



City of Grand Forks

Staff Report

Committee of the Whole – December 8<sup>th</sup>, 2025

City Council – December 15<sup>th</sup>, 2025 (Updated)

**APPROVED & ACCEPTED**

*by City Council*

12/15/2025

*Maureen Storstad*

Maureen Storstad  
City Auditor

---

**Agenda Item:** Award Contract for Project No. 8984, Police Department Renovation – Phase 1

---

**Submitted by:** Brandon Boespflug Director Department of Building Safety

---

**Staff Recommended Action:** Approve low bidders & associated budget amendment for Project No. 8984 Police Dept. Renovation Phase-1 to include both add alternates to Diversified Contractors (General Contractor) \$481,400.00 Custom Aire (Mechanical Contractor) \$ 402,790.00 Ideal Power Solution (Electrical Contractor) \$117,000.00 for a total of \$1,001,190.00

---

**Committee Recommended Action:** Motion by Osowski, second by Berg to move staff recommendation to City Council with a recommendation to approve. Motion carried unanimously.

---

**Council Action:**

Motion by Vein, second by Fridolfs to approve on consent agenda. Motion passed unanimously.

---

**BACKGROUND:**

On September 2<sup>nd</sup> city council approved EAPC as the architects of record for the police department remodel. Immediately following the approval, stakeholder meetings were held and design began to meet the required turnaround time of 60 days. Design and development completed at the end of October and bidding was advertised on November 5<sup>th</sup>, 2025, with a bid opening of December 4<sup>th</sup>, 2025. Throughout the bid process, we received a substantial amount of interest in the project and at bid opening we received bids from 7 general contractors, 2 mechanical contractors, 3 electrical contractors as well as 4 of the 7 general contractors placing additional bids as a prime contractor to include electrical and mechanical.

Based on the bids received, the team is recommending awards to the following bidders. The combination of these separate bids constitutes the apparent low bid. The companies are in good standing professionally with no concerns regarding their understanding of the project.

In addition, we are also recommending accepting both ADD alternates:

1. Renovation of vestibule cedar shake entry area.
2. Furr out and finishing of exterior CMU walls within the project.

<b>Bidder</b>	<b>Base Bid</b>	<b>Alt. 1</b>	<b>Alt. 2</b>	<b>TOTALS w/ Alts.</b>
Diversified Contractors	\$ 443,800.00	\$6,300.00	\$31,300.00	\$ 481,400.00
Custom Aire	\$ 402,790.00	None	None	\$ 402,790.00
Ideal Power Solutions	\$ 117,000.00	None	None	\$ 117,000.00
<b>TOTALS</b>	<b>\$ 963,590.00</b>			<b>\$ 1,001,190.00</b>

The Police Building renovation is included and planned for in the 2026 budget within the Public Building Fund 2121 (attached CIP). This includes transfers from:

- General Fund cash \$585,516
- Loan & Stabilization \$513,676
  - To be paid back over 3 years

**ANALYSIS AND FINDINGS OF FACT:**

- Bidders
  - 7 general contractors
  - 2 mechanical contractors
  - 3 electrical contractors
  - 4 of 7 general contractors also bid an additional as prime

**SUPPORTING DOCUMENTS:**

- Bid Tab from EAPC
- 2026 Budget CIP Public Building Fund 2121



3100 DeMers Avenue  
 Grand Forks, ND 58201  
 (701) 775-3000

## BID TABULATION FORM

PROJECT: Grand Fork Police Department Renovation - Phase I

LOCATION: Grand Forks, North Dakota

PROJECT #: 20254250

BID DATE/TIME: Thursday, December 4, 2025 at 2:00 PM

BIDDERS	Contract Type	LICENSE NO.	BID SECURITY 5%	BASE BID	Alt. #1 ADD Vestibule	Alt. #2 ADD Wall Furring	Alt. #3 Change to wdw blinds	Alt. #4 Deduct Casework	Days of Work
Innes Construction	General	✓	✓	\$ 509,000.00	\$ 11,000.00	\$ 33,000.00	\$ (1,500.00)	\$ (7,000.00)	-
Contructions Engineers	General	✓	✓	\$ 666,500.00	\$ 9,718.00	\$ 46,760.00	\$ (1,662.00)	\$ (6,420.00)	184
Hammer Construction	General	✓	✓	\$ 545,800.00	\$ 13,500.00	\$ 39,750.00	\$ (1,915.00)	\$ (6,400.00)	-
Diversified Construction	General	✓	✓	\$ 443,800.00	\$ 6,300.00	\$ 31,300.00	\$ (1,400.00)	\$ (7,500.00)	210
MinKo Construction	General	✓	✓	\$ 593,000.00	\$ 17,200.00	\$ 25,750.00	\$ (1,550.00)	\$ (6,300.00)	180
Tony Anderson	General	✓	✓	\$ 790,800.00	\$ 11,500.00	\$ 28,000.00	\$ (1,500.00)	\$ (1,500.00)	-
ICS	General	✓	✓	\$ 695,030.00	\$ 17,000.00	\$ 75,700.00	\$ (1,470.00)	\$ (5,370.00)	185
Dakota Metal Fabrication	Mechanical	✓	✓	\$ 549,000.00					Match General
Custom Aire	Mechanical	✓	✓	\$ 402,790.00					40
Bergstrom Electric	Electrical	✓	✓	\$ 177,000.00					Match General
RBB Electric	Electrical	✓	✓	\$ 141,000.00		\$ 2,000.00			Match General
Ideal Power Solutions	Electrical	✓	✓	\$ 117,000.00					365 (ASAP)
Innes Construction	Combined	✓	✓	\$ 1,060,000.00	\$ 11,000.00	\$ 33,000.00	\$ (1,500.00)	\$ (7,000.00)	-
Contructions Engineers	Combined	✓	✓	\$ 1,175,000.00	\$ 9,718.00	\$ 46,760.00	\$ (1,662.00)	\$ (6,420.00)	184
Hammer Construction	Combined	✓	✓	\$ 1,188,750.00	\$ 13,500.00	\$ 39,750.00	\$ (1,975.00)	\$ (6,400.00)	-
ICS	Combined	✓	✓	\$ 1,203,700.00	\$ 17,000.00	\$ 77,950.00	\$ (1,470.00)	\$ (5,370.00)	185

The undersigned certifies this Bid Tabulation.

