



City of Grand Forks  
Staff Report  
Committee of the Whole – April 13, 2026  
City Council – April 20, 2026

**APPROVED & ACCEPTED**  
*by City Council*

04/20/2026

*Maureen Storstad*  
Maureen Storstad  
City Auditor

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**Agenda Item:** Bids for City Project Nos. 9094 (District No. 629) – Sanitary Sewer, 9095 (District No. 369) – Watermain, 9096 (District No. 630) – Storm Sewer, and 9097 (District No. 803) – Paving for Grand Park First Addition

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**Submitted by:** Engineering Department, Edward Liberman, PE (Assistant City Engineer)

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**Staff Recommended Action:** Award contract to low bidder, R.J. Zavoral and Sons, Inc., in the amount of \$286,684.07 for City Project Nos. 9094 (District No. 629) – Sanitary Sewer, 9095 (District No. 369) – Watermain, and 9096 (District No. 630) – Storm Sewer. Award contract to low bidder, United Crane & Excavation, in the amount \$135,104.48 for City Project No. 9097 (District No. 803) – Paving for Grand Park First Addition.

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

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**Council Action:**

Motion by Sande, second by Lunski to adopt resolutions awarding the contract as staff recommended. Motion passed unanimously on consent agenda.

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**BACKGROUND:**

Bids were received and opened on April 2, 2026 for both the utilities and paving contracts. In general, there was a good amount of interest in this work, and bids were very competitive.

- Four (4) bids were received and opened for projects 9094-9096. Bids ranged from \$286,684.07 to \$362,338.02. The low bid was submitted by R.J. Zavoral and Sons Inc. in the amount of \$286,684.07, which is 31.6% under the Engineer's Estimate.
- Five (5) bids were received and opened for project 9097. Bids ranged from \$135,104.48 to \$168,891.50. The low bid was submitted by United Crane & Excavation in the amount of \$135,104.48, which is 11.9% under the Engineer's Estimate.

City projects 9094-9097 consist of constructing sanitary sewer, watermain, storm sewer, paving and streetlights to serve properties in the Grand Park First Addition development. The primary benefiting area consists of 31 single-family home lots along the west side of S. 20<sup>th</sup> St, between 62<sup>nd</sup> and 69<sup>th</sup> Aves S. These public improvements were initiated at the request of AG Homes, LLC, the managing member of the property development partnership. The Developer is proposing this public infrastructure be designed and constructed through special assessment, to be accepted by the City for operation and maintenance.

All costs for these projects will be special assessed to the benefiting properties, except for an estimated \$8.2K City cost share for upsizing a section of watermain from an 8" diameter pipe to a 12" diameter pipe.

Consideration at previous Committee of the Whole and City Council meetings includes:

- January 20, 2026 – Preliminary approval of the Plat of Grand Park First Addition by City Council
- February 2, 2026 – City Council created Special Assessment districts, approved Engineer's Reports, and approved Task Order Agreements with CPS, Ltd. for engineering services.
- March 16, 2026 – City Council approved Plans and Specifications and directed Engineering Dept. to advertise for construction bids

### **ANALYSIS AND FINDINGS OF FACT:**

- These projects were bid as two contracts: 1.) underground utilities - sanitary sewer, watermain and storm sewer; and 2.) concrete paving
- A timetable of administrative project milestone dates is attached with this Staff Report. Construction is planned to take place in 2026.
- Estimated total construction cost for projects based on low bid amounts is \$422K.
  - Underground Utilities - \$287K
  - Paving - \$135K
- Cost of the Task Orders for engineering design and construction services is \$89.5K
- In accordance with City CIP Cost Sharing Policy, the City will finance the additional material costs for new watermain over and above the cost of an 8-inch main. Based on the low bid unit price items, City cost share is approximately \$8.2K, to be paid from Fund 5300 (Waterworks).
- Total estimated assessment amount for these projects is \$589K
- Based on the type of public infrastructure improvements, the resolution of necessity for the paving project is protestable per State law [Ref: ND Century Code Ch. 40-22].

