



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 and Sidewalk Location List #1 for City Project No. 9004 City Sidewalks and Project No. 9005 ADA Curb Ramps.

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

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**Staff Recommended Action:** Award contract to low bidder, Beyond Concrete Inc. in the amount of \$540,475 and approve Sidewalk Location List #1 for City Project No. 9004 City Sidewalks and Project No. 9005 ADA Curb Ramps.

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**Committee Recommended Action:** Motion by Berg, second by Lunski 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 approve staff recommendation.  
Motion passed unanimously on consent agenda.

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**BACKGROUND:**

Bids were received on April 2, 2026. 2 bids were received and 2 bids were opened. The low bid of \$540,475 was submitted by Beyond Concrete Inc. and was approximately 6% under the Engineer's Estimate.

The quantity of work for Project 9004 – City Sidewalks, has typically been based off an estimate of citizens requests and areas identified by the Engineering Department from previous years. In 2024 the Engineering Department received a submission of sidewalk deficiencies located within the area west of N. Washington St., east of N. Columbia Rd., south of Gateway Dr., and north of University Ave. This submission was provided by a neighborhood group referred to as University Park Neighborhood Association (UPNA). City staff was able to verify these submissions and has included an amount of work identified within these neighborhoods as priority work. Because of UPNA's submission, this year's project will contain a typical dollar amount of work in addition to the area submitted and considered priority.

Sidewalks that are requested by the citizens for repair will be individually assessed to the property owner. Sidewalks that have been or may be identified by the Engineering Department as in need of repair will be added to a list. In years past the Engineering Department has brought lists for separate approval once the contract has been awarded and Engineering has been able to review and identify areas of concern or areas of missing sidewalk. This year's List #1 has been included with this bid approval due to amount of repairs which have already been identified by the Engineering Department and those submitted by UPNA and reviewed by the Engineering Department. Upon Council approval of this list, properties adjacent to those sidewalks will be notified of the need to repair the sidewalk, and that the work will be special assessed to their property. The property owners will be given the opportunity to repair the sidewalk themselves prior to repairing it as part of this project.

New ADA curb ramps or existing curb ramps for replacement will be identified by the Engineering Department as missing or deficient and subsequently be installed under Project 9005 – 2026 ADA Curb Ramps. All new ramps are constructed to meet the current standards of the ADA. Any necessary sidewalk installation that is completed due to a new ADA curb ramp will be paid for under Project 9005 – 2026 ADA Curb Ramps and will not be special assessed to the adjacent property owner.

Consideration of these projects at previous Council meetings includes:

- March 16, 2026 City Council approved Plan and Specifications.

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

- 2 bids were received and 2 bids were opened on April 2, 2026.
- The bids received ranged from \$540,475 to \$606,535
- The lowest bid received was from Beyond Concrete Inc. in the amount of \$540,475.
- Total cost of Project 9004 – 2026 City Sidewalks is estimated to be \$500,000 which will be special assessed to the respective property owner. This includes \$100,000 of work in the neighborhoods where UPNA identified and submitted deficiencies.
- Funding for Project 9005 – 2026 ADA Curb Ramps is estimated to be \$75,000 and will come from Fund 4891 – Sidewalk Repair in which \$50,000 has been budgeted in the City 2026 adopted budget.

### **SUPPORT MATERIALS:**

- Abstract of Bids (1 Pg)
- 2026 City Budget (1 Pg)
- 2026 Sidewalk List #1 (3 Pgs)
- Timetable (1 Pg)

**Abstract of Bids Received**  
**City Project No. 9004-9005**  
**Project Name - 2026 City Sidewalks and ADA Curb Ramps**  
**Bid Opening - 2:00 PM on Thursday, April 2, 2026**

Contractor	Acknowledge Addendum 1	Bid Bond	Contractor's License	Non-Collusion Affidavit	Base Bid
1 Beyond Concrete Inc 48351 145th St, Big Stone City, SD 57009	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$540,475.00
2 Tony Anderson Construction Inc 2097 N 42nd St, Grand Forks, ND 58045	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$606,535.00
3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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>					\$570,164.00



# Sidewalk Repair

G/L Account	Account Description	2023 Amended Budget	2023 Actual Amount	2024 Amended Budget	2024 Actual Amount	2025 Adopted Budget	2026 Adopted Budget	
Fund 4891 - Sidewalk Repair								
REVENUE								
Department 000 - Revenues								
Interest								
4891.000 356.0010	Interest-Investments	.00	2,083.26	.00	4,351.83	.00	.00	
<i>Interest Totals</i>		\$0.00	\$2,083.26	\$0.00	\$4,351.83	\$0.00	\$0.00	
<i>Operating Transfers In</i>								
4891.000 370.0010	Operating Transfers In	75,530.00	75,530.00	50,000.00	50,000.00	50,000.00	50,000.00	
Budget Transactions								
<i>Level</i>		<i>Transaction</i>		<i>Number of Units</i>		<i>Cost Per Unit</i>		<i>Total Amount</i>
→	Council Adopted	Transfer from 4815		1.0000		50,000.00		50,000.00 ←
<i>Council Adopted Totals</i>							\$50,000.00	
<i>Operating Transfers In Totals</i>		\$75,530.00	\$75,530.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
<i>Extraordinary Revenue</i>								
4891.000 374.0000	Unrealized Gain on Invest	.00	950.92	.00	122.47	.00	.00	
<i>Extraordinary Revenue Totals</i>		\$0.00	\$950.92	\$0.00	\$122.47	\$0.00	\$0.00	
<i>Cash Carryover-Budget</i>								
4891.000 390.0010	Cash Carryover-Budget	.00	.00	24,442.00	.00	.00	.00	
<i>Cash Carryover-Budget Totals</i>		\$0.00	\$0.00	\$24,442.00	\$0.00	\$0.00	\$0.00	
<b>REVENUE TOTALS</b>		\$75,530.00	\$78,564.18	\$74,442.00	\$54,474.30	\$50,000.00	\$50,000.00	



