



# Project open house meeting

City project number:

20136 – Us Bank Building Demolition

20134 – Hickory Street Resurfacing

20138- Mankato Event Center

Project website:

[www.mankatoconstruction.com](http://www.mankatoconstruction.com)

*Leading the way as a prosperous diverse regional community*

*•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly*

# Important information

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## 1. Please sign in



City Improvement Number 10415  
Informational Meeting  
February 27, 2014 3:00  
Intergovernmental Center

NAME	ADDRESS	PH	SIGNATURE
City of Mankato	PO BOX 3368	01.09.18.104.018	
City of Mankato	PO BOX 3368	01.09.18.104.017	
City of Mankato	PO BOX 3368	01.09.18.104.016	
Marty G Lewis	PO BOX 3363	01.09.18.104.015	
Burton R & Colleen M Emanuel	329 W 8th St	01.09.18.104.014	
Burton R & Colleen M Emanuel	329 W 8th St	01.09.18.104.013	
Jeremy Wise	PO BOX 1164	01.09.18.104.012	
Hajes Properties of Mankato LLC	PO BOX 1036	01.09.18.104.011	

## 2. Take a comment card



### Hickory Street Avenue Reconstruction Overview/Comment Card

**Project Intent:**  
Rehabilitate and improve pedestrian access and functionality of Hickory Street in support of the Mankato Events Center

**Summary of Project:**

- Reconstruct pavement and sidewalks between Entertainment Alley and Second Street.
- Reconfigure parking along the south side of Hickory Street and the Intergovernmental Center Plaza for increase functionality.
- Enhanced pedestrian crossings at Entertainment Alley, the Mankato Events Center and Second Street.

Please direct comments or questions to staff during an information meeting or use the McCarthy Senior Civil Engineer, 267-8643, or mmccarthy@city.mankato.mn.us

Your input is valued. Please answer the following questions. Thank you.

A. I reside/have a business on: \_\_\_\_\_ Block (e.g. 500 Block - please fill in) §

B. The proposed changes would affect me because (Check all that apply)  
 Regularly use as a route to work     Have a business along the route     Or

C. Comments (Use back side, if necessary):

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

I would like more information on the Hickory Street/Mankato Events Center project

**NOTE:** Updates on this project will be regularly posted on the city of Mankato website



### Civic Center Open House

Thank you for attending the Civic Center Open House. Your feedback and suggestions are greatly appreciated.

- What elements of the design appeal to you? What elements of the design would you change?
- As we enter final design, it may become necessary to modify the project to stay within budget. Please rank the following items in order of what you value as important for this project, using numbers 1 through 10, with 1 being most important to 10 being least important.
  - Exterior Appearance of New Event Center
  - Interior Finishes and Durability
  - Restrooms and Concessions
  - Event Capacity in New Event Center (current design is 2,200 to 3,000 seats)
  - Quality of Event Experience (acoustics, lighting, seat comfort)
  - Number of Convention/Break-Out Rooms in Event Center Addition
  - Availability of Visitor and Community Locker Rooms to Arena
  - Design and Quality of MSU, M Locker Rooms and Training Space in Arena
  - Streetscape and Civic Center Plaza (consistent with Front Street Connectivity)
  - Maintaining Multi-Use Capabilities (small concerts, performances, conventions and trade shows) of Event Center Addition
- Please provide any additional comments regarding the project.



## 3. Please return comment card

# Introductions

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- Pat Hentges– City Manager  
City of Mankato
- Jeffrey Johnson – City Engineer  
507-387-8640  
jjohnson@city.mankato.mn.us
- Michael McCarty– Senior Civil Engineer  
507-387-8643  
mmccarty@city.mankato.mn.us
- Jeremy Wiesen – Project Architect  
ISG
- Chris Frank – Project Manager  
Mortenson Construction

# Project Overview

*City Manager*

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- **Project introduction**
- **Project process**
- **Project costs**
- **Project financing**

# Project success

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- Our plan for project success begins now. When citizens and city staff work together, we can build a relationship to take this project successfully to completion through suggestions, assistance and good communication.

