



Engineering Department

225 4th Street North

Fargo, ND 58102

Phone: 701.241.1545 | Fax: 701.241.8101

Email: feng@FargoND.gov

www.FargoND.gov

July 15, 2026

Honorable Board of City
Commissioners
City of Fargo
Fargo, ND

Re: Improvement District No. BN-26-B1

Dear Commissioners:

Bids were opened at 11:45 am on Wednesday, July 15, 2026, for New Paving and Utility Construction, Improvement District No. BN-26-B1, located as follows: J&O 45th Street Apartments.

The bids were as follows:

Master Holdings, LLC	\$523,763.75
All Finish Concrete	\$644,975.00
Dakota Underground Co Inc	\$673,906.85
Northern Improvement Co	\$790,997.35
Engineers Estimate	\$522,424.80

Private financial security is not needed.

No protests have been received.

This office recommends award of the contract to Master Holdings, LLC in the amount of \$523,763.75 as the lowest and best bid.

Sincerely,

Thomas Knakmuhs, P.E.

City Engineer



Engineer's Statement Of Cost
Improvement District # BN-26-B1
New Paving And Utility Construction

J&O 45th Street Apartments

WHEREAS, bids have been opened and filed for the above described Improvement District for City of Fargo, North Dakota; and WHEREAS, an estimate of the cost of work is required by the engineer for the City of Fargo, North Dakota;

NOW THEREFORE Thomas Knakmuhs, do hereby certify as follows:

That I am the City Engineer for the City of Fargo, North Dakota;

That the following is detailed statement of the estimated cost of the job described as:

New Paving and Utility Construction Improvement District # BN-26-B1 of the City of Fargo, North Dakota.

Line	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
Water Main					
1	F&I Fittings C153 Ductile Iron	LB	97.00	20.00	1,940.00
2	F&I Hydrant	EA	1.00	10,000.00	10,000.00
3	Salvage Hydrant	EA	1.00	1,000.00	1,000.00
4	Plug Pipe 4" Dia	EA	1.00	500.00	500.00
5	Plug Pipe 6" Dia	EA	1.00	600.00	600.00
6	Connect Pipe to Exist Pipe	EA	1.00	1,725.00	1,725.00
7	F&I Pipe C900 DR 18 - 6" Dia PVC	LF	9.00	200.00	1,800.00
8	Remove Pipe All Sizes All Types	LF	62.00	15.00	930.00
9	F&I Pipe w/GB C900 DR 18 - 12" Dia PVC	LF	10.00	200.00	2,000.00
10	F&I Gate Valve 6" Dia	EA	1.00	4,000.00	4,000.00
11	F&I Hydrant Ext. 30" High	EA	1.00	2,300.00	2,300.00
Water Main Total					26,795.00
Street Lights					
12	Relocate Street Light	EA	3.00	1,100.00	3,300.00
13	Remove Street Light	EA	3.00	1,100.00	3,300.00
14	F&I Base 6' Deep Reinf Conc	EA	3.00	3,300.00	9,900.00
15	Remove Base	EA	3.00	2,000.00	6,000.00
16	F&I Conductor #6 USE Cu	LF	4,936.00	3.00	14,808.00
17	F&I Innerduct 1.5" Dia	LF	1,352.00	14.00	18,928.00
Street Lights Total					56,236.00
Storm Sewer					

