

WINONA STREET AND SYLVIA STREET

Project Feasibility Report

City Project Number 10522

December 28, 2015



Project Feasibility Report

Winona Street and Sylvia Street

City Project Number 10522

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 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	Brian Bentdahl	507.387.8639	bbentdahl@mankatomn.gov

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IV. EXECUTIVE SUMMARY

Winona Street and Sylvia Street were originally constructed in the 1920s and 1930s. The existing street and utilities are deteriorating and in need of repair. The sanitary sewer is of the clay material that is rated in fair to poor which allows infiltration of clean ground water. There has been an above acceptable amount of water main breaks that have occurred in this area. The overall condition of the roadway and utilities warrants a reconstruction of the proposed streets.

Suggested improvements include replacing the existing pavement section along with the sanitary sewer, storm drain system, water main, services to each lot, curb and gutter, sidewalk, driveway and alley aprons.

The estimated cost of these necessary improvements is approximately \$864,568.

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 Winona Street between the centerline of Blue Earth Street and centerline West 6th Street, and Sylvia Street between the centerline of Owatonna Street and the intersection of Winona Street, 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, encompasses 3 city blocks, approximately 1200 feet of roadway. Specific items that will be included in the construction are as follows:

- Remove existing bituminous pavement and aggregate base
- Replace the sanitary sewer, water main, including services for both
- Replace storm drain, catch basins
- Replace driveway and alley approaches and curb and gutter
- Remove and install sidewalk
- Install new aggregate base and pavement.

VI. EXISTING CONDITIONS

A. STREET

Winona Street, from Blue Earth Street to West 6th Street, was originally constructed in the 1930s. It is currently a 29-foot wide bituminous paved street. The pavement was last rated in 2013 and recorded an average rating of 24 out of 100. This value assigns a poor condition to the pavement.

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Sylvia Street, from Owatonna Street to Winona Street, was originally constructed in 1930s. It is currently a 19-foot wide bituminous paved street. This pavement was last rated in 2013 and recorded a rating of 57 out of 100. This value assigns a fair condition to the pavement. The existing street layout for Winona Street and Sylvia Street is located in Figure 1 in the Appendix.

The underlying soil conditions in this area are expected to be clay and clay loam along with rock formations. If unsuitable soils are discovered during construction, engineered fill may be required to provide a more stable base. Soil borings are scheduled to be done in this area as a precautionary measure.

B. STORM SEWER

Winona Street had a project done in the 1980s to install a 27" storm drain system. Sylvia Street has no drainage at this time. 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

Winona Street is served by an 21-inch diameter vitrified clay main. The sewer system is rated 45 which is fair to poor condition, the sewage flows north. Sylvia Street is served by a 6-inch diameter vitrified clay main. The sewer system is rated 37, which is poor condition. The sewage flows to the east to the Winona Street main. The existing sanitary sewer system for Winona Street and Sylvia Street is located in Figure 3 in the Appendix with the sanitary system shown in brown.

D. WATERMAIN

Winona Street water distribution is currently served with a 6-inch diameter cast iron pipe that was installed in the 1930s. Sylvia Street water distribution is currently served with a 4-inch diameter cast iron pipe that was also installed in the 1930s. Services to homes along this project most likely were installed at the same time as the main and possibly in the same condition as the main. The existing domestic water distribution system for Winona Street and Sylvia Street 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

A. STREET

The existing bituminous and aggregate on Winona Street and Sylvia Street will be removed. The recommended street width for Winona Street will be 30-feet face of curb to face of curb, Sylvia Street recommended street width will be 20-feet face of curb to face of curb. The recommended pavement design for both streets will be 4-inches of bituminous pavement, 8-inches class 5 aggregate base, and 6-inches of fine filter aggregate on type V geotextile fabric. The existing curb and gutter, driveway and alley aprons will also be replaced. Sidewalk along the west side of Winona Street will also be completed to the existing bike trail that runs through the neighborhood. The proposed street cross section and pavement section are located in Figures 4 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

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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.

