

REPORT OF ACTION

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Type: Reimbursement Request

Location: 2699 65th Avenue South

Date of Hearing: 6/29/2026

<u>Routing</u>	<u>Date</u>
City Commission	7/6/2026
PWPEC File	X
Project File	Rob Hasey

The Committee reviewed the accompanying correspondence from Storm Sewer Utility Engineer, Rob Hasey, regarding a request from Krueger Construction for reimbursement for repair of an over excavated area from a previous borrow site.

The property located at 2699 65th Avenue South was a previously excavated area that was used as a source of flood protection levee materials during the 2009 flood fight. This area was used as a dig and dump area and is identified as an area that will require modified backfill to meet foundation requirements for original ground replacement.

Following past practices and approvals, Staff is recommending approval of payment to Krueger Construction in the amount of \$29,700 for the corrective work at 2699 65th Avenue South.

On a motion by Brenda Derrig, seconded by Ben Dow, the Committee voted to recommend approval of reimbursement to Krueger Construction in the amount of \$29,700 for repair and backfill of the old borrow site located at 2699 65th Avenue South.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve the reimbursement to Krueger Construction in the amount of \$29,700 for repair and backfill of the old borrow site located at 2699 65th Avenue South.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Flood Sales Tax

	Yes	No
Developer meets City policy for payment of delinquent specials	N/A	
Agreement for payment of specials required of developer	N/A	
Letter of Credit required (per policy approved 5-28-13)	N/A	

COMMITTEE

	Present	Yes	No	Unanimous
				☒
Tim Mahoney, Mayor	☐	☐	☐	
Nicole Crutchfield, Director of Planning	☐	☐	☐	
Gary Lorenz, Fire Chief	☒	☒	☐	
Brenda Derrig, Assistant City Administrator	☒	☒	☐	
Ben Dow, Director of Operations	☒	☒	☐	
Tom Knakmuhs, City Engineer	☒	☒	☐	
Susan Thompson, Finance Director	☐	☐	☐	

ATTEST:


Tom Knakmuhs, P.E.
City Engineer

Memorandum

To: Members of PWPEC
From: Rob Hasey, PE Storm Sewer Utility Engineer
Date: June 29, 2026
Re: 2009 Flood Fight Borrow Site/Dig and Dump

Background:

On June 24th, 2026 Krueger Construction contacted the Engineering Department to inform staff that a new home was to be constructed over a previously excavated area that was used as a source of flood protection levee materials during the 2009 flood fight. The property is located at 2699 65th Avenue South. This area was used as a dig and dump area and is identified as an area that will require modified backfill to meet foundation requirements for original ground replacement.

Krueger Construction hired Dirt Wise, LLC to perform a geotechnical analysis and to determine recommendations for soils correction at the proposed structure. Dirt Wise is estimating \$4,300 will be the cost for the analysis and follow up inspections during corrective work. Bottom line is estimating \$25,400 for the corrective work to support the foundation with CDF. The final cost will be brought back to PWPEC if the final cost exceeds the estimated cost. Fund 465 will be the source of funding.

Following past practices and approvals, Staff's recommendation is to reimburse Krueger Construction for work completed by Bottom Line Excavating and Dirt Wise.



Recommended Motion:

Approve the estimated cost of \$29,700.00 to perform the corrective work described in the geotechnical recommendation.

June 28, 2026



Krueger Construction, Inc.
1133-A Harwood Drive South
Fargo, North Dakota 58104

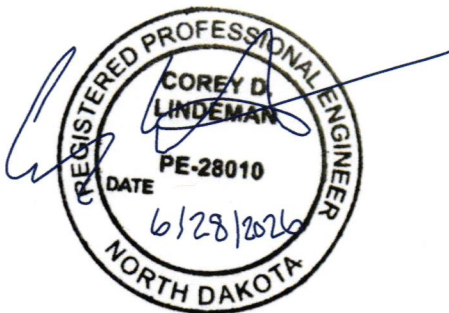
Attn: Mr. Jimmy Tehan
Phone: (701) 630-4753
Email: office@kruegerbuilt.com

Re: Earthwork Observation Report – DW26013
Proposed Residential Home
2699 65th Avenue South
Fargo, North Dakota

Dirt Wise LLC is pleased to present this Earthwork Observation Report for the proposed home located along 65th Avenue South in Fargo, ND. This report summarizes our understanding of the project, the soil conditions encountered during our site visit, and our recommendations for soils corrections of the proposed structure.

