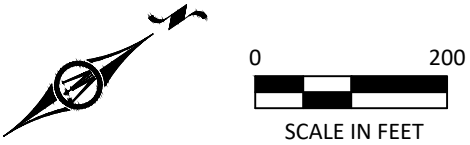


- STREETScape LIGHTING IMPROVEMENTS - MAIN STREET TO ROCK STREET
- EXISTING SILVER HIGHWAY POLES TO REMAIN
- NORTH RIVERFRONT DRIVE - FUTURE IMPROVEMENTS

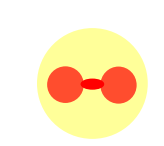


H:\MKT\24X136663000\CAD\24X136663000 V. BASE E1.dwg 6/2/2025 9:19:41 AM

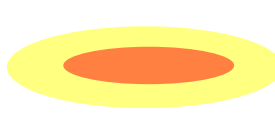




24X136663000 | CAD\\C3D\\24X136663000_V BASE_EI.dwg 6/2/2025 9:21:57 AM



15' DOUBLE ACORN LIGHT FIXTURE
- Salvage existing and deliver to city



30' DOUBLE TEARDROP LIGHT FIXTURE (MEDIAN)
- Salvage existing and deliver to city



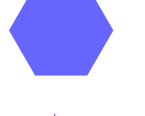
EXISTING LIGHT TO REMAIN
- Add dimming modules to existing intersection lights



BENCH (ADD ALTERNATE BID ITEM)



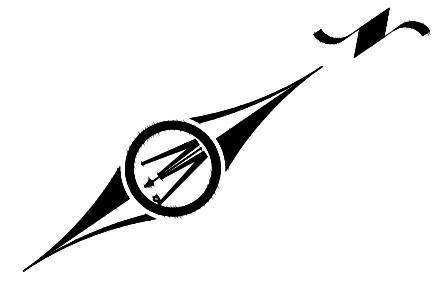
BIKE RACK - CITY OWNER PARKING LOTS (ADD ALTERNATE BID ITEM)
- Additional bike racks to be provided upon business owner request



FUTURE MONUMENT (BY OTHERS)

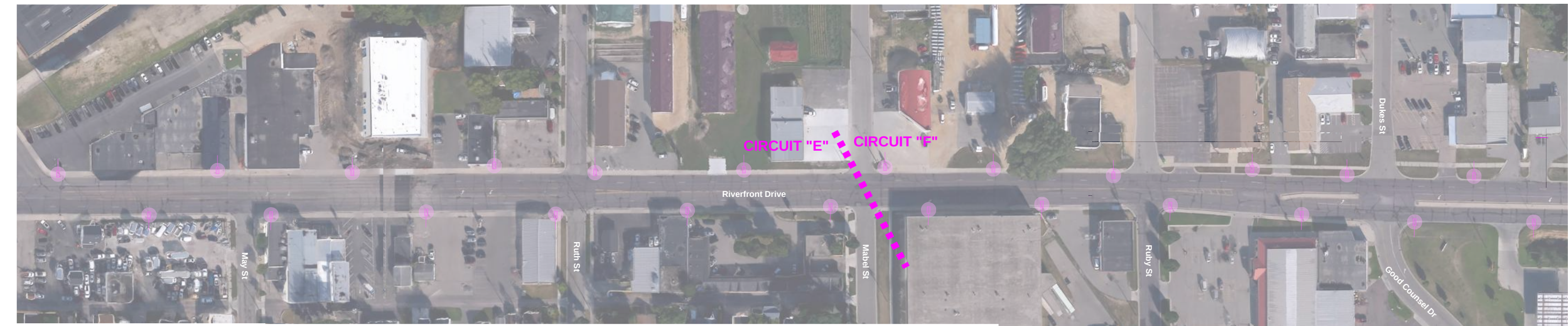


PUBLIC ART (BY OTHERS)



