



City of Grand Forks  
Staff Report REVISED AUGUST 5, 2019  
Committee of the Whole – July 22, 2019  
City Council – August 5, 2019

**APPROVED & ACCEPTED**  
by City Council  
08/05/2019  
*Maureen Storstad*  
Maureen Storstad  
City Auditor

---

**Agenda Item:** Bids for City Project No. 7906, District No. 554 – Pond Expansion for Opportunity Park 1<sup>st</sup> Resubdivision

---

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

---

**Staff Recommended Action:** Award Schedule B contracts, to low bidders as follows: General Work to R.J. Zavoral and Sons in the amount of \$1,730,053.15; and Electrical Work to Integrated Process Solutions in the amount of \$117,248.00, provide 50% city funding for the pump station from Fund 5400 Stormwater, provide a total of 50% city funding for the pond consisting of 20% from Fund 5400: Stormwater and 30% of from Fund 2163: Economic Development and approve any necessary budget amendment for Project No. 7906, District No. 554 – Pond Expansion for Opportunity Park 1<sup>st</sup> Resubdivision

---

**Committee Recommended Action:**

---

**Council Action:**

---

**BACKGROUND:**

Currently the existing storm water pond and pump station are owned and maintained privately and are in poor condition. The pump station frequently fails and the pond is undersized and 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 are 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. 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.

Bids for this project were received on July 15, 2019. Bidders are allowed to submit bids for individual General and Electrical packages or submit a bid for the combined work of the General and Electrical. Staff recommendation of award was then based upon the lowest combination of bids that resulted in the lowest price for the entire project. For this project, individual bids for the General and Electrical work resulted in a lower sum than the lowest bid for the combined work of the General and Electrical work.

Staff is recommending funding the costs of the storm sewer lift station with 50% from Fund 5400: Stormwater. This will help to offset the increased special assessment based on the change of project scope from the original project and is similar to what was done for the lift station in Oscarville. The original project scope consisted of rehabilitating the existing lift station to the current project including the construction of a new lift station. 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.

Staff is also recommending funding the cost of the stormwater pond with a total of 50% city funding. 20% from Fund 5400: Stormwater and 30% from Fund 2163: Economic Development for a total of 50% city funding. This will help to offset the special assessments for this Strategic Infrastructure Growth (SIG) area. The work associated with this pond includes stormwater pipe and stubs for future development. This means that the nearby properties will not need to disturb the rock rip rap surrounding the pond or dig into the pond slope to have direct pond access. These direct connections to the pond also mean that stormwater pipes adjacent to the future roadways in Opportunity Park can also be sized smaller as they will be taking less stormwater flow from the properties which have direct stormwater access to the pond. These funds are also being targeted to offset the increased costs of removing the soil from the site. Initially it was thought that the soil taken from the pond could be stockpiled on an adjacent site, however during project development it was determined that stockpiling the soil was not desired. This led to an increase in excavation costs as the contractor now needs to remove the soil from the site.

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.
- May 6, 2019 – Council approved the Revised Engineer's Report, Plans & Specifications and advertise for Construction Bids for this project.
- May 6, 2019 – Council approved an Engineering amendment including additional engineering services for the additional lift station work, and construction engineering services in the amount of \$159,531.

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

- Bids were received on July 15, 2019.
- A total of 5 bids were received and 5 bids were opened.
- Bidders were allowed to submit bids for either Schedule A (combined bid for General and Electrical work) or Schedule B (separate bids for General and Electrical work).
- Award would then be based upon the lowest bid combination that would result in the lowest project cost.
- The lowest bids were based on separate bids (Schedule B) for the General and Electrical work with the lowest General bid from R.J. Zavoral and Sons in the amount of \$1,730,053.15, and the lowest Electrical bid from Integrated Process Solutions in the amount of \$117,248.00 for a combined total project bid of \$1,847,301.15.
- The Engineer’s Estimate for this project is \$1,832,118.50.
- The lowest bid received was approximately 1% above the Engineer’s Estimate.
- The total project cost, including construction, engineering, is estimated at \$2,083,650.
- 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 pond based on the size of this drainage area. It is also proposed to fund 50% of the pump station costs. The City Share is to be funded from Stormwater Fund 5400 and is estimated be \$555,050.
- A portion of this project is proposed to be funded with a City Share to fund 30% of the storm water pond using Fund 2163: Economic Development and the City share is estimated to be \$483,250.
- The remaining cost of this project will be special assessed to benefitting property owners.
- The total City share for the project is estimated to be \$1,038,300.

### **SUPPORT MATERIALS:**

- Abstract of Bids Received (1 page)
- Timetable For Special Assessment Project (1 page)
- Project Location Map (Assessment District Map - 1 page)

Abstract of Bids Received

**Stormwater Pond for Opportunity Park First Resubdivision**

Project No.: 7906

City, State Grand Forks, ND

Bid Opening: 7/15/2019



www.cpsengineering.net

Bidder	Acknowledge Addendums 1 Through 3	Bid Bond Enclosed	Contractor's License Enclosed	Non-Collusion Affidavit Enclosed & Signed	Proposal Signed	Bid		
						Schedule A	Schedule B General Work	Schedule B Electrical Work
<b>R.J. Zavoral and Sons, Inc.</b> <i>East Grand Forks, MN</i>	X	X	X	X	X	\$ 1,851,203.15	\$ 1,730,053.15	No Bid
<b>Integrated Process Solutions, Inc.</b> <i>Fosston, MN</i>	X	X	X	X	X	No Bid	No Bid	\$ 117,248.00
<b>Burski Excavating, Inc.*</b> <i>Rice, MN</i>	X	X	X	X	X	\$ 2,566,106.67	\$ 2,418,651.41	No Bid
<b>Strata Corporation</b> <i>Grand Forks, ND</i>	X	X	X	X	X	No Bid	\$ 2,524,863.16	No Bid
<b>Molstad Excavating, Inc.</b> <i>Grand Forks, ND</i>	X	X	X	X	X	No Bid	\$ 2,749,987.25	No Bid
					<b>Engineer's Estimate</b>	\$ 1,832,118.50	\$ 1,737,118.50	\$ 95,000.00

*R.J. Zavoral & Sons, Inc. and Integrated Process Solutions, Inc. Schedule B bids are the apparent low bid combination.*

Note:

\* Burski Excavating, Inc. bid was corrected for mathematical errors in extended prices and total bid.

## 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 7-16-19

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	
**Advertisement for bids prepared.	5/15/19			
*Advertisement for bids published.	5/18/19			
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	7/15/19			
Recommend award of contract.		7/22/19		We are Here
Award Contract.			8/5/19	

\*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

PARK

1 1

23RD

2  
ADDITION

G

COLUMBIA

PARK

D

1

22nd

H

C  
ADDITION

B

2

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

ADDITION

C

36TH AVE S

OPPORTUNITY

1

2

1

2

2  
3  
PARK

FIRST

5

RESUB.

3

4

40TH AVE S

31

700'

50'

UNPLATTED

300'

350'

S 42ND ST

87'



# POND EXPANSION FOR OPPORTUNITY PARK 1ST RESUBDIVISION

## LEGEND

PROJECT # 7906

DISTRICT # 554



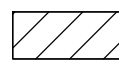
ASSESSMENT DISTRICT BOUNDARY



PROJECT LIMITS



CITY LIMITS



FUTURE ASSESSMENT DISTRICT