

TARGET LANDSCAPING BOND REDUCTION

REQUEST

STAFF REPORT

JULY 8, 2026

Attached is a request from Clayco, Inc. seeking Planning Board approval to reduce the landscaping bond for the Target Corporation site located at 269 Lowell Road, Hudson NH.

The applicant requests that the landscaping bond be reduced from \$1,923,757.16 to a maintenance bond amount of \$545,022.00, resulting in a bond reduction of \$1,378,735.16.

This request pertains solely to the landscaping improvements and does not affect any utility or engineering-related bond associated with the project.

Planning staff conducted a site inspection and confirmed that the required landscaping has been installed and that there are no significant areas of dead or deficient plant material. Based on these findings, staff has no objection to the requested bond reduction

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

ATTACHMENTS:

- A. Memorandum Request from Clayco dated June 2nd, 2026 – Attachment “A”
- B. Notice of Approval dated September 30, 2025 - Attachment "B"

DRAFT MOTION

I move to approve the requested bond reduction in the amount of \$1,378,735.16 for the on-site landscaping associated with the Target Corporation project at 269 Lowell Road, leaving a remaining landscaping maintenance bond in the amount of \$545,022.00, as recommended by Planning staff.

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



THE ART & SCIENCE OF BUILDING

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Suite 1300
Chicago, Illinois 60601

p 312 658 0747
f 314 890 7528
claycorp.com

June 2nd, 2026

12 School Street
Hudson, NH 03051

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

To The Planning Board of the Town of Hudson,

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

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. In August of 2025 a reduction of the original amount had been approved. Clayco and the civil engineer of record Langan have review 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.

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

Maintenance Level: **\$545,022.00**

Reduction Amount: **(\$1,378,735.16)**

Sincerely,

John Schaefer
Clayco, Inc.
Senior Project Director

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 Corporation

Date: June 2nd, 2026

Project Name: Project Hudson

Map: _____

Lot: _____

Street Name: 59 Steele Rd.

