



City of Grand Forks
Staff Report
Committee of the Whole – N/A
City Council – April 6, 2026

APPROVED & ACCEPTED
by City Council

04/06/2026

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Revised Engineer’s Report for City Project No. 9101, District 631 – Storm Sewer for 5th Ave S (Demers Ave to Washington St) and 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 Revised Engineer's Report for Project No. 9101, District 631 – Storm Sewer for 5th Ave S (Demers Ave to Washington St), Approve Plans & Specifications, and direct Engineering Department to advertise for Construction Bids for 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: N/A

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

BACKGROUND:

Five bids for these projects were received on March 19, 2026. However, the portion of the bid received by the low bidder for Project 9101 was more than 40% higher than the Engineer’s Report, which resulted in all the bids being rejected in order to comply with ND Century Code 40-22-29.

The attached Engineer’s Report for Project 9101 has been revised to more accurately reflect the proposed storm sewer work to be completed along with the larger paving project.

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.

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

- February 2, 2026 – Council approved the Engineer’s Report, created the Special Assessment District, and directed Engineering Department to prepare Plans & Specifications.
- March 2, 2026 – Council approved Plans & Specifications and directed Engineering Department to advertise for construction bids.
- April 6, 2026 – Council is expected to reject all construction bids that were received on March 19.

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 \$703,000, where Project 9050 is estimated at \$600,000, and Project 9101 is estimated at \$103,000.
- 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 and storm sewer projects for local streets with the remaining 30% being special assessed to the benefiting properties.
- City Share for Project 9050 is estimated to be \$420,000 and for Project 9101 is estimated to be \$72,100. 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 will be reset and is now scheduled to expire on May 11, 2026.
- See attached revised project timetable for additional milestone dates.

SUPPORT MATERIALS:

- Revised Engineer’s Report and Assessment District (3 pages)
- Timetable (2 pages)
- Excerpt from 2026 City Budget (1 page)

ENGINEER'S REPORT

District No. 631

(Project No. 9101)

The following report is submitted to the City Council of Grand Forks regarding the proposed Project No. 9101 benefiting

District No. 631

1. Purpose and general nature:

Improvement of the municipal system serving the district by:

Replacing damaged storm sewer and increasing the capacity of storm sewer.

2. Location:

Described as follows:


5th Ave S (Demers Ave to Washington St)

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 \$37,700*, including construction, engineering, financing, contingencies, and other incidental costs.