B. STORM SEWER

The existing storm drain on Winona Street will be replaced from West 6th street to Blue Earth Street. It is recommended that the existing pipe size be retained and all new construction shall be reinforced concrete pipe. New catch basins will be installed were necessary.

C. SANITARY SEWER

The existing sewer on Winona Street from Blue Earth Street to approximately 150-feet north of Sylvia Street, and on Sylvia Street from Owatonna Street to Winona Street will be replaced. It is recommended that the existing clay pipes on Winona Street be replaced with 21-inch diameter PVC pipe, the existing clay pipe on Sylvia Street be replaced with 8-inch diameter PVC pipe, and service pipe to houses be replaced with 4-inch PVC pipe. Replacement of manholes are also recommended for this project.

D. WATERMAIN

The existing water distribution will be replaced on Winona Street from Blue Earth Street to West 6th Street, and on Sylvia Street from Owatonna Street to Winona Street. It is recommended that the cast iron main be replaced with 8-inch diameter PVC, house services replaced with 1-inch diameter HDPE pipe, new fire hydrants and gate valves were necessary.

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

Winona Street has an existing right-of-way of 66-feet and Sylvia Street has an existing right-of-way of 26-feet, no right-of-way acquisition will be required as part of this project.

IX. APPROVALS/PERMITS

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

- Minnesota Department of Health-Watermain
- Minnesota Pollution Control Agency-Construction Stormwater
- City of Mankato-Land Disturbance

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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	\$293,421.64
Storm Water	\$122,048.71
Watermain	\$92,297.63
Sanitary Sewer	\$169,793.17
Construction Contingency	\$67,756.12
TOTAL CONSTRUCTION	\$745,317.27
Admin/bonding	\$44,719.03
Engineering	\$74,531.73
TOTAL PROJECT COST	\$864,568.03

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

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$173,370.00	20%
G.O. Bonding	\$303,298.06	35%
Water Utility	\$108,542.02	13%
Sewer Utility	\$199,676.77	23%
Storm Utility	\$79,681.19	9%
TOTAL FUNDS	\$864,568.04	100%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Winona Street and Sylvia Street:

12/29/2015	Informational Meeting
01/11/2016	Feasibility Hearing
02/08/2016	Preliminary Assessment Hearing
02/08/2016	Advertise for Bids
03/11/2016	Bid Opening
03/21/2016	Award Bid
04/18/2016	Begin Construction
08/12/2016	Intermediate Completion
11/13/2017	Final Assessments

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Winona Street and Sylvia Street 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.

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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 WINONA STREET AND SYLVIA STREET