Street Length: _____

	Amount		Total	Bond Remaining	Date
Clearing, 50' width	A.C. @ \$ 8,000.00	= \$	-	\$0.00	6/2/26
Excavation	C.Y. @ \$ 15.00	= \$	-	\$0.00	6/2/26
Ledge Removal Mass	C.Y. @ \$ 45.00	= \$	-	\$0.00	6/2/26
Trench Ledge	C.Y. @ \$ 65.00	= \$	-	\$0.00	6/2/26
			\$		
Drainage Swales	L.F. @ \$ 15.00	= \$	-	\$0.00	6/2/26
Drainage Swale w/Riprap	L.F. @ \$ 15.00	= \$	-	\$0.00	6/2/26
Hay Bale Dike	EA @ \$ 5.00	= \$	-	\$0.00	6/2/26
Silt Fence	L.F. @ \$ 5.00	= \$	-	\$0.00	6/2/26
<u>Storm Drains Size/Type</u>					
4" HDPE	L.F. @ \$ 20.00	= \$	-	\$0.00	6/2/26
6" HDPE	L.F. @ \$ 25.00	= \$	-	\$0.00	6/2/26
8" HDPE	L.F. @ \$ 30.00	= \$	-	\$0.00	6/2/26
10" HDPE	L.F. @ \$ 40.00	= \$	-	\$0.00	6/2/26
12" RCP	L.F. @ \$ 55.00	= \$	-	\$0.00	6/2/26
12" HDPE	L.F. @ \$ 50.00	= \$	-	\$0.00	6/2/26
15" RCP	L.F. @ \$ 70.00	= \$	-	\$0.00	6/2/26
15" HDPE	L.F. @ \$ 65.00	= \$	-	\$0.00	6/2/26
18" RCP	L.F. @ \$ 48.00	= \$	-	\$0.00	6/2/26
18" HDPE	L.F. @ \$ 70.00	= \$	-	\$0.00	6/2/26
21" RCP	L.F. @ \$ 50.00	= \$	-	\$0.00	6/2/26
24" RCP	L.F. @ \$ 60.00	= \$	-	\$0.00	6/2/26
24" HDPE	L.F. @ \$ 75.00	= \$	-	\$0.00	6/2/26
30" RCP	L.F. @ \$ 70.00	= \$	-	\$0.00	6/2/26
30" HDPE	L.F. @ \$ 80.00	= \$	-	\$0.00	6/2/26
36" RCP	L.F. @ \$ 90.00	= \$	-	\$0.00	6/2/26
36" HDPE	L.F. @ \$ 85.00	= \$	-	\$0.00	6/2/26
48" HDPE	L.F. @ \$ 95.00	= \$	-	\$0.00	6/2/26
60" HDPE	L.F. @ \$ 105.00	= \$	-	\$0.00	6/2/26
72" HDPE	L.F. @ \$ 115.00	= \$	-	\$0.00	6/2/26
6" PVC	L.F. @ \$ 30.00	= \$	-	\$0.00	6/2/26
Stormtech Systems	U @ \$ 85,000.00	= \$	-	\$0.00	6/2/26
6" Underdrain	L.F. @ \$ 25.00	= \$	-	\$0.00	6/2/26
8" Underdrain	L.F. @ \$ 30.00	= \$	-	\$0.00	6/2/26
<u>Additional Excavation for Structures</u>					
Catch Basin Grate	U @ \$ 1,000.00	= \$	-	\$0.00	6/2/26
4' Catch Basins	V.F. @ \$ 400.00	= \$	-	\$0.00	6/2/26
5' Catch Basins	V.F. @ \$ 500.00	= \$	-	\$0.00	6/2/26
6' Catch Basins	V.F. @ \$ 600.00	= \$	-	\$0.00	6/2/26
8' Catch Basins	V.F. @ \$ 750.00	= \$	-	\$0.00	6/2/26
4' Drain Manholes	V.F. @ \$ 500.00	= \$	-	\$0.00	6/2/26
5' Drain Manholes	V.F. @ \$ 550.00	= \$	-	\$0.00	6/2/26
Drainage Manhole Covers	U @ \$ 800.00	= \$	-	\$0.00	6/2/26
Headwalls	EA @ \$ 1,500.00	= \$	-	\$0.00	6/2/26
Rip-Rap	S.Y. @ \$ 50.00	= \$	-	\$0.00	6/2/26
<u>Sanitary Sewer Size</u>					
1.25" SDR11 Force Main	L.F. @ \$ 12.00	= \$	-	\$0.00	6/2/26
3" SDR21 Force Main	L.F. @ \$ 25.00	= \$	-	\$0.00	6/2/26
4" PVC Service Connection	L.F. @ \$ 25.00	= \$	-	\$0.00	6/2/26
6" PVC Service Connection	L.F. @ \$ 30.00	= \$	-	\$0.00	6/2/26
8" PVC	\$ 35.00	= \$	-	\$0.00	6/2/26
0' - 12' Depth	L.F. @ \$ 80.00	= \$	-	\$0.00	6/2/26
12' - 18' Depth	L.F. @ \$ 90.00	= \$	-	\$0.00	6/2/26
10" PVC	L.F. @ \$ 95.00	= \$	-	\$0.00	6/2/26
Sewer Manhole Grate and Cover	U @ \$ 750.00	= \$	-	\$0.00	6/2/26
Sanitary Sewer Manholes 4' dia.	V.F. @ \$ 450.00	= \$	-	\$0.00	6/2/26
Sanitary Sewer Manholes 5' dia.	V.F. @ \$ 550.00	= \$	-	\$0.00	6/2/26
Service Cleanout	EA @ \$ 350.00	= \$	-	\$0.00	6/2/26
Sewer Manhole Covers	U @ \$ 800.00	= \$	-	\$0.00	6/2/26
<u>Water Main Size (valves included)</u>					
4" DIP Class 52	L.F. @ \$ 65.00	= \$	-	\$0.00	6/2/26
6" DIP Class 52	L.F. @ \$ 75.00	= \$	-	\$0.00	6/2/26
8" DIP Class 52	L.F. @ \$ 85.00	= \$	-	\$0.00	6/2/26
10" DIP Class 52	L.F. @ \$ 95.00	= \$	-	\$0.00	6/2/26
12" DIP Class 52	L.F. @ \$ 105.00	= \$	-	\$0.00	6/2/26
24" DIP Class 52 MJ	L.F. @ \$ 165.00	= \$	-	\$0.00	6/2/26

Target Hudson Project 101-07304
269 Lowell Rd.
(Former 59 Steele Rd.)

