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## **FEASIBILITY REPORT**

**1<sup>st</sup> Avenue SW Sidewalk Replacement Project -2026**

**Chisholm, Minnesota**

**February 4, 2026**

## Proposed Improvements

- ▶ It is proposed to replace the existing 5' and 6' wide sidewalks with 5' wide sidewalks placed 1' inside the row/property lines leaving a 4' wide turf boulevard at the following locations:
- ▶ Along the west side of 1<sup>st</sup> Avenue SW from 6<sup>th</sup> Street SW to the alley in the middle of the 400 (south of St. Joseph Catholic Church) and from 4<sup>th</sup> Street to the alley in the middle of the 300 block (south of United Methodist Church); and
- ▶ Along the east side of 1<sup>st</sup> Avenue SW from 6<sup>th</sup> Street SW to the alley in the middle of the 300 block (south of Faith Lutheran Church)
  - ▶ If needed or desired, full boulevard width (10') sidewalks would be constructed adjacent to the three (3) churches from the alley on their south side to the row/property line on the north side of their structures.
- ▶ All sidewalks are proposed to be 4" thick concrete except where crossing alleys and alley aprons where a 7" thickness is proposed.

## Estimated Quantities and Costs

Following are estimated quantities and costs for replacing sidewalks on both sides of 1<sup>st</sup> Avenue SW from 3<sup>rd</sup> Street SW to 6<sup>th</sup> Street SW and assuming no pedestrian handicap ramp replacements at any intersection.

<u>Item</u>	<u>Estimated Qty.</u>	<u>Unit</u>	<u>Est. Cost Per Unit</u>	<u>Amount</u>
1. Mobilization	1	Lump Sum	\$10,000.00	\$ 10,000.00
2. Remove Conc.	9800	S. F	\$1.50	\$ 14,700.00
Sidewalk				
3. Agg. Base	140	CY (CV)	\$40.00	\$ 5,600.00
4. 4" Conc.	9500	SF	\$8.00	\$ 76,000.00
Sidewalk				
5. 7" Conc. Dwy	1000	SF	\$15.00	\$ 15,000.00
6. Sod	625	SY	\$12.00	<u>\$ 7,500.00</u>
		Total Estimated Construction Cost		\$128,800.00
		+ 20% Overhead		<u>\$ 25,760.00</u>
		Total Estimated Project Cost		<u>\$154,560.00</u>