# Why project work is needed

## *Mankato Event Center*

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Relocate MSU-Mankato Men's and Women's Hockey permanently to the Verizon Wireless Civic Center

- All practice and play will be located at the Civic Center
- Opens up ice time for the community at the Civic Center and other facilities
- Shifts small events and shows to the Event Center

The new Event Center addresses the events displaced by permanent hockey operations

- Flexible multi-use space
- Smaller concerts , shows and theater performances can be held concurrent with hockey or other large events.
- Increases space and flexibility for growth of convention business

# Why project work is needed

## *Hickory Street*

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- Reconstruction of Hickory Street to support use and access for the Mankato Events Center and Verizon Wireless Center Remodel
- Desired improvements include spacious sidewalks; reconfigured parking; enhanced levels of lighting; a more flexible use space in the IGC plaza; and improved softscaping and hardscaping.

# Hickory Street

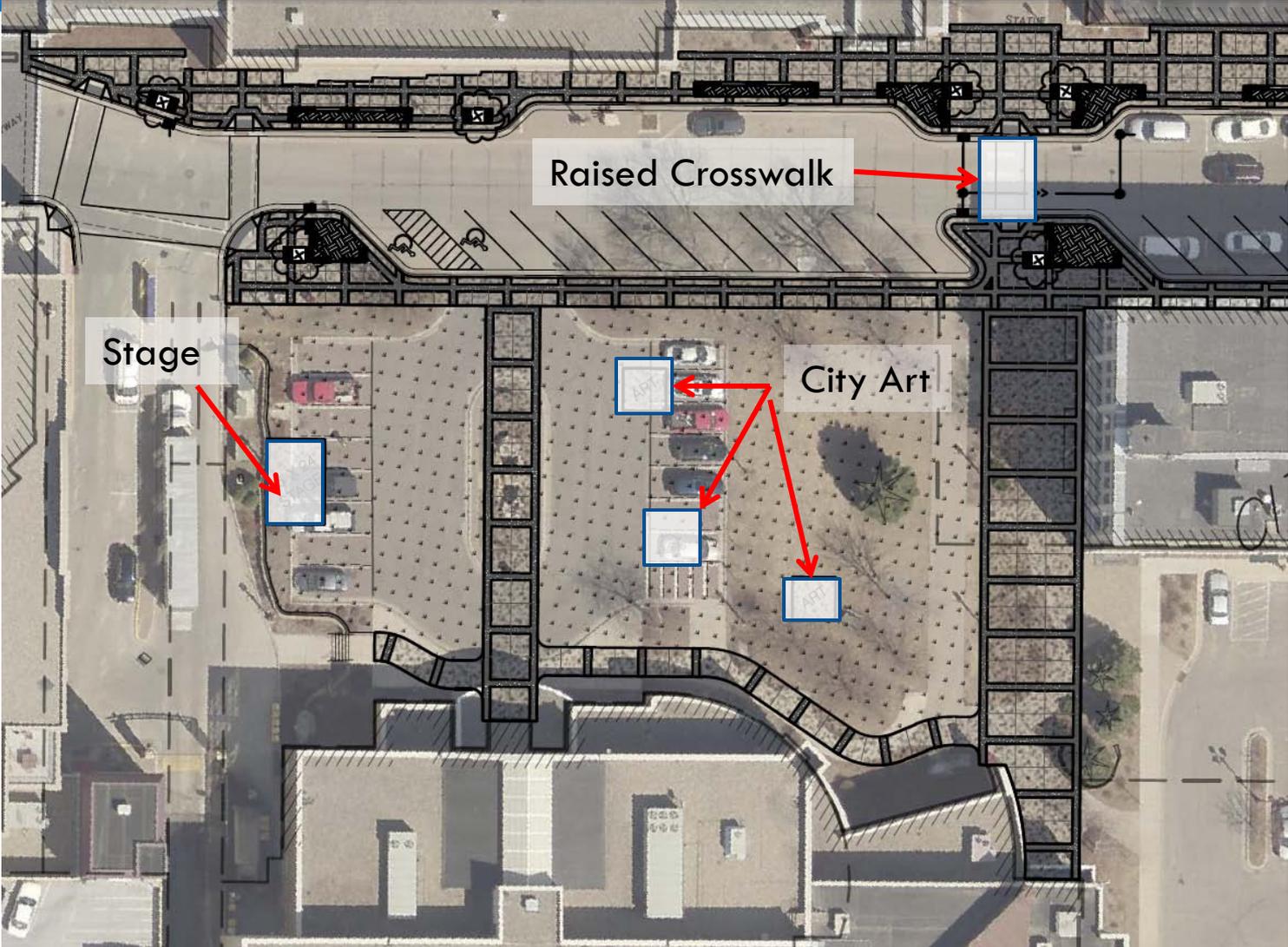
## *Design*

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- **Create an open plaza area**
  - Remove Existing Parking
  - Retain mature trees, shrubs
  - Opportunities for City Art installations
  - New stage for events
  - Street lighting

