



This project is being designed in conjunction with project 8094.1 - 43<sup>rd</sup> Avenue and South Columbia Road Intersection Improvements, in order to facilitate ease of construction and lower overall project costs. According to current City policy the intersection improvements in project 8094.1 will be constructed entirely at the City's expense. Both projects will be bid together and awarded to one bidder.

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

- The total assessment cost for project 8094.2 is estimated to be \$457,000.
- Benefitting properties will be special assessed for project 8094.2.
- Preliminary total costs for project 8094.1, including construction and engineering, are estimated to be \$745,000.
- Per City policy the intersection improvements of project 8094.1 will be entirely City funded.
- City Share of project 8094.1 is to be funded from the Street and Infrastructure Fund (4815).
- Approval of the Plans & Specifications is currently scheduled for the February 10, 2020, Committee of the Whole and the February 18, 2020, Council.
- The project is scheduled to be bid on March 16, 2020.
- Approval of the Bids is currently scheduled for the March 23, 2020, Committee of the Whole and the April 6, 2020, Council.
- Construction is anticipated to take place during the 2020 construction season.

### **SUPPORT MATERIALS:**

- Engineers Report, Timetable, and Assessment District (3 pages)
- Letter of request from developer requesting City to install paving (1 page)

**ENGINEER'S REPORT**

District No. 746 (Project No. 8094.2)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 8094.2 benefiting

District No. 746

1. Purpose and general nature:

Improvement of the municipal system serving the district by:  
  
Paving and street lighting

2. Location:

Described as follows:  
43<sup>rd</sup> Avenue Circle from Columbia Road to South 25<sup>th</sup> Street

3. Feasibility and cost:

In the opinion of the undersigned, the improvement is feasible and the probable cost thereof is estimated to be approximately \$457,000 including construction, engineering, financing, contingencies, and other incidental costs.

4. A map of the district is attached.

\_\_\_\_\_ Date

\_\_\_\_\_ Allen R. Grasser, PE – City Engineer

Construction Cost	\$326,000
Consultant Cost	\$58,000
Less City Share (0%)	\$0
<hr/> Assessed Construction Cost	<hr/> \$384,000
Project Related Expenses	
City Engineering (3%)	\$12,000
Advertising, Legal & Miscellaneous (4%)	\$15,000
Administration (8%)	\$31,000
Interim Financing (4%)	\$15,000
<hr/> Total Assessment Amount	<hr/> \$457,000

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Paving and Street Lights for 43<sup>rd</sup> Ave Circle (S Columbia Rd to S 25<sup>th</sup> St)