Thank you for the opportunity to provide geotechnical observation services for this project. Should you have any questions regarding this report, or if we can be of further assistance, please do not hesitate to contact us.

Sincerely,



Corey Lindeman, PE
Geotechnical Engineer
Dirt Wise, LLC

Project Description

At the request of the Client, Dirt Wise, LLC performed a site visit with visual earthwork observations at the above-referenced residential home site. The project consists of a proposed residential home which includes an attached garage. We understand that living space is planned above the garage area. Our site visit and reporting were based on the scope of work described in the provided Consulting Services Agreement dated June 25, 2026 and authorized by the Mr. Jimmy Tehan the same day.

The purpose of our visit was to visually evaluate the exposed subgrade conditions within the foundation excavations for the garage area and provide recommendations regarding earthwork and foundation preparation for the proposed structure. The main home foundation excavations were not performed prior to our site visit so this report focuses on the garage areas.

Background Information

The City of Fargo (Rob Hasey, PE) provided a photograph of previous excavation activities which occurred in 2009 as part of temporary flood mitigation activities. During that time, we understand that a ditch was excavated parallel to the future alignment of 65th Avenue South. According to the photograph and information provided, the soils were excavated to create a temporary/emergency flood berm and drainage ditch. We understand that once flooding subsided, the excavated clay was placed back into the trench. To our knowledge, there was no laboratory testing of the fill or in-place density or moisture testing performed at the time of trench backfill placement.

Figure 1: Photograph of excavation activities performed by the City of Fargo dated April 17, 2009.



Site Visit Information

At the time of our site visit, the garage foundation areas had already been excavated to planned grade (Figure 1). Additionally, a deeper center excavation was performed for the sewer drain installation. Based on the exposed excavation wall cuts, onsite soils appeared to consist of approximately 1/2 to 1 foot of topsoil underlain by various fat clays which were brown and gray in color. The exposed subgrade soils within the base of the northeast corner footing excavations consists of native, inorganic gray and brown fat clays. Geologically, these soils appeared to be consistent with upper Alluvial and Sherack Formation deposits commonly encountered in the Fargo area.

Much of the remaining exposed subgrade soils within the footing excavations appeared to consist of fat clay fill (Figure 2) which varied from brown to gray with some areas of dark gray (topsoil) blended in as illustrated in Figure 3 below. Standing groundwater was observed within the deeper portion of the excavation which was observed to be approximately 7 to 8 feet below the surrounding grade.

Figure 1: Photograph of garage footing excavations facing southwest taken during our site visit on June 26, 2026.