### **SUPPORT MATERIALS:**

- Project Location Map (1 pg)
- Wet Utilities Projects Documents
  - Bids Abstract (1 pg)
  - Assessment District Maps (3 pgs)
  - Project Timetable (1 pg)
- Paving Project Documents
  - Bids Abstract (1 pg)
  - Assessment District Map (1 pg)
  - Project Timetable (1 pg)

# PROJECT LOCATION MAP GRAND FORKS, NORTH DAKOTA

Sanitary Sewer, Watermain, Storm Sewer, &  
Paving & Streetlights for Grand Park 1st Addition

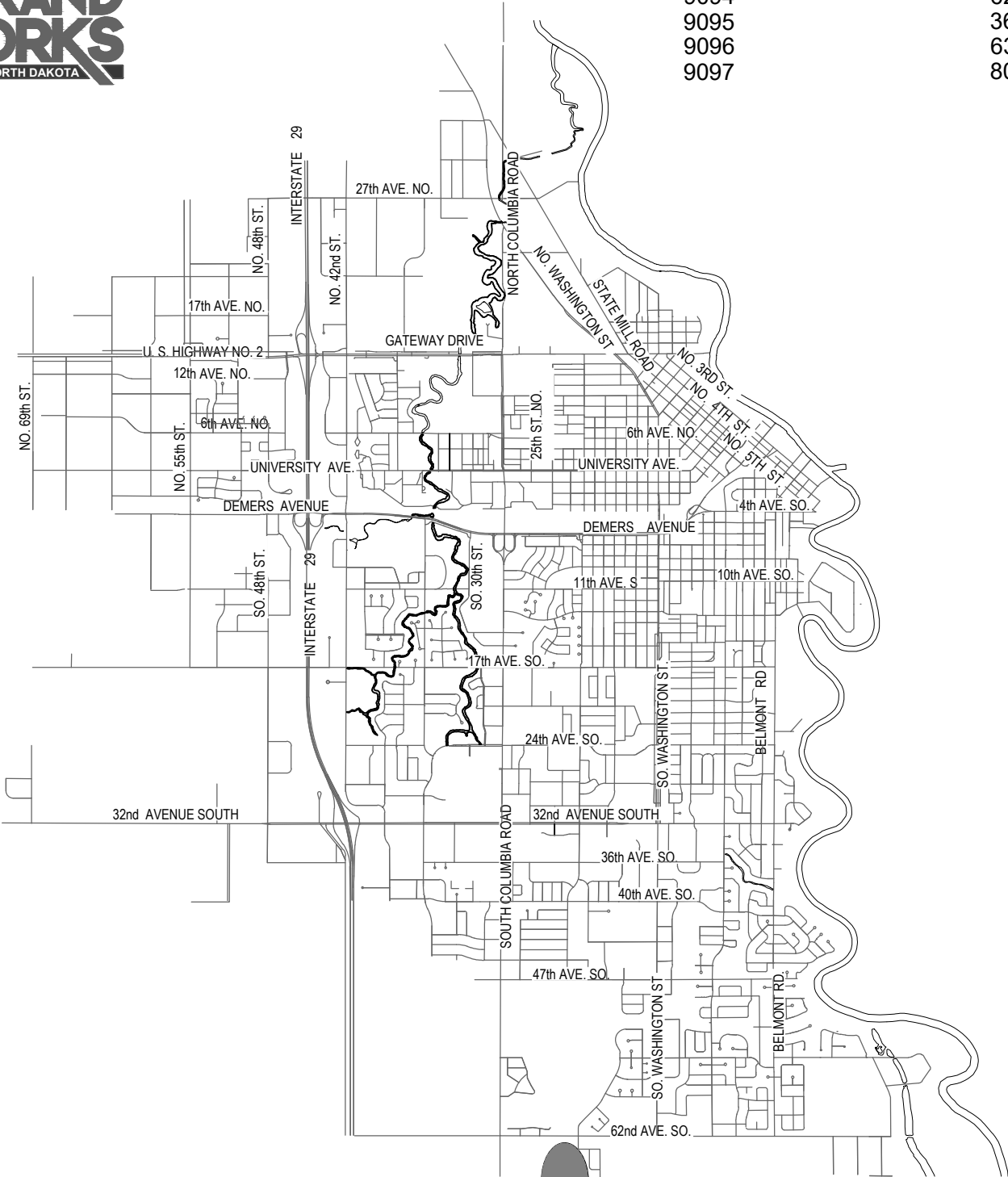


PROJECT #

DISTRICT #

9094  
9095  
9096  
9097

629  
369  
630  
803



PROJECT AREA

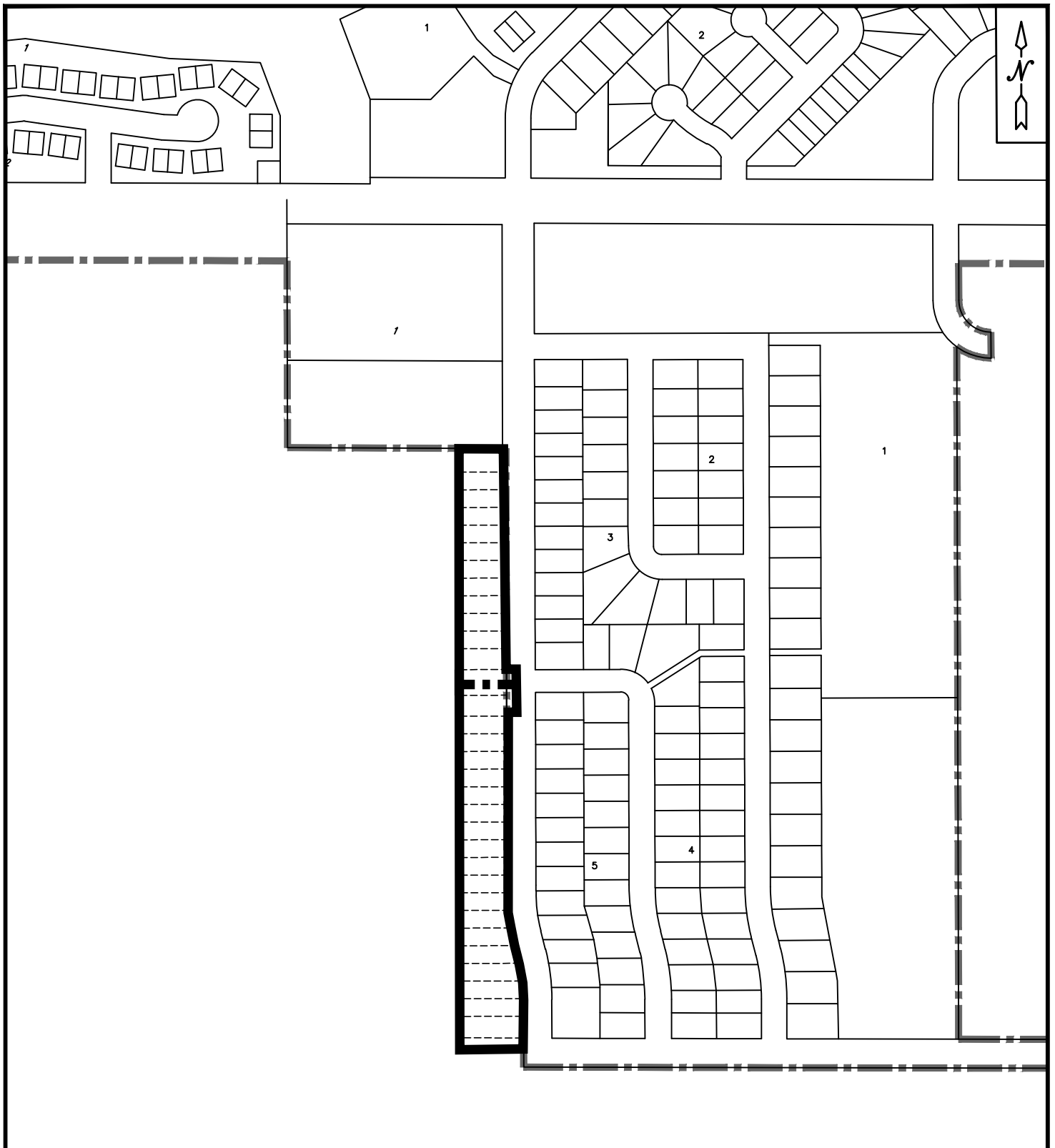
## ABSTRACT OF BIDS

### PROJECTS 9094-9096 | SANITARY SEWER, WATERMAIN, & STORM SEWER FOR GRAND PARK FIRST ADDITION

Bid Opening: April 2, 2026

Prepared By: Mike Korman, CPS, Ltd.

