

2016 SIDEWALK PROJECTS

Project Feasibility Report

City Project Number 10394

FEBRUARY 2016



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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	Don Nies	507.387.8632	dnies@ mankatomn.gov
Project Representative	Todd Wiens	507.387.8509	twiens@ mankatomn.gov

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IV. EXECUTIVE SUMMARY

This year's sidewalk project includes two segments which are being addressed: Fifth Street and Haefner Drive.

Suggested improvements include new sidewalk and restoration.

The estimated cost of these necessary improvements is approximately \$60,858.

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 improvements on Fifth Street between Cherry Street and Warren Street and Haefner Drive from Adams Street to 250' south 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 1125-feet of sidewalk, pedestrian ramps, and driveways. Specific items that will be included in the construction are as follows:

- Installation of 1125-feet of 5-foot wide sidewalk matching existing where allowed with boulevard were applicable.
- Construction of pedestrian ramps were needed
- Removal and replacement of driveways as required for construction of sidewalk and pedestrian ramps

VI. EXISTING CONDITIONS

A. STREET

South Fifth Street is a 44-foot wide concrete street with integral curb and gutter built in the 1960's. This section of street is not a through street that has existing sidewalk on both sides. The existing street layout for South Fifth Street is located in Figure 1 in the Appendix.

Haefner Drive is a 40-foot wide bituminous street with B618 curb and gutter built in the 1980's. This section of street is a minor collector street that provides access to commercial and industrial areas by channeling traffic onto nearby arterial roads. The existing street layout for Haefner Street is located in Figure 1 in the Appendix.

Miscellaneous sidewalk will also be replaced with this project. This is a new initiative that will allow for timelier and cost effective sidewalk replacement as requested by property owners. In the

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past this project was handled as a season supply project. Often time this seasonal supply contract was a small value contact that did not attract reasonable competition. Included the miscellaneous sidewalk replacement with the annual sidewalk project will allow for a large overall project and attract a larger pool of qualified contractors.

B. 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. SIDEWALK

The existing sidewalk on the east side South Fifth Street will be removed and excavated to the required depth to allow for 4-inch concrete walk with a 4-inch sand base. Sidewalk will be 5-feet wide on the east side of South Fifth Street from Warren Street to Cherry Street. Curb and gutter will be removed and replaced at intersections for construction of compliant pedestrian ramps and driveway aprons that meet the American's Disability Act (ADA) requirements

Sidewalk that is replaced as a part of the miscellaneous sidewalk will match the sidewalk that the property owner has asked to have replaced. The boulevards will be excavated to the required depth to allow for 4-inch concrete walk with a 4-inch sand base. Curb and gutter will be removed and replaced at intersections for construction of compliant pedestrian ramps and driveway aprons that meet the American's Disability Act (ADA) requirements as required.

The existing boulevard on Haefner Drive will be excavated to the required depth to allow for 4-inch concrete walk with a 4-inch sand base. Sidewalk will be 5-feet wide with a 4-foot boulevard where possible on the east side of Haefner Drive approximately 50-feet from the intersection of Adams Street to 200-feet south. Curb and gutter will be removed and replaced at intersections for construction of compliant pedestrian ramps and driveway aprons that meet the American's Disability Act (ADA) requirements.

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.

B. 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

No right of way acquisition is required for this project.

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IX. APPROVALS/PERMITS

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

- City of Mankato Land Disturbance Permit

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	\$47,694.82
Storm Water	\$ -
Watermain	\$ -
Sanitary Sewer	\$ -
Construction Contingency	\$ 4,769.48
TOTAL CONSTRUCTION	\$52,464.30
Admin/bonding	\$ 3,147.86
Engineering	\$ 5,246.43
TOTAL PROJECT COST	\$60,858.59

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

FUNDING SOURCE	AMOUNT
Special Assessments	\$12,445.00
G.O. Bonding	\$48,413.59
TOTAL FUNDS	\$60,858.59

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on 10394:

2/11/2016	Call of Hearing
3/1/2016	Informational Meeting
3/14/2016	Project Feasibility Hearing
4/11/2016	Advertise for Bids
5/13/2016	Bid Opening
5/23/2016	Award Bids
6/6/2016	Project Start
8/12/2016	Completion Date
10/14/2016	Contract Closeout
11/14/2016	Final Assessments

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XII. CONCLUSION AND RECOMMENDATIONS

Sidewalk on Haefner Drive is non-existent and with increased foot traffic in these areas, it is deemed appropriate to install sidewalks in those neighborhoods. Sidewalk on South Fifth Street has reached the end of its functionality, it is determined the best option is to remove and replace this section of sidewalk. 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 SIDEWALK PROJECT:

