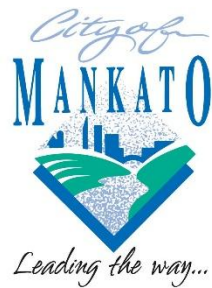


2026 Pavement Maintenance Improvements

Project Feasibility Report

City Project Number 11239

June 1, 2026



Project Feasibility Report

2026 Pavement Maintenance Improvements

City Project Number 11239

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.



Joseph P. Smith
License Number: 60441
Assistant City Engineer

Date: June 1, 2026

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	mmclaughlin@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
City Engineer	Cory Bienfang	507.387.8643	cbienfang@mankatomn.gov
Construction & Facilities Services Director	Jim Tatge	507.387.8504	jtatge@mankatomn.gov
Construction Manager	Luke Pederson	507.387.8541	lpederson@mankatomn.gov

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IV. EXECUTIVE SUMMARY

The 2026 Pavement Maintenance Project proposes improvements to S Riverfront Drive from Marshall Street to 200 feet north east of Sibley Parkway; and Balcerzak Drive from Warren Street to Monks Avenue.

This report will present preliminary investigations, discoveries, design considerations, and cost estimates for use in determining the engineering feasibility of the proposed street improvements.

Construction services staff have identified the following streets to be in need of urgent asphalt surfacing maintenance in 2026:

- S Riverfront Drive (northbound lanes) from Marshall Street to 200 feet north of Sibley Parkway
- Balcerzak Drive from Warren Street to Monks Avenue

This report was prepared by staff to determine the feasibility of street improvements on the roadways listed above. The location of the proposed improvements is shown in **Appendix A**.

Along both roadway segments, the existing bituminous pavement is deteriorating and in need of repair. S Riverfront Drive is seeing an increased volume of traffic due to the Veteran's Memorial Bridge Closure, which is resulting in an expedited failure of the bituminous surface. This report recommends the S Riverfront Drive portion of the project be completed during evening hours (7pm-6am) to mitigate impacts to the flow of traffic. See **Section VIII – Evening Construction** for further discussion. The Balcerzak Drive portion of the project is recommended to be completed during normal daytime working hours.

Suggested improvements on both roadways include a full width bituminous mill & overlay. Detailed maps of the project areas are provided in **Appendix B**.

The estimated project cost of these necessary improvements is approximately **\$170,860.00**. Competitive bidding is not required on contracts that are estimated to be greater than \$25,000 but less than \$175,000. In this price range, the city must get at least two quotations, if possible, and keep them on file for at least one year.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. These improvements can best be accomplished by soliciting quotes for the work. It is recommended that the council accept this project feasibility report and authorize the City Manager to proceed with quote solicitation.

V. PROJECT INTRODUCTION

This report recommends a bituminous mill & overlay along S Riverfront Drive from Marshall Street to 200 feet east of Sibley Parkway; and Balcerzak Drive from Warren Street to Monks Avenue.

The improvements are being proposed for the summer of 2026. The specific objectives of this preliminary engineering report are to:

Project Feasibility Report

2026 Pavement Maintenance Improvements

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- Evaluate the need for this project
- Inform the council of staff's recommendation to require S Riverfront Drive construction to occur between 7pm – 6am
- 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 2,200 linear feet of roadway bituminous mill & overlay. Specific items that will be included in the construction are summarized by:

- Asphalt pavement mill & overlay
- Pavement striping

VI. EXISTING CONDITIONS

A. STREET

- S Riverfront Drive is an existing concrete roadway built in 1985. In 2015, 2-inches of concrete pavement was milled off and a 2-inch bituminous overlay was installed.
- Balcerzak Drive is an existing bituminous roadway that had a mill & overlay installed in 1993. The city's public works department has invested in significant crack filling and pothole patching efforts along Balcerzak Drive in recent years, and those investments will continue to be necessary without a more substantial resurfacing improvement.
- The existing bituminous pavement is in poor condition with enough distress to warrant a mill & overlay improvement along both roadway segments.

VII. PROPOSED IMPROVEMENTS

A. STREET

The proposed street improvements include a full width mill & overlay of S Riverfront Drive and Balcerzak Drive. Detailed project areas are shown in **Appendix B**.

