

# **BOND REDUCTION REQUEST**

## **EAGLES NEST ESTATES**

Attached, please find a request from the Town Engineer for the Planning Board to approve a bond reduction relative to the road work and drainage at Eagles Nest Estates, Hudson NH. The request is to reduce the bond from \$947,171.72 to \$271,066.73 (difference of \$676,104.99) The bonds were originally established in phases (see Attachments “**B** & **C**”, but are one combined account to be reduced.

**SITE:** Standish Lane, Warren Road, Hawkview Road, and Franklin Street

### **ATTACHMENTS:**

- A. Memorandum & Request from Elvis Dhima, dated October 15, 2024 – Attachment “**A**”
- B. Phase 1 bond request reduction, dated August 4, 2020 – Attachment “**B**”
- C. Phase 2 bond request reduction, dated January 25, 2021 – Attachment “**C**”
- D. Town of Hudson, NH Road Guarantee Estimate Form dated July 9, 2019 – Attachment “**D**”

### **DRAFT MOTION**

I move to approve a bond reduction of \$676,104.99 leaving a balance of \$271,066.73 for the Eagles Nest Estates Surety bond, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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

**Dubowik, Brooke**

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**From:** Dhima, Elvis  
**Sent:** Tuesday, October 15, 2024 4:37 PM  
**To:** Dubowik, Brooke; Gradert Benjamin  
**Cc:** Minkarah, Jay; John Gargasz  
**Subject:** Eagle's Nest - Bond reduction to 10 %  
**Attachments:** Bond Reduction Request - PH 1.pdf; Phase 2 -First Bond Reduction Request .pdf; Final BOND ESTIMATES - Phase 1.xls; Phase 2 Bond.xls; PB Memo.pdf

Brooke / Ben

This is ready to be approved on the next available PB meeting

Thank you

E

*Elvis Dhima, P.E.*  
*Town Engineer*

12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008





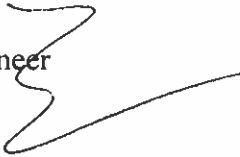
**TOWN OF HUDSON**  
Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Planning Board

FROM: Elvis Dhima P.E., Town Engineer 

DATE: October 15, 2024

RE: Eagle's Nest Development Bond – 10% Bond level  
(Standish Lane, Warren Road, Hawkview Road and Franklin Street)

The applicant Engineer has submitted the request for bond reduction to 10%. The remaining of the balance is related to the guarantee amount required for street acceptance that will take place early next year.

The applicant is asking to reduce the bond amount from \$832,629.02 to \$557,849.11.

The amount was reviewed and approved by the Engineering Department and recommended to Planning Board for approval.




**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: August 4, 2020

RE: Eagle's Next Bond (Standish Lane 3,500 LF, Warren Road 1,230 LF and Franklin Street 650 LF) - First Bond Reduction – Phase 1

The applicant's Engineer has submitted the request for the first bond reduction related to this project – Phase 1. The remaining of the balance is related to the remaining of the work for the three streets listed above.

The applicant is asking to reduce the bond amount from the original amount of \$947,171.72 to \$271,066.73.

The amounts were reviewed, revised, resubmitted and approved by the Engineering Department and recommended to Planning Board for approval.

