



City of Grand Forks
Staff Report

Committee of the Whole – February 23, 2026
City Council – March 2, 2026

APPROVED & ACCEPTED

by City Council

03/02/2026

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Plans and Specifications for City Project No. 9050, District No. 797 – Reconstruct 5th Ave S (Demers Ave to Washington St) and Project No. 9101, District 631 – Storm Sewer for 5th Ave S (Demers Ave to Washington St)

Submitted by: Engineering Department, Rachel Bremer, PE (Civil Engineer, Sr)
Edward Liberman, PE (Assistant City Engineer)

Staff Recommended Action: **Approve Plans and Specifications and direct Engineering Department to advertise for Construction Bids for City Project No. 9050, District No. 797 – Reconstruct 5th Ave S (Demers Ave to Washington St) and Project No. 9101, District 631 – Storm Sewer for 5th Ave S (Demers Ave to Washington St)**

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

Council Action:

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

BACKGROUND:

These projects consist of reconstruction of the existing concrete roadway and replacing the existing storm sewer on 5th Ave S from N Washington St to Demers Ave.

The existing street is in extremely poor condition with shattered and missing panels. The existing storm sewer is also in poor condition with broken structures and undersized pipe that is cracked and separated. The proposed projects will replace the existing pavement section with an 8” concrete urban roadway section with curb and gutter, upsize the existing storm sewer to 18” pipe, and reconfigure the existing catch basin layout.

This project has been considered at previous Council meetings, which are as follows:

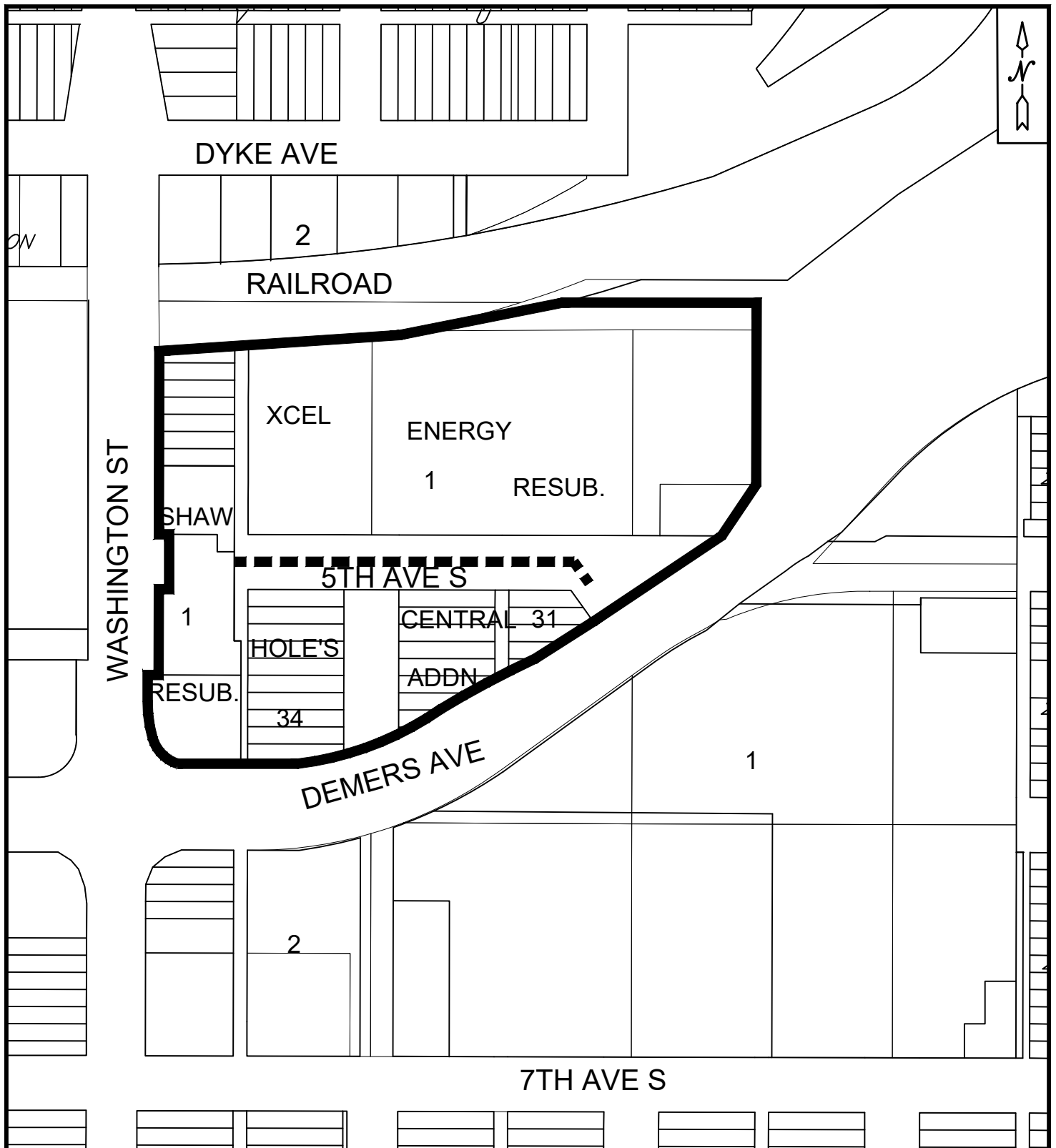
- February 2, 2026 – Council approved the Engineer’s Report, created the Special Assessment District, and directed Engineering Department to prepare Plans & Specifications.

