

COVER SHEET
CITY OF FARGO PROJECTS

This sheet must be completed and turned in with all City of Fargo projects. NO items will be accepted by either the City Commission Office or the City Auditor's Office without this cover sheet attached and properly filled out.

Exact, full name of improvement district as it will appear in the contract:

Paving and Utility Rehab/Reconstruction

Improvement

District No. BR-26-D

Call For Bids	<u>June 22</u>	, <u>2026</u>
Advertise Dates	<u>July 1 & 8</u>	, <u>2026</u>
Bid Opening Date	<u>July 29</u>	, <u>2026</u>
Substantial Completion Date	<u>October 24</u>	, <u>2026</u>
Final Completion Date	<u>June 5</u>	, <u>2027</u>

<u>N/A</u>	PWPEC Report (Part of 2026 CIP)
<u>X</u>	Engineer's Report (Attach Copy)
<u>X</u>	Direct City Auditor to Advertise for Bids
<u>X</u>	Bid Quantities (Attach Copy for Auditor's Office Only)
<u>X</u>	Notice to Property Owners (Special Assessments)
<u>N/A</u>	Supplemental Funding Language Included
Project Engineer	<u>William Bayuk</u>
Phone No.	<u>(701) 241-1545</u>

The items listed above are for use on all City projects. The additional items listed below are to be checked only when all or part of a project is to be special assessed:

<u>X</u>	Create District (Attach Copy of Legal Description)
<u>X</u>	Order & Approve Plans & Specifications
<u>X</u>	Adopt Resolution of Necessity
<u>N/A</u>	Approve Escrow Agreement (Attach Copy for Commission Office Only)
<u>X</u>	Assessment Map (Attach Copy for Auditor's Office Only)
<u>X</u>	Review Special Assessment Letter of Credit

RESOLUTIONS PERTAINING TO IMPROVEMENT DISTRICT NO. BR-26-D

PAVING AND UTILITY REHAB/RECONSTRUCTION

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FARGO:

That the Board of City Commissioners deems it expedient that Improvement District No. BR-26-D (Paving and Utility Rehab/Reconstruction) in the City of Fargo, North Dakota, be created in accordance with North Dakota Century Code, Section 40-22-08 and the location and comprising included with the Engineer's Report,

NOW THEREFORE BE IT RESOLVED, the Improvement District BR-26-D in the City of Fargo, North Dakota, be and the same is hereby created.

That, pursuant to North Dakota Century Code, Section 40-22-10, the Board of City Commissioners has directed the City Engineer to report as to the general nature, purpose and feasibility relative to the construction of Improvement District No. BR-26-D in the City of Fargo, North Dakota; as well as an estimate of the approximate cost of said construction,

That, pursuant to North Dakota Century Code, Section 40-22-11, the Board of City Commissioners has directed the City Engineer to prepare Plans and Specifications for the construction of Improvement District No. BR-26-D in the City of Fargo, North Dakota

WHEREAS, The Board of City Commissioners of the City of Fargo, North Dakota, has created Improvement District No. BR-26-D in the City of Fargo, North Dakota, as required by law; and

WHEREAS, Plans and Specifications and the Engineer's Report prepared by the City Engineer, have been considered;

NOW THEREFORE BE IT RESOLVED, That the Plans and Specifications and Engineer's Report for the construction of Improvement District No. BR-26-D in the City of Fargo North Dakota, be and the same are hereby approved and ordered filed in the Office of the Auditor.

C E R T I F I C A T E

STATE OF NORTH DAKOTA)

)

COUNTY OF CASS) ss.

I, Susan Thompson, the duly appointed, qualified and acting City Auditor of the City of Fargo, North Dakota do hereby certify that the foregoing is a full, true and correct copy of the resolution adopted by the Board of City Commissioners of the City of Fargo at the Regular Meeting of the Board held on Monday, June 22nd, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Fargo, North Dakota, this 18th day of June, 2026.

