V	2	EA.	@	\$	\$4,000.00 = \$	8,000.00		
Hydrants	3	EA	@	\$	5,000.00 = \$	15,000.00		
1" Copper Service (stops included)	11	EA.	@	\$	750.00 = \$	8,250.00		
Bank Run Gravel	0	C.Y.	@	\$	30.00 = \$	-		
Crushed Bank Run Gravel	0	C.Y.	@	\$	35.00 = \$	-		
Sand Cushion	0	C.Y.	@	\$	\$40.00 = \$	-		
Hot Bituminous Pavement 28' width								
2 1/2" or 2" Base Course	0	TONS	@	\$	110.00 = \$	-		
1 1/2" Wearing Course Type F	0	TONS	@	\$	125.00 = \$	-		
18" Gravel Base Course	0	C.Y.	@	\$	35.00 = \$	-		
Tack Coat	0	GAL	@	\$	50.00 = \$	-		
Curbing								
Granite	0	L.F.	@	\$	65.00 = \$	-		
Cape Cod	0	L.F.	@	\$	35.00 = \$	-		
Street Light & Foundation	0	U	@	\$	2,000.00 =			
Sidewalks								
5' Wide bituminous	0	S.Y.	@	\$	75.00 = \$	-		
Loam and Seed								
Easement areas	0	L.F.	@	\$	15.00 = \$	-		
R.O.W. areas	0	L.F.	@	\$	15.00 = \$	-		
Wetland Boundary Markers	0	U	@	\$	250.00 = \$	-		

Attachment "B"

Bounds and Pins									
Property Pins	0	EA.	@	\$	350.00 = \$	-	<hr/>	<hr/>	<hr/>
Road Bounds	0	EA.	@	\$	500.00 = \$	-	<hr/>	<hr/>	<hr/>
Stop Signs	0	EA.	@	\$	200.00 = \$	-	<hr/>	<hr/>	<hr/>
Street Signs	0	EA.	@	\$	200.00 = \$	-	<hr/>	<hr/>	<hr/>
As-Built Plans	0	L.F.	@	\$	15.00 = \$	-	<hr/>	<hr/>	<hr/>
Landscaping									
Trees	0	EA.	@	\$	500.00 = \$	-	<hr/>	<hr/>	<hr/>
Bushes	0	EA.	@	\$	250.00 =	<hr/>	<hr/>	<hr/>	<hr/>
	0								
Guard Rails	0	L.F.	@	\$	100.00 =	<hr/>	<hr/>	<hr/>	<hr/>
Utility Trench (Elec/Tel/TV)	0	L.F.	@		\$50.00 = \$	-	<hr/>	<hr/>	<hr/>
Other required improvements (itemize on separate sheet)									
	0	S.F.	@		\$1.00 =	<hr/>	<hr/>	<hr/>	<hr/>
Subtotal:					\$	196,830.00	<hr/>	<hr/>	<hr/>
Mobilization (10% subtotal):					\$	19,683.00	<hr/>	<hr/>	<hr/>
Engineering & Contingencies (10% subtotal):					\$	19,683.00	<hr/>	<hr/>	<hr/>
Total Estimate					\$	236,196.00	<hr/>	<hr/>	<hr/>
Maintenance Level (10% of the Original Amount):					\$	23,619.60	<hr/>	<hr/>	<hr/>
Total Estimate:					\$	236,196.00	<hr/>	<hr/>	<hr/>

Prepared Name: Kaity Brecht, GPI Date: 4/21/26