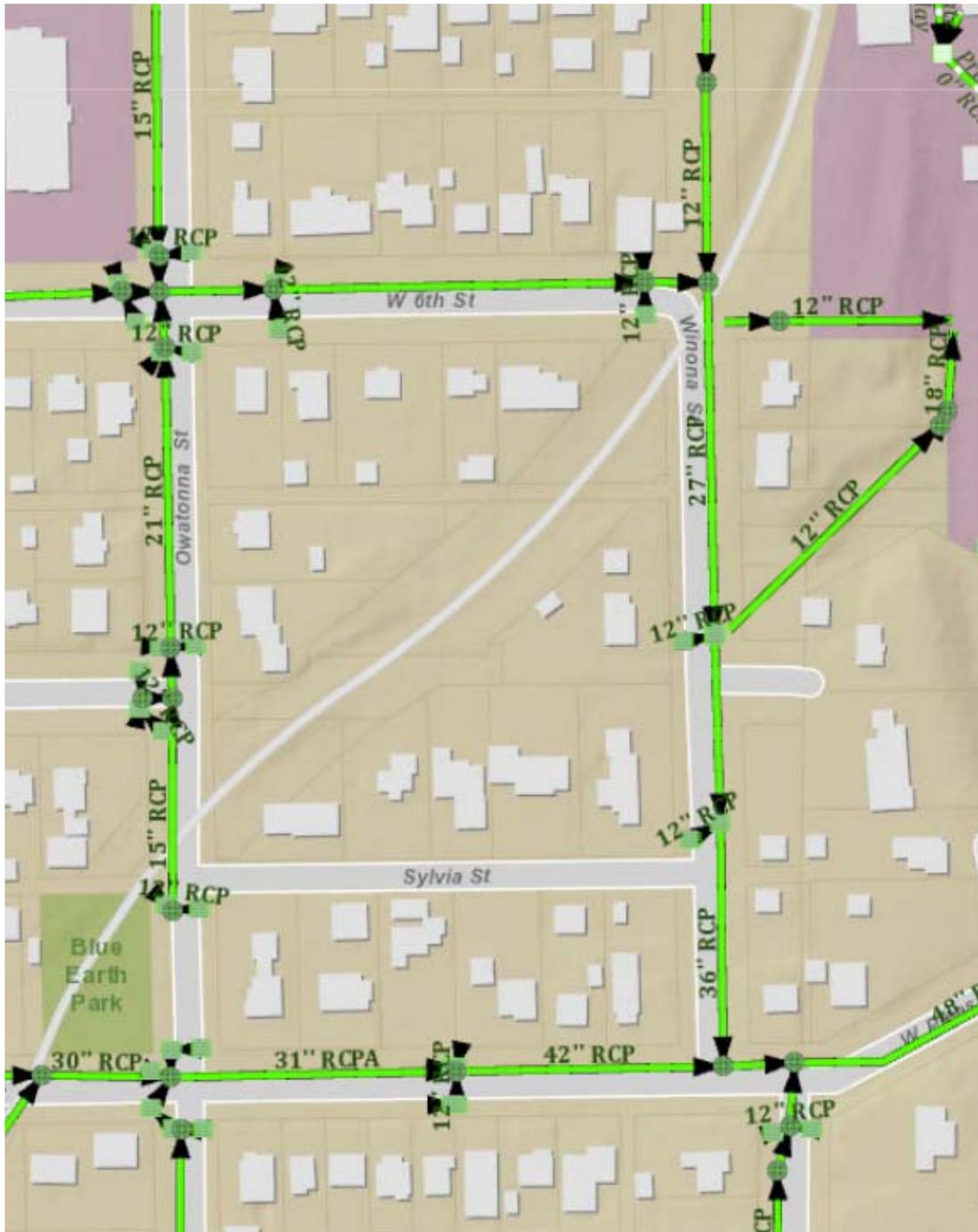
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B. FIGURE 2: WINONA STREET EXISTING STORM SEWER LAYOUT