Susan Thompson
City Auditor

(SEAL)



ENGINEER'S REPORT
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-26-D
ON 8TH AVENUE SOUTH FROM 4TH STREET SOUTH TO
THE EAST END OF 8TH AVENUE SOUTH.

Nature & Scope

This project is for the replacement of the water main, sanitary sewer mains, sanitary sewer services, storm inlet leads, concrete curb & gutter, asphalt pavement and sidewalk repairs.

Purpose

The existing water main is cast iron pipe (CIP), which was installed up to 105 years ago and is being replaced with polyvinyl chloride (PVC) to minimize impacts and costs associated with breaks. The street reconstruction is necessary because the existing street section has deteriorated significantly and has exceeded its life expectancy. Reconstruction will include asphalt pavement, gravel base, curb and gutter, storm sewer inlets and leads, new sanitary sewer, new water main, driveway approaches and sidewalk replacement. The project will be funded by a combination of City Funds (Wastewater Utility, Water Utility, Storm Sewer Utility and Infrastructure Sales Tax) and Special Assessments to the benefiting properties. Assessments will be applied per City policy.

Special Assessment District

All properties within the Special Assessment District will benefit from the infrastructure improvements and were determined through consideration of the longevity, consistency, and uniformity of benefiting properties within the City of Fargo. Special Assessments will be levied to each property in accordance with the City's Infrastructure Funding Policy and are subject to the approval of the Special Assessment Commission and the City Commission.

Feasibility

The estimated cost of construction is \$986,137.25. The cost breakdown is as follows:

Sanitary Sewer

Construction Cost		\$271,990.00
Fees		

Admin	4%	\$10,879.60
Contingency	5%	\$13,599.50
Engineering	10%	\$27,199.00
Interest	4%	\$10,879.60
Legal	3%	\$8,159.70

Total Estimated Cost		\$342,707.40
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Funding

Special Assessments	9.61%	\$32,929.34
Utility Funds - Wastewater - 521	90.39%	\$309,778.06

Water Main

Construction Cost		\$324,305.00
Fees		

Admin	4%	\$12,972.20
Contingency	5%	\$16,215.25
Engineering	10%	\$32,430.50
Interest	4%	\$12,972.20
Legal	3%	\$9,729.15

Total Estimated Cost		\$408,624.30
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Funding

Special Assessments	13.41%	\$54,779.88
Utility Funds - Water - 501	86.59%	\$353,844.42

Storm Sewer

Construction Cost		\$29,820.00
Fees		

Admin	4%	\$1,192.80
Contingency	5%	\$1,491.00
Engineering	10%	\$2,982.00
Interest	4%	\$1,192.80
Legal	3%	\$894.60

Total Estimated Cost		\$37,573.20
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Funding

Special Assessments	50.00%	\$18,786.60
Utility Funds - Stormwater - 524	50.00%	\$18,786.60

Paving

Construction Cost		\$360,022.25
Fees		

Admin	4%	\$14,400.89
Contingency	5%	\$18,001.11
Engineering	10%	\$36,002.23
Interest	4%	\$14,400.89
Legal	3%	\$10,800.67

Total Estimated Cost		\$453,628.04
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Funding

Special Assessments	27.60%	\$125,183.76
Utility Funds - Wastewater - 521	11.02%	\$50,000.00
Utility Funds - Water - 501	11.02%	\$50,000.00
Sales Tax Funds - Infrastructure - 420	50.36%	\$228,444.28

Project Funding Summary

Special Assessments	18.65%	\$231,679.58
Utility Funds - Wastewater - 521	28.96%	\$359,778.06
Utility Funds - Water - 501	32.50%	\$403,844.42
Sales Tax Funds - Infrastructure - 420	18.39%	\$228,444.28
Utility Funds - Stormwater - 524	1.51%	\$18,786.60
Total Estimated Project Cost		\$1,242,532.94

We believe this project to be cost effective.



