

# **BOND REDUCTION REQUEST**

## **TARGET ON-SITE**

Attached, please find a request from the Town Engineer for the Planning Board to approve a bond reduction relative to the on-site work at 269 Lowell Road, Hudson NH. The request is to reduce the bond from \$11,426,310.00 to \$6,676,386.00 (\$4,749,924.00 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 Elvis Dhima, dated January 24, 2025 – Attachment “A”
- B. Town of Hudson, NH Road Guarantee Estimate Form for on-site work dated December 7, 2024, revised January 17, 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 \$4,749,924.00 leaving a balance of \$6,676,386.00 for the Target Flow Center, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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



**TOWN OF HUDSON**  
Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Jay Minkarah, Acting Town Planner  
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: January 24, 2025

RE: Target Development – Onsite and Landscaping Improvements Bond  
First Bond Reduction

The applicant's representative has submitted two bond reduction requests related to onsite improvements and landscaping improvements. At this time we would only entertain the bond reduction to onsite improvements related to the water and sewer installation and process the landscaping reduction in May 2025, spring time.

The total current approved amount for the on-site improvements and landscaping improvements is \$11,426,310. The applicant is requesting a reduction of the current cash bond by \$4,749,924.

The reduced total bond balance amount will be **\$6,676,386**

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

January 15, 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 10<sup>th</sup> 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 2<sup>nd</sup>, 2025, and the marked up Overall Planting Plan provided to us on December 19<sup>th</sup>, 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

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2009 FLOWBOND  
 ROAD GUARANTEE ESTIMATE FORM  
 (Former 59 Steele Rd.)  
 Sewer & Water 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: Dec. 7th, 2023

Project Name: Target

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

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

Street Name: 269 Lowell Road

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

	Amount			Total	Bond Remaining	Date
Clearing, 50' width	0.00	A.C.	@ \$ 8,000.00 =	\$0.00	\$0.00	1/17/2025
Excavation	0.00	C.Y.	@ \$ 15.00 =	\$0.00	\$0.00	1/17/2025
Ledge Removal Mass	0.00	C.Y.	@ \$ 45.00 =	\$0.00	\$0.00	1/17/2025
Trench Ledge	0.00	C.Y.	@ \$ 65.00 =	\$0.00	\$0.00	1/17/2025
Drainage Swales	0.00	L.F.	@ \$ 15.00 =	\$0.00	\$0.00	1/17/2025
Drainage Swale w/Riprap	0.00	L.F.	@ \$ 15.00 =	\$0.00	\$0.00	1/17/2025
Hay Bale Dike	0.00	EA	@ \$ 5.00 =	\$0.00	\$0.00	1/17/2025
Silt Fence	0.00	L.F.	@ \$ 5.00 =	\$0.00	\$0.00	1/17/2025

Storm Drains Size/Type	Amount			Total	Bond Remaining	Date
4" HDPE	0.00	L.F.	@ \$ 20.00 =	\$0.00	\$0.00	1/17/2025
6" HDPE	0.00	L.F.	@ \$ 25.00 =	\$0.00	\$0.00	1/17/2025
8" HDPE	0.00	L.F.	@ \$ 30.00 =	\$0.00	\$0.00	1/17/2025
10" HDPE	0.00	L.F.	@ \$ 40.00 =	\$0.00	\$0.00	1/17/2025
12" RCP	0.00	L.F.	@ \$ 55.00 =	\$0.00	\$0.00	1/17/2025
12" HDPE	0.00	L.F.	@ \$ 50.00 =	\$0.00	\$0.00	1/17/2025
15" RCP	0.00	L.F.	@ \$ 70.00 =	\$0.00	\$0.00	1/17/2025
15" HDPE	0.00	L.F.	@ \$ 65.00 =	\$0.00	\$0.00	1/17/2025
18" RCP	0.00	L.F.	@ \$ 48.00 =	\$0.00	\$0.00	1/17/2025
18" HDPE	0.00	L.F.	@ \$ 70.00 =	\$0.00	\$0.00	1/17/2025
21" RCP	0.00	L.F.	@ \$ 50.00 =	\$0.00	\$0.00	1/17/2025
24" RCP	0.00	L.F.	@ \$ 60.00 =	\$0.00	\$0.00	1/17/2025
24" HDPE	0.00	L.F.	@ \$ 75.00 =	\$0.00	\$0.00	1/17/2025
30" RCP	0.00	L.F.	@ \$ 70.00 =	\$0.00	\$0.00	1/17/2025
30" HDPE	0.00	L.F.	@ \$ 80.00 =	\$0.00	\$0.00	1/17/2025
36" RCP	0.00	L.F.	@ \$ 90.00 =	\$0.00	\$0.00	1/17/2025
36" HDPE	0.00	L.F.	@ \$ 85.00 =	\$0.00	\$0.00	1/17/2025
48" HDPE	0.00	L.F.	@ \$ 95.00 =	\$0.00	\$0.00	1/17/2025
60" HDPE	0.00	L.F.	@ \$ 105.00 =	\$0.00	\$0.00	1/17/2025
72" HDPE	0.00	L.F.	@ \$ 115.00 =	\$0.00	\$0.00	1/17/2025
6" PVC	0.00	L.F.	@ \$30.00 =	\$0.00	\$0.00	1/17/2025
Stormtech Systems	0.00	U	@ \$85,000.00 =	\$0.00	\$0.00	1/17/2025
6" Underdrain	0.00	L.F.	@ \$ 25.00 =	\$0.00	\$0.00	1/17/2025
8" Underdrain	0.00	L.F.	@ \$ 30.00 =	\$0.00	\$0.00	1/17/2025