Line	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
18	Modify Manhole	EA	2.00	4,500.00	9,000.00
19	F&I Inlet - Single Box (SBI) Reinf Conc	EA	2.00	4,000.00	8,000.00
20	F&I Inlet - Round (RDI) Reinf Conc	EA	1.00	3,000.00	3,000.00
21	Remove Inlet	EA	3.00	250.00	750.00
22	Connect Pipe to Exist Pipe	EA	1.00	1,000.00	1,000.00
23	Connect Pipe to Exist Structure	EA	1.00	1,000.00	1,000.00
24	Remove Pipe All Sizes All Types	LF	37.00	20.00	740.00
25	F&I Pipe w/GB 12" Dia Reinf Conc	LF	41.00	105.00	4,305.00
26	F&I Flat MH Cover 8" Thick Reinf Conc	EA	1.00	1,000.00	1,000.00
Storm Sewer Total					28,795.00
Paving					
27	Topsoil - Strip & Spread	LS	1.00	3,500.00	3,500.00
28	Boulevard Grading	SY	1,491.00	3.10	4,622.10
29	Subcut	CY	245.00	5.00	1,225.00
30	Subgrade Preparation	SY	2,445.00	4.00	9,780.00
31	F&I Woven Geotextile	SY	2,445.00	2.00	4,890.00
32	F&I Crushed Conc - 10" Thick	SY	2,445.00	19.75	48,288.75
33	F&I Edge Drain 4" Dia PVC	LF	894.00	7.70	6,883.80
34	F&I Curb & Gutter Standard (Type II)	LF	894.00	37.00	33,078.00
35	Remove Curb & Gutter	LF	710.00	10.00	7,100.00
36	F&I Pavement 9" Thick Doweled Conc	SY	2,095.00	100.00	209,500.00
37	Remove Pavement 9" Thick Conc	SY	1,048.00	22.00	23,056.00
38	F&I Sidewalk 4" Thick Reinf Conc	SY	298.00	74.00	22,052.00
39	Remove Sidewalk 4" Thick Conc	SY	172.00	10.00	1,720.00
40	F&I Driveway 7" Thick Reinf Conc	SY	277.00	80.00	22,160.00
41	Remove Driveway All Thicknesses All Types	SY	185.00	10.00	1,850.00
42	Casting to Grade - Blvd	EA	2.00	350.00	700.00
43	Casting to Grade - no Conc	EA	5.00	350.00	1,750.00
44	GV Box to Grade - Blvd	EA	2.00	150.00	300.00
45	Mulching Type 1 Hydro	SY	1,491.00	1.00	1,491.00
46	Seeding Type C	SY	1,491.00	2.10	3,131.10
Paving Total					407,077.75
Miscellaneous					
47	Remove Tree	EA	2.00	500.00	1,000.00
48	Stormwater Management	LS	1.00	1,000.00	1,000.00

Line	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
49	Inlet Protection - New Inlet	EA	3.00	220.00	660.00
50	Inlet Protection - Existing Inlet	EA	10.00	220.00	2,200.00
Miscellaneous Total					4,860.00
Total Construction in \$					523,763.75

Legal	3.00%	15,712.91
Contingency	5.00%	26,188.19
Admin	4.00%	20,950.55
Interest	4.00%	20,950.55
Engineering	10.00%	52,376.38
Total Estimated Costs		659,942.33
Special Assessments		659,942.33
Unfunded Costs		0.00

IN WITNESS THEREOF, I have hereunto set my hand and seal



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

Thomas Knakmuhs, P.E.
City Engineer

RESOLUTIONS PERTAINING TO IMPROVEMENT DISTRICT NO. BN-26-B
NEW PAVING AND UTILITY CONSTRUCTION
Determining Insufficiency of Protests

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

WHEREAS, The Board of City Commissioners of the City of Fargo, North Dakota (the "Board"), has created by resolution Improvement District No. BN-26-B (the "Improvement District") in the City of Fargo, North Dakota (the "City"), as required by North Dakota Century Code, Chapter 40-22 (the "Act"); and

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

WHEREAS, the City has caused the resolution of necessity for the project relating to the Improvement District (the "Resolution") to be published once each week for two consecutive weeks in the official newspaper of the City, as required by the Act; and

WHEREAS, the Act provides that, if within thirty days after the first publication of the Resolution the owners of any property within the Improvement District file written protests describing the property which is the subject of the protest with the city auditor protesting against the adoption of said Resolution, the Board, at its next meeting after the expiration of the time for filing such protests, shall hear and determine the sufficiency thereof; and

WHEREAS, thirty days have passed since the date of the first publication of the Resolution and the time for filing protests has expired;

NOW THEREFORE BE IT RESOLVED, that the Board hereby finds that the written protests received are insufficient to bar any of the proceedings relating to the project in the Improvement District.

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 the 20th day of July, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Fargo, North Dakota, this 20th day of July, 2026.

Susan Thompson
City Auditor

(SEAL)