



City of Grand Forks

Staff Report

Committee of the Whole – May 11, 2026

City Council – May 18, 2026

APPROVED & ACCEPTED
by City Council

05/18/2026

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: Bids 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: Award contract to low bidder, Opp Construction, in the amount of \$587,883.75 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: Motion by Vein, second by Berg to move agenda item to City Council with a recommendation to approve. Motion carried unanimously.

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

BACKGROUND:

Re-bids for this project were received on April 30, 2026. Three bids were received and all three were opened. The low bid of \$587,883.75 was submitted by Opp Construction. The bid was approximately 15% under the Engineer's Estimate of \$693,283.25 for the combined projects. Previous bids for this project were rejected as the portion of the bid received by the low bidder for Project 9101 was more than 40% higher than the Engineer's Report. For the current low bid, the portion for Project 9101 was approximately 19% under the Engineer's Report.

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 rejected all construction bids that were received on March 19, approved the revised Engineer’s Report for 9010, approved Plans and Specifications, and directed Engineering to re-advertise for construction bids.

ANALYSIS AND FINDINGS OF FACT:

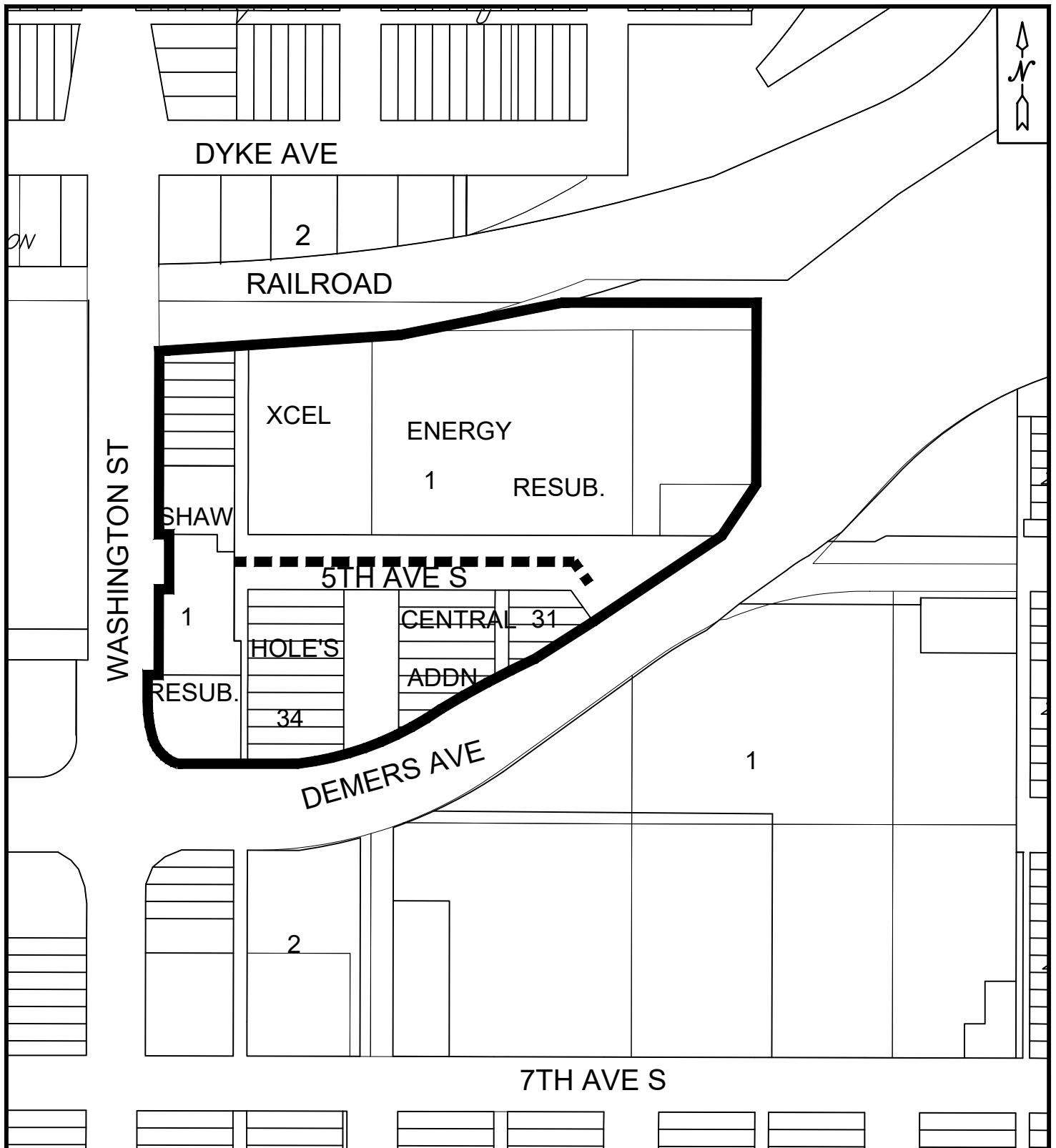
- The bids received ranged from \$587,883.75 to \$679,135.94.
- These projects were bid together with the total construction cost for both projects estimated to be \$587,883.75, where Project 9050 is estimated at \$504,400.25, and Project 9101 is estimated at \$83,483.50.
- A portion of both projects 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 \$353,080 and for Project 9101 is estimated to be \$58,440. 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.
- The resolution of necessity for the paving project can be protested per State law [Ref: ND Century Code Ch. 40-22]; the protest period expired on May 11, 2026.