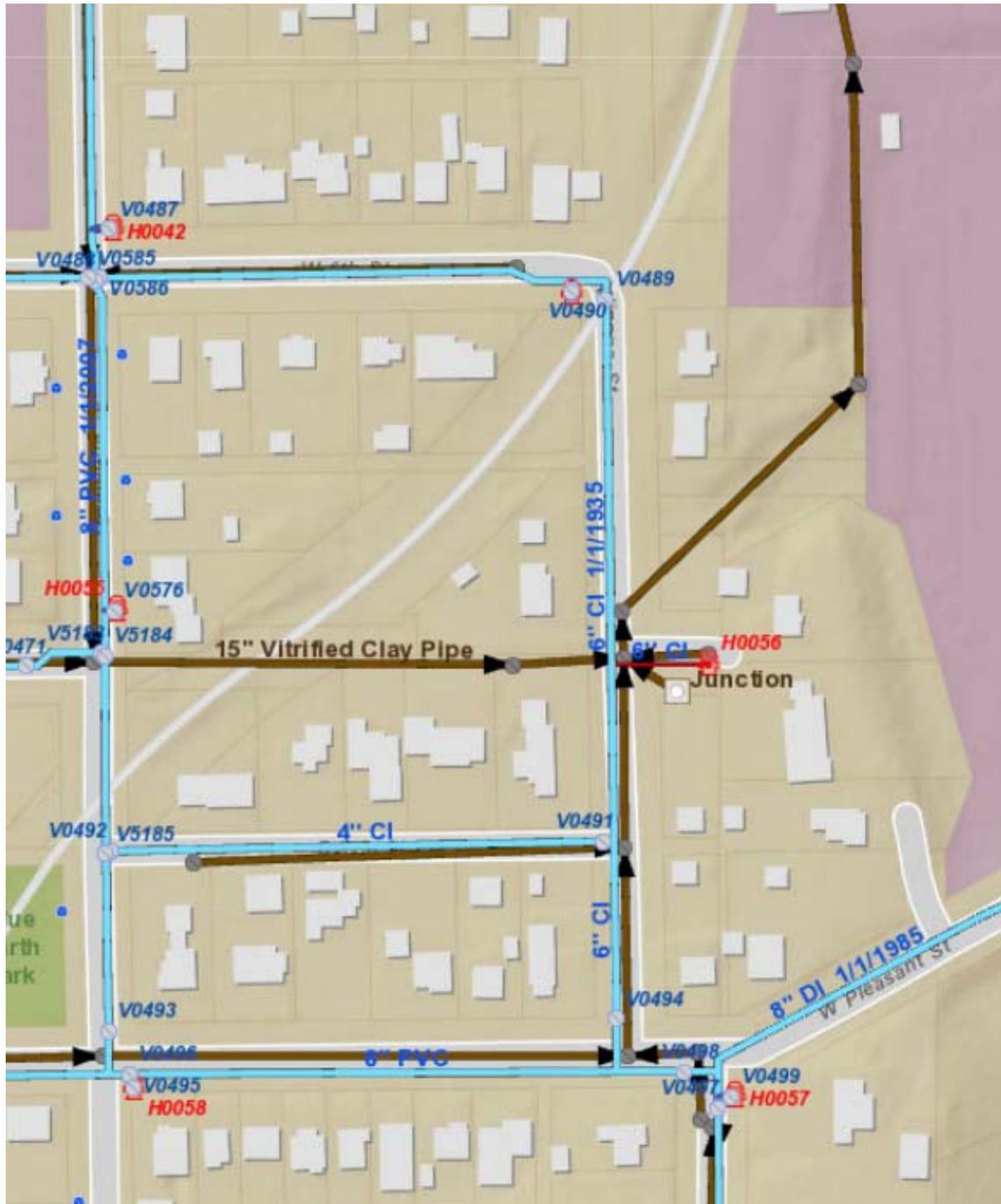
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C. FIGURE 3: WINONA STREET AND SYLVIA STREET EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



