GRAND MEADOW COUNCIL MEETING AGENDA
JULY 14, 2022 @ 6:00 PM
GRAND MEADOW COMMUNITY CENTER

1. CALL TO ORDER
    A. Pledge of Allegiance

2. 2022 Street & Utility
    A. 2022 Public Hearing on Special Assessments
    B. Resolution Adopting Assessments
    C. Resolution Accepting Bid

3. Lift Station & Street & Utility Projects
    A. Proposal for Remainder of Construction Engineering

4. Building Permit
    A. House - 510 Glynn Ave NE
    B. Fence – 532 Elliot Dr SE

5. OPEN FORUM – Anyone addressing the council should limit discussion to approximately 3 minutes. Council will likely place the issue on next month's agenda to fully review prior to making a decision.

6. ADJOURN

City of Grand Meadow
State of Minnesota

RESOLUTION NO. 2022-015

RESOLUTION ADOPTING ASSESSMENT 2022 STREET AND UTILITY IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for the 2022 Street and Utility Improvement project, the proposed improvement of:

Street/Area	From	To
2nd St SW	~100' S of 1st Ave SW	2nd Ave SW
1st St SW	~100' S of 1st Ave SW	South Terminus
Main St S	2nd Ave SW	South Terminus
2nd Ave SW	140' E of Stier Ln SW	Main St S
3rd Ave SW	1st St SW	Main St S
4th Ave SW	1st St SW	Main St S
Southern City Property (vacated R/W)	1st St SW	Main St S

by reconstruction of streets, storm sewer, sanitary sewer and services, watermain and services, and other related minor improvements,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GRAND MEADOW, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January 2022 and shall bear interest at the rate of 5.0 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2022. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the city treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.

4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED by the council this 14th day of July, 2022.

_____ _____

Sandra Fenton Mayor Scott Kerrins City Administrator

FINAL ASSESSMENT ROLL (BID PRICING)

BOLTON & MENK

2022 STREET & UTILITY IMPROVEMENTS
CITY OF GRAND MEADOW, MN
BMI PROJECT NO.: H19121164

Updated: 6/23/2022

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Front Yard (ft) (A)	Side Yard (ft) (B)	Assessable Project Frontage (ft) (A) + (B x 50%)	Assessment Rate	Assessment Amount
25.030.0010	ANN HANSON	207 2ND ST SW	207 2ND STREET SW GRAND MEADOW, MN 55936		87		87	$91.39	$7,950.76
25.006.0030	CAROL M TRAHMS BUSHMAN TRUST	209 2ND ST SW	73453 240TH ST GRAND MEADOW, MN 55936		66		66	$91.39	$6,031.61
25.006.0040	CODY GRONVOLD	213 2ND ST SW	213 2ND ST SW GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.006.0060	EDWARD J ACKERMAN ROSE ACKERMAN	217 2ND ST SW	PO BOX 305 GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.006.0050	BEN THOMPSON	221 2ND ST SW	221 2ND ST SW GRAND MEADOW, MN 55936		60		60	$91.39	$5,483.28
25.006.0070	WARMKA REAL ESTATE LLC	225 2ND ST SW	505 2ND STREET NE GRAND MEADOW, MN 55936		90		90	$91.39	$8,224.93
25.006.0080	JOSEPH K LUDEMANN ANGELA L LUDEMANN	229 2ND ST SW	229 2ND ST SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.006.0100	JACKIE R GREGERSON	303 2ND AVE SW	303 2ND AVE SW GRAND MEADOW, MN 55936	X	82	100	132	$91.39	$12,063.23
25.006.0090	JEREMY M KASSEL	305 2ND AVE SW	PO BOX 432 GRAND MEADOW, MN 55936		67		67	$91.39	$6,123.00
25.008.0480	ANDREW JOHNSON	309 2ND AVE SW	309 2ND AVE SW GRAND MEADOW, MN 55936		85		85	$91.39	$7,767.99
25.008.0490	DAVID B HASKIN	313 2ND AVE SW	313 2ND AVE SW GRAND MEADOW, MN 55936		85		85	$91.39	$7,767.99
25.008.0615	DOUGLAS SWANSON CAREN SWANSON	316 2ND AVE SW	316 2ND AVENUE SW GRAND MEADOW, MN 55936		113		113	$91.39	$10,326.85
25.008.0740	ALLISON K ANDERSON	312 2ND AVE SW	312 2ND AVE SW GRAND MEADOW, MN 55936		57		57	$91.39	$5,209.12
25.008.0720	RICHARD VAGT	308 2ND AVE SW	308 2ND AVE SW GRAND MEADOW, MN 55936		102		102	$91.39	$9,321.58
25.008.0690	STEPHEN WILSON	304 2ND AVE SW	304 2ND AVE SW GRAND MEADOW, MN 55936		84		84	$91.39	$7,676.60
25.008.0461	RYAN T ZIERATH	212 2ND AVE SW	212 2ND AVE SW GRAND MEADOW, MN 55936		70		70	$91.39	$6,397.16
25.006.0110	LEO E BARNES MILDRED R BARNES	208 2ND ST SW	PO BOX 321 GRAND MEADOW, MN 55936		250		250	$91.39	$22,847.02
25.006.0130	WARMKA PROPERTIES & MANAGEMENT INC	212 2ND ST SW	308 4TH AVE NE GRAND MEADOW, MN 55936		65		65	$91.39	$5,940.22
25.006.0120	TONY L BRANDENBURG LAURA A BRANDENBURG	216 2ND ST SW	216 2ND ST SW GRAND MEADOW, MN 55936		110		110	$91.39	$10,052.69
25.006.0150	MICHAEL L VOGT	209 2ND AVE SW	209 2ND AVE SW GRAND MEADOW, MN 55936	X	110	175	197.5	$91.39	$18,049.14
25.008.0660	JAMES R STIER RANDI STIER	208 2ND AVE SW	208 2ND AVE SW GRAND MEADOW, MN 55936		102		102	$91.39	$9,321.58
25.006.0140	GERALD A HOFFMAN BRENDA L HOFFMAN	2ND AVE SW	229 1ST ST SW GRAND MEADOW, MN 55936		40		40	$91.39	$3,655.52
25.008.0670	TODD W KRAFT JENNIFER L KRAFT	2ND AVE SW	305 1ST ST SW GRAND MEADOW, MN 55936		49		49	$91.39	$4,478.02
25.008.0650	RICHARD L GRAFE REVOCABLE TRUST	1ST STREET SW	313 1ST ST SW GRAND MEADOW, MN 55936		57		57	$91.39	$5,209.12
25.008.0655	CITY OF GRAND MEADOW	3RD AVE SW	PO BOX 38 GRAND MEADOW, MN 55936		23		23	$91.39	$2,101.93
25.008.0770	BRUCE ELLINGHUYSEN	3RD AVE SW	405 1ST ST SW GRAND MEADOW, MN 55936		0		0	$91.39	$0.00
25.008.0680	CRAIG SCHAUFLER MICHELLE SCHAUFLER	1ST STREET SW	409 1ST ST SW GRAND MEADOW, MN 55936		0		0	$91.39	$0.00
25.008.0710	JOSEPH P STIER JEAN STIER	1ST STREET SW	413 1ST ST SW GRAND MEADOW, MN 55936		0		0	$91.39	$0.00
25.001.0940	GREGORY W REEVES	205 1ST ST SW	205 1ST STREET SW GRAND MEADOW, MN 55936		93		93	$91.39	$8,499.09
25.001.0950	EUGENE M FRETTY VICKI L FRETTY	213 1ST ST SW	PO BOX 354 GRAND MEADOW, MN 55936		150		150	$91.39	$13,708.21
25.001.0960	ROLLAND E BUSCHMANN	217 1ST ST SW	PO BOX 215 GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.006.0121	ROLLAND E BUSCHMANN	1ST STREET SW	PO BOX 215 GRAND MEADOW, MN 55936		0		0	$91.39	$0.00
25.001.0970	ROLLAND E BUSCHMANN	221 1ST ST SW	PO BOX 215 GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.001.0990	BRYAN L PECK	225 1ST ST SW	225 1ST ST W GRAND MEADOW, MN 55936		75		75	$91.39	$6,854.11

FINAL ASSESSMENT ROLL (BID PRICING)

BOLTON & MENK

2022 STREET & UTILITY IMPROVEMENTS
CITY OF GRAND MEADOW, MN
BMI PROJECT NO.: H19121164

Updated: 6/23/2022

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Front Yard (ft) (A)	Side Yard (ft) (B)	Assessable Project Frontage (ft) (A) + (B x 50%)	Assessment Rate	Assessment Amount
25.001.0980	GERALD A HOFFMAN BRENDA L HOFFMAN	229 1ST ST SW	229 1ST ST SW GRAND MEADOW, MN 55936	X	92	93	138.5	$91.39	$12,657.25
25.003.0330	TODD W KRAFT JENNIFER L KRAFT	305 1ST ST SW	305 1ST ST SW GRAND MEADOW, MN 55936	X	75	97	123.5	$91.39	$11,286.43
25.003.0340	HEATHER KILDAHL	309 1ST ST SW	309 1ST ST SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0350	RICHARD L GRAFE REVOCABLE TRUST	313 1ST ST SW	313 1ST ST SW GRAND MEADOW, MN 55936		125		125	$91.39	$11,423.51
25.003.0360	BRUCE ELLINGHUYSEN	405 1ST ST SW	405 1ST ST SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0370	CRAIG SCHAUFLER MICHELLE SCHAUFLER	409 1ST ST SW	409 1ST ST SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0380	JOSEPH P STIER JEAN STIER	413 1ST ST SW	413 1ST ST SW GRAND MEADOW, MN 55936		140		140	$91.39	$12,794.33
25.003.0390	GREGORY J KLEES	505 1ST ST SW	505 1ST ST SW GRAND MEADOW, MN 55936		140		140	$91.39	$12,794.33
25.003.0391	SCOTT WILSON	509 1ST ST SW	509 1ST ST SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0420	BARBARA E KIRCHNER	1ST STREET SW	517 1ST ST SW GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0400	BARBARA E KIRCHNER	517 1ST ST SW	517 1ST ST SW GRAND MEADOW, MN 55936		125		125	$91.39	$11,423.51
25.003.0430	STEPHANIE K GEHLING	521 1ST ST SW	521 1ST ST SW GRAND MEADOW, MN 55936		175		175	$91.39	$15,992.91
25.001.0821	ANDREW J KENNING	1ST STREET SW	204 1ST ST SW GRAND MEADOW, MN 55936		25		25	$91.39	$2,284.70
25.001.0820	ANDREW J KENNING	204 1ST ST SW	204 1ST ST SW GRAND MEADOW, MN 55936		122		122	$91.39	$11,149.34
25.001.0830	JONATHAN G JACOBSON DANIELLE M JACOBSON	208 1ST ST SW	208 1ST ST SW GRAND MEADOW, MN 55936		112		112	$91.39	$10,235.46
25.001.0840	ROBIN J LORENZEN JANET LORENZEN	212 1ST ST SW	PO BOX 335 GRAND MEADOW, MN 55936		75		75	$91.39	$6,854.11
25.001.0850	ANTHONY O BELL RUBY BELL	216 1ST ST SW	216 1ST ST SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.001.0860	GEORGE F COLBENSON	220 1ST ST SW	1840 MAPLE ST NE UNIT 301 STEWARTVILLE, MN 55976		50		50	$91.39	$4,569.40
25.001.0861	SCOTT M SCHNEIDER JULIE SCHNEIDER	109 2ND AVE SW	109 2ND AVE SW PO BOX 1073 GRAND MEADOW, MN 55936	X	140	67	173.5	$91.39	$15,855.83
25.003.0150	GMW EQUIPMENT INC	304 1ST ST SW	308 4TH AVE NE GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0170	ANDREW LARSON	308 1ST ST SW	1601 LOOMIS ST LA CROSSE, WI 54603		50		50	$91.39	$4,569.40
25.003.0160	DARRYL J HAGEN MARJEAN HAGEN	312 1ST ST SW	PO BOX 1084 GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0180	ALEX E OLSON	316 1ST ST SW	316 1ST ST SW GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0230	WARMKA PROPERTIES & MANAGEMENT INC	110 3RD AVE SW	308 4TH AVE NE GRAND MEADOW, MN 55936	X	140	50	165	$91.39	$15,079.03
25.003.0220	ADAM SCHLEE	408 1ST ST SW	408 1ST ST SW GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0240	TERNO INVESTMENTS LLC	412 1ST ST SW	412 1ST ST SW GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0260	PSS PROPERTIES LLC	416 1ST ST SW	104 MAIN ST S GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0270	HESPER EVERSON	420 1ST ST SW	420 1ST ST SW GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0321	CHURCH OF ST. FINBAAR	1ST STREET SW	504 1ST STREET SW GRAND MEADOW, MN 55936	X	250	140	320	$91.39	$29,244.18
25.003.0322	CHURCH OF ST. FINBAAR	1ST STREET SW	504 1ST STREET SW GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0323	CHURCH OF ST. FINBAAR	1ST STREET SW	504 1ST STREET SW GRAND MEADOW, MN 55936		200		200	$91.39	$18,277.61
25.008.0620	CITY OF GRAND MEADOW	1ST STREET SW	PO BOX 38 GRAND MEADOW, MN 55936		0		0	$91.39	$0.00
25.008.0625	PATRICK C WEISS DIANA M WEISS	525 MAIN ST S	525 MAIN ST S GRAND MEADOW, MN 55936		80		80	$91.39	$7,311.05
25.001.0870	TERRANCE D OLSON	229 MAIN ST S	229 MAIN ST S GRAND MEADOW, MN 55936	X		140	70	$91.39	$6,397.16

