

STADIUM ROAD RESURFACING

Project Feasibility Report

City Project Number 10543

November 2, 2015



Project Feasibility Report

Stadium Road Resurfacing
City Project Number 10543
City Of Mankato

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

Michael J McCarty, PE
Reg. No. 45505

Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Christopher Frederick	507.382.7299	cfrederick@ mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Tamra Rovney	507.388.3326	trovney@ mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jason Mattick	507.720.8787	jmattick@ mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@ mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
City Engineer	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Project Engineer	Michael McCarty	507.387.8643	mmccarty@ mankatomn.gov
Project Operations	Jim Tatge	507.387.8504	jtatge@ mankatomn.gov
Project Designer	Todd Wiens	507.387.8509	twiens@ mankatomn.gov
Project Representative	Todd Wiens	507.387.8509	twiens@ mankatomn.gov

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IV. EXECUTIVE SUMMARY

Stadium Road between Stoltzman Road and Victory Drive was constructed between the 1970s and the 1990s. During that time no major pavement rehabilitation has been performed on the road other than minor maintenance. This section of road way has continued to see an increase in traffic as the City of Mankato has developed to the south and enrollment at MSU-Mankato has increased. The pavement of Stadium Road is at a condition where heavy maintenance needs to be performed in order to achieve the desired service life of the pavement section.

Suggested improvements include edge milling and overlay the existing bituminous pavement, select curb and gutter replacement, select pedestrian ramp replacement and installation of continuous lighting.

The estimated cost of these necessary improvements is approximately \$1,599,307.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on Stadium road between the center line of Stoltzman Road and Victory Drive are being proposed for the summer of 2016. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, is 10,500 feet. Specific items that will be included in the construction are as follows:

- Edge mill existing bituminous pavement
- Select water valve replacement
- Remove and replace select curb and gutter
- Remove and replace select pedestrian ramps
- Install continuous lighting.
- Stripe roadway including bicycle lanes where applicable.

VI. EXISTING CONDITIONS

A. STREET

Stadium Road between Stoltzman Road and a point 500 feet east of Map Drive was construction in various sections between the 1970s and the 1990s. The road has not had any major maintenance performed on it since its initial construction. The pavement has an aggregate

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pavement condition index rating of 43, indicating a fair condition. The pavement section varies along the project but is typically represented by 6-inches of bituminous, 8-inches of class 5 aggregate and 24-inches of select granular borrow. The existing street layout for Stadium Road is located in Figure 1 in the Appendix.

B. STORM SEWER

Stadium Road has an extensive stormwater system that spans several watersheds. There are 19 storm manholes that will be impacted by the project. The existing storm water drainage system for the surrounding area is located in Figure 2 in the Appendix with the storm system shown in green.

C. SANITARY SEWER

Stadium Road has sanitary sewer in various locations along its length. A majority of this sewer existing outside the pavement and is located within the boulevard. There are 12 manholes that will be impacted by this project. . The existing sanitary sewer system for Stadium Road is located in Figure 3 in the Appendix with the sanitary system shown in brown.

D. WATERMAIN

Water main is present along various sections of Stadium Road. A majority of the watermain is located in the boulevard. This project will impact 13 water valves. There is an unused ductile iron watermain stub that extends west and south in the intersection of Pohl Road and Stadium Road. At this junction there are also 3 gate valves that date to the early 1970's. The existing domestic water distribution system for Stadium Road is located in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

Proposed improvements for Stadium Road include edge milling and overlaying the existing bituminous pavement, replacing select areas of curb and gutter, replacing select pedestrian ramps, removing unused watermain and replacing select gate valves; installation of continuous lighting and reconfiguring travel lanes to include on street bike lanes.

A. STREET

it is proposed that the bituminous pavement be edge milled 2-inches and a 2-inch overlay wearing surface be installed. This will restore the ride quality of the pavement and extend the life of the pavement section. In order to promote proper drainage select areas of curb and gutter are proposed to be replaced. Non-compliant pedestrian ramps are also proposed to be replaced. Continuous lighting will be installed along the project as well. In accordance with the City of Mankato "Complete Streets Plan & Policy" it is proposed to add 4 to 6 foot on street bike lanes. The proposed street cross section and pavement section are located in Figures 5 in the Appendix.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

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B. STORM SEWER

No improvements to the storm sewer are proposed.