# Hickory Street

## Layout



# Hickory Street

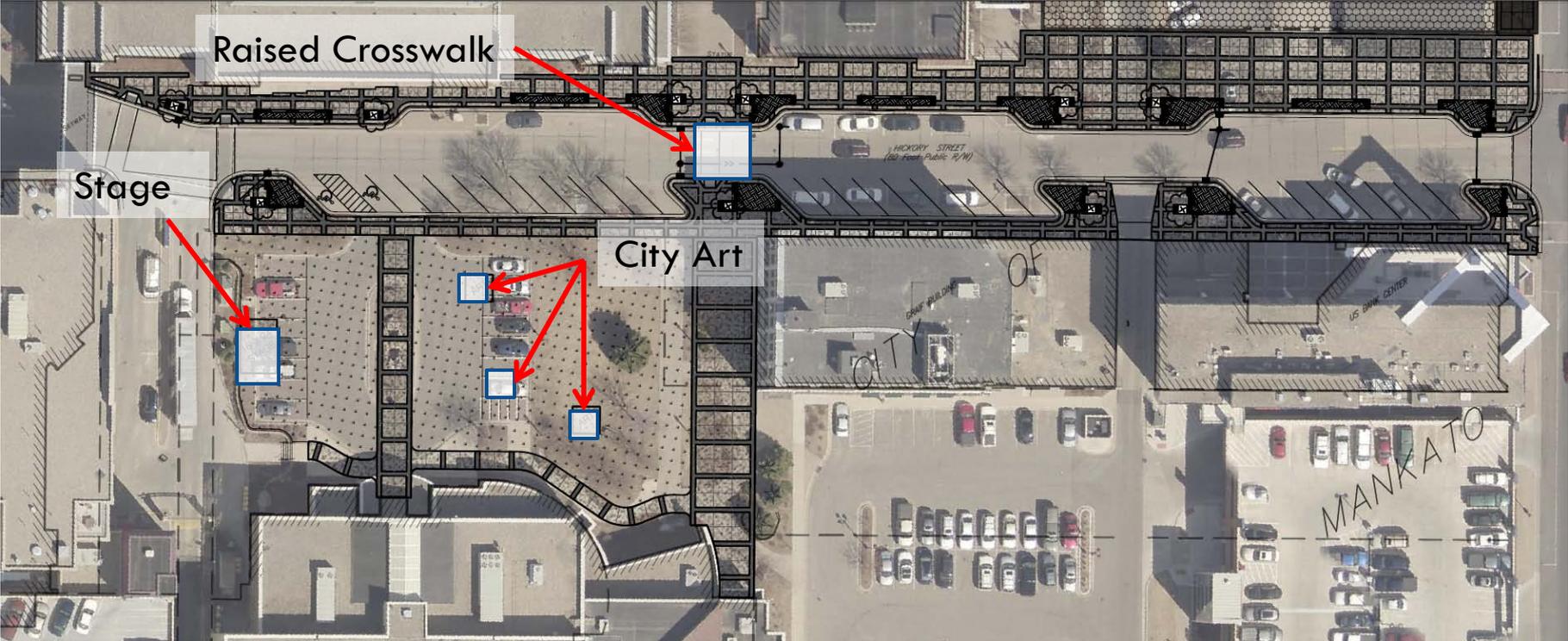
## *Design*

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- **Parallel parking and pick up/drop off on the north side with angled parking on the south side side**
- **48-52 foot wide street**
  - Two (2) 11-foot driving lanes
  - 18 to 21-foot angled parking stalls (south side)
  - 8-foot parallel parking stalls (north side)
  - Sidewalk widths of vary between 8 and 12-feet
  - Curb extensions at the intersections
  - Midblock raised crosswalk