FINAL ASSESSMENT ROLL (BID PRICING)

BOLTON & MENK

2022 STREET & UTILITY IMPROVEMENTS
CITY OF GRAND MEADOW, MN
BMI PROJECT NO.: H19121164

Updated: 6/23/2022

Parcel ID	Owner	Property Address	Owner Address	Multiple Frontages	Front Yard (ft) (A)	Side Yard (ft) (B)	Assessable Project Frontage (ft) (A) + (B x 50%)	Assessment Rate	Assessment Amount
25.003.0120	CATHERINE A KERRINS	104 2ND AVE SW	PO BOX 74 GRAND MEADOW, MN 55936		70		70	$91.39	$6,397.16
25.003.0100	KATIE ISENBERG	305 MAIN ST S	305 MAIN ST S GRAND MEADOW, MN 55936	X	50	70	85	$91.39	$7,767.99
25.003.0110	CARRIE RENAE OLSON	309 MAIN ST S	309 MAIN ST S GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0130	KEVIN OLSON	313 MAIN ST S	313 MAIN ST S GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0140	JERRY TIENTER	317 MAIN ST S	317 MAIN ST S GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0190	BRIAN V FRUTH TERI FRUTH	405 MAIN ST S	PO BOX 225 GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0200	JAMES R SKIFTER MARCEIL S SKIFTER	409 MAIN ST S	PO BOX 1082 GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0210	MARK SCHNEIDER BARBARA SCHNEIDER	413 MAIN ST S	413 MAIN ST S GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0280	ISAAC W TANGEN	505 MAIN ST S	505 MAIN ST S GRAND MEADOW, MN 55936	X	100	140	170	$91.39	$15,535.97
25.003.0290	DIANE MITTLESTED	509 MAIN ST S	70265 225TH ST DEXTER, MN 55926		75		75	$91.39	$6,854.11
25.003.0310	RICHARD HUBBARD	513 MAIN ST S	513 MAIN ST S GRAND MEADOW, MN 55936		75		75	$91.39	$6,854.11
25.003.0300	COYETTE F GREGERSON	517 MAIN ST S	517 MAIN ST S GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0320	JUSTIN K OLSON	521 MAIN ST S	521 S MAIN ST GRAND MEADOW, MN 55936		137		137	$91.39	$12,520.17
25.003.0324	DOUGLAS GLYNN POLLY L GLYNN	MAIN STREET	PO BOX 301 GRAND MEADOW, MN		113		113	$91.39	$10,326.85
25.003.0010	SHERRY M STEJSKAL	304 MAIN ST S	304 MAIN ST S GRAND MEADOW, MN 55936	X	50	103	101.5	$91.39	$9,275.89
25.003.0020	PSS PROPERTIES LLC	308 MAIN ST S	PO BOX 35 GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0030	RAE J HARDECOPF	312 MAIN ST S	312 MAIN ST S GRAND MEADOW, MN 55936		80		80	$91.39	$7,311.05
25.003.0040	WEISS ENTERPRISES LLC	316 MAIN ST S	74043 210TH STREET GRAND MEADOW, MN 55936		70		70	$91.39	$6,397.16
25.008.0640	GERALD DENISEN DOROTHY DENISEN	MAIN ST S	26879 745TH AVE PO BOX 394 GRAND MEADOW, MN 55936		80		80	$91.39	$7,311.05
25.003.0060	JEREMY STIER	404 MAIN ST S	404 S MAIN GRAND MEADOW, MN 55936		50		50	$91.39	$4,569.40
25.003.0050	DEBRA KAYE MINNICH	408 MAIN ST S	PO BOX 446 GRAND MEADOW, MN 55936		100		100	$91.39	$9,138.81
25.003.0070	RANDY JOHNSON	412 MAIN ST S	412 MAIN ST S GRAND MEADOW, MN 55936		190		190	$91.39	$17,363.73
25.003.0080	PSS PROPERTIES LLC	508 MAIN ST S	104 MAIN ST S GRAND MEADOW, MN 55936		190		190	$91.39	$17,363.73
25.003.0090	CARL NIELSEN	512 MAIN ST S	25403 770TH AVE GRAND MEADOW, MN 55936		120		120	$91.39	$10,966.57
25.003.0093	RUSSELL SCHAALMA BECKY SCHAALMA	514 MAIN ST S	514 MAIN ST S GRAND MEADOW, MN 55936		220		220	$91.39	$20,105.38
						Totals	**9265.5**		**$846,756.16**
								Less City Parcels	**-$2,101.93**
								Total Private Assessments	**$844,654.24**

Assessment Summary		
Total Assessable Footage	(feet)	9265.5
Total Estimated Assessable Project Costs	-	$5,292,226.02
Total Estimated Assessable Costs	16%	$846,756.16
Estimated Assessment Rate (per foot)	(per ft)	$91.39

TYPICAL LOT (BY FRONTAGE)		Assessment
50	FEET	$4,569.40
100	FEET	$9,138.81
200	FEET	$18,277.61

City of Grand Meadow
State of Minnesota

RESOLUTION NO. 2022-016

RESOLUTION ACCEPTING BID 2022 STREET AND UTILITY IMPROVEMENTS

WHEREAS, pursuant to an advertisement for bids for the 2022 Street and Utility Improvement project, the proposed improvement of:

Street/Area	From	To
2nd St SW	~100' S of 1st Ave SW	2nd Ave SW
1st St SW	~100' S of 1st Ave SW	South Terminus
Main St S	2nd Ave SW	South Terminus
2nd Ave SW	140' E of Stier Ln SW	Main St S
3rd Ave SW	1st St SW	Main St S
4th Ave SW	1st St SW	Main St S
Southern City Property (vacated R/W)	1st St SW	Main St S

by reconstruction of streets, storm sewer, sanitary sewer and services, watermain and services, and other related minor improvements, bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Bidder	Amount Bid
Ulland Brothers Inc	$4,364,300.34
IMS Contracting Inc	$4,772,733.33
Jenson Excavating & Trucking LLC	$4,801,476.60
Griffin Construction Co	$5,606,713.01
Elcor Construction	$6,295,609.82

AND WHEREAS, it appears that Ulland Brothers Inc. of Albert Lea, MN is the lowest responsible bidder,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GRAND MEADOW, MINNESOTA:

1. The mayor and clerk are hereby authorized and directed to enter into the attached contract with Ulland Borthers, Inc. of Albert Lea, MN in the name of the city of Grand Meadow for the 2022 Street and Utility Improvement project according to the plans and specifications therefor approved by the city council and on file in the office of the city clerk.

2. The city clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder3 shall be retained until a contract has been signed.

ADOPTED by the council this 14th day of July, 2022.

_____ _____

Sandra Fenton Mayor Scott Kerrins City Administrator

Agenda 2.C.

BOLTON & MENK

Real People. Real Solutions.

2900 43rd Street NW
Suite 100
Rochester, MN 55901

Ph: (507) 208-4332
Bolton-Menk.com

June 2, 2022

Scott Kerrins
City Administrator - City of Grand Meadow
112 Grand Avenue East
PO Box 38
Grand Meadow, MN 55936

RE: 2022 Street & Utility Improvements
City of Grand Meadow, MN
BMI Project No. H19.121164

Dear Mr. Kerrins:

Bids were received and opened at City Hall on Wednesday, June 1, 2022 at 11:00am for the project referenced above. Five bids were received, and the results of the bid are tabulated below and a detailed abstract is attached:

Bidder	**Base Bid Amount**
Ulland Brothers	$4,364,300.34
IMS Contracting LLC	$4,772,733.33
Jensen Excavating & Trucking LLC	$4,801,476.50
Griffin Construction Co	$5,606,713.01
Elcor Construction	$6,295,609.82
Engineer's Estimate	$4,701,654.60

A detailed bid abstract of all the bids is attached for your review. We will be reviewing project funding over this next week. Provided such funding is adequate for moving forward with the project, formal action on project award to the low bidder will be recommended at the next council meeting, at the earliest.

Sincerely,

Bolton & Menk, Inc.

Derek Olinger, P.E.
Project Manager

Enclosures

Bolton & Menk is an equal opportunity employer.