Bidder	Enclosures		Bid
	Contractor License	5% Bid Bond	
R.J. Zavoral and Sons, Inc.	Yes	Yes	\$286,684.07
Molstad Excavating, Inc.	Yes	Yes	\$337,640.75
A&D Excavating LLC	Yes	Yes	\$361,977.70
United Crane & Excavation	Yes	Yes	\$362,338.02
Engineer's Estimate	N/A	N/A	\$419,285.00



# GRAND PARK 1ST ADDITION

## Sanitary Sewer

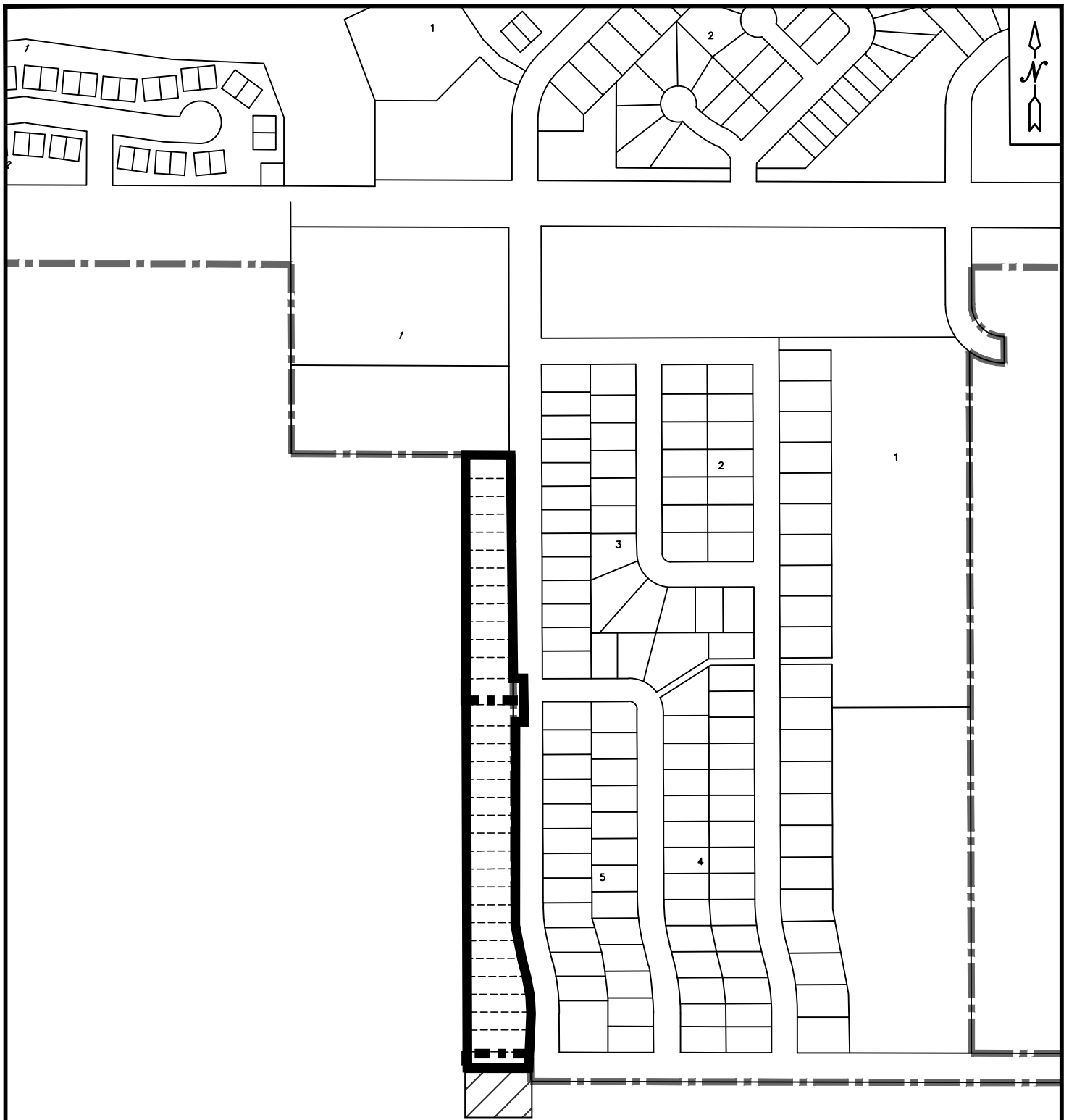
### LEGEND

PROJECT # **9094**

DISTRICT # **629**

- PROPOSED LOT LINES
- ■ ■ ■ PROJECT LIMITS
- - - - CITY LIMITS

- ▬ ASSESSMENT DISTRICT BOUNDARY
- ▨ FUTURE ASSESSMENT DISTRICT



# GRAND PARK 1ST ADDITION

## Watermain

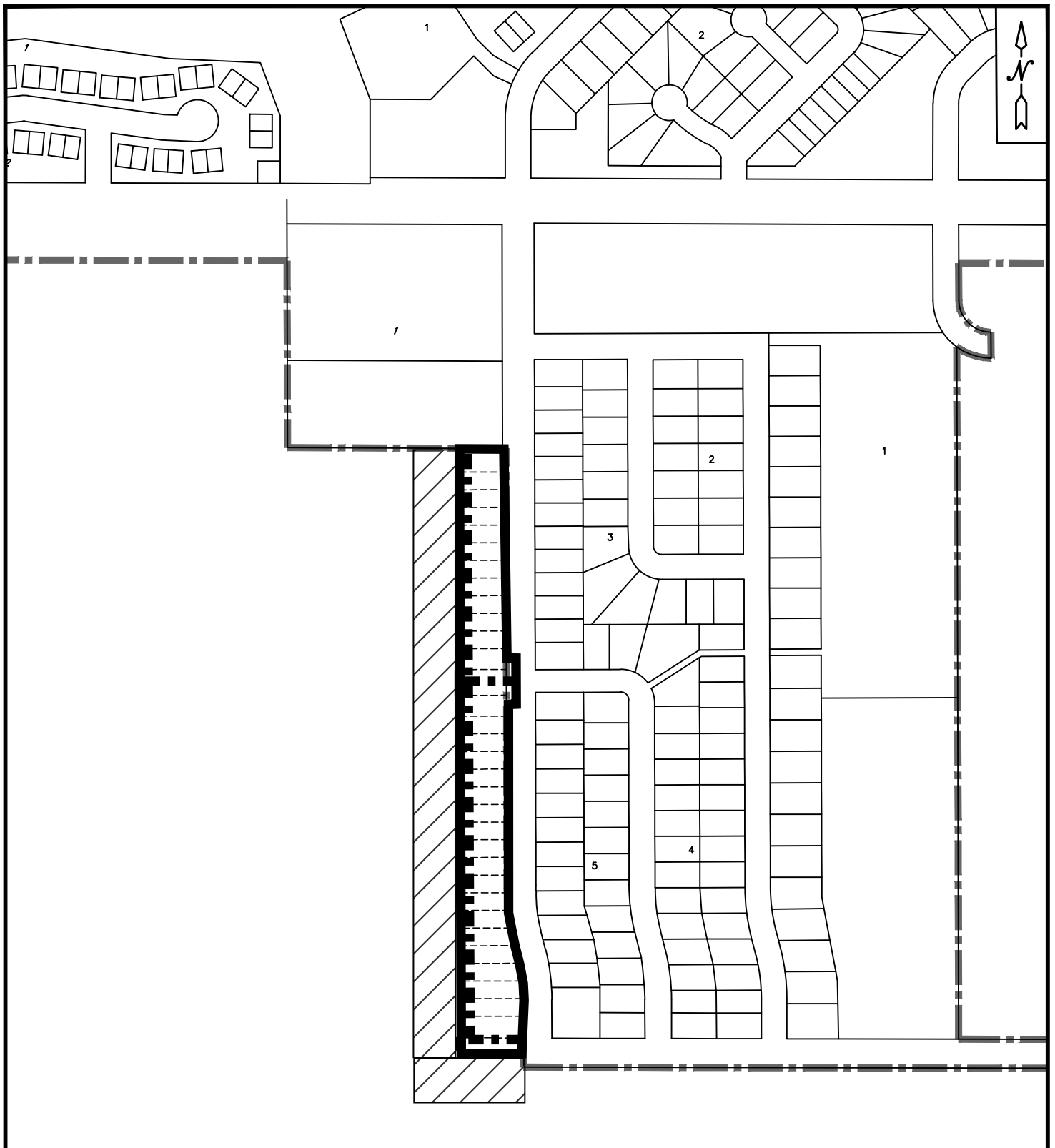
