



# City of Grand Forks Staff Report

**APPROVED & ACCEPTED**  
*by City Council*

05/06/2019

*Maureen Storstad*  
Maureen Storstad  
City Auditor

**Committee of the Whole – April 22, 2019**  
**City Council – May 6, 2019**

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**Agenda Item:** Revised Engineer's Report, Plans and Specifications for City Project No. 7906, District No. 554 – Pond Expansion for Opportunity Park 1<sup>st</sup> Resubdivision

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**Submitted by:** Engineering Department, David J. Kuharenko, PE. (Principal Civil Engineer)

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**Staff Recommended Action:** **Approve Revised Engineer's Report, Plans and Specifications for City Project No. 7906, District No. 554 – Pond Expansion for Opportunity Park 1<sup>st</sup> Resubdivision**

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**Committee Recommended Action:** Moved to City Council with recommendation to approve.

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**Council Action:**

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## **BACKGROUND:**

Currently the storm water pond and pump station are owned and maintained privately and are in poor condition. The pump station frequently fails and the pond does not meet current State storm water requirements. To allow for additional properties to drain into this pond, it is intended that this pond will be enlarged, upgraded, and converted to a City regional pond. This project will also upgrade the pond and pump station so that they are more consistent with other City storm water ponds and pump stations as well as meeting the current State storm water regulations. The work of this project will allow newly proposed developments and future developments of Opportunity Park to drain into the pond.

The storm water pond and pump station is located south of 36<sup>th</sup> Avenue South and east of South 48<sup>th</sup> Street. They were constructed privately in 1994 for the purpose of draining Columbia Park 22<sup>nd</sup> and 23<sup>rd</sup> Additions, with is a drainage area of approximately 80 acres. The existing storm water pond and pump station pre-date the Phase 2 Stormwater Regulations and it was therefore not designed for storm water quality. The pond is drained by the use of a lift station which discharges to the I-29 ditch.

The costs included in the initial Engineer's Report construction costs were based on the construction of the pond and a very simple rehabilitation of the lift station, and consultant costs that only included design engineering for this work. The original intent of the lift station rehabilitation work was to get the lift station into a state where it would be operational for approximately 10-20 years until a permanent lift station could be built when the drainage area is fully built out. Upon further investigation of the existing lift station and the storm sewer it became apparent that the original cost estimated for the engineering and construction would be insufficient to complete the task of a simple rehabilitation. It was also determined that installing a new lift station would be a more cost effective long term solution, than investing funds into a station that will not be able to serve the pond long term. The proposed lift station is more compact and has fewer features than a typical permanent storm lift station. The proposed lift station will still have certain features such as telemetry to provide public works staff immediate notification if there is a problem at the lift station and the design will allow for easier and safer maintenance in the future. The revised Engineer's Report also includes additional costs under Consultant Engineering to include the construction engineering expenses as well as additional design engineering expenses for the increased scope of work for a new lift station.

This project has been considered at a number of previous Council/Committee/Public meetings, some of which are as follows:

- December 3, 2018 – Council approved the Engineer's Report, created the Special Assessment District, directed the Engineering Department to prepare Plans & Specifications and advertise for the Construction Bids for this project.
- December 3, 2018 – Council approved an agreement with the firm of CPS Engineering in the amount of \$69,750 to provide Design Engineering and Bidding Services for this project

### **ANALYSIS AND FINDINGS OF FACT:**

- This project is not protestable as per State law.
- The drainage area of the regional pond is approximately 262 acres.
- A portion of this project is to be funded with a City Share as current City policy is to fund the 20% cost of a regional stormwater ponds based on the size of this drainage area.
- Funding for the remaining share will be from a special assessment of the benefiting property owners.
- The City Share is to be funded from the Fund 5400: Stormwater by special assessment and the City share is estimated to be \$394,000.
- The project is scheduled to be bid on June 3, 2019.
- Approval of the Bids is currently scheduled for the June 10, 2019 Committee of the Whole and the June 17, 2019 Council.
- Construction is anticipated to take place during the 2019 and 2020 construction seasons.

### **SUPPORT MATERIALS:**

- Revised Engineer's Report (1 page)
- Revised Timetable For Special Assessment Project (1 page)
- Project Location Map (Assessment District Map - 1 page)

**ENGINEER'S REPORT  
REVISED APRIL 17, 2019**



District No. 554

(Project No. 7906)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 7906 benefiting

District No. 554

1. Purpose and general nature:

Improvement of the municipal system serving the district by:  
Reconstruction of Stormwater Pond and Lift Station with associated storm sewer piping.

2. Location:

Described as follows:  
Lot 2, Block 2, Opportunity Park Resubdivision, on 36<sup>th</sup> Ave. S.

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable assessed cost thereof is estimated to be approximately \$1,907,000, including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

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Date Allen R. Grasser, PE – City Engineer

Construction Cost (w/ ~5% contingency)	\$1,740,719
Consultant Cost	\$229,281
Less City Share	\$394,000
<hr/> Assessed Construction Cost	<hr/> \$1,576,000
Project Related Expenses	
City Engineering (5%)	\$78,800
Advertising, Legal & Miscellaneous (4%)	\$63,100
Administration (8%)	\$126,000
Interim Financing (4%)	\$63,100
<hr/> Total Assessment Amount	<hr/> \$1,907,000

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Opportunity Park Stormwater Pond

Project Number 7906

District No. 554

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other **Stormwater**

This timetable prepared by DJK

Revised by DJK

Date 11-20-18

Date 4-17-19

Action

Date of Action

Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		11/26/18	12/3/18	
*Notices sent to property owners.	Week of 12/4/18			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 12/4/18			
Approval of plans & specs/set bid date.		4/22/19	5/6/19	We are Here
**Advertisement for bids prepared.	5/15/19			
*Advertisement for bids published.	5/18/19			
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	6/3/19			
Recommend award of contract.		6/10/19		
Award Contract.			6/17/19	

\*Responsibility of Finance & Administrative Services Office

\*\*Responsibility of Engineering Department.

\*\*\*Responsibility of Finance & Administrative Service Office & Engineering Department.

32ND AVE S

S 48TH ST

COLUMBIA

COLUMBIA

PARK

PARK

S 42ND ST

1 1

G

D

E

23RD

1

22nd

B

2  
ADDITION

3

H

C  
ADDITION

B

C

36TH AVE S

OPPORTUNITY

1

2

1

2

UNPLATTED

2

PARK

3

FIRST

5

3

RESUB.

4

31

40TH AVE S

700'

50'

UNPLATTED

300'

S 42ND ST

87'

350'

# POND EXPANSION FOR OPPORTUNITY PARK 1ST RESUBDIVISION

## LEGEND

PROJECT # 7906

DISTRICT # 554



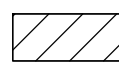
ASSESSMENT DISTRICT BOUNDARY



PROJECT LIMITS



CITY LIMITS



FUTURE ASSESSMENT DISTRICT