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E. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10522 WINONA STREET AND SYLVIA STREET ENGINEERS ESTIMATE					
ITEM NUMBER	CONTRACT ITEM	UNIT	EST QTY	ENGINEERS UNIT PRICE	COST PER ITEM
2021.501	MOBILIZATION	LS	1.00	\$31,934.45	\$31,934.45
2101.502	CLEARING (6" TO 18")	TREE	2.00	\$292.64	\$585.27
2101.502	CLEARING (18" TO 30")	TREE	2.00	\$519.51	\$1,039.02
2101.502	CLEARING (GREATER THAN 30")	TREE	2.00	\$561.98	\$1,123.96
2101.507	GRUBBING (6" TO 18")	TREE	2.00	\$204.49	\$408.98
2101.507	GRUBBING (18" TO 30")	TREE	2.00	\$174.35	\$348.71
2102.507	GRUBBING (GREATER THAN 30")	TREE	2.00	\$481.41	\$962.83
2104.501	REMOVE CURB AND GUTTER	LF	1340.00	\$3.94	\$5,276.25
2104.501	REMOVE SEWER PIPE (STORM)	LF	675.00	\$8.68	\$5,861.36
2104.501	REMOVE SEWER PIPE (SANITARY)	LF	890.00	\$5.97	\$5,317.31
2104.501	REMOVE WATER MAIN	LF	1145.00	\$4.61	\$5,277.88
2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	160.00	\$4.63	\$740.88
2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	160.00	\$7.36	\$1,177.68
2104.509	REMOVE CATCH BASIN	EA	4.00	\$292.48	\$1,169.91
2104.509	REMOVE MANHOLE	EA	4.00	\$422.56	\$1,690.25
2104.509	REMOVE GATE VALVE & BOX	EA	3.00	\$220.57	\$661.72
2104.509	REMOVE CONCRETE STEPS	EA	10.00	\$490.00	\$4,900.04
2104.511	SAWING CONCRETE PAVEMENT	LF	200.00	\$4.99	\$997.50
2104.513	SAWCUT BITUMINOUS PAVEMENT	LF	181.00	\$3.58	\$648.07
2105.501	COMMON EXCAVATION (P)(EV)	CY	1588.80	\$10.57	\$16,799.18
2105.604	GEOTEXTILE FABRIC TYPE V	SY	3482.00	\$1.42	\$4,935.74
2123.501	COMMON LABORERS	HR	40.00	\$57.75	\$2,310.00
2123.509	DOZER	HR	8.00	\$108.78	\$870.24
2123.524	TAMPING ROLLER	HR	8.00	\$92.05	\$736.43
2123.61	CRAWLER MOUNTED BACKHOE	HR	8.00	\$135.85	\$1,086.79
2123.61	SKID LOADER	HR	8.00	\$92.05	\$736.43
2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HR	12.00	\$105.63	\$1,267.56
2211.503	AGGREGATE BASE (CV) (P), CLASS 3	CY	560.44	\$21.32	\$11,945.78
2211.503	AGGREGATE BASE (CV) (P), CLASS 5	CY	749.18	\$24.14	\$18,084.83
2231.604	BITUMINOUS PATCH SPECIAL	SY	15.00	\$40.16	\$602.44
2360.503	TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	3365.56	\$10.68	\$35,939.13
2360.503	TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5" THICK	SY	3366.67	\$10.09	\$33,971.38