Project Number 8094.2

District No. 746

- Paving
- Street Lighting
- Street Improvement
- Other \_\_\_\_\_

This timetable prepared by JDO

Date 11/27/2019

Revised by \_\_\_\_\_

Date \_\_\_\_\_

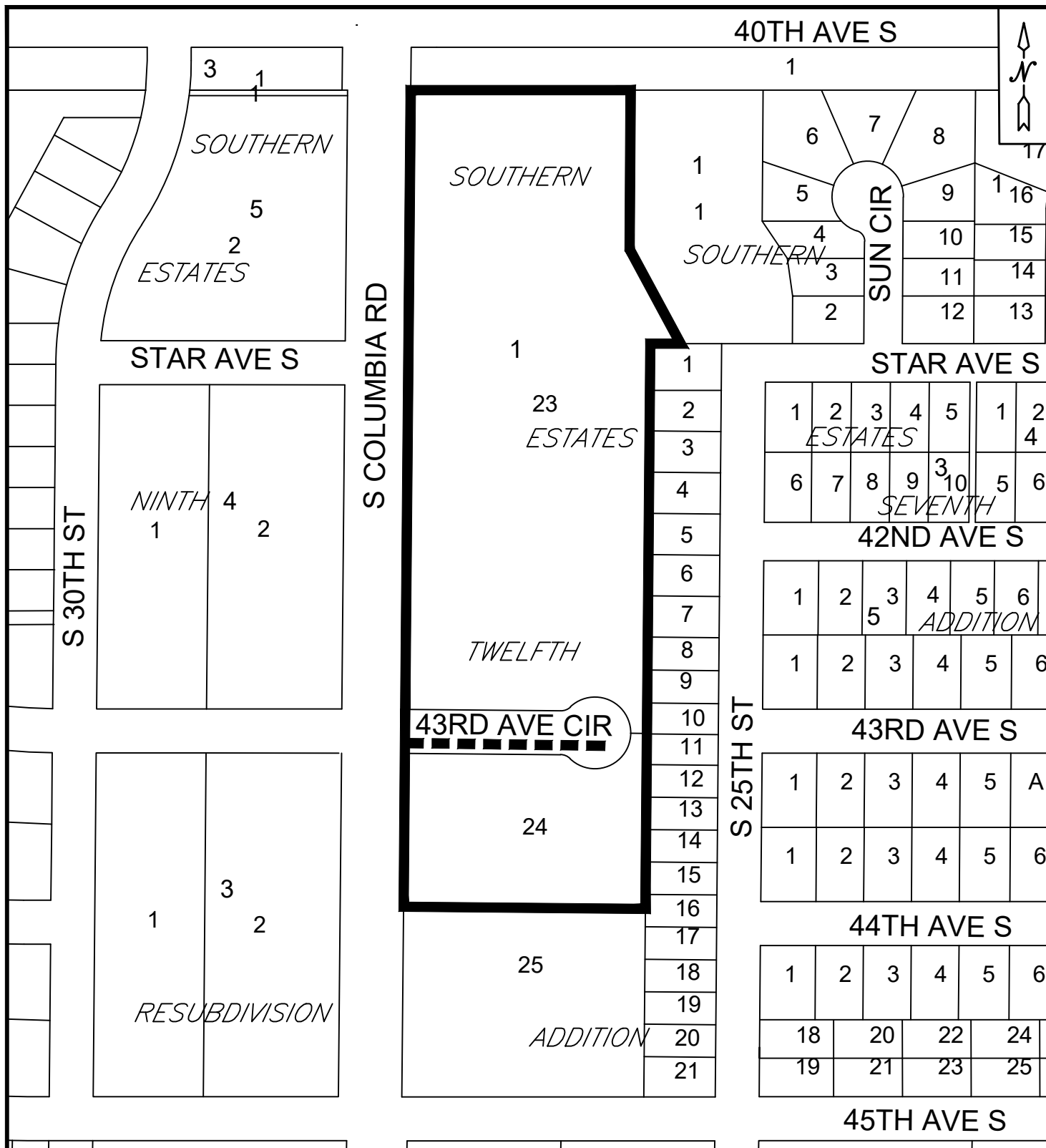
Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Resolution creating assessment district. Direct engineering to prepare plans & specifications, and advertise for construction bids.		12/9/2019	12/16/2019	We are Here
*Notices sent to property owners.	Week of 12/17/2019			
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 12/17/2019			
Approval of plans & specs/set bid date.		2/10/2020	2/18/2020	
Resolution of Necessity published.	2/25/2020			
**Advertisement for bids prepared.	2/26/2020			
*Advertisement for bids published.	2/29/2020			
Discuss Project. (Optional)		3/9/2020		
***Bids received, opened & tabulated.	3/16/2020			
#Recommend award of contract.		3/23/2020		
Expiration of protest period.	3/26/2020			
***Certificate as to sufficiency.	4/6/2020			
Resolution as to protest and awarding contract.			4/6/2020	

\*Responsibility of Finance & Administrative Services Office

\*\*Responsibility of Engineering Department.

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

#If bids are more than 25% higher than engineers estimate, Finance & Administrative Services Office will notify property owners and protest period will be extended 2 weeks.



# PAVING & STREET LIGHTS FOR 43RD AVE CIR (COLUMBIA RD TO S 25TH ST)

## LEGEND

PROJECT # 8094.2

DISTRICT # 746

- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS

December 3, 2019

Mr. Allen Grasser, PE; City Engineer  
City of Grand Forks  
255 North 4<sup>th</sup> Street  
Grand Forks, ND 58206-5200

**Subject: Infrastructure Improvement Request  
43<sup>rd</sup> Avenue South  
Grand Forks, ND**

Mr. Grasser,

Useldinger Properties, LLLP understands that the City will levy special assessments against the Development Property to recover all cost of the construction of 43<sup>rd</sup> Avenue South between South Columbia Road and 25<sup>th</sup> Street south, in accordance with Chapter 40-22 of the North Dakota Century Code. Useldinger Properties, LLLP waives its right to protest the resolution of necessity for the improvements for which such resolution are required pursuant to North Dakota Century Code section 40-22-17, and specifically consents to the construction of the improvements and to the assessment of cost thereof to the Development Property. Useldinger Properties, LLLP further waives its right to protest the amount, benefit or any other assessment attribute related to the installation and construction of the Infrastructure Improvements. Project cost which may be assessed against the Development Property include all cost of completing the construction of the Infrastructure Improvements.

Sincerely,

  
Useldinger Properties, LLLP

Guy A. Useldinger

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