HAEFNER DRIVE



S. 5TH STREET



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B. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10394 2016 Sidewalk Projects ENGINEERS ESTIMATE				
CONTRACT ITEM	UNIT	EST QTY	BID UNIT PRICE	BID PRICE
MOBILIZATION	LS	1.00	\$2,271.18	\$2,271.18
REMOVE CURB AND GUTTER	LF	60.00	\$3.94	\$236.25
REMOVE CONCRETE SIDEWALK	SF	4625.00	\$1.40	\$6,458.81
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	106.44	\$7.36	\$783.45
COMMON EXCAVATION (P)(EV)	CY	29.78	\$10.57	\$314.88
4" CONCRETE WALK	SF	2800.00	\$5.16	\$14,435.40
5" CONCRETE WALK	SF	2825.00	\$5.09	\$14,386.31
CONCRETE CURB & GUTTER DESIGN B618	LF	60.00	\$17.26	\$1,035.72
6" CONCRETE DRIVEWAY PAVEMENT	SY	106.44	\$52.37	\$5,574.69
TRUNCATED DOMES	SF	32.00	\$43.49	\$1,391.71
SODDING TYPE SALT TOLERANT	SY	133.34	\$6.05	\$806.41
			TOTAL	\$47,694.82

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C. PRELIMINARY ASSESSMENT ROLL

2016 Sidewalk Project					
Preliminary Assessment Roll					
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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearrage					
Parcel Number / Owner / Address	Property Description	Frontage Charge		Driveway Approach @ \$0.00	Total Estimated Assessment
		Front Feet	Cost/ft \$9.50		
01.09.18.182.011 Summit-Heritage Foundation 421 E Hickory St Mankato, MN 56001-4599	Auditors Plat 4 North 2 of 12 and South 38' of 13 and Part of 14 and 15 and North 128 ' Lot 16 Block 17	154.00	\$1,463.00	\$0.00 0.00 SY	\$1,463.00
01.09.18.182.014 Summit-Heritage Foundation 421 E Hickory St Mankato, MN 56001-4599	Auditors Plat 4 North 39' of Lot 13 Block 17	39.00	\$370.50	\$0.00 0.00 SY	\$370.50
01.09.18.182.015 Summit-Heritage Foundation 421 E Hickory St Mankato, MN 56001-4599	Auditors Plat 4 North 38' os South 76' of Lot 13 Block 17	38.00	\$361.00	\$0.00 0.00 SY	\$361.00
01.09.18.182.016 Summit-Heritage Foundation 421 E Hickory St Mankato, MN 56001-4599	Auditors Plat 4 South 2 of Lot 12 Block 17	33.00	\$313.50	\$0.00 0.00 SY	\$313.50
01.09.18.182.018 Downtown Properties LLC 6244 78th Ln Loretto, MN 55357	Auditors Plat 4 Lot 11 Block 17	44.00	\$418.00	\$0.00 0.00 SY	\$418.00
01.09.18.182.021 Summit-Heritage Foundation 421 E Hickory St Mankato, MN 56001-4599	Auditors Plat 4 Lots 8 thru 10 Block 17	88.00	\$836.00	\$0.00 0.00 SY	\$836.00

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01.09.18.185.002 Twin Rivers Investments LLC 526 S 2nd St Ste #3 Mankato, MN 56001	Auditors Plat 16 Mankato Lot 2 and West 2' of Lot 3	71.85	\$682.58	\$0.00 0.00 SY	\$682.58
01.09.18.185.003 William Dallenbach 526 S 2nd St Ste #3 Mankato, MN 56001	Auditors Plat 16 Mankato Excluding West 2' of Lot 3	43.15	\$409.93	\$0.00 0.00 SY	\$409.93
01.09.18.185.005 Jesse Knish (CFD) 42135 Kilkenny Rd Kilkenny, MN 56052-4127	Auditors Plat 16 Mankato Lot 12	33.75	\$320.63	\$0.00 0.00 SY	\$320.63
01.09.18.185.006 CI Properties LLC 25751 Johnson Memorial Dr Belle Plaine, MN 56011	Auditors Plat 16 Mankato South 40.75' of Lot Measured on West Side Lot 11	40.75	\$387.13	\$0.00 0.00 SY	\$387.13
01.09.18.185.008 Mankato Cherry Ridge Apts Ltd 2401 Broadway Ave Suite 4 Slayton, MN 56172	Auditors Plat 16 Mankato Lots 6 thru 10 Lying South- west of Cherry Street and North 60' of Lot 11	131.35	\$1,247.83	\$0.00 0.00 SY	\$1,247.83
01.09.10.351.003 Snell Real Estate LLC 1900 E Madison Ave Mankato, MN 56001	Menard Addition Lot 3 Block 1	38.46	\$365.37	\$0.00 0.00 SY	\$365.37
01.09.10.351.007 McDonald's Corp PO Box 4007 Mankato, MN 56002-4007	Menard Addition East 27.5' of Lot 2 and all of Lot 1 Block 1	207.16	\$1,968.02	\$0.00 0.00 SY	\$1,968.02
01.09.10.352.001 Queensgate Properties LLC 850 N Minnesota Ave St. Peter, MN 56082	Fern Subdivision Outlot A	60.00	\$570.00	\$0.00 0.00 SY	\$570.00

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01.09.10.352.002 Queensgate Properties LLC 850 N Minnesota Ave St. Peter, MN 56082	Fern Subdivision Lot 1 Block 1	194.00	\$1,843.00	\$0.00 0.00 SY	\$1,843.00
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