

2016 RESURFACING

Project Feasibility Report

City Project Number 10336

FEBRUARY 25, 2016



Project Feasibility Report

2016 Resurfacing
City Project Number 10336
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. 45826

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	mmcmarty@ 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

Several streets are included in this project, the majority of which were constructed in the 1980's and have not had resurfacing performed.

Suggested improvements include milling or reclaiming bituminous pavement and select replacement of curb and gutter. The purpose for these improvements are to improve the rideability and drainage to increase the service life of these streets.

The following streets are recommended for improvement are:

Val Imm Drive (from Highland Avenue to Ellis Street)
Birchwood Street (from Ellis Street to Warren Street)
Homestead Road (from Monks Avenue to Pohl Road)
Merlin Circle (from Homestead Road to end)
Lind Street (from Third Avenue to end)

The estimated cost of these necessary improvements is approximately \$772,000.

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 improvements on:

- Val Imm Drive (from Highland Avenue to Ellis Street)
- Birchwood Street (from Ellis Street to Warren Street)
- Homestead Road (from Monks Avenue to Pohl Road)
- Merlin Circle (from Homestead Road to end)
- Lind Street (from Third Avenue to end)

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, includes 8802 linear feet of bituminous pavement. Specific items that will be included in the construction are as follows:

- Milling of 7152 linear feet of bituminous pavement
- Reclaiming of 1650 linear of bituminous pavement
- Removing and replacing
- Adjustment of 48 existing structure castings.

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VI. EXISTING CONDITIONS

A. STREET

Val Imm Drive from Highland Avenue to Ellis Avenue has a bituminous pavement that was constructed in the 1980's. It has never been resurfaced and has an aggregate PCI rating of 77, which is considered good.

Birchwood Drive from Ellis Avenue to Warren Street has a bituminous pavement that was last resurfaced in the 1990's. It has an aggregate PCI rating of 66, which is considered fair.

Homestead Road from Monks Avenue to Pohl Road was constructed in different stages from the 1970's -1990's. Areas have been resurfaced but has an average aggregate PCI rating of 66, which is considered fair.

Merlin Circle a Cul de sac off of Homestead road was constructed in the 1980's. It has never been resurfaced and has an aggregate PCI rating of 52, which is considered poor.

Lind Street from Third Avenue to the East was constructed in the 1990's. It has never been resurfaced and has an aggregate PCI rating of 60, which is considered fair.

B. STORM SEWER

The existing storm drain system will not be affected by this project. Currently there are 25 storm manholes and 57 catch basins within the project limits.

C. SANITARY SEWER

The existing sanitary sewer system will not be affected by this project. Currently there are 31 sanitary sewer manholes within the project limits.

D. WATERMAIN

The existing domestic water distribution system will not be affected by this project. Currently there are 12 fire hydrants, 34 water valves within the project limits.

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

Proposed improvements include 2-inch milling and resurfacing of approximately 7152 linear feet of roadway. This construction method is being proposed to provide a high value investment in restoring or improving rideability, and extending the service life of the pavement.

Additionally it is proposed to reclaim and repave 1650 linear feet of pavement on Birchwood Drive and Merlin Circle to correct pavement section deficiencies and to extend the service life of the overall pavement section.

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B. STORM SEWER

No improvements are proposed for the storm sewer system. Existing manholes and catch basins will be adjusted as necessary with roadway improvements

C. SANITARY SEWER

No improvements are proposed for the sanitary sewer system. Existing manholes will be adjusted as necessary with roadway improvements.

D. WATERMAIN

No improvements are proposed for the water main service. Existing hydrants, water valves, and services will be adjusted as necessary with roadway improvements.

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 widths vary along this project. All work is proposed to take place within the exiting street and no additional right-of-way or easement will be required.

IX. APPROVALS/PERMITS

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

- o No permits are required for this project.