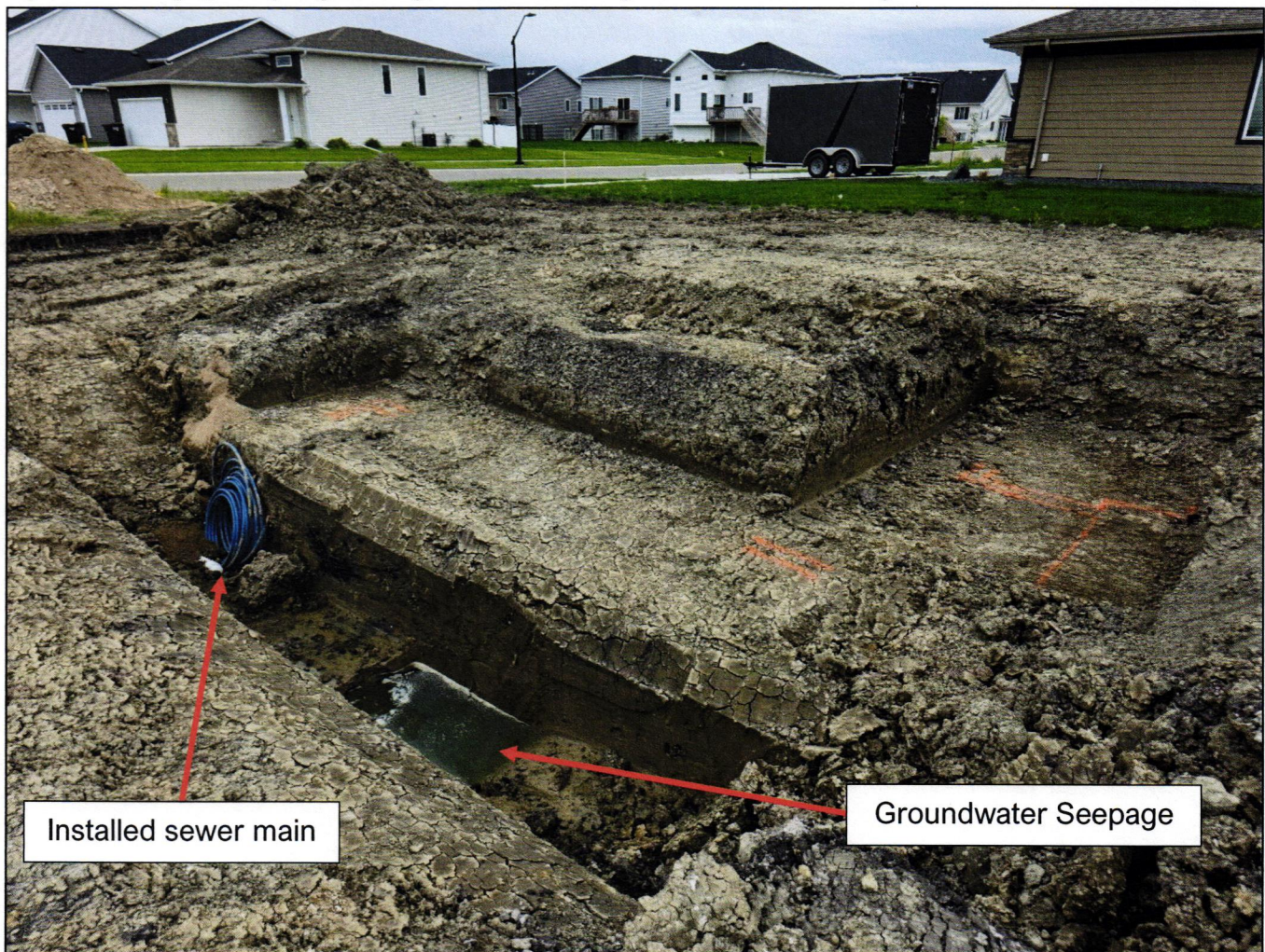