C. SANITARY SEWER

No improvements to the sanitary sewer are proposed.

D. WATERMAIN

It is proposed that 120 feet of dead end watermain stub be removed from the intersection of Pohl Road and Stadium Road. It is also proposed that the valve at this junction also be replaced.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

The right-of-way varies in width from 66 to 83 feet. No additional right-of-way or easements is anticipated for this project.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- None

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	\$1,227,354
Storm Water	\$12,315
Watermain	\$13,706
Sanitary Sewer	\$0
Construction Contingency	\$125,338
TOTAL CONSTRUCTION	\$1,378,713
Admin/bonding	\$82,723
Engineering	\$137,871
TOTAL PROJECT COST	\$1,599,307

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Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$887,260	55%
Water Utility	\$16,118	1%
Blue Earth County	\$695,929	44%
TOTAL FUNDS	\$1,599,307	100%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Stadium Road:

12/14/2015	Set date of Hearing
12/15/2015	Informational meeting
01/11/2016	Project feasibility hearing
02/08/2016	Preliminary Assessment Hearing
02/08/2016	Advertise for bids
03/11/2016	Open Bids
03/21/2016	Award Bids
04/18/2016	Project Start
07/08/2016	Final Completion

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Stadium Road are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and system will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF STADIUM ROAD



Figure 1a



Figure 1b



Figure 1c



Figure 1d

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B. FIGURE 2: STADIUM ROAD EXISTING STORM SEWER LAYOUT



Figure 2a



Figure 2b



Figure 2c



Figure 3d

C. FIGURE 3: STADIUM ROAD EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



Figure 3a

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Figure 3b

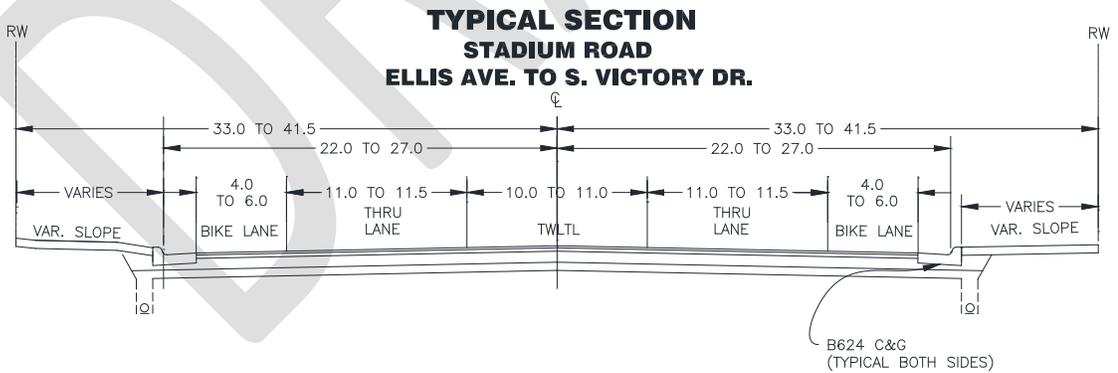


Figure 3c



Figure 3d

D. FIGURE 4: STADIUM ROAD PROPOSED STREET CROSS SECTION AND PAVEMENT SECTION



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E. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10543 STADIUM ROAD RESURFACING ENGINEERS ESTIMATE				
CONTRACT ITEM	UNIT	EST QTY	BID UNIT PRICE	BID PRICE
MOBILIZATION	LS	1.00	\$59,748.84	\$59,748.84
REMOVE CURB AND GUTTER	LF	2250.00	\$3.94	\$8,859.38
REMOVE WATER MAIN	LF	120.00	\$4.61	\$553.14
REMOVE CONCRETE SIDEWALK	SF	1908.00	\$1.40	\$2,664.52
REMOVE CONCRETE PAVEMENT	SY	466.67	\$7.35	\$3,430.00
REMOVE GATE VALVE & BOX	EA	3.00	\$220.57	\$661.72
MILL BITUMINOUS SURFACE 2"	SY	16333.33	\$4.20	\$68,600.00
TYPE SP 12.5 WEAR CRS MIX (3,C) 2" THICK	SY	63000.00	\$9.03	\$568,890.00
12" GATE VALVE AND BOX	EA	3.00	\$3,049.02	\$9,147.06
ADJUST VALVE BOX - WATER	EA	13.00	\$257.25	\$3,344.25
ADJUST FRAME RING AND CASTING	EA	31.00	\$397.25	\$12,314.64
5" CONCRETE WALK	SF	1908.00	\$5.09	\$9,716.49
CONCRETE CURB AND CUTTER DESIGN B624	LF	2250.00	\$26.60	\$59,842.13
8" CONCRETE DRIVEWAY PAVEMENT	SY	466.67	\$69.09	\$32,242.00
TRUNCATED DOMES	SF	224.00	\$43.49	\$9,741.98
LIGHTING UNIT TYPE SPECIAL	EA	70.00	\$2,193.53	\$153,547.38