A mill & overlay project will correct surface distresses, improve ride quality of the roadway, and extend the pavement life. However, reflective cracking of the new bituminous surface will be present within 1-2 years of overlay construction. It is important that these roadways are planned for a more significant pavement improvement within the next 10 years. The construction services department is currently planning for a more significant improvement on both roadway sections within 5-10 years in the city's community investment plan.

Staff is aware of the 2025 Balcerzak Drive corridor study that recommends a three-section roadway (two travel lanes and a center turn lane) from Warren Street to Monks Avenue. Those improvements would be made during a future reconstruction project.

The purpose of the 2026 Pavement Maintenance Project is to improve the condition of the pavement surface along S Riverfront Drive and Balcerzak Drive until a more significant roadway reconstruction project can be executed.

Project Feasibility Report

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VIII. EVENING CONSTRUCTION

S Riverfront Drive is experiencing an increased volume of traffic due to the MnDOT's Veteran's Memorial Bridge closure. That closure is expected to continue through November 2026. To avoid major impacts to the flow of traffic along S Riverfront Drive, staff is recommending that S Riverfront Drive construction is completed between 7pm – 6am. It's expected that S Riverfront Drive would be closed for two or three evenings. The roadway would be reopened during the daytime to facilitate daytime traffic.

Division 9, Sec. 10-1772 of the City Code reads:

Any activity or operation of any use producing noise, other than ordinary vehicle noise, shall be conducted so that no noise from the activity shall be deemed a public nuisance, as declared by the city council.

IX. RIGHT-OF-WAY AND EASEMENT

All improvements will be contained to existing right-of-way and easements.

X. APPROVALS/PERMITS

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

- City of Mankato Land Disturbance
- Approval from the Mankato City Council to perform construction activities at night

XI. PROJECT COST ESTIMATE AND FINANCING

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

ITEM	COST
Roadway	\$129,260.00
Stormwater Pollution Prevention	\$0.00
Storm Drainage Construction	\$0.00
Sanitary Sewer Construction	\$0.00
Watermain Construction	\$0.00
TOTAL CONSTRUCTION COSTS	\$129,260.00
Construction Contingency	\$13,000.00
Administration	\$14,300.00
Engineering	\$14,300.00
TOTAL PROJECT COST	\$170,860.00

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

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$0.00	0.0%
Stormwater Revenue	\$0.00	0.0%
Sewer Revenue	\$0.00	0.0%
Water Revenue	\$0.00	0.0%
Encumbered General Fund Dollars	\$150,000.00	87.8%
Street Maintenance Budget	\$20,860.00	12.2%
TOTAL FUNDS	\$170,860.00	100.0%

Project Feasibility Report

2026 Pavement Maintenance Improvements

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Staff have determined these roadway improvements to be urgent maintenance needs and recommend improvements in 2026. The city's public works department was prepared to invest a significant amount of the street maintenance budget to perform crack filling and pothole patching efforts along Balcerzak Drive. This project would alleviate the need for public works to continue large pavement maintenance investments on Balcerzak Drive in the near future. Since this project has been deemed a maintenance improvement, assessments are not recommended. The city's assessment policy includes a commercial multi-lane resurfacing rate of \$37.86 per front foot.

Future CIP roadway resurfacing projects would be recommended to follow the city's assessment policy.

XII. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements:

6/8/2026	Accept feasibility report; authorize plans & specifications and quote package solicitation.
June/July 2026	Solicit quotes & award construction contract.
August 2026	Begin construction.
August 2026	Construction substantially complete.

Minnesota State University Mankato begins their fall semester on August 24, 2026. The substantial completion date for this project is expected to be prior to that date.

XIII. CONCLUSION AND RECOMMENDATIONS

The existing roadway surface conditions along S Riverfront Drive and Balcerzak Drive are unfavorable with only further deteriorations expected. If these road improvements are not made, maintenance costs will remain high and failure of the roadway surface will continue to occur.

Based on the findings in this report, the proposed improvements are necessary, cost effective, and feasible. The best way to accomplish this project is by soliciting quotes for the work. Feasibility is contingent upon City Council findings with respect to project financing.

