

# **Bassett Drive Extension**

Project Feasibility Report

City Project Number 11188

May 16<sup>th</sup>, 2025



# Project Feasibility Report

Bassett Drive Extension  
City Project Number 11188  
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.



Kyle J. Renneke  
Reg. No. 52626

5/16/2025  
Date

## III. PROJECT CONTACTS

| TITLE                         | NAME               | PHONE        | EMAIL                       |
|-------------------------------|--------------------|--------------|-----------------------------|
| Mayor                         | Najwa Massad       | 507.387.9693 | nmassad@mankatomn.gov       |
| Councilor at Large            | Mike Laven         | 507.720.8674 | mlaven@mankatomn.gov        |
| Councilor Ward 1              | Michael McLaughlin | 507.720.1093 | mmcclaughlin@mankatomn.gov  |
| Councilor Ward 2              | Dennis Dieken      | 507.720.1817 | ddieken@mankatomn.gov       |
| Councilor Ward 3              | Kevin Mettler      | 507.995.0070 | kmettler@mankatomn.gov      |
| Councilor Ward 4              | Jenn Melby-Kelley  | 507.720.2502 | jmelby-kelley@mankatomn.gov |
| Councilor Ward 5              | Jessica Hatanpa    | 507.613.8067 | jhatanpa@mankatomn.gov      |
| City Manager                  | Susan Arntz        | 507.387.8695 | sarntz@mankatomn.gov        |
| Interim Public Works Director | Karl Keel          | 507.387.8640 | kkeel@mankatomn.gov         |
| Interim City Engineer         | Alec Pietz         | 507.387.8643 | apietz@mankatomn.gov        |
| Project Operations            | Kari Lozinski      | 507.387.8634 | klozinski@mankatomn.gov     |
| Project Engineer              | Kyle Renneke - ISG | 507.387.6651 | kyle.renneke@isginc.com     |
| Project Representative        |                    |              |                             |

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## IV. EXECUTIVE SUMMARY

The existing project site right-of-way is an existing agricultural field, primarily utilized for crop production, and abuts developments to the west and south. The right-of-way includes existing watermain and sewer main installed in 2009 to support the existing Blue Earth County Justice Center property, and remaining water main from the Justice Center water service to CR 12 installed in 2023, to support future development. It also includes existing storm sewer installed in 2008, at the intersection of Bassett Drive and Carver Road.

The Bureau of Criminal Apprehension is proposing a new facility on the north side of the existing right-of-way necessitating the extension of Bassett Drive. Suggested improvements include extending Bassett Drive to connect the roadway and private property development driveways, extend storm and sanitary sewer for drainage and utility improvements, and provide water services to new planned development.

The estimated cost of these necessary improvements is approximately \$1,800,000.

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 and utility improvements on Bassett Drive extend from the centerline of Carver Road to approximately 1300' to the east, ending near the easterly platted right-of-way. Construction of the improvements is proposed for the summer/fall of 2025. The project may be financed in accordance with a subdivider agreement, which would be prepared at a later date. However, if the project were assessed 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 approximately 1300' lineal feet long. Specific items that will be included in the construction are as follows:

- Street improvements including 3 lanes (eastbound, westbound, and center left turn lanes) with curb and gutter
- 90' diameter cul-de-sac turnaround at east end
- Driveway aprons for abutting properties
- Intersection pedestrian ramp ADA improvements
- Street lighting
- 5' Sidewalk
- 8' Bituminous paved trail
- Sanitary sewer extension and manholes from existing manhole to east end of roadway

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- Fire hydrant additions to existing water main
- Sanitary sewer and water services to the proposed State of Minnesota Bureau of Criminal Apprehension (BCA) property
- Storm sewer main and inlet throughout the right of way
- Stormwater basin improvements in boulevard areas

## VI. EXISTING CONDITIONS

### A. STREET

The existing street layout for Bassett Drive is located in Figure 1 in the Appendix. The existing pavement ends at the end of radius at the east side of the Bassett Drive and Carver Road intersection, approximately 40' east of the intersection centerline.

The soil conditions of the existing agricultural field include approximately 1.5' to 2.5' of organic lean clay (topsoil), and underlying lean clay with sand below the top surface.

### B. STORM SEWER

The existing storm water drainage system for the surrounding area is located in Figure 1 in the Appendix with the storm system shown in green. This includes existing catch basins in the Bassett Drive curb radii, and a stub for future storm connection extending east to the edge of existing pavement.

