



MARSHALL
CULTIVATING THE BEST IN US

FEASIBILITY REPORT

PROJECT ST-020

SOUTH FIFTH STREET

(SOUTH SARATOGA STREET TO WEST MAIN STREET)

RECONSTRUCTION PROJECT

JANUARY 13, 2026



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I hereby certify that this plan, specification, or 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.



By: _____

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Registration No. 53316

FEASIBILITY REPORT

PROJECT ST-020 SOUTH FIFTH STREET (SOUTH SARATOGA STREET TO WEST MAIN STREET) CITY OF MARSHALL, MINNESOTA

1.0 SCOPE

This Feasibility Report, authorized by the City Council, covers the following proposed improvements: reconstruction of the sidewalk, roadways, and utility replacement on South 5th Street from South Saratoga Street to West Main Street. All public utilities will be replaced, including watermain, sanitary sewer, and storm sewer. Other items of work included in this project are pavement removal, aggregate base, concrete surfacing, sidewalks, curb and gutter, and other minor work.

2.0 BACKGROUND / EXISTING CONDITIONS

Street

City records show this area was platted at various points between 1875 and 1877 with 80' rights-of-way (ROW). The existing pavement section does not meet the City's current standards for thickness and load rating. The existing pavement surface is beginning to show its age with considerable cracking except for approximate 125 feet of bituminous pavement adjacent to West Main Street that will be milled and overlaid as part of this project. This pavement was replaced when West Main Street was reconstructed in 2007.

The existing bituminous street width between South Saratoga Street and West Main Street is 43.5' as measured from back of curb to back of curb.

The existing sidewalk within the limits of the project is 5' wide. Some existing sidewalk is exhibiting signs of distress with cracking and buckling observed. Some areas do not meet the current requirements of ADA accessibility due to cracking and faulting, and non-compliant slopes. The existing pedestrian ramps are not ADA compliant.

Utilities

The existing water distribution system from South Saratoga Street to 200' south/west of West Main Street is four-inch cast iron pipe (CIP), the remaining 200' is six-inch Polyvinyl Chloride (PVC) main that was replaced when West Main Street was reconstructed. The CIP in this project area is in poor condition, undersized, and does not provide sufficient fire flows from hydrants to meet current standards. There is a 10" ductile iron pipe (DIP) located in the alley northeast of South Saratoga Street that will remain in place with this project.

The existing sanitary sewer collection system between South Saratoga Street and West Main Street is 12" vitrified clay pipe (VCP). During review of the project the sewer system was televised and evaluated. The age and condition of the sewer in these segments make this sewer a good candidate for replacement with this project.

There is a limited existing drainage system with the project area. There is insufficient pipe size and undersized catch basins to provide adequate surface drainage. The drainage system leaves the limits of this project and heads southeast to the Redwood River.

3.0 PROPOSED IMPROVEMENTS

Street

A bituminous pavement section will be proposed and discussed in this feasibility report. Staff proposes a street section comprised of four-inches of bituminous surfacing and 12-inches of Class 5 aggregate base. A geotextile fabric will be placed on the subgrade prior to the placement of the aggregate base. A four-inch perforated drain tile shall be installed at the back of the curb below the aggregate base to provide subsurface drainage for the street section.

The proposed roadway will be 37' wide as measured from the back of curb to back of curb, with two 11-foot driving lanes and two 7-foot parallel parking between Saratoga Street and Main Street. The project layout that is included with this report reflects these proposed changes.

Staff is proposing to install a five-foot sidewalk on each side of the road from South Saratoga Street to approximately 175' south of West Main Street. All sidewalk and pedestrian ramps will be reconstructed in a manner that is compliant with current ADA standards.

Utilities

The proposed utility improvements include replacing existing VCP sanitary sewer, existing CIP watermain, and all existing storm sewer.

