



City of Grand Forks
Staff Report

Committee of the Whole – March 9, 2026
City Council – March 16, 2026

APPROVED & ACCEPTED
by City Council

03/16/2026

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Plans & Specifications for City Project No. 8577, District No. 362 – Highway 81 & Associated Area Watermain Phase III

Submitted by: Engineering Department, Christian Danielson, PE (Assistant City Engineer)

Staff Recommended Action: **Approve Plans & Specifications, approve revised Engineer’s Report, and direct staff to advertise for bids for City Project No. 8577, District No. 362 – Highway 81 & Associated Area Watermain Phase III.**

Committee Recommended Action:

Motion by Osowski, second by Berg to refer to City Council with a recommendation to approve the staff recommendation. Motion passed unanimously.

Council Action: Motion by Berg, second by Fridolfs to approve on consent agenda. Motion carried unanimously.

BACKGROUND:

The work of this project is proposed to consist of installing watermain in the Highway 81 annexation area. This project is expected to complete the watermain buildout in this development. This phase (Phase III) will provide water service to the remaining properties along N 30th St and those north of 33rd Ave N. This project will be a special assessment project where the City absorbs the assessments and funds them using a State Revolving Fund Loan.

The Engineer’s Report for this project was approved in the fall of 2024 in order to include qualify the project for SRF loans. The original cost estimate that was prepared for this project is now dated. Using more recent cost data, the estimate has been revised and subsequently, the Engineer’s Report needs to be revised.

ANALYSIS AND FINDINGS OF FACT:

- This project is not protestable as per ND Century Code 40-22-15.
- The current estimate for the project is as follows:

Construction Estimate	Engineering
\$1,281,600	\$227,490

- This project will be funded utilizing special assessments as well as an anticipated North Dakota State Water Commission (NDSWC) cost share. The previous phase of watermain in this area received approximately 60% cost sharing from NDSWC. A similar cost share was received for the two previous phases of work.
- The City has previously agreed to assume the assessments for all properties excluding Lot 2, Block 1 which is currently owned by a private party. This lot does not lie within the proposed assessment district for this project.
- The City assumption of assessments is to be funded by Water Utility Revenue through Fund 5300, utilizing a State Revolving Fund Loan. The estimated City share for this project is \$706,300.
- The project is expected to be bid in Spring of 2026

SUPPORT MATERIALS:

- Revised Engineer's Report
- Assessment District Map (1 Page)

ENGINEER'S REPORT (REVISED 3/5/2026)

District No. 363

(Project No. 8577)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 8577 benefiting.

District No. 363

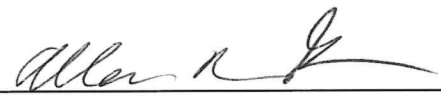
1. Purpose and general nature:
Improvement of the municipal system serving the district by:
Watermain Installation

2. Location:
Described as follows:
N 30th St from 30th Ave N to 33rd Ave N
30th Ave N from N 30th St to Highway 81
Highway 81 from 33rd Ave N to 1500' North of 33rd Ave N

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 \$0.00*, including construction, engineering, financing, contingencies, and other incidental costs.

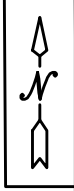
4. A map of the district is attached.