XIV. APPENDIX

- Appendix A – Location Map
- Appendix B – Preliminary Plan Sheets

APPENDIX A

Location Map

City Project Number 11239





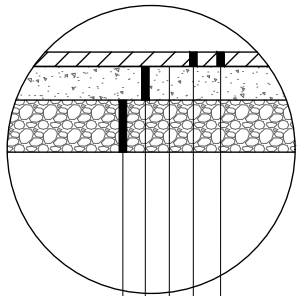
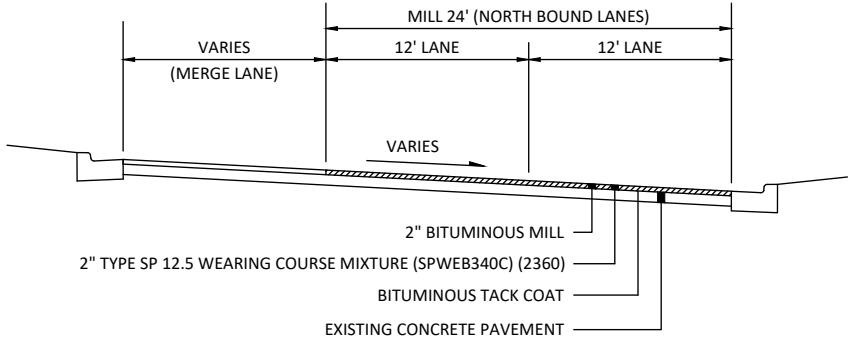
APPENDIX B

Preliminary Plan Sheets

City Project Number 11239



TYPICAL SECTION
NOT TO SCALE
S. RIVERFRONT DRIVE
(SIBLEY PKWY - 130'± N OF SIBLEY PKWY)



NOTE:
AGGREGATE MATERIALS FOR FINAL WEARING COURSE SHALL BE COMPRISED OF VIRGIN MATERIAL. NO RECYCLE MIX WILL BE ALLOWED ON THE WEAR COURSE MIXTURE.

2" BITUMINOUS MILL

2" TYPE SP 12.5 WEARING COURSE MIXTURE (SPWEB340C) (2360)

BITUMINOUS TACK COAT (2357) (INCIDENTAL)

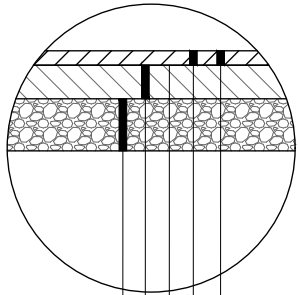
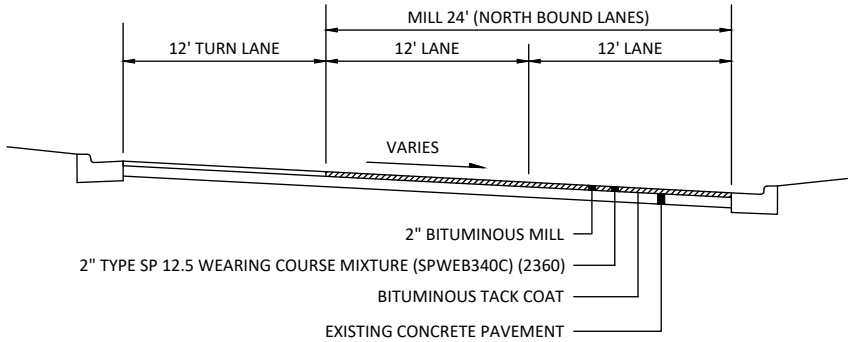
EXISTING CONCRETE PAVEMENT

EXISTING AGGREGATE BASE

EXISTING BITUMINOUS PAVEMENT SECTION - S. RIVERFRONT DRIVE

NOT TO SCALE

TYPICAL SECTION
NOT TO SCALE
S. RIVERFRONT DRIVE
(SIBLEY PKWY - 130'± N OF SIBLEY PKWY)



NOTE:
AGGREGATE MATERIALS FOR FINAL WEARING COURSE SHALL BE COMPRISED OF VIRGIN MATERIAL. NO RECYCLE MIX WILL BE ALLOWED ON THE WEAR COURSE MIXTURE.

