



FEASIBILITY REPORT

2020 STREET IMPROVEMENTS PROJECT

CITY OF GRANT | WASHINGTON COUNTY, MINNESOTA

SEPTEMBER 3, 2019

Prepared for:
City of Grant
111 Wildwood Road
PO Box 577
Willernie, MN 55090

WSB PROJECT NO. R-014035-000



FEASIBILITY REPORT

2020 STREET IMPROVEMENTS PROJECT

FOR THE
CITY OF GRANT, MINNESOTA

September 3, 2019

Prepared By:





September 3, 2019

Honorable Mayor and City Council
City of Grant
111 Wildwood Road
Willernie, MN 55090

Re: Feasibility Report
2020 Street Improvements Project
City of Grant, MN
WSB Project No. R-014035-000

Dear Honorable Mayor and City Council Members

Transmitted herewith for your review is a feasibility report which addresses improvements associated with 2020 Street Improvements Project. Streets included in the proposed improvements are Janero Court North, 96th Street North, Justen Trail North, Joliet Avenue North, Jody Avenue North, Jody Avenue Court North, 103rd Street Court North, 103rd Street North, Juno Avenue North, 101st Street North, Kelman Court North, and Greenlefe Avenue North.

We are available at your convenience to discuss this report. Please do not hesitate to contact me at 763.512.5243 if you have any questions regarding this report.

Sincerely,

WSB

Brad A. Reifsteck, PE
City Engineer

Enclosure

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.



Brad A. Reifsteck, PE

Date: September 3, 2019

Lic. No. 47930

Quality Control Review Completed By:



Gage Thompson

Date: September 3, 2019

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LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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1. EXECUTIVE SUMMARY

This report investigates the feasibility of proposed street improvements as part of the 2020 Street Improvements Project which includes the following streets in Grant, MN.

- Janero Court North
- 96th Street North
- Justen Trail North
- Joliet Avenue North
- Jody Avenue North
- Jody Avenue Court North
- 103rd Street Court North
- 103rd Street North
- Juno Avenue North
- 101st Street North
- Kelman Court North
- Greenlefe Avenue North

Recommended improvements in these areas include reclamation/removal of the existing roadway surface and replacing it with a new bituminous surface. Deteriorating roadway and driveway culverts will be rehabilitated or replaced as needed. The total length of streets included in the proposed project is approximately 5.1 miles.

The estimated recommended improvement cost is **\$2,095,156** which includes a 10% contingency and 20% indirect costs for legal, engineering, administrative, and financing costs. Funding for the project will consist of contributions from the City of Grant as well as special assessments to benefitting property owners. A portion of Greenlefe Avenue North is located within the neighboring community of Dellwood. The estimated project costs related to the portion of Greenlefe Avenue North have been included in the total estimated improvement cost of the project. The costs to be incurred by the City of Dellwood for the recommended surface improvements, if they decide to participate, are **\$36,685**, and can be seen in the opinion of probable cost in **Appendix C**.

The project is scheduled to begin construction in the spring of 2020.

This project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

On May 7, 2019, the Grant City Council authorized the preparation of an engineering feasibility report for the 2020 Street Improvements Project.

2.2 Scope

This report investigates the feasibility of proposed street improvements and appurtenant work for the City of Grant for the streets listed below:

- Janero Court North
- 96th Street North
- Justen Trail North
- Joliet Avenue North
- Jody Avenue North
- Jody Avenue Court North
- 103rd Street Court North
- 103rd Street North
- Juno Avenue North
- 101st Street North
- Kelman Court North
- Greenlefe Avenue North

The condition rating of the roads is poor as identified within the City's Pavement Condition Report and are scheduled for seal coat/maintenance as part of the City's Five-Year Capital Improvement Plan for work to be completed in 2018-2021.

A location map for the project area can be found in **Appendix A** of this report.

3. EXISTING CONDITIONS

The roadways within the proposed project area consist of rural street sections with small parallel swales or ditches to carry storm water with street widths varying between 20 to 23 feet. Bituminous curb is present but varies in length for small sections throughout the project limits. There are no sanitary sewer or watermain utilities located within the existing 60-foot right-of-way. City records indicate that the streets were originally constructed in the mid to late 1980's or earlier and are showing signs of severe distress, too severe to be addressed with patching and chip sealing. The photo below indicates the current conditions of most streets within the project limits. Additional pictures of existing conditions can be seen in **Appendix B**.



Figure 3.1: Justen Trail North

A pavement forensic investigation was completed within the project area and can be seen in **Appendix E**. Pavement thicknesses varied and were found to be between 1.5 inches and 2.5 inches throughout the project. Average aggregate depth was between 4.5 inches and 7 inches and was found to be mainly limestone, with a sandy gravel material. A summary of the borings can be found below in **Table 3.1**.

Table 3.1: Boring Summary

Street Name	# of Cores Taken	Pavement Thickness Range (in.)	Average Pavement Thickness (in.)	Average Aggregate Thickness (in.)
Janero Court North/96 th Street North	1	1.5	1.5	7.5
Justen Trail North***	4	2-2.5	2.25	4
Joliet Avenue North	5	1.5-2	1.85	5
Jody Avenue North	2	1-1.5	1.25	5.25
Jody Avenue Court North	1	1.5	1.5	4.5
103 rd Street Court North	1	1.5	1.5	4.5
103 rd Street North	3	1.5-2	1.75	4.75
Juno Avenue North	1	1.75	1.75	5
101 st Street North	2	1.5	1.5	4.75
Kelman Court North	1	2	2	5
Greenlefe Avenue North	3	2-2.5	2.25	6

*** Taken from 2018 Pavement Study

4. PROPOSED IMPROVEMENTS

4.1 Streets

The roadway improvements along the streets in this project are recommended to meet a minimum 7-ton design. Joliet Avenue North is recommended to meet a 9-ton design due to the higher daily traffic.

Methods of street improvements considered were full depth street reclamation, full depth bituminous mill & overlay, and a bituminous surface overlay. An overview of each method has been outlined below. In all cases, the proposed roadway widths will match closely to the existing street widths, with minor impacts to adjacent driveways and yards.

Full Depth Street Reclamation:

A full depth street reclamation involves pulverizing the bituminous layer and a predetermined depth of underlying aggregate base materials, followed by blending the materials together providing a strong homogenous base for the new pavement section. Assuming an average existing pavement thickness of 2 inches and an average aggregate base thickness of 5 inches, reclaiming would provide approximately 7 inches of reclaimed base material. A new 2.5-inch bituminous wear course would be placed over the reclaimed aggregate base for a new pavement section of 9.5 inches meeting the minimum pavement thickness for a 9-ton design.

Driveways would be saw cut and replaced a minimal distance only to accommodate the street construction. Any failed street or driveway culverts would be replaced with new corrugated metal culverts. Impacted boulevards would be re-graded and restored with seed and erosion control blanket.

The estimated project cost for this option for all streets is \$2,731,171.

Full Depth Bituminous Mill & Overlay:

The full depth bituminous mill & overlay involves removing the entire bituminous pavement section and paving a new 2.5-inch pavement section over the existing in-place aggregate base. This method would leave the existing base, approximately 4.5 inches thick, as is, and assumes that the underlying layers are structurally sound. Assuming an average aggregate base thickness of 4.5 inches, with a new 2.5-inch bituminous wear course added, the new pavement section of 7.0 inches would meet the minimum pavement section for a 7-ton design.

The street edge would be milled along driveways to allow driveways to match into the new pavement thickness. Driveways and boulevards would be minimally impacted. During any driveway replacements, failed or failing culverts would be replaced with new corrugated metal culverts.

The estimated project cost for this option for all streets is \$1,785,377.

Bituminous Surface Overlay:

A third option that was considered was a pavement overlay. An overlay does not include any removal or reclaiming of the existing pavement and base. This method would only involve paving a new 2-inch pavement section on top of the existing roadway. Assuming an average aggregate base thickness of 5 inches, a minimum existing pavement section of 1-inch and a new 2.0-inch bituminous wear course added, the new pavement section of 8 inches would meet the minimum pavement section for a 7-ton design.

The street edge would be milled along driveways to allow driveways to match into the new pavement thickness. Driveways and boulevards would not be impacted. No culverts would be replaced.

The estimated project cost for this option for all streets is \$1,209,891.

Recommended Surface Improvements:

Based upon the review of each street, it is recommended that a combination of reclaim and mill and overlay methods be used on this project. Each street and recommended surface improvement method is identified in **Table 4.1.1** below. These methods were determined based on existing pavement condition and thickness, aggregate depth, and existing traffic counts.

Table 4.1.1: Street Improvement Recommendation

Street Name	Street Improvement Method
Janero Court North	Full Depth Mill & 2.5" Overlay
96 th Street North	Full Depth Mill & 2.5" Overlay
Justen Trail North	Full Depth Mill & 2.5" Overlay
Joliet Avenue North	Street Reclamation & 2.5" Overlay
Jody Avenue North	Full Depth Mill & 2.5" Overlay
Jody Avenue Court North	Full Depth Mill & 2.5" Overlay
103 rd Street Court North	Full Depth Mill & 2.5" Overlay
103 rd Street North	Full Depth Mill & 2.5" Overlay
Juno Avenue North	Full Depth Mill & 2.5" Overlay
101 st Street North	Full Depth Mill & 2.5" Overlay
Kelman Court North	Full Depth Mill & 2.5" Overlay
Greenlefe Avenue North	Full Depth Mill & 2.5" Overlay

The estimated project cost for the recommended surface improvements for all streets is **\$2,095,156**.

4.2 Right-of-Way/Easements

The proposed roadway construction will be completed within the right-of-way. Acquisition of easements is not foreseen at this time.

The southern portion of Greenlefe Avenue North is shared between the communities of Grant and Dellwood. Approximately 500 feet along the southern portion is divided at the centerline of the street. See **Figure 4.2.1** below for an overview of the City border. The cost breakdown for the portion of roadway within the City of Dellwood can be seen in **Appendix C**.



Figure 4.2.1: City Border at Greenlefe Avenue North

4.3 Permits/Approvals

The following permits will be necessary as part of this project.

- State Highway 96 (Dellwood Road North) Highway/Right-of-Way

5. FINANCING

5.1 Opinion of Probable Cost

A detailed opinion of probable cost for the project area for each method and recommended surface improvements can be found in **Appendix C** of this report. The opinion of probable cost is based upon estimated 2020 construction costs and includes a 10% contingency factor. Indirect costs are projected at 20% of the construction cost and include engineering, legal, financing, and administrative costs. The table below provides a summary of project costs based on the recommended surface improvement.

Table 5.1: Estimated Project Costs

	Total
Construction Cost (Includes 10% Contingency)	\$1,745,963
Indirect Cost (Engineering, Legal, Administration)	\$349,193
Total Estimated Project Costs	\$2,095,156

5.2 Funding

Funding for the 2020 Street Improvements Project is proposed to come from special assessments with contributions from the City of Grant as well as shared costs from the City of Dellwood. The amount of city contributions has been outlined in the Grant Seal Coat/Maintenance Plan and is equal to \$119,778. The shared costs to the City of Dellwood is estimated at \$36,685. This number will be subtracted from the project total, and the remaining project costs will be provided by special assessments. Special assessments are determined as set forth by the City's Assessment Policy. Per the City's Assessment Policy, benefitting property owners will be assessed per buildable lot with road frontage and an address or potential address on the road to be improved as one unit. The cost will be divided equally between the number of assessed parcels per the project. For the purpose of this report, there are currently 149 assessable parcels with a combined total of 151.25 buildable units. See **Appendix D** for details.

5.3 Preliminary Assessment Roll

The City of Grant received petitions from each street listed in this project. Petitions were gathered through neighborhood meetings, residents going door to door, or individually. The signed petitions can be seen in **Appendix F**. The petitions were signed by 81 parcel owners which accounts for 53% of the property owners agreeing to have the City proceed with a feasibility study for the project.

This report includes a mock assessment roll showing the cost for the abutting property owners for the recommended option. The total funds proposed to be recovered through special assessments are estimated to be \$1,938,693. The estimated cost to each of the participating 151.25 buildable units is \$12,818. The preliminary assessment roll can be found in **Appendix D**.

6. PROJECT SCHEDULE

The proposed schedule for the 2020 Street Improvements Project is as follows:

Order Feasibility Report.....	May 7, 2019
Neighborhood Meeting	August 21, 2019
Present Feasibility Report/Set Public Hearing	September 3, 2019
Public Hearing/Order Project.....	October 1, 2019
Approve Plans/Order Ad for Bids	December 3, 2019
Open Bids	January 16, 2020
Accept Bids and Award Contract.....	March 4, 2020
Begin Construction	May 2020
Final Completion of Construction	August 2020
Declare Cost to be Assessed/Set Public Hearing	September 1, 2020
Public Hearing and Adopt Assessment	October 6, 2020

7. FEASIBILITY AND RECOMMENDATION

The total estimated cost for the 2020 Street Improvements Project is **\$2,095,156**. Proposed funding for the project is provided through the City of Dellwood (if they decide to participate), City of Grant maintenance dollar contributions, and special assessments.

This project is feasible, necessary, and cost-effective from an engineering standpoint. It is our recommendation that this project be implemented as outlined in this report.

Based on the information contained in this report, it is recommended to proceed with the improvements in the project area. The project feasibility is subject to financial review by the City of Grant.

APPENDIX A

Project Location Map



Project Location



N



1,500 Feet

1 inch = 1,500 feet

wsb

Project Location Map
 Pavement Management Program (PMP)
 Grant, MN



APPENDIX B

Existing Conditions – Site Pictures



Figure 1: Justen Trail N –showing signs of serious pavement distress including multiple attempts to patch



Figure 3: Justen Trail – Driveway culvert in need of replacing



Figure 2: Janero Court N - showing alligator cracking and failed bituminous



Figure 4: Joliet Avenue N – showing major spot patching and pavement deterioration



Figure 5: Joliet Avenue N – showing major attempts at road patching

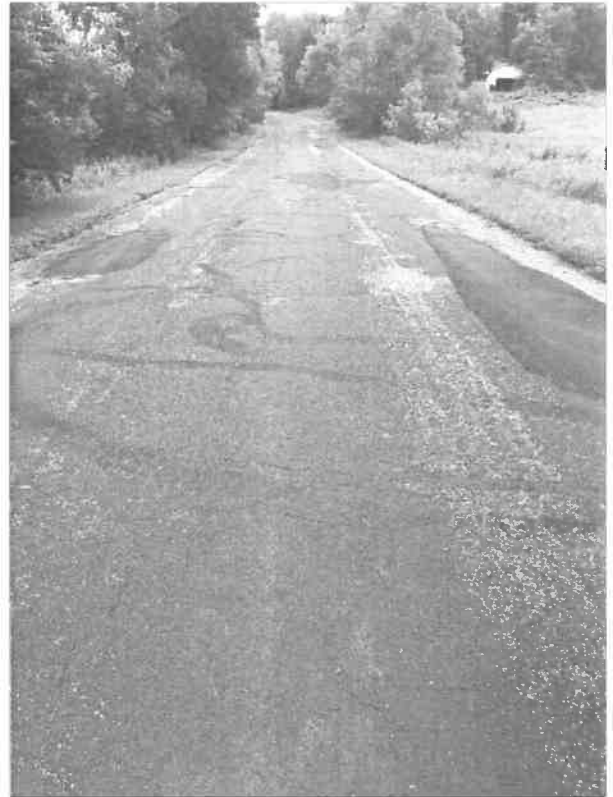


Figure 7: 101st St N – showing alligator cracking, edge patching & deteriorating pavement



Figure 6: Jody Avenue Ct N - showing longitudinal cracking



Figure 8: 103rd Street N– showing crumbling bituminous curb, pothole patching & deteriorating pavement



Figure 9: Kelman Court N – showing horizontal cracking



Figure 11: 103rd Street N – showing patching, roadway potholes, deteriorating pavement



Figure 10: 103rd Street Ct N - showing pavement distresses including longitudinal cracking & alligator cracking



Figure 12: Greenlefe Avenue N– showing roadway potholes, multiple patching & failing bituminous edges