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	\$574,597.60
Storm Water	\$22,245.80
Watermain	\$8,232.00
Sanitary Sewer	\$0.00
Construction Contingency	\$60,507.54
TOTAL CONSTRUCTION	\$665,582.94
Admin/bonding	\$39,934.98
Engineering	\$66,558.29
TOTAL PROJECT COST	\$772,076.21

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

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$335,413.00	43%
G.O. Bonding	\$326,663.21	42%
Water Utility	\$50,000.00	6%
Sewer Utility	\$50,000.00	6%
Storm Utility	\$10,000.00	1%
TOTAL FUNDS	\$772,076.21	100%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

02/22/2016 Call for Hearing
02/25/2016 Informational Meeting
03/14/2016 Feasibility Hearing
02/29/2016 Advertise for Bids
04/11/2016 Preliminary Assessment Hearing
04/11/2016 Advertise for Bids
05/13/2016 Bid Opening
05/23/2016 Award Bids
06/06/2016 Project Start
08/12/2016 Final Completion
10/14/2016 Contract Closeout
11/14/2016 Final assessments
01/01/2017 Repayment of Assessments Begins

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of the various streets proposed for the 2016 Resurfacing project 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.

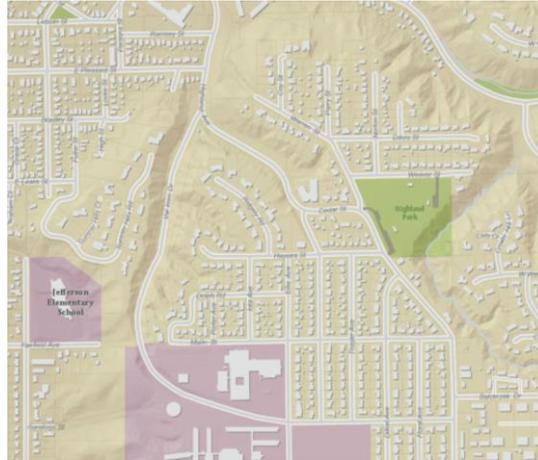
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XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF 2016 RESURFACING

VAL IMM DRIVE



BIRCHWOOD STREET



HOMESTEAD ROAD



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MERLIN CIRCLE



LIND STREET



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B. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10336 2016 RESURFACING ENGINEERS ESTIMATE				
CONTRACT ITEM	UNIT	EST QTY	BID UNIT PRICE	BID PRICE
MOBILIZATION	LS	1.00	\$28,813.11	\$28,813.11
REMOVE CURB AND GUTTER	LF	2146.00	\$3.94	\$8,449.88
REMOVE CONCRETE SIDEWALK	SF	2146.00	\$1.40	\$2,996.89
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	80.00	\$7.36	\$588.84
SAWING CONCRETE PAVEMENT	LF	200.00	\$4.99	\$997.50
STREET SWEEPER (WITH PICKUP BROOM)	HR	25.00	\$105.63	\$2,640.75
FULL DEPTH RECLAMATION	SY	6210.38	\$2.52	\$15,650.15
MILL BITUMINOUS SURFACE 2"	SY	10905.78	\$4.20	\$45,804.26
HAUL BITUMINOUS PAVEMENT RECLAMATION (LV)	CY	683.09	\$10.11	\$6,907.06
TYPE SP 12.5 WEAR CRS MIX (3,C) 2" THICK	TON	2753.75	\$91.35	\$251,555.34
TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	6210.37	\$10.68	\$66,317.47
TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5" THICK	SY	6210.37	\$10.09	\$62,665.77
ADJUST VALVE BOX - WATER	EA	32.00	\$257.25	\$8,232.00
ADJUST FRAME RING AND CASTING	EA	56.00	\$397.25	\$22,245.80
5" CONCRETE WALK	SF	2641.00	\$5.09	\$13,449.29
CONCRETE CURB & GUTTER DESIGN B618	LF	2146.00	\$17.26	\$37,044.25
8" CONCRETE DRIVEWAY PAVEMENT	SY	80.00	\$69.09	\$5,527.20
TRUNCATED DOMES	SF	160.00	\$43.49	\$6,958.56
SODDING TYPE SALT TOLERANT	SY	250.00	\$6.05	\$1,512.00
PAVEMENT MESSAGE (LEFT ARROW) EPOXY	EA	8.00	\$131.78	\$1,054.20
PAVEMENT MESSAGE (BIKE LANE) EPOXY	EA	20.00	\$204.26	\$4,085.13
PAVEMENT MESSAGE (LEFT-RIGHT ARROW) EPOXY	EA	6.00	\$270.55	\$1,623.32
4" DOUBLE SOLID LINE YELLOW - EPOXY	LF	4800.00	\$1.19	\$5,695.20
4" SOLID LINE WHITE - EPOXY	LF	600.00	\$2.74	\$1,644.30
4" SOLID LINE YELLOW-EPOXY	LF	750.00	\$0.51	\$385.88
8" SOLID LINE WHITE-EPOXY	LF	250.00	\$8.93	\$2,231.25
			Total	\$605,075.40