# 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: Eagles Nest Estates, LLC

Date: 7/24/2020

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195


Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Franklin Street 

Street Length: 650 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	1.6 A.C.	@ \$ 7,500.00 = \$	12,000.00	\$0.00	
Common Excavation/Borrow	7,100 C.Y.	@ \$ 8.00 = \$	56,800.00	\$0.00	
Granite Curbing	1,300 L.F.	@ \$ 22.00 = \$	28,600.00	\$2,200.00	
Guardrail	338 L.F.	@ \$ 23.00 = \$	7,774.00	\$0.00	
EAGRT	2 EA	@ \$ 3,000.00 = \$	6,000.00	\$3,000.00	
Loam & Seed - Easement Areas	800 L.F.	@ \$ 6.00 = \$	4,800.00	\$0.00	
Loam & Seed - ROW Areas	1,300 L.F.	@ \$ 5.00 = \$	6,500.00	\$2,500.00	
Sidewalk	305 S.Y.	@ \$ 30.00 = \$	9,150.00	\$0.00	
Tack Coat	2,022 S.Y.	@ \$ 0.20 = \$	404.40	\$404.40	
<b>Roadway</b>					
6" Crushed Gravel	1010 C.Y.	@ \$ 30.00 = \$	30,300.00	\$0.00	
12" Bank Run Gravel	2022 C.Y.	@ \$ 24.00 = \$	48,528.00	\$0.00	
2" Base Course	230.5 TON	@ \$ 85.00 = \$	19,592.50	\$0.00	
1.5" Wearing Course	173 TON	@ \$ 85.00 = \$	14,705.00	\$14,705.00	
<b>Storm Drain</b>					
12" HDPE	185 L.F.	@ \$ 52.00 = \$	9,620.00	\$0.00	
15" HDPE	0 L.F.	@ \$ 52.00 = \$	-	\$0.00	
18" HDPE	0 L.F.	@ \$ 55.00 = \$	-	\$0.00	
6" Underdrain	0 L.F.	@ \$ 18.00 = \$	-	\$0.00	
4' Catch Basins	5 EA.	@ \$ 2,300.00 = \$	11,500.00	\$0.00	
5' Catch Basins	0 EA.	@ \$ 2,600.00 = \$	-	\$0.00	
4' Drain Manholes	1 EA.	@ \$ 2,300.00 = \$	2,300.00	\$0.00	
Headwalls	2 EA.	@ \$ 1,300.00 = \$	2,600.00	\$0.00	
Outlet Structures	EA.	@ \$ 3,000.00 = \$	-	\$0.00	
Rip-Rap	91 S.Y.	@ \$ 36.00 = \$	3,276.00	\$0.00	
Rain Garden(s)	1 EA.	@ \$ 2,000.00 = \$	2,000.00	\$0.00	
Box Culvert	1 EA.	@ \$ 15,000.00 = \$	15,000.00	\$0.00	
<b>Erosion Control</b>					
Silt Fence	1,162 L.F.	@ \$ 2.85 = \$	3,311.70	\$0.00	
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 = \$	1,500.00	\$0.00	

## Attachment "B"

### Utilities

Utility Trench (Elec/Tel/TV)	618 L.F.	@	\$ 35.00	=	\$	21,630.00			
Utility Pole	1 L.S.	@	\$ 10,000.00	=	\$	10,000.00			
								\$0.00	
								\$0.00	

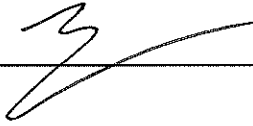
### Bioretention Landscaping

Trees	0 EA.	@	\$ 400.00	=	\$	-			
Bushes	21 EA.	@	\$ 200.00	=	\$	4,200.00			
Perennials	118 EA.	@	\$ 10.00	=	\$	1,180.00			
								\$0.00	
								\$0.00	
								\$0.00	

### Miscellaneous

Pins	0 EA.	@	\$ 175.00	=	\$	-			
Bounds	6 EA.	@	\$ 325.00	=	\$	1,950.00			
Stop Bar	24 L.F.	@	\$ 4.00	=	\$	96.00			
Stop Sign(s)	2 EA.	@	\$ 75.00	=	\$	150.00			
Street Sign(s)	2 EA.	@	\$ 85.00	=	\$	170.00			
Speed Limit Sign(s)	0 EA.	@	\$ 125.00	=	\$	-			
Cistern	0 GAL	@	\$ 2.00	=	\$	-			
As-Built Plan	650 L.F.	@	\$ 4.00	=	\$	2,600.00			
Street Lights at two intersections	2 EA.	@	\$ 7,500.00	=	\$	15,000.00			
								\$0.00	
								\$1,950.00	
								\$0.00	
								\$0.00	
								\$0.00	
								\$0.00	
								\$2,600.00	
								\$15,000.00	

Subtotal:						\$ 338,237.60		\$42,359.40
3% Mobilization						\$ 10,147.13		\$ 1,270.78
10% Engineering & Contingencies						\$ 33,823.76		\$ 4,235.94
Subtotal:						\$ 382,208.49		\$ 47,866.12
10% Maintenance Level:						\$ 38,220.85		\$ 4,786.61
Total Estimate:						\$ 420,429.34		\$ 52,652.73

Preparer's Name:  Date: 8/4/20

# 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: Eagles Nest Estates, LLC

Date: 7/24/2020

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Standish Lane 10+00 to 40+50 ✱