APPENDIX C
Opinion of Probable Cost

OPINION OF PROBABLE COST - RECOMMENDED SURFACE IMPROVEMENTS

WSB Project: PAVEMENT MANAGEMENT PROJECT
Project Location: GRANT

Design By: GCT
Checked By: BAR

WSB Project No: 014035-000

Date: 8/28/2019

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. SURFACE IMPROVEMENTS - JOLIET AVE: RECLAIM						
1	2021.501	MOBILIZATION	LS	1	\$ 19,380.00	\$ 19,380.00
2	2104.501	REMOVE PIPE CULVERTS	LF	100	\$ 20.00	\$ 2,000.00
3	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	20	\$ 10.00	\$ 200.00
4	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LF	200	\$ 7.50	\$ 1,500.00
5	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	40	\$ 20.00	\$ 800.00
6	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	360	\$ 15.00	\$ 5,400.00
7	2106.507	EXCAVATION - SUBGRADE	CY	600	\$ 35.00	\$ 21,000.00
8	2106.507	SELECT GRANULAR EMBANKMENT	CY	600	\$ 30.00	\$ 18,000.00
9	2112.519	SUBGRADE PREPARATION	RDST	70	\$ 500.00	\$ 35,000.00
10	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	30	\$ 200.00	\$ 6,000.00
11	2215.504	FULL DEPTH RECLAMTION	SY	18940	\$ 2.95	\$ 55,873.00
12	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	910	\$ 5.00	\$ 4,550.00
13	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	2802	\$ 70.00	\$ 196,140.00
14	2360.504	TYPE SP 12.5 WEARING COURSE MIX (2,B) (3" THICK)	SY	360	\$ 45.00	\$ 16,200.00
15	2501.502	15" CS PIPE CULVERT	LF	100	\$ 100.00	\$ 10,000.00
16	2501.503	15" CS PIPE APRON	EACH	10	\$ 500.00	\$ 5,000.00
17	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	40	\$ 65.00	\$ 2,600.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$ 2,350.00	\$ 2,350.00
19	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	673	\$ 5.00	\$ 3,365.00
20	2575.523	WATER (DUST CONTROL)	MGAL	40	\$ 40.00	\$ 1,600.00
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
CONSTRUCTION TOTAL						\$ 406,958.00
CONTINGENCY TOTAL (10%)						\$ 40,695.80
SUBTOTAL						\$ 447,653.80
INDIRECT COST TOTAL (20%)						\$ 89,530.76
TOTAL						\$ 537,184.56
B. SURFACE IMPROVEMENTS - MILL & OVERLAY						
21	2021.501	MOBILIZATION	LS	1	\$ 54,880.00	\$ 54,880.00
22	2104.501	REMOVE PIPE CULVERTS	LF	220	\$ 20.00	\$ 4,400.00
23	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LF	980	\$ 10.00	\$ 9,800.00
24	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	120	\$ 7.50	\$ 900.00
25	2106.507	EXCAVATION - SUBGRADE	CY	300	\$ 35.00	\$ 10,500.00
26	2106.507	SELECT GRANULAR EMBANKMENT	CY	300	\$ 30.00	\$ 9,000.00
27	2232.504	MILL BITUMINOUS SURFACE	SY	70670	\$ 2.95	\$ 208,476.50
28	2332.604	EDGE MILL	LF	1740	\$ 2.95	\$ 5,133.00
29	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	3380	\$ 5.00	\$ 16,900.00
30	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	11350	\$ 70.00	\$ 794,500.00
31	2501.502	15" CS PIPE CULVERT	LF	220	\$ 100.00	\$ 22,000.00
32	2501.503	15" CS PIPE APRON	EACH	22	\$ 500.00	\$ 11,000.00
33	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
CONSTRUCTION TOTAL						\$ 1,152,489.50
CONTINGENCY TOTAL (10%)						\$ 115,248.95
SUBTOTAL						\$ 1,267,738.45
INDIRECT COST TOTAL (20%)						\$ 253,547.69
TOTAL						\$ 1,521,286.14
C. SURFACE IMPROVEMENTS - GREENLEFE AVE N (DELLWOOD CONTRIBUTION)						
34	2021.501	MOBILIZATION	LS	1	\$ 1,320.00	\$ 1,320.00
35	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LF	20	\$ 10.00	\$ 200.00
36	2106.507	EXCAVATION - SUBGRADE	CY	100	\$ 35.00	\$ 3,500.00
37	2106.507	SELECT GRANULAR EMBANKMENT	CY	100	\$ 30.00	\$ 3,000.00
38	2232.504	MILL BITUMINOUS SURFACE	SY	1120	\$ 2.95	\$ 3,304.00
39	2332.604	EDGE MILL	LF	40	\$ 2.95	\$ 118.00
40	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	60	\$ 5.00	\$ 300.00
41	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	215	\$ 70.00	\$ 15,050.00
42	2563.601	TRAFFIC CONTROL	LS	1	\$ 1,000.00	\$ 1,000.00
					\$ -	\$ -
					\$ -	\$ -
CONSTRUCTION TOTAL						\$ 27,792.00
CONTINGENCY TOTAL (10%)						\$ 2,779.20
SUBTOTAL						\$ 30,571.20
INDIRECT COST TOTAL (20%)						\$ 6,114.24
TOTAL						\$ 36,685.44
Grand Total All Schedules [A + B + C]						
CONSTRUCTION TOTAL						\$ 1,587,239.50
CONTINGENCY TOTAL (10%)						\$ 158,723.95
SUBTOTAL						\$ 1,745,963.45
INDIRECT COST TOTAL (20%)						\$ 349,192.69
TOTAL						\$ 2,095,156.14

OPINION OF PROBABLE COST - ALL STREETS RECLAIM

WSB Project: PAVEMENT MANAGEMENT PROJECT
 Project Location: GRANT
 City Project No.:
 WSB Project No: 014035-000

Design By: GCT
 Checked By: BAR
 Date: 8/28/2019

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 98,530.00	\$ 98,530.00
2	2104.501	REMOVE PIPE CULVERTS	L F	320	\$ 10.00	\$ 3,200.00
3	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	140	\$ 7.50	\$ 1,050.00
4	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	1200	\$ 5.00	\$ 6,000.00
5	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	250	\$ 20.00	\$ 5,000.00
6	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	2140	\$ 15.00	\$ 32,100.00
7	2106.507	EXCAVATION - SUBGRADE	C Y	2800	\$ 30.00	\$ 84,000.00
8	2106.507	SELECT GRANULAR EMBANKMENT	C Y	2800	\$ 25.00	\$ 70,000.00
9	2112.519	SUBGRADE PREPARATION	RDST	320	\$ 400.00	\$ 128,000.00
10	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	130	\$ 200.00	\$ 26,000.00
11	2215.504	FULL DEPTH RECLAMTION	S Y	90720	\$ 2.95	\$ 267,624.00
12	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	4330	\$ 5.00	\$ 21,650.00
13	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	14942	\$ 70.00	\$ 1,045,940.00
14	2360.504	TYPE SP 12.5 WEARING COURSE MIX (2,B) (3" THICK)	S Y	2140	\$ 45.00	\$ 96,300.00
15	2501.502	15" CS PIPE CULVERT	L F	320	\$ 60.00	\$ 19,200.00
16	2501.503	15" CS PIPE APRON	EACH	32	\$ 300.00	\$ 9,600.00
17	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	S Y	250	\$ 65.00	\$ 16,250.00
18	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
19	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$ 5,000.00	\$ 5,000.00
20	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	6285	\$ 5.00	\$ 31,425.00
21	2574.507	COMMON TOPSOIL BORROW	C Y	1400	\$ 40.00	\$ 56,000.00
22	2575.505	SEEDING	ACRE	7	\$ 4,000.00	\$ 29,200.00
23	2575.523	WATER (TURF ESTABLISHMENT)	MGAL	150	\$ 40.00	\$ 6,000.00
24	2575.523	WATER (DUST CONTROL)	MGAL	150	\$ 40.00	\$ 6,000.00
					\$	\$ -
					\$	\$ -
					\$	\$ -
CONSTRUCTION TOTAL						\$ 2,069,069.00
CONTINGENCY TOTAL (10%)						\$ 206,906.90
SUBTOTAL						\$ 2,275,975.90
INDIRECT COST TOTAL (20%)						\$ 455,195.18
TOTAL						\$ 2,731,171.08

OPINION OF PROBABLE COST - ALL STREETS MILL & OVERLAY

WSB Project: PAVEMENT MANAGEMENT PROJECT
 Project Location: GRANT
 City Project No.:
 WSB Project No: 014035-000

Design By: GCT
 Checked By: BAR
 Date: 8/28/2019

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 64,410.00	\$ 64,410.00
2	2104.501	REMOVE PIPE CULVERTS	L F	320	\$ 10.00	\$ 3,200.00
3	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	140	\$ 7.50	\$ 1,050.00
4	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	1200	\$ 5.00	\$ 6,000.00
5	2106.507	EXCAVATION - SUBGRADE	C Y	1400	\$ 30.00	\$ 42,000.00
6	2106.507	SELECT GRANULAR EMBANKMENT	C Y	1400	\$ 25.00	\$ 35,000.00
7	2232.504	MILL BITUMINOUS SURFACE	S Y	90720	\$ 2.95	\$ 267,624.00
8	2332.604	EDGE MILL	L F	2120	\$ 2.95	\$ 6,254.00
9	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	4330	\$ 5.00	\$ 21,650.00
10	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2.B)	TON	12451	\$ 70.00	\$ 871,570.00
11	2501.502	15" CS PIPE CULVERT	L F	320	\$ 60.00	\$ 19,200.00
12	2501.503	15" CS PIPE APRON	EACH	32	\$ 300.00	\$ 9,600.00
13	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
				0	\$	\$ -
				0	\$	\$ -
				0	\$	\$ -
CONSTRUCTION TOTAL						\$ 1,352,558.00
CONTINGENCY TOTAL (10%)						\$ 135,255.80
SUBTOTAL						\$ 1,487,813.80
INDIRECT COST TOTAL (20%)						\$ 297,562.76
TOTAL						\$ 1,785,376.56

OPINION OF PROBABLE COST - ALL STREETS PAVEMENT OVERLAY

WSB Project: PAVEMENT MANAGEMENT PROJECT
 Project Location: GRANT
 City Project No.:
 WSB Project No: 014035-000

Design By: GCT
 Checked By: BAR
 Date: 8/28/2019

Item No.	MnDOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	LS	1	\$ 43,650.00	\$ 43,650.00
2	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	140	\$ 7.50	\$ 1,050.00
3	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	1080	\$ 5.00	\$ 5,400.00
4	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	250	\$ 20.00	\$ 5,000.00
5	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	1920	\$ 15.00	\$ 28,800.00
6	2332.604	EDGE MILL	L F	2120	\$ 2.95	\$ 6,254.00
7	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	4330	\$ 5.00	\$ 21,650.00
8	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2,B)	TON	9959	\$ 70.00	\$ 697,130.00
9	2360.504	TYPE SP 12.5 WEARING COURSE MIX (2,B) (3" THICK)	S Y	1920	\$ 45.00	\$ 86,400.00
10	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	S Y	250	\$ 65.00	\$ 16,250.00
11	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
						\$ -
						\$ -
						\$ -
CONSTRUCTION TOTAL						\$ 916,584.00
CONTINGENCY TOTAL (10%)						\$ 91,658.40
SUBTOTAL						\$ 1,008,242.40
INDIRECT COST TOTAL (20%)						\$ 201,648.48
TOTAL						\$ 1,209,890.88

APPENDIX D

Preliminary Assessment Roll and Map



Project Location
Assessed Parcels
City Boundary

0 1,500 Feet
1 inch = 1,500 feet

N

Assessment Map
Pavement Management Program (PMP)
Grant, MN



wsb

MAP ID	PARCEL ID (PIN)	PROPERTY ADDRESS	TAXPAYER / OWNER NAME	ASSESSMENT RATE	UNITS	ASSESSMENT
1	603021130002	11670 GRENELEFE AVE WHITE BEAR LAKE MN 55110	LINDSTROM RACHEL & TIMOTHY	\$12,817.80	1	\$12,817.80
2	603021130003	11610 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	FRICK JAMES M & CAROLYN E	\$12,817.80	1	\$12,817.80
3	603021130004	11520 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	MCNAUGHTON JAN & MACKENZIE P	\$12,817.80	1	\$12,817.80
4	603021130005	11490 GRENELEFE AVE N WHITE BEAR LAKE MN 55110-1271	GOFF ROBERT F TRS & KATHLEEN M GOFF TRS	\$12,817.80	1	\$12,817.80
5	603021420001	11410 GRENELEFE AVE WHITE BEAR LAKE MN 55110	SIAMA DAVID F & CONNIE R	\$12,817.80	1	\$12,817.80
6	603021420003	11320 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	WEED FAMILY REV TRS	\$12,817.80	1	\$12,817.80
7	603021310001	0	AGASSZ CHAPTER IZAAK WALTON	\$12,817.80	1	\$12,817.80
8	603021430007	6616 INDIAN WELLS TRL WHITE BEAR LAKE MN 55110	HUMPAL BRIAN L & SUSANNAH	\$12,817.80	1	\$12,817.80
9	603021420006	11285 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	MCAULEY THOMAS & CARRIE	\$12,817.80	1	\$12,817.80
10	603021420005	11335 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	STEPHAN R COSSACK FAM TRS	\$12,817.80	1	\$12,817.80
11	603021420004	11365 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	ROGOSHESKE PAUL W & CHRISTINE	\$12,817.80	1	\$12,817.80
12	603021410001	0	STEPHAN R COSSACK FAMILY TRS	\$12,817.80	1	\$12,817.80
13	603021130008	11495 GRENELEFE AVE WHITE BEAR LAKE MN 55110	RANK TIMOTHY L & LORI A	\$12,817.80	1	\$12,817.80
14	603021130007	11595 GRENELEFE AVE N GRANT TOWNSHIP MN 55110	URBANIAK STEVEN A & THERESA A	\$12,817.80	1	\$12,817.80
15	603021130006	11635 GRENELEFE AVE N WHITE BEAR LAKE MN 55110	DOMIN RYAN J & JESSICA L	\$12,817.80	1	\$12,817.80
16	1003021310011	10390 JODY AVE CT N STILLWATER MN 55082	MEINEN NICHOLAS A & BROOKE L	\$12,817.80	1	\$12,817.80
17	1003021310003	10380 JODY AVE CT N STILLWATER MN 55082	BEHYMER BRUCE A & JUANITA S	\$12,817.80	1	\$12,817.80
18	1003021310004	10370 JODY AVE CT N STILLWATER MN 55082	KAREN C ABRAHAM REV TRS	\$12,817.80	1	\$12,817.80
19	1003021310005	10360 JODY AVE CT N STILLWATER MN 55082	WEILER DENNIS H	\$12,817.80	1	\$12,817.80
20	1003021310006	10350 JODY AVE CT N STILLWATER MN 55082-9393	LARSON GLENN C & PATRICE M	\$12,817.80	1	\$12,817.80
21	1003021310007	10340 JODY AVE CT N STILLWATER MN 55082	MCCANN CHARLES & KAREN	\$12,817.80	1	\$12,817.80
22	1003021310008	10336 JODY AVE N STILLWATER MN 55082	WOODWARD CYNTHIA S	\$12,817.80	1	\$12,817.80
23	1003021310009	10336 JODY AVE N STILLWATER MN 55082	WOODWARD CYNTHIA S & JAMES W WILKINS	\$12,817.80	1	\$12,817.80
24	1003021310010	10320 JODY AVE N STILLWATER MN 55082	SOUKHNINDY JONNY J & HOLLIS Z BEAGI	\$12,817.80	1	\$12,817.80
25	1003021340003	10310 JODY AVE N STILLWATER MN 55082	REINKE DANIEL P & PATRICIA H	\$12,817.80	1	\$12,817.80
26	1003021340004	10290 JODY AVE N STILLWATER MN 55082	TERWEY JULIE A	\$12,817.80	1	\$12,817.80
27	1003021340005	10250 JODY AVE N STILLWATER MN 55082	NEWHOUSE ROBERT C & MAGDALEN	\$12,817.80	1	\$12,817.80
28	1003021430009	10220 JODY AVE N STILLWATER MN 55082	SUBLETT ROSS & DEBORAH	\$12,817.80	1	\$12,817.80
29	1003021430003	10190 JODY AVE N STILLWATER MN 55082	ALUMOHAMMADI HOSSEIN & BRENDIA G BEAGI	\$12,817.80	1	\$12,817.80
30	1003021430004	10170 JODY AVENUE CT N STILLWATER MN 55082	BRYANT HOWARD L & SHANNON	\$12,817.80	1	\$12,817.80
31	1003021430005	10140 JODY AVE CT N STILLWATER MN 55082	PEIFFER MARK J & STEPHANIE L	\$12,817.80	1	\$12,817.80
32	1003021430006	10120 JODY AVE CT N STILLWATER MN 55082	SABBANN PATRICK LIV TRS	\$12,817.80	1	\$12,817.80
33	1503021120014	9970 JOLIET AVE N STILLWATER MN 55082	BROGREN WALTRAUD A & RODNEY D JAMES	\$12,817.80	1	\$12,817.80
34	1503021120002	10000 JUSTEN TRL N MAHTOMEDI MN 55115	WAGNER DONALD F & JOYCE I	\$12,817.80	1	\$12,817.80
35	1503021120003	9980 JUSTEN TRL N MAHTOMEDI MN 55115	EVENSON PAUL S	\$12,817.80	1	\$12,817.80
36	1503021120004	9960 JUSTEN TRL N MAHTOMEDI MN 55115	GREEDER CLAY R & LORI L	\$12,817.80	1	\$12,817.80
37	1503021120005	9940 JUSTEN TRL N MAHTOMEDI MN 55115	KIRKWOOD JAMES E & DANIELLE J	\$12,817.80	1	\$12,817.80
38	1503021120006	9920 JUSTEN TRL N MAHTOMEDI MN 55115	CINIS MARIS T & TERESA A	\$12,817.80	1	\$12,817.80
39	1503021210014	9900 JUSTEN TRL N WHITE BEAR LAKE MN 55115	BAUER JANA M & MARK W	\$12,817.80	1	\$12,817.80
40	1503021210002	9860 JUSTIN TRL WHITE BEAR LAKE MN 55115	ROLAND P RACINE JR & SUZETTE M RACINE RE	\$12,817.80	1	\$12,817.80
41	1503021210003	9860 JUSTIN TRL WHITE BEAR LAKE MN 55115	ROLAND P RACINE JR & SUZETTE M RACINE RE	\$12,817.80	1	\$12,817.80
42	1503021210004	9840 JUSTEN TRL N SAINT PAUL MN 55115	DONOVAN RICHARD	\$12,817.80	1	\$12,817.80
43	1503021210005	9820 JUSTEN TRL MAHTOMEDI MN 55115	RUTH DANIEL T & JUDITH D	\$12,817.80	1	\$12,817.80
44	1503021210006	9800 JUSTEN TRL N ST PAUL MN 55115	AYD DONALD F & AMY K	\$12,817.80	1	\$12,817.80
45	1503021220001	9780 JUSTEN TRL N MAHTOMEDI MN 55115	HARRINGTON DENISE G	\$12,817.80	1	\$12,817.80
46	1503021220002	9760 JUSTEN TRL MAHTOMEDI MN 55115	ROESLER BRIAN D & LISA M	\$12,817.80	1	\$12,817.80
47	1503021220003	9740 JUSTEN TRL N SAINT PAUL MN 55115	TAYLOR DARREN & SUSANNE	\$12,817.80	1	\$12,817.80