ABSTRACT OF BIDS

2022 STREET AND UTILITY IMPROVEMENTS
CITY OF GRAND MEADOW, MINNESOTA
BMI PROJECT NO. H19.121164

BID DATE: 10/21/2016
TIME: 9:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Ulland Brothers Albert Lea, MN		IMS Contracting Inc		Jensen Excavating & Trucking LLC		Griffin Construction Co Chatfield, MN		Elcor Construction Rochester, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
SECTION A - SURFACE IMPROVEMENTS																
1	2021.501	MOBILIZATION	1	L S	$ 275,000.00	$ 275,000.00	$ 238,000.00	$ 238,000.00	$ 190,000.00	$ 190,000.00	$ 151,000.00	$ 151,000.00	$ 720,000.00	$ 720,000.00	$ 587,000.00	$ 587,000.00
2	2101.505	CLEARING	0.21	ACRE	$ 8,000.00	$ 1,680.00	$ 20,000.00	$ 4,200.00	$ 25,000.00	$ 5,250.00	$ 20,000.00	$ 4,200.00	$ 20,000.00	$ 4,200.00	$ 15,040.00	$ 3,158.40
3	2101.505	GRUBBING	0.21	ACRE	$ 8,000.00	$ 1,680.00	$ 10,000.00	$ 2,100.00	$ 25,000.00	$ 5,250.00	$ 10,000.00	$ 2,100.00	$ 10,000.00	$ 2,100.00	$ 5,510.00	$ 1,157.10
4	2101.524	CLEARING	41	TREE	$ 500.00	$ 20,500.00	$ 800.00	$ 32,800.00	$ 300.00	$ 12,300.00	$ 800.00	$ 32,800.00	$ 800.00	$ 32,800.00	$ 715.00	$ 29,315.00
5	2101.524	GRUBBING	41	TREE	$ 450.00	$ 18,450.00	$ 300.00	$ 12,300.00	$ 300.00	$ 12,300.00	$ 200.00	$ 8,200.00	$ 300.00	$ 12,300.00	$ 240.00	$ 9,840.00
6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	1067	L F	$ 5.00	$ 5,335.00	$ 4.00	$ 4,268.00	$ 4.00	$ 4,268.00	$ 5.00	$ 5,335.00	$ 6.00	$ 6,402.00	$ 6.00	$ 6,402.00
7	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	600	L F	$ 3.00	$ 1,800.00	$ 2.65	$ 1,590.00	$ 2.00	$ 1,200.00	$ 1.85	$ 1,110.00	$ 5.00	$ 3,000.00	$ 2.00	$ 1,200.00
8	2104.503	REMOVE CURB AND GUTTER	10125	L F	$ 3.75	$ 37,968.75	$ 2.75	$ 27,843.75	$ 3.00	$ 30,375.00	$ 2.00	$ 20,250.00	$ 3.75	$ 37,968.75	$ 4.00	$ 40,500.00
9	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	878	S Y	$ 9.00	$ 7,902.00	$ 14.00	$ 12,292.00	$ 9.00	$ 7,902.00	$ 5.00	$ 4,390.00	$ 7.50	$ 6,585.00	$ 12.00	$ 10,536.00
10	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	609	S Y	$ 7.00	$ 4,263.00	$ 13.00	$ 7,917.00	$ 7.00	$ 4,263.00	$ 4.00	$ 2,436.00	$ 5.00	$ 3,045.00	$ 6.00	$ 3,654.00
11	2104.504	REMOVE BITUMINOUS PAVEMENT	18734	S Y	$ 5.00	$ 93,670.00	$ 4.25	$ 79,619.50	$ 3.00	$ 56,202.00	$ 4.00	$ 74,936.00	$ 2.69	$ 50,394.46	$ 7.00	$ 131,138.00
12	2104.518	REMOVE CONCRETE WALK	5191	S F	$ 1.10	$ 5,710.10	$ 2.50	$ 12,977.50	$ 2.00	$ 10,382.00	$ 1.00	$ 5,191.00	$ 1.35	$ 7,007.85	$ 2.00	$ 10,382.00
13	2106.507	EXCAVATION - COMMON (P)	16051	C Y	$ 15.00	$ 240,765.00	$ 13.50	$ 216,688.50	$ 18.00	$ 288,918.00	$ 14.75	$ 236,752.25	$ 17.00	$ 272,867.00	$ 22.00	$ 353,122.00
14	2106.507	EXCAVATION - SUBGRADE	1061	C Y	$ 15.00	$ 15,915.00	$ 15.00	$ 15,915.00	$ 18.00	$ 19,098.00	$ 15.25	$ 16,180.25	$ 17.00	$ 18,037.00	$ 22.00	$ 23,342.00
15	2106.507	SELECT GRANULAR EMBANKMENT (CV)(P)	7530	C Y	$ 28.00	$ 210,840.00	$ 22.50	$ 169,425.00	$ 29.00	$ 218,370.00	$ 22.65	$ 170,554.50	$ 30.00	$ 225,900.00	$ 35.00	$ 263,550.00
16	2106.507	STABILIZING AGGREGATE (CV)	1061	C Y	$ 34.00	$ 36,074.00	$ 32.00	$ 33,952.00	$ 29.00	$ 30,769.00	$ 25.55	$ 27,108.55	$ 41.00	$ 43,501.00	$ 35.00	$ 37,135.00
17	2108.504	GEOTEXTILE FABRIC TYPE 5	22593	S Y	$ 3.00	$ 67,779.00	$ 1.80	$ 40,667.40	$ 1.75	$ 39,537.75	$ 2.00	$ 45,186.00	$ 1.90	$ 42,926.70	$ 2.65	$ 59,871.45
18	2118.509	AGGREGATE SURFACING CLASS 2	324	TON	$ 35.00	$ 11,340.00	$ 35.00	$ 11,340.00	$ 25.00	$ 8,100.00	$ 15.50	$ 5,022.00	$ 21.00	$ 6,804.00	$ 24.00	$ 7,776.00
19	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	20	HOUR	$ 200.00	$ 4,000.00	$ 175.00	$ 3,500.00	$ 150.00	$ 3,000.00	$ 200.00	$ 4,000.00	$ 250.00	$ 5,000.00	$ 300.00	$ 6,000.00
20		EXPLORATORY EXCAVATION	25	HOUR	$ 300.00	$ 7,500.00	$ 250.00	$ 6,250.00	$ 700.00	$ 17,500.00	$ 250.00	$ 6,250.00	$ 250.00	$ 6,250.00	$ 420.00	$ 10,500.00
21	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	5026	C Y	$ 34.00	$ 170,884.00	$ 34.50	$ 173,397.00	$ 34.00	$ 170,884.00	$ 26.40	$ 132,686.40	$ 40.00	$ 201,040.00	$ 42.00	$ 211,092.00
22	2231.604	BITUMINOUS PATCH SPECIAL	483	S Y	$ 25.00	$ 12,075.00	$ 44.00	$ 21,252.00	$ 45.00	$ 21,735.00	$ 30.00	$ 14,490.00	$ 50.00	$ 24,150.00	$ 30.00	$ 14,490.00
23	2232.504	MILL BITUMINOUS SURFACE	386	S Y	$ 4.00	$ 1,544.00	$ 7.25	$ 2,798.50	$ 10.00	$ 3,860.00	$ 10.50	$ 4,053.00	$ 7.25	$ 2,798.50	$ 3.00	$ 1,158.00
24	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	972	GAL	$ 2.00	$ 1,944.00	$ 2.00	$ 1,944.00	$ 2.00	$ 1,944.00	$ 2.00	$ 1,944.00	$ 2.00	$ 1,944.00	$ 2.00	$ 1,944.00
25	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 2.0" THICK (P)	1003	S Y	$ 11.25	$ 11,283.75	$ 10.25	$ 10,280.75	$ 10.25	$ 10,280.75	$ 10.25	$ 10,280.75	$ 10.25	$ 10,280.75	$ 10.50	$ 10,531.50
26	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;C) 1.5" THICK (P)	18439	S Y	$ 8.50	$ 156,731.50	$ 8.90	$ 164,107.10	$ 8.90	$ 164,107.10	$ 8.90	$ 164,107.10	$ 8.90	$ 164,107.10	$ 9.30	$ 171,482.70
27	2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (2;C) 2.5" THICK (P)	18439	S Y	$ 14.00	$ 258,146.00	$ 14.75	$ 271,975.25	$ 14.75	$ 271,975.25	$ 14.75	$ 271,975.25	$ 14.75	$ 271,975.25	$ 15.10	$ 278,428.90
28	2502.503	6" PERF PVC PIPE DRAIN	9698	L F	$ 18.00	$ 174,564.00	$ 14.00	$ 135,772.00	$ 19.00	$ 184,262.00	$ 21.15	$ 205,112.70	$ 20.00	$ 193,960.00	$ 33.00	$ 320,034.00
29	2502.602	6" PVC PIPE DRAIN CLEANOUT	18	EACH	$ 350.00	$ 6,300.00	$ 225.00	$ 4,050.00	$ 400.00	$ 7,200.00	$ 403.00	$ 7,254.00	$ 350.00	$ 6,300.00	$ 350.00	$ 6,300.00
30		SUMP PUMP SERVICE	74	EACH	$ 900.00	$ 66,600.00	$ 1,225.00	$ 90,650.00	$ 1,100.00	$ 81,400.00	$ 2,305.00	$ 170,570.00	$ 1,692.00	$ 125,208.00	$ 2,030.00	$ 150,220.00
31	2521.518	4" CONCRETE WALK	4126	S F	$ 9.00	$ 37,134.00	$ 7.83	$ 32,306.58	$ 9.50	$ 39,197.00	$ 9.24	$ 38,124.24	$ 7.80	$ 32,182.80	$ 8.00	$ 33,008.00
32	2521.518	6" CONCRETE WALK	890	S F	$ 12.00	$ 10,680.00	$ 10.58	$ 9,416.20	$ 16.50	$ 14,685.00	$ 13.00	$ 11,570.00	$ 11.00	$ 9,790.00	$ 11.00	$ 9,790.00
33	2561.602	DRILL AND GROUT REINF BAR (EPOXY COATED)	100	EACH	$ 12.00	$ 1,200.00	$ 15.00	$ 1,500.00	$ 10.00	$ 1,000.00	$ 12.00	$ 1,200.00	$ 14.00	$ 1,400.00	$ 15.00	$ 1,500.00
34	2531.503	CONCRETE CURB AND GUTTER DESIGN B624	10176	L F	$ 20.00	$ 203,520.00	$ 21.84	$ 222,243.84	$ 20.50	$ 208,608.00	$ 23.25	$ 236,592.00	$ 22.00	$ 223,872.00	$ 27.00	$ 274,752.00
35	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	1327	S Y	$ 75.00	$ 99,525.00	$ 73.16	$ 97,083.32	$ 75.00	$ 99,525.00	$ 80.82	$ 107,248.14	$ 70.00	$ 92,890.00	$ 74.00	$ 98,198.00
36	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	45	S Y	$ 85.00	$ 3,825.00	$ 79.93	$ 3,596.85	$ 90.00	$ 4,050.00	$ 88.58	$ 3,986.10	$ 80.00	$ 3,600.00	$ 81.00	$ 3,645.00
37	2531.618	TRUNCATED DOMES	108	S F	$ 60.00	$ 6,480.00	$ 60.00	$ 6,480.00	$ 50.00	$ 5,400.00	$ 62.00	$ 6,696.00	$ 60.00	$ 6,480.00	$ 61.00	$ 6,588.00
38	2540.602	REMOVE/SALVAGE/INSTALL MAILBOXES	1	L S	$ 4,000.00	$ 4,000.00	$ 7,500.00	$ 7,500.00	$ 16,000.00	$ 16,000.00	$ 1,000.00	$ 1,000.00	$ 28,350.00	$ 28,350.00	$ 5,000.00	$ 5,000.00
39		TEMPORARY MAIL BOX BANK	1	L S	$ 4,000.00	$ 4,000.00	$ 2,000.00	$ 2,000.00	$ 13,000.00	$ 13,000.00	$ 500.00	$ 500.00	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00
40	2563.601	TRAFFIC CONTROL	1	L S	$ 15,000.00	$ 15,000.00	$ 15,250.00	$ 15,250.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 17,000.00	$ 17,000.00	$ 34,900.00	$ 34,900.00
41	2573.501	STABILIZED CONSTRUCTION EXIT	1	L S	$ 6,000.00	$ 6,000.00	$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 1,500.00	$ 1,500.00	$ 10,500.00	$ 10,500.00	$ 1,660.00	$ 1,660.00
42	2573.501	EROSION CONTROL SUPERVISOR	1	L S	$ 5,000.00	$ 5,000.00	$ 3,000.00	$ 3,000.00	$ 1,000.00	$ 1,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 17,900.00	$ 17,900.00
43	2573.502	STORM DRAIN INLET PROTECTION	59	EACH	$ 325.00	$ 19,175.00	$ 130.00	$ 7,670.00	$ 225.00	$ 13,275.00	$ 380.00	$ 22,420.00	$ 350.00	$ 20,650.00	$ 275.00	$ 16,225.00
44	2573.503	SILT FENCE; TYPE MS	635	L F	$ 3.00	$ 1,905.00	$ 3.50	$ 2,222.50	$ 5.00	$ 3,175.00	$ 3.50	$ 2,222.50	$ 2.50	$ 1,587.50	$ 3.00	$ 1,905.00
45	2573.602	ROCK DITCH CHECK	36	EACH	$ 100.00	$ 3,600.00	$ 200.00	$ 7,200.00	$ 200.00	$ 7,200.00	$ 300.00	$ 10,800.00	$ 650.00	$ 23,400.00	$ 300.00	$ 10,800.00
46	2574.507	COMPOST GRADE 2 (LV)	770	CY	$ 40.00	$ 30,800.00	$ 45.00	$ 34,650.00	$ 45.00	$ 34,650.00	$ 45.00	$ 34,650.00	$ 45.00	$ 34,650.00	$ 35.00	$ 26,950.00
47	2574.508	FERTILIZER TYPE 3	963	LB	$ 2.00	$ 1,926.00	$ 1.25	$ 1,203.75	$ 1.00	$ 963.00	$ 1.25	$ 1,203.75	$ 2.00	$ 1,926.00	$ 1.00	$ 963.00

