



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. 9049, District No. 796 – Reconstruct 11th Ave N (N 4th St to Gateway Dr)

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

Staff Recommended Action: **Approve Plans & Specifications and direct Engineering Department to advertise for Construction Bids for City Project No. 9049, District No. 796 – Reconstruct 11th Ave N (N 4th St to Gateway Dr)**

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:

This project consists of reconstruction of the existing concrete roadway with asphalt overlay on 11th Ave N from N 4th St to Gateway Dr.

This section of 11th Ave N was initially included in the 2025 Mill & Overlay project; however, the City received a petition from the property owners adjacent to this section asking to have it reconstructed rather than milled and overlaid. This segment was then removed from the 2025 project with the intent of reconstruction in 2026.

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

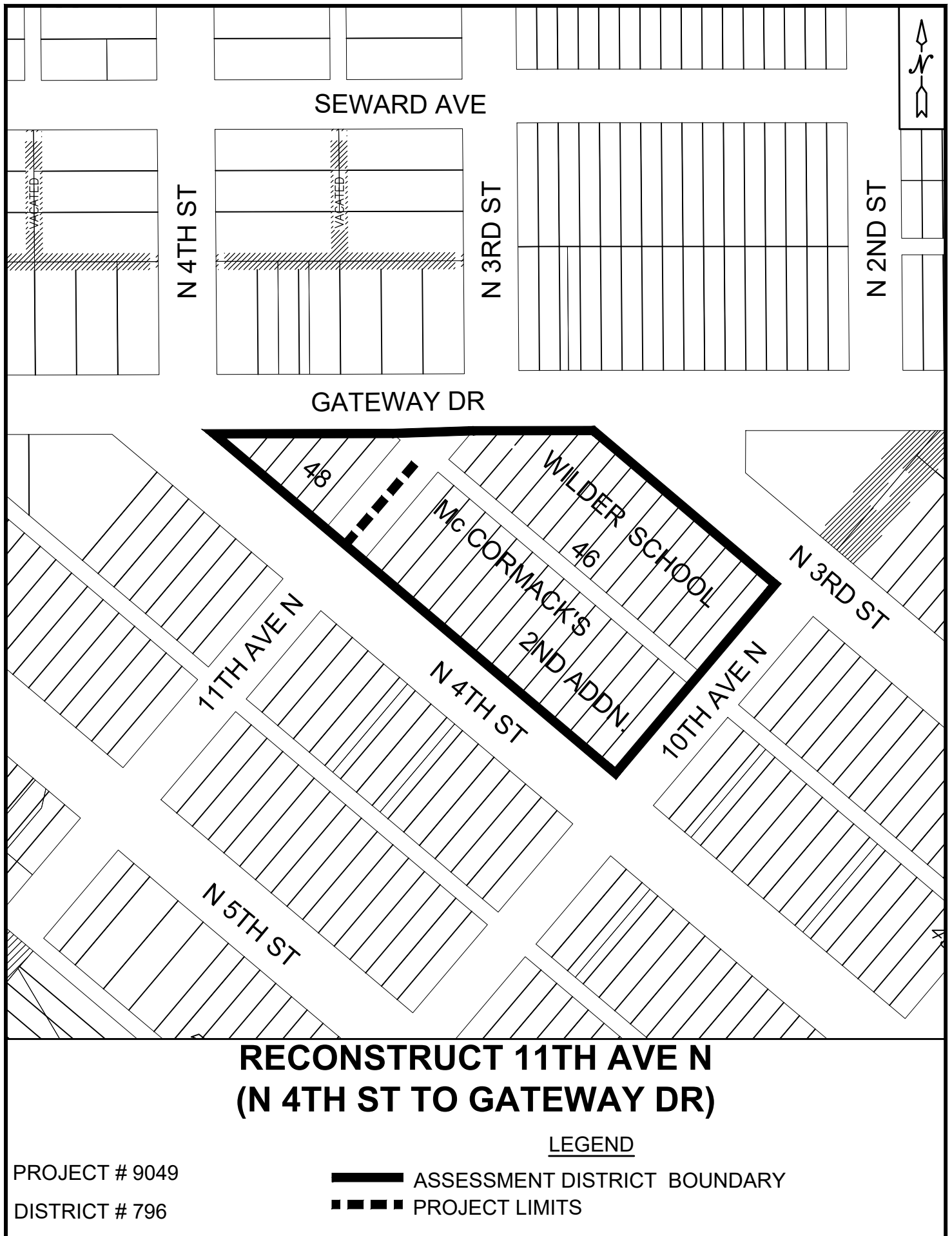
- March 2, 2026 – Council approved the Engineer’s Report, created the Special Assessment District, and directed Engineering Department to prepare Plans & Specifications.

ANALYSIS AND FINDINGS OF FACT:

- The work for this project will consist of constructing 6” concrete pavement on 12” aggregate base and other miscellaneous work.
- The total construction cost for the project is estimated to be \$164,000.
- A portion of the project will be funded with a City Share as current City policy is to fund 70% of the cost of reconstruction for local streets with the remaining 30% being special assessed to the benefiting properties.
- City Share for Project 9049 is estimated to be \$85,500. The City share is to be funded from the Street and Infrastructure fund 4815, where a total of \$154,000 has been budgeted for this project in 2026. The City Share does not include driveways and sidewalks which are 100% assessed to the adjacent property.
- 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 17, 2026.
- Construction is anticipated to take place during the 2026 construction season. See attached project timetable for additional milestone dates.

SUPPORT MATERIALS:

- Assessment District Map (1 page)
- Timetable (1 page)
- Excerpt from 2026 City Budget (1 page)



TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Reconstruct 11th Ave N (N 4th St to Gateway Dr)

Project Number 9049

District No. 796

- Paving
- Street Lighting
- Other _____

This timetable prepared by RAB

Revised by RAB

Date 2/9/2026

Date 3/4/2026

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.		2/23/26	3/2/2026	
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 3/2/26			
*Notices sent to property owners.	Week of 3/2/26			
Public Input Mtg	Week of 3/9/26			
**Advertisement for bids prepared.	3/19/26			
Resolution of Necessity published.	3/18/26			
*Advertisement for bids published.	3/25/26			
Approval of plans & specs.		3/9/26	3/16/26	We are Here
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	4/9/26			
#Recommend award of contract.		4/13/26		
Expiration of protest period.	4/17/26			
***Certificate as to sufficiency.	4/20/26			
Resolution as to protest and awarding contract.			4/20/26	

*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.



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