



Project Feasibility

City project number:

- 10257 – Southview Heights II

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Leading the way as a prosperous, diverse, regional community.

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

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Project Introduction

- The City of Mankato has been petitioned by the Southview Heights II residents requesting the improvement of the neighborhood by:
 - Reconstructing the road
 - Extend municipal sewer and water
- The objectives of the Feasibility Report are to:
 - Evaluate the need for this project
 - Determine the necessary improvements
 - Determine the project schedule
 - Determine the feasibility

Project Success

- 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.

Proposed Improvements

Proposed Improvements

- Reconstruction of the road
- Replace or reconstruct existing drainage system
- Reconstruction of the water system
- Install sanitary sewer main
- Install sanitary sewer and water services to each lot

Existing Conditions - Street

- Footage of Roads in Southview Heights II
 - 3192 feet of Capri Dr
 - 535 feet of Bela Vista Ct
 - 157 feet of Ruth Ct
 - 476 feet of North and South Golf Ct
 - 649 feet of North and South Pilot Ct
 - 272 feet of Glenn Ct
- Maintenance is done every year to every other year by Mankato Township
- Average width is 22 feet
- Current street section
 - 6 inches of bituminous pavement
 - 12 inches of aggregate base

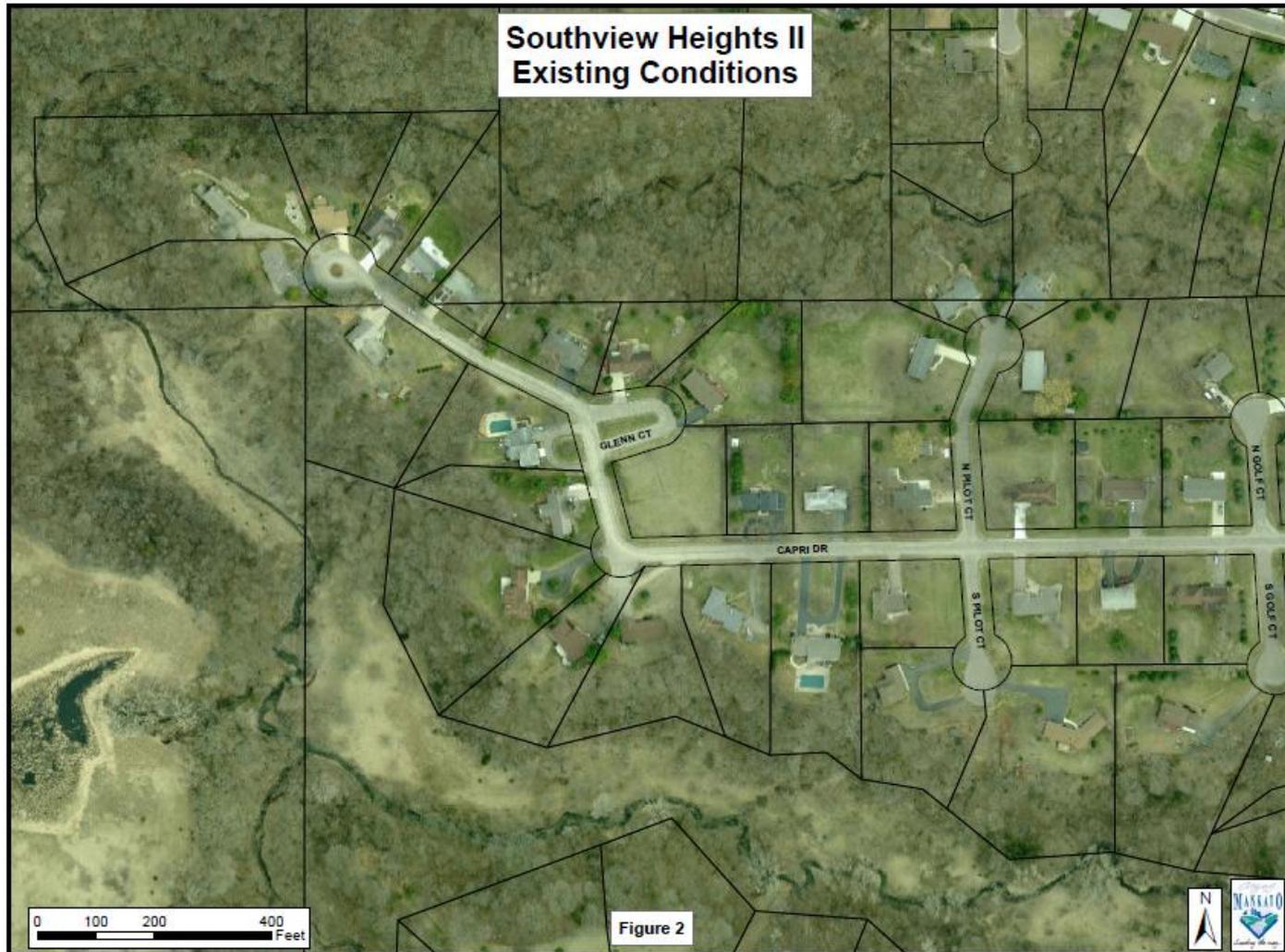


Existing Conditions - Street

- Condition of the Road
 - Capri Drive – Fair Condition
 - Cul-de-sacs excluding North Golf Court – Good Condition
 - North Golf Court – Poor condition
- Soils
 - Silty clay

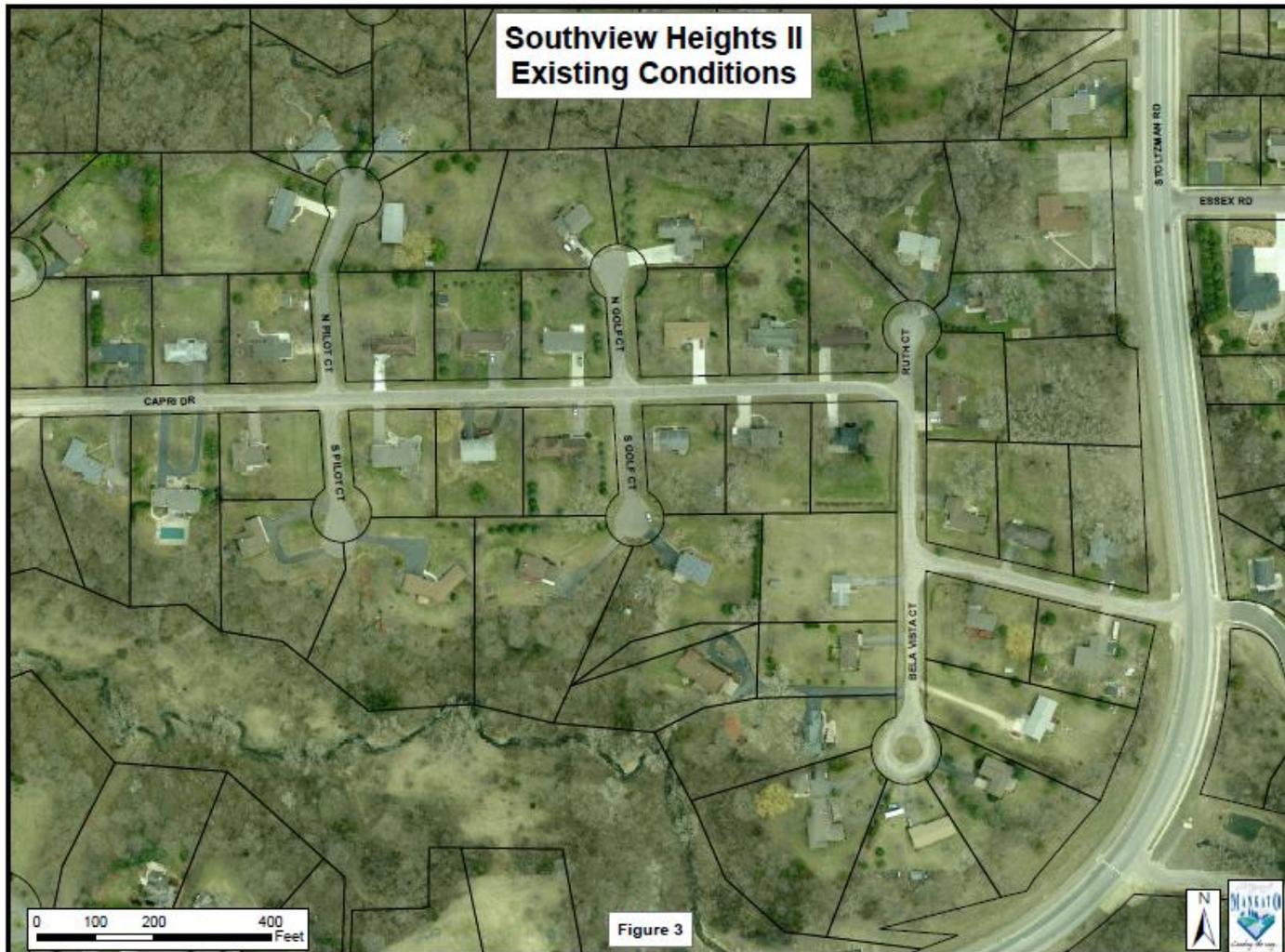


Existing Conditions - Street



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Existing Conditions – Storm Sewer