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2411.607	CONCRETE STEP	EA	10.00	\$337.05	\$3,370.50
2451.609	GRANULAR FOUNDATION	TON	110.00	\$23.94	\$2,633.40
2502.541	6" PERF PVC PIPE DRAIN, SDR 35	LF	2270.00	\$10.77	\$24,454.71
2502.602	4" PVC PIPE DRAIN, SDR 35 (SUMP SERVICE)	EA	20.00	\$171.38	\$3,427.62
2503.511	8" PVC PIPE SEWER, SDR-26	LF	470.00	\$68.74	\$32,309.45
2503.511	8" PVC PIPE SEWER, SDR 35	LF	75.00	\$39.78	\$2,983.84
2503.511	24" PVC PIPE SEWER, SDR 26	LF	412.00	\$225.75	\$93,009.00
2503.541	12" RC PIPE SEWER DESIGN 3006 CLASS V	LF	60.00	\$42.38	\$2,542.68
2503.541	27" RC PIPE SEWER DESIGN 3006 CLASS III	LF	329.00	\$69.30	\$22,799.70
2503.541	36" RC PIPE SEWER DESIGN 3006 CLASS III	LF	400.00	\$82.46	\$32,982.60
2503.602	CONNECT TO EXISTING STORM SEWER	EA	2.00	\$797.53	\$1,595.06
2503.602	CONNECT TO EXISTING SANITARY SEWER	EA	2.00	\$6,217.45	\$12,434.90
2503.602	8" X 4" PVC WYE, HEAVEY WALL	EA	14.00	\$230.15	\$3,222.09
2503.603	4" PVC SANITARY SERVICE PIPE, SDR 26	LF	240.00	\$32.38	\$7,771.68
2504.601	TEMPORARY WATER SERVICE	LS	1.00	\$5,395.92	\$5,395.92
2504.602	CONNECT TO EXISTING WATER MAIN	EA	2.00	\$1,714.04	\$3,428.08
2504.602	6" GATE VALVE AND BOX	EA	2.00	\$1,452.01	\$2,904.03
2504.602	8" GATE VALVE AND BOX	EA	3.00	\$1,833.52	\$5,500.56
2504.602	HYDRANT	EA	1.00	\$3,836.52	\$3,836.52
2504.602	1" CORPORATION STOP	EA	14.00	\$245.11	\$3,431.57
2504.602	1" CURB STOP & BOX	EA	14.00	\$268.66	\$3,761.29
2504.602	INSTALL 2" BLOW OFF	EA	1.00	\$598.12	\$598.12
2504.603	1" WATER SERVICE	LF	420.00	\$17.88	\$7,510.23
2504.603	6" PVC WATERMAIN	LF	15.00	\$49.98	\$749.70
2504.603	8" PVC WATERMAIN	LF	1135.00	\$32.68	\$37,087.26
2504.608	WATERMAIN FITTINGS	LBS	600.00	\$8.55	\$5,128.20
2506.501	CONST DRAINAGE STRUCTURE DESIGN 4007	LF	12.00	\$293.30	\$3,519.56
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	LF	12.00	\$541.16	\$6,493.91
2506.502	CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3	EA	4.00	\$2,006.34	\$8,025.36
2506.516	CASTING ASSEMBLY, MnDOT 7007 RING w/716 COVER	EA	6.00	\$649.60	\$3,897.62
2506.516	CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	6.00	\$641.22	\$3,847.35
2506.516	CASTING ASSEMBLY, NEENAH R3067 W/V GRATE	EA	7.00	\$842.63	\$5,898.38
2506.602	INTERIOR CHIMNEY SEAL	EA	3.00	\$367.52	\$1,102.56
2506.602	MANHOLE INSERTS	EA	3.00	\$143.66	\$430.98
2521.501	4" CONCRETE WALK	SF	3500.00	\$5.16	\$18,044.25
2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	2270.00	\$17.26	\$39,184.74
2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	160.00	\$52.37	\$8,379.84

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2563.601	TRAFFIC CONTROL	LS	1.00	\$4,961.53	\$4,961.53
2571.502	DECIDUOUS TREE 2" CAL B&B - ELM (DISCOVERY, PRAIRIE EXPEDITION ACCOLADE OR PRINCETON)	TREE	16.00	\$259.35	\$4,149.60
2571.601	TREE INSTALLATION - MACHINE	EA	14.00	\$128.74	\$1,802.37
2571.601	TREE INSTALLATION - HAND LABOR	EA	2.00	\$218.75	\$437.49
2572.505	PRUNE TREES	HR	10.00	\$158.31	\$1,583.09
2573.53	STORM DRAIN INLET PROTECTION	EA	8.00	\$157.48	\$1,259.83
2573.602	STABILIZED CONSTRUCTION EXIT	EA	3.00	\$1,299.95	\$3,899.86
2573.603	PERIMETER PROTECTION	LF	250.00	\$3.18	\$795.38
2574.508	FERTILIZER TYPE 3	LB	200.00	\$0.75	\$149.10
2574.525	COMMON TOPSOIL BORROW (LV)	CY	425.00	\$20.50	\$8,710.80
2575.505	SODDING TYPE SALT TOLERANT	SY	2738.89	\$6.05	\$16,564.81
2575.571	RAPID STABILIZATION METHOD 3	MGAL	5.00	\$641.68	\$3,208.38
				Total	\$670,623.45

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F. PRELIMINARY ASSESSMENT ROLL