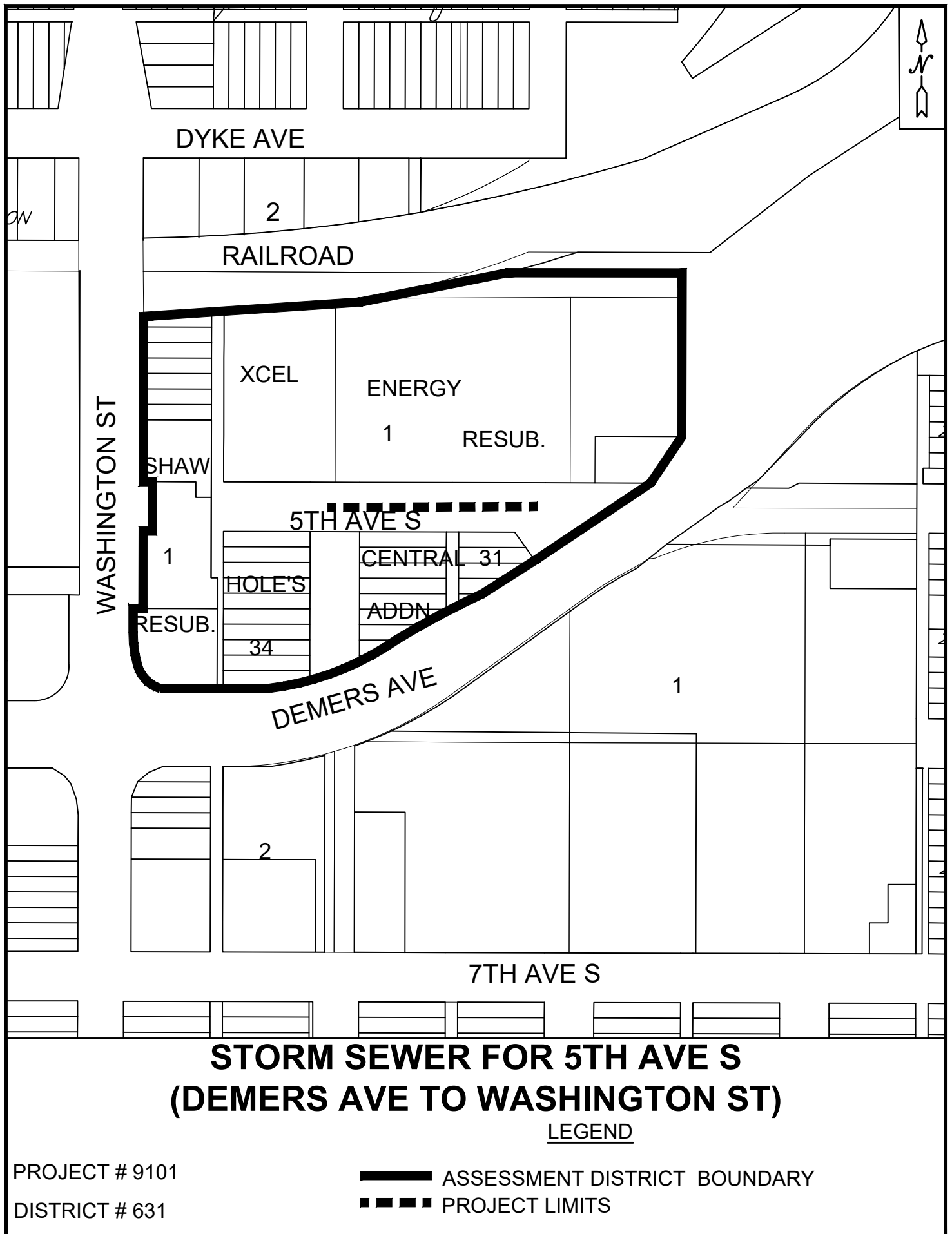
4. A map of the district is attached.

3/26/26
Date


Allen R. Grasser, PE – City Engineer

Construction Cost	\$103,000
Consultant Cost	
Less City Share	\$72,100
Assessed Construction Cost	\$30,900
Project Related Expenses	
City Engineering (8%)	\$2,472
Advertising, Legal & Miscellaneous (2%)	\$620
Administration (8%)	\$2,472
Interim Financing (4%)	\$1,236
Total Assessment Amount	\$37,700

* Includes Assessment District, Future Assessment District &/or Tapping Area Share