MAP ID	PARCEL ID (PIN)	PROPERTY ADDRESS	TAXPAYER / OWNER NAME	ASSESSMENT RATE	UNITS	ASSESSMENT
48	1503021230002	9720 JUSTEN TRL SAINT PAUL MN 55115	HAUER JOEL C & MIKALYNN P	\$12,817.80	1	\$12,817.80
49	1503021230003	9650 JUSTEN TRL N MAHTOMEDI MN 55115	FREY ROBERT G & CHERYL M	\$12,817.80	1	\$12,817.80
50	1503021230004	9130 96TH ST N ST PAUL MN 55115	BERGERON THOMAS J & KELLY L VALLANDINGHA	\$12,817.80	1	\$12,817.80
51	1503021230005	9707 JANERO CT N SAINT PAUL MN 55115	BORGMEIER TREVOR J & GENEVIEVER	\$12,817.80	1	\$12,817.80
52	1503021220004	9757 JANERO CT N ST PAUL MN 55115	BROWN WILLIAM D & PATRICIA L	\$12,817.80	1	\$12,817.80
53	1503021220005	9797 JANERO CT MAHTOMEDI MN 55115	MANNING ROBERT R & BARBARA F	\$12,817.80	1	\$12,817.80
54	1503021220006	9800 JANERO CT N ST PAUL MN 55115	BRANDT ROBERT B & LESA M	\$12,817.80	1	\$12,817.80
55	1503021220011	9790 JANERO CT N MAHTOMEDI MN 55115	VOSOONEY ALEXIS A & ANTHONY R	\$12,817.80	1	\$12,817.80
56	1503021220012	9750 JANERO CT N MAHTOMEDI MN 55115	EUL MICHAEL R & GIULIANA	\$12,817.80	1	\$12,817.80
57	1503021230006	9700 JANERO CT N MAHTOMEDI MN 55115	ALBRECHT MARK & AMY B	\$12,817.80	1	\$12,817.80
58	1503021230007	9650 JANERO CT MAHTOMEDI MN 55115	LIEDER PAUL H & MERLENE J	\$12,817.80	1	\$12,817.80
59	1503021230008	9590 JANERO CT ST PAUL MN 55115	MARSHALL GRANT C & LAUREEN L	\$12,817.80	1	\$12,817.80
60	1503021310001	9250 DELLWOOD RD N WHITE BEAR LAKE MN 55110	DELLWOOD FARM LLC	\$12,817.80	3	\$38,453.41
61	1503021230001	9121 96TH ST N SAINT PAUL MN 55115	WINCHELL KAY	\$12,817.80	1	\$12,817.80
62	1503021240008	9255 96TH ST WHITE BEAR LAKE MN 55110	BESKAR PATRICK J & SHANNON	\$12,817.80	1	\$12,817.80
63	1503021240003	9675 JUSTEN TRL N WHITE BEAR LAKE MN 55110	DECOSTER JEFFREY S	\$12,817.80	1	\$12,817.80
64	1503021240002	9733 JUSTEN TRL N GRANT MN 55115	HARLOW LORI A & JEFFREY D	\$12,817.80	1	\$12,817.80
65	1503021210011	9755 JUSTEN TRL N WHITE BEAR LAKE MN 55115	WOLFF BRIAN M & JOAN E	\$12,817.80	1	\$12,817.80
66	1503021210010	9785 JUSTEN TRL N WHITE BEAR LAKE MN 55115	CHERYL J SCHULTE REV TRS	\$12,817.80	1	\$12,817.80
67	1503021210009	9831 JUSTEN TRL N ST PAUL MN 55115	OLSEN SCOTT R & LORI A	\$12,817.80	1	\$12,817.80
68	1503021210008	9865 JUSTEN TRL N SAINT PAUL MN 55115	SORELL B SLAYMAKER & VALERIE J MEIER SIA	\$12,817.80	1	\$12,817.80
69	1503021210007	9895 JUSTEN TRL SAINT PAUL MN 55115-1329	LEE CLIFFORD A & BEVERLY A	\$12,817.80	1	\$12,817.80
70	1503021120011	9925 JUSTEN TRL N MAHTOMEDI MN 55115	KEATING VICTORIA R	\$12,817.80	1	\$12,817.80
71	1503021120010	9945 JUSTEN TRL N MAHTOMEDI MN 55115	JOHNSON DAVID E	\$12,817.80	1	\$12,817.80
72	1503021120009	9969 JUSTEN TRL N MAHTOMEDI MN 55115	SCHNEIDER THOMAS A & PHYLLIS	\$12,817.80	1	\$12,817.80
73	1503021120008	9995 JUSTEN TRL N SAINT PAUL MN 55115	TRONRUD DAVID K & LEAF METZ	\$12,817.80	1	\$12,817.80
74	1503021120012	9997 JUSTEN TRL N WHITE BEAR LAKE MN 55115	SEMLAK ANDREW L & MOLLY A	\$12,817.80	1	\$12,817.80
75	1503021130008	9995 JUSTEN TRL N SAINT PAUL MN 55115	TRONRUD DAVID K & LEAF METZ	\$12,817.80	1	\$12,817.80
76	1503021120013	9750 JOLIET AVE STILLWATER MN 55082	SCHWITZ DENNIS N & KELLEY S DEWUSKE	\$12,817.80	1	\$12,817.80
77	1503021130005	9710 JOLIET AVE N STILLWATER MN 55082	AHLBOM GREGORY J & VICKI J	\$12,817.80	1	\$12,817.80
78	1503021130009	9660 JOLIET AVE N STILLWATER MN 55082	HOULE LEO W & SHEILA A	\$12,817.80	1	\$12,817.80
79	1503021130004	0	BRABENDER CHARLES L & ROSANNE	\$12,817.80	1	\$12,817.80
80	1503021130010	9606 JOLIET AVE N STILLWATER MN 55082	HILTON ANTHONY D & ERIN K	\$12,817.80	1	\$12,817.80
81	1503021130011	9550 JOLIET AVE N STILLWATER MN 55082	CARR THOMAS R	\$12,817.80	1	\$12,817.80
82	1503021420002	9520 JOLIET AVE STILLWATER MN 55082	HUBER JEFFREY & KIMBERLY	\$12,817.80	1	\$12,817.80
83	1503021420003	9444 JOLIET AVE N STILLWATER MN 55082	BAIRD WALTER C & ELIZABETH A	\$12,817.80	1	\$12,817.80
84	1503021420004	9390 JOLIET AVE N STILLWATER MN 55082	MCKNEIL RICHARD L & KAREN A	\$12,817.80	1	\$12,817.80
85	1503021420005	9330 JOLIET AVE N STILLWATER MN 55082	MILLER TIMOTHY J & TERESA E-W	\$12,817.80	1	\$12,817.80
86	1503021420006	9280 JOLIET AVE N STILLWATER MN 55082	ENGELHART ROBT II & KATHERINE	\$12,817.80	1	\$12,817.80
87	1503021410005	9411 JOLIET AVE N STILLWATER MN 55082	BENNETT RICHARD T JR TRS & ARLENE A BENN	\$12,817.80	1	\$12,817.80
88	1503021410004	9337 JOLIET AVE N STILLWATER MN 55082	BENNETT RICHARD T JR TRS & MAUREEN A	\$12,817.80	1	\$12,817.80
89	1503021410002	9411 JOLIET AVE N STILLWATER MN 55082	BENNETT RICHARD T JR TRS & ARLENE A BENN	\$12,817.80	2	\$25,635.61
90	1503021140002	9535 JOLIET AVE N STILLWATER MN 55082	OLSON DOUGLAS E & SARAH J	\$12,817.80	1	\$12,817.80
91	1503021140005	9595 JOLIET AVE N STILLWATER MN 55082	WEISNER SCOTT & WENDY	\$12,817.80	1	\$12,817.80
92	1503021140004	9643 JOLIET AVE N STILLWATER MN 55082	TRS AGR FRANK & CYNTHIA SOMMERFELDT	\$12,817.80	1	\$12,817.80
93	1503021140003	9671 JOLIET AVE N STILLWATER MN 55082	MOSES JUSTINE K & JORDAN F HAWKINSON	\$12,817.80	1	\$12,817.80
94	1503021110006	9735 JOLIET AVE N STILLWATER MN 55082	BECKER RODNEY A & ELIZABETH L	\$12,817.80	1	\$12,817.80

MAP ID	PARCEL ID (PIN)	PROPERTY ADDRESS	TAXPAYER / OWNER NAME	ASSESSMENT RATE	UNITS	ASSESSMENT
95	150302110005	9777 JOLIET AVE N STILLWATER MN 55082	GENEUX L JOSEPH & RILEY S M	\$12,817.80	1	\$12,817.80
96	1503021110004	9819 JOLIET AVE N STILLWATER MN 55082	SCHULER MATTHEW R & SHARON J	\$12,817.80	1	\$12,817.80
97	1503021110003	9871 JOLIET AVE N STILLWATER MN 55082	HEDSTRAND JASON W & KRIS E	\$12,817.80	1	\$12,817.80
98	1503021110002	9909 JOLIET AVE N STILLWATER MN 55082	STELLMACH LUCAS P T & MAUA R	\$12,817.80	1	\$12,817.80
99	1103021330002	10050 KESWICK AVE N STILLWATER MN 55082	HETALA-CARVER GWYNN	\$12,817.80	0.25	\$3,204.45
100	1103021330007	10077 101ST ST STILLWATER MN 55082	WINTER CHAD & MARI	\$12,817.80	1	\$12,817.80
101	1003021440008	9955 101ST ST N STILLWATER MN 55082	NOEL GARY R & KRISTINE A	\$12,817.80	1	\$12,817.80
102	1003021440001	9691 101ST ST N STILLWATER MN 55082	SLACK PAUL E & LISA A	\$12,817.80	1	\$12,817.80
103	1003021430002	9696 101ST ST N STILLWATER MN 55082	KRIKAVA MICHAEL C & MARTHA C	\$12,817.80	1	\$12,817.80
104	1003021430001	9655 103RD STREET CT N STILLWATER MN 55082	CHRISTIANSEN WALDO E	\$12,817.80	1	\$12,817.80
105	1003021420007	9745 103RD STREET CT N STILLWATER MN 55082	HUNTER LINDA L	\$12,817.80	1	\$12,817.80
106	1003021410010	9805 103RD ST STILLWATER MN 55082	PENDERGRAFT JERRY L & SUSAN E	\$12,817.80	1	\$12,817.80
107	1003021410009	9865 103RD ST N STILLWATER MN 55082	RECH PAUL J & PAMELA M	\$12,817.80	1	\$12,817.80
108	1003021410008	9925 103RD ST N STILLWATER MN 55082	SALMEN ANDREW N & REBECCA L	\$12,817.80	1	\$12,817.80
109	1003021410007	10260 JUNO AVE STILLWATER MN 55082	HONIMYHR PAUL T & AMY R	\$12,817.80	1	\$12,817.80
110	1003021440004	0	MENNING MICHAEL L	\$12,817.80	1	\$12,817.80
111	1003021440003	9515 103RD STREET CT N STILLWATER MN 55082	PRESBRY GERALDINE M	\$12,817.80	1	\$12,817.80
112	1003021440002	9820 101ST ST N STILLWATER MN 55082	BALL JEFFREY T & KRISTA R	\$12,817.80	1	\$12,817.80
113	1003021440005	10141 JUNO AVE N STILLWATER MN 55082	BERGMANN CARL F & KATHRYN N	\$12,817.80	1	\$12,817.80
114	1103021330005	10120 101ST ST N STILLWATER MN 55082	MOLITOR MARK J & PAMELA S	\$12,817.80	1	\$12,817.80
115	1103021330003	10150 101ST ST N STILLWATER MN 55082	VASKO ELIZABETH & RONALD	\$12,817.80	1	\$12,817.80
116	1103021330008	10198 101ST ST N STILLWATER MN 55082	SATHER JUDD & MARTHA	\$12,817.80	1	\$12,817.80
117	1003021440006	10191 JUNO AVE N STILLWATER MN 55082	ALLEN PATRICK K & KERRI STAHECKER	\$12,817.80	1	\$12,817.80
118	1003021440007	10255 JUNO AVE N STILLWATER MN 55082	GRAETZER DAVID H & AMANDA	\$12,817.80	1	\$12,817.80
119	1103021330004	10150 101ST ST N STILLWATER MN 55082	VASKO ELIZABETH A & RONALD K	\$12,817.80	1	\$12,817.80
120	1103021330001	10190 101ST ST N STILLWATER MN 55082	GRUBER RICHARD G	\$12,817.80	1	\$12,817.80
121	1103021330002	10205 103RD ST N STILLWATER MN 55082	CLAPP CATHARINE & MARK WARD	\$12,817.80	1	\$12,817.80
122	1103021320001	10011 103RD ST N STILLWATER MN 55082	VOSS BETH M	\$12,817.80	1	\$12,817.80
123	1103021320002	10031 103RD ST N STILLWATER MN 55082	JOHNSON SCOTT L & DEBORAH	\$12,817.80	1	\$12,817.80
124	1103021320003	10081 103RD ST N STILLWATER MN 55082	HENRY S KNOLL JR TRS	\$12,817.80	1	\$12,817.80
125	1103021320004	10121 103RD ST N STILLWATER MN 55082	BERWALD STEPHANIE J & ANDREW W	\$12,817.80	1	\$12,817.80
126	1103021320005	10161 103RD ST N STILLWATER MN 55082	WALSH ADAM	\$12,817.80	1	\$12,817.80
127	1103021320006	10191 103RD ST N STILLWATER MN 55082	EVANS JOHN S & JOANNE M	\$12,817.80	1	\$12,817.80
128	1103021320007	10203 103RD ST N STILLWATER MN 55082	PAKKONEN DALE R & VANESSA	\$12,817.80	1	\$12,817.80
129	1103021320006	10210 103RD ST N STILLWATER MN 55082	PRATT ERIC J & LYNN M	\$12,817.80	1	\$12,817.80
130	1103021320009	10401 KELMAN CT STILLWATER MN 55082	DONOHOO GWENDOLYN J & BARRY R & DAVID D	\$12,817.80	1	\$12,817.80
131	1103021320010	10401 KELMAN CT STILLWATER MN 55082	DONOHOO GWENDOLYN J & BARRY	\$12,817.80	1	\$12,817.80
132	1103021320011	10411 KELMAN CT N STILLWATER MN 55082-9439	ROBERT K EGGE TRS ETAL	\$12,817.80	1	\$12,817.80
133	1103021320012	10433 KELMEN CT N STILLWATER MN 55082	MCMULTY BRIAN F & NANCY K	\$12,817.80	1	\$12,817.80
134	1003021410001	10450 KELMAN CT N STILLWATER MN 55082	WENZEL RONALD G & SHIRLEY A	\$12,817.80	1	\$12,817.80
135	1003021410002	10440 KELMAN CT N STILLWATER MN 55082	WILLETT JEREMY & BROOKE	\$12,817.80	1	\$12,817.80
136	1103021320013	10030 103RD ST N STILLWATER MN 55082	HAAK ANDREW Q & CAROL I	\$12,817.80	1	\$12,817.80
137	1103021320014	9730 103RD ST N STILLWATER MN 55082	WOODLAND ACRES CO	\$12,817.80	1	\$12,817.80
138	1103021320015	10030 103RD ST N STILLWATER MN 55082	HAAK ANDREW Q & CAROL I	\$12,817.80	1	\$12,817.80
139	1003021410003	9890 103RD ST N STILLWATER MN 55082	HARTZELL ROBERT C	\$12,817.80	1	\$12,817.80
140	1003021410004	9850 103RD ST N STILLWATER MN 55082	FOGELSON SCOTT & LUANNE	\$12,817.80	1	\$12,817.80
141	1003021410005	9810 103RD ST N STILLWATER MN 55082	CALHOUN CLYDE D & SHARON K	\$12,817.80	1	\$12,817.80

