



City of Grant Minnesota

111 Wildwood Road

Willernie, MN 55090



Feasibility Report

2027 Roadway
Improvement Project

McKusick Road North
Lofton Avenue North

Neighborhood Meeting



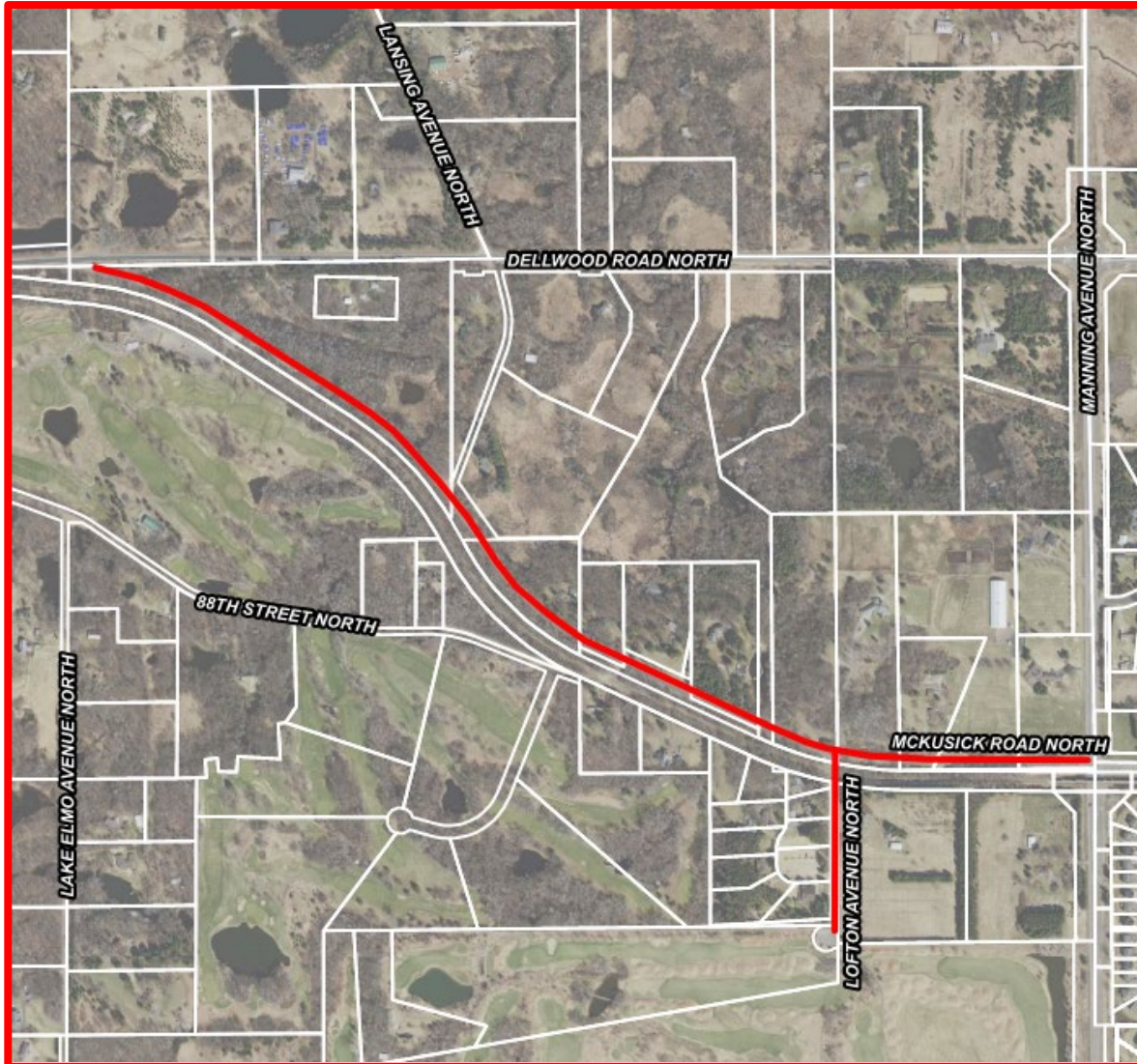
City Engineer Contact Info:
Veronica.Kubicek
@LHBcorp.com