- Consist entirely of culverts and ditches
- Minimal under drain
- No modern storm sewer system
- Majority of stormwater naturally drains to surrounding ravines

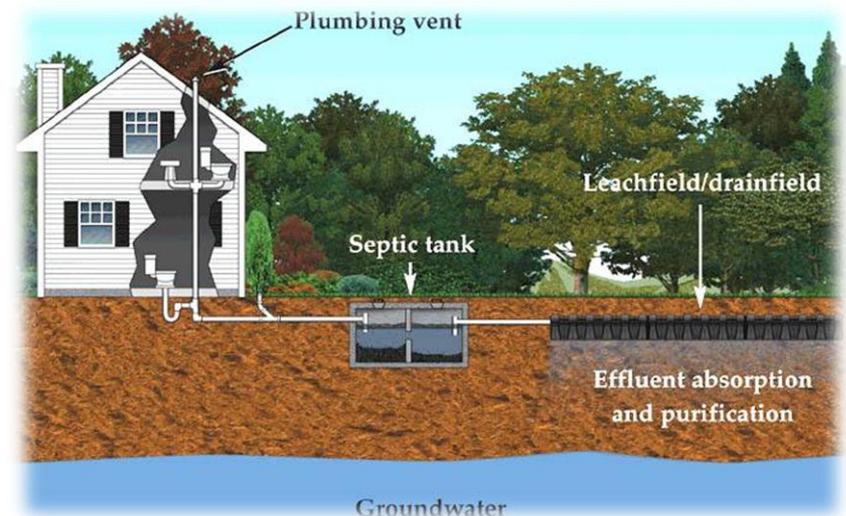


Existing Conditions – Sanitary Sewer

- No existing sanitary sewer system
- All 60 homes are serviced by ISTS

Based on the records of Blue Earth County Environmental Services (2013 Data)

- 36% of these ISTS are compliant
- 64% are Noncompliant



Existing Condition – Watermain

- Constructed about 60 years ago
 - Fair to poor condition
 - Services same condition
- 8 inch Cast Iron main
- 2 inch services to the cul-de-sacs
- 5 fire hydrants
- Well is 8 to 10 years old
 - Some of the equipment is original and in poor condition



Reconstruction Project

- **Beginning of a Project**
 - removals
- **Installing Infrastructure**
 - sanitary sewer
 - domestic water main
 - storm drainage
 - sewer and water main end services
- **Returning streets to drivability**
 - grading
 - concrete work
 - bituminous paving
- **Finishing touches**
 - boulevard restoration



Proposed Improvements - Street

- Removals:
 - bituminous pavement and aggregate base
 - curb and gutter (when applicable)
 - driveway approach to right-of-way



Proposed Improvements – Sanitary Sewer

Sanitary Sewer

- 8 inch PVC sanitary sewer main
- 8 inch HDPE pipe bored under Stoltzman Road to connect to city sanitary sewer
- 4 inch PVC services
- Connection from the home to the right-of-way will be the homeowner's responsibility
 - This cost can range from \$5000-\$12,000



Proposed Improvements - Watermain

➤ Watermain

- Remove or abandon current watermain
- A portion of the watermain would be abandoned in place
- 8 inch PVC watermain
- 6 inch PVC services Glenn Court and Ruth Court
- 24 inch steel casing will be installed with jack and bore methods under Stoltzman Road to connect to city water
- 1 inch plastic services replace existing services from the main to the right-of-way
 - Connection will be made at the right-of-way



Sewer and water end services

- Sewer and water end services to each lot will be replaced from the main to right-of-way line.



Proposed Improvements – Storm Sewer

- All driveway culverts will be removed and replaced as necessary
- Select grading will be performed to maintain or improve the drainage along the roadway
- If necessary, drop inlets and storm sewer may be installed



Proposed Improvements - Street

- Match existing widths and geometry
- Grading:
 - Geotextile fabric
 - 6 inch of class 3 aggregate
 - 8 inch of class 5 aggregate
- Concrete Work (when applicable)
 - Driveway aprons will be replaced
 - Curb and gutter
- Paving
 - 4 inch bituminous



Proposed Improvements - Street

- Damage to the boulevard will be restored with sod
- Protection, when possible, of trees, bushes, and other vegetation located in the construction zone
 - Removal of trees and bushes may be necessary