ABSTRACT OF BIDS

2022 STREET AND UTILITY IMPROVEMENTS
CITY OF GRAND MEADOW, MINNESOTA
BMI PROJECT NO. H19.121164

BID DATE: 10/21/2016
TIME: 9:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Ulland Brothers Albert Lea, MN		IMS Contracting Inc		Jensen Excavating & Trucking LLC		Griffin Construction Co Chatfield, MN		Elcor Construction Rochester, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
SECTION A - SURFACE IMPROVEMENTS																
48		TOPSOIL PREPARATION	13293	SY	$ 3.00	$ 39,879.00	$ 1.50	$ 19,939.50	$ 6.00	$ 79,758.00	$ 1.50	$ 19,939.50	$ 2.00	$ 26,586.00	$ 1.00	$ 13,293.00
49	2575.504	SODDING TYPE LAWN	6507	S Y	$ 8.00	$ 52,056.00	$ 8.50	$ 55,309.50	$ 7.00	$ 45,549.00	$ 8.50	$ 55,309.50	$ 12.00	$ 78,084.00	$ 12.00	$ 78,084.00
50	2575.504	SODDING TYPE SALT TOLERANT	6786	S Y	$ 9.00	$ 61,074.00	$ 9.00	$ 61,074.00	$ 7.00	$ 47,502.00	$ 9.00	$ 61,074.00	$ 12.00	$ 81,432.00	$ 13.00	$ 88,218.00
51		TURF MAINTENANCE PHASE 1	30	DAY	$ 400.00	$ 12,000.00	$ 2,500.00	$ 75,000.00	$ 50.00	$ 1,500.00	$ 2,500.00	$ 75,000.00	$ 375.00	$ 11,250.00	$ 50.00	$ 1,500.00
52		TURF MAINTENANCE PHASE 2	30	DAY	$ 400.00	$ 12,000.00	$ 2,500.00	$ 75,000.00	$ 50.00	$ 1,500.00	$ 2,500.00	$ 75,000.00	$ 375.00	$ 11,250.00	$ 50.00	$ 1,500.00
53	2575.504	RAPID STABILIZATION METHOD 3	6647	S Y	$ 1.50	$ 9,970.50	$ 1.00	$ 6,647.00	$ 1.50	$ 9,970.50	$ 1.00	$ 6,647.00	$ 1.75	$ 11,632.25	$ 1.00	$ 6,647.00
54		CONSTRUCTION ALLOWANCE	50000	UNIT	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00
SECTION B - SANITARY SEWER IMPROVEMENTS																
55		REMOVE MANHOLE (SANITARY)	11	EACH	$ 550.00	$ 6,050.00	$ 500.00	$ 5,500.00	$ 600.00	$ 6,600.00	$ 500.00	$ 5,500.00	$ 600.00	$ 6,600.00	$ 660.00	$ 7,260.00
56	2104.503	REMOVE SEWER PIPE (SANITARY)	4669	L F	$ 5.00	$ 23,345.00	$ 4.00	$ 18,676.00	$ 1.00	$ 4,669.00	$ 8.00	$ 37,352.00	$ 6.00	$ 28,014.00	$ 10.00	$ 46,690.00
57	2105.601	DEWATERING PHASE 1	1	L S	$ 15,000.00	$ 15,000.00	$ 5,000.00	$ 5,000.00	$ 0.01	$ 0.01	$ 10,000.00	$ 10,000.00	$ 1,000.00	$ 1,000.00	$ 5,000.00	$ 5,000.00
58	2105.601	DEWATERING PHASE 2	1	L S	$ 25,000.00	$ 25,000.00	$ 5,000.00	$ 5,000.00	$ 0.01	$ 0.01	$ 25,000.00	$ 25,000.00	$ 1,000.00	$ 1,000.00	$ 5,000.00	$ 5,000.00
59		IMPROVED PIPE FOUNDATION (SANITARY)	2237	LF	$ 6.00	$ 13,422.00	$ 5.00	$ 11,185.00	$ 0.01	$ 22.37	$ 7.00	$ 15,659.00	$ 8.00	$ 17,896.00	$ 7.00	$ 15,659.00
60	2503.602	CONNECT TO EXISTING SANITARY SEWER	3	EACH	$ 1,000.00	$ 3,000.00	$ 500.00	$ 1,500.00	$ 3,250.00	$ 9,750.00	$ 1,525.00	$ 4,575.00	$ 1,000.00	$ 3,000.00	$ 371.00	$ 1,113.00
61	2503.602	CONNECT TO EXISTING FORCEMAIN SANITARY SEWER	2	EACH	$ 500.00	$ 1,000.00	$ 500.00	$ 1,000.00	$ 1,250.00	$ 2,500.00	$ 1,275.00	$ 2,550.00	$ 500.00	$ 1,000.00	$ 367.00	$ 734.00
62	2503.602	8"X6" PVC WYE	86	EACH	$ 325.00	$ 27,950.00	$ 450.00	$ 38,700.00	$ 450.00	$ 38,700.00	$ 350.00	$ 30,100.00	$ 375.00	$ 32,250.00	$ 620.00	$ 53,320.00
63	2503.603	8" PVC PIPE SEWER	4473	L F	$ 56.00	$ 250,488.00	$ 42.00	$ 187,866.00	$ 70.00	$ 313,110.00	$ 53.00	$ 237,069.00	$ 63.00	$ 281,799.00	$ 85.00	$ 380,205.00
64	2503.603	2" PVC PRESSURE SANITARY SERVICE PIPE	221	L F	$ 35.00	$ 7,735.00	$ 25.00	$ 5,525.00	$ 35.00	$ 7,735.00	$ 38.35	$ 8,475.35	$ 41.50	$ 9,171.50	$ 46.00	$ 10,166.00
65	2503.603	6" PVC SANITARY SERVICE PIPE	3549	L F	$ 40.00	$ 141,960.00	$ 28.00	$ 99,372.00	$ 47.00	$ 166,803.00	$ 34.50	$ 122,440.50	$ 57.50	$ 204,067.50	$ 55.00	$ 195,195.00
66		SANITARY SERVICE RISER REINFORCEMENT	5	EACH	$ 500.00	$ 2,500.00	$ 150.00	$ 750.00	$ 300.00	$ 1,500.00	$ 550.00	$ 2,750.00	$ 500.00	$ 2,500.00	$ 382.00	$ 1,910.00
67	2506.502	CASTING ASSEMBLY (SANITARY)	14	EACH	$ 700.00	$ 9,800.00	$ 475.00	$ 6,650.00	$ 600.00	$ 8,400.00	$ 620.00	$ 8,680.00	$ 715.00	$ 10,010.00	$ 482.00	$ 6,748.00
68	2506.502	ADJUST CASTING - NEW MH (SANITARY)	14	EACH	$ 500.00	$ 7,000.00	$ 325.00	$ 4,550.00	$ 900.00	$ 12,600.00	$ 500.00	$ 7,000.00	$ 400.00	$ 5,600.00	$ 175.00	$ 2,450.00
69		CHIMNEY SEAL	14	EACH	$ 250.00	$ 3,500.00	$ 175.00	$ 2,450.00	$ 300.00	$ 4,200.00	$ 260.00	$ 3,640.00	$ 260.00	$ 3,640.00	$ 231.00	$ 3,234.00
70		CONSTRUCT MANHOLE DESIGN 4007	133.36	L F	$ 750.00	$ 100,020.00	$ 525.00	$ 70,014.00	$ 575.00	$ 76,682.00	$ 612.00	$ 81,616.32	$ 565.00	$ 75,348.40	$ 640.00	$ 85,350.40
71		SANITARY SEWER TRACER WIRE	1	L S	$ 8,000.00	$ 8,000.00	$ 15,000.00	$ 15,000.00	$ 12,000.00	$ 12,000.00	$ 12,925.00	$ 12,925.00	$ 29,263.00	$ 29,263.00	$ 12,700.00	$ 12,700.00
SECTION C - WATER SYSTEM IMPROVEMENTS																
72	2104.502	REMOVE GATE VALVE AND BOX	12	EACH	$ 250.00	$ 3,000.00	$ 350.00	$ 4,200.00	$ 200.00	$ 2,400.00	$ 250.00	$ 3,000.00	$ 300.00	$ 3,600.00	$ 350.00	$ 4,200.00
73	2104.502	REMOVE & SALVAGE HYDRANT	8	EACH	$ 500.00	$ 4,000.00	$ 500.00	$ 4,000.00	$ 300.00	$ 2,400.00	$ 1,000.00	$ 8,000.00	$ 750.00	$ 6,000.00	$ 530.00	$ 4,240.00
74	2104.503	REMOVE WATER MAIN	5744	L F	$ 6.00	$ 34,464.00	$ 4.00	$ 22,976.00	$ 0.01	$ 57.44	$ 8.00	$ 45,952.00	$ 8.00	$ 45,952.00	$ 9.00	$ 51,696.00
75	2504.601	TEMPORARY WATER SERVICE	1	L S	$ 30,000.00	$ 30,000.00	$ 25,000.00	$ 25,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 56,000.00	$ 56,000.00	$ 59,700.00	$ 59,700.00
76		IMPROVED PIPE FOUNDATION (WATER MAIN)	2812	LF	$ 6.00	$ 16,872.00	$ 5.00	$ 14,060.00	$ 0.01	$ 28.12	$ 7.00	$ 19,684.00	$ 8.00	$ 22,496.00	$ 7.00	$ 19,684.00
77	2504.602	CONNECT TO EXISTING WATER MAIN	8	EACH	$ 1,400.00	$ 11,200.00	$ 1,000.00	$ 8,000.00	$ 2,000.00	$ 16,000.00	$ 1,000.00	$ 8,000.00	$ 1,500.00	$ 12,000.00	$ 930.00	$ 7,440.00
78	2504.602	HYDRANT (8.5' BURY)	7	EACH	$ 5,300.00	$ 37,100.00	$ 5,600.00	$ 39,200.00	$ 7,100.00	$ 49,700.00	$ 6,460.00	$ 45,220.00	$ 6,100.00	$ 42,700.00	$ 5,950.00	$ 41,650.00
79	2504.602	HYDRANT (9.0' BURY)	1	EACH	$ 5,400.00	$ 5,400.00	$ 5,750.00	$ 5,750.00	$ 7,200.00	$ 7,200.00	$ 6,800.00	$ 6,800.00	$ 6,190.00	$ 6,190.00	$ 5,990.00	$ 5,990.00
80	2504.602	HYDRANT (9.5' BURY)	1	EACH	$ 5,500.00	$ 5,500.00	$ 5,900.00	$ 5,900.00	$ 7,300.00	$ 7,300.00	$ 7,140.00	$ 7,140.00	$ 6,280.00	$ 6,280.00	$ 6,080.00	$ 6,080.00
81		VALVE BOX TOP SECTION & CAP	15	EACH	$ 250.00	$ 3,750.00	$ 125.00	$ 1,875.00	$ 450.00	$ 6,750.00	$ 90.00	$ 1,350.00	$ 315.00	$ 4,725.00	$ 360.00	$ 5,400.00
82	2504.602	ADJUST VALVE BOX	38	EACH	$ 300.00	$ 11,400.00	$ 125.00	$ 4,750.00	$ 250.00	$ 9,500.00	$ 300.00	$ 11,400.00	$ 225.00	$ 8,550.00	$ 470.00	$ 17,860.00
83	2504.602	1" CORPORATION STOP	81	EACH	$ 400.00	$ 32,400.00	$ 325.00	$ 26,325.00	$ 375.00	$ 30,375.00	$ 252.00	$ 20,412.00	$ 323.00	$ 26,163.00	$ 490.00	$ 39,690.00
84	2504.602	4" GATE VALVE AND BOX	2	EACH	$ 1,700.00	$ 3,400.00	$ 1,900.00	$ 3,800.00	$ 2,700.00	$ 5,400.00	$ 2,250.00	$ 4,500.00	$ 2,500.00	$ 5,000.00	$ 2,230.00	$ 4,460.00
85	2504.602	6" GATE VALVE AND BOX	9	EACH	$ 2,000.00	$ 18,000.00	$ 2,300.00	$ 20,700.00	$ 2,900.00	$ 26,100.00	$ 2,800.00	$ 25,200.00	$ 2,800.00	$ 25,200.00	$ 2,530.00	$ 22,770.00
86	2504.602	8" GATE VALVE AND BOX	12	EACH	$ 2,600.00	$ 31,200.00	$ 2,900.00	$ 34,800.00	$ 3,700.00	$ 44,400.00	$ 3,630.00	$ 43,560.00	$ 3,590.00	$ 43,080.00	$ 3,240.00	$ 38,880.00
87	2504.602	10" GATE VALVE AND BOX	5	EACH	$ 3,000.00	$ 15,000.00	$ 4,100.00	$ 20,500.00	$ 5,000.00	$ 25,000.00	$ 4,950.00	$ 24,750.00	$ 4,955.00	$ 24,775.00	$ 4,620.00	$ 23,100.00
88	2504.602	1" CURB STOP AND BOX	81	EACH	$ 500.00	$ 40,500.00	$ 450.00	$ 36,450.00	$ 500.00	$ 40,500.00	$ 470.00	$ 38,070.00	$ 442.00	$ 35,802.00	$ 530.00	$ 42,930.00
89	2504.603	4" PVC WATERMAIN	52	L F	$ 48.00	$ 2,496.00	$ 70.00	$ 3,640.00	$ 42.00	$ 2,184.00	$ 47.80	$ 2,485.60	$ 42.20	$ 2,194.40	$ 52.00	$ 2,704.00
90	2504.603	6" PVC WATERMAIN	137	L F	$ 52.00	$ 7,124.00	$ 50.00	$ 6,850.00	$ 54.00	$ 7,398.00	$ 61.00	$ 8,357.00	$ 50.25	$ 6,884.25	$ 60.00	$ 8,220.00
91	2504.603	8" PVC WATERMAIN	4016	L F	$ 58.00	$ 232,928.00	$ 60.00	$ 240,960.00	$ 63.00	$ 253,008.00	$ 72.30	$ 290,356.80	$ 61.50	$ 246,984.00	$ 90.00	$ 361,440.00
92	2504.603	10" PVC WATERMAIN	1418	L F	$ 65.00	$ 92,170.00	$ 70.00	$ 99,260.00	$ 79.00	$ 112,022.00	$ 91.00	$ 129,038.00	$ 75.00	$ 106,350.00	$ 103.00	$ 146,054.00

