APPROVED & ACCEPTED
by City Council
07/20/2026
Maureen Storstad
Maureen Storstad
City Auditor

City of Grand Forks Staff Report

Committee of the Whole – July 13, 2026
City Council – July 20, 2026

Agenda Item: City Project #9124 - Public Works Facility Roof Replacement

Submitted by: Sharon Lipsh, Public Works Director

Staff Recommended Action: Approve bid from Quality Trusted Commercial Construction and Roofing, Brooklyn Park, MN in the amount of $799,580 for replacement of the roof at the Public Works Facility Building, including any necessary budget amendment.

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 Berg, second by Fridolfs to approve on consent agenda. Motion carried unanimously.

BACKGROUND:

The roofing system on the Public Works Facility building has been evaluated and determined to have reached the end of its useful life and needs to be replaced. The roof has several leaks that have been patched and appear to be ongoing.

The work includes removing the existing ballasted membrane roofing system, removal and replacement of approximately 10,000 sf of damaged insulation, and supply and installation of a 60-mil ballasted membrane roofing system.

The roof replacement has been planned for 3 years and funds were set aside during that time period to fund the roof replacement.

ANALYSIS AND FINDINGS OF FACT:

- The bid was advertised in the Grand Forks Herald on June 17th, June 24th and July 1st.
- Five bids were received and reviewed by Ben Williams with WFW Engineering and Public Works Staff based on price and scope of services.
- Being the life expectancy is the same for the project with or without the options, the base bid is recommended as the price disparity between the low base bid and the low bidder with options cannot be made up during the life cycle of 20-30 years.
- The purchase will be funded from the Public Works Facility budget as budgeted.

SUPPORT MATERIALS:

- Bid Tab
- Budget

BID SUMMARY- PUBLIC WORKS ROOF REPLACEMENT

CITY OF GRAND FORKS PROJECT NO. 9124
WFW PROJ. NO. 20G245
QuestCDN #10241307
July 9, 2026; 2:00 P.M. Local Time

	Add	BB	CL	BASE BID	BID WITH OPTION A	BID WITH OPTIONS A & B
QUALITY TRUSTED COMMERCIAL CONSTRUCTION AND ROOFING BROOKLYN PARK, MN	2	5%	X	**$799,580.00**		
NORTH STAR CONTRACTING LLC. FARGO, ND	2	5%	X	$968,500.00		
JACKSON AND ASSOCIATES LLC. BEAR LAKE, MN	2	5%	X	$1,210,450.00	**$1,500,450.00**	**$1,532,450.00**
CONCEPTUAL SOLUTIONS, INC. BISMARCK, ND	2	5%	X	$2,195,647.00	$2,372,963.00	$2,611,086.00
HUOT CONSTRUCTION AND SERVICES, INC. SOUTH SAINT PAUL, MN	2	5%	X	$1,343,239.48	$2,831,142.31	$4,330,979.23
ENGINEER'S ESTIMATE	2	5%	X	$1,205,000.00	$1,505,000.00	$1,605,000.00
APPARENT LOW BID				$799,580.00	$1,500,450.00	$1,532,450.00

TOTAL APPARENT LOW BASE BID	**$799,580.00**
TOTAL APPARENT LOW BIDS WITH OPTION A	**$1,500,450.00**
TOTAL APPARENT LOW BIDS WITH OPTIONS A & B	**$1,532,450.00**

BID TABULATION - PUBLIC WORKS ROOF REPLACEMENT
City Proj. No. 9124; WFW Proj. No. 20G245
QuestCDN #10241307

Bid Opening: Thursday, July 9, 2026 @ 2:00 pm

				HUOT CONSTRUCTION AND SERVICES, INC. SOUTH SAINT PAUL, MN		NORTH STAR CONTRACTING LLC. FARGO, ND		JACKSON AND ASSOCIATES LLC. BEAR LAKE, MN		CONCEPTUAL SOLUTIONS INC. BISMARCK, ND		QUALITY TRUSTED COMMERCIAL CONSTRUCTION AND ROOFING BROOKLYN PARK, MN		ENGINEER'S ESTIMATE	
ITEM	DESCRIPTION	UNIT	EST. QTY	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE	BID UNIT PRICE	BID PRICE
1	Ballasted Membrane Roofing System	LS	1	$ 1,129,889.48	$ 1,129,889.48	$ 781,750.00	$ 781,750.00	$ 970,000.00	$ 970,000.00	$ 1,582,047.00	$ 1,582,047.00	$ 620,930.00	$ 620,930.00	$ 1,000,000.00	$ 1,000,000.00
2	Damaged Insulation	SF	10,000	$ 1.76	$ 17,600.00	$ 3.45	$ 34,500.00	$ 6.50	$ 65,000.00	$ 16.70	$ 167,000.00	$ 2.64	$ 26,400.00	$ 6.00	$ 60,000.00
3	Additional Insulation	SF	145,000	$ 1.35	$ 195,750.00	$ 1.05	$ 152,250.00	$ 1.21	$ 175,450.00 ~~$ 175,000.00~~	$ 3.08	$ 446,600.00	$ 1.05	$ 152,250.00 ~~$ 151,670.00~~	$ 1.00	$ 145,000.00
	TOTAL OF BASE BID PRICES			$	1,343,239.48	$	968,500.00	$	1,210,450.00	$	2,195,647.00	**$**	**799,580.00**	$	1,205,000.00