RIVERFRONT DRIVE - STREETSCAPE AMENITIES AND LIGHTING PLAN

24X136663000 | 02. 2025 | CITY OF MANKATO



FUTURE STREETSCAPE IMPROVEMENTS

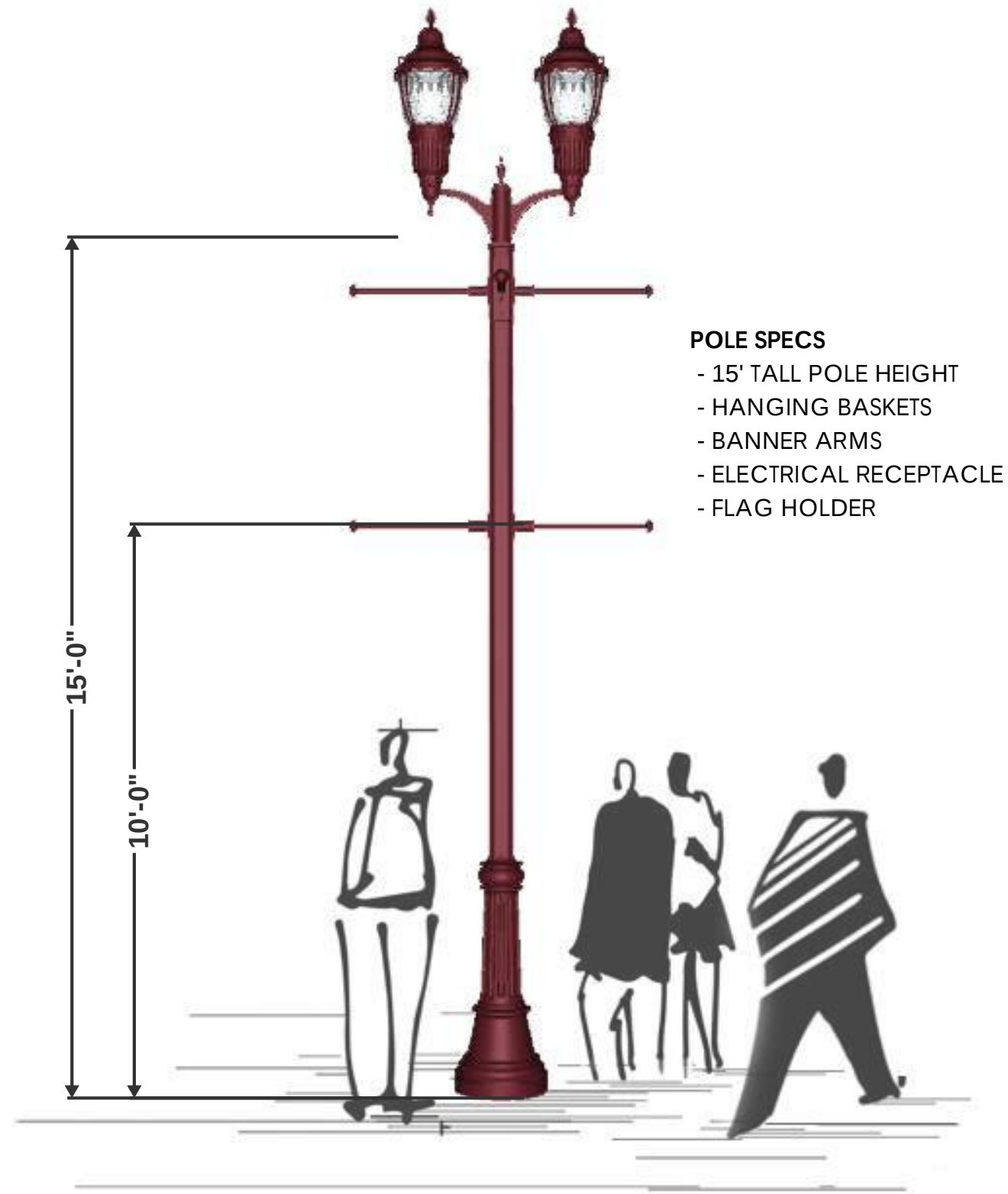
1. SMALL PROJECT INSTALLATIONS ONE BLOCK AT A TIME
2. ADD ALTERNATE BID TO REPLACE 28 POLES SALVAGED FROM OLD TOWN
3. FULL PROJECT WITH STREETSCAPE RECONSTRUCTION IN +/-2030