ABSTRACT OF BIDS

2022 STREET AND UTILITY IMPROVEMENTS
CITY OF GRAND MEADOW, MINNESOTA
BMI PROJECT NO. H19.121164

BID DATE: 10/21/2016
TIME: 9:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc. UNIT PRICE	Engineer's Estimate Bolton & Menk, Inc. AMOUNT	Ulland Brothers Albert Lea, MN UNIT PRICE	Ulland Brothers Albert Lea, MN AMOUNT	IMS Contracting Inc UNIT PRICE	IMS Contracting Inc AMOUNT	Jensen Excavating & Trucking LLC UNIT PRICE	Jensen Excavating & Trucking LLC AMOUNT	Griffin Construction Co Chatfield, MN UNIT PRICE	Griffin Construction Co Chatfield, MN AMOUNT	Elcor Construction Rochester, MN UNIT PRICE	Elcor Construction Rochester, MN AMOUNT
SECTION A - SURFACE IMPROVEMENTS																
93	2504.604	4" INSULATION	50	S Y	$ 40.00	$ 2,000.00	$ 55.00	$ 2,750.00	$ 60.00	$ 3,000.00	$ 60.00	$ 3,000.00	$ 58.00	$ 2,900.00	$ 51.00	$ 2,550.00
94	2504.608	WATERMAIN FITTINGS	5381	L B	$ 15.00	$ 80,715.00	$ 15.00	$ 80,715.00	$ 1.00	$ 5,381.00	$ 14.25	$ 76,679.25	$ 22.00	$ 118,382.00	$ 18.00	$ 96,858.00
95		1" WATER SERVICE	3119	L F	$ 38.00	$ 118,522.00	$ 15.00	$ 46,785.00	$ 38.00	$ 118,522.00	$ 25.75	$ 80,314.25	$ 35.25	$ 109,944.75	$ 43.00	$ 134,117.00
96		WATERMAIN TRACER WIRE	1	L S	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 15,000.00	$ 15,000.00	$ 18,935.00	$ 18,935.00	$ 29,966.00	$ 29,966.00	$ 18,600.00	$ 18,600.00
SECTION D - STORM SEWER IMPROVEMENTS																
97	2104.502	REMOVE STORM STRUCTURE	27	EACH	$ 450.00	$ 12,150.00	$ 500.00	$ 13,500.00	$ 400.00	$ 10,800.00	$ 500.00	$ 13,500.00	$ 600.00	$ 16,200.00	$ 347.00	$ 9,369.00
98	2104.503	REMOVE SEWER PIPE (STORM)	3450	L F	$ 15.00	$ 51,750.00	$ 10.00	$ 34,500.00	$ 17.00	$ 58,650.00	$ 10.00	$ 34,500.00	$ 15.00	$ 51,750.00	$ 7.00	$ 24,150.00
99		IMPROVED PIPE FOUNDATION (STORM)	2003	LF	$ 8.00	$ 16,024.00	$ 5.00	$ 10,015.00	$ 0.01	$ 20.03	$ 7.00	$ 14,021.00	$ 8.00	$ 16,024.00	$ 8.00	$ 16,024.00
100	2503.602	CONNECT TO EXISTING STORM SEWER	3	EACH	$ 900.00	$ 2,700.00	$ 750.00	$ 2,250.00	$ 2,000.00	$ 6,000.00	$ 1,000.00	$ 3,000.00	$ 1,200.00	$ 3,600.00	$ 676.00	$ 2,028.00
101	2503.602	CONNECT TO EXISTING DRAINAGE STRUCTURE	2	EACH	$ 950.00	$ 1,900.00	$ 1,200.00	$ 2,400.00	$ 2,000.00	$ 4,000.00	$ 1,500.00	$ 3,000.00	$ 1,200.00	$ 2,400.00	$ 1,110.00	$ 2,220.00
102	2503.603	12" PIPE SEWER	478	L F	$ 52.00	$ 24,856.00	$ 36.50	$ 17,447.00	$ 50.00	$ 23,900.00	$ 40.90	$ 19,550.20	$ 41.00	$ 19,598.00	$ 77.00	$ 36,806.00
103	2503.603	15" PIPE SEWER	442	L F	$ 57.00	$ 25,194.00	$ 42.50	$ 18,785.00	$ 60.00	$ 26,520.00	$ 50.50	$ 22,321.00	$ 47.25	$ 20,884.50	$ 85.00	$ 37,570.00
104	2503.603	18" PIPE SEWER	1216	L F	$ 62.00	$ 75,392.00	$ 50.00	$ 60,800.00	$ 65.00	$ 79,040.00	$ 60.75	$ 73,872.00	$ 55.50	$ 67,488.00	$ 96.00	$ 116,736.00
105	2503.603	24" PIPE SEWER	878	L F	$ 75.00	$ 65,850.00	$ 70.50	$ 61,899.00	$ 95.00	$ 83,410.00	$ 88.20	$ 77,439.60	$ 82.60	$ 72,522.80	$ 123.00	$ 107,994.00
106	2503.603	30" PIPE SEWER	847	L F	$ 110.00	$ 93,170.00	$ 100.00	$ 84,700.00	$ 125.00	$ 105,875.00	$ 116.05	$ 98,294.35	$ 105.20	$ 89,104.40	$ 173.00	$ 146,531.00
107	2503.603	36" PIPE SEWER	145	L F	$ 180.00	$ 26,100.00	$ 150.00	$ 21,750.00	$ 175.00	$ 25,375.00	$ 151.25	$ 21,931.25	$ 145.00	$ 21,025.00	$ 211.00	$ 30,595.00
108	2506.502	CASTING ASSEMBLY (STORM)	46	EACH	$ 700.00	$ 32,200.00	$ 625.00	$ 28,750.00	$ 1,250.00	$ 57,500.00	$ 560.00	$ 25,760.00	$ 845.00	$ 38,870.00	$ 920.00	$ 42,320.00
109	2506.502	ADJUST CASTING - NEW MH (STORM)	14	EACH	$ 500.00	$ 7,000.00	$ 325.00	$ 4,550.00	$ 700.00	$ 9,800.00	$ 300.00	$ 4,200.00	$ 400.00	$ 5,600.00	$ 292.00	$ 4,088.00
110		EXTERNAL SEAL	46	EACH	$ 250.00	$ 11,500.00	$ 250.00	$ 11,500.00	$ 300.00	$ 13,800.00	$ 220.00	$ 10,120.00	$ 250.00	$ 11,500.00	$ 712.00	$ 32,752.00
111	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	51.75	L F	$ 750.00	$ 38,812.50	$ 550.00	$ 28,462.50	$ 750.00	$ 38,812.50	$ 675.00	$ 34,931.25	$ 845.00	$ 43,728.75	$ 520.00	$ 26,910.00
112	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	13.63	L F	$ 1,000.00	$ 13,630.00	$ 1,100.00	$ 14,993.00	$ 1,250.00	$ 17,037.50	$ 1,165.00	$ 15,878.95	$ 1,300.00	$ 17,719.00	$ 1,170.00	$ 15,947.10
113	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	7.96	L F	$ 750.00	$ 5,970.00	$ 680.00	$ 5,412.80	$ 750.00	$ 5,970.00	$ 790.00	$ 6,288.40	$ 930.00	$ 7,402.80	$ 812.00	$ 6,463.52
114	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022	22.83	L F	$ 1,000.00	$ 22,830.00	$ 1,050.00	$ 23,971.50	$ 1,250.00	$ 28,537.50	$ 1,110.00	$ 25,341.30	$ 1,245.00	$ 28,423.35	$ 1,040.00	$ 23,743.20
115	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4022	5.95	L F	$ 1,200.00	$ 7,140.00	$ 1,500.00	$ 8,925.00	$ 1,650.00	$ 9,817.50	$ 1,415.00	$ 8,419.25	$ 1,630.00	$ 9,698.50	$ 1,400.00	$ 8,330.00
116	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (R-1)	88.33	L F	$ 550.00	$ 48,581.50	$ 425.00	$ 37,540.25	$ 700.00	$ 61,831.00	$ 650.00	$ 57,414.50	$ 640.00	$ 56,531.20	$ 635.00	$ 56,089.55
117		STORM SEWER BYPASSING	1	L S	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00	$ 1,500.00	$ 1,500.00	$ 2,110.00	$ 2,110.00
		TOTAL BID AMOUNT				**$ 4,701,654.60**		**$ 4,364,300.34**		**$ 4,772,733.33**		**$ 4,801,476.60**		**$ 5,606,713.01**		**$ 6,295,609.82**
					BID AMOUNT		**$ 4,364,300.34**		**$ 4,772,733.33**		**$ 4,801,476.60**		**$ 5,606,713.01**		**$ 6,295,609.82**	
					DIFFERENCE FROM LOW BIDDER				**$ 408,432.99**		**$ 437,176.26**		**$ 1,242,412.67**		**$ 1,931,309.48**	