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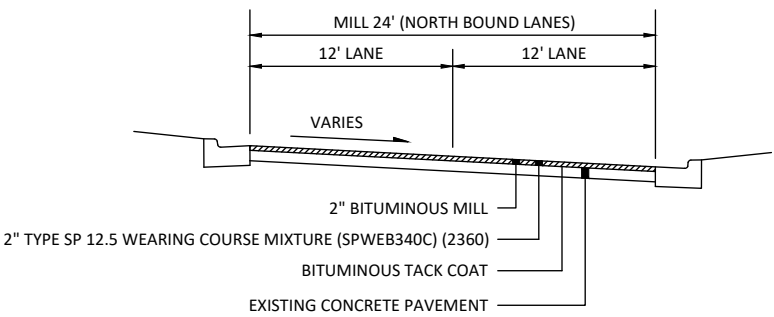
EXISTING 12" BITUMINOUS PAVEMENT

EXISTING AGGREGATE BASE

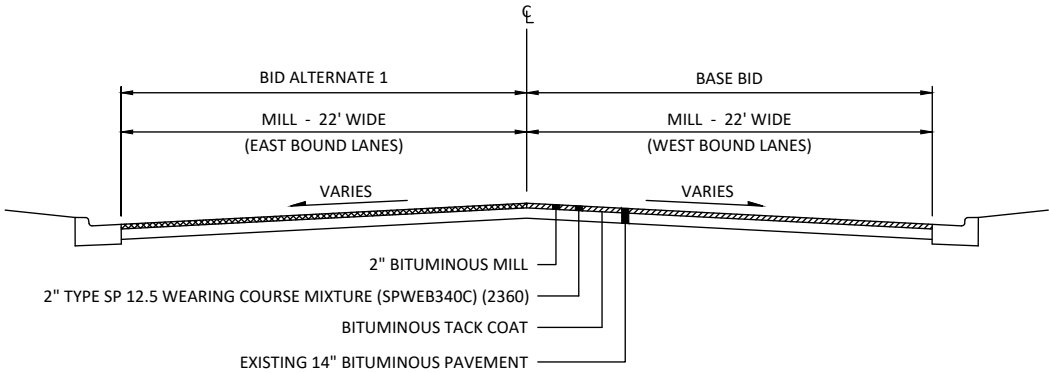
EXISTING BITUMINOUS PAVEMENT SECTION - BALCERZAK DRIVE

NOT TO SCALE

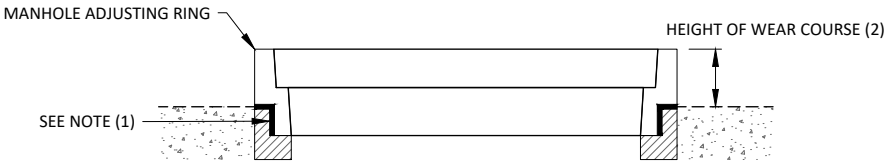
TYPICAL SECTION
NOT TO SCALE
S. RIVERFRONT DRIVE
(MARSHALL ST - 400'± N OF MARSHALL ST)



TYPICAL SECTION
NOT TO SCALE
BALCERZAK DRIVE
(WARREN ST - MONKS AVE)