 REINSTALLED SALVAGED LIGHT FIXTURE



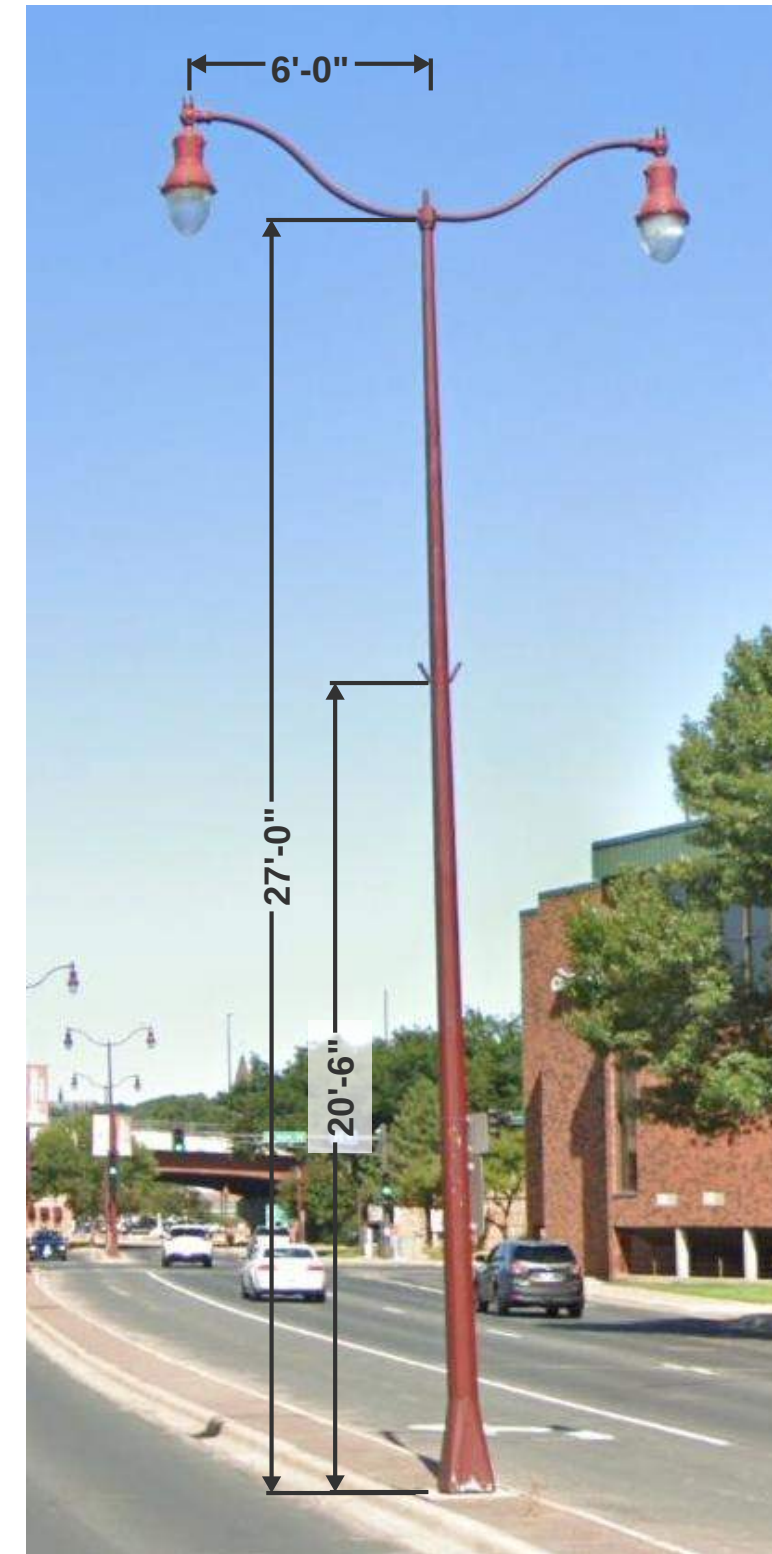
RIVERFRONT DRIVE - STREETSCAPE AMENITIES AND LIGHTING PLAN

24X136663000 | 02. 2025 | CITY OF MANKATO



- POLE SPECS**
- 15' TALL POLE HEIGHT
 - HANGING BASKETS
 - BANNER ARMS
 - ELECTRICAL RECEPTACLE
 - FLAG HOLDER