MAP ID	PARCEL ID (PIN)	PROPERTY ADDRESS	TAXPAYER / OWNER NAME	ASSESSMENT RATE	UNITS	ASSESSMENT
142	1003021420001	9760 103RD ST N STILLWATER MN 55082	GUTZMANN RANDALL W & BARBARA J LUEHMANN	\$12,817.80	1	\$12,817.80
143	1003021420002	9730 103RD ST N STILLWATER MN 55082	LORNTSON RICHARD A & NANCY	\$12,817.80	1	\$12,817.80
144	1003021420009	9730 103RD STREET STILLWATER MN 55082	LORNTSON RICHARD A AND NANCY C	\$12,817.80	1	\$12,817.80
145	1003021420004	10339 JOLIET AVE N STILLWATER MN 55082	TEDSON SCOTT & CAITLIN	\$12,817.80	1	\$12,817.80
146	1003021420006	10481 JOLIET AVE N STILLWATER MN 55082	PRESCOTT TRISHA & BENJAMIN	\$12,817.80	1	\$12,817.80
147	1003021420008	10325 JODY AVE N STILLWATER MN 55082	HANSEN CHAD W & AMY M	\$12,817.80	1	\$12,817.80
148	1003021430007	10317 JODY AVE N STILLWATER MN 55082	LINSER JEROME A & MARY ANNE	\$12,817.80	1	\$12,817.80
149	1003021430008	10169 JODY AVE N STILLWATER MN 55082	LARKIN MICHAEL S & LYNETTE M	\$12,817.80	1	\$12,817.80

APPENDIX E
Pavement Forensics Report

Memorandum

To: Brad Reifsteck

From: Andrea Blanchette
Tom Wood
Sheue Torng Lee

Date: August 1, 2019

Re: Pavement Coring Forensic Report
WSB Project No. 014035-000

Introduction

WSB is pleased to submit this pavement forensics report detailing the results of the pavement coring which were completed on May 14, 2019 in the City of Grant. The various characteristics of the pavement cores were analyzed to assist in determining the appropriate pavement maintenance or rehabilitation method for the roadways.

A total of 20 pavement cores were taken. The locations of the pavement cores are summarized in **Figure 1**. A summary of the pavement depths and conditions, and recommended maintenance activity for each street are shown in **Table 1**.

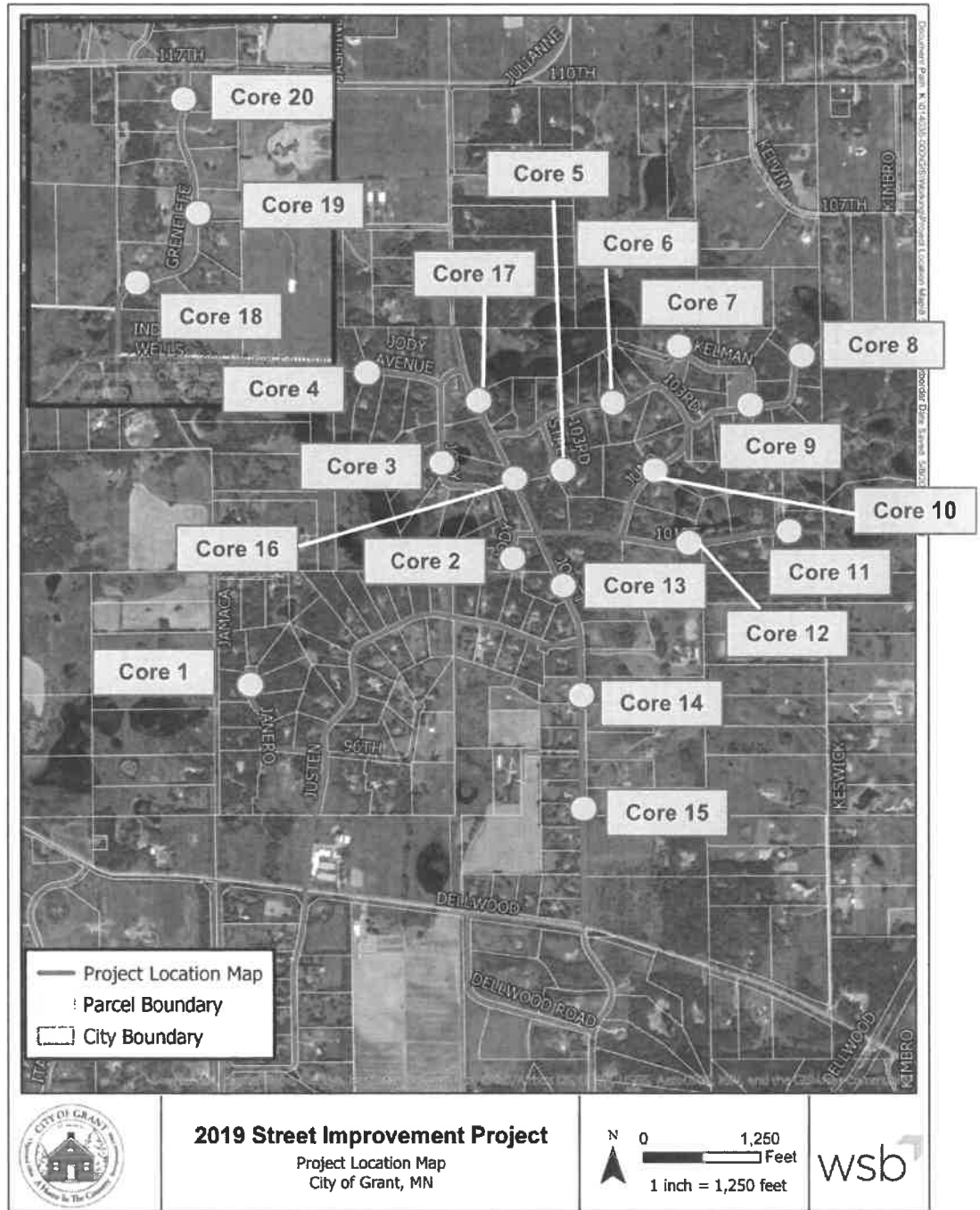


Figure 1. Pavement core locations in the City of Grant.

Table 1. Pavement core information and recommended maintenance activity.

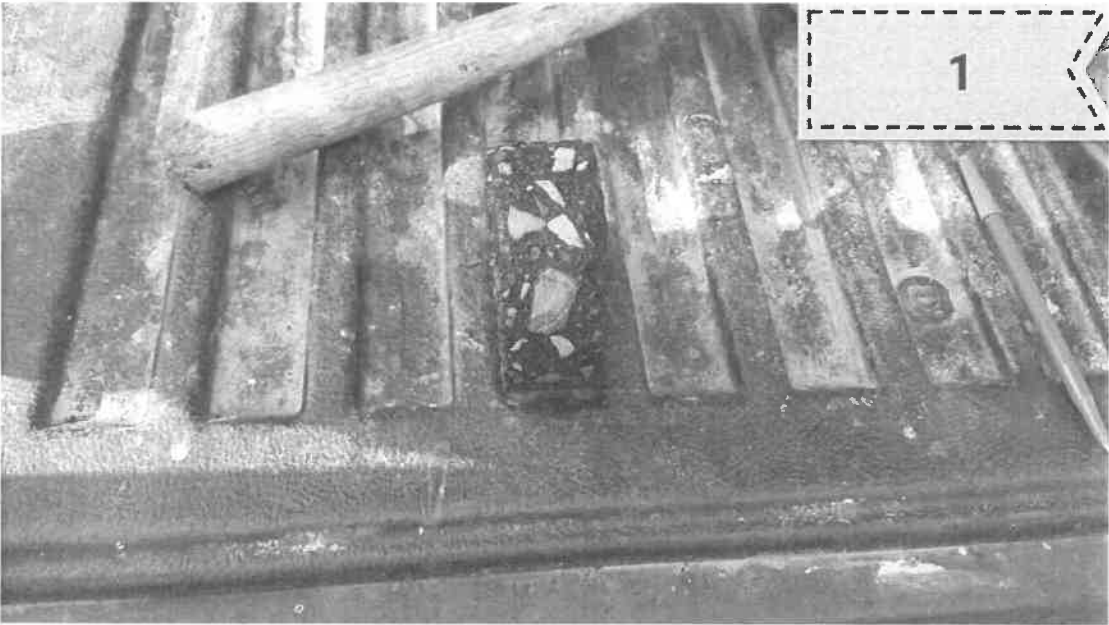
Core ID	Street	Bituminous Depth (inches)	Aggregate Depth (inches)	Recommended Maintenance Activity	Notes
1	Janero Ct N	1.5	7.5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Cores were in good condition. All layers bonded together well. Select granular material found underneath the gravel base.
2	Jody Ave N	1.5	4.5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in poor condition and broken. Select granular material found underneath the gravel base.
3		1.0	6 limestone		Core was in poor condition and broken. Select granular material found underneath the gravel base.
4	Jody Ave Ct N	1.5	4.5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in poor condition and broken. Select granular material found underneath the gravel base.
5	103rd St Ct N	1.5	4.5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in poor condition and broken. Select granular material found underneath the gravel base.
6	103rd St N	2.0	5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in poor condition. Select granular material found underneath the gravel base.
7	Kelman Ct N	2.0	5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in good condition. Select granular material found underneath the gravel base.
8	103rd St N	1.5	4.5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in fair condition. Select granular material found underneath the gravel base.
9		2.0	4.5 limestone		Core was in poor condition with cracks showing. Select granular material found underneath the gravel base.

Core ID	Street	Bituminous Depth (inches)	Aggregate Depth (inches)	Recommended Maintenance Activity	Notes
10	Juno Ave N	1.75	5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in fair condition. Select granular material found underneath the gravel base.
11	101st St N	1.5	4.5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was broken into pieces. Select granular material found underneath the gravel base.
12		1.5	5 limestone		Core was broken into pieces. Select granular material found underneath the gravel base.
13	Joliet Ave N	2.0	5 limestone	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in good condition. Select granular material found underneath the gravel base.
14		2.0	4.5 limestone		Core was in poor condition. Select granular material found underneath the gravel base.
15		2.0	5 limestone		Core was in poor condition and broken. Select granular material found underneath the gravel base.
16		1.75	5 limestone		Core was in poor condition and broken. Select granular material found underneath the gravel base.
17		1.5	5 limestone		Core was in poor condition and broken. Select granular material found underneath the gravel base.
18	Grenelefe Ave N	2.0	5 sandy gravel material	Full depth bituminous removal and 2.5-inch replacement / Full depth reclamation (FDR)	Core was in fair condition.
19		2.5	6 + sandy gravel material		Core was in good condition.
20		2.5	6 + sandy gravel material		Core showed signs of deterioration.