T/S&V	L.F.	@	\$	4,000.00	=	\$	-	\$0.00	6/2/26
Hydrants	EA	@	\$	5,000.00	=	\$	-	\$0.00	6/2/26
3/4" Copper Service (stops included)	EA.	@	\$	490.00	=	\$	-	\$0.00	6/2/26
1" Copper Service (stops included)	EA.	@	\$	500.00	=	\$	-	\$0.00	6/2/26
1.5" Copper Service (stops included)	EA.	@	\$	510.00	=	\$	-	\$0.00	6/2/26
2" Copper Service (stops included)	EA.	@	\$	520.00	=	\$	-	\$0.00	6/2/26
Bank Run Gravel	C.Y.	@	\$	25.00	=	\$	-	\$0.00	6/2/26
Crushed Bank Run Gravel	C.Y.	@	\$	30.00	=	\$	-	\$0.00	6/2/26
Sand Cushion	C.Y.	@	\$	30.00	=	\$	-	\$0.00	6/2/26
<u>Hot Bituminous Pavement 28' width</u>									
2 1/2" or 2" Base Course	TONS	@	\$	100.00	=	\$	-	\$0.00	6/2/26
1 1/2" Wearing Course Type F	TONS	@	\$	110.00	=	\$	-	\$0.00	6/2/26
Other		@			=	\$	-	\$0.00	6/2/26
Tack Coat	GAL	@	\$	50.00	=	\$	-	\$0.00	6/2/26
<u>Curbing</u>									
Granite	L.F.	@	\$	50.00	=	\$	-	\$0.00	6/2/26
Cape Cod	L.F.	@	\$	30.00	=	\$	-	\$0.00	6/2/26
Street Light & Foundation	U	@	\$	2,000.00	=	\$	-	\$0.00	6/2/26
<u>Sidewalks</u>									
5' Wide bituminous	S.Y.	@	\$	75.00	=	\$	-	\$0.00	6/2/26
<u>Loam and Seed</u>									
Easement areas	L.F.	@	\$	10.00	=	\$	-	\$0.00	6/2/26
R.O.W. areas	L.F.	@	\$	10.00	=	\$	-	\$0.00	6/2/26
Wetland Boundary Markers	U	@	\$	250.00	=	\$	-	\$0.00	6/2/26
<u>Bounds and Pins</u>									
Property Pins	EA.	@	\$	350.00	=	\$	-	\$0.00	6/2/26
Road Bounds	EA.	@	\$	500.00	=	\$	-	\$0.00	6/2/26
Stop Signs	EA.	@	\$	200.00	=	\$	-	\$0.00	6/2/26
Street Signs	EA.	@	\$	200.00	=	\$	-	\$0.00	6/2/26
As-Built Plans	L.F.	@	\$	10.00	=	\$	-	\$0.00	6/2/26
<u>Landscaping</u>									
Trees	6294.00	EA.	@	\$	400.00	=	\$	2,517,600.00	\$0.00 6/2/26
Bushes	8097.00	EA.	@	\$	250.00	=	\$	2,024,250.00	\$0.00 6/2/26
Guard Rails		L.F.	@	\$	60.00	=	\$	-	\$0.00 6/2/26
Utility Trench (Elec/Tel/TV)		L.F.	@	\$	50.00	=	\$	-	\$0.00 6/2/26
<u>Other required improvements</u>									
(itemize on separate sheet)		S.F.	@	\$	1.00	=	\$	-	\$0.00 6/2/26
250,000 Gallon Water Storage Tank		U	@	\$	530,500.00	=	\$	-	\$0.00 6/2/26
2500 gpm Diesel Fire Pump		U	@	\$	250,000.00	=	\$	-	\$0.00 6/2/26
								Subtotal:	\$ 4,541,850.00 \$0.00 6/2/26
								Mobilization (10% subtotal):	\$ 454,185.00 \$0.00 6/2/26
								Engineering & Contingencies (10% subtotal):	\$ 454,185.00 \$0.00 6/2/26
								Total Estimate	\$ 5,450,220.00 \$0.00 6/2/26
								Maintenance Level (10% of the Original Amount):	\$ 545,022.00 \$545,022.00 6/2/26
								Total Estimate:	\$ 5,450,220.00 \$0.00 6/2/26

Prepares Name: _____
Date: _____