# Hickory Street

## Layout

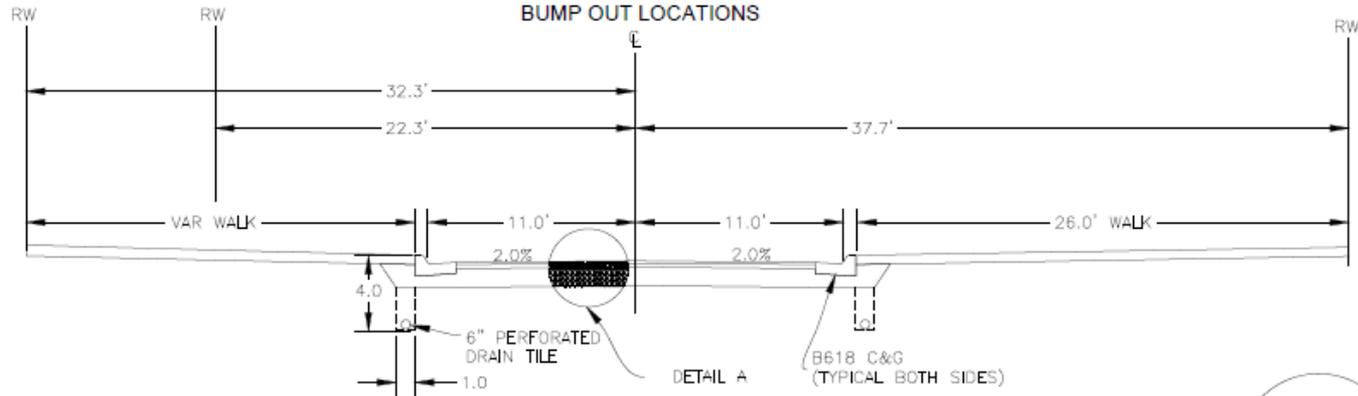


# Hickory Street

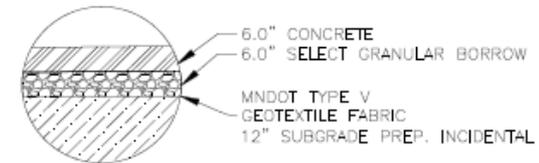
## Typical Section

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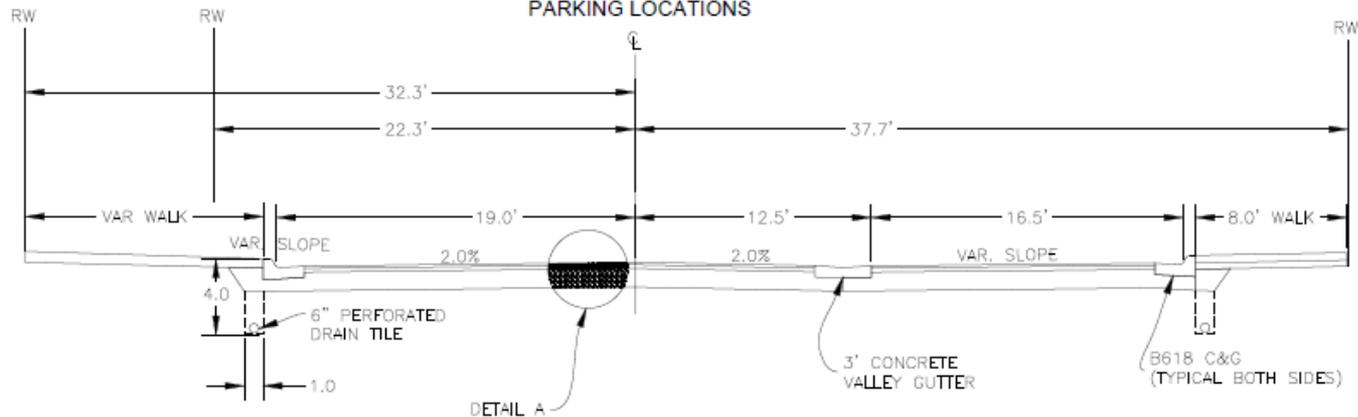
### TYPICAL SECTION HICKORY STREET BUMP OUT LOCATIONS



### DETAIL A



### TYPICAL SECTION HICKORY STREET PARKING LOCATIONS



# Mankato Events Center

## First Floor Layout



1 OVERALL FIRST FLOOR PLAN  
3/64" = 1'-0"



# Mankato Events Center

## Second Floor Layout



OVERALL SECOND FLOOR PLAN  
3/8" = 1'-0"



- Auditorium & Seating
- Conference Rooms
- Lobby & Circulation
- Supports Spaces, Concessions, Storage
- Toilets
- Mechanical
- MSUM Hockey Renovation