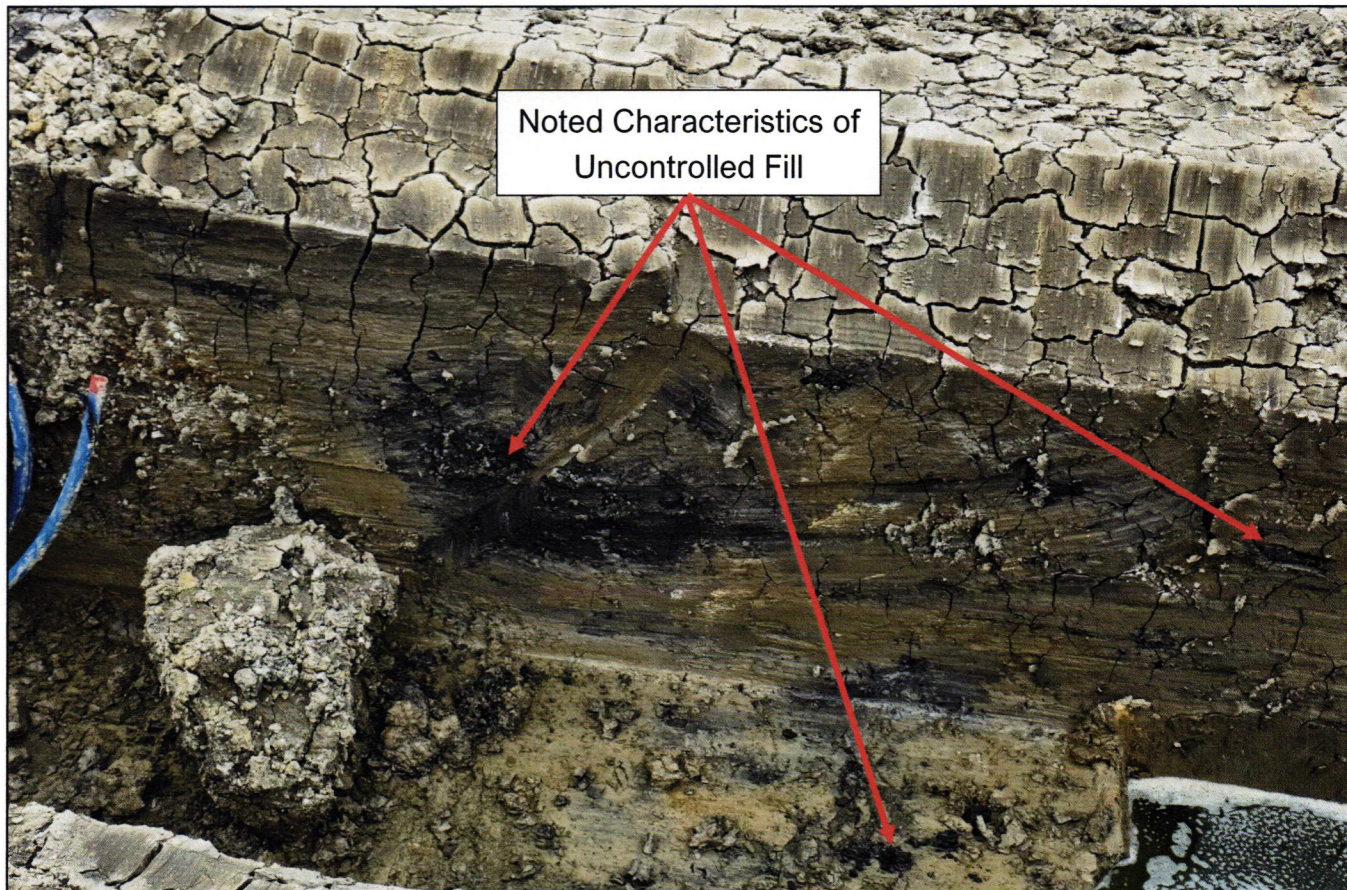


