



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

---

**Agenda Item:** Bids for City Project No. 9049, District No. 796 – Reconstruct 11<sup>th</sup> Ave N (N 4<sup>th</sup> St to Gateway Dr)

---

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

---

**Staff Recommended Action:** Award contract to low bidder, Paras Contracting in the amount of \$116,535.65 for City Project No. 9049, District No. 796 – Reconstruct 11<sup>th</sup> Ave N (N 4<sup>th</sup> St to Gateway Dr)

---

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

---

**Council Action:**

Motion by Sande, second by Lunski to approve staff recommendation and adopt resolution awarding contract. Motion passed unanimously on consent agenda.

---

**BACKGROUND:**

Bids for this project were received on April 9, 2026. Four bids were received and all four were opened. The low bid of \$116,535.65 was submitted by Paras Contracting. The bid was approximately 26% under the Engineer’s Estimate of \$158,159.75.

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

This section of 11<sup>th</sup> 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.

- March 16, 2026 – Council approved the Plans & Specifications.

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

- The bids received ranged from \$116,535.65 to \$150,309.50.
- 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 \$64,900. 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.

### **SUPPORT MATERIALS:**

- Abstract of Bids Received (1 page)
- Assessment District Map (1 page)
- Timetable (1 page)
- Excerpt from 2026 City Budget (1 page)

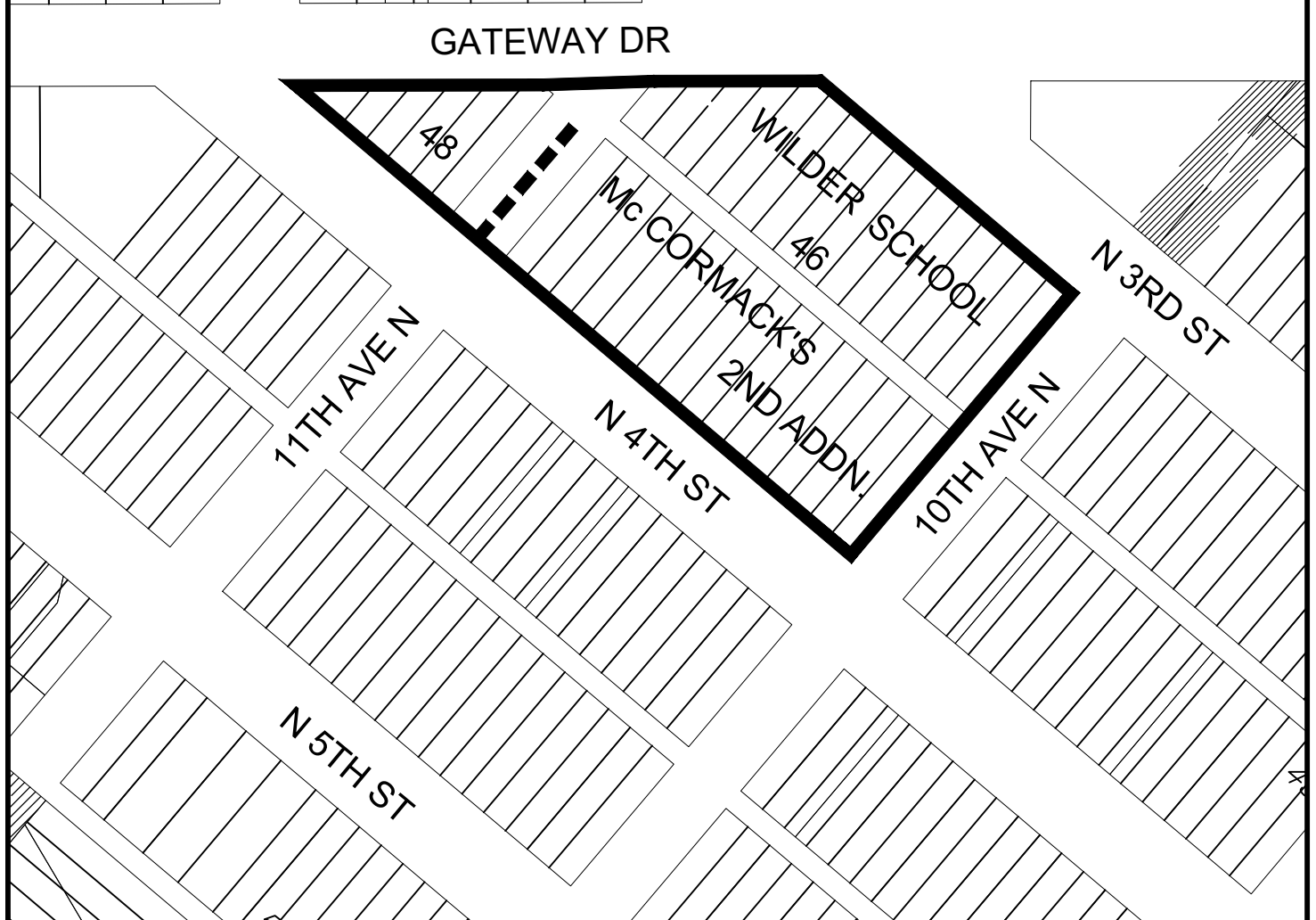
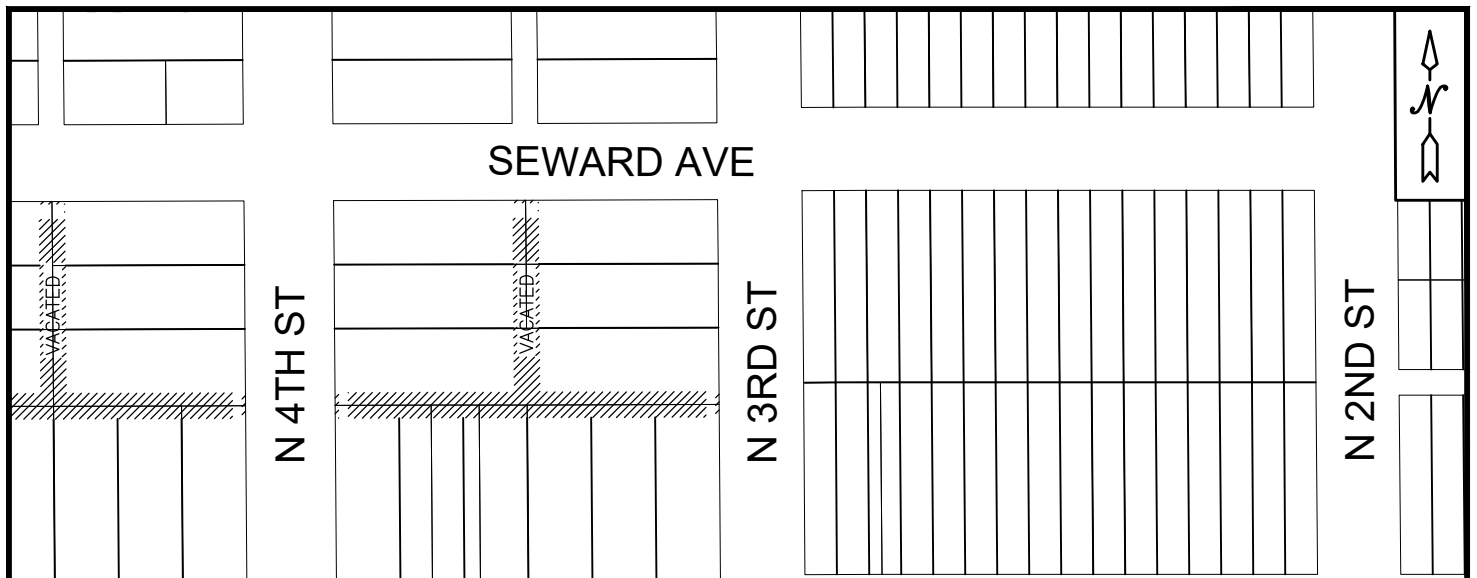
### Abstract of Bids Received