3/5/26
Date

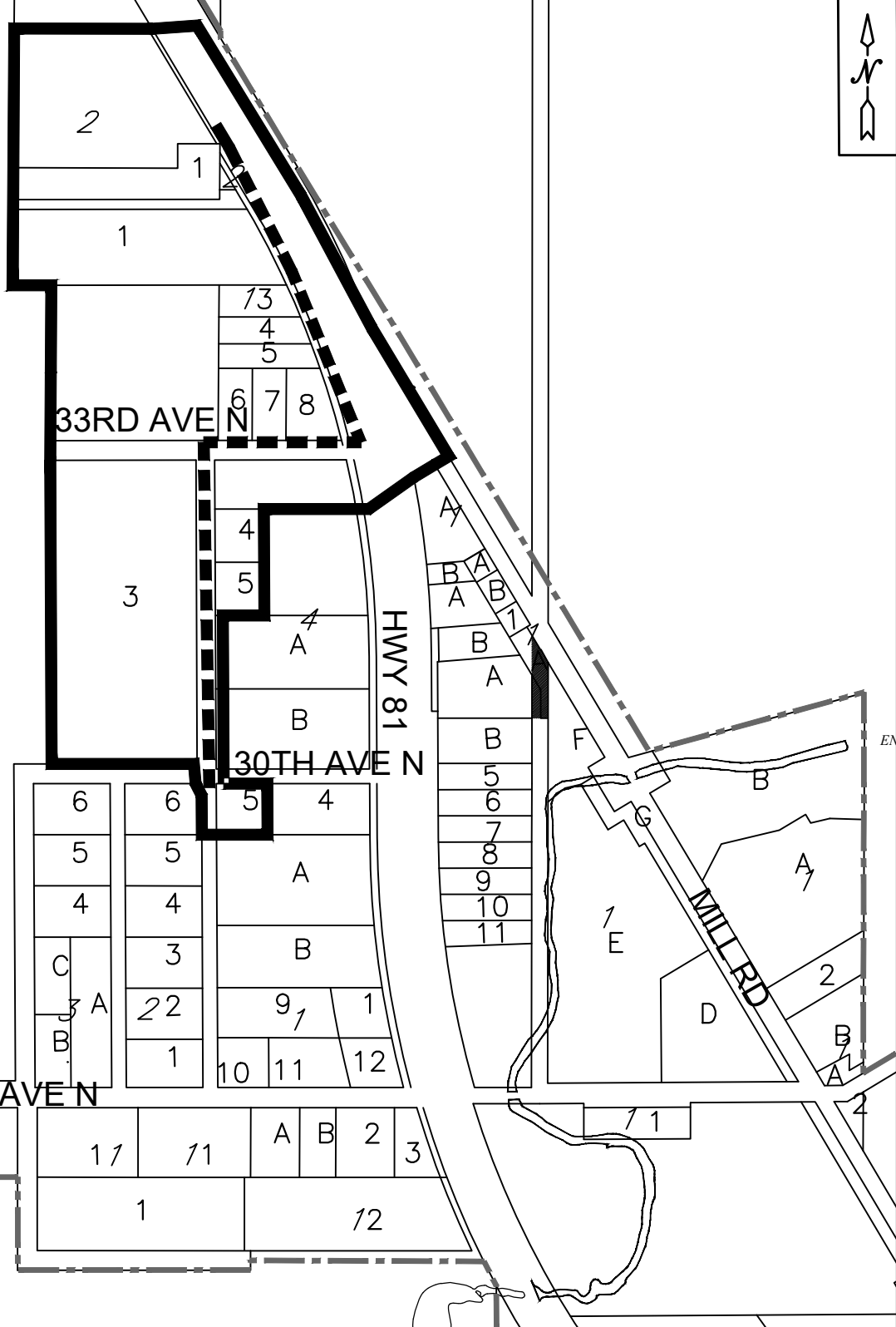

Allen R. Grasser, PE – City Engineer

Construction Cost	\$ 1,281,600.00
Professional Fees	\$ 227,500.00
Subtotal	\$ 1,509,100.00
Less Anticipated State Water Commission Cost Share (60%)	\$ (905,460.00)
Remaining to be Special Assessed	\$ 603,640.00
Special Assessment Overhead (17%)	\$ 102,618.80
Special Assessment Subtotal	\$ 706,258.80
Unique City Assumption of Special Assessment	\$ (706,258.80)
Total Special Assessment Amount	\$ -

* Estimated Assessed costs contingent on approval by Special Assessment Commission



29



WATERMAIN FOR HWY 81 & ASSOCIATED AREA - PHASE III

LEGEND

PROJECT # 8577

DISTRICT # 363

- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS
- CITY LIMITS