



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
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City Auditor

Agenda Item: Bids for City Project No. 9010, District No. 799 – 2026 Mill & Overlay

Submitted by: Engineering Department, Angelica Beto, EIT (Civil Engineer)
Shane Duchscher, PE (Civil Engineer, Principal)
Edward Liberman, PE (Assistant City Engineer)

Staff Recommended Action: Award contract to low bidder, R.J. Zavoral and Sons, Inc in the amount of \$1,121,146.69 and approve any necessary budget amendments for City Project Nos.:

9010.1, District No. 799.1 – Mill & Overlay for S 4th St (Railroad to Gertude Ave), Bruce Ave (S 5th St to County Ramp), Division Ave (S 5th St to S 3rd St), & Gertrude Ave (S 4th St to mid-block between S 3rd St and S 4th St)

9010.2, District No. 799.2 – Mill & Overlay for 17th Ave S (Cherry St to Belmont Rd)

9010.3, District No. 799.3 – Mill & Overlay for S 26th St (24th Ave S to 26th Ave S) & 26th Ave S (S Columbia Rd to S 25th St)

9010.4, District No. 799.4 – Mill & Overlay for 62nd Ave S (Columbia Rd to S Washington St)

Committee Recommended Action:

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

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

BACKGROUND:

Bids for these projects were received on March 5, 2026. 3 bids were received. The low bid of \$1,121,146.69 was submitted by R.J. Zavoral and Sons, Inc. The bid is approximately 20% under the Engineer's Estimate of \$1,406,816.10.

The work of this project consists of performing mill and overlay rehabilitation on several sections of deteriorated streets. Specific streets included in this multiple-project contract include:

- S 4th St (Railroad to Gerturde Ave)
- Bruce Ave (S 5th St to County Ramp)
- Division Ave (S 5th St to S 3rd St)
- Gertrude Ave (S 4th St to mid-block between S 3rd St and S 4th St)
- 17th Ave S (Cherry St to Belmont Rd)
- S 26th St (24th Ave S to 26th Ave S)
- 26th Ave S (S Columbia Rd to S 25th St)
- 62nd Ave S (S Columbia Rd to S Washington St)

This project has been considered at previous Council/Committee/Public Input Meetings, as follows:

- January 20, 2026 – Council approved the Engineer’s Report, created the Special Assessment District, and directed Engineering Department to prepare Plans & Specifications.
- January 29, 2026 – Public Input Meeting
- February 17, 2026 – Council approved Plans and Specifications and directed Engineering Department to advertise for construction bids.

ANALYSIS AND FINDINGS OF FACT:

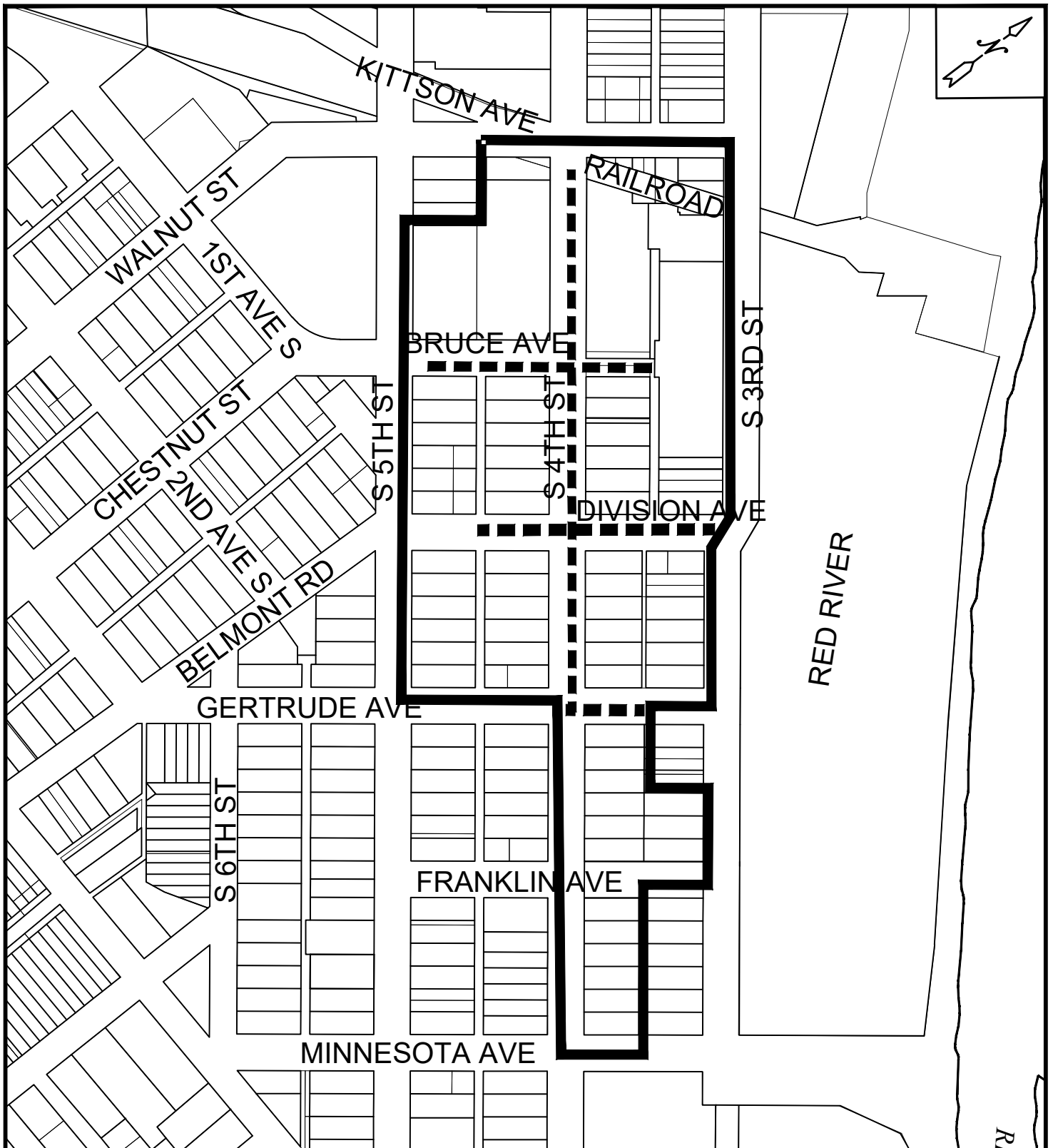
- A total of 3 bids were received, and 3 bids were opened.
- The bids ranged from \$1,121,146.69 to \$1,227,523.68.
- These projects will be funded with a City share as current City policy is to fund 70% of the cost of rehabilitation projects for local street or urban 3-lane streets (without federal aid), with the remaining 30% being special assessed to benefiting properties.
- The total construction cost for this project is estimated to be \$1,121,146.69.
- The total city share for this project is estimated to be \$784,802.68.
 - 9010.1 Mill & Overlay S 4th St (Railroad to Gertude Ave), Bruce Ave (S 5th St to County Ramp), Division Ave (S 5th St to S 3rd St), & Gertrude Ave (S 4th St to mid-block between S 3rd St and S 4th St) is estimated to be \$403,042. The City share is currently estimated to be \$282,129, which will be funded from the Street/Infrastructure Fund 4815 where a total of \$1,067,500 has been budgeted for 2026 as “M&O 62nd Ave S (S Washington St to S Columbia RD)” and “M&O Belmont Rd (S 5th St to 17th Ave S)”.
 - 9010.2 Mill & Overlay for 17th Ave S (Cherry St to Belmont Rd) is estimated to cost \$212,610. The City share is currently estimated to be \$148,827 which will be funded from the Street/Infrastructure Fund 4815 where a total of \$1,067,500 has been budgeted for 2026 as “M&O 62nd Ave S (S Washington St to S Columbia RD)” and “M&O Belmont Rd (S 5th St to 17th Ave S)”.
 - 9010.3 Mill & Overlay for S 26th St (24th Ave S to 26th Ave S) & 26th Ave S (S Columbia Rd to S 25th St) is estimated to be \$236,251. The City share is currently estimated to be \$165,376, which will be funded from the Street/Infrastructure Fund 4815 where a total of \$1,067,500 has been budgeted for 2026 as “M&O 62nd Ave S (S Washington St to S Columbia RD)” and “M&O Belmont Rd (S 5th St to 17th Ave S)”.
 - 9010.4 Mill & Overlay for 62nd Ave S (Columbia Rd to S Washington St) is estimated to be \$269,244. The City share is currently estimated to be \$188,471, which will be funded from the Street/Infrastructure Fund 4815 where a total of \$1,067,500 has been budgeted