DOUBLE ACORN LIGHT FIXTURE



- POLE SPECS**
- 27'-0" TALL POLE HEIGHT
 - FLAG HOLDER

DOUBLE TEARDROP LIGHT FIXTURE



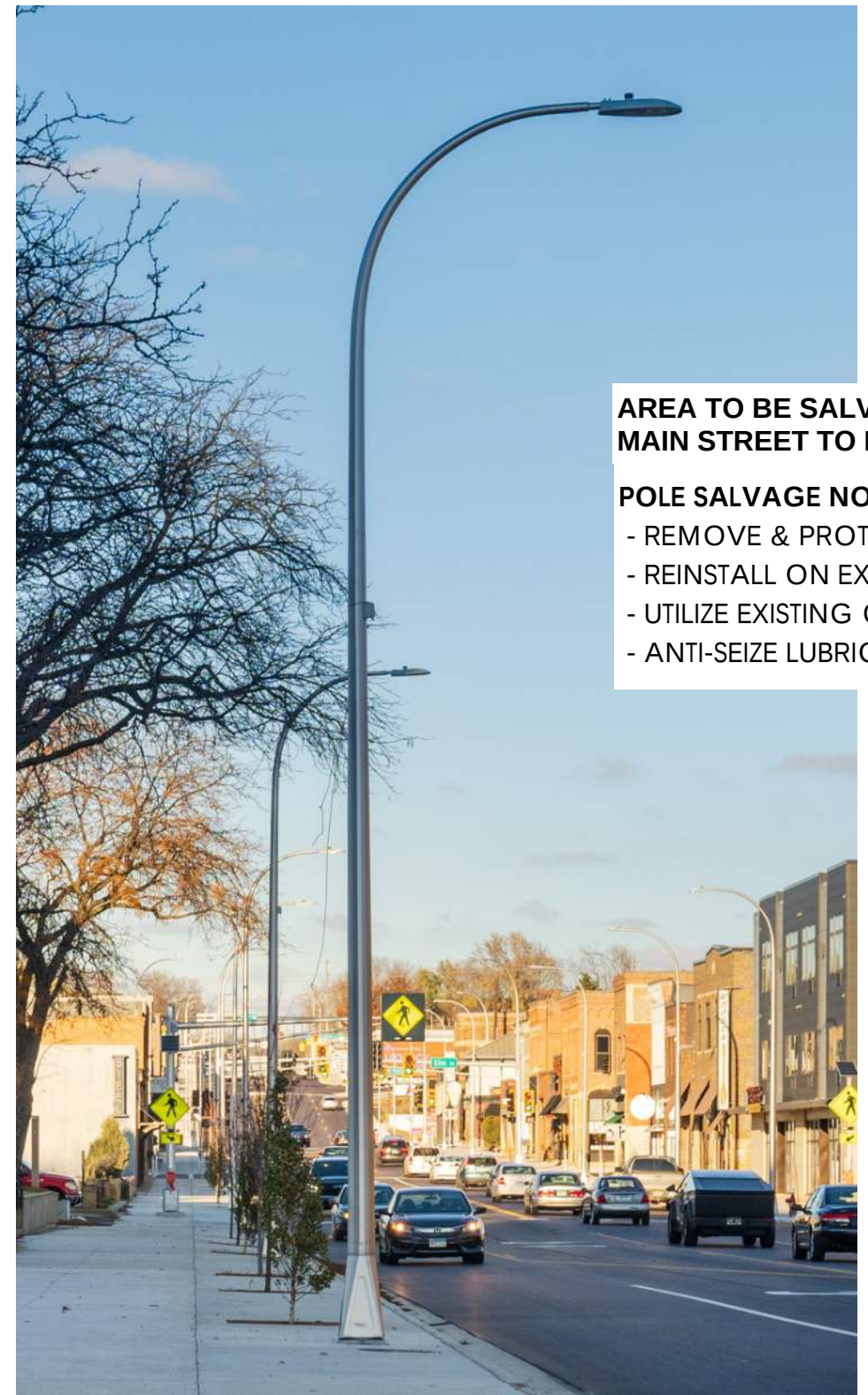
NORTH RIVERFRONT DRIVE LIGHTING

FUTURE PROJECT WORK

REMOVE POLES AND REPLACE WITH SALVAGED SILVER POLES

North Riverfront Drive Original Bid Concerns:

1. Unknown amount or exact location of what footings are not suitable for reuse
2. Unable to plan for continuous work for electrical and concrete teams with the unknown conditions of existing concrete. Pole have to be up and running before more can be removed in order to prevent a dark corridor.
3. Rock excavation might be required based on past work history in the area.
4. Epoxy anchor bolts solution might not work based on where conduit and rebar is placed in the existing footings. Unknown risk.
5. Protecting the existing conductors might not be possible if the existing conduit is steel. Concern the area has rusted steel conduit not allowing the contractor to move wires.
6. Based on the age and assumed type of conductor, it is near impossible to remove and replace conduit etc. without damaging the wire.



**AREA TO BE SALVAGED:
MAIN STREET TO ROCK STREET**

POLE SALVAGE NOTES

- REMOVE & PROTECT
- REINSTALL ON EXISTING FOOTING
- UTILIZE EXISTING CIRCUITY
- ANTI-SEIZE LUBRICANT ALL BOLTS

**SALVAGE POLES TO CITY PUBLIC WORKS
REINSTALL ON NORTH RIVERFRONT
DRIVE WITH FUTURE PROJECT**



RIVERFRONT DRIVE - STREETSCAPE LIGHTING PRODUCTS

24X136663000 | 02. 2025 CITY OF MANKATO



BENCH STANDARD (ADD ALTERNATE A)

MFG: VICTOR STANLEY
 PRODUCT: C-138
 - DUCTILE-IRON CASTING
 - RECYCLED PLASTIC SEATING
 - BLACK FRAME



BIKE RACK (ADD ALTERNATE B)