The watermain improvements will consist of replacing all CIP watermain with 6" PVC watermain pipe. Watermain improvements are planned in close coordination with MMU staff input. The existing 4" CIP in the project area will be replaced with 6" PVC pipe within the limits of the project. All water services will be replaced from the water main to the property line in the South 5th Street ROW.

The sanitary sewer system improvements will include replacing all manholes, sewer main, and sewer services along the project. The VCP sewer main will be replaced with a 12" PVC main within the limits of the project. All sewer services will be replaced from the sewer main to the property line in the South 5th Street ROW.

The storm sewer system improvements will include replacing all manholes, intakes, and piping. A new collection system will be installed in the project area, in a manner that meets current standard to collect storm water based on the most current rainfall intensity and duration charts. Staff will review and provide a system that can accommodate the typical 10 year storm event for the project's watershed.

4.0 STATEMENT OF PROBABLE COST

The estimated costs to complete the proposed improvements are shown below. The estimated construction costs include a 10% allowance for contingencies and a 16% allowance for administrative and engineering costs. The unit prices for each item of work used in determining the estimated cost of construction is based on previous projects that are similar in nature and the estimate is subject to change.

<i>Street and Curb and Gutter</i>	<i>\$279,300.00</i>
<i>Watermain Replacement</i>	<i>\$222,600.00</i>
<i>Sanitary Sewer Replacement</i>	<i>\$237,900.00</i>
<i>Storm Sewer Replacement</i>	<u><i>\$215,800.00</i></u>
<i>Subtotal Estimated Construction Cost</i>	<i>\$955,600.00</i>
<i>Contingencies (10%)</i>	<u><i>\$95,560.00</i></u>
<i>Total Estimated Construction Cost</i>	<i>\$1,051,160.00</i>
<i>Estimated Engineering, & Administration (16%)</i>	<u><i>\$168,185.00</i></u>
<i>Total Estimated Project Cost</i>	<u><i>\$1,219,345.00</i></u>

5.0 PROPOSED ASSESSMENTS

The adjacent properties will not be assessed for the watermain improvements. All costs for watermain and related work will be paid by MMU.

The adjacent properties will not be assessed for sanitary sewer main improvements. All costs for sanitary sewer main will be paid by the City of Marshall Wastewater Department. Sanitary sewer service lines and connection points to the main will be assessed to the adjacent property owners that benefit from the improvement, according to current sanitary sewer assessment procedures.

Costs for the street and sidewalk replacement will be partially assessed to the adjacent property owners in accordance with the most recent Special Assessment Policy and partially funded by the Wastewater Department, MMU, and Surface Water Management Utility fund.

A preliminary assessment roll showing the estimated assessments for each benefiting parcel, City Participation, and utility participation will be prepared at a later date for consideration by the City Council in accordance with the most recent Special Assessment Policy.

6.0 FEASIBILITY/CONDITIONS/QUALIFICATIONS

The proposed improvements described in this report are necessary, cost-effective, and feasible from an engineering standpoint. The feasibility of this project is contingent upon the findings of the City Council pertaining to project financing and public input.

7.0 PROPOSED PROJECT SCHEDULE

The following is the anticipated schedule for the project, assuming the City Council elects to proceed with the proposed improvements.

December 9, 2025	Ordering Preparation of Report on Improvement
January 13, 2026.....	Receiving Report & Calling for Hearing on Improvement
January 22, 2026.....	Public Informational Meeting
February 10, 2026.....	Public Hearing on Improvement/Order Plans & Specifications
February 24, 2026.....	Approve Plans & Specifications/Order Advertisement for Bids
March 6-March 31, 2026.....	Advertise for Bids
March 31, 2026.....	Bid Opening Date
April 14, 2026	Award Contract
April 2026	Notice to Proceed
May 2026.....	Begin Construction
October 2026.....	End Construction
February 2027.....	Public Hearing on Assessment/Adopt Assessment

APPENDIX

PROJECT LAYOUTS



TYPICAL SECTIONS