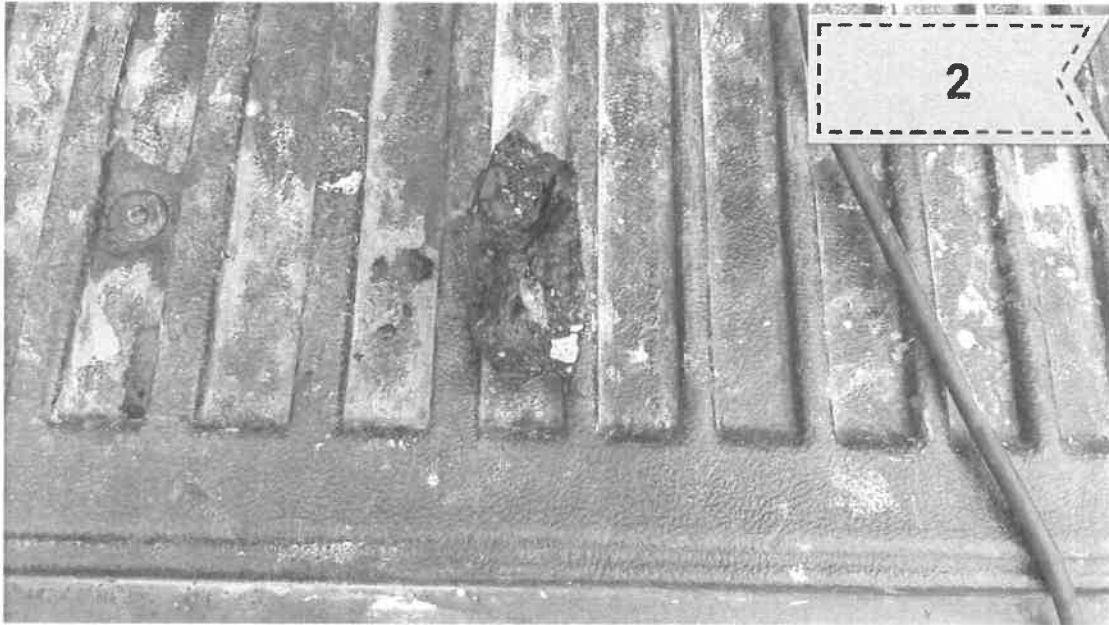
Appendix

City of Grant Coring Photos

Core 1

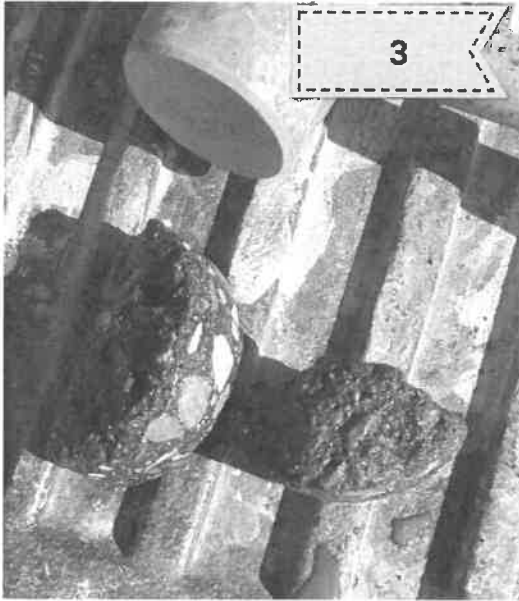


Core 2

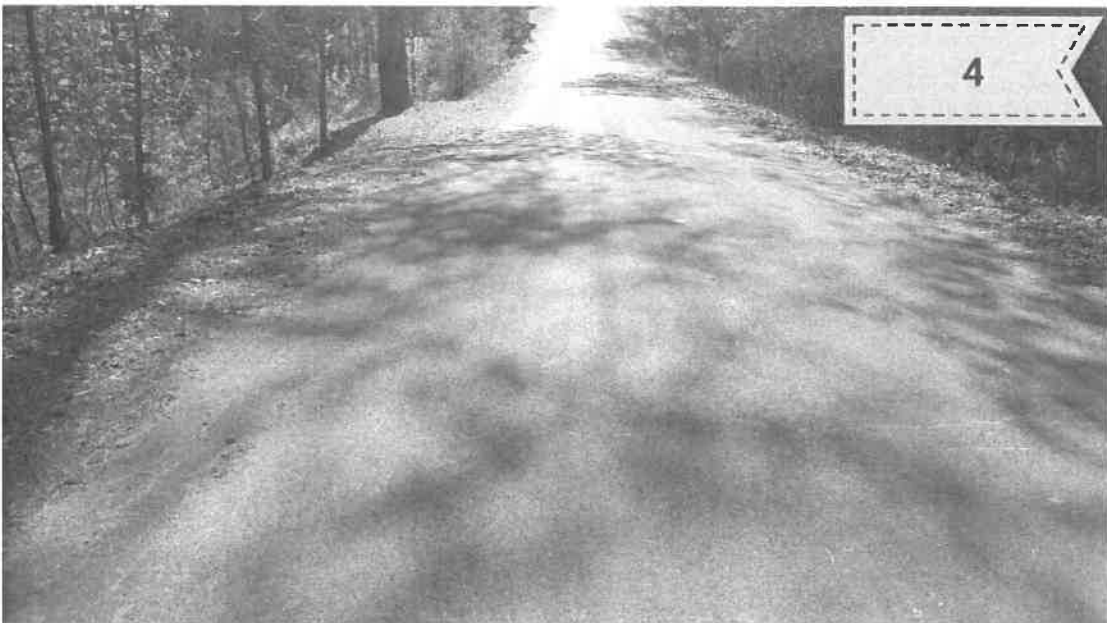




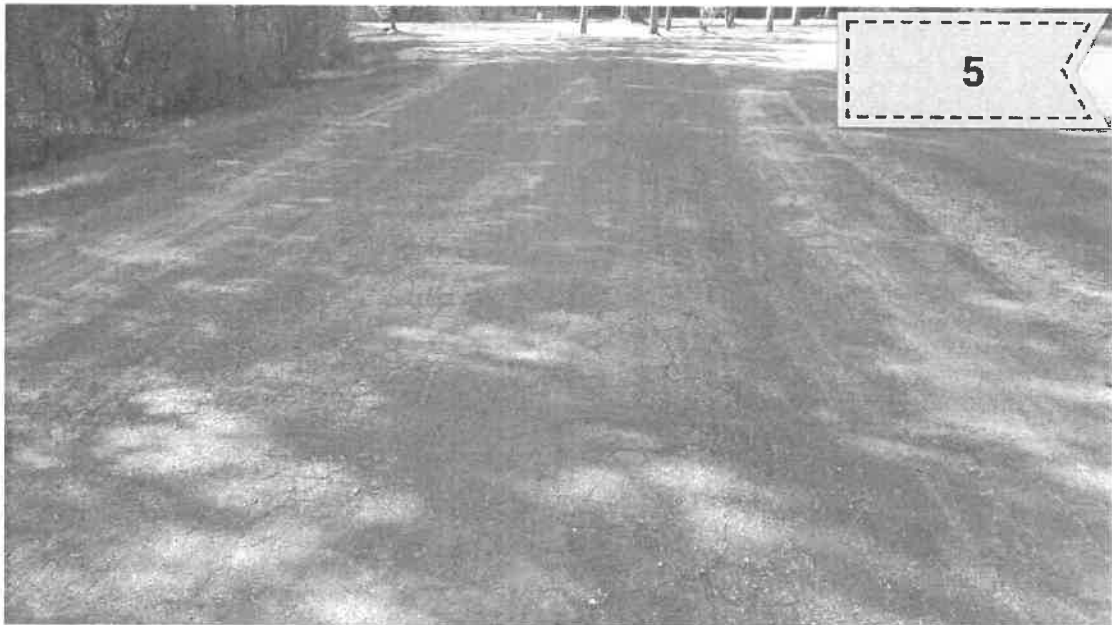
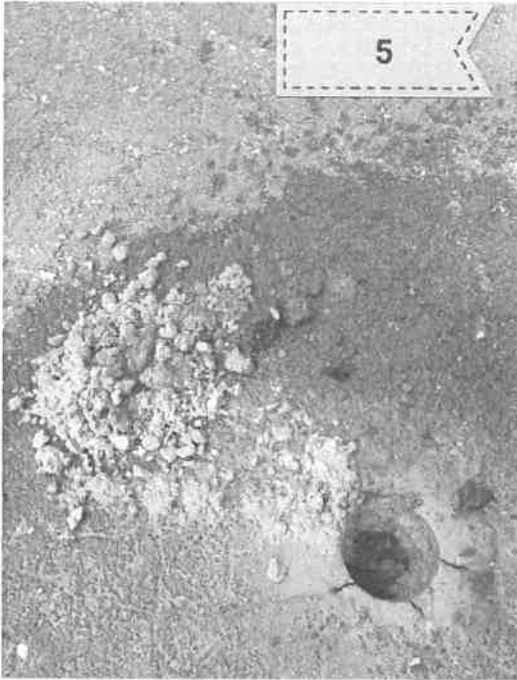
Core 3



Core 4



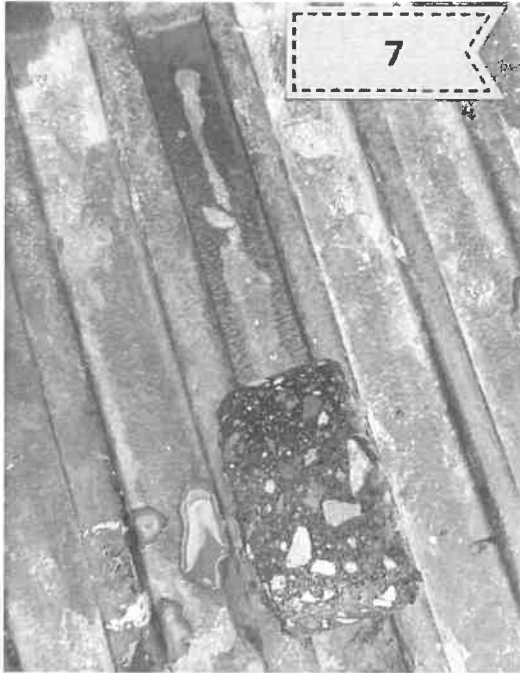
Core 5



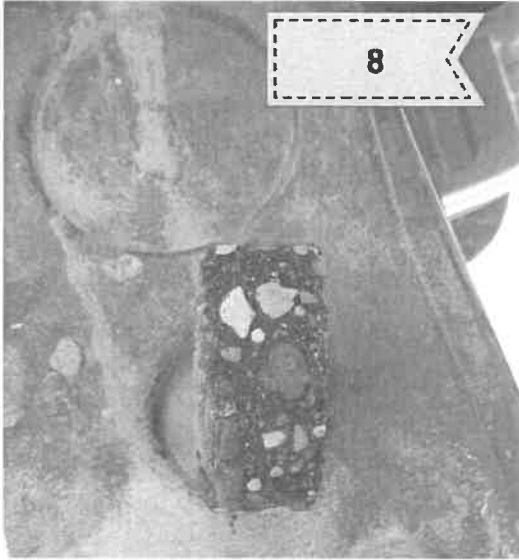
Core 6



Core 7



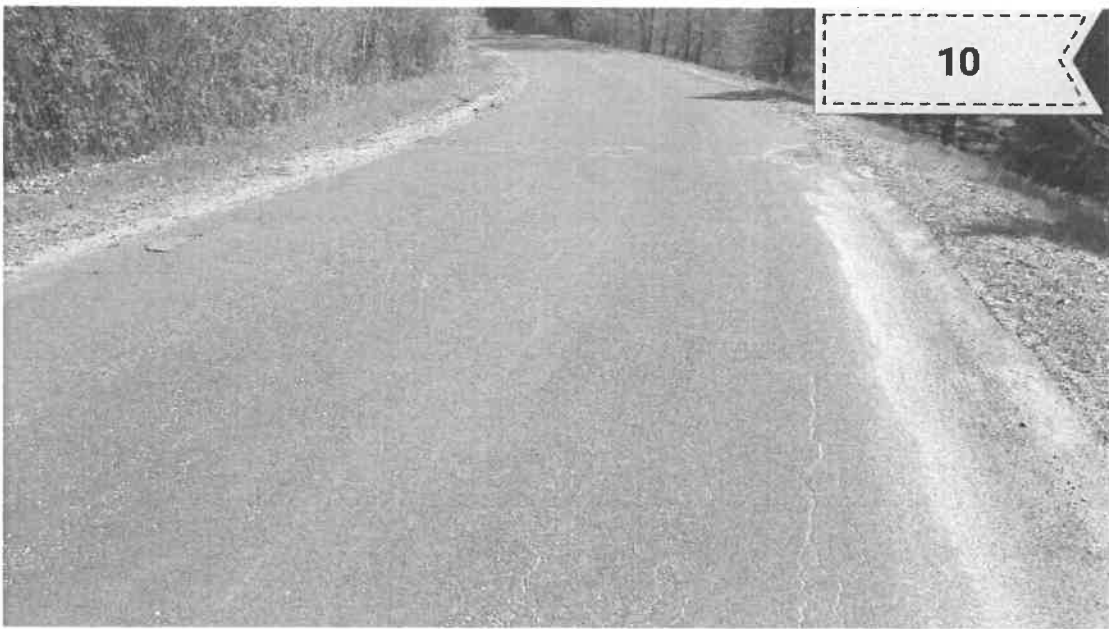
Core 8



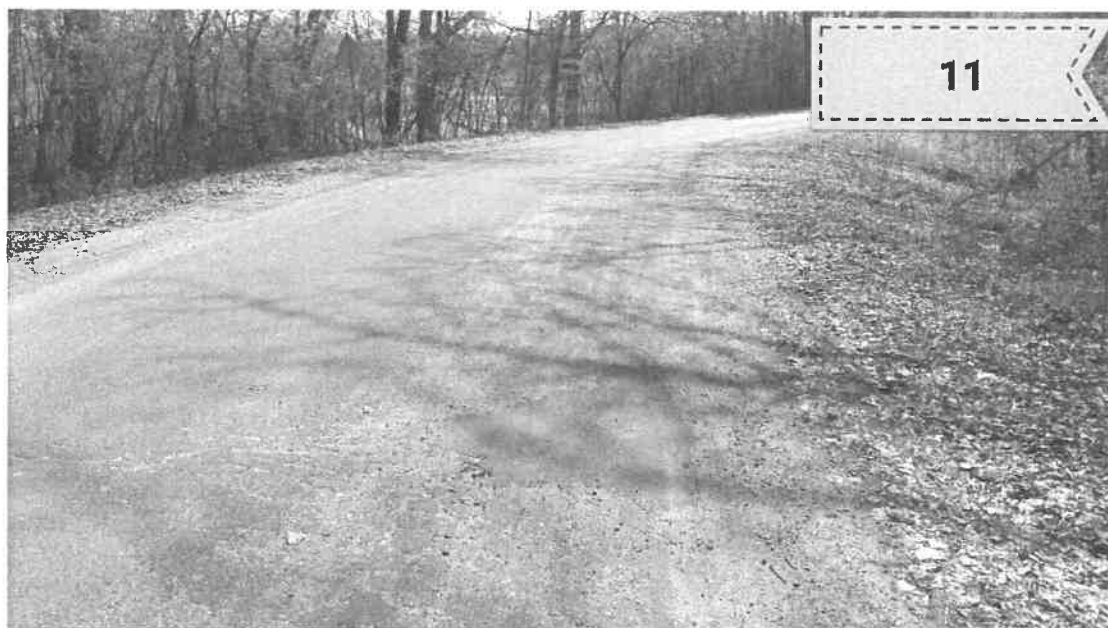
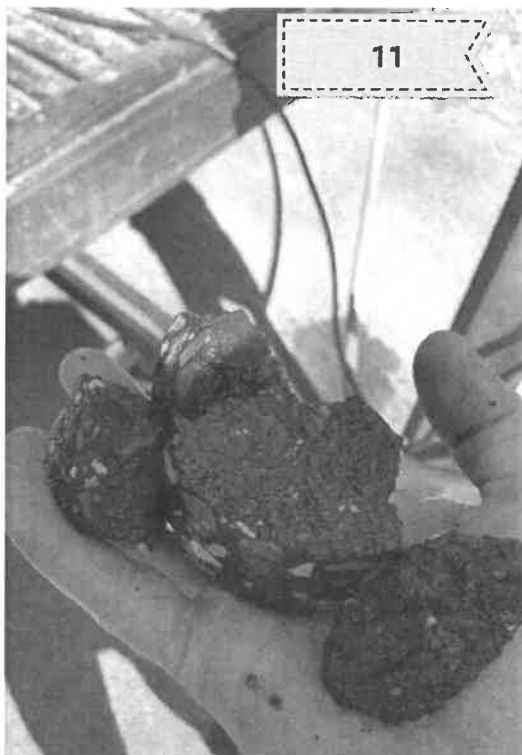
Core 9



Core 10



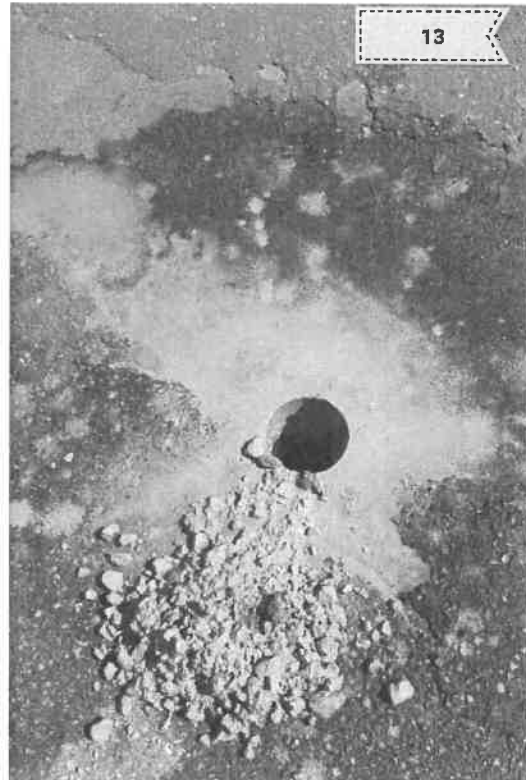
Core 11



Core 12



Core 13



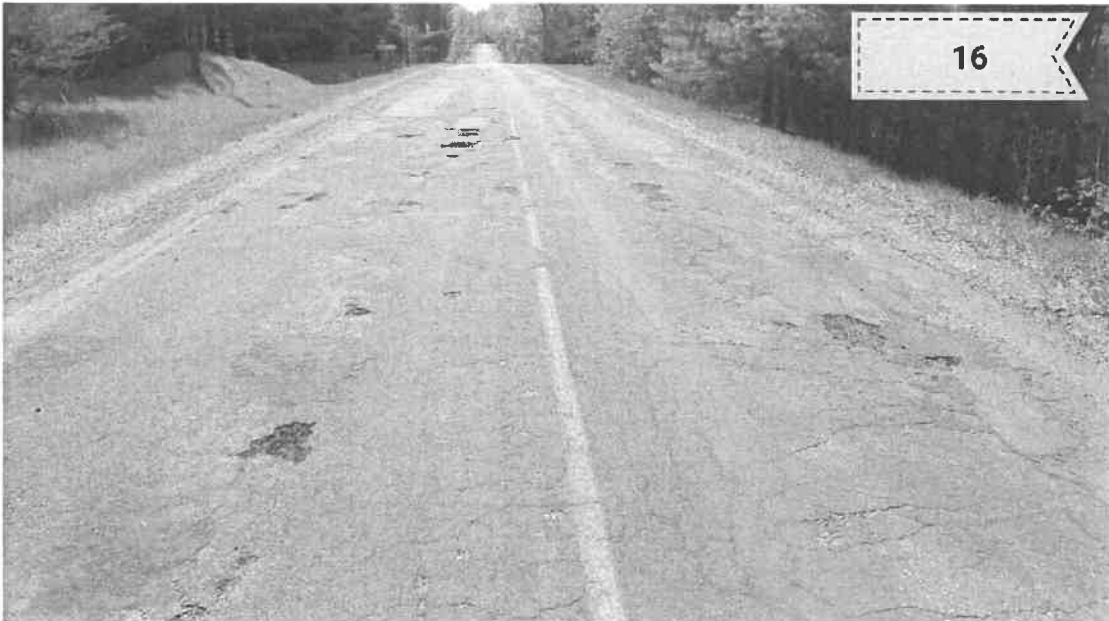
Core 14



Core 15



Core 16



Core 17



Core 18



Core 19



Core 20





Technical Memorandum

To: Brad Reifsteck

*From: Andrea Blanchette, PE
Sheue Torng Lee, EIT
Tom Wood*

Date: June 28, 2018

*Re: Pavement Coring Summary Report
WSB Project Number: 012003*

This pavement coring summary report presents the results of the pavement coring performed on June 28, 2018 along Justen Trail North in Grant. A total of 4 pavement cores were taken within this roadway segment, with pavement depths ranging from 2 inches to 2.5 inches. At least 3.5 inches of gravel was found underlying the bituminous layer. The locations of the pavement cores are summarized in **Figure 1**. A summary of the pavement depths and conditions is shown on **Table 1**. Pictures of the pavement cores and roadway surface are shown in **Appendix A** of this report.