LIGHT FOUNDATION DESIGN E	EA	70.00	\$669.38	\$46,856.25
2" NON-METALLIC CONDUIT	LF	10500.00	\$4.08	\$42,887.25
UNDERGROUND WIRE 1 COND NO 4	LF	21000.00	\$2.49	\$52,258.50
TRAFFIC CONTROL	LS	1.00	\$4,961.53	\$4,961.53
PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EA	54.00	\$131.78	\$7,115.85
PAVEMENT MESSAGE (RIGHT ARROW) EPOXY	EA	54.00	\$204.26	\$11,029.85
4" SOLID LINE WHITE - EPOXY	LF	22500.00	\$2.74	\$61,661.25
4" SOLID LINE YELLOW-EPOXY	LF	23100.00	\$0.51	\$11,884.95
8" SOLID LINE WHITE-EPOXY	LF	832.00	\$8.93	\$7,425.60
24" SOLID LINE WHITE-EPOXY	LF	448.00	\$9.05	\$4,054.85
				\$1,253,375.10

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F. PRELIMINARY ASSESSMENT ROLL

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Preliminary Assessment Roll City Project Number 10543								
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential								
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach \$76.00 \$93.09	Commercial Lighting Cost/ft \$14.00	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$0.00	Nonresidential Cost/ft \$30.00			
01.09.19.126.001 State of Minnesota Finance And Administration Office Mankato, MN 56001	Not Platted 79.30A of E2OFNW4 Lot 19, Block 108	NR	1337.41		\$40,122.30	\$ - 0.00 SY	\$18,723.74	\$58,846.04
01.09.19.153.009 Julie Gosmann Mead 616 Stoltzman Rd Mankato, MN 56001	Habitat Place (2003) Lot 5, Block 1	R	38.67 116.02 CC=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.19.153.010 Claudia L Fortney 615 James Ave Mankato, MN 56001	Southdale Subdivision Lot 4 & SLY 3 feet of Lot 2, Block 1	R	54.00 134.00 CC=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.19.154.004 Southwood Terrace Apts LLP PO Box 248 Mankato, MN 56002	Not Platted 6.58A of SW4 or NW4 & of NW4 of SW4 RB204	NR	374.00		\$11,220.00	\$3,192.99 34.30 SY	\$5,236.00	\$19,648.99

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01.09.19.154.005 Antionette A Frost Trust Agree 205 Lilly St Mankato, MN 56001	Not Platted 7.93A of SW4 of NW4 & of NW4 of SW4 Lot 19, Block 108	R	208.50 417.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00
01.09.19.251.001 State of Minnesota Finance And Administration Office Mankato, MN 56001	Not Platted S38 Acres of W2 of NE4 & that part of NW4 of SE4	NR	1424.42		\$42,732.60	\$ - 0.00 SY	\$19,941.88	\$62,674.48
01.09.19.276.018 Redrock Hospitality LLC PO Box 3208 Park City, UT 84060	Acrelots Lots 9 & 10	NR	222.22		\$6,666.60	\$4,105.27 44.10 SY	\$3,111.08	\$13,882.95
01.09.19.276.023 Nebraska Book Company Inc PO Box 45952 Omaha, NE 68145	Acrelots Lots 7 & 8	NR	222.22		\$6,666.60	\$4,933.77 53.00 SY	\$3,111.08	\$14,711.45
01.09.19.276.035 Mercury Investments Ltd Partnership PO Box 3208 Park City, UT 84060	Acrelots W 89' of N 163.15' of Lot 11	NR	89.00		\$2,670.00	\$ - 0.00 SY	\$1,246.00	\$3,916.00
01.09.19.276.036 Carstensen Enterprises Inc PO Box 3208 Park City, UT 84060	Acrelots Lot 11 Ex W 89' of N 163.15'	NR	111.11		\$3,333.30	\$ - 0.00 SY	\$1,555.54	\$4,888.84
01.09.19.276.040 Stadium Road Retail LLC PO Box 3208 Park City, UT 84060-3208	Terratron 2nd Addition Lot 1, Block 1	NR	70.03 150.03 CC=		\$2,100.90	\$ - 0.00 SY	\$980.42	\$3,081.32