Winona Street and Sylvia Street						
Preliminary Assessment Roll City Project Number 10522						
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential						
Parcel Number / Owner / Address	Property Description	Frontage Charge		Driveway Approach @ \$76.00	Sewer & Water Services @ \$2,628.00	Total Estimated Assessment
		Front Feet	Cost/ft \$100.00			
01.08.13.333.007 City of Mankato PO Box 3368 Mankato, MN 56002-3368	West Mankato Trail Lot 1, Block 10	43.91 123.91 CC=	\$4,391.00		\$2,628.00	\$7,019.00
01.08.13.333.013 Dennis E & Jeannine A Owen 728 Winona St Mankato, MN 56001	West Mankato - Original Town Lots 5-8 SE of Trail & W7' Of Vac Winona St Adj & N2 of Vac 7th St Adj to Lots 6-8, Block 166	172.00	\$17,200.00	\$2,511.80 33.05 SY	\$2,628.00	\$22,339.80
01.08.13.336.002 City of Mankato PO Box 3368 Mankato, MN 56002-3368	West Mankato Trail Lot 2, Block 8	22.00	\$2,200.00		\$2,628.00	\$4,828.00
01.08.13.336.003 Gene C Anderson 132 Sylvia St Mankato, MN 56001	West Mankato - Original Town Lots 17 & 18 S of RR & E20' of Vac Owatonna St Opp Lot 18 S of RY, Block 165	120.00	\$12,000.00	\$1,393.08 18.33 SY	\$2,628.00	\$16,021.08
01.08.13.336.004 Brian Barnett & Amy L Fox 128 Sylvia St Mankato, MN 56001	West Mankato - Original Town Lot 16 S of RR Ex S 10' & W 30' of Lot 15 EX S 10' & S2 of Vac 7th St Adj Block 165	80.00	\$8,000.00	\$1,308.89 17.22 SY	\$2,628.00	\$11,936.89

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01.08.13.336.005 John E & Debra S Norman 124 Sylvia St Mankato, MN 56001	West Mankato - Original Town W 35' of Lot 14 EX S 10' & E 20' of Lot 15 EX S 10' & S2 of Vac W 7th St Adj Block 165	55.00	\$5,500.00	\$1,401.44 18.44 SY	\$2,628.00	\$9,529.44
01.08.13.336.006 Gail D McKissick 120 Sylvia St Mankato, MN 56001	West Mankato - Original Town E 15' of 14 EX S 10' & all of 13 EX S 10' & W 20' of 12 EX S 10' & S 2 of Vac 7th St Adj Block 165	85.00	\$8,500.00	\$1,307.96 17.21 SY	\$2,628.00	\$12,435.96
01.08.13.336.007 Andrew P & Lori A Roos 808 Winona St Mankato, MN 56001	West Mankato - Original Town Lot 11 EX S 10' & E 30' of LT 12 Ex S 10' & W 7' Vac Winona St Adj & S2 Vac W 7th St Adj	169.00 87.00 162.00 CC=	\$16,900.00	\$2,991.36 39.36 SY	\$2,628.00	\$22,519.36
01.08.13.337.001 John A & Patricia A Sorenson 132 Blue Earth St Mankato, MN 56001	West Mankato - Original Town Lot 1 & E 20' of St Adj & W 14.82' of Lot 2 & N 17' of Vac Blue Earth St Opp Block 165	37.41 74.82 REAR=	\$3,741.00		\$2,628.00	\$6,369.00
01.08.13.337.002 Alvin F O & Mary A Young 130 Blue Earth St Mankato, MN 56001	West Mankato - Original Town E 25.12' of 2 & All of 3 & W 9.94' of Lot 4 Block 165	37.53 75.06 REAR=	\$3,753.00	\$1,013.33 13.33 SY	\$2,628.00	\$7,394.33
01.08.13.337.003 Bruce E & Carol L Jones 128 Blue Earth St Mankato, MN 56001	West Mankato - Original Town E 30' of 4 & All of 5 & N 17' of Vac B E St Opp Block 165	35.00 70.00 REAR=	\$3,500.00	\$1,013.33 13.33 SY	\$2,628.00	\$7,141.33
01.08.13.337.004 Erwin P & Brenda Grieshaber 110 Blue Earth St Mankato, MN 56001	West Mankato - Original Town Lots 6 & 7 & W 1' of Lts 7 & N 17' of Vac Blue Earth St Opp Lots 6 & 7 & W 11.66' of	40.50 81.00 REAR=	\$4,050.00		\$2,628.00	\$6,678.00
01.08.13.337.005 Correna M Nordlund 106 Blue Earth St Mankato, MN 56001	West Mankato - Original Town W 20' of 9 & E 39' of 8 & N 17' of Vac Blue Earth St Adj Block 165	29.50 59.00 REAR=	\$2,950.00		\$2,628.00	\$5,578.00