Additional Excavation for Structures	0.00	C.Y.	@ \$ 15.00 =	\$0.00	\$0.00	1/17/2025
Catch Basin Grate	0.00	U	@ \$ 1,000.00 =	\$0.00	\$0.00	1/17/2025
4' Catch Basins	0.00	V.F.	@ \$ 400.00 =	\$0.00	\$0.00	1/17/2025
5' Catch Basins	0.00	V.F.	@ \$ 500.00 =	\$0.00	\$0.00	1/17/2025
6' Catch Basins	0.00	V.F.	@ \$ 600.00 =	\$0.00	\$0.00	1/17/2025
8' Catch Basins	0.00	V.F.	@ \$ 750.00 =	\$0.00	\$0.00	1/17/2025
4' Drain Manholes	0.00	V.F.	@ \$ 500.00 =	\$0.00	\$0.00	1/17/2025
5' Drain Manholes	0.00	V.F.	@ \$ 550.00 =	\$0.00	\$0.00	1/17/2025
Drainage Manhole Covers	0.00	U	@ \$ 800.00 =	\$0.00	\$0.00	1/17/2025
Headwalls	0.00	EA	@ \$ 1,500.00 =	\$0.00	\$0.00	1/17/2025
Rip-Rap	0.00	S.Y.	@ \$ 50.00 =	\$0.00	\$0.00	1/17/2025

Sanitary Sewer Size	Amount			Total	Bond Remaining	Date
1.25" SDR11 Force Main	1730.00	L.F.	@ \$ 12.00 =	\$20,760.00	\$2,220.00	1/17/2025
3" SDR21 Force Main	3481.00	L.F.	@ \$ 25.00 =	\$87,025.00	\$6,875.00	1/17/2025
4" PVC Service Connection	49.00	L.F.	@ \$ 25.00 =	\$1,225.00	\$1,225.00	1/17/2025
6" PVC Service Connection	600.00	L.F.	@ \$ 30.00 =	\$18,000.00	\$4,800.00	1/17/2025
8" PVC	3500.00	L.F.	@ \$ 35.00 =	\$122,500.00	\$0.00	1/17/2025
0' - 12' Depth	4500.00	L.F.	@ \$ 80.00 =	\$360,000.00	\$48,000.00	1/17/2025
12' - 18' Depth	4555.00	L.F.	@ \$ 90.00 =	\$409,950.00	\$6,210.00	1/17/2025
10" PVC	0.00	L.F.	@ \$ 95.00 =	\$0.00	\$0.00	1/17/2025
Sewer Manhole Grate and Cover	21.00	U	@ \$ 750.00 =	\$15,750.00	\$3,750.00	1/17/2025
					\$0.00	1/17/2025
Sanitary Sewer Manholes 4' dia.	16.00	V.F.	@ \$ 450.00 =	\$7,200.00	\$0.00	1/17/2025
Sanitary Sewer Manholes 5' dia.	0.00	V.F.	@ \$ 550.00 =	\$0.00	\$0.00	1/17/2025
Service Cleanout	6.00	EA	@ \$ 350.00 =	\$2,100.00	\$0.00	1/17/2025
Sewer Manhole Covers	16.00	U	@ \$ 800.00 =	\$12,800.00	\$4,000.00	1/17/2025

Water Main Size (valves included)	Amount			Total	Bond Remaining	Date
4" DIP Class 52	911.00	L.F.	@ \$ 65.00 =	\$59,215.00	\$26,650.00	1/17/2025
6" DIP Class 52	1978.00	L.F.	@ \$ 75.00 =	\$148,350.00	\$375.00	1/17/2025
8" DIP Class 52	0.00	L.F.	@ \$ 85.00 =	\$0.00	\$0.00	1/17/2025
10" DIP Class 52	7862.00	L.F.	@ \$ 95.00 =	\$746,890.00	\$52,250.00	1/17/2025
12" DIP Class 52	8400.00	L.F.	@ \$ 105.00 =	\$882,000.00	\$6,300.00	1/17/2025
24" DIP Class 52 MJ	190.00	L.F.	@ \$ 165.00 =	\$31,350.00	\$0.00	1/17/2025
T/S&V	0.00	L.F.	@ \$4,000.00 =	\$0.00	\$0.00	1/17/2025
Hydrants	36.00	EA	@ \$ 5,000.00 =	\$180,000.00	\$5,000.00	1/17/2025
3/4" Copper Service (stops included)	390.00	EA	@ \$ 490.00 =	\$191,100.00	\$7,350.00	1/17/2025
1" Copper Service (stops included)	0.00	EA	@ \$ 500.00 =	\$0.00	\$0.00	1/17/2025
1.5" Copper Service (stops included)	1496.00	EA	@ \$ 510.00 =	\$762,960.00	\$66,300.00	1/17/2025
2" Copper Service (stops included)	270.00	EA	@ \$ 520.00 =	\$140,400.00	\$0.00	1/17/2025
Bank Run Gravel	0.00	C.Y.	@ \$ 25.00 =	\$0.00	\$0.00	1/17/2025
Crushed Bank Run Gravel	0.00	C.Y.	@ \$ 30.00 =	\$0.00	\$0.00	1/17/2025