for 2026 as “M&O 62nd Ave S (S Washington St to S Columbia RD)” and “M&O Belmont Rd (S 5th St to 17th Ave S)”.

- A timetable of project administrative milestone dates is attached to this Staff Report.
- 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 March 13, 2026.
- Construction is anticipated to take place during the 2026 construction season.

SUPPORT MATERIALS:

- Abstract of Bids Received (1Pg)
- Assessment District Maps (4 Pgs)
- Timetable (1 Pg)
- Excerpt from 2026 City Budget Book (1 Pg)



2026 MILL & OVERLAY

**S 4TH ST (RR TO GERTRUDE) BRUCE (S 5TH ST TO PARKING GARAGE)
 DIVISION (S 4TH ST TO S 3RD ST) GERTRUDE AVE (S 4TH ST TO ALLEY)**

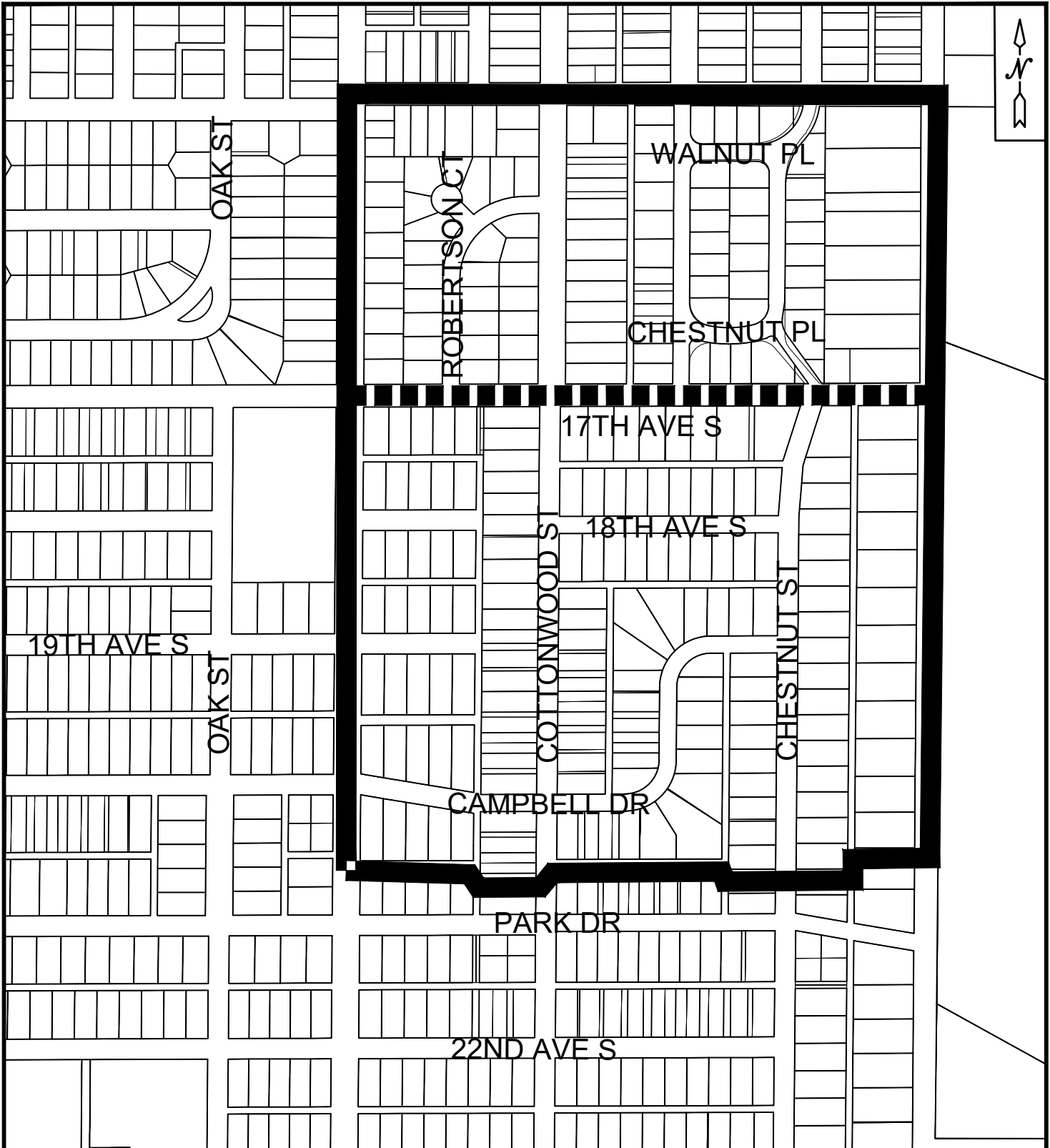
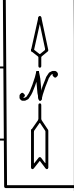
LEGEND