City Project No. 9049

Project Name - Reconstruction 11th Ave N (N 4th - Gateway) Dist 796

Bid Opening - 2:00 PM on Thursday, April 9, 2026

		Acknowledge Addendum 1	Bid Bond	Contractor's License	Non-Collusion Affidavit	Base Bid
1	Paras Contracting 300 27th Circle S, Fargo, ND 58106	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$116,535.65
2	Opp Construction LLC PO Box 13530m Grand Forks, ND 58201	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$145,872.00
3	Strata Corporation 1600 N 48th St, Grand Forks, ND 58201	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$147,593.08
4	Tony Anderson Construction Inc 2097 N 42nd St, Grand Forks, ND 58201	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$150,309.50
5			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<i>Engineer's Estimate</i>					\$158,159.75





## RECONSTRUCT 11TH AVE N (N 4TH ST TO GATEWAY DR)

### LEGEND

PROJECT # 9049

DISTRICT # 796

-  ASSESSMENT DISTRICT BOUNDARY
-  PROJECT LIMITS

## TIMETABLE FOR SPECIAL ASSESSMENT PROJECTS

Project Name Reconstruct 11<sup>th</sup> Ave N (N 4<sup>th</sup> St to Gateway Dr)

Project Number 9049

District No. 796

- Paving
- Street Lighting
- Other \_\_\_\_\_

This timetable prepared by RAB

Date 2/9/2026

Revised by RAB

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	
Discuss Project. (Optional)				
***Bids received, opened & tabulated.	4/9/26			
#Recommend award of contract.		4/13/26		We are here
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