# Project# 9004 2026 Sidewalk Repair And Construct

04/07/2026

Owner Name And Address	Property No. Property Address	Addition	Type Of Work
GRAND FORKS CITY PARK DISTRICT GRAND FORKS ND 58208	44.1324.003.01 3211 17TH AVE S	COLUMBIA PARK 8TH RESUBDIVISION	Construct Sidewalk
ENGLISH COURT TOWN HOMES ASSOCIATION, INC GRAND FORKS ND 58208	44.1324.006.60 3220 24TH AVE S	COLUMBIA PARK 8TH RESUBDIVISION	Construct Sidewalk
STONE'S PROPERTY MANAGEMENT, LLC GRAND FORKS ND 58201	44.1348.001.00 1550 47TH AVE S	CURRAN'S 3RD RESUBDIVISION	Construct Sidewalk
CITY OF GRAND FORKS GRAND FORKS ND 58206	44.1508.006.00 1670 47TH AVE S	EDGEWOOD VILLAGE FIRST RESUBDIVISION	Construct Sidewalk
DOSS, ANDREW C & BROOKE A GRAND FORKS ND 58203	44.2101.040.00 1802 4TH AVE N	KELSEY'S 1ST ADDITION	Construct Sidewalk
LUND, PETER G & SUSAN M GRAND FORKS ND 58203	44.2101.042.00 409 N 18TH ST	KELSEY'S 1ST ADDITION	Construct Sidewalk
LARSON, JON C & SHEENA GRAND FORKS ND 58201	44.2130.003.00 5929 SYLVIA CIR	KINGS VIEW EIGHTH RESUBDIVISION	Construct Sidewalk
LARSON, JON C & SHEENA GRAND FORKS ND 58201	44.2130.004.00 5931 SYLVIA CIR	KINGS VIEW EIGHTH RESUBDIVISION	Construct Sidewalk
PARK DISTRICT OF THE CITY OF GRAND FORKS GRAND FORKS ND 58208	44.2942.011.00 1960 47TH AVE S	SOUTHERN ESTATES FIRST ADDITION	Construct Sidewalk
PARK DISTRICT OF THE CITY OF GRAND PARK DISTRICT OF THE GRAND FORKS ND 58208	44.2942.012.00 1930 47TH AVE S	SOUTHERN ESTATES FIRST ADDITION	Construct Sidewalk
CLEAN TECH INVESTMENTS LLC MINOT ND 58702	44.2952.002.01 1600 47TH AVE S	STADTER SECOND RESUBDIVISION	Construct Sidewalk
OUTDOOR INVESTMENTS, L.L.C. GRAND FORKS ND 58201	44.3117.214.08 1696 47TH AVE S	UNPLATTED PARTS-GRAND FORKS TWP.	Construct Sidewalk
MJM PROPERTIES, LLC GRAND FORKS ND 58201	44.0001.152.02 312 2ND AVE N	ORIGINAL TOWNSITE	Repair Sidewalk
CUMMINGS, JENNIFER WOLF GRAND FORKS ND 58203	44.1101.238.00 1323 8TH AVE N	ALEXANDER & IVES	Repair Sidewalk