BUILDING PERMIT APPLICATION

City of Grand Meadow, Minnesota

Submit with this application a drawing of the proposed project showing property lines, location of buildings within the property lines, distance between the building and the property lines. Setback requirements are: Front yards- 30 feet; side yards – 5 feet (1- feet of 2 story); side yards, corner lots - 25 feet on side adjacent to the street; rear yards- 30 feet. Any structure larger than 100 sq. ft. requires a permit. Any addition, or change, to the structure of a home or building requires a permit.

Project: X New ___ Alteration ___ Addition ___ Demolition ___ Repair ___ Move

Building Type: house
(example: house, garage, shed, addition)

Construction Type: Wood
(example: wood, concrete)

Size 67 sq. ft. X 56 sq. ft. 1st Floor ____ sq. ft. X ____ sq. ft. 2nd Floor Total 1,840 SQ FT. LIVING
584 SQ FT. NON-LIV

Use of Building/addition: Residential

Location of Building: Street Address: 510 Glynn Ave NE

Legal Description: Pheasant Run Estates 3rd Lot 4 Block 1

Current Zoning Classification: Residential

Total cost of project: 435,000

Start date of project: 8/1/22 Expected date of completion: 12/31/22

Applicant: Adam Hamilton Builders LLC Date: 7/6/22

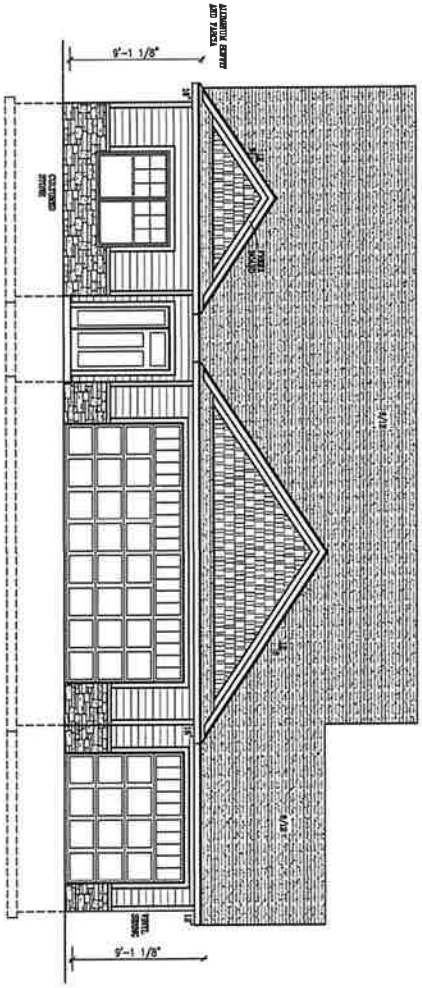
Applicant Address: 14407 County 5 Preston MN 55965 Phone #: 507 951 5933

Approved: _____ Date: _____

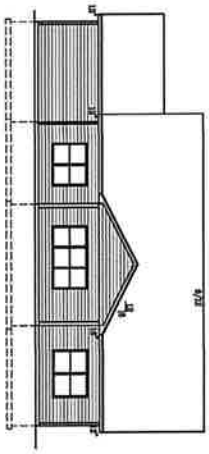
Fee: Permit cost $20.00 + .10/sq. ft. living space and .05/sq. ft. non-living space = ~~$204.00~~ $204.00 LIVING
29.20 NON-LIV
$233.20

Permit # _____

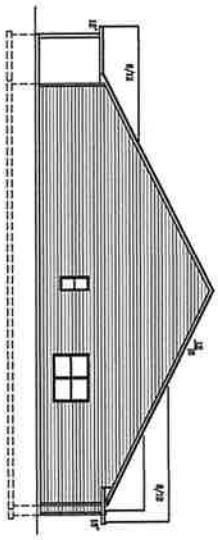
Date project was completed: _____



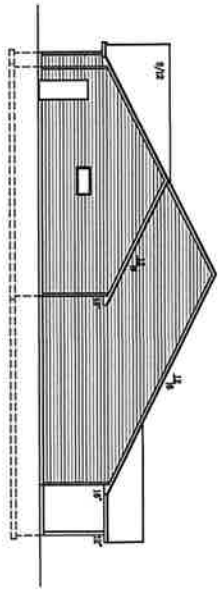
FRONT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



LEFT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"

DATE	7/5/22	
JOB NO.	2213194	
SCALE	NOTED	

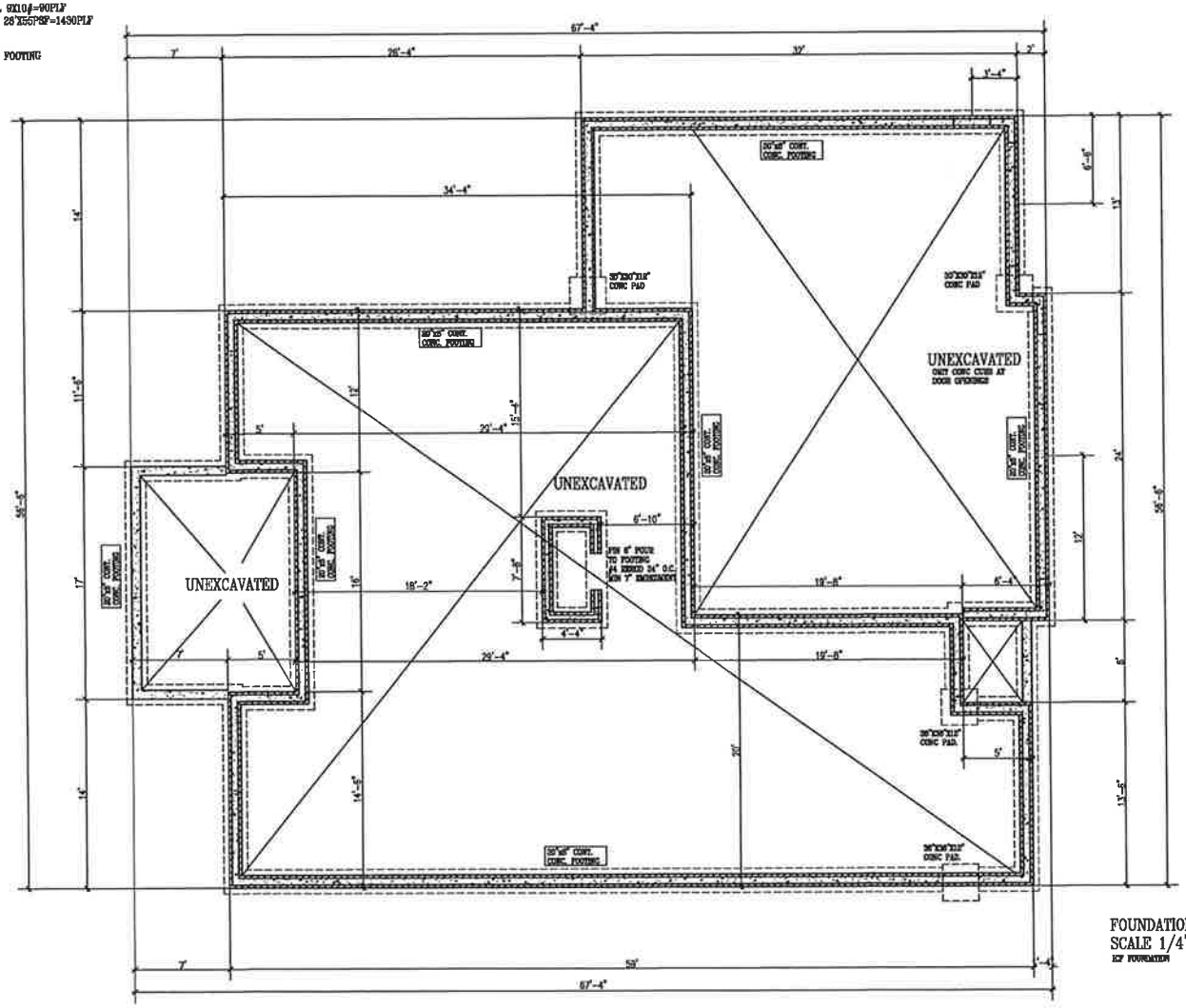
CONTRACTOR: ADAM HAMILTON

OWNER: CHUCK & LORI KERRINS

Acknowledged by _____ Customer/Contractor Signature _____ Date

PROGRESSIVE PLAN DESIGN LLP
RESIDENTIAL ARCHITECTURE

HOUSE FOOTINGS
POURED WALL 4' TALL @ 113#/SF
4'X 113PSF= 452PLF
WOOD WALL 9' TALL 9X10#=90PLF
ROOF SPAN 52'-0" 28'X55PSF=1430PLF
TOTAL= 1945PLF
1945/1500=1.29'
20"X8" CONT CONC FOOTING