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01.08.13.337.006 Donald & Maureen Sandmeyer 820 Winona St Mankato, MN 56001	West Mankato - Original Town E 20' of 9 & N 17' of Vac B E St Adj & Lot 10 & E 7' of Vac Winona St Adj Block 165	33.50 67.00 149.00	\$3,350.00	\$2,603.76 34.26 SY	\$2,628.00	\$8,581.76
01.08.13.406.001 Joseph F Saba 711 Winona St Mankato, MN 56001	West Mankato - Original Town N 82 Ft of Frac-tion E of Winona St Which is E of N2 of Block 166	82.00	\$8,200.00	\$4,728.72 62.22 SY	\$2,628.00	\$15,556.72
01.08.13.406.003 Phillip S Just 707 Winona St Mankato, MN 56001	West Mankato - Original Town S 58' of Fraction E of Winona St which is E of N2 of Block 166	58.00	\$5,800.00	\$3,101.56 40.81 SY	\$2,628.00	\$11,529.56
01.08.13.406.006 Timothy L & Monde L Schwartz 110 Morningside Hts Mankato, MN 56001	West Mankato - Original Town S 70' of 140' Trct in Fraction E of Winona St of S 2 of Block 166	70.00	\$7,000.00		\$2,628.00	\$9,628.00
01.08.13.406.007 Timothy L & Monde L Schwartz 110 Morningside Hts Mankato, MN 56001	Not Platted NW 4 of SE 4 RB 156 PG 262 Twp 13, Sec 108 Range 27, 0.53 A	48.38	\$4,838.00	\$7,076.36 93.11 SY	\$2,628.00	\$14,542.36
01.08.13.406.008 Rolf E & Karen M Storvick 106 Morningside Hts Mankato, MN 56001	Not Platted NW 4 of SE 4 RB 145 PG 531 Twp 13, Sec 108 Range 27, 0.56 A	31.62	\$3,162.00	\$7,076.36 93.11 SY	\$2,628.00	\$12,866.36
01.08.13.406.009 Rolf E & Karen M Storvick 106 Morningside Hts Mankato, MN 56001	West Mankato - Original Town Fraction E of Winona St All N of Alley of	132.00	\$13,200.00	\$5,463.64 71.89 SY	\$2,628.00	\$21,291.64
01.08.13.406.010 Mary & Allan Richter 19452 584 Ln Mankato, MN 56001	Not Platted N 66' of S 138' of W 185' of NW 4 of SE 4 Twp 13, Sec 108, Range 27, 0.28 A	66.00	\$6,600.00	\$2,195.56 28.89 SY	\$2,628.00	\$11,423.56

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01.08.13.406.011 Mark A Krosch 812 W Pleasant St Mankato, MN 56001	West Mankato - Original Town Unnumbered BLK E of BLK 165 S of Alley & Vac PTS of Blue Earth & Winona Sts Adj	132.00	\$13,200.00	\$4,872.44 64.11 SY	\$2,628.00	\$20,700.44
01.08.13.406.016 Phillip S Just 707 Winona St Mankato, MN 56001	Auditors Plat 83 N 33.75' Lot 2, Block 1	33.75	\$3,375.00		\$2,628.00	\$6,003.00
01.08.13.406.017 Timothy & Monde Schwartz 110 Morningside Hgts Mankato, MN 56001	Auditors Plat 83 Lot 2 EXC N 33.75', Block 1	36.25	\$3,625.00		\$2,628.00	\$6,253.00