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01.09.19.276.041 University Square Investments PO Box 3208 Park City, UT 84060	Terratron 2nd Addition Lot 4, Block 1	NR	190.01		\$5,700.30	\$ - 0.00 SY	\$2,660.14	\$8,360.44
01.09.19.276.042 University Square Investments PO Box 3208 Park City, UT 84060	Terratron 2nd Addition W 166.24' of Lot 3 Block 1	NR	166.24		\$4,987.20	\$ - 0.00 SY	\$2,327.36	\$7,314.56
01.09.19.276.043 University Square Investments PO Box 3208 Park City, UT 84060	Terratron 2nd Addition E 150' of Lot 3 Block 1	NR	150.00		\$4,500.00	\$ - 0.00 SY	\$2,100.00	\$6,600.00
01.09.19.276.044 University Square Investments PO Box 3208 Park City, UT 84060	Terratron 2nd Addition Lot 2B EXC E209.19' Lot 2B, Block 1	NR	242.39 322.39 CC=		\$7,271.70	\$ - 0.00 SY	\$3,393.46	\$10,665.16
01.09.19.276.045 University Square Investments PO Box 3208 Park City, UT 84060	Terratron 2nd Addition E 209.19' of Lot 2B Block 1	NR	209.19		\$6,275.70	\$ - 0.00 SY	\$2,928.66	\$9,204.36
01.09.19.276.046 Carstensen Enterprises Inc 1 CVS Dr Mc 2320 Woonsocket, RI 02895	Acrelots Lots 12 & 13 Exc E8' of ROW & EXC 10'x18'x14.14' ROW	NR	214.22		\$6,426.60	\$3,807.38 40.90 SY	\$2,999.08	\$13,233.06
01.09.19.302.017 Luke A & Molly J Weinandt 701 James Ave Mankato, MN 56001	Lakeland 1st Addition Lot 1, Block 1	R	194.87 274.87 CC=	\$0.00		\$2,457.84 32.34 SY	\$0.00	\$2,457.84

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01.09.19.303.002 Huntington Hills Mankato LLC 3410 Winnetka Ave N Ste A New Hope, MN 55427	Huntington Ridge Lot 14, Block 1	NR	120.02		\$3,600.60	\$ - 0.00 SY	\$1,680.28	\$5,280.88
01.09.19.303.003 Huntington Hills Mankato LLC 3410 Winnetka Ave N Ste A New Hope, MN 55427	Huntington Ridge Lot 15, Block 1	NR	125.02		\$3,750.60	\$ - 0.00 SY	\$1,750.28	\$5,500.88
01.09.19.303.004 Huntington Hills Mankato LLC 3410 Winnetka Ave N Ste A New Hope, MN 55427	Huntington Ridge Lot 16, Block 1	NR	61.53		\$1,845.90	\$3,704.98 39.80 SY	\$861.42	\$6,412.30
01.09.19.303.005 Huntington Hills Mankato LLC 3410 Winnetka Ave N Ste A New Hope, MN 55427	Huntington Ridge Lot 13, Block 1	NR	25.00		\$750.00	\$4,561.41 49.00 SY	\$350.00	\$5,661.41
01.09.19.303.013 James Avenue Spe Realty LLC 31100 Solon Rd Ste 16 Solon, OH 44139	Mankato House Subdivision Lot 1, Block 1	NR	378.63 458.63 CC=		\$11,358.90	\$ - 0.00 SY	\$5,300.82	\$16,659.72
01.09.19.326.001 State of Minnesota Finance And Administration Office Mankato, MN 56001	Not Platted Comm 50' W of NE Cor of E2 of SW4 S400' W270' NW215.21' E360' to POB 19- 108-26 (Gage Towers) 2.73 Acres	NR	261.37		\$7,841.10	\$ - 0.00 SY	\$3,659.18	\$11,500.28
01.09.19.376.001 State of Minnesota Finance And Administration Office Mankato, MN 56001	Not Platted E2 of SW4 EXC 4 Acres Lot 19, Block 108 Andreas Observatory	NR	1075.77		\$32,273.10	\$ - 0.00 SY	\$15,060.78	\$47,333.88