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 3/26/2026

Date _____

Action

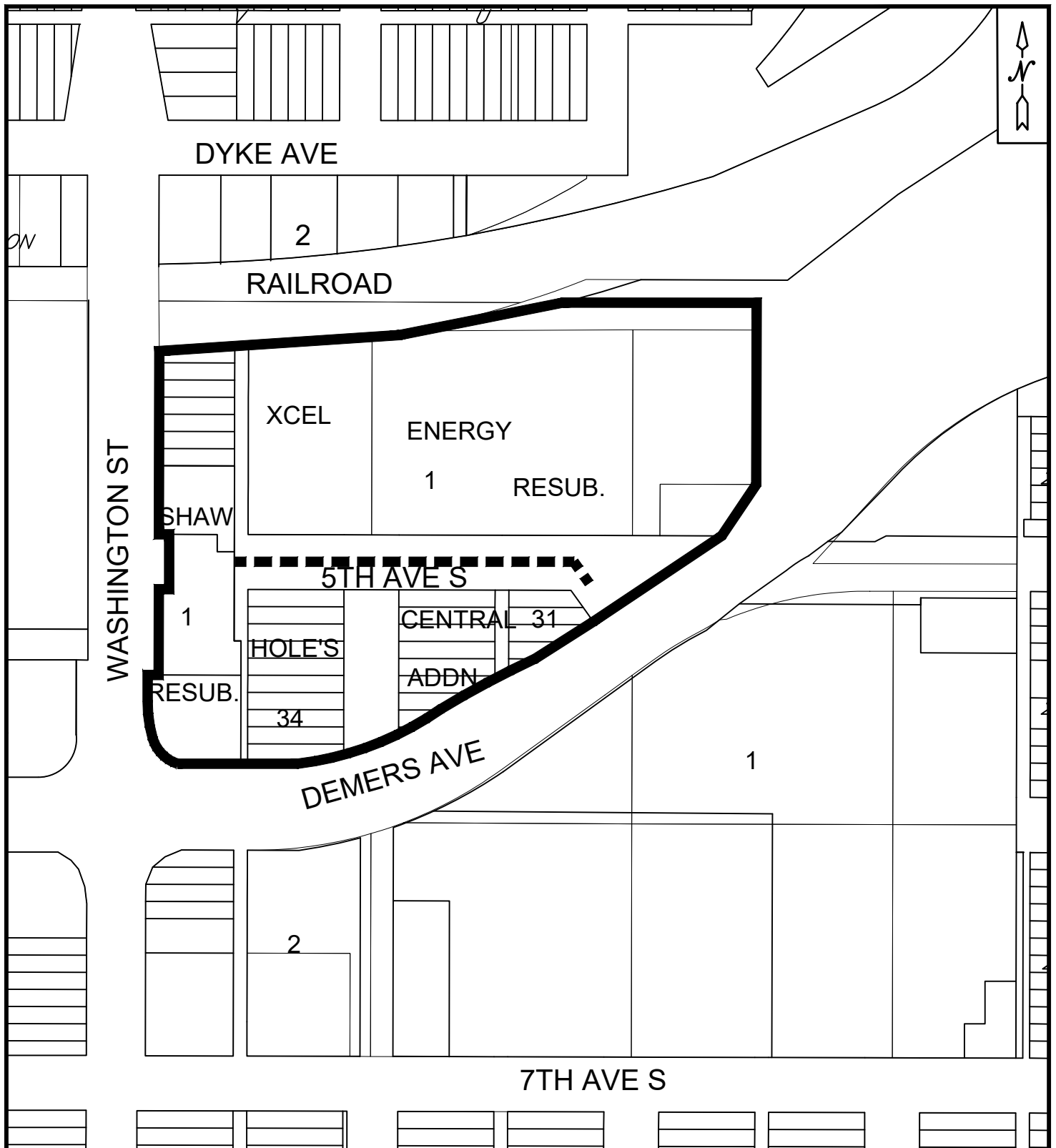
Date of Action

Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Approval of plans & specs and direct Engineering to advertise for construction bids.			4/6/26	We are here
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	N/A			
*Notices sent to property owners.	Week of 4/6/26			
**Advertisement for bids prepared.	4/9/26			
*Advertisement for bids published.	4/15/26			
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	4/30/26			
Recommend award of contract.		5/11/26		
Award Contract.			5/18/26	

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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



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 3/25/26

Revised by _____

Date _____

Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Approval of plans & specs and direct engineering to advertise for construction bids.			4/6/26	We are here
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	N/A			
*Notices sent to property owners.	Week of 4/6/26			
Public Input Mtg	N/A			
**Advertisement for bids prepared.	4/9/26			
Resolution of Necessity published.	4/11/26			
*Advertisement for bids published.	4/15/26			
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	4/30/26			
#Recommend award of contract.		5/11/26		
Expiration of protest period.	5/11/26			
***Certificate as to sufficiency.	5/18/26			
Resolution as to protest and awarding contract.			5/18/26	

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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.



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