### LEGEND

PROJECT # **9095**

DISTRICT # **369**

- PROPOSED LOT LINES
- ■ ■ ■ PROJECT LIMITS
- - - - CITY LIMITS

- ▬ ASSESSMENT DISTRICT BOUNDARY
- ▨ FUTURE ASSESSMENT DISTRICT



# GRAND PARK 1ST ADDITION

## Storm Sewer

### LEGEND

PROJECT # **9096**

DISTRICT # **630**

- PROPOSED LOT LINES
- ■ ■ ■ PROJECT LIMITS
- --- CITY LIMITS

- ▬ ASSESSMENT DISTRICT BOUNDARY
- ▨ FUTURE ASSESSMENT DISTRICT

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name: Sanitary Sewer, Watermain and Storm Sewer for Grand Park 1<sup>st</sup> Addition

Project Number: 9094, 9095, 9096

District No.: 629, 369, 630

- Water
- Sanitary Sewer
- Storm Sewer
- Paving and Street Lights

This timetable prepared by EJL

Date: 01/12/2026

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.	2/3/26			
*Notices sent to property owners.	Week of 2/9/26			
Approval of plans & specs.		3/9/26	3/16/26	
**Advertisement for bids prepared.	3/12/26			
*Advertisement for bids published.	3/18/26			
Discuss Project. (Optional)		3/23/26		
***Bids received, opened & tabulated.	4/2/26			
Recommend award of contract.		4/13/26	4/20/26	We are here

\*Responsibility of Finance & Administrative Services Office

\*\*Responsibility of Engineering Department.