### C. SANITARY SEWER

The existing sanitary sewer system for Bassett Drive is located in Figure 1 in the Appendix with the sanitary system shown in magenta. This includes 375' of existing 12" PVC sanitary sewer main, one sanitary manhole, and sewer service to the existing Justice Center property.

### D. WATERMAIN

The existing domestic water distribution system for Bassett Drive is located in Figure 1 in the Appendix with the domestic water distribution system shown in blue. The existing 12" water main extends throughout the alignment and includes one existing water service to the Justice Center property. There are existing valves at the existing water service, and mainline pipe to the east. There are not any existing hydrants on this section of watermain.

### 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 proposed street cross section and pavement section are located in Figures 2 and 3 in the Appendix. The street is proposed to be 39' wide, gutter-to-gutter, and will include 3 – 12' wide lanes, for eastbound thru, westbound thru and center left turn lane traffic. Concrete curb and gutter will be type B618.

A 5' concrete sidewalk will be installed on the north side of the roadway and 8' bituminous multi-use trail will be installed on the south side of the roadway. The boulevard space on the north side

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will include a swale for stormwater runoff treatment as allowed in various locations. The curb will have curb cuts to allow surface water runoff into the drainage swales at select locations.

Street lighting will be installed on the south side of the roadway in the boulevards. 35' standard LED light pole units will be installed, at approximately 200-220' spacing (light unit Type 6-35).

Trees will be planted and turf established within the improved right-of-way.

## **B. STORM SEWER**

Storm sewer will be added and extend throughout the street area, to add reinforced concrete mains and mainline manholes, PVC laterals and inlets, and curb cuts at select location to drain surface water to the treatment swales. The proposed storm sewer is shown on Figure 3 in green. The easterly portion of the roadway extension does not allow for enough elevation/depth of storm sewer to serve the east part of the roadway. This area will continue to surface drain similar to the current condition, and further storm sewer piping or drainage channels should be considered and installed with future roadway and private development to the east.

## **C. SANITARY SEWER**

Proposed sanitary sewer recommendations include extending the existing 12" PVC sanitary sewer main to the east, to serve the new BCA property and future extensions of Bassett Drive to the east. The proposed sanitary sewer is shown on Figure 3 in magenta. Precast sanitary manholes are recommended to meet maximum access spacing requirements.

## **D. WATERMAIN**

The recommendations for water main include adding a tee, valve, and service pipe at two separation locations for two services to the proposed BCA property. Two proposed fire hydrants are planned to be installed as well. These service and hydrants will be connected to the existing main within the right of way. The proposed water main is shown on Figure 3 in blue.

## **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 existing right-of-way is 100' wide throughout the roadway corridor. No additional right-of-way acquisition or easements are proposed with this project.

## **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
- Minnesota Pollution Control Agency Construction Stormwater Permit
- Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
- Minnesota Department of Health Water Main Construction Permit

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## X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below.

| ITEM                            | COST                  |
|---------------------------------|-----------------------|
| Street and Landscaping          | \$880,335.00          |
| Lighting                        | \$92,240.00           |
| Stormwater Pollution Prevention | \$13,100.00           |
| Storm Drainage Construction     | \$220,295.00          |
| Sanitary Sewer Construction     | \$149,600.00          |
| Watermain Construction          | \$73,250.00           |
| <b>TOTAL CONSTRUCTION</b>       | <b>\$1,428,820.00</b> |
| Construction Contingency        | \$142,882.00          |
| Administration                  | \$85,729.20           |
| Design Engineering              | \$68,500.00           |
| Construction Engineering        | \$85,729.20           |
| <b>TOTAL PROJECT COST</b>       | <b>\$1,811,660.40</b> |

Funding for the proposed improvements is shown in the table below. Final cost allocations will be determined in the Subdivider's Agreements with abutting property owners.

| FUNDING SOURCE                                       | AMOUNT                | PERCENT     |
|------------------------------------------------------|-----------------------|-------------|
| City of Mankato                                      | \$0                   | 0%          |
| Bureau of Criminal Apprehension (State of Minnesota) | \$973,569.98          | 54.7%       |
| Blue Earth County                                    | \$838,090.42          | 46.3%       |
| <b>TOTAL FUNDS</b>                                   | <b>\$1,811,660.40</b> | <b>100%</b> |