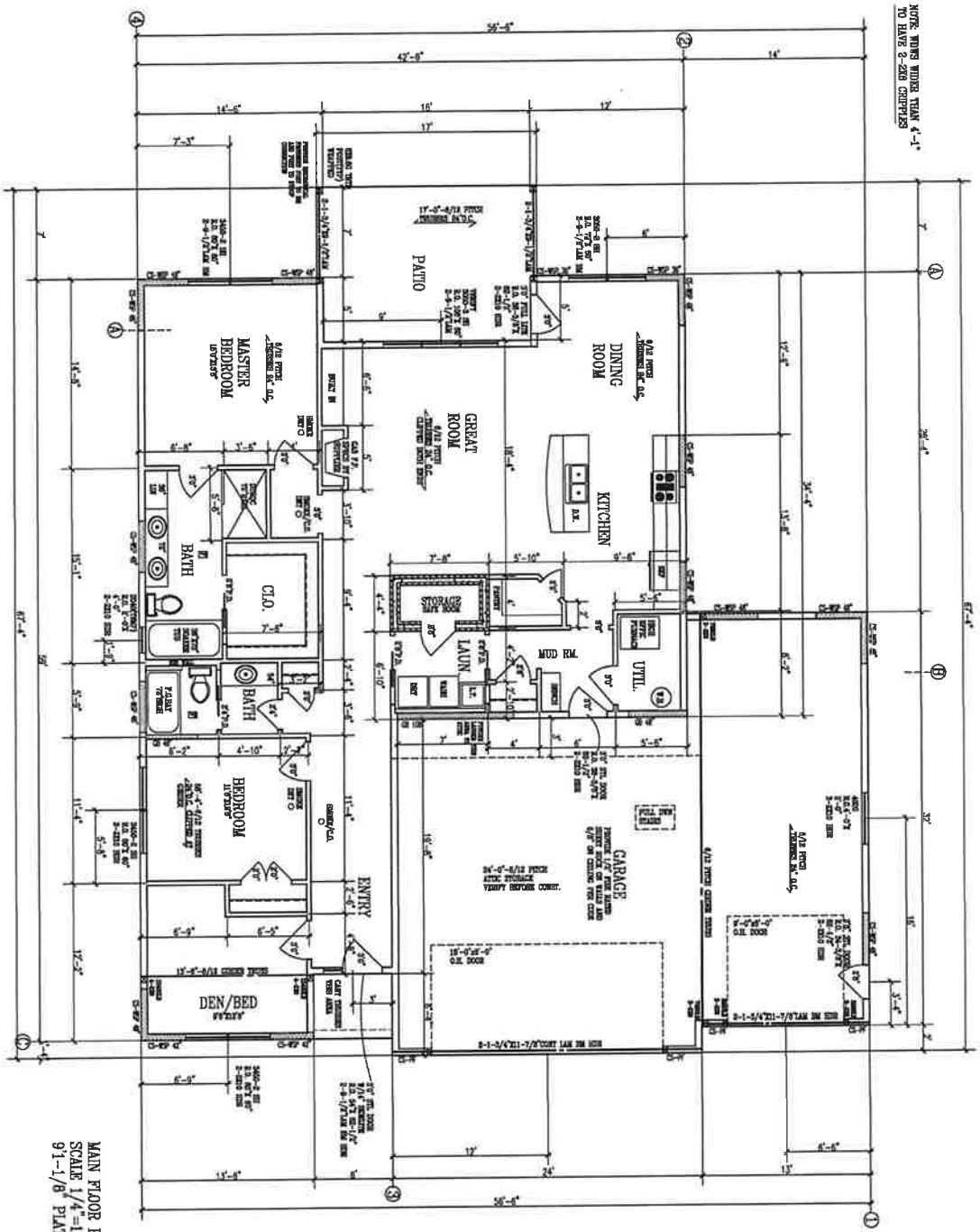


FOUNDATION PLAN
SCALE 1/4"=1'-0"
ICF FOUNDATION

PROGRESSIVE PLAN DESIGN LLP
RESIDENTIAL ARCHITECTURE

CONSTRUCTION:
ADAM HAMILTON
OWNER:
CHUCK & LORI KERRINS

1840
2213194
NOTED

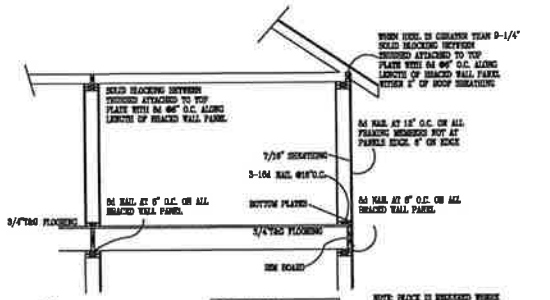


MAIN FLOOR PLAN
SCALE 1/4"=1'-0"
9'-1-1/8" PLATE

CONTRACTOR:	ADAM HAMILTON
OWNER:	CHUCK & LORI KERRINS

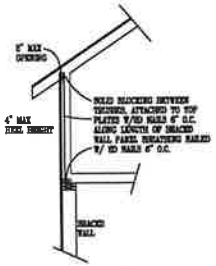
Acknowledged by _____ Customer/Contractor Signature _____ Date

PROGRESSIVE PLAN DESIGN LLP
RESIDENTIAL ARCHITECTURE



NOTE: BLOCK IS REQUIRED WHERE JOISTS ARE PERPENDICULAR AND IN LINE WITH BRACED WALL LINE ABOVE

GB BRACED WALL
PLATE FASTENED TO FLOOR W/
3-16d NAILS @ 16"O.C. OR
FULL HEIGHT BLOCKING 16"O.C.
3-8D NAILS EACH BLOCK.
SHEET ROCK
SCREWS @ 7" AT EDGES AND
12" FIELD.



BRACED WALL PANEL CONNECTION TO PERPENDICULAR THICKNESS W/ HOOK HOOK.

WALL BRACING NOTES CS-WSP
1. ALL WALLS SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS
2. CS-WSP OR PLANS INDICATE AREAS OF BRACED PANELS
3. BRACED PANELS SHALL BE CONSTRUCTED WITH 16" O.C. STUDS. TOP PLATES FASTENED TO SOLID FRAMING WITH 8d NAILS 6" O.C.
BOTTOM PLATES FASTENED TO SOLID FRAMING W/ 3-16d NAILS 16"O.C.
7/16" CDX SHEATHING W/ 24/16 INDEX FASTENED W/ 8d COMMON NAILS 6"O.C. ON EDGES AND 12" O.C. IN FIELD.
SOLID BLOCKING BETWEEN THICKNESS WITH HOOK GREATER THAN 9-1/4"D WITHIN 5" OF ROOF SHEATHING FASTENED WITH MIN 8d NAILS 6" O.C. ALONG LENGTH OF PANEL.
4. ANY OTHER TYPE OF BRACING METHODS SHALL BE INDICATED ON PLAN AND SEPARATE DETAIL WILL BE PROVIDED.

ROOF SYSTEM:
ENERGY TRUSSES 24" O.C. SPACED BY MFG.
1/2" CDX ROOF SHEATHING PLY. 32/16
WEATHERING ASPHALT SHINGLE FASCIA
FROM OWNER
4 PSMT 24" WIDE EXTERIOR WALL
1 LAYER 15 # FELT ON SHEATHING
30 YEAR 3 TAB ASPHALT SHINGLES
PROVIDE STEEL SUPPLEMENTAL SPLICE BRACKETS FOR ALL TRUSSES.
PROVIDE CLIPS AS REQUIRED FOR ROOF SHEATHING
PROVIDE METAL IN ALL VALLEYS -CLIP SHINGLE VALLEYS

EAVE SYSTEM:
• 2X8 FASCIA BOARD
• ALUMINUM GUTTER
• 2X4 OUTRIGGERS 24" O.C.
• ALUMINUM SOFFIT W/CONT VENT
• 1/2 GRADE 16" O.C.

EXTERIOR WALL:
• SIDING NAILED OR ELEVATIONS
• TYVEK OR TYPAR HOUSE WRAP
NO UNDERLAYMENT OF TOP COURSE OF SIDING OR SOFFIT
• 7/16" CDX WALL SHEATHING
• 2X6 STUDS 16" O.C.
• R-19 FIBERGLASS BATT INSULATION
• 6 MIL POLY VAPOR BARRIER TAPED @ JOINTS
• 1/2" SHEET ROCK
• 2-2X10 HEADS OR ALL OPENINGS UNLESS OTHERWISE NOTED.

WINDWASH BARRIER:
• 12 CONTINUOUS STRIP OF ROOF INSULATION, A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND SHEATHING.

FOAM AIR SEAL

SEE S.D.

CEILING:
• 5/8" SHEET ROCK
• R-11 FIBER GLASS BATTS
• R-19 INSULATION

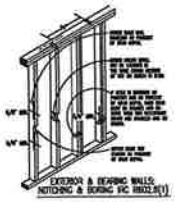
NOTE:
• SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS MUST BE CLIPPED

NOTE:
• ALL PENETRATIONS INSTALLED THROUGH THE SHEATHING OR SHEAR WALL OF SEALED PRIOR TO THE FRAMING INSPECTION

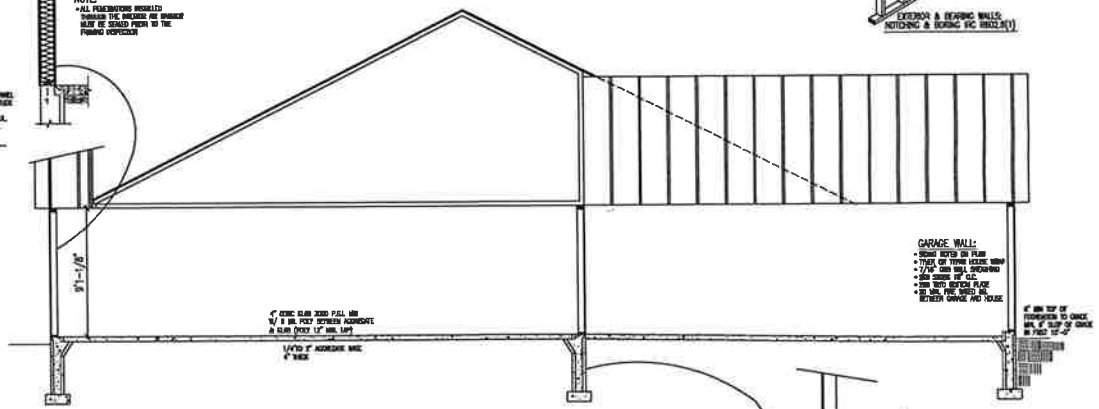
WALL DETAIL

ENG. PRODUCTS
• TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED PROFESSIONAL DESIGN PROFESSIONAL.

FLASHING & COUNTERFLASHING
APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED COMMENCEMENT AROUND ALL PENETRATING ROOF TYPE.
FLASHING SHALL BE INSTALLED IN ALL SAG AND ROOF INTERSECTIONS. EXTEND DROP CAPS PAST THE END OF THE GIRDER WALL AND ACROSS ENDS. INSTALL BACK CUT FLASHING WHERE STEP FLASHING BEGINS.