A large, stylized handwritten signature in black ink, which appears to read "T. Knakmuhs".

Thomas Knakmuhs, P.E.
City Engineer



**LOCATION AND COMPRISING
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-26-D
ON 8TH AVENUE SOUTH FROM 4TH STREET SOUTH TO
THE EAST END OF 8TH AVENUE SOUTH.**

LOCATION:

On 8th Avenue South from 4th Street South to the east end of 8th Avenue South.

COMPRISING:

The area bounded on the north by 7th Avenue South, on the east by Red River, on the south by 9th Avenue South and on the west by 4th Street South.

Refer to the Special Assessment Map for exact parcels in the assessment area.

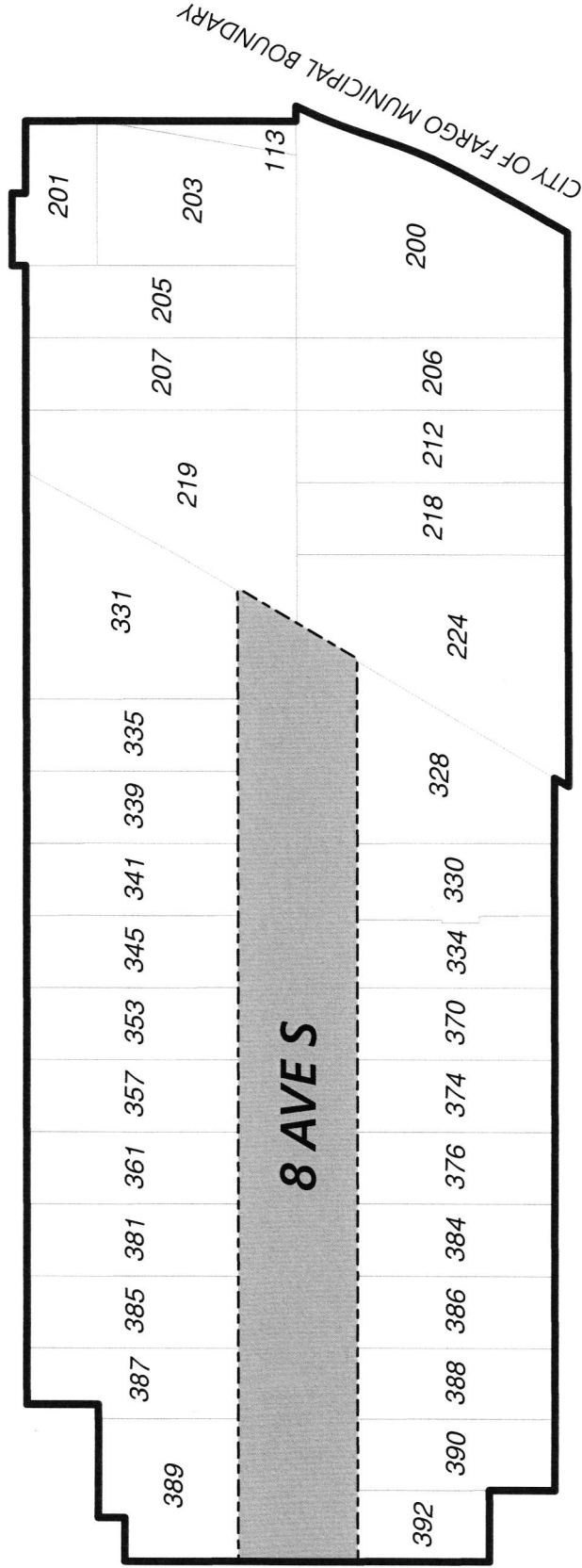
All of the foregoing is located in the City of Fargo, Cass County, North Dakota

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF FARGO:

(July 1 and 8, 2026)

4 STS

8 AVES



CITY OF FARGO
ENGINEERING DEPARTMENT
LOCATION & ASSESSMENT AREA
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-26-D