Figure 2: Close up photograph of uncontrolled fill soils observed during our site visit on June 26, 2026.



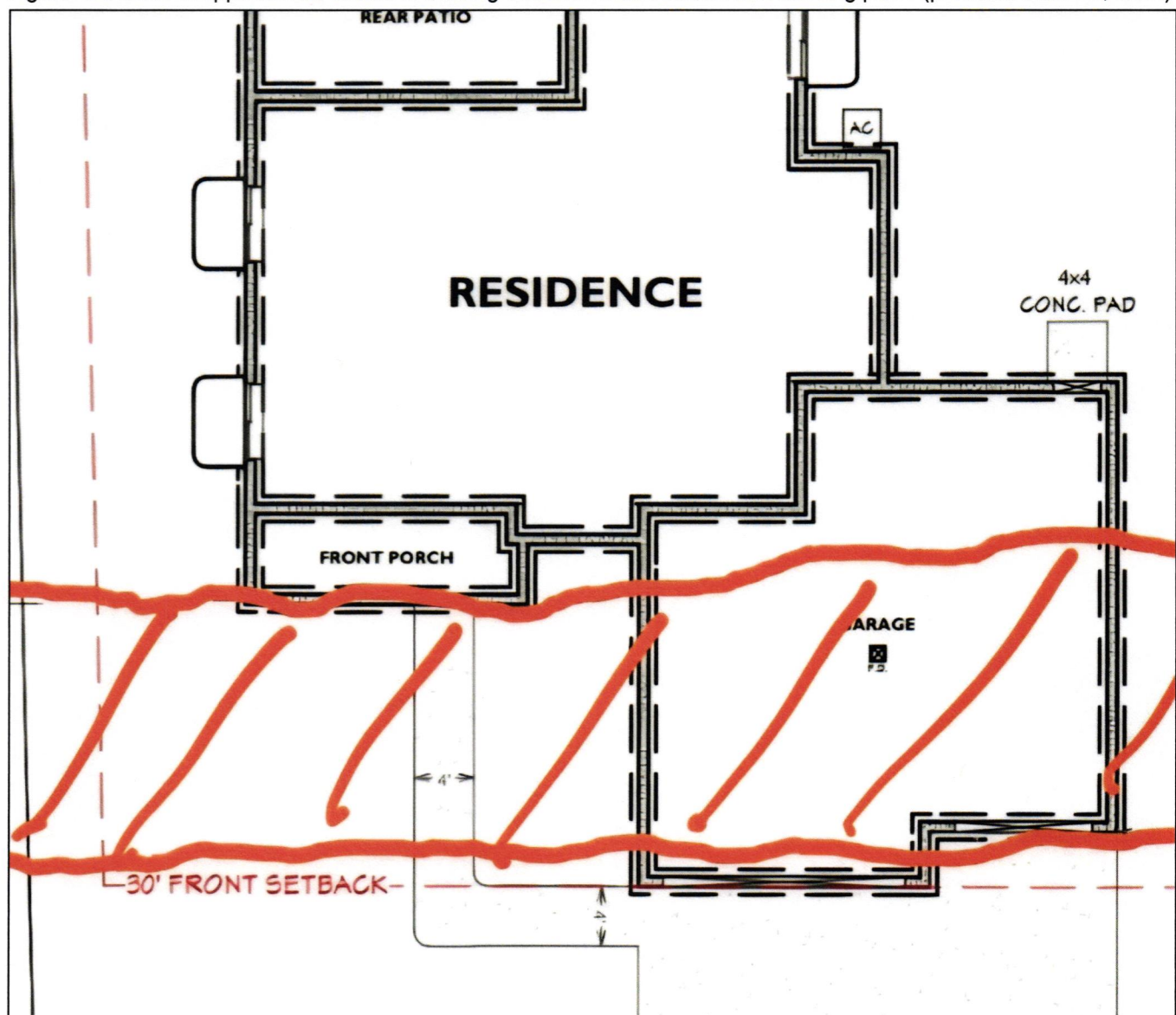
Figure 3: Photograph of center excavation facing west taken during our site visit on June 26, 2026.



Recommendations and Conclusions

Based on our visual observations, hand probing, and provided past information for the site, the exposed subgrade soils within the garage excavation appeared to consist of a mixture of native fat clay and previously placed fat clay fill. Because there is no known documentation of moisture-density testing of the encountered fill, the fill observed at the site is considered as uncontrolled fill. The approximate extent of the fill within the garage footprint is illustrated in Figure 4 below. The rough sketch was provided by Bottomline Excavating, Inc., which was confirmed by Dirt Wise during our onsite observations.

Figure 4: Sketch of approximate extent of existing trench backfill overlain with building plans (provided June 26, 2026)



The uncontrolled fill appeared soft to reasonably firm (based on relative effort to insert a basic steel probe rod up to approximately 30 inches) and visually moist near the planned foundation excavation bottom; however, fill materials observed in the deeper sewer drain trench appeared saturated and very soft, likely due to the presence of shallow groundwater observed at the site.

Although uncontrolled, the observed fill appears capable of supporting the anticipated light slab loading (less than approximately 500 psf) within the garage floor slab areas and, in our opinion, may remain in place beneath slab-on-grade areas. However, because there is a higher risk of potential long-term settlement or differential movement within more heavily loaded foundation areas, we recommend the uncontrolled fill within these areas be removed to expose competent native fat clay soils and replaced with suitable materials prior to foundation construction.

Based on the below considerations, we recommend that the undocumented fill beneath the proposed garage foundations be removed and replaced with controlled density fill (CDF).