Street Length: 3,500 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	9 AC	@ \$ 7,500.00 =	\$ 63,750.00	\$0.00	
Common Excavation/Borrow	29,500 C.Y.	@ \$ 8.00 =	\$ 236,000.00	\$0.00	
Granite Curbing	6,100 L.F.	@ \$ 22.00 =	\$ 134,200.00	\$4,400.00	
Guardrail	670 L.F.	@ \$ 50.00 =	\$ 33,500.00	\$0.00	
EAGRT	4 EA	@ \$ 3,000.00 =	\$ 12,000.00	\$0.00	
Loam & Seed - Easement Areas	5,000 L.F.	@ \$ 6.00 =	\$ 30,000.00	\$0.00	
Loam & Seed - ROW Areas	6,100 L.F.	@ \$ 5.00 =	\$ 30,500.00	\$2,500.00	
Sidewalk	1,694 S.Y.	@ \$ 30.00 =	\$ 50,820.00	\$0.00	
Tack Coat	9,500 S.Y.	@ \$ 0.20 =	\$ 1,900.00	\$1,900.00	
<b>Roadway</b>					
6" Crushed Gravel	5,444 C.Y.	@ \$ 30.00 =	\$ 163,320.00	\$0.00	
12" Bank Run Gravel	10,888 C.Y.	@ \$ 24.00 =	\$ 261,312.00	\$0.00	
2" Base Course	1,241 TON	@ \$ 85.00 =	\$ 105,485.00	\$0.00	
1.5" Wearing Course	931 TON	@ \$ 85.00 =	\$ 79,135.00	\$79,135.00	
<b>Storm Drain</b>					
12" HDPE	1,204 L.F.	@ \$ 52.00 =	\$ 62,608.00	\$0.00	
15" HDPE	537 L.F.	@ \$ 52.00 =	\$ 27,924.00	\$0.00	
18" HDPE	1,119 L.F.	@ \$ 55.00 =	\$ 61,545.00	\$0.00	
24" HDPE	281 L.F.	@ \$ 58.00 =	\$ 16,298.00	\$0.00	
6" Underdrain	5,600 L.F.	@ \$ 18.00 =	\$ 100,800.00	\$0.00	
4' Catch Basins	14 EA.	@ \$ 2,300.00 =	\$ 32,200.00	\$0.00	
5' Catch Basins	5 EA.	@ \$ 2,600.00 =	\$ 13,000.00	\$0.00	
4' Drain Manholes	5 EA.	@ \$ 2,300.00 =	\$ 11,500.00	\$0.00	
Headwalls	6 EA.	@ \$ 1,300.00 =	\$ 7,800.00	\$0.00	
Outlet Structures	2 EA.	@ \$ 3,000.00 =	\$ 6,000.00	\$0.00	
Rip-Rap	395 S.Y.	@ \$ 36.00 =	\$ 14,220.00	\$0.00	
Rain Garden(s)	0 EA.	@ \$ 2,000.00 =	-	\$0.00	
Box Culvert	2 EA.	@ \$ 15,000.00 =	\$ 30,000.00	\$0.00	

## Attachment "B"

### Erosion Control

Silt Fence	3,042 L.F.	@	\$	2.85	=	\$	8,669.70	\$0.00
Stabilized Construction Entrance	1 EA.	@	\$	1,500.00	=	\$	1,500.00	\$0.00

### Utilities

Utility Trench (Elec/Tel/TV)	3,096 L.F.	@	\$	35.00	=	\$	108,360.00	\$0.00
Utility Pole	0 L.S.	@	\$	10,000.00	=	\$	-	\$0.00

### Landscaping

Trees	0 EA.	@	\$	400.00	=	\$	-	\$0.00
Bushes	0 EA.	@	\$	200.00	=	\$	-	\$0.00
Perennials	0 EA.	@	\$	10.00	=	\$	-	\$0.00

### Miscellaneous

Pins	44 EA.	@	\$	175.00	=	\$	7,700.00	\$7,700.00
Bounds	30 EA.	@	\$	325.00	=	\$	9,750.00	\$9,750.00
Stop Bar	40 L.F.	@	\$	4.00	=	\$	160.00	\$0.00
Stop Sign(s)	2 EA.	@	\$	75.00	=	\$	150.00	\$0.00
Street Sign(s)	2 EA.	@	\$	85.00	=	\$	170.00	\$0.00
Speed Limit Sign(s)	0 EA.	@	\$	125.00	=	\$	-	-
Cistern	60,000 GAL	@	\$	2.00	=	\$	120,000.00	\$0.00
As-Built Plans	3050 LF	@	\$	4.00	=	\$	12,200.00	\$12,200.00
Street Light	1 EA.	@	\$	7,500.00	=	\$	7,500.00	7500