Mr. Brad Reifsteck
 June 28, 2018



Figure 1. Pavement core locations taken within Grant along Justen Trail North.

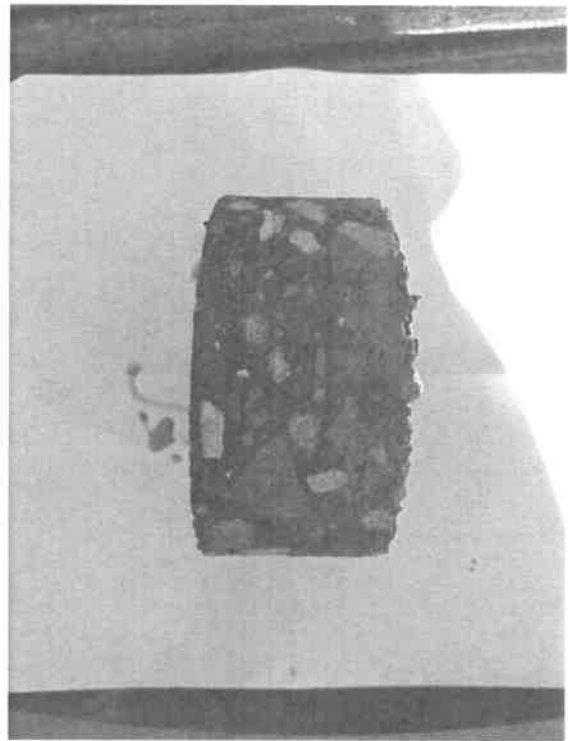
Table 1. Pavement core information.

Core ID	Bituminous Depth (inches)	Aggregate Depth (inches)	Notes
1	2	3.5	Core was in poor condition.
2	2	± 4	Core was in poor condition and deteriorated.
3	2.25	± 4	Core was in decent condition with minor losing fines and binders.
4	2.5	± 4	Core showed signs of deterioration.

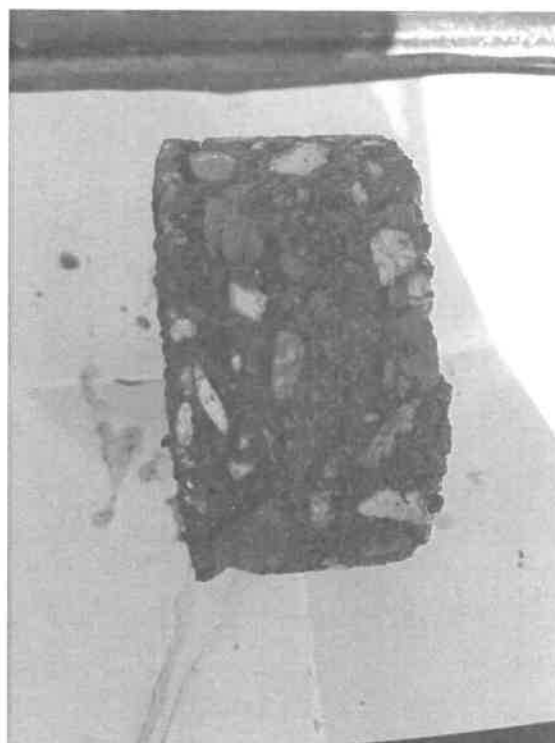
Appendix A

Grant Coring Pictures

Core 1



Core 2



Core 3



Core 4



APPENDIX F

Petitions

Memorandum

To: **Honorable Mayor and City Council, City of Grant**
Kim Points, Administrator, City of Grant

From: **Brad Reifsteck, PE, City Engineer**
WSB & Associates, Inc.

Date: April 26, 2019

Re: 2019 Street Improvement Projects – Resident Petitions.
 WSB Project No.

Actions to be considered:

Resolution Declaring Adequacy of Petition and Ordering Preparation of Report.

Facts:

Several petitions were received by several property owners requesting a Feasibility Study be completed for roadway improvements along the following streets:

- Janero Court N (9 / 10 or 90% of property owners signed petition)
- Justen Trail N (22 / 31 or 71% of property owners signed petition)
- Grenelefe Ave N (11 / 18 or 61% of property owners signed petition)
- Woodlawn Acres (33 / 68 or 49% of property owners signed petition)
 - Jody Ave & Ct N
 - 103rd Street & Ct N
 - Juno Ave N.
 - Joliet Ave N (101ST ST n to end of Pavement)
 - 101st St N.
 - Kellman Ct (Highview Rd N)
- Joliet Ave N south of 101st St N. (6 / 25 or 24% of property owners signed petition)

The signed petitions account for 81 / 152 or 53% of the property owners within the project limits, exceeding the 35% needed for the city to authorize the City Engineer to prepare a Feasibility Study, the first step in the procedures per the City's current assessment policy.

Action: Discussion.

Attachments: Resolution, Map, Petitions

Dated 7/27/18

City of Grant
PO BOX 577
Willernie, MN 55090

Dear City Honorable Mayor and City Council Members,

I am writing to ask the City Council to consider roadway improvements along **Janero Court N from 9130 96th St N to 9800 Janero Ct N**. Our neighborhood understands if at least thirty-five (35) percent of the abutting properties owners sign the petition, the Council may order the completion of a Feasibility Report, the first step in the Special Assessment Process. We also understand if at least seventy-five percent of the abutting properties owners to be assessed sign the petition, the council will order the project.

I have attached a petition signed by 90 % of the abutting property owners, which meets the requirement mentioned above, and who are agreeable to funding this project per the City's Special Assessment Policy.

Sincerely,

Mark Albrecht
9700 Janero Ct N
Grant, MN 55115

Enclosure: Signed Petition

A handwritten signature in black ink, appearing to read 'Mark Albrecht', written in a cursive style.

Resident Petition Authorizing Roadway Improvement Project Feasibility Report

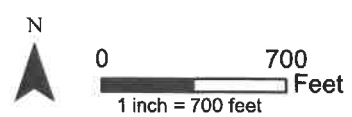
MapID	PROPERTY ADDRESS	OWNER NAME	SIGNATURE	DATE
69	9130 96TH ST N	BERGERON THOMAS J &/OR KELLY L VALLANDINGHAM		
70	9707 JANERO CT N	BORGMEIER TREVOR J &/OR GENEVIEVE R	<i>Trevor Borgmeier</i>	7/13/18
71	9757 JANERO CT N	BROWN WILLIAM D &/OR PATRICIA L	<i>William D Brown</i>	7/18/18
72	9797 JANERO CT	MANNING ROBERT R &/OR BARBARA F	<i>Robert R Manning</i>	7/12/18
73	9800 JANERO CT N	BRANDT ROBERT B &/OR LESA M	<i>Robert B Brandt</i>	7/23/18
74	9790 JANERO CT N	VOSOONEY ALEXIS A &/OR ANTHONY R	<i>Anthony R Vosoonney</i>	7/17/18
75	9750 JANERO CT N	EUL MICHAEL R &/OR GIULIANA	<i>Michael R Eul</i>	7/7/18
76	9700 JANERO CT N	ALBRECHT MARK &/OR AMY B	<i>Mark Albrecht</i>	7-12-18
77	9650 JANERO CT	LIEDER PAUL H &/OR MERLENE J	<i>Paul Lieder</i>	
78	9590 JANERO CT	MARSHALL GRANT C &/OR LAUREEN L	<i>Laureen Marshall</i>	7-18-18

Note: Signing this petition is not an agreement by the property owner to be specially assessed for the project nor does it waive the property owner rights to a public hearing.



2018 Pavement Management Program (PMP) Map

Grant, MN



Resident Petition Authorizing Roadway Improvement Project Feasibility Report

MapID	PROPERTY ADDRESS	OWNER NAME	SIGNATURE	DATE
53	10000 JUSTEN TRL N	WAGNER DONALD F & JOYCE I		
54	9980 JUSTEN TRL N	EVENSON PAUL S		
55	9960 JUSTEN TRL N	GREEDER CLAY R & LORI L		
56	9940 JUSTEN TRL N	KIRKWOOD JAMES E & DANIELLE J	<i>James Kirkwood</i>	7/17/18
57	9920 JUSTEN TRL N	CINIS MARIS T & TERESA A	<i>Terisa Cinis</i>	7/17/18
58	9900 JUSTEN TRL N	BAUER JANA M & MARK W	<i>Mark Bauer</i>	7/12/18
59	9880 JUSTEN TRL N	RACINE ROLAND P JR & SUZETTE M		
60	9860 JUSTEN TRL N	RACINE ROLAND P JR & SUZETTE M		
61	9840 JUSTEN TRL N	DONOVAN RICHARD	<i>Richard Donovan</i>	7/17/18
62	9820 JUSTEN TRL	RUTH DANIEL T & JUDITH D	<i>Daniel Ruth</i>	7/12/18
63	9800 JUSTEN TRL N	AYO DONALD F & AMY K		
64	9780 JUSTEN TRL N	HARRINGTON DENISE G	No	
65	9760 JUSTEN TRL	ROFSLER BRIAN D & LISA M	<i>Brian Rofler</i>	7-12-18
66	9740 JUSTEN TRL N	TAYLOR DARREN & SUSANNE	<i>DB Taylor</i>	3-30-19
67	9720 JUSTEN TRL	HAUFER JOEL C & MIKALYNN P	<i>Joel Hauger</i>	7/17/18
68	9650 JUSTEN TRL N 5375 LARK TOHANKA	FREY ROBERT G & CHERYL M	<i>Robert & Cheryl Frey</i>	7/17/18
79	BLVD	DELLWOOD FARM LLC	<i>John Dellwood</i>	8-2-18
80	9121 96TH ST N	WINCHELL KAY		
81	9255 96TH ST	BESKAR PATRICK J & SHANNON	<i>Shannon Beskar</i>	7/17/18
91	9733 JUSTEN TRL N	THOMAS A & MARY K ANDERSON REV TRS Jeff & Lori Harlow	<i>Jeff Harlow</i>	4/23/19
92	9755 JUSTEN TRL N	WOLFF BRIAN M & JOAN E		
93	9785 JUSTEN TRL N	CHERYL I SCHULTE REV TRS	<i>Brenda Schulte</i>	4-23-19
94	9831 JUSTEN TRL N	OLSEN SCOTT R & LORI A SOBELL B SLAYMAKER & VALERIE T MEIFR		
95	9865 JUSTEN TRL N	SLAYMAKER TRS	<i>Scott Sobell</i>	04-23-19
96	9895 JUSTEN TRL	LET CLIFFORD A & BEVERLY A	<i>Beverly Let</i>	7/12/18
97	9925 JUSTEN TRL N	KEATING VICTORIA R		
99	9969 JUSTEN TRL N	SCHNEIDER THOMAS A & PHYLLIS		
100	9995 JUSTEN TRL N	TRONRUD DAVID K & LEAF METZ	<i>David Tronrud</i>	4/27/19
101	9997 JUSTEN TRL N	SEMLAK DANIEL J & LYNDIA Sandra Anderson	<i>Daniel Semlak</i>	7/19/18
	9675 JUSTEN TRL N	JEFF DECASTER	<i>Jeff DeCaster</i>	4/23/19

Note: Signing this petition is not an agreement by the property owner to be specially assessed for the project nor does it waive the property owner's right to be assessed for the project.

Resident Petition Authorizing Roadway Improvement Project Feasibility Report

PARCEL	PROPERTY ADDRESS	OWNER NAME	SIGNATURE	DATE
53	10000 JUSTEN TRL N	WAGNER DONALD F & KIM F		
54	9980 JUSTEN TRL N	EVENSEN PAUL S		
55	9960 JUSTEN TRL N	GREEDER CLAY R & LORI L		
56	9940 JUSTEN TRL N	GREENWOOD JAMES F & DANIELLE J	<i>[Signature]</i>	7/17/18
57	9920 JUSTEN TRL N	CRIS MARY & TERESA A	<i>[Signature]</i>	11/17/18
58	9900 JUSTEN TRL N	GALFR JAMES B & MARY W	<i>[Signature]</i>	7/17/18
59	9880 JUSTEN TRL N	RACINE ROLAND P JR & SUZETTE M	<i>[Signature]</i>	3/28/19
60	9860 JUSTEN TRL N	RACINE ROLAND P JR & SUZETTE M	<i>[Signature]</i>	3/28/19
61	9840 JUSTEN TRL N	DONOHAN RICHARD	<i>[Signature]</i>	7/17/18
62	9820 JUSTEN TRL	RUTH DANIEL T & JUDITH D	<i>[Signature]</i>	7/17/18
63	9800 JUSTEN TRL N	AYD DONALD F & AMY E	<i>[Signature]</i>	3/31/19
64	9780 JUSTEN TRL N	HARRINGTON DENISE G		
65	9760 JUSTEN TRL	ROESLER BRIAN D & LISA M	<i>[Signature]</i>	7/13/18
66	9740 JUSTEN TRL N	TAYLOR DARREN & SUSANNE		
67	9720 JUSTEN TRL	HALER JOEL C & MIKALYNN P	<i>[Signature]</i>	7/17/18
68	9650 JUSTEN TRL N 3375 LAKE JORDAN BLVD	FREY ROBERT G & CHERYL M	<i>[Signature]</i>	7/17/18
69		DELLWOOD FARM LLC	<i>[Signature]</i>	8-7-18
80	9271 96TH ST N	WINCHELL RAY		
81	9255 96TH ST	BESKAR PATRICK J & SHANNON	<i>[Signature]</i>	7/17/18
91	9133 JUSTEN TRL N	THOMAS A & MARY K ARNOLD REV TRS		
92	9155 JUSTEN TRL N	WOLFF BRIAN M & JOAN E		
93	9180 JUSTEN TRL N	CHERYL J SCHULTE REV TRS		
94	9831 JUSTEN TRL N	OLSEN SCOTT R & LORI A SORELL B SLAYMAKER & VALERIE J ARNOLD	<i>[Signature]</i>	3/29/19
95	9865 JUSTEN TRL N	SLAYMAKER TRS		
96	9895 JUSTEN TRL	LEE CLIFFORD A & BEVERLY A	<i>[Signature]</i>	7/17/18
97	9925 JUSTEN TRL N	KEATING VICTORIA R		
99	9969 JUSTEN TRL N	SCHNEIDER THOMAS A & PHYLLIS		
100	9995 JUSTEN TRL N	TRONRUD DAVID K & LEAN MITZ		
101	9997 JUSTEN TRL N	SEMLAR DANIEL J & SYNDIA <i>semlar address</i>	<i>[Signature]</i>	7/17/18

Note: Signing this petition is not an agreement by the property owner to be specially assessed for the project nor does it waive the property owner's right to be assessed for the project.