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C. PRELIMINARY ASSESSMENT ROLL

2016 Resurfacing <u>Birchwood Street</u> Preliminary Assessment Roll City Project Number 10336							
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearrage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$18.00	Nonresidential Cost/ft \$30.00		
01.09.19.201.007 Hosanna Lutheran Church of Mankato 105 Hosanna Dr Mankato, MN 56001-0000	Scheurers Highland Park Addition Lots 7 & 8 Block 1 (329 Ellis Ave)	NR	102.73		\$3,081.90	\$0.00 0.00 SY	\$3,081.90
01.09.19.201.015 Grace Baptist Church 1232 Highland Ave Mankato, MN 56001-0000	Scheurers Highland Park Addition Lot 9 Block 1 (1232 Highland Ave)	R	34.24 102.73 CC=	\$ 616.38		\$0.00 0.00 SY	\$616.38
01.09.19.202.008 Harry & Mary D Petersen 221 Viking Dr Mankato, MN 56001-0000	Scheurers Highland Park Addition Lot 8 Block 2 (308 Birchwood St)	R	33.76 101.27 CC=	\$ 607.62		\$0.00 0.00 SY	\$607.62
01.09.19.202.016 Desutter Properties LLC 2206 Willow Ln North Mankato, MN 56003-0000	Scheurers Highland Park Addition Lot 9 Block 2 (232 Thayer Ave)	R	33.76 101.27 CC=	\$ 607.62		\$0.00 0.00 SY	\$607.62
01.09.19.203.008 Wade L & Cheryl L Viland 231 Thayer Ave Mankato, MN 56001-0000	Scheurers Highland Park Addition Lot 8 Block 3	R	47.00 127.00 CC=	\$ 846.00		\$0.00 0.00 SY	\$846.00