## XI. POSSIBLE SCHEDULE

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

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| 5/27/2025  | Improvement Hearing; Authorize Plans & Specifications and Ad for Bids |
| 6/24/2025  | Advertise for Bids                                                    |
| 7/2/2025   | Construction Documents Complete / Published                           |
| 7/17/2025  | Open Bids                                                             |
| 7/28/2025  | Award Contract                                                        |
| 8/11/2025  | Construction Begins                                                   |
| 11/26/2025 | Construction Substantial Completion                                   |
| 6/12/2026  | Final Completion (Wearing Course Paving)                              |
| 10/12/2026 | Adopt Final Assessments                                               |

## XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Bassett Drive and the existing undeveloped right of way east of the Bassett Drive/Carver Road intersection are planned for this current expansion to serve current and future development. If these road and utility improvements are not made, current and future development will be limited. 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, 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 STREET AND UTILITY LAYOUT OF BASSETT DRIVE**

See attached

### **B. FIGURE 2: BASSETT DRIVE PROPOSED TYPICAL SECTION**

See attached

### **C. FIGURE 3: BASSETT DRIVE PROPOSED STREET AND UTILITY LAYOUT**

See attached

### **D. FIGURE 4: BASSETT DRIVE PROPOSED PARCELS TO BE ASSESSED**

See attached

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## E. PRELIMINARY ASSESSMENT ROLL

### 1. Special Assessments

As previously mentioned, a subdivider agreement may provide the final guidance for financial contributions between participating parties. However, a preliminary assessment roll was prepared for the two properties with the following criteria:

- Equal share for the roadway and surface improvements
- Equal share for the sanitary sewer and storm sewer
- Direct benefit for sanitary, water, and drainage services
- Direct benefit for driveway aprons

Actual costs will be determined by bid numbers, corresponding unit prices for individual items of work, and actual constructed improvements.

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## Bassett Drive Extension

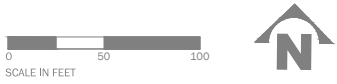
Preliminary Assessment Roll  
City Project Number 11188

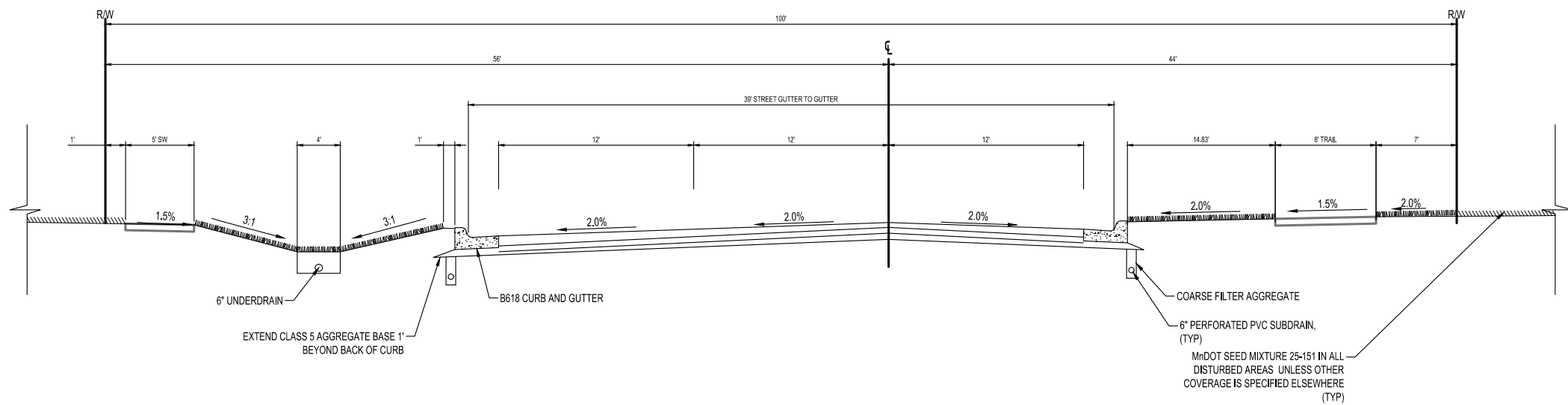
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential

| Parcel Number /<br>Owner / Address                                                  | Property<br>Description                                     | Property<br>Class         | Per Lot Charge                  | Per Service                    | Per SF               | <b>Total<br/>Estimated<br/>Assessment</b> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------|---------------------------------|--------------------------------|----------------------|-------------------------------------------|
|                                                                                     |                                                             |                           | Street and Utility<br>Extension | Sewer/Water/<br>Storm Services | Driveway<br>Approach |                                           |
| R01.09.15.200.011<br>State of Minnesota<br>50 Sherburne Ave<br>Saint Paul, MN 55155 | Blue Earth County Justice Center<br>Subdivision<br>Outlot A | Commercial/<br>Industrial | \$830,609.56                    | \$127,111.15                   | \$15,849.27          | <b>\$973,569.98</b>                       |
| R01.09.15.200.012<br>Blue Earth County<br>P0 Box 3524<br>Mankato, MN 56002          | Blue Earth County Justice Center<br>Subdivision<br>001 001  | Civic/<br>Institutional   | \$830,609.56                    |                                | \$7,480.86           | <b>\$838,090.42</b>                       |



**FIGURE 1:**  
**EXISTING STREET AND UTILITIES**





**TYPICAL STREET SECTION**  
NTS

**FIGURE 2:**  
**PROPOSED TYPICAL SECTION**



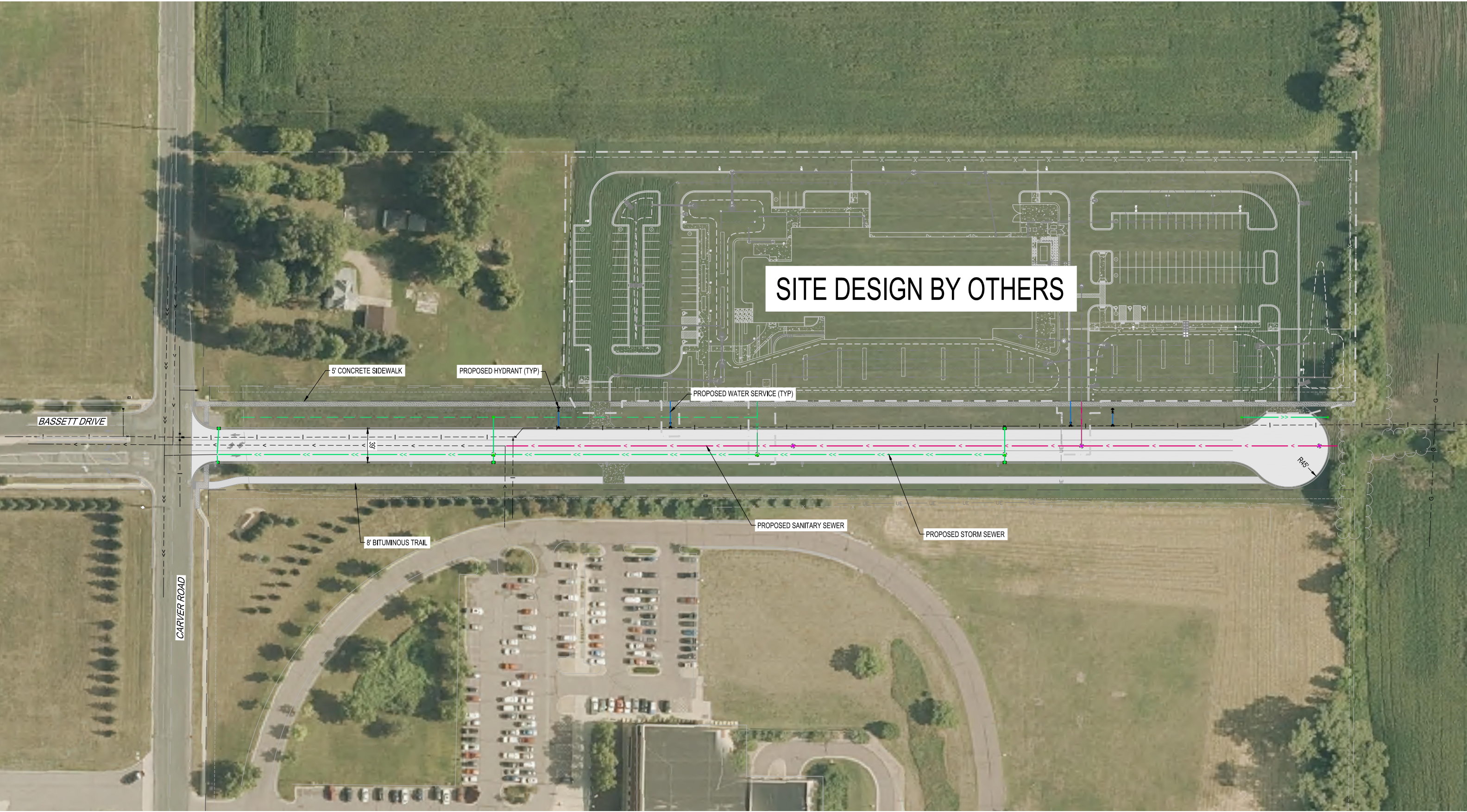


FIGURE 3:  
PROPOSED STREET AND UTILITIES

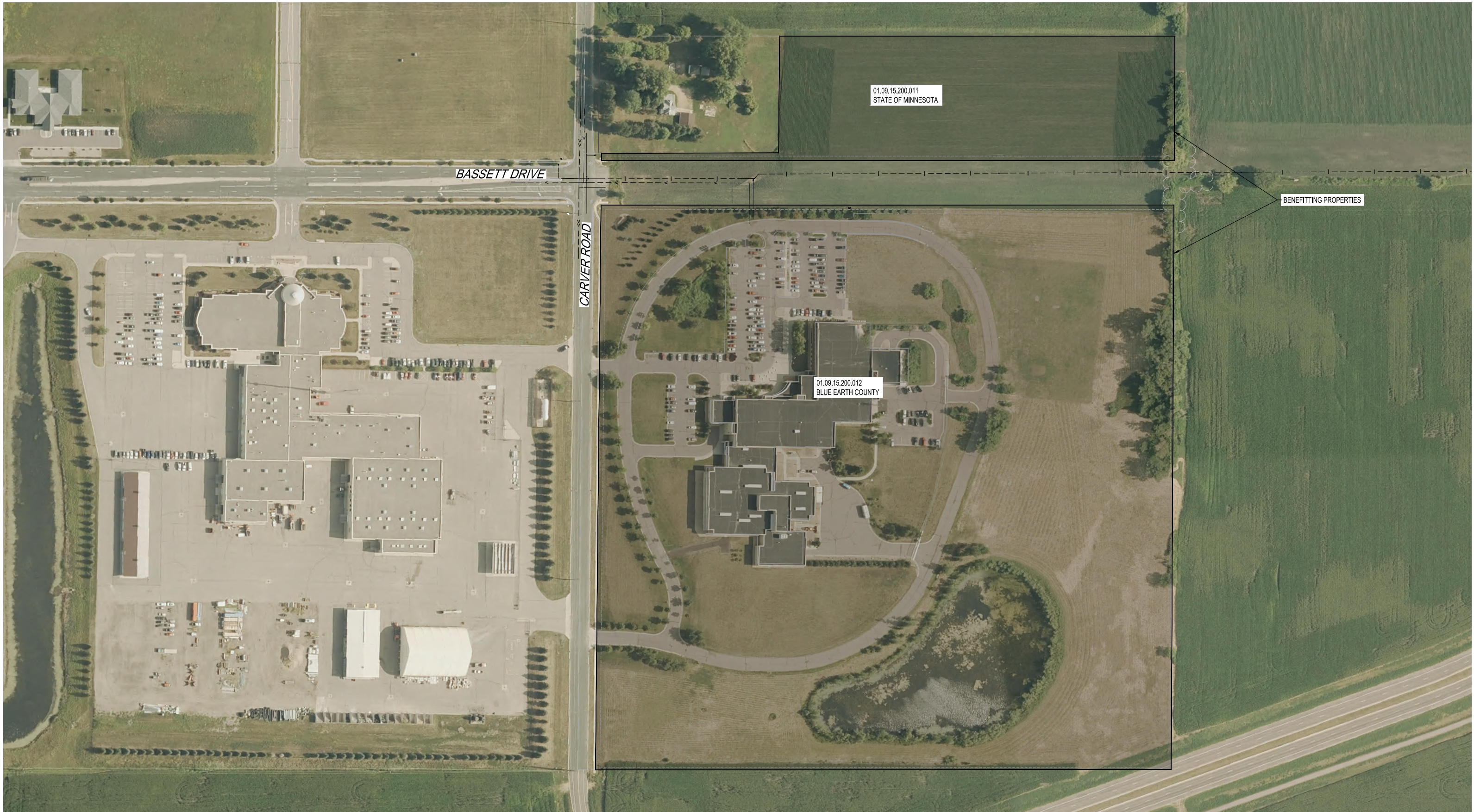


FIGURE 4:  
BENEFITTING PROPERTIES