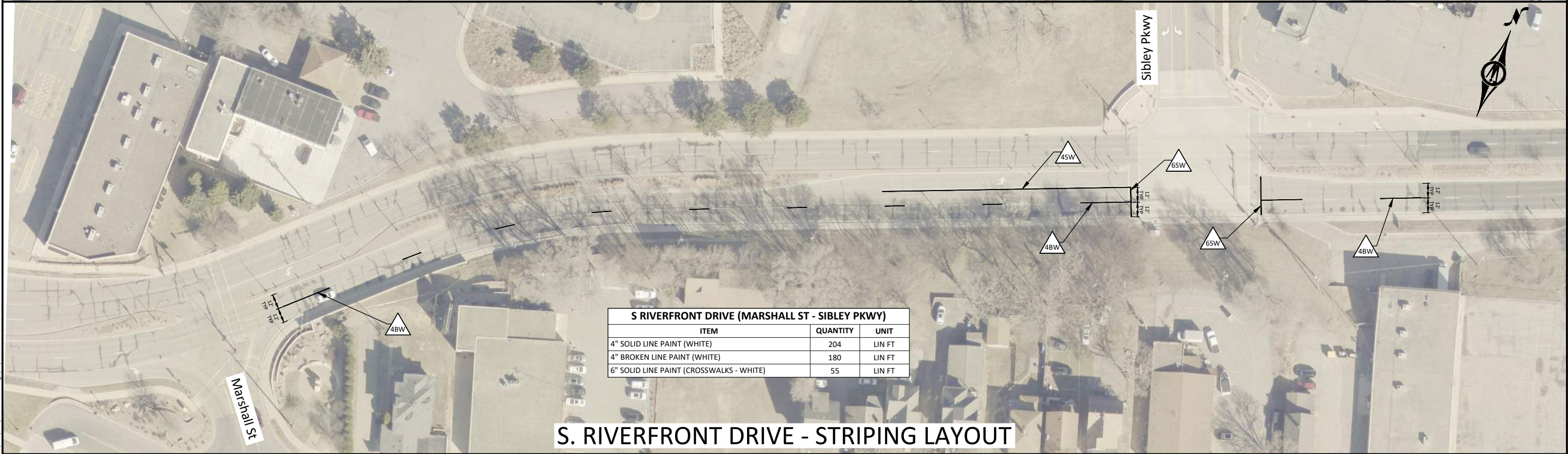


- NOTES:
1. INSTALL DUCTILE IRON RING UTILIZING A SPECIALLY FORMULATED EPOXY AROUND THE FULL CASTING DIAMETER, PER THE MANUFACTURER'S RECOMMENDATIONS.
 2. THE TOP OF THE MANHOLE CASTING SHALL BE KEPT ¼" TO ⅜" BELOW THE TOP OF THE FINISHED BITUMINOUS PAVING.
 3. A MAXIMUM OF ONE MANHOLE ADJUST RING SHALL BE ALLOWED PER STRUCTURE.
 4. GATE VALVES SHALL BE BROUGHT TO FINAL GRADE BY ADJUSTING THE VALVE BOX TO FINAL GRADE. ADJUSTING RINGS SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE ENGINEER.