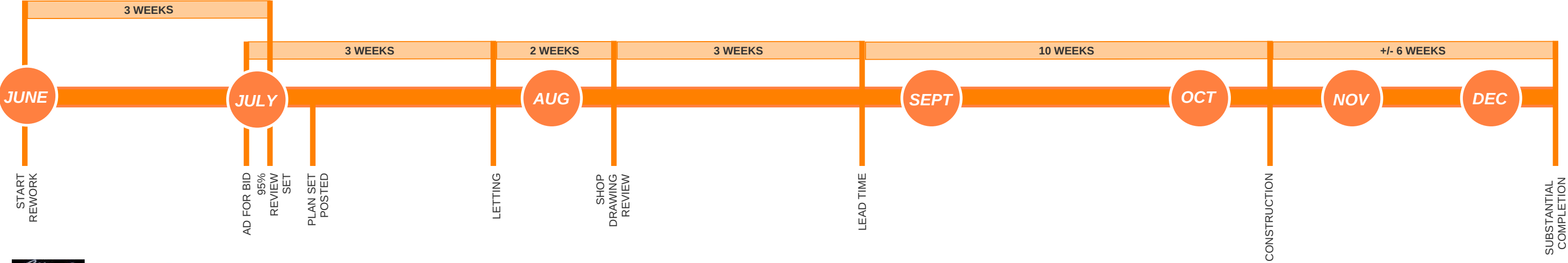
CUSTOM CITY PRODUCT
 LOCAL MFG

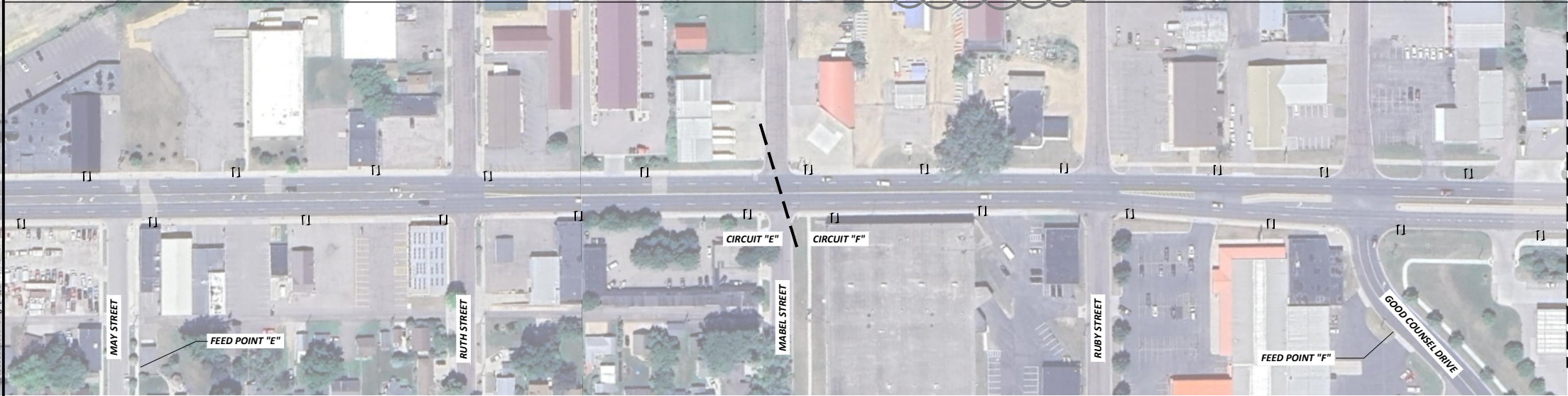
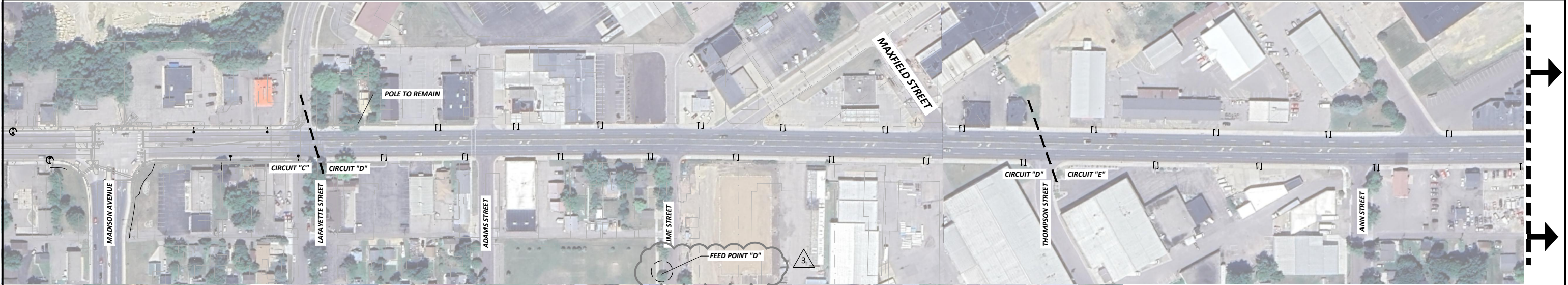
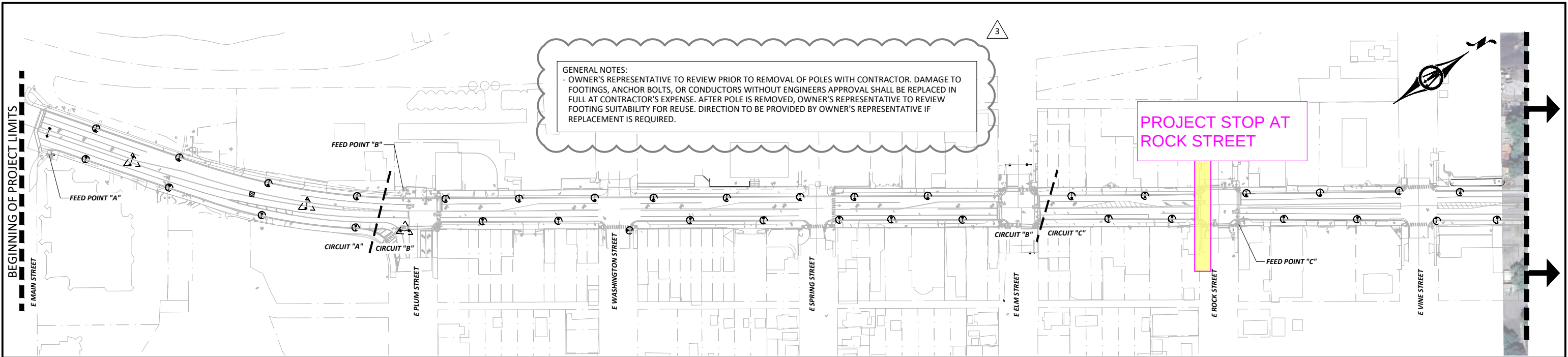