Right-of-Way and Easements

- Existing right-of-way is 50 feet
- No permanent right-of-way or easement acquisitions are anticipated
- Construction easements may be required for construction for sanitary sewer, or access during construction.
- Temporary parking at Southview Park
 - Golf carts for access

Approvals/Permits

- MDH – Watermain
- MPCA – Construction Storm Water
- MPCA – Sanitary Sewer Extension
- Blue Earth County – Utility Crossing Permit

Project Cost Estimate and Financing

COST ESTIMATE	
ITEM	COST
Street	\$964,317.77
Storm Water	\$68,193.01
Watermain	\$383,172.05
Sanitary Sewer	\$464,596.48
Lift Station Costs	\$202,352.00
Construction Contingency	\$208,263.13
TOTAL CONSTRUCTION	\$2,290,894.43
Admin/bonding	\$137,453.67
Engineering	\$229,089.44
TOTAL PROJECT COST	\$2,657,437.54

COST PER LOT	
Street	\$16,071.96.97
Storm Water	\$1,136.55
Water	\$6,386.20
Sanitary sewer	\$7,743.27
Stony Creek lift station	\$3,372.53
Admin/bonding	\$2,290.89
Engineering	\$3,818.16
COST PER LOT	\$44,290.63
PSIG Funding	(\$11,659.48)
G.O. Bonding	(\$3,333.33)
PRELIMINARY ASSESSMENT AMOUNT	\$29,297.81

Possible Schedule

- 08/25/2015 Information meeting
- 11/24/2015 Resolution set date for hearing
- 12/08/2015 Project Feasibility Hearing
- 01/11/2016 Preliminary Assessment Hearing
- 02/08/2016 Advertise for Bids
- 03/11/2016 Open Bids
- 03/21/2016 Award Bid; Petition for annexation
- 04/18/2016 Begin construction
- 10/07/2016 Final completion
- Summer 2017 Final surfacing
- November 2017 Adopt Final Assessments
- January 2018 Repayment of assessment begins

Special assessments

- **Three items shown on an assessment:**
 - Street
 - Sewer and water end service
 - Driveway
- **Additional items can be added to assessments.**

2013 MANUAL OF
ASSESSMENT STANDARDS
FOR THE
CITY OF MANKATO

Adopted by
CITY COUNCIL
OF
MANKATO, MINNESOTA
April 24, 1989
Latest Revision: December 2012

Prepared by
The Engineering Department

Special assessments

- This project's street assessments are proposed to at the 2015 rate of \$29,297.81 per lot receiving services for this project.

Sewer and water end services

- Sewer and water end services are assessed at full contract cost.
- Adjustments are made when residents receive a final assessment.

Driveway approaches

- Driveway approaches are assessed at full contract cost.
- The driveway approach area was measured either using aerial photography or a project survey.
- Costs shown on assessments are estimated at \$52.37 per square yard and will be adjusted to actual contract cost once a contract is awarded. For example, a 24-foot driveway approach will cost around \$1815
- The assessment includes a 24 foot wide driveway in the material that was originally in place.
- Adjustments are made when residents receive a final assessment.

Additional assessment items

- Complete driveway replacement
- Out walk replacement
- Sewer and water services from right-of-way into a home.
 - Including septic system decommissioning.
- Process
 1. Obtain a petition form from the engineering department.
 2. Have the work completed.
 3. Submit contractor bill and signed assessment form to the engineering department once the property owner is satisfied with the work.
 4. The city will pay the bill and add the cost to a final assessment.
 5. Property owners (not the contractor) need to complete and submit petition forms.
 6. Petitions for extra work need to be submitted prior to adoption of the final assessments by the City Council.

Special assessments

Levies and hardship deferrals

- Project assessments are scheduled to be levied in the fall of 2017 over a 10-year period beginning with the first half of 2018 property taxes.
- If a total assessment is more than \$5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.
- Property owners may apply for a hardship deferral if they are:
 - The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments.
 - The property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments.
 - a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.
- Interest does accrue on deferred assessments and Blue Earth County does charge to remove the deferral.
- Deferral requests, or changing to a 15-year assessment period need to be applied for on or before the January 11, 2016 preliminary assessment hearing.

Conclusion and Recommendation

- Now is the optimal time for improvements
- Both maintenance and construction cost will continue to increase
- Leveraging of PSIG grant money and GO Bonding provides a high value project with cost effective improvements.
- Recommend the city Council order plans and advertise for bids.

Help us help you

- 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.



Conclusion

Any questions?

Project contacts

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