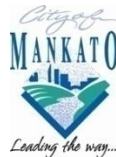


Public Works Center Generator Replacement

Project Feasibility Report

City Project No. 11146

October 13, 2026



Project Feasibility Report

Public Works Center Generator Replacement
City Project #11146
City of Mankato

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II. 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
Director of Admin. Services	Parker Skophammer	507.387.8739	pskophammer@mankatomn.gov
Director of Construction & Facilities Services	Jim Tatge	507.387.8504	jtatge@mankatomn.gov
Facilities Manager	Dustin Bornholdt	507.387.8576	dbornholdt@mankatomn.gov
Facilities Project Coordinator	Ryan Thormodson	507.387.8437	rthormodson@mankatomn.gov

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III. EXECUTIVE SUMMARY

The City of Mankato's Public Work Center requires a generator designed to distribute electricity to the entire campus (continuity of operations), to ensure uninterrupted operations during power outages, disasters, or other emergencies. This is critical because such facilities often handle public safety, infrastructure maintenance, and emergency response, where downtime can directly impact community safety and service delivery.

The Public Works Center and Transit Facility run critical systems such as lighting, HVAC, communication equipment, safety systems and the backup servers for the entire City. If the main power grid fails due to storms, grid faults, or other disruptions the back generator can automatically switch on to keep these systems running, preventing service interruptions that could endanger the public or halt work.

Shifting the Public Works Center & Transit Facility to a whole-campus generator program means moving from isolated, reactive maintenance to a coordinated, compliant, and visible backup power system that ensures safety, compliance, and operational resilience. This would also support temporary relocations of divisions, command centers or repair hubs used in emergency events.

A new generator at the City of Mankato's Public Work Center is a safety, compliance, and service continuity requirement that keeps essential operations running when the grid fails, protecting both the public and the community's ability to respond effectively

The estimated cost of these necessary improvements is approximately \$221,479.

IV. PROJECT INTRODUCTION

The proposed project is to install a new generator and the removal of the existing at our Public Work Center to ensure our operational services continue during utility service downtimes.

The specific objectives of this preliminary feasibility 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.

The Project, as proposed, involves removal of the existing generator, installing a generator designed to support the entire campuses electrical infrastructure, integration into the existing electrical infrastructure, installation of a concrete pad and protective bollards.

- Demolition, removal, and proper disposal of existing electrical, and generator.
- Contractors to supply, install, and start-up of all associated equipment in the project per manufacturer's specification.
- Installation of an 275 KW generator that's meets MPCA and federal EPA standards.
- Installation of updated transfer switches designed for utility-to-emergency power transfer in commercial buildings.
- Added bollards to control vehicles, guide traffic and protect the asset.

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V. EXISTING CONDITIONS

The existing generator at the Public Works Center does not currently support the entire campus. It's size only supports minimal emergency infrastructure including emergency lighting, minimal overhead door operations, backup city servers, and emergency wall electrical outlets. The generator was installed by MNDOT in the 1980s.

The current generator isn't designed to support the entire Public Works Center, it is undersized, has reached end of life and was in place when the City of Mankato took ownership of the campus.

Immediate effects of a power outage include

- Lighting, HVAC systems, and plug-in appliances shut down instantly.
- Sensitive electronics may be damaged if not unplugged.
- Mechanical systems or other systems may stop functioning.
- Service equipment and staff resources used for emergencies are rendered unusable.
- Public infrastructure such as streetlights, traffic signals, and public transit systems may also go dark, causing our departments to dispatch with interim measures.
- Relocation of other divisions, service lines or mass relocations could not be supported.

VI. PROPOSED IMPROVEMENTS

The proposed improvements associated with the Public Works Center Generator include removal of the existing generator, installation of a new 275KW generator, concrete pad installation and electrical upgrades to serve any associated equipment.

Whole campus generator improvements focus on enhancing reliability, visibility, compliance, and resilience across all buildings at the Public Works Center. The new generators' fuel capacity supports a minimum run time of 24 hours, allowing for extended power supply in the event of an extended outage.

The proposed improvements for the generator replacement and shifting the Public Works Center to a whole-campus generator program means moving from isolated, reactive maintenance to a coordinated, compliant, and visible backup power system that ensures safety, compliance, and operational resilience. This would also support temporary relocations of divisions, command centers or repair hubs used in emergency events.

The proposed generator replacement complies with NFPA 110 standards, is UL certified, achieves multiple ISO 8528 analysis measurements tied to noise and vibration.

Current lead times for procurement of the proposed generator is 36 to 40 weeks.

VII. APPROVALS/PERMITS

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

- Electrical Permit and Building Permit

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VIII. PROJECT COST ESTIMATE AND FINANCING

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

ITEM	COST
Concrete Pad Installation	\$14,760
Electrical Connections	\$48,600
Generator Purchase	\$137,985
TOTAL CONSTRUCTION	\$201,345
Construction Contingency	\$20,134
TOTAL PROJECT COST	\$221,479

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

FUNDING SOURCE	AMOUNT	PERCENT
Facilities Capital	\$110,739.50	50%
Transit Capital	\$110,739.50	50%
TOTAL FUNDS	\$221,479	100%

IX. POSSIBLE SCHEDULE

The following is a tentative schedule for the proposed heating and ventilation improvements at the Public Works Center:

10/14/2026	Order Generator
05/01/2027	Concrete Pad Installation
07/23/2027	Installation of New Equipment
08/15/2027	Demolition of Existing Equipment
09/01/2027	Substantial Completion Date

X. CONCLUSION AND RECOMMENDATIONS

The generator and associated electrical components at the Public Works Center need replacement and installation of entire campus generator is warranted. The new generator supports campus buildings by providing reliable, on-demand backup power that keeps critical systems running during grid outages, and emergencies. Having 24/7 operations at our Public Works Center ensures continuity of operations, so the City can continue to provide service lines to the community during an emergency event or power outage.

Staff recommend the Council accept this project feasibility report and instruct the City Manager to enter into contract with Interstate Power Systems through the Sourcewell Cooperative Purchasing Agreement.

XI. APPENDIX

FIGURE A: Site Map