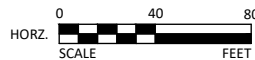


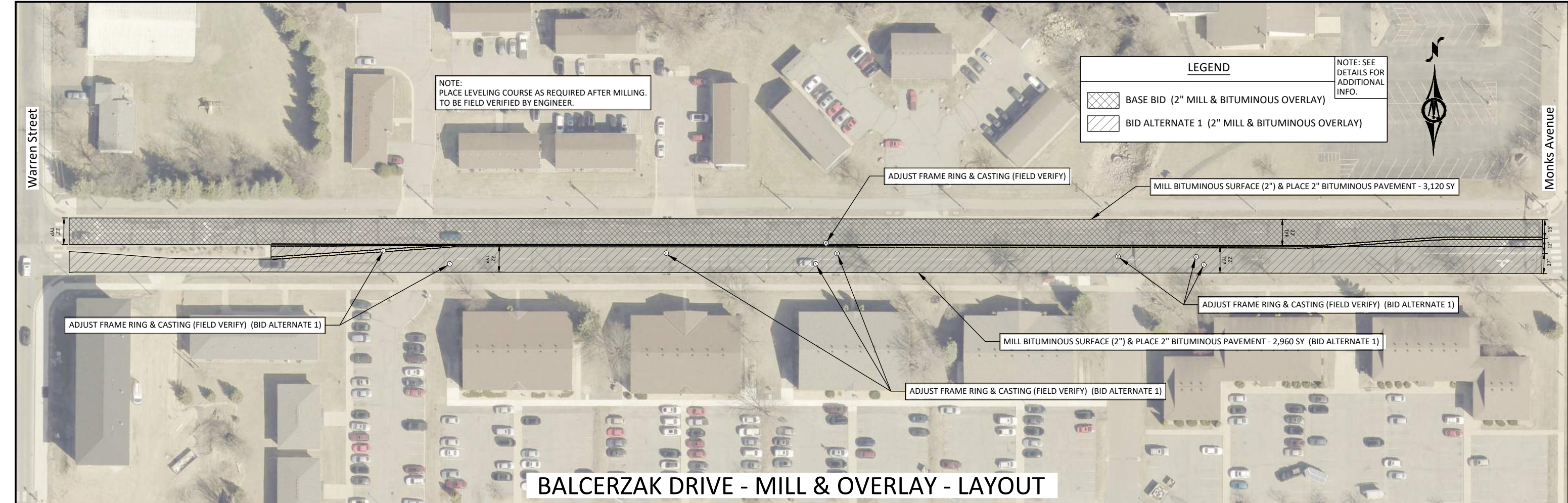
MANHOLE ADJUSTING RING DETAIL

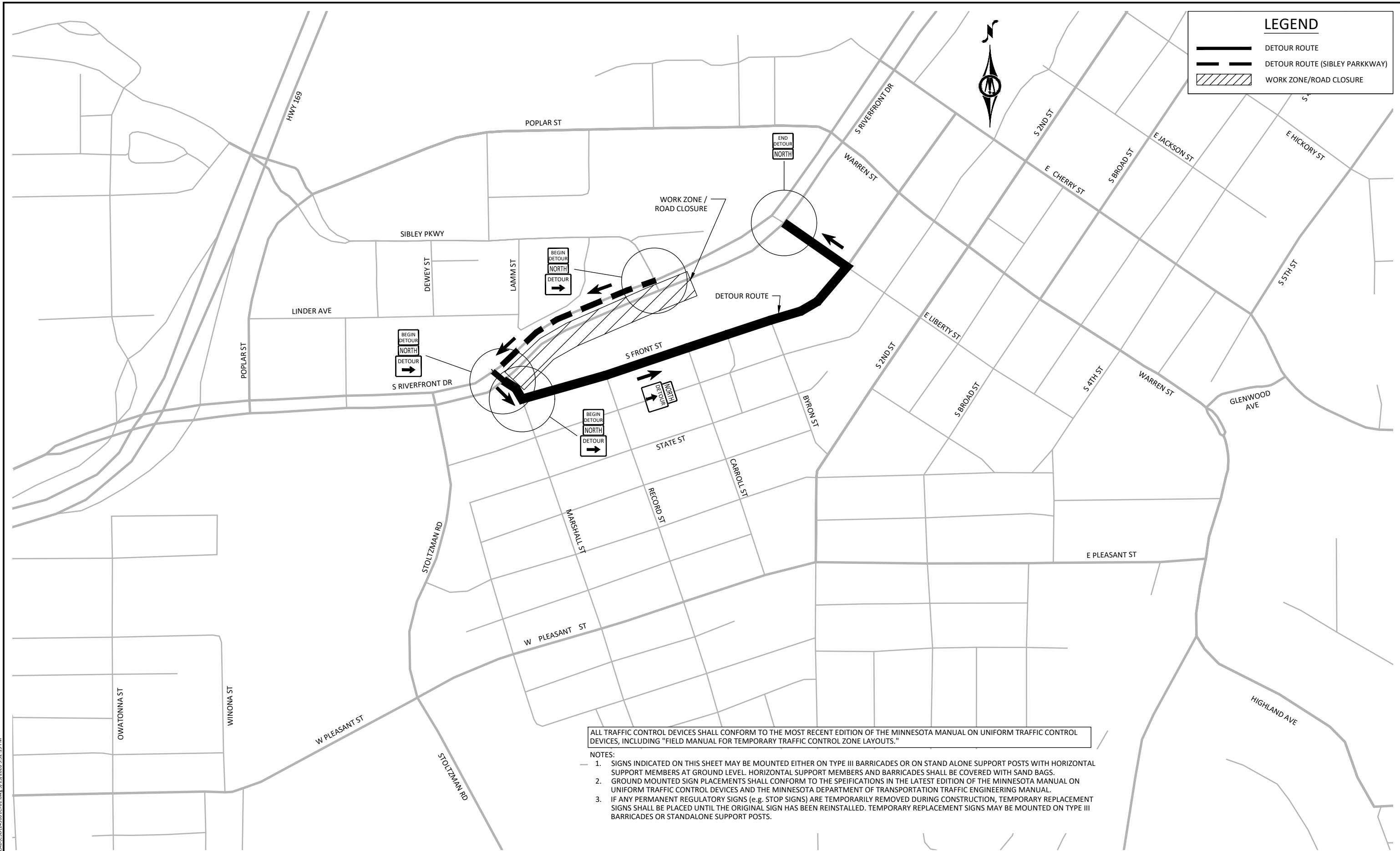
NOT TO SCALE



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CITY OF MANKATO, MINNESOTA

2026 PAVEMENT MAINTENANCE IMPROVEMENTS

TRAFFIC CONTROL PLAN

DETOUR ROUTE - SOUTH RIVERFRONT DRIVE

SHEET
C7.01
6
OF
7

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