Subtotal:								\$125,085.00
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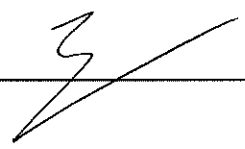
3% Mobilization								\$ 3,752.55
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10% Engineering & Contingencies								\$ 12,508.50
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Subtotal:								\$ 141,346.05
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10% Maintenance Level:								\$ 14,134.61
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Total Estimate:								\$ 155,480.66
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Preparer's Name: \_\_\_\_\_ 

Date: 8/4/20



# 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: Eagles Nest Estates, LLC

Date: 7/24/2020

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

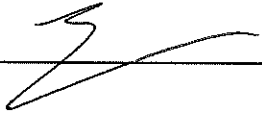
Street Name: Warren Road

Street Length: 1,230 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Granite Curbing	2,300 L.F.	@ \$ 22.00 = \$	50,600.00	\$2,200.00	
Loam & Seed - Easement Areas	380 L.F.	@ \$ 6.00 = \$	2,280.00	\$0.00	
Loam & Seed - ROW Areas	2,500 L.F.	@ \$ 5.00 = \$	12,500.00	\$5,000.00	
Sidewalk	527 S.Y.	@ \$ 30.00 = \$	15,810.00	\$0.00	
Tack Coat	3,826 S.Y.	@ \$ 0.20 = \$	765.20	\$765.20	
<b>Roadway</b>					
6" Crushed Gravel	1913 C.Y.	@ \$ 18.00 = \$	34,434.00	\$0.00	
12" Bank Run Gravel	3827 C.Y.	@ \$ 14.00 = \$	53,578.00	\$0.00	
2" Base Course	436 TON	@ \$ 85.00 = \$	37,060.00	\$0.00	
1.5" Wearing Course	327 TON	@ \$ 85.00 = \$	27,795.00	\$27,795.00	
<b>Storm Drain</b>					
12" RCP	16 L.F.	@ \$ 30.00 = \$	480.00	\$0.00	
15" RCP	127 L.F.	@ \$ 34.00 = \$	4,318.00	\$0.00	
18" RCP	110 L.F.	@ \$ 38.00 = \$	4,180.00	\$0.00	
6" Underdrain	840 L.F.	@ \$ 15.00 = \$	12,600.00	\$0.00	
4' Catch Basins	32 EA.	@ \$ 250.00 = \$	8,000.00	\$0.00	
4' Drain Manholes	8 EA.	@ \$ 275.00 = \$	2,200.00	\$0.00	
Headwalls	4 EA.	@ \$ 1,300.00 = \$	5,200.00	\$0.00	
Rip-Rap	70 S.Y.	@ \$ 36.00 = \$	2,520.00	\$0.00	
Drainage Swales	320 L.F.	@ \$ 5.00 = \$	1,600.00	\$0.00	
<b>Bioretention Landscaping</b>					
Trees	5 EA.	@ \$ 375.00 = \$	1,875.00	\$1,875.00	
<b>Miscellaneous</b>					
Pins	22 EA.	@ \$ 175.00 = \$	3,850.00	\$3,850.00	
Bounds	13 EA.	@ \$ 325.00 = \$	4,225.00	\$4,225.00	
Stop Sign(s)	1 EA.	@ \$ 75.00 = \$	75.00	\$0.00	
Street Sign(s)	1 EA.	@ \$ 85.00 = \$	85.00	\$0.00	
As-Built Plan	1,230 L.F.	@ \$ 4.00 = \$	4,920.00	\$4,920.00	

**Attachment "B"**

Subtotal:	\$ 290,950.20	\$ 50,630.20
3% Mobilization	\$ 8,728.51	\$ 1,518.91
10% Engineering & Contingencies	\$ 29,095.02	\$ 5,063.02
Subtotal:	\$ 328,773.73	\$ 57,212.13
10% Maintenance Level:	\$ 32,877.37	\$ 5,721.21
Total Estimate:	\$ 361,651.10	\$ 62,933.34

Preparer's Name: 

Date: 8/4/20




**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: January 25, 2021

RE: Eagle's Next Bond – Phase 2 - Standish Lane 3,800 LF and Hawkview Road 650 LF.- First Bond Reduction

The applicant's Engineer has submitted the request for the first bond reduction related to this project – Phase 2. The remaining of the balance is related to the remaining of the work for the two streets listed above.