2018 Pavement Management Program (PMP) Map

Grant, MN

● Signed Petition



0

1 inch = 700 feet



Road repair feasibility study petition

The paved roads in our community need attention. This petition is to gather signatures to initiate a feasibility study to complete a needs assessment for the roads in Woodland Acres to include:

101st St. N

103rd St. Ct. N

103rd St. N

Juno Ave. N

Kellman Ct.

Jody Ave.

Jody Ave. Ct.

Jody Ct.

The current road policy requires at least 35% of the homeowners with property abutting any of these roads to agree to the study being conducted. There is also currently a \$3000 escrow fee for the study to be completed.

The feasibility study involves an invasive examination of the road and road bed to determine the best course of action and a cost to return the road to a solid, stable, safe road.

This petition is only for the feasibility study to be completed and NOT for agreeing to being assessed for the roads to be repaired. Upon completion, the City Engineer will share the findings of the report with the residents via the cities website or through another public meeting.

The findings of the report will include a mock assessment showing the cost implications to each parcel. Residents will be given another opportunity via petition, after reviewing the feasibility report, to decide whether or not to move forward with the project.

If the road reconstruction project is approved by the residents in WAC, the cost of the feasibility study will be rolled into the reconstruction project. If the reconstruction project is not approved by the residents, each of the WAC members will be assessed their portion of the \$3000 and the roads will not be reconstructed.

There is a similar petition effort underway in the area for residents living on Joliet Ave N, Janero Ct. N, and 96th St N.

By signing this petition, you are only agreeing to approve the road repair feasibility study for WAC and pay your portion (approximately \$48) if the full road reconstruction project is not approved.

Please sign the petition to get the feasibility study completed.

FAQ document is here: <https://drive.google.com/file/d/1C56a9mjlwLHqXrsZu...>

ONE VOTE PER ADDRESS ONLY!!!

Thank you!

Nancy Lorntson - WAC Secretary

Brad Reifsteck

From: N Lorntson <nlorntson@gmail.com>
Sent: Wednesday, April 03, 2019 10:39 AM
To: Brad Reifsteck
Subject: WAC road petition
Attachments: Road repair feasibility study petition 2019.docx; map2019.png


Attached is the petition and below are who signed it. Additionally, the City owns one parcel on 101st and the Company owns a large parcel which is our park. I've attached a map of who owns what

#	Name	House	Street	Signature	Date/Time	Notes
1	Nancy Lorntson	9730	103rd St. N.		February 3, 2019, 2:47 AM	Owns two parcels
2	Jeremy Brooke Willett	10440	Kelman Court N.		February 3, 2019, 2:54 AM	
3	Amy and Paul Honmyhr	10260	Juno Ave. N.		February 3, 2019, 3:20 AM	
4	Mark Pfeiffer	10140	Jody Ave. N.		February 3, 2019, 4:08 AM	
5	Andrew Berwald	10121	103rd St. N.		February 3, 2019, 12:21 PM	
6	Mark Sabbann	10120	Jody Ave. N.		February 3, 2019, 12:37 PM	
7	Julie A Terwey	10290	Jody Ave. N.		February 3, 2019, 1:01 PM	
8	Linda Hunter	9745	103rd St. Court		February 3, 2019, 2:28 PM	
9	Susan Hartzell	9890	103rd St. N.		February 3, 2019, 3:47 PM	
10	Rebecca Salmen	9925	103rd St. N.		February 3, 2019, 4:15 PM	
11	Hollis Beagi	10320	Jody Ave. N.		February 3, 2019, 9:08 PM	
12	Susan Pendergraft	9805	103rd St. N.		February 3, 2019, 9:34 PM	
13	Elizabeth Vasko	10150	101st St. N.		February 3, 2019, 10:02 PM	
14	Chad Hansen	10325	Jody Ave. N.		February 4, 2019, 3:26 AM	
15	John Evans	10191	103rd St. N.		February 4, 2019, 3:52 AM	
16	Brenda Beagi	10190	Jody Ave. N.		February 4, 2019, 7:07 AM	
17	Richard Gruber	10190	101st St. N.		February 4, 2019, 7:48 PM	
18	Karen Abraham	10370	Jody Ave Ct.		February 4, 2019, 10:46 PM	
19	Beth M Voss	10011	103rd St. N.		February 5, 2019, 11:53 AM	
20	Trisha Prescott	10481	Joliet Ave. N.		February 6, 2019, 4:17 AM	Parcel on Joliet only
21	Scott Tedson	10339	Joliet Ave. N.		February 6, 2019, 1:19 PM	Parcel on Joliet only
22	Waldo Christiansen	9655	103rd St. Court		February 6, 2019, 9:02 PM	
23	Sharon Calhoun	9810	103rd St. N.		February 6, 2019, 10:17 PM	
24	Robert Egge	10411	Kelman Court N.		February 7, 2019, 12:31 AM	
25	Richard Donohoo	10401	Kelman Court N.		February 7, 2019, 3:10 PM	Owns two parcels
26	Gary Noel	9955	101st St. N.		February 7, 2019, 3:23 PM	
27	Dan and Pattie Reinke	10310	Jody Ave. N.		February 7, 2019, 9:06 PM	
28	Denny Weiler	10360	Jody Ave Ct.		February 8, 2019, 7:52 PM	
29	Fritz Bergmann	10141	Juno Ave. N.		February 9, 2019, 4:03 PM	

--
Nancy



Parcel Map
Woodlawn Acre Development
City of Grant, MN

N 
0 600 Feet
1 inch = 600 feet
WSB

Resident Petition Authorizing Roadway Improvement Project Feasibility Report

MapID	PROPERTY ADDRESS	OWNER NAME	SIGNATURE	DATE
1	11670 GRENELEFE AVE	LINDSTROM RACHEL & TIMOTHY		
2	11610 GRENELEFE AVE N	FRICK JAMES M & CAROLYN E		
3	11520 GRENELEFE AVE N	MCNAUGHTON IAN & MACKENZIE P		
4	11490 GRENELEFE AVE N	GOFF ROBERT F TRS & KATHLEEN M GOFF TRS		
5	11410 GRENELEFE AVE	SLAMA DAVID F & CONNIE R		
6	2803 CORAL WAY	WEED FAMILY REV TRS	<i>Page Weed</i>	1-29-19
7	PO BOX 577	CITY OF GRANT		
8	9750 JAMACA AVE N	AGASSIZ CHAPTER IZAAK WALTON		
9	22 GRENELEFE AVE	DONOVAN DOUGLAS B & JULIE A		
10	2 SPYGLASS PL	MARY F & RONALD R BOOTH TRS		
11	6616 INDIAN WELLS TRL	HUMPAL BRIAN L & SUSANNAH		
12	11285 GRENELEFE AVE N	MCAULEY THOMAS & CARRIE		
13	5 HIGHPOINTE RD	STEPHAN R COSSACK FAM TRS		
14	11365 GRENELEFE AVE N	ROGOSHESKE PAUL W & CHRISTINE		
15	5 HIGH POINT RD	STEPHAN R COSSACK FAMILY TRS		
16	11495 GRENELEFE AVE	RANK TIMOTHY L & LORI A		
17	11595 GRENELEFE AVE N	URBANIAK STEVEN A & THERESA A		
18	11635 GRENELEFE AVE N	DOMIN RYAN J & JESSICA L		


Note: Signing this petition is not an agreement by the property owner to be specially assessed for the project nor does it waive the property owner rights to a public hearing.

Resident Petition Authorizing Roadway Improvement Project Feasibility Report

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16	11495 GRENELEFE AVE	RANK TIMOTHY L & LORI A		
17	11595 GRENELEFE AVE N	URBANIAK STEVEN A & THERESA A	<i>Steven & Theresa Urbanick</i>	<i>1-29-19</i>
18	11635 GRENELEFE AVE N	DOMIN RYAN J & JESSICA L		

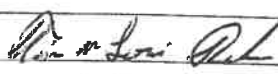
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15	5 HIGH POINT RD	STEPHAN R COSSACK FAMILY TRS		
16	11495 GRENELEFE AVE	RANK TIMOTHY L & LORI A		2/3/19
17	11595 GRENELEFE AVE N	URBAŇIAK STEVEN A & THERESA A		
18	11635 GRENELEFE AVE N	DOMIN RYAN J & JESSICA L		

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Resident Petition Authorizing Roadway Improvement Project Feasibility Report

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3	11520 GRENELEFE AVE N	MCNAUGHTON IAN & MACKENZIE P	<i>[Signature]</i>	2/3/19
4	11490 GRENELEFE AVE N	GOFF ROBERT F TRS & KATHLEEN M GOFF TRS	<i>R.F. Goff</i>	2/3/19
5	11410 GRENELEFE AVE	SLAMA DAVID F & CONNIE R		
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12	11285 GRENELEFE AVE N	MCAULEY THOMAS & CARRIE	<i>[Signature]</i>	2-3-19
13	5 HIGHPOINTE RD	STEPHAN R COSSACK FAM TRS	<i>[Signature]</i>	1-28-2019
14	11365 GRENELEFE AVE N	ROGOSHESKE PAUL W & CHRISTINE	<i>P.W. Rogosheske</i>	2-3-2019
15	5 HIGH POINT RD	STEPHAN R COSSACK FAMILY TRS	<i>[Signature]</i>	1-28-2019
16	11495 GRENELEFE AVE	RANK TIMOTHY L & LORI A		
17	11595 GRENELEFE AVE N	URBANIAK STEVEN A & THERESA A		
18	11635 GRENELEFE AVE N	DOMIN RYAN J & JESSICA L		

Note: Signing this petition is not an agreement by the property owner to be specially assessed for the project nor does it waive the property owner rights to a public hearing.



Parcels Map
 Grenelefe Avenue N Corridor Project
 City of Grant, MN



0 600 Feet
 1 inch = 600 feet



APPENDIX G
Neighborhood Meeting

Memorandum

To: Property Owners

From: Brad Reifsteck, PE, Grant City Engineer

Date: August 9, 2019

Re: Neighborhood Meeting – Present Draft Feasibility Report for the
2019 Street Improvement Project
WSB Project No. R-014035-000

Hi Everyone,

As many of you may know, the City Council has ordered the preparation of a feasibility report for the following streets based upon the many signed petitions they have received:

- Janero Court North
- Justen Trail North
- Grenelefe Avenue North
- Jody Avenue & Court North
- 103rd Street & Court North
- Juno Avenue North
- Joliet Avenue North
- 101st Street North
- Kellman Court North

We would like to offer the residents the opportunity to view the draft report prior to presenting it to Council at their September meeting.

**A Neighborhood Meeting will be held on Wednesday, August 21 from
6:30 p.m. to 8:00 p.m. at the Woodbury Lutheran Church – Oak Hill Campus,
9050 60th Street North, Stillwater, MN 55082.**

City staff will present a short PowerPoint presentation and will be available to discuss the proposed project as well as answer any questions. We are also very interested in receiving your feedback.

In addition to the meeting, we are gathering comments on the potential project via survey, which can be found here: <https://www.surveymonkey.com/r/JQKSVMQ>. We would greatly appreciate you taking the time to offer us your feedback this way!

If you are unable to attend, please feel free to contact me at 763.612.5243 or breifsteck@wsbeng.com.

Thank you!

Open House
Wednesday, August 21, 2019

Sign-In Sheet
2019 Pavement Management Program
City of Grant
WSB Project No. 014035-000

Name	Address	Telephone	Email	Would you like to receive email updates?
Stinson & York	10170 504th Ave Ct	426-0328	5000311@verizon.net	Y
Robert Hamer				
George DeLeon				
Bill Brown	9757 James St N	426-4181	wdb656@comcast.net	Yes
Henry Clark	10081-103rd St N	651-426-4144	ejkrell@pennstate.edu	Yes
Keith & Patrick Alk	10191 Juno Ave N	612-865-2048	prallen1012@gmail.com	Y
Trisha Prescott	10418 Joliet Ave N	612-619-2245	benandtrisharaj@gmail.com	Y
Glen Larson	10350 Juno Ave Ct N	651-226-6044	g@PlanetLarson.com	yes
Sharon Schuler	9819 Joliet Ave N	651-492-2740	Sharon.Schuler@yahoo.com	YES
Dennis Schwietz	9750 Joliet Ave N	651-653-9142	DennisSchwietz@gmail.com	YES

Open House
Wednesday, August 21, 2019

Sign-In Sheet
2019 Pavement Management Program
City of Grant
MSB Project No. 014035-000

Name	Address	Telephone	Email	Would you like to receive email updates?
Terry Pendergref	9805 103rd St No.	651653 8144		
Waldo Christensen	9655-103rd St N	651-429-3545		
Dick Kornison	9730 → 9701 103rd St N	651-429-3480		
Ron Vasko	10150 101st St N	612-518-3864	RonVasko@Carcast.NET	
Rod James	9970 Juliet Ave N	651-429-9689	rdjames22@gmail.com	
Jeff DeCoster	9675 JUSTEN RD N	612763469	JEFFDECOSTER51@GMAIL.COM	
DAN & JUDY RUTH	9820 JUSTEN RD N	651-426-0869		
Patricia Reinke	10310 Jody Avenue N	651-653-7779	pather@inte@comcast.net	Yes
BETH VOSS	10011 103RD St N	651-426-0008	VOSSHITZMAN@COMMCAST.NET	yes
MATT CARTER	10011 103RD St N		MRPCARTER@MSD.COM	yes
Jim Kirkwood	9940 JUSTEN RD N	651 707 2377	jkirkwood@forman.com	

Open House
Wednesday, August 21, 2019

Sign-In Sheet
2019 Pavement Management Program
City of Grant
WSB Project No. 014035-000

Name	Address	Telephone	Email	Would you like to receive email updates?
BERNIE SCHULTE	9785 JUSTIN TRAIL	651-260-1182	BSSCHULTE@COMCAST.NET	Y
Bandy Gutzman	9760 103 rd St N	651-420-7280	rwgutz@aol.com	YES
Nancy Horntson	9730 103 rd St N	763-238-1720	nlorntson@gmail.com	YES
RICHARD G. GRUBER	10190 101 st St N	612-865-6296	mcgrubers@comcast.net	YES
Alex & Tony Vosoney	9790 Janero Ct. N.	651-207-6009	avosoney@gmail.com	YES
JERRY + Mary Annise Jinsay	10317 Jody Ave	651-429-6523	jajinsay@iphouse.com	

Open House
Wednesday, August 21, 2019

Sign-In Sheet
2019 Pavement Management Program
City of Grant
WSB Project No. 014035-000

Name	Address	Telephone	Email	Would you like to receive email updates?
MARIE ARRECHT	9700 Janssen Ct N	763 222-6675	mariearrecht@comcast.net	
Mari Wirtler	10077 101st St N	651-592-7744	mdwintler@comcast.net	Y
Lucas Stellmach	9909 Joliet Ave N	218-780-4924	lpt510@hotmail.com	Y
Cheryl Frey	9650 Justen N	651-426-0573	chrylann43@comcast.net	Y
Denise Harrington	9780 Justen Tr N	651-276-0168	dharrington@usfamily.net	Y

Open House
Wednesday, August 21, 2019

Sign-In Sheet
2019 Pavement Management Program
City of Grant
WSB Project No. 014035-000

Name	Address	Telephone	Email	Would you like to receive email updates?
MARK SABBANA	10120 JADY AVE CT N	651407-1764	tyme356@yahoo.com	YES
ROBERT FREY	8650 JUSTIN TRL	651426-0573	ROBERT.FREY43@gmail.com	Yes
Paul Rogoski				

Open House
Wednesday, August 21, 2019

Sign-In Sheet
2019 Pavement Management Program
City of Grant
WSB Project No. 014035-000

Name	Address	Telephone	Email	Would you like to receive email updates?
Paul F. Karson McNeil	9390 Soltic	651-429-5499	TickMcNeil@comcast.net	Yes
PAUL RECHT	9865 103rd	651-246-6823	prsyscml@gmail.com	sure
W. BROGREN	9970 JONET AVEN	651-429-9689	wabrogren@gmail.com	Yea YES
Maris/Teri Cinis	9920 Justen Tr	651-426-2477	facwedd@gmail.com	Yes
ANDREW/CAROL HAAK	10030 103RD ST.	426-5201	haak@adhbgroup.com	YES
PAUL ROYOLSKA	11265 Grenelub	426-0927	paul.royolska@pages.com	yes
Brian Roesler	9760 Justen Tr	651-387-0592	broes@yahoo.com	yes