PROJECT # 9010.1

— ASSESSMENT DISTRICT BOUNDARY

DISTRICT # 799.1

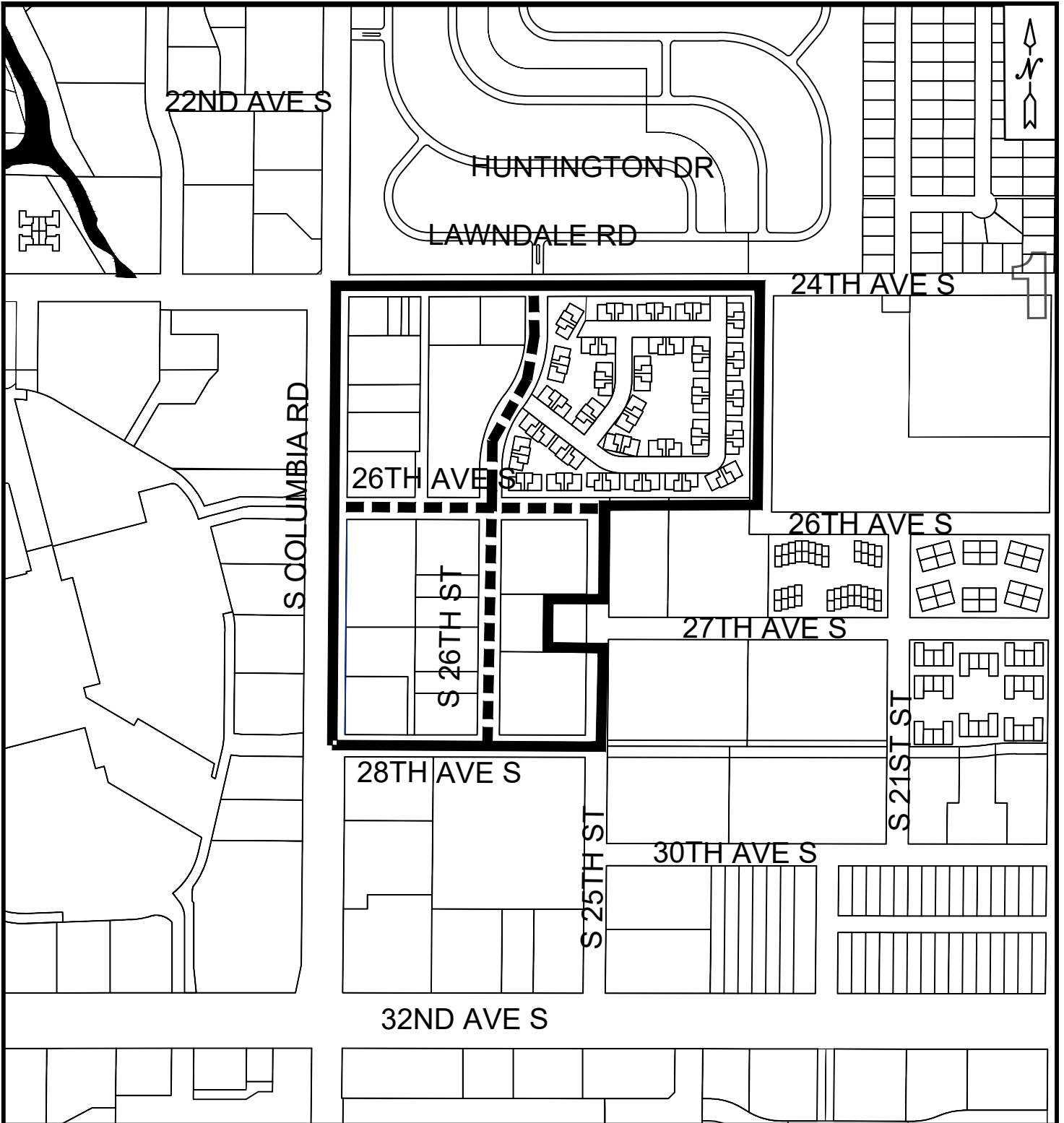
- - - PROJECT LIMITS



**2026 MILL & OVERLAY
17TH AVE S (CHERRY TO BELMONT)**

LEGEND

- PROJECT # 9010.2
- DISTRICT # 799.2
- ASSESSMENT DISTRICT BOUNDARY
- PROJECT LIMITS

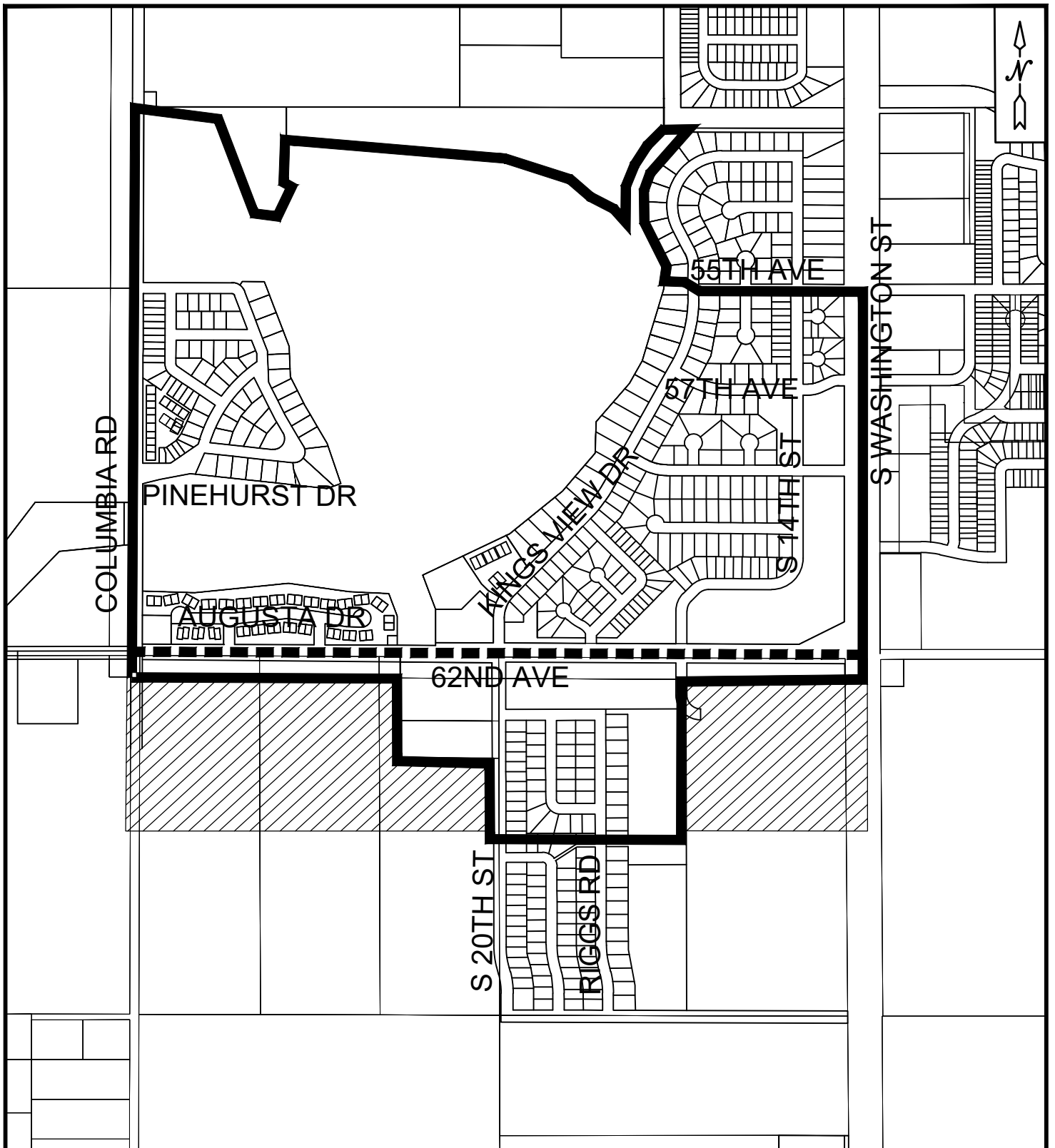


2026 MILL & OVERLAY
S 26TH ST (24TH AVE S TO 28TH AVE S) 26TH AVE S (S COLUMBIA RD TO S 25TH ST)

LEGEND

PROJECT # 9010.3
 DISTRICT # 799.3

———— ASSESSMENT DISTRICT BOUNDARY
- - - - PROJECT LIMITS



**2026 MILL & OVERLAY
62ND AVE (COLUMBIA RD TO S WASHINGTON)**

LEGEND

PROJECT # 9010.4

DISTRICT # 799.4

 ASSESSMENT DISTRICT BOUNDARY

 PROJECT LIMITS

 FUTURE ASSESSMENT DISTRICT



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

Abstract of Bids Received