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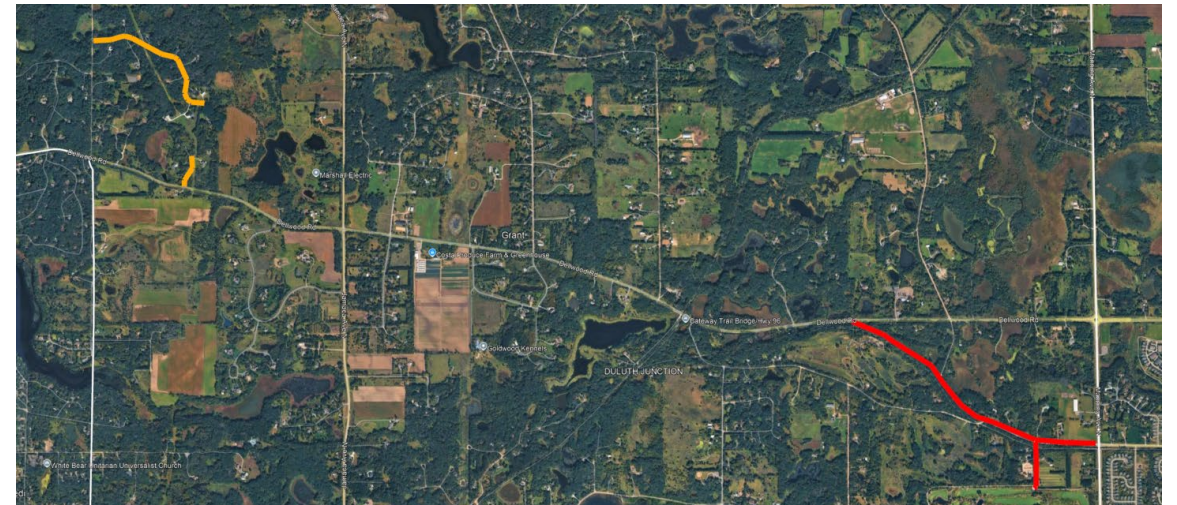


Authorization

On March 3 & July 7, 2026, The Grant City Council Authorized the preparation of an Engineering Report for the 2027 Street Improvement Project.