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01.09.19.203.016 Jason M & Mardi A Braun (CFD) 520 Cardinal Place Mankato, MN 56001-0000	Scheurers 2nd Highland Park Add Lot 8 Block 1 (231 Dillon Ave)	R	34.67 104.00 CC=	\$ 624.00		\$0.00 0.00 SY	\$624.00
01.09.19.204.007 Carol A Rasmussen 230 Dillon Ave Mankato, MN 56001-0000	Scheurers 2nd Highland Park Add Lot 8 Block 2	R	34.67 104.00 CC=	\$ 624.00		\$0.00 0.00 SY	\$624.00
01.09.19.204.015 Alan M & Sandra L Meyer 231 Floral Ave Mankato, MN 56001-0000	Scheurers 2nd Highland Park Add Lot 9 Block 2	R	34.67 104.00 CC=	\$ 624.00		\$0.00 0.00 SY	\$624.00
01.09.19.205.008 June M Bjorgum (LE) 230 Floral Ave Mankato, MN 56001-0000	Scheurers 2nd Highland Park Add Lot 8 Block 3	R	35.00 105.00 CC=	\$ 630.00		\$0.00 0.00 SY	\$630.00
01.09.19.205.016 David T & Teresa A Samuelsen 1231 Warren St Mankato, MN 56001-0000	Scheurers 2nd Highland Park Add Lot 9 Block 3	R	36.67 110.00 CC=	\$ 660.00		\$0.00 0.00 SY	\$660.00
01.09.19.206.001 MSU, Mankato Finance & Admin Office 238 Wigley Admin Center Mankato, MN 56001	Not Platted S 22Ac of N 42Ac of W2 of NE4 of Twp 108 Sec 19, Range 26W, 11 Ac	NR	614.03		\$18,420.90	\$0.00 0.00 SY	\$18,420.90
01.09.19.206.002 Jeremy J Flitter 303 Dillon Ave Mankato, MN 56001-0000	Replat of Scheurers 3rd Highland Park Addition Lot 1 Block 1	R	34.67 104.00 CC=	\$ 624.00		\$0.00 0.00 SY	\$624.00
01.09.19.207.001 Mary G Bliss 302 Dillon Ave Mankato, MN 56001-0000	Replat of Scheurers 3rd Highland Park Addition Lot 1 Block 2	R	34.67 104.00 CC=	\$ 624.00		\$0.00 0.00 SY	\$624.00

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01.09.19.207.009 Marvin B & Sylvia E Allen 303 Floral Ave Mankato, MN 56001-0000	Replat of Scheurers 3rd Highland Park Addition Lot 16 Block 2	R	34.67 104.00 CC=	\$ 624.00		\$0.00 0.00 SY	\$624.00
01.09.19.208.001 Richard R Grieger 107 Birchwood St Mankato, MN 56001-0000	Replat of Scheurers 3rd Highland Park Addition Lot 1 Block 3	R	35.00 105.00 CC=	\$ 630.00		\$0.00 0.00 SY	\$630.00
01.09.19.208.009 Roger D Clausen 103 Birchwood St Mankato, MN 56001-0000	Replat of Scheurers 3rd Highland Park Addition Lot 16 Block 3	R	36.67 110.00 CC=	\$ 660.00		\$0.00 0.00 SY	\$660.00

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2016 Resurfacing Val Imm Drive

Preliminary Assessment Roll
 City Project Number 10336

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearrage

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$18.00	Nonresidential Cost/ft \$30.00		
01.09.18.328.017 Elin R Ringstrom Trust Agmt 711 Albert Avenue Saskatoon SK S7N1G8 Canada	Sumner Hills Subdivision Lot 1 (28 Sumner Hills Rd)	R	160.90 321.79 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.328.018 Elin R Ringstrom Trust Agmt 712 Albert Avenue Saskatoon SK S7N1G8 Canada	Sumner Hills Subdivision Lot 2	R	128.25 256.50 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.328.019 Michelle G Coughlan 338 Belgrade Ave North Mankato, MN 56003-0000	Sumner Hills Subdivision Lot 3	R	61.00 121.99 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.357.002 Thomas F & Laurie H Drake 23 Sumner Hills Mankato, MN 56001-0000	Sumner Hills Subdivision Lot 16	R	127.48 254.96 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.357.003 Randall C & Patricia Ann Hurd 21 Sumner Hills Mankato, MN 56001-0000	Sumner Hills Subdivision Lot 15	R	73.10 146.19 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed

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01.09.18.357.004 John H & Helen M Gallup 19 Sumner Hills Mankato, MN 56001-0000	Sumner Hills Subdivision Lot 14	R	80.61 161.22 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.357.005 C N Wersal & Sandra Hyde 17 Sumner Hills Mankato, MN 56001-0000	Sumner Hills Subdivision Lot 13	R	74.62 149.24 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.357.006 B Marilyn Sween Rev Trust 15 Sumner Hills Rd Mankato, MN 56001-0000	Sumner Hills Subdivision Lot 12	R	232.40 464.80 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.357.007 B Marilyn Sween Rev Trust 15 Sumner Hills Rd Mankato, MN 56001-0000	Sumner Hills Subdivision Lot 12	R	111.65 223.29 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.376.001 Minnegasco Inc PO Box 59038 Minneapolis, MN 55459-0038	Registered Land Survey 10 Lot A	NR	80.00		\$ 2,400.00	\$0.00 0.00 SY	\$2,400.00
01.09.18.376.002 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Dolph Heights Addition Lot 18, Exc Lot A of Reg Land Sur #10 & Exc Tract T	NR	632.54		\$ 18,976.20	\$0.00 0.00 SY	\$18,976.20
01.09.18.379.001 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Dolph Heights Subdivision No 2 Lot 7	NR	650.56		\$ 19,516.80	\$0.00 0.00 SY	\$19,516.80
01.09.18.379.022 Michael J & Tona Gillispie 1960 W Kuralt Drive Anthem, AZ 85086-3632	Dolph Heights Subdivision No 2 Lot 69 & N2 of Vac Malin St Adj	R	28.46 56.92 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed

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01.09.18.379.023 Nicolas L Johnson 332 Dolph Rd Mankato, MN 56001-0000	Registered Land Survey 150 Tract A	R	53.49 106.98 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.18.379.024 Lyle D & Eileen A Heller 336 Dolph Rd Mankato, MN 56001-0000	Registered Land Survey 150 Tract B	R	138.27 276.54 REAR=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.19.126.001 MSU, Mankato Finance & Admin Office 238 Wigley Admin Center Mankato, MN 56001	Not Platted 79.3 Ac of E2 of NW4 of Twp 108, Sec 19, Range 26W	NR	2777.59		\$ 83,327.70	\$0.00 0.00 SY	\$83,327.70

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2016 Resurfacing Merlin Circle

Preliminary Assessment Roll
 City Project Number 10336

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$18.00	Nonresidential Cost/ft \$30.00		
01.09.20.127.007 Bruce J & Janelle M Bardon 118 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 20 Block 1	R	96.89 53.06 SB=	\$ 3,318.48		\$0.00 0.00 SY	\$3,318.48
01.09.20.127.008 Jennifer Wilmes 116 Merlin Cir Mankato, MN 56001-0000	Registered Land Survey 98 Lot A	R	45.31 28.27 SB=	\$ 1,551.87		\$0.00 0.00 SY	\$1,551.87
01.09.20.127.009 Stacy L Coleman 114 Merlin Cir Mankato, MN 56001-0000	Registered Land Survey 98 Lot B	R	45.05 49.57 SB=	\$ 1,542.96		\$0.00 0.00 SY	\$1,542.96
01.09.20.127.010 Duane E Tarjeson 110 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 18 Block 1	R	74.49	\$ 2,551.28		\$0.00 0.00 SY	\$2,551.28
01.09.20.127.011 Doris M Rowe 106 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 17 Block 1	R	74.48	\$ 2,550.94		\$0.00 0.00 SY	\$2,550.94

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01.09.20.127.012 Housing & Redev Auth of Mkto PO Box 3368 Mankato, MN 56002-3368	Southeast Village Sub No 6 Lot 16 Block 1 (404 Homestead Rd)	R	90.00	\$ 3,082.50		\$0.00 0.00 SY	\$3,082.50
01.09.20.128.001 Daryl & Lisa Witt 117 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 21 Block 1	R	103.86 58.25 SB=	\$ 3,557.21		\$0.00 0.00 SY	\$3,557.21
01.09.20.128.002 Bradley A Willett 113 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 22 Block 1	R	82.43 72.65 SB=	\$ 2,823.23		\$0.00 0.00 SY	\$2,823.23
01.09.20.128.003 Ronald W & Sandra A Johnson 109 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 23 Block 1	R	74.49	\$ 2,551.28		\$0.00 0.00 SY	\$2,551.28
01.09.20.128.004 Daniel G & Mindy A Beert 105 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 24 Block 1	R	74.49	\$ 2,551.28		\$0.00 0.00 SY	\$2,551.28
01.09.20.128.005 Marquita K Hains 101 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 25 Block 1	R	70.39 91.18 CC=	\$ 2,410.97		\$0.00 0.00 SY	\$2,410.97