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01.09.19.401.003 State of Minnesota Finance And Administration Office Mankato, MN 56001	Not Platted W2 of SE4 EXC Several Tracts LYG in E380' of S1599.2' Lot 19, Block 108 Blakeslee/Basbl/Softbl/Soccer	NR	1215.16		\$36,454.80	\$ - 0.00 SY	\$17,012.24	\$53,467.04
01.09.19.426.005 State of Minnesota Finance And Administration Office Mankato, MN 56001	Not Platted NE4 of SE4 EXC S400' of W250' & EXC N930' of W33' & EXC 2.66A Tract Lot 19, Block 108	NR	1235.73		\$37,071.90	\$4,496.25 48.30 SY	\$17,300.22	\$58,868.37
01.09.20.152.039 Brock J Petersen 400 Heron Dr Mankato, MN 56001	Southeast Village Subdivision No 11 Lot 9, Block 1	R	60.00 140.00 CC=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.152.049 Willette Holdings LLC (CFD) 500 Cardinal Dr Mankato, MN 56001	Cecelias Second Subdivision Lot 6, Block 1	R	42.50 85.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.152.050 Mary A McClure 325 N Riverfront Dr Mankato, MN 56001	Cecelias Second Subdivision Lot 7, Block 1	R	50.71 101.42 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.152.051 Richard D & Susan M Lund 1210 W River Dr Mankato, MN 56001	Cecelias Second Subdivision Lot 8, Block 1	R	32.50 65.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.153.003 Daniel & Patricia Lindstrom 230 Skyview Ln Mankato, MN 56001	Monks-Stadium Subdivision Lot 2, Block 2	NR	120.00 200.00 CC=		\$3,600.00	\$ - 0.00 SY	\$1,680.00	\$5,280.00

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01.09.20.153.011 Michael A & Julie K Drummer 281 St Andrews St Mankato, MN 56001	Monks-Stadium Subdivision No 3 Lot 1, Block 1	NR	178.00		\$5,340.00	\$ - 0.00 SY	\$2,492.00	\$7,832.00
01.09.20.153.012 Carstensen Enterprises Inc 330 Stadium Rd Ste 100 Mankato, MN 56001	Monks-Stadium Subdivision No 3 Lot 4, Block 1	NR	145.00		\$4,350.00	\$ - 0.00 SY	\$2,030.00	\$6,380.00
01.09.20.153.013 Daniel H & Patricia Lindstrom 230 Skyview Ln Mankato, MN 56001	Monks-Stadium Subdivision No 3 Outlot A EXC CIC	NR	37.00		\$1,110.00	\$ - 0.00 SY	\$518.00	\$1,628.00
01.09.20.153.015 Stadium Centre Loft LLC 340 Stadium Rd Mankato, MN 56001	Southeast Village Subdivision No 8 S198.42' Lot 1, Block 3	NR	171.41 251.41 CC=		\$5,142.30	\$ - 0.00 SY	\$2,399.74	\$7,542.04
01.09.20.176.004 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southeast Village Subdivision No 7 (Lions Lake) Lot 1, Block 1	NR	31.99		\$959.70	\$ - 0.00 SY	\$447.86	\$1,407.56
01.09.20.177.010 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southeast Village Subdivision No 8	NR	355.38		\$10,661.40	\$ - 0.00 SY	\$4,975.32	\$15,636.72