ANALYSIS AND FINDINGS OF FACT:

- The work for these projects will consist of constructing 8” concrete pavement on 12” aggregate base, relocating and replacing catch basins and leads, installing new 18” RCP storm sewer, and other miscellaneous work.
- These projects will be bid together with the total construction cost for both projects estimated to be \$734,000, where Project 9050 is estimated at \$653,000, and Project 9101 is estimated at \$81,000.
- A portion of both projects will be funded with a City Share, as current City policy is to fund 70% of the cost of reconstruction projects for local streets and rehabilitation of storm sewer for pipes up to 24” in diameter, with the remaining 30% being special assessed to the benefiting properties.
- City Share for Project 9050 is estimated to be \$457,000 and for Project 9101 is estimated to be \$56,500. The City share for both projects is to be funded from the Street and Infrastructure fund 4815, where a total of \$420,000 has been budgeted for this project in 2026. If the low bid is more than the budgeted amount, Engineering will request a budget amendment at the time bids are presented to City Council for award.
- The resolution of necessity for the paving project can be protested per State law [Ref: ND Century Code Ch. 40-22]; the protest period is scheduled to expire on April 3, 2026.
- Construction is anticipated to take place during the 2026 construction season. See attached project timetable for additional milestone dates.

SUPPORT MATERIALS:

- Assessment District Maps (2 pages)
- Timetables (2 page)
- Excerpt from 2026 City Budget (1 page)



RECONSTRUCT 5TH AVE S (DEMERS AVE TO WASHINGTON ST)

LEGEND

PROJECT # 9050

DISTRICT # 797

———— ASSESSMENT DISTRICT BOUNDARY

- - - - PROJECT LIMITS

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Reconstruct 5th Ave S (Demers Ave to Washington St)