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

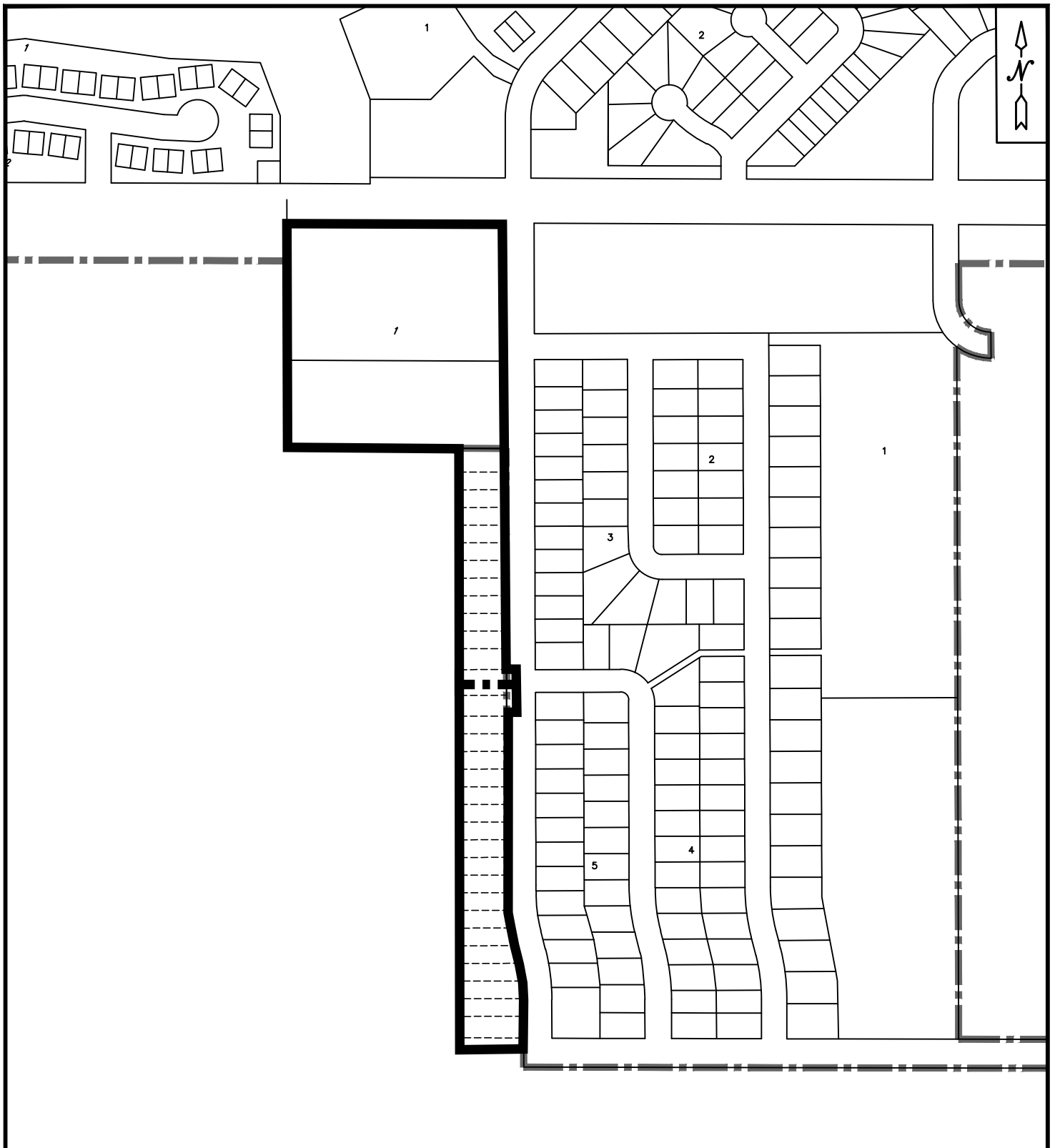
## ABSTRACT OF BIDS

### 9097 | PAVING FOR GRAND PARK FIRST ADDITION

Bid Opening: April 2, 2026

Prepared By: Mike Korman, CPS, Ltd.

Bidder	Enclosures		Bid
	Contractor License	5% Bid Bond	
United Crane & Excavation	Yes	Yes	\$135,104.48
Paras Contracting	Yes	Yes	\$136,549.15
Opp Construction LLC	Yes	Yes	\$150,651.95
Strata Corporation	Yes	Yes	\$154,368.05
R.J. Zavoral and Sons, Inc.	Yes	Yes	\$168,891.50
Engineer's Estimate	N/A	N/A	\$153,315.00



# GRAND PARK 1ST ADDITION

## Paving and Street Lights

### LEGEND

PROJECT # **9097**

DISTRICT # **803**

- PROPOSED LOT LINES
- ■ ■ ■ PROJECT LIMITS
- - - - CITY LIMITS

- ▬ ASSESSMENT DISTRICT BOUNDARY
- ▨ FUTURE ASSESSMENT DISTRICT

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name: Paving and Street Lights for Grand Park 1<sup>st</sup> Addition

Project Number: 9097

District No.: 803

- Water
- Sanitary Sewer
- Storm Sewer
- Paving and Street Lights

This timetable prepared by EJL

Date: 01/12/2026

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.	2/3/26			
*Notices sent to property owners.	Week of 2/9/26			
Approval of plans & specs.		3/9/26	3/16/26	
**Advertisement for bids prepared.	3/12/26			
*Advertisement for bids published.	3/18/26			
*Resolution of Necessity published.	3/18/26			
Discuss Project. (Optional)		3/23/26		
***Bids received, opened & tabulated.	4/2/26			
Expiration of protest period.	4/17/26			
***Certificate as to sufficiency.	4/20/26			
Recommend award of contract.		4/13/26	4/20/26	We are here

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