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01.09.20.182.001 Tyler C & Tisha M Messner 320 Falcon Dr Mankato, MN 56001	Southeast Village Subdivision No 10 Lot 7, Block 4	R	45.00 90.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.182.002 David T & Darlene A Vosburg 316 Falcon Dr Mankato, MN 56001	Southeast Village Subdivision No 10 Lot 6, Block 4	R	42.50 85.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.182.003 Taylor Possail 10 Lamar Ct North Mankato, MN 56003	Southeast Village Subdivision No 10 Lot 5, Block 4	R	42.50 85.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.182.004 Dennis L & Heather M Beitz 308 Falcon Dr Mankato, MN 56001	Southeast Village Subdivision No 10 Lot 4, Block 4	R	42.50 85.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.182.005 Chelsie R Goebel 304 Falcon Dr Mankato, MN 56001	Southeast Village Subdivision No 10 Lot 3, Block 4	R	78.63 157.26 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.182.006 Connie M & Allan G Wodtke 300 Falcon Dr Mankato, MN 56001	Southeast Village Subdivision No 10 Lot 2, Block 4	R	50.01 100.01 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed

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01.09.20.182.008 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southeast Village Subdivision No 9 Park #3	NR	514.52		\$15,435.60	\$ - 0.00 SY	\$7,203.28	\$22,638.88
01.09.20.252.014 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southeast Village Subdivision No 8 Lot 1, Block 6	NR	579.85		\$17,395.50	\$ - 0.00 SY	\$8,117.90	\$25,513.40
01.09.20.256.009 Trail Creek LLC PO Box 502 St James, MN 56081	Rolling Acres Townhomes Lot 31, Block 1	R	31.17 62.33 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.256.010 Marla J Feikema 1581 Mourning Dove Path Mankato, MN 56001	Rolling Acres Townhomes Lot 30, Block 1	R	18.00 36.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.256.011 Gary S & Victoria L Kremer 1579 Mourning Dove Path Mankato, MN 56001	Rolling Acres Townhomes Lot 29, Block 1	R	29.08 58.16 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.256.012 Jane D Hermel 1577 Mourning Dove Path Mankato, MN 56001	Rolling Acres Townhomes Lot 28, Block 1	R	30.09 60.17 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.256.013 Dale D & Megan N Peterson 1575 Mourning Dove Path Mankato, MN 56001	Rolling Acres Townhomes Lot 27, Block 1	R	18.00 36.00 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed

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01.09.20.256.014 Thomas B & Brenda K Kammer 1573 Mourning Dove Path Mankato, MN 56001	Rolling Acres Townhomes Lot 26, Block 1	R	38.98 77.95 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.256.021 Jeffrey & Melissa Dee 100 Swan Ln Mankato, MN 56001	Eldorado Park Lot 1, Block 1	R	38.33 115.00 CC=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.279.006 Tony Le 101 Swan Ln Mankato, MN 56001	Eldorado Park Lot 1, Block 2	R	38.33 115.00 CC=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.279.008 Cory Anderson 108 Trumpeter Ct Mankato, MN 56001	Eldorado Park Lot 8, Block 2	R	26.44 52.88 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.279.009 Brian T & Carrie A Radloff 112 Trumpeter Ct Mankato, MN 56001	Eldorado Park Lot 9, Block 2	R	69.41 138.82 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.280.008 Chad M & Patricia A Mattes 113 Trumpeter Ct Mankato, MN 56001	Eldorado Park No 2 Lot 1, Block 1	R	43.93 87.85 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.280.009 Kenneth F Braam & Ronalda G Wendt 112 Tundra Ct Mankato, MN 56001	Eldorado Park No 2 Lot 8, Block 1	R	35.68 71.35 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.280.010 Michelle Marie Sowder 116 Tundra Ct Mankato, MN 56001	Eldorado Park No 2 Lot 9, Block 1	R	68.16 136.32 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed

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01.09.20.281.009 Matthew T & Beth Ann Kunkel 113 Tundra Ct Mankato, MN 56001	Eldorado Park No 2 Lot 10, Block 1	R	35.92 71.84 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.281.010 Barry D & Patti L Ahl 161 Swan Ln Mankato, MN 56001	Eldorado Park No 2 Lot 19, Block 1	R	35.68 71.35 REAR=	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.20.282.023 Kr Two LLC PO Box 4414 Mankato, MN 56002-4414	Rolling Acres Lot 36, Block 4	NR	388.94 468.94 CC=		\$11,668.20	\$ - 0.00 SY	\$5,445.16	\$17,113.36
01.09.20.301.005 Convenience Store Investments 1626 Oak St Lacrosse, WI 54603	University Place Lot 4, Block 1	NR	225.00		\$6,750.00	\$ - 0.00 SY	\$3,150.00	\$9,900.00
01.09.20.301.006 SMV LLC 2124 Red Tail Ln North Mankato, MN 56003	University Place Lot 5, Block 1	NR	225.00		\$6,750.00	\$ - 0.00 SY	\$3,150.00	\$9,900.00
01.09.20.301.007 Premier Exc Acc Tit Svcs LLC 212 Madison Ave Ste 100 Mankato, MN 56001	University Place Lot 6, Block 1	NR	180.00		\$5,400.00	\$ - 0.00 SY	\$2,520.00	\$7,920.00
01.09.20.301.008 Premier Exc Acc Tit Svcs LLC 212 Madison Ave Ste 100 Mankato, MN 56001	University Place Lot 7, Block 1	NR	392.73		\$11,781.90	\$ - 0.00 SY	\$5,498.22	\$17,280.12
01.09.20.301.014 City of Mankato PO Box 3368 Mankato, MN 56002-3368	University Courtyard O.L.A. Block 1	NR	215.96		\$6,478.80	\$ - 0.00 SY	\$3,023.44	\$9,502.24

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01.09.20.326.003 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Registered Land Survey 151 Tract A	NR	807.46 887.46 CC=		\$24,223.80	\$ - 0.00 SY	\$11,304.44	\$35,528.24
01.09.20.376.006 City of Mankato PO Box 3368 Mankato, MN 56002-3368	University Park Subdivision No 4 #4, Lot 13, Block 1	NR	411.26		\$12,337.80	\$ - 0.00 SY	\$5,757.64	\$18,095.44
01.09.20.401.005 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Oak Marsh Outlot A	NR	711.01 791.01 CC=		\$21,330.30	\$ - 0.00 SY	\$9,954.14	\$31,284.44
01.09.20.402.001 Valley News Kato Holding Company 1305 Stadium Rd Mankato, MN 56001	Mankato Industrial Park Lot 8, Block 1	NR	707.47 787.47 CC=		\$21,224.10	\$8,471.19 91.00 SY	\$9,904.58	\$39,599.87
01.09.20.426.001 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Mankato Industrial Park Lot 7, Block 1	NR	388.88 468.88 CC=		\$11,666.40	\$2,969.57 31.90 SY	\$5,444.32	\$20,080.29
01.09.20.427.001 Mankato Rehabilitation Center PO Box 328 Mankato, MN 56002-0328	Mankato Industrial Park Lots 1, 2 and 3, Block 1 Rehabilitative Programs	NR	388.87 468.87 CC=		\$11,666.10	\$ - 0.00 SY	\$5,444.18	\$17,110.28
01.09.21.151.004 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	Town Hall Acres O.L.E. EXC 1.70A CSAH 60 8.830 Acres	NR	882.15 962.15 CC=		\$26,464.50	\$ - 0.00 SY	\$12,350.10	\$38,814.60

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01.09.21.152.023 DB Steel Properties LLC 18138 576th Ave Mankato, MN 56001	CIC 87 Stadium Commons Unit 400SST & Share of Common Element (400 S Skylark Trl)	NR	60.17		\$1,805.10	\$ - 0.00 SY	\$842.38	\$2,647.48
01.09.21.152.024 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	CIC 87 Stadium Commons Unit 418SST & Share of Common Element (418 S Skylark Trl)	NR	208.68		\$6,260.40	\$ - 0.00 SY	\$2,921.52	\$9,181.92
01.09.21.153.021 Cottages At Town Hall Acres Association 220 Skylark Dr Mankato, MN 56001	Cottages At Town Hall Acres O.L.G.	R	169.14	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.21.155.013 Charles H & Judith F Westermayer 349 Gull Path Mankato, MN 56001	Cottages At Town Hall Acres No 2 Lot 13, Block 3	R	35.35	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.21.155.014 Ruth L Duehlmeyer 353 Gull Path Mankato, MN 56001	Cottages At Town Hall Acres No 2 Lot 14, Block 3	R	83.81	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed
01.09.21.155.015 Cottages At Town Hall Acres Association 220 Skylark Dr Mankato, MN 56001	Cottages At Town Hall Acres No 2 O.L.D	R	140.27	\$0.00		\$ - 0.00 SY	\$0.00	\$0.00 Not Assessed