EXTERIOR & BEARING WALLS: NOTCHING & BORING SEC R602.6(1)



CROSS SECTION
SCALE 1/4"=1'-0"

DESCRIPTION: MAIN FLOOR DATE:

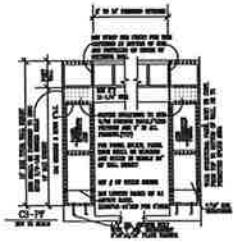
BRACED PANEL LENGTH TABLE

WALL LINE	BRACING METHOD (USE ABBREVIATIONS)	BRACED WALL LINE LENGTH	BRACING METHOD LENGTH FACTOR	REQUIRED FACTORED LENGTH	WALL HEIGHT FACTOR	WALL LENGTH FACTOR	PROVIDED BRACED WALL LENGTH	PROVIDED BRACING LENGTH FACTOR	PROVIDED BRACING METHOD
①	CS-WSP	46 FT.	7.2'	1.0	0.94	0.95	1.45	9.5'	12.0'
②	CS-WSP	44 FT.	6.6'	1.0	1.24	0.95	1.45	11.5'	13.0'
③	CS-WSP	46 FT.	7.2'	1.0	0.94	0.95	1.45	9.5'	10.0'
④	CS-WSP	44 FT.	6.6'	1.0	1.24	0.95	1.45	11.5'	16.0'

DESCRIPTION: MAIN FLOOR DATE:

BRACED PANEL LENGTH TABLE

WALL LINE	BRACING METHOD (USE ABBREVIATIONS)	BRACED WALL LINE LENGTH	BRACING METHOD LENGTH FACTOR	REQUIRED FACTORED LENGTH	WALL HEIGHT FACTOR	WALL LENGTH FACTOR	PROVIDED BRACED WALL LENGTH	PROVIDED BRACING LENGTH FACTOR	PROVIDED BRACING METHOD
Ⓐ	CS-WSP	33 FT.	6.5'	1.0	1.24	0.95	1.45	9.0'	14.0'
Ⓑ	GB	33 FT.	10.4'	1.0	1.24	0.95	1.45	17.7'	21.0'
Ⓒ	CS-WSP	13 FT.	2.45'	1.0	1.24	0.95	1.45	4.1'	8.0'
Ⓓ	CS-WSP	31 FT.	5.1'	1.0	0.94	0.95	1.45	8.5'	12.0'



TENSION STRAP CAPACITY FOR WIND PRESSURE REQ. FOR PFH/PFG AND CS-PF

WALL TYPE (WITH FRAMING, SIDING AND GYP)	BLOCKING FOOT RULE HEIGHT	DISTANCE TOTAL WALL HEIGHT	MAXIMUM SPACING (FEET)	TENSION STRAP CAPACITY REQ. (LBS/FT WIND EXPOSURE B	EXPOSURE C
2X4 NO.2 GRADE	0	10	16	1000	1000
	1	10	16	1000	1000
	2	10	16	1000	1000
	3	10	16	1000	1000
	4	10	16	1000	1000
2X6 STUD GRADE	0	12	16	1000	1000
	1	12	16	1000	1000
	2	12	16	1000	1000
	3	12	16	1000	1000
	4	12	16	1000	1000

GENERAL NOTES
ALL WALLS SHALL BE DESIGNED FOR A MINIMUM OF 10 PSF DEAD LOAD
FOR WIND SPEEDS 85 MPH (3-SECOND GUST) TO 110 MPH (3-SECOND GUST) EXPOSURE B OR C AS DEFINED IN SECTION R301.2.1.4
ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE FROM AN APPROVED AGENCY IN ACCORDANCE WITH DOC PS 1 OR DOC PS 2
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL BE EXPOSURE 1 OR EXTERIOR GRADE
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR ROOFS SHALL BE EXPOSURE 1 OR EXTERIOR GRADE
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR FLOORS SHALL BE EXPOSURE 1 OR EXTERIOR GRADE
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR WALLS, ROOFS AND FLOORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THE CONSTRUCTION DOCUMENTS
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR WALLS, ROOFS AND FLOORS SHALL BE INSTALLED IN ACCORDANCE WITH APA GUIDE FOR PLYWOOD DIAPHRAGMS
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR WALLS, ROOFS AND FLOORS SHALL BE INSTALLED IN ACCORDANCE WITH APA GUIDE FOR PLYWOOD DIAPHRAGMS
ALL WOOD STRUCTURAL PANEL SHEATHING USED FOR WALLS, ROOFS AND FLOORS SHALL BE INSTALLED IN ACCORDANCE WITH APA GUIDE FOR PLYWOOD DIAPHRAGMS

RADON VENT:
HOLLOW PLUMBING VENT SHALL BE CONSTRUCTED WITH SOLID WALLS EXTENDING FROM THE SUB-SLAB SOIL GAS COLLECTION SYSTEM TO A POINT ABOVE THE ROOF. THE VENT SHALL BE LOCATED INSIDE THE BUILDING THROUGH THE ROOF. THE VENT SHALL BE LOCATED OUTSIDE THE BUILDING AND SHALL BE LOCATED AT LEAST 10 FEET FROM ANY DOOR, WINDOW OR OTHER OPENING INTO THE BUILDING. THE VENT SHALL BE LOCATED AT LEAST 10 FEET FROM ANY PROPERTY LINE. THE VENT SHALL BE LOCATED AT LEAST 10 FEET FROM ANY OVERHEAD POWER LINE. THE VENT SHALL BE LOCATED AT LEAST 10 FEET FROM ANY UNDERGROUND UTILITY LINE. THE VENT SHALL BE LOCATED AT LEAST 10 FEET FROM ANY OTHER VENT. THE VENT SHALL BE LOCATED AT LEAST 10 FEET FROM ANY OTHER OPENING INTO THE BUILDING. THE VENT SHALL BE LOCATED AT LEAST 10 FEET FROM ANY OTHER OPENING INTO THE BUILDING.

PROGRESSIVE PLAN DESIGN LLP
RESIDENTIAL ARCHITECTURE
[illegible]

Acknowledged by Contractor/Contractor Signature

CONSTRUCTION: ADAM HAMILTON
OWNER: CHUCK & LORI KERRINS

N.H.
2213194
NOTED

Agenda 4.B.

BUILDING PERMIT APPLICATION

City of Grand Meadow, Minnesota

Submit with this application a drawing of the proposed project showing property lines, location of buildings within the property lines, distance between the building and the property lines. Setback requirements are: Front yards- 30 feet; side yards – 5 feet (1- feet of 2 story); side yards, corner lots - 25 feet on side adjacent to the street; rear yards- 30 feet. Any structure larger than 100 sq. ft. requires a permit. Any addition, or change, to the structure of a home or building requires a permit.

Project: X New ___ Alteration ___ Addition ___ Demolition ___ Repair ___ Move

Building Type: fence
(example: house, garage, shed, addition)

Construction Type: vinyl or chain link
(example: wood, concrete)

Size_____sq. ft. X _____sq. ft. 1st Floor _____sq. ft. X _____sq. ft. 2nd Floor Total _____

Use of Building/addition: residential fence

Location of Building: Street Address: 532 Elliot Dr SE

Legal Description: residential property

Current Zoning Classification: residential

Total cost of project: $9800-$15000 depending on material

Start date of project: _____ Expected date of completion: _____

Applicant: Sara Unverzagt Date: _____

Applicant Address: 532 Elliot Dr SE Phone #: 507-202-2561

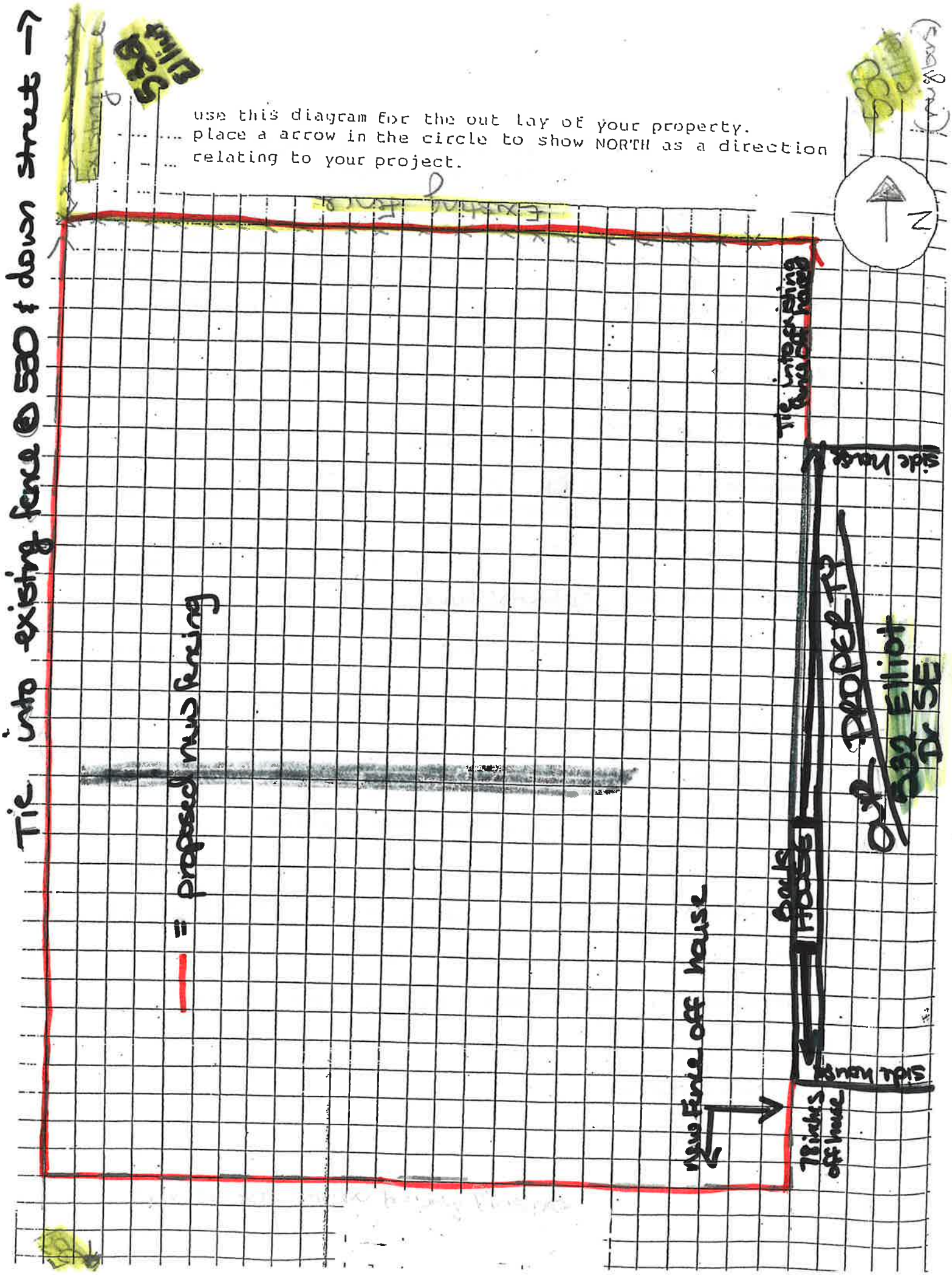
Approved: _____ Date: _____

Fee: Permit cost $20.00 + .10/sq. ft. living space and .05/sq. ft. non-living space = _____

Permit # _____

Date project was completed: _____

use this diagram for the out lay of your property.
place a arrow in the circle to show NORTH as a direction relating to your project.



Mower County GIS Mapping

N

Feet

0 20 40

MOWER COUNTY

5/4/2017 5:58:07 PM

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