RIVERFRONT DRIVE - STREETSCAPE AMENITIES PRODUCTS

24X136663000 | 02. 2025 CITY OF MANKATO

ENGINEER'S ESTIMATE							
LINE NO.	ITEM NO.	ITEM	NOTES	UNIT	ESTIMATED UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
1	2021.501	MOBILIZATION		LUMP SUM	\$50,000.00	 1	\$50,000.00
2	2104.502	LIGHT POLE FOOTING (REMOVE & REPLACE)		EACH	\$7,750.00		
3	2104.502	DRILL AND EPOXY NEW ANCHOR BOLTS (4 BOLTS PER EACH)		EACH	\$600.00		
4	2104.502	COUPLER EXTENSION ANCHOR BOLTS (4 BOLTS PER EACH)		EACH	\$600.00		
5	2104.518	REMOVE CONCRETE WALK		SQ. FT.	\$6.00		
6	2521.518	6" CONCRETE WALK		SQ. FT.	\$15.00		
10	2545.602	LIGHTING UNIT TYPE 1 (DOUBLE ACORN)		EACH	\$15,600.00	28	\$436,800.00
11	2545.602	LIGHTING UNIT TYPE 2 (DOUBLE TEAR DROP)		EACH	\$15,000.00	3	\$45,000.00
14	2545.602	DIMMING MODULE		EACH	\$120.00	11	\$1,320.00
15	2545.602	REMOVE LIGHT POLE (PRESERVE/PROTECT WIRE) SALVAGE TO CITY		EACH	\$730.00	31	\$22,630.00
16	2545.602	SALVAGE LUMINAIRE (DELIVER TO CITY)		EACH	\$30.00		
19	2545.602	HANDHOLE		EACH	\$6,000.00		
20	2545.602	FEED POINT PHOTOCELL		EACH	\$500.00		
21	2021.501	TRAFFIC CONTROL		LUMP SUM	\$10,000.00	1	\$10,000.00
TOTAL ESTIMATED CONSTRUCTION COST (BASE BID)							\$565,750.00





- Phasing:**
1. All work shall be coordinated such that at no time will lighting units on both sides of the same city block be nonfunctional.
 2. The contractor may remove, salvage and install lighting units on a single side of the street while maintaining the lighting units on the side opposite in working order.
 3. The contractor shall protect and cover all conductors exposed by the contractors' operations to prevent all direct, indirect or incidental contact with the public.
 4. All conductors exposed by the contractors' operations shall be protected from damage.
 5. These requirements are not intended to restrict the contractors' operations to a single side of the street, but to ensure at no time will the lighting units on both sides of the street on any single block be nonfunctional.
 6. If the contractor chooses to remove, salvage and install lighting units on both sides of the street, prior to the end of the contractors workday all the lighting units on one side of the street shall be functional with permanent or temporary light units.
 7. Prior to the start of the work the contractor shall provide the engineer with a detailed phasing plan indicating in what order the lighting units will be removed, salvaged and installed. The phasing plan shall meet the above requirements.
 8. Traffic shall remain operational in both directions at all times. Contractor to coordinate traffic control plan for lane shifts only.
 9. Sidewalks to remain open and accessible at all times.

© Bolton & Menk, Inc. 2025. All Rights Reserved.
A:\WORK\24X136663000\CD\CD-24X136663000.dwg 4/28/2025 4:34:37 PM

0 100 200
SCALE FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sam Kessel
LIC. NO. 50677 DATE 4/10/2025



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
SK	1	ADDENDUM 3	4/28/2025
DRAWN	BH		
CHECKED	JH		
CLIENT PROJ. NO.	24X136663000		

CITY OF MANKATO, MN
RIVERFRONT DRIVE STREETScape
EXISTING CONDITIONS - PHASING

SHEET

CS.01