Signed:   
 Casey Hutton, for EAPC Architects Engineers

City of Grand Forks  
2026 Budget

CIP (Continued)  
Public Building Fund - Multi-Year Plan

Sources of Funds	2026	2027	2028	2029	2030	2031
Real Estate Tax (As projected 4.5%-5.0%)	\$ 1,115,515	\$ 1,169,424	\$ 1,225,844	\$ 1,284,964	\$ 1,346,913	\$ 1,415,283
Discount on Real Estate Tax	(55,776)	(58,471)	(61,292)	(64,248)	(67,346)	(70,764)
Senior Citizens Tax	25,529	26,040	26,560	27,092	27,633	28,186
Disabled Veteran Credit	10,341	10,548	10,759	10,974	11,193	11,417
Communication In-Lieu Tax	4,000	4,000	4,000	4,000	4,000	4,000
Mobile Home Tax	100	100	100	100	100	100
Energy Grant (Pending)	-	140,000	-	140,000	-	-
Transfer In from Loan & Stabilization	513,676	-	-	-	-	-
Interest	6,738	1,697	2,055	2,625	5,422	10,906
Estimated Yearly Revenue	\$ 1,620,124	\$ 1,293,337	\$ 1,208,026	\$ 1,405,506	\$ 1,327,916	\$ 1,399,128
Estimated Carryover at Beginning of Yr	\$ 673,797	\$ 169,657	\$ 205,474	\$ 262,484	\$ 542,194	\$ 1,090,564
<b>Available for Expenditure</b>	<b>\$ 2,293,921</b>	<b>\$ 1,462,994</b>	<b>\$ 1,413,500</b>	<b>\$ 1,667,990</b>	<b>\$ 1,870,110</b>	<b>\$ 2,489,692</b>
<b>Uses Of Funds</b>						
Ongoing Obligations:						
Interdepartmental Charges-Wages (1)	\$ 237,335	\$ 244,455	\$ 251,789	\$ 259,342	\$ 267,123	\$ 275,136
Interdepartmental Charges-Mtce/Ops(1)	9,227	9,504	9,789	10,083	10,385	10,697
Building Insurance (1)	60,739	62,561	64,438	66,371	68,363	70,413
Transfer to PWF Roof Reserve (Eng. & Streets)	102,370	-	-	-	-	-
Debt Service (2016C GO Ref. Bonds)(2)	245,400	-	-	-	-	-
<b>Sub-total Ongoing Obligations</b>	<b>\$ 655,071</b>	<b>\$ 316,520</b>	<b>\$ 326,016</b>	<b>\$ 335,796</b>	<b>\$ 345,870</b>	<b>\$ 356,246</b>
<b>City Hall</b>						
Maintenance Contracts/Contingency	20,000	20,000	20,000	20,000	20,000	20,000
HVAC/Boilers/Controls (Pending Grant)	350,000	350,000	-	-	-	-
Window Re-tuck	-	-	-	150,000	-	-
Roof	-	-	-	100,000	-	-
Reimburse Loan & Stab. Fund (Council Chambers)	-	100,000	125,000	250,000	300,000	500,000
<b>North Fire Station (Station #2)</b>						
Replace Boiler Unit Heaters	-	-	-	45,000	-	-
Concrete Parking Lot	-	75,000	-	-	-	-
Roof	-	-	170,000	-	-	-
<b>South Fire Station (Station #3)</b>						
Exhaust System	-	75,000	-	-	-	-
Lighting (Pending Grant)	-	50,000	-	-	-	-
Roof	-	200,000	-	-	-	-
OH Doors	-	-	-	-	-	-
Generator Replacement	-	-	-	-	-	-
Driveway Concrete Parking	-	-	-	25,000	-	-
Lighting (Pending Grant)	-	-	-	-	-	-
Entry Door Replacements/OH Doors	-	60,000	60,000	-	-	-
Captian's Area & Kitchen Flooring	-	-	-	-	-	-
Concrete Work	-	-	35,000	-	-	-
<b>Police Station/PSAP</b>						
PD remodel	1,099,192	-	-	-	-	-
Reimburse Loan & Stab. Fund (PD remodel)	-	-	200,000	200,000	113,676	-
Water Heater Replacement	-	11,000	-	-	-	-
Roof	-	-	180,000	-	-	-
HVAC Air Handlers	-	-	-	-	-	-
<b>Firing Range Storage Building</b>						
Improvements	-	-	35,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 2,124,263</b>	<b>\$ 1,257,520</b>	<b>\$ 1,151,016</b>	<b>\$ 1,125,796</b>	<b>\$ 779,546</b>	<b>\$ 876,246</b>
<b>Amount Available for Carryover</b>	<b>\$ 169,657</b>	<b>\$ 205,474</b>	<b>\$ 262,484</b>	<b>\$ 542,194</b>	<b>\$ 1,090,564</b>	<b>\$ 1,613,445</b>
(1) Increase 3% Annually						
(2) 2016C GO Refunding Bonds Mature in 2026						