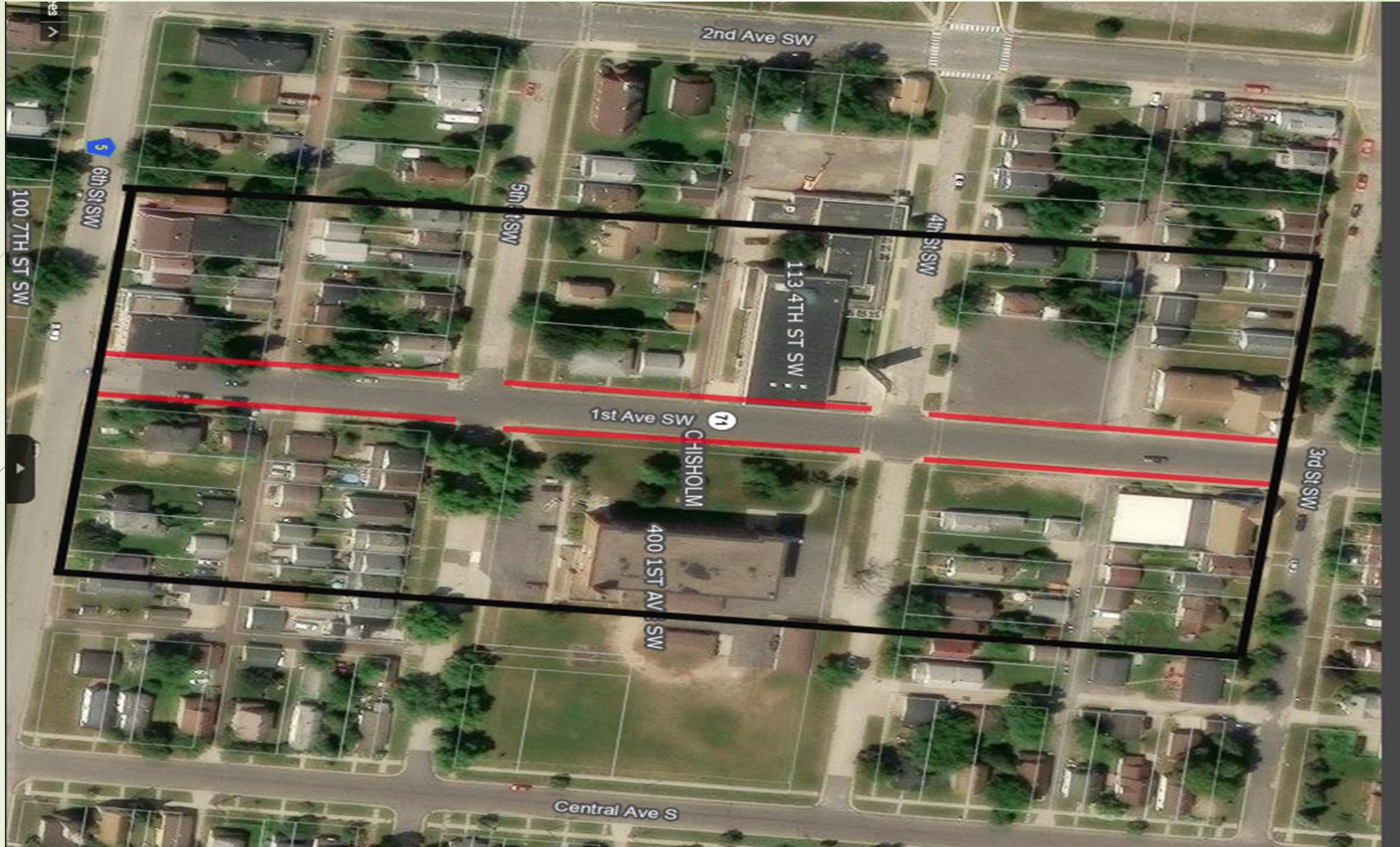
## Benefits and Assessments


- ▶ The City of Chisholm's Assessment Policy, as last amended in 2021, were followed to derive estimated special assessment for this project. A summary of this policy as it applies to this project is as follows:
- ▶ \$6.30 per front foot (7% of full infrastructure replacement rate of \$90.00/FF) for properties directly adjacent to 1<sup>st</sup> Avenue SW between 3<sup>rd</sup> & 6<sup>th</sup> Streets SW.
- ▶ \$3.15 per front foot (3.5% of full infrastructure replacement rate of \$90.00/FF) for properties with side street benefit within one-half (1/2) block either side of 1<sup>st</sup> Avenue SW between 3<sup>rd</sup> & 6<sup>th</sup> Streets SW.

## Project Schedule

Below is an estimated project schedule as currently anticipated.  
Schedules are subject to change, and likely will, as the project progresses.

<u>Task</u>	<u>Milestone Date</u>
• City Council orders Preparation of Feasibility Report	September 24, 2025
• City Council Accepts Feasibility Reports and sets Public Hearing	February 11, 2026
• City Conducts Informational Meeting	March 4, 2026
• City Council conducts Public Hearing and orders Preparation of Plans & Specifications	March 11, 2026
• City Council approves Plans & Specifications and authorizes ad for bids	May 13, 2026
• City receives bids	June 3, 2026
• City Council awards contract	June 10, 2026
• Construction Commences	July 2026
• Construction final completion	August 2026



Proposed Sidewalk Replacement   
Area of Benefit 