City Project No. 9010
Project Name - Mill & Overlay
Bid Opening - 2:00 PM on Thursday,

Contractor	Acknowledge Addendum 1	Bid Bond	Contractor's License	Non-Collusion Affidavit	Base Bid
1 R.J Zavoral and Sons, Inc 1706 Bygland Rd SE, EGF, MN 5672	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,121,146.69
2 Opp Construction, LLC PO Box 13530, Grand Forks, ND 582	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,206,130.70
3 Strata Corporation 1600 N 48th St, Grand Forks, ND 582	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,227,523.68
<i>Engineer's Estimate</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,406,816.10

TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name 2026 Mill & Overlay

Project Number 9010-.01-.04

District No. 799

- Paving
- Street Lighting
- Other _____

This timetable prepared by AB

Revised by _____

Date 1/9/25

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.		1/12/26	1/20/26	
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	Week of 1/20/26			
*Notices sent to property owners.	Week of 1/26/26			
Public Input Mtg	Week of 1/26/26			
**Advertisement for bids prepared.	2/12/26			
Resolution of Necessity published.	2/11/26			
*Advertisement for bids published.	2/18/26			
Approval of plans & specs.		2/9/26	2/17/26	
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	3/5/26			
#Recommend award of contract.		3/9/26		We are Here
Expiration of protest period.	3/13/26			
***Certificate as to sufficiency.	3/16/26			
Resolution as to protest and awarding contract.			3/16/26	

*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.