

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-23-A

Call For Bids August 3, 2026

Advertise Dates August 12 & 19, 2026

Bid Opening Date September 25 (NDDOT), 2026

Substantial Completion Date September 29, 2028

Final Completion Date October 29, 2028

N/A PWPEC Report (Part of 2026 CIP)

X Engineer's Report (Attach Copy)

N/A Direct City Auditor to Advertise for Bids (to be bid by NDDOT)

N/A Bid Quantities (Attach Copy for Auditor's Office Only)

X Notice to Property Owners (Doug Durgin)

N/A Supplemental Funding Language Included

Project Engineer Shane Geraghty

Phone No. 701-241-1571

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:

X Create District (Attach Copy of Legal Description)

X Order Plans & Specifications

X Approve Plans & Specifications

X Adopt Resolution of Necessity

N/A Approve Escrow Agreement (Attach Copy for Commission Office Only)

X Assessment Map (Attach Copy for Auditor's Office Only)

ENGINEER'S REPORT
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-23-A

Nature & Scope

The project is on Main Avenue from 25th Street to University Drive.

This project is for pavement reconstruction of Main Avenue. It will upgrade the existing infrastructure by replacing the existing concrete pavement, curb and gutter, the water distribution system, sanitary sewer system, storm sewer system, sidewalk, make intersection improvements and incidentals.

Purpose

This project is necessary because Main Avenue is an arterial street that services Fargo and is part of the NDDOT Regional Highway System. The existing street section is deteriorated and in need of replacement. The sewer and water main replacement portions of the project will replace deteriorated mains and service piping that will be located under the new street section.

Funding for the project will consist of Federal Highway Funds from the NDDOT's Regional Highway System, State Funds, Infrastructure Sales Tax, Storm Sewer Utility Funds, Waste Water Utility Funds, Water Utility Funds, and Special Assessments.

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 \$ 36,458,779.75. The cost breakdown is as follows:

Paving:	\$ 21,593,478.25
Amount Federally Funded	\$ 17,475,601.95
Amount State Funded	\$ 1,958,528.48
Amount Locally Funded	\$ 2,159,347.83
Plus 4% Administration Fee:	\$ 86,373.91
Plus 3% Legal Fee:	\$ 64,780.43
Plus 4% Interest Fee:	\$ 86,373.91
Plus 5% Contingency:	\$ 107,967.39
Total Estimated Cost:	\$ 2,504,843.48
Special Assessments	\$ 2,504,843.48

Paving (100% Local):	-	\$ 1,742,717.00
Amount Federally Funded		\$ -
Amount State Funded		\$ -
Amount Locally Funded		\$ 1,742,717.00
Plus 4% Administration Fee:		\$ 69,708.68
Plus 3% Legal Fee:		\$ 52,281.51
Plus 4% Interest Fee:		\$ 69,708.68
Plus 5% Contingency:		\$ 87,135.85
Total Estimated Cost:		\$ 2,021,551.72
Special Assessments		\$ 1,212,931.03
Sales Tax		\$ 808,620.69

Storm Sewer	-	\$ 5,950,539.50
Amount Federally Funded		\$ 4,322,471.89
Amount State Funded		\$ 484,373.92
Amount Locally Funded		\$ 1,143,693.69
Plus 4% Administration Fee:		\$ 45,747.75
Plus 3% Legal Fee:		\$ 34,310.81
Plus 4% Interest Fee:		\$ 45,747.75
Plus 5% Contingency:		\$ 57,184.68
Total Estimated Cost:		\$ 1,326,684.68
Special Assessments - Remaining Paving Cap		\$ 728,094.79
Storm Utility		\$ 598,589.89

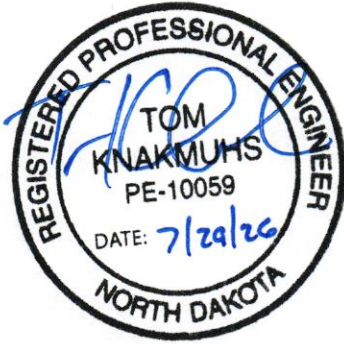
Sanitary Sewer	-	\$ 3,698,350.34
Amount Federally Funded		\$ -
Amount State Funded		\$ -
Amount Locally Funded		\$ 3,698,350.34
Plus 4% Administration Fee:		\$ 147,934.01
Plus 3% Legal Fee:		\$ 110,950.51
Plus 4% Interest Fee:		\$ 147,934.01
Plus 5% Contingency:		\$ 184,917.52
Total Estimated Cost:		\$ 4,290,086.39
Special Assessments - Local Cap		\$ 345,764.76
Waste Water Utility		\$ 3,944,321.63

Water Main	-	\$ 3,473,694.66
Amount Federally Funded		\$ -
Amount State Funded		\$ -
Amount Locally Funded		\$ 3,473,694.66
Plus 4% Administration Fee:		\$ 138,947.79
Plus 3% Legal Fee:		\$ 104,210.84
Plus 4% Interest Fee:		\$ 138,947.79
Plus 5% Contingency:		\$ 173,684.73
Total Estimated Cost:		\$ 4,029,485.81
Special Assessments - Local Cap		\$ 351,662.90
Water Utility		\$ 3,677,822.91

Miscellaneous Costs	-	
NDDOT 10% Engineering Fee:		\$ 3,645,877.98
Outside Engineering (Design):		\$ 375,989.00
Outside Engineering (Inspect):		\$ 350,000.00
Total Miscellaneous Costs:		\$ 4,371,866.98
Federal Funds		\$ 2,179,807.38
State Funds		\$ 244,290.24
Waste Water Utility		\$ 973,884.68
Water Utility		\$ 973,884.68

Project Funding Summary		
	-	
Federal Funds	56.04%	\$ 23,977,881.22
State Funds	6.28%	\$ 2,687,192.64
Special Assessments	12.02%	\$ 5,143,296.96
Storm Utility	1.40%	\$ 598,589.89
Waste Water Utility	11.50%	\$ 4,918,206.31
Water Utility	10.87%	\$ 4,651,707.58
Sales Tax	1.89%	\$ 808,620.69
Total Estimated Project Cost		\$ 42,785,495.29

We believe this project to be cost effective.





Tom Knakmuhs, P.E.
City Engineer

CITY OF FARGO
ENGINEERING DEPARTMENT

LOCATION & COMPRISING
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-23-A

LOCATION:

On Main Avenue from 25th Street to University Drive.

COMPRISING:

The area is bounded by 25th Street on the west, 4th Avenue North on the north, University Drive on the east, and 5th Avenue South on the south.

Refer to 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.