**2009 LOWELL RD, NH**  
**ROAD GUARANTEE ESTIMATE FORM**  
 (Former 39 Steele Rd.)  
 Sewer & Water 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: Dec. 7th, 2023

Project Name: Target

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

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

Street Name: 269 Lowell Road

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

	Amount				Total	Bond Remaining	Date
Sand Cushion	0.00	C.Y.	@	\$30.00	= \$0.00	\$0.00	1/17/2025
<b>Hot Bituminous Pavement 28' width</b>							
2 1/2" or 2" Base Course	0.00	TONS	@ \$	100.00	= \$0.00	\$0.00	1/17/2025
1 1/2" Wearing Course Type F	0.00	TONS	@ \$	110.00	= \$0.00	\$0.00	1/17/2025
Other	0.00		@		= \$0.00	\$0.00	1/17/2025
Tack Coat	0.00	GAL	@ \$	50.00	= \$0.00	\$0.00	1/17/2025
<b>Curbing</b>							
Granite	0.00	L.F.	@ \$	50.00	= \$0.00	\$0.00	1/17/2025
Cape Cod	0.00	L.F.	@ \$	30.00	= \$0.00	\$0.00	1/17/2025
Street Light & Foundation	0.00	U	@ \$	2,000.00	= \$0.00	\$0.00	1/17/2025
<b>Sidewalks</b>							
5' Wide bituminous	0.00	S.Y.	@ \$	75.00	= \$0.00	\$0.00	1/17/2025
<b>Loam and Seed</b>							
Easement areas	0.00	L.F.	@ \$	10.00	= \$0.00	\$0.00	1/17/2025
R.O.W. areas	0.00	L.F.	@ \$	10.00	= \$0.00	\$0.00	1/17/2025
Wetland Boundary Markers	0.00	U	@ \$	250.00	= \$0.00	\$0.00	1/17/2025
<b>Bounds and Pins</b>							
Property Pins		EA.	@ \$	350.00	= \$0.00	\$0.00	1/17/2025
Road Bounds		EA.	@ \$	500.00	= \$0.00	\$0.00	1/17/2025
Stop Signs		EA.	@ \$	200.00	= \$0.00	\$0.00	1/17/2025
Street Signs		EA.	@ \$	200.00	= \$0.00	\$0.00	1/17/2025
As-Built Plans		L.F.	@ \$	10.00	= \$0.00	\$0.00	1/17/2025
<b>Landscaping</b>							
Trees		EA.	@ \$	400.00	= \$0.00	\$0.00	1/17/2025
Bushes		EA.	@ \$	250.00	= \$0.00	\$0.00	1/17/2025
Guard Rails		L.F.	@ \$	60.00	= \$0.00	\$0.00	1/17/2025
Utility Trench (Elec/Tel/TV)		L.F.	@	\$50.00	= \$0.00	\$0.00	1/17/2025
<b>Other required improvements</b>							
(itemize on separate sheet)		S.F.	@	\$1.00	= \$0.00	\$0.00	1/17/2025
250,000 Gallon Water Storage Tank	1.00	U	@	\$530,500.00	= \$530,500.00	\$530,500.00	1/17/2025
2500 gpm Diesel Fire Pump	1.00	U	@	\$250,000.00	= \$250,000.00	\$250,000.00	1/17/2025
				<b>Subtotal:</b>	\$4,980,075.00	\$1,021,805.00	1/17/2025
				<b>Mobilization (10% subtotal):</b>	\$498,007.50	\$102,180.50	1/17/2025
				<b>Engineering &amp; Contingencies (10% subtotal):</b>	\$498,007.50	\$102,180.50	1/17/2025
				<b>Total Estimate</b>	\$5,976,090.00	\$1,226,166.00	1/17/2025
				<b>Maintenance Level (10% of the Original Amount):</b>	\$597,609.00	\$597,609.00	1/17/2025
				<b>Total Estimate:</b>	\$5,976,090.00	\$1,226,166.00	1/17/2025

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

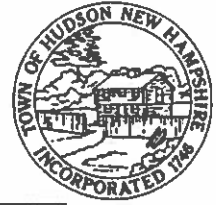


# TOWN OF HUDSON

## 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: 12/3/24

cc: Elvis Dhima, Town Engineer