2019 Street Improvement Project Feasibility Report

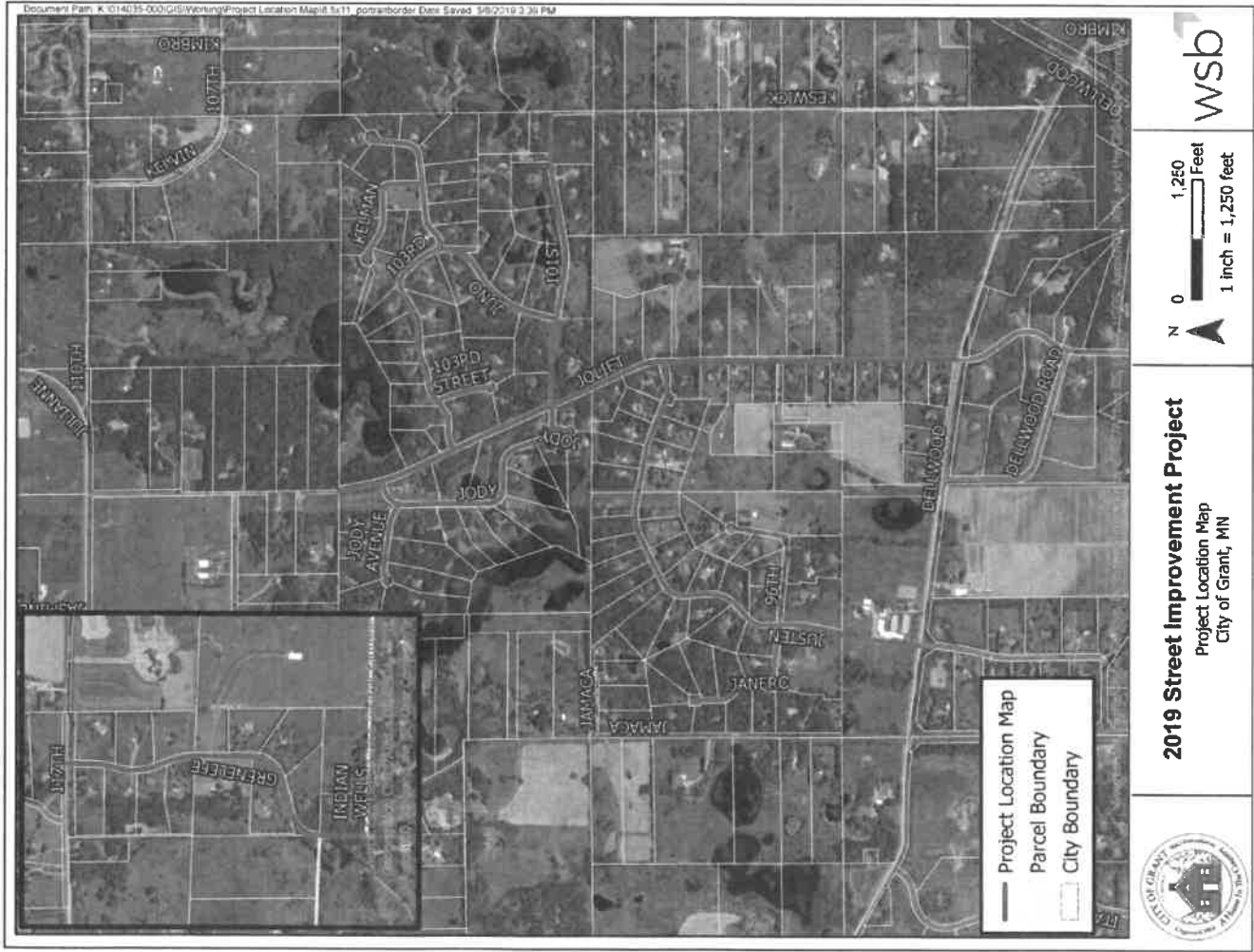
GRANT CITY COUNCIL MEETING

SEPTEMBER 4, 2019



2019 Street Improvement Project Area

JANERO COURT N
 96TH STREET N
 JUSTEN TRAIL N
 JOLIET AVENUE N
 JODY AVENUE N
 JODY AVENUE COURT N
 103RD STREET COURT N
 103RD STREET N
 JUNO AVENUE N
 101ST STREET N
 KELMAN COURT N
 GREENLEFE AVENUE N



Existing Conditions

PAVEMENT CORES

- PAVEMENT THICKNESS
- AVERAGE PAVEMENT THICKNESS
- AVERAGE AGGREGATE THICKNESS

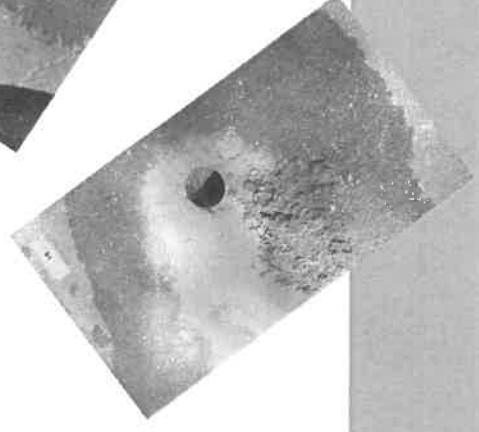


Table 3.1. Boring Summary

Street Name	# of Cores Taken	Pavement Thickness Range (in.)	Average Pavement Thickness (in.)	Average Aggregate Thickness (in.)
Janero Court N/96th Street N	1	1.5	1.5	7.5
Justen Trail N***	4	2-2.5	2.25	4
Joliet Avenue N	5	1.5-2	1.85	5
Jody Avenue N	2	1-1.5	1.25	5.25
Jody Avenue Court N	1	1.5	1.5	4.5
103 rd Street Court N	1	1.5	1.5	4.5
103 rd Street N	3	1.5-2	1.75	4.75
Juno Avenue N	1	1.75	1.75	5
101 st Street N	2	1.5	1.5	4.75
Kelman Court N	1	2	2	5
Greenlefe Avenue N	3	2-2.5	2.25	6

Proposed Improvements

TOTAL STREET LENGTH IS 5.10 MILES FOR ALL IMPROVEMENTS

OPTIONS

- FULL DEPTH RECLAMATION (FDR)
- FULL DEPTH MILL & OVERLAY (M & O)
- SURFACE OVERLAY





Opinion of Probable Cost

- BASIS**
- ESTIMATED 2020 CONSTRUCTION COST
 - 10% CONSTRUCTION CONTINGENCY
 - 20% INDIRECT COST
 - Engineering, legal, financing, and administrative Cost

Table 1.5.1 – Project Estimated Costs

	Total
Construction Cost (Includes 10% Contingency)	\$ 1,636,144
Indirect Cost (Engineering, Legal, Financing, and Administration)	\$ 327,228
Total Estimated Project Costs	\$ 1,963,373



Project Funding

FUNDING SOURCES

- CITY STREET MAINTENANCE FUND
- CITY ASSESSMENTS

Estimated Project Cost:

City Street Maintenance Fund

Special Assessments

\$1,963,373

\$119,778

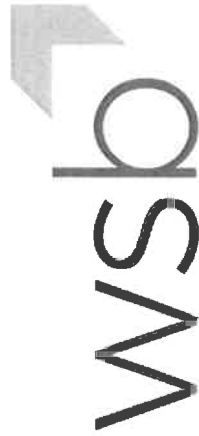
\$1,843,595



City Assessments

CITY OF GRANT'S ASSESSMENT METHOD

- THE ASSESSMENTS SHALL BE ALLOCATED ON A PER PROJECT BASIS
- EACH BUILDABLE LOT ASSESSED AS ONE UNIT
- EACH BUILDABLE LOT WITH ROAD FRONTAGE BUT WITH ADDRESS ON A DIFFERENT STREET SHALL BE ASSESSED ONE QUARTER (1/4) UNIT
- EACH BUILDABLE LOT WITH NO FRONTAGE BUT ADDRESS ON THE ROAD TO BE IMPROVED, SHALL BE ASSESSED AS ON QUARTER UNIT (1/4)
- THE PROJECT IS APPROXIMATELY 150 TOTAL BUILDABLE UNITS





City Assessments

Special Assessment 10 year Amortization Schedule

Est. Interest Rate
\$ 12,270 4.25%

Year	Principal	Interest	Yearly Total	Balance
2021	\$ 1,023	\$ 521	\$ 1,544	\$ 11,248
2022	1,023	478	1,501	10,225
2023	1,023	435	1,457	9,203
2024	1,023	391	1,414	8,180
2025	1,023	348	1,370	7,158
2026	1,023	304	1,327	6,135
2027	1,023	261	1,283	5,113
2028	1,023	217	1,240	4,090
2029	1,023	174	1,196	3,068
2030	1,023	130	1,153	2,045
2031	1,023	87	1,109	1,023
2032	1,023	43	1,066	-
	<u>\$ 12,270</u>	<u>\$ 3,390</u>	<u>\$ 15,660</u>	

TYPICAL ASSESSMENT:

TOTAL PROJECT COSTS (INDIRECT + CONSTRUCTION)
BUILDABLE UNITS
INTEREST RATE - TYPICALLY THE CITY BOND RATE + 2%
ASSESSMENTS MAY BE PAID IN FULL AT ANY TIME OR
WILL BE APPLIED TO YEARLY TAXES - TYPICALLY THE
YEAR FOLLOWING THE COMPLETION OF
CONSTRUCTION.

Project Schedule

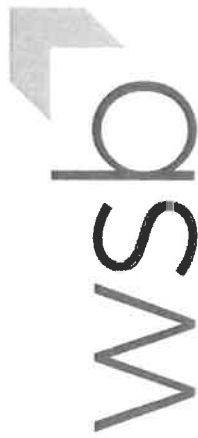


Order Feasibility Report	May 7, 2019
Neighborhood Meeting	August 21, 2019
Present Feasibility Report/Set Public Hearing	September 3, 2019
Public Hearing/Order Project	October 1, 2019
Approve Plans/Order Ad for Bid	December 3, 2019
Open Bids	January 16, 2020
Accept Bids/Award Contract	March 3, 2016
Begin Construction	May 2020
Complete Construction	August 2020
Declare Cost to be Assessed/ Set Public Hearing	September 1, 2020
Public Assessment Hearing / Adopt Assessment	October 6, 2020



Next Steps

- Accept Feasibility
- Authorize Preparation of Plans and Specs
- Set Public Hearing



Questions



Grant, MN -- 2020 Street Project

Q1 What Street do you live on?

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	10210 103rd st. North	8/26/2019 6:35 AM
2	Jody Avenue Court North	8/22/2019 4:05 AM
3	101st st north	8/20/2019 3:27 AM
4	Joliet Ave N	8/19/2019 6:36 PM
5	Joliet	8/19/2019 11:32 AM
6	Jody Ave N	8/18/2019 4:43 AM
7	Grenelefe	8/15/2019 1:26 PM
8	KELMAN	8/13/2019 6:24 AM
9	103	8/12/2019 3:41 PM
10	101st St N	8/12/2019 3:31 PM
11	103rd St N	8/12/2019 2:25 PM
12	103rd	8/12/2019 1:13 PM
13	Joliet	8/12/2019 9:12 AM

Grant, MN -- 2020 Street Project

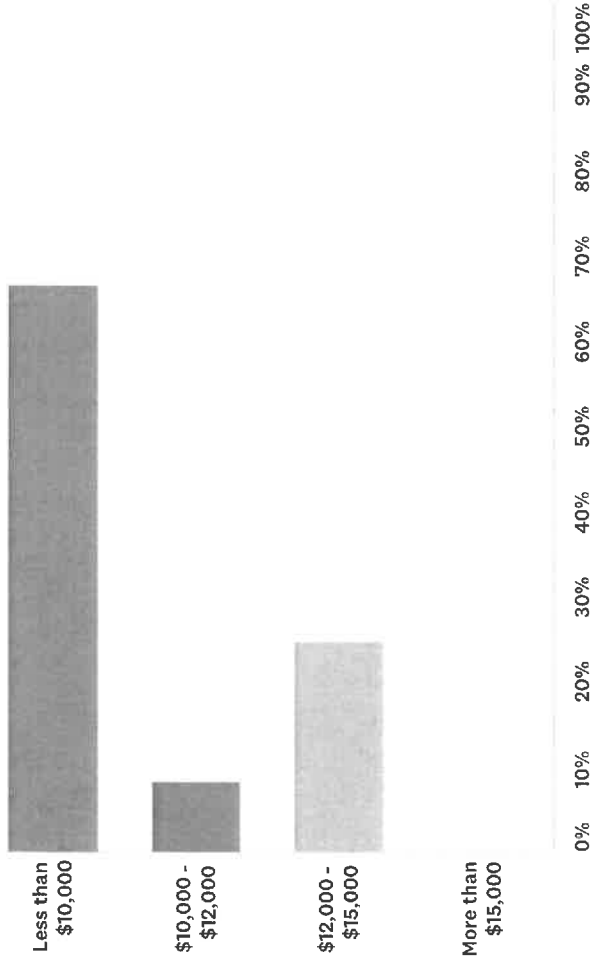
Q2 Please tell us about the condition of your street.

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	Not too bad	8/26/2019 6:35 AM
2	At the front end it needs to be replaced. There is patching falling apart. At the bottom of the cul de sac the shoulders are collapsing. Large trucks have gotten stuck there in the winter.	8/22/2019 4:05 AM
3	Average to below average	8/20/2019 3:27 AM
4	It's falling apart	8/19/2019 6:36 PM
5	Poor.	8/19/2019 11:32 AM
6	Okay, not as bad as Joliet. Worried that it is starting to get worse.	8/18/2019 4:43 AM
7	Poor	8/15/2019 1:26 PM
8	OK	8/13/2019 6:24 AM
9	not to bad	8/12/2019 3:41 PM
10	Not too bad but some terrible potholes	8/12/2019 3:31 PM
11	Horrible	8/12/2019 2:25 PM
12	Poor	8/12/2019 1:13 PM
13	pretty rough	8/12/2019 9:12 AM

Q3 How much are you willing to be assessed to pay for a street project?

Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES
Less than \$10,000	66.67%
\$10,000 - \$12,000	8.33%
\$12,000 - \$15,000	25.00%
More than \$15,000	0.00%
TOTAL	12

Grant, MN -- 2020 Street Project

Q4 Do you have any other comments or concerns about your street?

Answered: 10 Skipped: 3

#	RESPONSES	DATE
1	I think my street is fine and I don't think 103rd St N. Needs to be redone	8/26/2019 6:35 AM
2	Please fix Joliet.	8/22/2019 4:05 AM
3	I have concerns about paying to repair damage that is caused more by heavy farm equipment, commercial dump trucks/construction equipment and multi axle horse trailers, than by residential automobile traffic. Also concerned that a new road won't be properly maintained by municipalities and therefore breakdown prematurely. Doesn't seem right.	8/19/2019 6:36 PM
4	New 12"+ pothole emerged after the spring patching.	8/18/2019 4:43 AM
5	Grenelefe is regularly used for through traffic between Hwy 96 and Hwy 7. One benefit to the poor road condition is that it may reduce the number of vehicles passing through as well as their speed. We'd be more supportive of the project if there was a way to reduce the amount of through traffic and speed. Over half of this pass through route is on Dellwood roads where speed can become excessive as well as a blind intersection where Apple Orchard Road turns at the railroad tracks. Perhaps if we could get Dellwood to consider an additional stop sign where Apple Orchard Road turns it may help to limit the through traffic.	8/15/2019 1:26 PM
6	THE PROBLEM IS NOT OUR STREET BUT JOLIET. OUR STREETS HAVE NOT BEEN MAINTAINED WITH ONLY 2 SEAL COATINGS IN 31 YEARS.	8/13/2019 6:24 AM
7	Grant should pay to pave all their roads. The jerks in charge are too cheap. They could increase all of Grants property taxes about \$100 and that would do it.	8/12/2019 3:41 PM
8	No	8/12/2019 3:31 PM
9	This is infrastructure and the city should be taxing residents enough to be paying for all infrastructure projects rather than this method of extracting payment.	8/12/2019 2:25 PM
10	No	8/12/2019 1:13 PM