# Mankato events Center

## *Hickory Street Elevation*

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# Mankato Events Center

*Hickory Street and Second Street Elevation*

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# Mankato events Center

*Walnut Street and Second Street Elevation*

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# Project Phasing Plan

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- **Hickory Street will include a minimum of 3 construction phases:**
  - Phase 1 all surfacing improvements between Entertainment Alley and the alley between the Graif Building and US Bank Building including the IGC Plaza.
  - Phase 2 is all surfacing improvements immediately around the alley approach between the Graif Building and US Bank Building.
  - Phase 3 all surfacing improvements between the alley between the Graif Building and US Bank Building and 2<sup>nd</sup> Street, 2<sup>nd</sup> Street sidewalk; and Walnut Street sidewalk & parking area.

# Project schedule

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# The life of a project

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- **Where it all begins**
  - removals
- **Heart of the project—infrastructure**
  - electrical conduit, communication conduit, utility relocation
  - irrigation
  - storm drainage modifications
- **Return streets to drivability**
  - grading
  - concrete curb and gutter; sidewalks and driveway approaches
  - Install pavement
  - pedestrian improvements/enhancements
- **Finishing touches**
  - boulevard restoration
  - street lighting
  - softscaping & hardscaping

# Removals

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- All curb, gutter, and sidewalk
- Concrete pavement removed



# Storm drainage

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- The existing storm drain system will be modified and additional drainage will be installed where necessary.



# Rough grading

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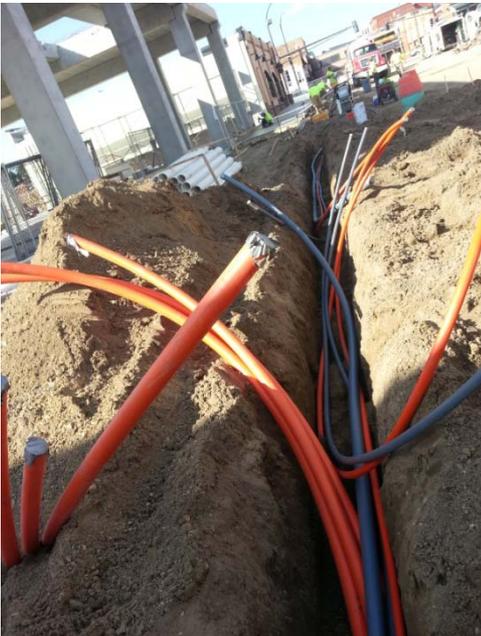
- Rough grading will be performed concurrently with minor storm drainage and curb repairs.



# Conduit & Bases Installed

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- Conduit installation for electrical, communication and irrigation.
- Light pole foundations poured



# Concrete Work

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- New concrete curb and gutter will be placed, followed by sidewalk and concrete driveway approaches.



# Pedestrian Improvements

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- Curb extensions, mid-block crossings and raised crosswalk.



# Streetscape Improvements

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- Street lighting; softscaping & hardscaping
- The amenities installed on Hickory Street & the IGC Plaza will be similar to South Front Street.



# Paving

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- Bituminous or concrete street surfacing will be installed over the aggregate base.



# Project Costs

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## Civic Center Project Budget

Renovation in existing Civic Center	\$4,000,000
Arena Furnishings, Fixtures and Equipment	\$300,000
Stone repair/exterior paint of existing Civic Center	\$750,000
New Event Center Addition	\$18,771,015
Event Center Furnishings, Fixtures and Equipment	\$1,500,000
Site Preparation/Site Improvements	\$1,552,766
Soft Costs 11.9% (Design, Contingency, etc.)	\$3,042,467
<b>Total</b>	<b>\$29,916,248</b>

# Project Financing

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## Funds Available for Construction

Legislative Special Appropriation	\$14,500,000
City Bonds (backed by local option sales tax)	\$14,500,000
Local Option Sales Tax Revenue	\$916,248
Total	\$29,916,248

# The next steps

- Informal informational meetings will be held prior to the project's start to discuss project phases and details once a contractor is selected and work is scheduled.
- There will be regularly scheduled public meetings while work is underway on the Hickory Street and Mankato Event Center projects.

# Help us help you

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- If there is helpful information unique about the neighborhood, please share it with us so it can be incorporated into the plan, or addressed by a city staff member.
- If there are any questions, or suggestions, please let engineering staff know.