- McKusick Rd N
- Lofton Ave N
- Indigo Trl N
- Dellwood Rd Ct N





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Existing Conditions

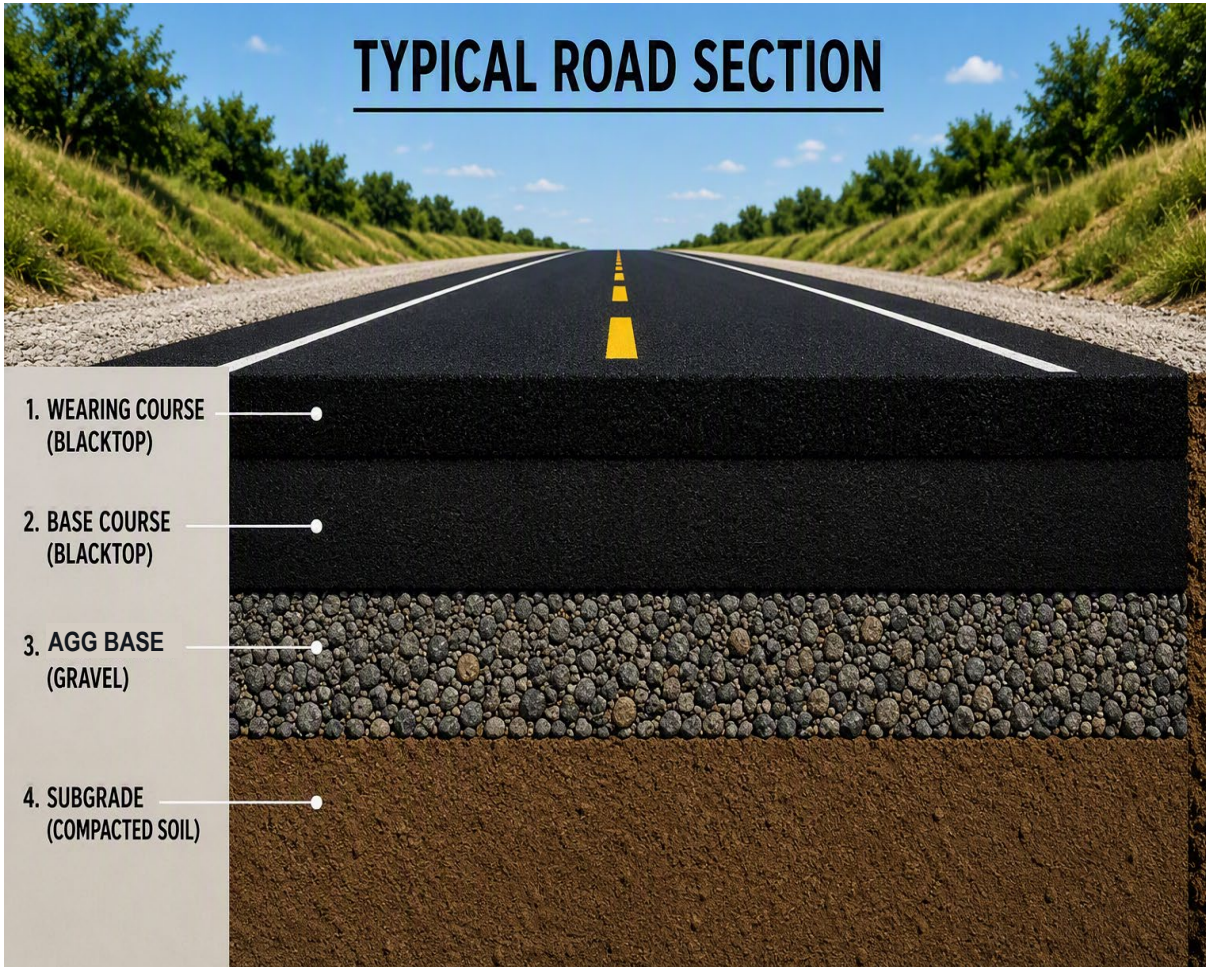
McKusick Road North

- Rural corridor
- Shallow swales or ditches
- Pavement width 22-23 feet
- Pavement depth 7.5-18.5 inches
- Gravel depth 0-4 inches
- Last paved in 1988

Lofton Avenue North

- Rural corridor with bit CG
- Shallow swales or ditches
- Pavement width 23-24 feet
- Pavement depth 4-5 inches
- Gravel depth 2-2.5 inches
- Last paved in 2002

TYPICAL ROAD SECTION





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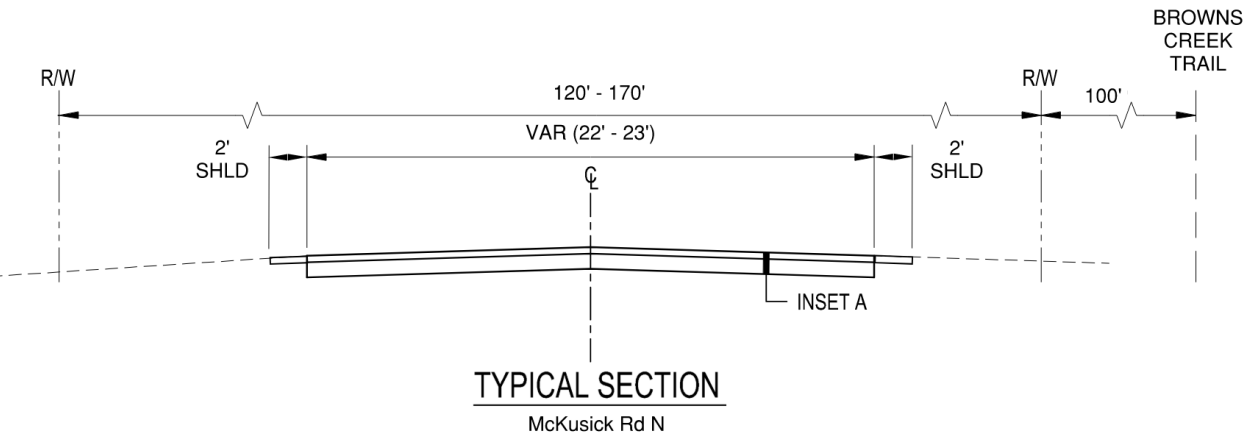
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Proposed Improvements

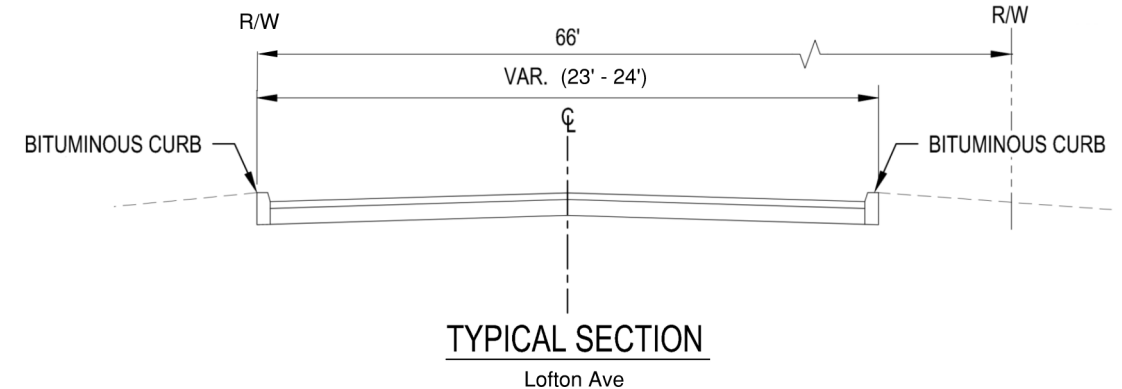
McKusick Road North

- Mill & Overlay
- New 3 inch blacktop depth
- Same horizontal & vertical alignments
- Same gravel shoulder approx. 2' wide
- Same pavement width of 22-23 feet
- 9-ton pavement standard



Lofton Avenue North

- Full depth reclamation
- New 3 inches blacktop depth
- Same horizontal & vertical alignments
- Remove and Replace curb
- Same pavement width of 23-24 feet
- 9-ton pavement standard





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Opinion of Probable Cost

The **McKusick Road North** & **Lofton Ave North** roadway improvement construction costs are based on projected 2027 pricing.