Owner Name And Address	Property No. Property Address	Addition	Type Of Work
SAYLER, LANCE M & TAMMY GRAND FORKS ND 58203	44.1105.028.00 1814 9TH AVE N	AUDITOR'S SUB-DIVISION # 3	Repair Sidewalk
WASHBURN, TERESA K GRAND FORKS ND 58203	44.1105.029.00 1810 9TH AVE N	AUDITOR'S SUB-DIVISION # 3	Repair Sidewalk
MESHESKI, MICHAEL & TANYA GRAND FORKS ND 58203	44.1105.030.00 1806 9TH AVE N	AUDITOR'S SUB-DIVISION # 3	Repair Sidewalk
EASTSIDE GOLDENS, LLC EAST GRAND FORKS ND 56721	44.1105.031.00 1802 9TH AVE N	AUDITOR'S SUB-DIVISION # 3	Repair Sidewalk
THE REDEEMED CHRISTIAN CHURCH OF GOD, LORD'S TEMPLE	44.1206.247.00 1600 4TH AVE N	BUDGE & ESHELMAN'S 3RD ADDITION	Repair Sidewalk
MARGHEIM, ROBERT FARGO ND 58104	44.1206.372.00 1702 4TH AVE N	BUDGE & ESHELMAN'S 3RD ADDITION	Repair Sidewalk
DUSTER INVESTMENTS, LLC GRAND FORKS ND 58203	44.1209.002.00 1302 STANFORD RD	BOYD'S ADDITION	Repair Sidewalk
VALLEY MARKETS, INC GRAND FORKS ND 58203	44.1216.003.01 1315 S COLUMBIA RD	BLAIR-SATROM-BAUKOL 2ND ADDITION	Repair Sidewalk
PIERSON, KEITH N & DEBORAH L GRAND FORKS ND 58203	44.2101.014.00 1902 UNIVERSITY AVE	KELSEY'S 1ST ADDITION	Repair Sidewalk
BERGLUND, JARED M & BRAGE, RICHARD D & SUSAN GRAND FORKS ND 58203	44.2101.041.00 1804 4TH AVE N	KELSEY'S 1ST ADDITION	Repair Sidewalk
GRAND FORKS CITY GRAND FORKS ND 58206	44.2311.129.00 721 S 34TH ST	MEDVUE ESTATES 2ND ADDITION	Repair Sidewalk
MELLUM, DEBRA A LAKEVILLE MN 55044	44.2312.089.00 1900 28TH AVE S	MIKKELSON-LANDECO ADDITION	Repair Sidewalk
CARLSON, DEBRA L GRAND FORKS ND 58203	44.2802.122.00 225 CONKLIN AVE	RIVERSIDE PARK ADDITION	Repair Sidewalk
MCPMAHON, DIANE GRAND FORKS ND 58201	44.2902.085.00 1425 OAK ST	SOUTHSIDE ADDITION	Repair Sidewalk
SEIDLINGER, IONE E GRAND FORKS ND 58203	44.2905.046.00 2306 9TH AVE N	SWANGLER SUB-DIVISION	Repair Sidewalk
GEHRKE, RYAN D & DOUGLAS E GRAND FORKS ND 58203	44.2905.173.00 613 N 20TH ST	SWANGLER SUB-DIVISION	Repair Sidewalk

Owner Name And Address	Property No. Property Address	Addition	Type Of Work
TORREY, MICHAEL A & TARA E GRAND FORKS ND 58203	44.2905.339.00 2116 6TH AVE N	SWANGLER SUB-DIVISION	Repair Sidewalk
PARRILL, JOSHUA C & EMILY J GRAND FORKS ND 58201	44.2913.088.00 3410 CHERRY LYNN DR	SUNNYSIDE TERRACE ADDITION	Repair Sidewalk
SHAFT, GRANT H & JACQUELINE N GRAND FORKS ND 58201	44.3103.006.00 322 N 26TH ST	UNIVERSITY PARK PLACE ADDITION	Repair Sidewalk
RPG ENTERPRISES LLC GRAND FORKS ND 58201	44.3103.007.00 320 N 26TH ST	UNIVERSITY PARK PLACE ADDITION	Repair Sidewalk
TANNER PROPERTIES, LLC GRAND FORKS ND 58201	44.3103.008.00 318 N 26TH ST	UNIVERSITY PARK PLACE ADDITION	Repair Sidewalk
THORSON, KYLE, THOMPSON, ALEXANDER S & SWEARSON, WILLIAM S GRAND FORKS ND 58201	44.3302.018.00 504 REEVES DR	WESTERMAN & SHEEHAN'S ADDITION	Repair Sidewalk
AXTMANN, KAREN GRAND FORKS ND 58203	44.3303.244.00 1735 11TH AVE N	WESTACOTT'S	Repair Sidewalk
KAPPELLA, TERRANCE G GRAND FORKS ND 58203	44.3303.270.00 1709 11TH AVE N	WESTACOTT'S	Repair Sidewalk
KAML, GREGORY A & CYNTHIA L GRAND FORKS ND 58203	44.3303.283.00 1703 11TH AVE N	WESTACOTT'S	Repair Sidewalk
GRAVELINE, WANDA R GRAND FORKS ND 58201	44.3502.001.00 511 REEVES DR	YOUNG'S SUB-DIVISION	Repair Sidewalk

# TIMETABLE FOR PROJECT

Project Name 2026 City Sidewalks and ADAs

Project Number 9004, 9005

District No. \_\_\_\_\_

- Water
- Sewer
- Water & Sewer
- Sidewalk
- Other \_\_\_\_\_

This timetable prepared by AB

Revised by \_\_\_\_\_

Date 3/4/26

Date \_\_\_\_\_

Action

Date of Action

Action	Date of Action			Approved
	Other	Committee	Council	
Direct engineering to prepare plans & specifications, and advertise for construction bids.		3/9/26	3/16/26	
**Advertisement for bids prepared.	3/12/26			
*Advertisement for bids published.	3/18/26			
***Bids received, opened & tabulated.	4/2/26			
Recommend award of contract.		4/13/26		
Award Contract.			4/20/26	We are Here

\*Responsibility of Finance & Administrative Services Office

\*\*Responsibility of Engineering Department.

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