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2016 Resurfacing Homestead Road

Preliminary Assessment Roll
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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$18.00	Nonresidential Cost/ft \$30.00		
01.09.20.102.001 Mkto Leased Housing Assoc II 2905 Northwest Blvd Ste 150 Plymouth, MN 55411-2644	Not Platted E530.97' of W563.97' of N574.28' of S776.20' of... (140 Homestead Rd)	NR	530.97		\$ 15,929.10	\$0.00 0.00 SY	\$15,929.10
01.09.20.102.007 Kim T Hinrichs 102 Heron Dr Mankato, MN 56001-0000	Southeast Village Sub No 8 Lot 6 Block 1	R	60.00 140.00 CC=	\$ 1,080.00		\$0.00 0.00 SY	\$1,080.00
01.09.20.102.008 Gray Hawk Apartments LLC 201 N Broad St Ste 109 Mankato, MN 56001-0000	Southeast Village Sub No 8 Lot 1 Block 1 (210 Homestead Rd)	NR	283.78		\$ 8,513.40	\$0.00 0.00 SY	\$8,513.40
01.09.20.102.030 Audrey Gatchell 101 Raven Ct Mankato, MN 56001-0000	Thunderbird Townhomes Lot 21 Block 1	R	54.22 134.22 CC=	\$ 975.96		\$0.00 0.00 SY	\$975.96
01.09.20.102.036 Bradford Holdings Of Mankato LLC 205 Woodhill Ct Mankato, MN 56001-0000	Thunderbird Townhomes Lots 1-16 (118 Raven Ct)	NR	147.88		\$ 4,436.40	\$0.00 0.00 SY	\$4,436.40

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01.09.20.126.005 Housing & Redev Auth of Mkto PO Box 3368 Mankato, MN 56002-3368	Southeast Village Sub No 6 Lot 5 Block 1	R	41.06 121.06 CC=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.20.126.010 Michael & Patricia Kosak 104 Martin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 6 Block 1	R	60.00 140.00 CC=	\$ 1,080.00		\$0.00 0.00 SY	\$1,080.00
01.09.20.127.006 Kenneth N & Sandra K King 101 Martin Cir Mankato, MN 56001-0000	Registered Land Survey 97 Lot B	R	65.00 145.00 CC=	\$ 1,170.00		\$0.00 0.00 SY	\$1,170.00
01.09.20.127.012 Housing & Redev Auth of Mkto PO Box 3368 Mankato, MN 56002-3368	Southeast Village Sub No 6 Lot 16 Block 1 (404 Homestead Rd)	R	65.00 145.00 CC=	\$ -		\$0.00 0.00 SY	\$0.00 Not Assessed
01.09.20.128.005 Marquita K Hains 101 Merlin Cir Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 25 Block 1	R	91.07	\$ 1,639.26		\$0.00 0.00 SY	\$1,639.26
01.09.20.128.007 Stephanie A Taylor 504 Homestead Rd Mankato, MN 56001-0000	Registered Land Survey 99 Lot B	R	97.79	\$ 1,760.22		\$0.00 0.00 SY	\$1,760.22
01.09.20.128.008 Richard E & Cathy R Roche 13500 230th St E Hastings, MN 55033-0000	Registered Land Survey 99 Lot A (506 Homestead Rd)	R	53.20	\$ 957.60		\$0.00 0.00 SY	\$957.60
01.09.20.128.009 Gdansk Enterprises I LLC 2578 Audrey Ln Northbrook, IL 60062-0000	Southeast Village Sub No 6 Lot 27 Block 1 (508 Homestead Rd)	R	80.16	\$ 1,442.88		\$0.00 0.00 SY	\$1,442.88