SUPPORT MATERIALS:

- Abstract of Bids Received (1 page)
- Assessment District Maps (2 pages)
- Timetables (2 pages)
- Excerpt from 2026 City Budget (1 page)

Abstract of Bids Received
City Project No. 9050 & 9101
Project Name - Reconstruct 5th Ave S (Demers to Wash)
Bid Opening - 2:00 PM on Thursday, April 30, 2026

Contractor		Acknowledge Addendum 1	Bid Bond	Contractor's License	Non-Collusion Affidavit	Base Bid
1	Opp Construction LLC PO Box 13530, Grand Forks, ND 582	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$587,883.75
2	Paras Contracting 300 27th Cir S, Fargo, ND 58106	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$650,924.25
3	Strata Corporation 1600 N 48th St, Grand Forks, ND 582	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$679,135.94
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>						\$693,283.25



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 _____

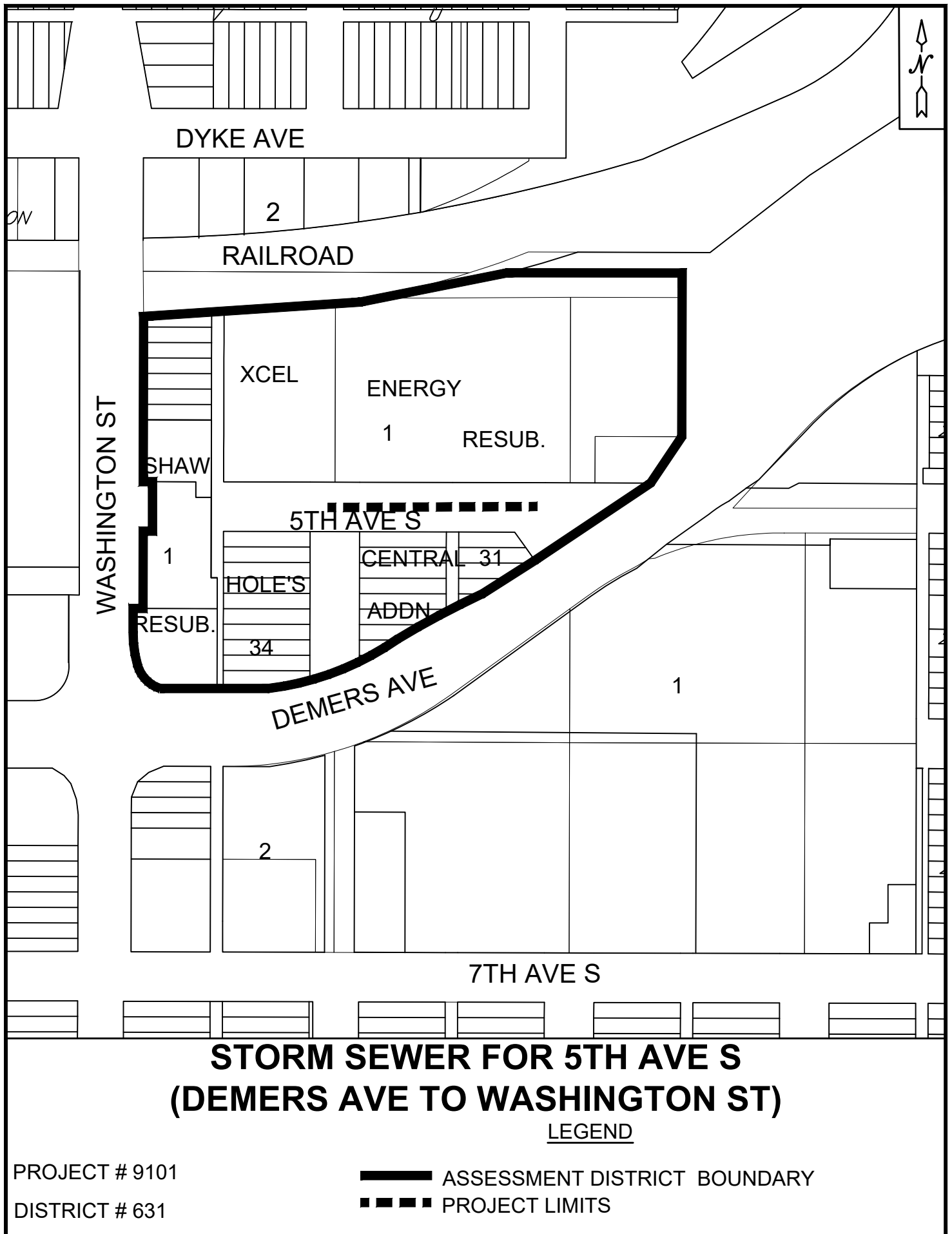
Action	Date of Action			Approved
	Other	Committee	Council	
Approval of Engineers Report including estimate. Approval of plans & specs and direct engineering to advertise for construction bids.			4/6/26	
*Special Assessment Commission to meet to determine preliminary distribution of benefits.	N/A			
*Notices 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		We are here
Expiration of protest period.	5/11/26			
***Certificate as to sufficiency.	5/18/26			
Resolution as to protest and awarding contract.			5/18/26	

*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.



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	
*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		We are here
Award Contract.			5/18/26	

*Responsibility of Finance & Administrative Services Office

**Responsibility of Engineering Department.

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



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