Project Number 9050

District No. 797

- Paving
- Street Lighting
- Other _____

This timetable prepared by RAB

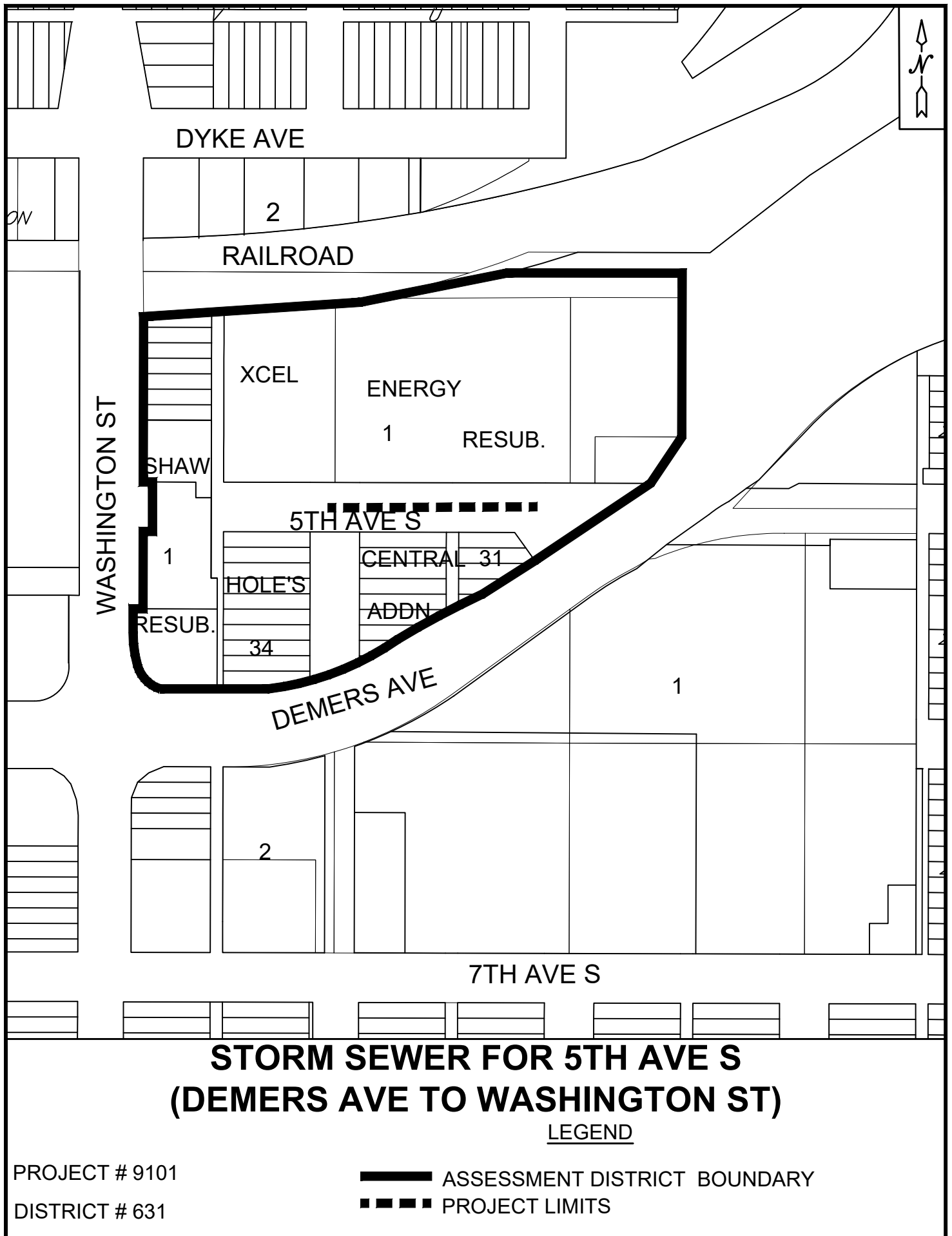
Date 10/23/2025

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.		1/26/26	2/2/26	
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 2/3/26			
*Notices sent to property owners.	Week of 2/3/26			
Public Input Mtg				
**Advertisement for bids prepared.	2/26/26			
Resolution of Necessity published.	3/4/26			
*Advertisement for bids published.	3/4/26			
Approval of plans & specs.		2/23/26	3/2/26	We are Here
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	3/19/26			
#Recommend award of contract.		3/23/26		
Expiration of protest period.	4/3/26			
***Certificate as to sufficiency.	4/6/26			
Resolution as to protest and awarding contract.			4/6/26	

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 *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.



STORM SEWER FOR 5TH AVE S (DEMERS AVE TO WASHINGTON ST)

LEGEND

PROJECT # 9101

DISTRICT # 631

———— ASSESSMENT DISTRICT BOUNDARY

- - - - PROJECT LIMITS

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Storm Sewer for 5th Ave S (Demers Ave to Washington St

Project Number 9101

District No. 631

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other _____

This timetable prepared by RAB

Revised by _____

Date 1/20/2026

Date _____

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.		1/26/26	2/2/26	
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 2/3/26			
*Notices sent to property owners.	Week of 2/3/26			
**Advertisement for bids prepared.	2/26/26			
*Advertisement for bids published.	3/4/26			
Approval of plans & specs.		2/23/26	3/2/26	We are Here
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	3/16/26			
Recommend award of contract.		3/23/26		
Award Contract.			4/6/26	

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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



Street/Infrastructure Fund

G/L Account	Account Description	2023 Amended Budget	2023 Actual Amount	2024 Amended Budget	2024 Actual Amount	2025 Adopted Budget	2026 Adopted Budget	
Fund 4815 - Street/Infrastructure Fund								
	Council Adopted					1.0000	350,000.00	350,000.00
4815.100.650.0010	Council Adopted					1.0000	1,500,000.00	1,500,000.00
	Council Adopted					1.0000	1,331,000.00	1,331,000.00
	Council Adopted					1.0000	1,100,000.00	1,100,000.00
	Council Adopted					1.0000	1,800,000.00	1,800,000.00
	Council Adopted					1.0000	100,000.00	100,000.00
	Council Adopted					1.0000	100,000.00	100,000.00
	Council Adopted					1.0000	250,000.00	250,000.00
	Council Adopted					1.0000	210,000.00	210,000.00
	Council Adopted					1.0000	87,500.00	87,500.00
	Council Adopted					1.0000	50,000.00	50,000.00
	Council Adopted					1.0000	90,000.00	90,000.00
	Council Adopted					1.0000	4,500,000.00	4,500,000.00
	Council Adopted					1.0000	60,000.00	60,000.00
	Council Adopted					1.0000	525,000.00	525,000.00
	Council Adopted					1.0000	542,500.00	542,500.00
	Council Adopted					1.0000	10,000.00	10,000.00
	Council Adopted					1.0000	230,000.00	230,000.00
	Council Adopted					1.0000	50,000.00	50,000.00
	Council Adopted					1.0000	100,000.00	100,000.00
	Council Adopted					1.0000	154,000.00	154,000.00
	Council Adopted					1.0000	966,000.00	966,000.00
	Council Adopted					1.0000	420,000.00	420,000.00
	Council Adopted					1.0000	168,000.00	168,000.00
	Council Adopted					1.0000	819,000.00	819,000.00
	Council Adopted					1.0000	833,600.00	833,600.00
	Council Adopted					1.0000	80,000.00	80,000.00
	Council Adopted					1.0000	300,000.00	300,000.00