Estimated at **\$592,433**.

- Construction Cost (\$448,813)
- 10% construction Contingency (\$44,881)
 - Offset unknown risks.
- 20% Indirect costs included (\$98,739)
 - Engineering
 - Legal
 - Financing and
 - Administrative



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Project Cost Estimated at \$592,433.

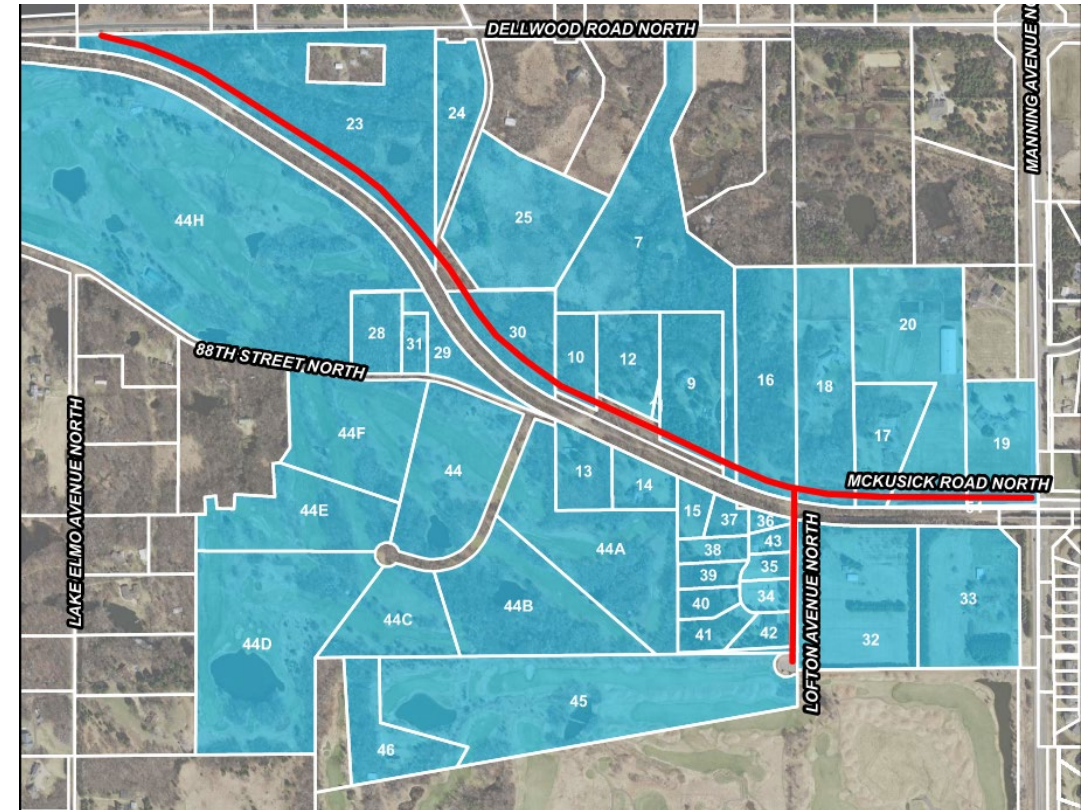
Sources

- Street maintenance dollars
- Private development contributions
- Special assessments

Breakdown

- \$125,000 Street Maintenance dollars
 - (20% of project cost, typically 10%)
- \$150,000 Private development dollars
- \$317,433 recovered through special assessments
 - 23.25 Units (McKusick Rd N & Lofton Ave)
 - Per buildable lot basis.
- \$13,653 per buildable unit

Funding





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Project Schedule

Council Orders Report	March 3 & July 7, 2026
Neighborhood Meeting.....	September 2026
Council Accept Feasibility Report.....	October 2026
Public Hearing, Order Project.....	November 10, 2026
Approve Plans & Order Ad for Bid.....	February 2027
Bid Opening.....	February – March 2027
Declare costs to be Assessed, Set Public Hearing.....	April 2027
Assessment Hearing, Accept Bids, Award.....	May 2027
Construction	June – September 2027



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QUESTIONS

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