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01.09.20.128.010 Keith & Bridgette Weston 717 Miller Ct Lakewood, CO 80215-0000	Southeast Village Sub No 6 Lot 28 Block 1 (512 Homestead Rd)	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.128.011 Cynthia Lee Larson 516 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 29 Block 1	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.128.012 Gloria Cano Rincon 520 Homestead Dr Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 30 Block 1	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.128.013 Kevin E Schwartz 524 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 31 Block 2	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.129.001 Evelyn M Schanus 501 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 1 Block 2	R	82.97	\$ 1,493.46		\$0.00 0.00 SY	\$1,493.46
01.09.20.129.002 Amanda M Hinderscheid 505 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 2 Block 2	R	80.01	\$ 1,440.18		\$0.00 0.00 SY	\$1,440.18
01.09.20.129.003 Christopher M Moret & Karen B Powers 509 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 3 Block 2	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.129.004 Yvon Lynch 513 Homestead Dr Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 4 Block 2	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00

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01.09.20.129.005 Tyler J Gasow 28607 State Hwy 22 Gaylord, MN 55334-0000	Southeast Village Sub No 6 W2 of Lot 5 Block 2 (515 Homestead Rd)	R	40.00	\$ 720.00		\$0.00 0.00 SY	\$720.00
01.09.20.129.006 Angela D Marble 517 Homestead Dr Mankato, MN 56001-0000	Southeast Village Sub No 6 E2 of Lot 5 Block 2	R	40.00	\$ 720.00		\$0.00 0.00 SY	\$720.00
01.09.20.129.007 Chad A & Mary Jane Lebert 521 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 6 Block 2	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.151.009 American National Red Cross 105 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub Lot 2 Block 1	NR	200.00		\$ 6,000.00	\$0.00 0.00 SY	\$6,000.00
01.09.20.151.012 Harry Meyering Center 109 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 2 Lot 1 Block 1	NR	357.34		\$ 10,720.20	\$0.00 0.00 SY	\$10,720.20
01.09.20.151.013 PAP Fitness LLC 9966 Dell Rd Eden Prairie, MN 55347-0000	Southeast Village Sub Lot 1 Block 1 (103 Homestead Rd)	NR	237.05 317.05 CC=		\$ 7,111.50	\$0.00 0.00 SY	\$7,111.50
01.09.20.152.008 Larry L & Kari Welter 201 Homestead Rd Mankato, MN 56001-0000	Creative Sub Lot 1 Block 1	R	80.07	\$ 1,441.26		\$0.00 0.00 SY	\$1,441.26
01.09.20.152.009 Sarah Yak 205 Homestead Rd Mankato, MN 56001-0000	Creative Sub Lot 2 Block 1	R	90.43	\$ 1,627.74		\$0.00 0.00 SY	\$1,627.74

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01.09.20.152.010 Linda M Hanson 209 Homestead Rd Mankato, MN 56001-0000	Creative Sub Lot 3 Block 1	R	90.20	\$ 1,623.60		\$0.00 0.00 SY	\$1,623.60
01.09.20.152.011 Charles L & Julie M Claude 213 Homestead Dr Mankato, MN 56001-0000	Creative Sub Lot 4 Block 1	R	75.00	\$ 1,350.00		\$0.00 0.00 SY	\$1,350.00
01.09.20.152.012 Zachary A Stackurski & Gwen J Krogwold 200 Heron Dr Mankato, MN 56001-0000	Creative Sub Lot 5 Block 1	R	90.00	\$ 1,620.00		\$0.00 0.00 SY	\$1,620.00
01.09.20.176.006 Michael & Gaylene M Hirmer 201 Heron Dr Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 7 Block 1	R	90.00	\$ 1,620.00		\$0.00 0.00 SY	\$1,620.00
01.09.20.176.007 Richard D & Pamela J Braam 305 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 6 Block 1	R	85.00	\$ 1,530.00		\$0.00 0.00 SY	\$1,530.00
01.09.20.176.008 Joshua E Weister & Amanda M Wubben 309 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 5 Block 1	R	85.00	\$ 1,530.00		\$0.00 0.00 SY	\$1,530.00
01.09.20.176.009 William G & Kerri L Creech 401 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 4 Block 1	R	85.00	\$ 1,530.00		\$0.00 0.00 SY	\$1,530.00