Optional A

ITEM	DESCRIPTION	UNIT	QTY	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE
4	Optional Adhered Membrane Roofing System	LS	1	$ 1,487,902.83	$ 1,487,902.83			$ 290,000.00	$ 290,000.00	$ 177,316.00	$ 177,316.00			$ 300,000.00	$ 300,000.00
	TOTAL OF BID PRICES + OPTION A			$	2,831,142.31	NO BID		**$**	**1,500,450.00**	$	2,372,963.00	NO BID		$	1,505,000.00

Optional B

ITEM	DESCRIPTION	UNIT	QTY	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE	BID UNIT	BID PRICE
4	Optional Adhered Membrane Roofing System	LS	1	$ 1,487,902.83	$ 1,487,902.83			$ 290,000.00	$ 290,000.00	$ 177,316.00	$ 177,316.00			$ 300,000.00	$ 300,000.00
5	Optional Membrane Roofing System with Shield	LS	1	$ 1,499,836.92	$ 1,499,836.92			$ 32,000.00	$ 32,000.00	$ 238,123.00	$ 238,123.00			$ 100,000.00	$ 100,000.00
	TOTAL OF BID PRICES + OPTIONS A & B			$	4,330,979.23	NO BID		**$**	**1,532,450.00**	$	2,611,086.00	NO BID		$	1,605,000.00

I hereby certify that this tabulation of bids is a true and correct copy of the bids received on July 9, 2026, for Public Works Roof Replacement for the City of Grand Forks, North Dakota.

Benjamin Williams /s/
Benjamin E Williams PE
Reg. Number 6879

Public Works Facility

G/L Account	Account Description	2023 Amended Budget	2023 Actual Amount	2024 Amended Budget	2024 Actual Amount	2025 Adopted Budget	2026 Adopted Budget
6104.100 460.0115	Flood Insurance	1,210.00	1,248.33	2,575.00	1,210.00	2,500.00	2,500.00
6104.100 460.0120	Fleet & Gen.Liab.Insuranc	.00	.00	1,000.00	401.00	1,000.00	1,000.00
6104.100 470.0040	Contingency	.00	.00	42,683.00	.00	50,000.00	50,000.00
	Other Operating Expenses Totals	$22,087.00	$21,189.62	$74,633.00	$23,759.74	$80,500.00	$80,500.00
Depreciation							
6104.100 850.0010	Depreciation Expense	.00	350,400.49	.00	366,006.44	.00	.00
	Depreciation Totals	$0.00	$350,400.49	$0.00	$366,006.44	$0.00	$0.00
Capital Outlay							
6104.100 650.0010	Work In Progress	.00	.00	.00	.00	.00	1,302,580.00

Level	*Transaction*	*Number of Units*	*Cost Per Unit*	*Total Amount*
Council Adopted	New HVAC on Roof	1.0000	102,580.00	102,580.00
Council Adopted	New roof on PWF	1.0000	1,200,000.00	1,200,000.00
			Council Adopted Totals	$1,302,580.00

6104.100 700.0000	Machinery & Equipment	.00	.00	118,429.00	118,429.00	.00	.00
6104.100 700.0020	Installed Mech Systems	64,395.00	52,820.15	20,000.00	8,090.44	20,000.00	20,000.00

Level	*Transaction*	*Number of Units*	*Cost Per Unit*	*Total Amount*
Council Adopted	Overhead/Walk-In Door Replacements	1.0000	20,000.00	20,000.00
			Council Adopted Totals	$20,000.00

6104.100 700.0030	Communication & Elec	.00	.00	43,036.00	43,035.50	3,500.00	3,500.00
6104.100 700.0050	Gen Equipment N.O.C.	.00	.00	29,619.00	24,196.12	10,000.00	10,000.00
	Capital Outlay Totals	$64,395.00	$52,820.15	$211,084.00	$193,751.06	$33,500.00	$1,336,080.00
Non-Current Outlay							
6104.100 996.0000	Non-Current Outlays	.00	.00	290,000.00	.00	290,000.00	.00
	Non-Current Outlay Totals	$0.00	$0.00	$290,000.00	$0.00	$290,000.00	$0.00
	EXPENSE TOTALS	$985,672.00	$1,206,478.50	$1,462,885.00	$1,467,935.35	$1,435,655.00	$2,453,834.00

Fund **6104 - Public Works Facility** Totals

REVENUE TOTALS	$1,521,092.00	$1,053,453.06	$1,392,446.00	$1,430,079.35	$2,019,159.00	$2,554,210.00
EXPENSE TOTALS	$985,672.00	$1,206,478.50	$1,462,885.00	$1,467,935.35	$1,435,655.00	$2,453,834.00