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01.09.21.156.013 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	Stadium Estates Lot 13, Block 2	NR	140.95		\$4,228.50	\$ - 0.00 SY	\$1,973.30	\$6,201.80
01.09.21.156.015 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	Stadium Estates Outlot A EXC CIC 87 Stadium Commons	NR	23.67		\$710.10	\$ - 0.00 SY	\$331.38	\$1,041.48
01.09.21.157.009 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	CIC 87 Stadium Commons Unit 501SST & Share of Common Elements (501 S Skylark Trl)	NR	45.91		\$1,377.30	\$ - 0.00 SY	\$642.74	\$2,020.04
01.09.21.157.010 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	CIC 87 Stadium Commons Unit 517SST & Share of Common Elements (517 S Skylark Trl)	NR	50.22		\$1,506.60	\$ - 0.00 SY	\$703.08	\$2,209.68
01.09.21.157.011 Pinnacle Growth LLC 1961 Premier Dr St 268 Mankato, MN 56001-6494	CIC 87 Stadium Commons Unit 500SST & Share of Common Elements (500 S Skylark Trl)	NR	45.91		\$1,377.30	\$ - 0.00 SY	\$642.74	\$2,020.04
01.09.21.157.012 Pinnacle Growth LLC 1961 Premier Dr St 268 Mankato, MN 56001-6494	CIC 87 Stadium Commons Unit 516SST & Share of Common Elements (516 S Skylark Trl)	NR	52.42		\$1,572.60	\$ - 0.00 SY	\$733.88	\$2,306.48
01.09.21.157.013 Garden Rentals LLC 281 St Andrews Dr Mankato, MN 56001	CIC 87 Stadium Commons Unit 601SST & Share of Common Elements (601 S Skylark Trl)	NR	45.91		\$1,377.30	\$ - 0.00 SY	\$642.74	\$2,020.04

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01.09.21.157.014 Drummer Development Inc, Noah Holdings LLC 30 Map Dr Mankato, MN 56001	CIC 87 Stadium Commons Unit 617SST & Share of Common Elements (617 S Skylark Trl)	NR	43.75		\$1,312.50	\$ - 0.00 SY	\$612.50	\$1,925.00
01.09.21.157.015 D&D Rentals L L C 30 Map Dr Mankato, MN 56001	CIC 87 Stadium Commons Unit 600SST & Share of Common Elements (600 S Skylark Trl)	NR	59.73		\$1,791.90	\$ - 0.00 SY	\$836.22	\$2,628.12
01.09.21.158.004 Greyknight Properties LLP 19 Otter Ct North Mankato, MN 56003	CIC 87 Stadium Commons Unit 501EST & Share of Common Elements (501 E Skylark Trl)	NR	50.22		\$1,506.60	\$ - 0.00 SY	\$703.08	\$2,209.68
01.09.21.158.005 Greyknight Properties LLP 19 Otter Ct North Mankato, MN 56003	CIC 87 Stadium Commons Unit 517EST & Share of Common Elements (517 E Skylark Trl)	NR	44.62		\$1,338.60	\$ - 0.00 SY	\$624.68	\$1,963.28
01.09.21.158.006 Greyknight Properties LLP 19 Otter Ct North Mankato, MN 56003	CIC 87 Stadium Commons Unit 506EST & Share of Common Elements (506 E Skylark Trl)	NR	168.44		\$5,053.20	\$ - 0.00 SY	\$2,358.16	\$7,411.36
01.09.21.301.176 Wings Over White Oak I & II Town Ho Assn 209 S 2nd St Ste 200 Mankato, MN 56001	Wings Over White Oak O.L.D LYG NLY of Line BEG 132.06' SE of OLB, E566.41' 4.60A	NR	575.36 655.36 CC=		\$17,260.80	\$ - 0.00 SY	\$8,055.04	\$25,315.84