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01.09.20.176.010 David L & Melodie L Karge 405 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 3 Block 1	R	85.00	\$ 1,530.00		\$0.00 0.00 SY	\$1,530.00
01.09.20.176.011 Blaine T & Rebecca R Parish 409 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 2 Block 1	R	85.00	\$ 1,530.00		\$0.00 0.00 SY	\$1,530.00
01.09.20.176.012 Gustavas H & Jill L Sorbo 413 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 9 Lot 1 Block 1	R	83.28	\$ 1,499.04		\$0.00 0.00 SY	\$1,499.04
01.09.20.176.019 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Southeast Village Sub No 9 Park #1 1.24 Ac	NR	246.40		\$ 7,392.00	\$0.00 0.00 SY	\$7,392.00
01.09.20.202.001 David G Humphrey 528 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 32 Block 1	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.202.002 Anthony A Luevano 532 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 33 Block 1	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.202.003 Joshua W Lutterman 538 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 34 Block 1	R	80.00	\$ 1,440.00		\$0.00 0.00 SY	\$1,440.00
01.09.20.202.004 Douglas A & Rhonda K Wolters 540 Homestead Rd Mankato, MN 56001-0000	Southeast Village Sub No 6 Lot 35 Block 1	R	83.53	\$ 1,503.54		\$0.00 0.00 SY	\$1,503.54

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01.09.20.251.001 Scott R, Lisa J & Jessica R Fitterer 52672 Valley View Cir North Mankato, MN 56003-0000	Southeast Village Sub No 6 Lot 7 Block 2 (100 Sandpiper Dr)	R	40.00 120.00 CC=	\$ 720.00		\$0.00 0.00 SY	\$720.00
01.09.20.252.001 Housing & Redev Auth of Mkto PO Box 3368 Mankato, MN 56002-3368	Southeast Village Sub No 6 Lot 1 Block 4 (101 Sandpiper Dr)	R	53.36 133.36 CC=	\$ 960.48		\$0.00 0.00 SY	\$960.48

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2016 Resurfacing Lind Street

Preliminary Assessment Roll
 City Project Number 10336

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$18.00	Nonresidential Cost/ft \$30.00		
01.09.06.253.013 AEP Industries, Inc 95 Chestnut Ridge Rd Montvale, NJ 07645	Mankato Industrial Acres Lot 1 Exc W 42', All of Lots 2-7 & S2 of Vac Cleveland St Adj Block 3, (2111 Third Ave)	NR	601.70 681.70 CC=		\$18,051.00	\$0.00 0.00 SY	\$18,051.00
01.09.06.426.001 Archer-Daniels Midland Co PO Box 2576 Decatur, IL 62525	Mankato Industrial Acres Lot 1, Block 4 & 25' Vac 3rd Ave Adj (2021 Third Ave)	NR	164.90 244.90 CC=		\$4,947.00	\$0.00 0.00 SY	\$4,947.00
01.09.06.426.006 Archer-Daniels Midland Co PO Box 2576 Decatur, IL 62525	Mankato Industrial Acres Lots 2-7 Block 4 (No Address)	NR	620.00		\$18,600.00	\$0.00 0.00 SY	\$18,600.00