- Narrow width and depth of the required excavation needed to remove the undocumented fill.
- Presence of shallow groundwater and the potential for seepage into the excavation.
- Difficulty of properly placing and compacting engineered granular fill on saturated or softened native fat clays while minimizing disturbance of the exposed subgrade.
- Additional excavation width required to laterally overexcavate footing excavations when supporting foundations on engineered granular fill (minimum 8 inches horizontally for each 1 foot of engineered fill thickness).

We recommend that the CDF consist of a low-strength, self-consolidating flowable fill intended for structural backfill applications with a target 28-day compressive strength of approximately 50 to 100 psi and generally not exceeding 150 psi to facilitate potential future excavation. Prior to CDF placement, any standing groundwater should be removed to allow confirmation that all undocumented fill has been removed and that the excavation bottom and sidewalls consist of native inorganic fat clays. Dirt Wise should be notified to observe the excavation after completion of the overexcavation and prior to placement of the CDF. The CDF supplier shall certify that the delivered mix conforms to the approved mix design.

No soil corrections are required for foundation areas where native fat clay deposits commonly used to support residential foundations in the Fargo-Moorhead area were encountered.

Local fat clay soils are susceptible to volume changes when subjected to significant moisture fluctuations which result in shrinking upon drying and swelling upon wetting. Dry soils, which get left in place and covered by concrete, can re-hydrate over time and swell. This swelling often has the capability of lifting/cracking concrete slabs and foundations, so it is critical to remove overly dry clays below foundations and floor slabs prior to placement of engineered fill or concrete, as needed.

If heavy rain events occur prior to pouring concrete, we recommend that any standing water be removed (typically using a sump pump is sufficient) and any areas that become softened prior to concrete or engineered fill placement should be removed and replaced with suitable materials. Wet fat clays are easily disturbed so care needs to be taken to minimize disturbance of the supporting soils beneath foundations and floor slabs. The exposed subgrade soils should be protected from excessive drying, saturation, freezing, rutting, pumping, or other disturbance prior to concrete or engineered fill placement.

Subgrade soils should be maintained in a moist condition and should not be allowed to dry excessively. If the exposed soils become softened, disturbed, excessively dry, frozen, or otherwise altered from the conditions observed during our visit, we should be contacted to perform additional observations and provide recommendations prior to foundation or slab placement, as needed.

Limitations and Conditions

This report documents conditions observed during a limited site visit and should not be construed as a certification of site conditions or a guarantee of future performance. Construction means, methods, sequencing, and quality control remain the responsibility of the contractor. It is the contractor's responsibility to notify Dirt Wise, LLC if site conditions differ from those observed during our visit which may warrant additional site visits. No guarantee is expressed or implied regarding future site performance, and Dirt Wise, LLC cannot be responsible for changes in subsurface conditions that occur after completion of our observations.

This report is based solely upon visual observations made during our site visit and does not constitute a comprehensive geotechnical exploration or construction testing program. Conditions observed during our visit represent a snapshot in time and may change due to weather, construction activities, groundwater fluctuations, or other factors beyond our control.

No evaluation of allowable bearing capacity, settlement estimations, long-term groundwater conditions, or other geotechnical design parameters was performed as part of this scope of services. If subsurface information is required for design, construction, or risk evaluation purposes, a site-specific geotechnical investigation should be performed.

BottomLine Excavating
301 7th St NW, #1A
West Fargo, ND 58078
bottomlineex@hotmail.com

Estimate

ADDRESS
Krueger Construction

ESTIMATE # 1512
DATE 06/26/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	2699 65th Ave S Fargo Borrow pit repair			
CDF	Estimated cubic yards of CDF to replace backfill from borrow for city levee build. 3 garage footings. 57 CYDs 1 Stoop footing. 18 CYDs Replace backfill under sewer line. 5 CYDs	115	200.00	23,000.00
Equipment	Estimated excavator time to dig out backfill.	12	200.00	2,400.00
Exclusions	Excludes -Testing. -Surveying. -Staking. -Frost or load restrictions. -Corrections for poor soils or contaminated soil. -Storm water management. -Relocating utilities. -Finish grading. -Seeding.	1	0.00	0.00

TOTAL **\$25,400.00**

Accepted By

Accepted Date