The applicant is asking to reduce the bond amount from the original amount of \$3,049,035.24 to \$561,562.29.

The amounts were reviewed, revised, resubmitted and approved by the Engineering Department and recommended to Planning Board for 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: Eagles Nest Estates, LLC

Date: 7/9/2019

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Warren Road

Street Length: 1,230 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Granite Curbing	2,300 L.F.	@ \$ 22.00 = \$	50,600.00	\$50,600.00	
Loam & Seed - Easement Areas	380 L.F.	@ \$ 6.00 = \$	2,280.00	\$2,280.00	
Loam & Seed - ROW Areas	2,500 L.F.	@ \$ 5.00 = \$	12,500.00	\$12,500.00	
Sidewalk	527 S.Y.	@ \$ 30.00 = \$	15,810.00	\$15,810.00	
Tack Coat	3,826 S.Y.	@ \$ 0.20 = \$	765.20	\$765.20	
<b>Roadway</b>					
6" Crushed Gravel	1913 C.Y.	@ \$ 18.00 = \$	34,434.00	\$34,434.00	
12" Bank Run Gravel	3827 C.Y.	@ \$ 14.00 = \$	53,578.00	\$53,578.00	
2" Base Course	436 TON	@ \$ 85.00 = \$	37,060.00	\$37,060.00	
1.5" Wearing Course	327 TON	@ \$ 85.00 = \$	27,795.00	\$27,795.00	
<b>Storm Drain</b>					
12" RCP	16 L.F.	@ \$ 30.00 = \$	480.00	\$480.00	
15" RCP	127 L.F.	@ \$ 34.00 = \$	4,318.00	\$4,318.00	
18" RCP	110 L.F.	@ \$ 38.00 = \$	4,180.00	\$4,180.00	
6" Underdrain	840 L.F.	@ \$ 15.00 = \$	12,600.00	\$12,600.00	
4' Catch Basins	32 EA.	@ \$ 250.00 = \$	8,000.00	\$8,000.00	
4' Drain Manholes	8 EA.	@ \$ 275.00 = \$	2,200.00	\$2,200.00	

# Attachment "D"

Headwalls	4 EA.	@	\$ 1,300.00	=	\$	5,200.00			
							<u>\$5,200.00</u>		
Rip-Rap	70 S.Y.	@	\$ 36.00	=	\$	2,520.00			
							<u>\$2,520.00</u>		
Drainage Swales	320 L.F.	@	\$ 5.00	=	\$	1,600.00			
							<u>\$1,600.00</u>		
<b>Bioretention Landscaping</b>									
Trees	5 EA.	@	\$ 375.00	=	\$	1,875.00			
							<u>\$1,875.00</u>		
<b>Miscellaneous</b>									
Pins	22 EA.	@	\$ 175.00	=	\$	3,850.00			
							<u>\$3,850.00</u>		
Bounds	13 EA.	@	\$ 325.00	=	\$	4,225.00			
							<u>\$4,225.00</u>		
Stop Sign(s)	1 EA.	@	\$ 75.00	=	\$	75.00			
							<u>\$75.00</u>		
Street Sign(s)	1 EA.	@	\$ 85.00	=	\$	85.00			
							<u>\$85.00</u>		
As-Built Plan	1,230 L.F.	@	\$ 4.00	=	\$	4,920.00			
							<u>\$4,920.00</u>		
Subtotal:						\$ 290,950.20	\$ 290,950.20		
3% Mobilization						\$ 8,728.51	\$ 8,728.51		
10% Engineering & Contingencies						\$ 29,095.02	\$ 29,095.02		
Subtotal:						\$ 328,773.73	\$ 328,773.73		
10% Maintenance Level:						\$ 32,877.37	\$ 32,877.37		
Total Estimate:						\$ 361,651.10	\$ 361,651.10		

Preparer's Name: \_\_\_\_\_ Date: \_\_\_\_\_