

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:

New Paving and Utility Construction

Improvement

District No. BN-26-B

Call For Bids	<u>June 8</u>	, <u>2026</u>
Advertise Dates	<u>June 17 & 24</u>	, <u>2026</u>
Bid Opening Date	<u>July 15</u>	, <u>2026</u>
Substantial Completion Date	<u>October 13</u>	, <u>2026</u>
Final Completion Date	<u>November 12</u>	, <u>2026</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 Matthew Jennings

Phone No. (701) 241-1545

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. BN-26-B

NEW PAVING AND UTILITY CONSTRUCTION

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. BN-26-B (New Paving and Utility Construction) 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 BN-26-B 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. BN-26-B 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. BN-26-B 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. BN-26-B 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. BN-26-B 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 8th, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Fargo, North Dakota, this 4th day of June, 2026.

Susan Thompson
City Auditor

(SEAL)



**ENGINEER'S REPORT
NEW PAVING AND UTILITY CONSTRUCTION
IMPROVEMENT DISTRICT NO. BN-26-B
J&O 45TH STREET APARTMENTS**

Nature & Scope

This project is for new construction of underground utilities, concrete pavement, streetlights and incidentals on 24th Avenue South from 300' east of 45th Street South to 850' east of 45th Street South and on 26th Avenue South from 300' east of 45th Street South to 550' east of 45th Street South.

Purpose

This project is to provide infrastructure for new commercial and residential development in J&O 45th Street Apartments Addition as requested by the Developer.

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 \$522,424.80. The cost breakdown is as follows:

All Special Assessment

Construction Cost		\$522,424.80
Fees		

Admin	4%	\$20,896.99
Contingency	5%	\$26,121.24
Engineering	10%	\$52,242.48
Interest	4%	\$20,896.99
Legal	3%	\$15,672.74

Total Estimated Cost		\$658,255.24
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Funding

Special Assessments	100.00%	\$658,255.24
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Project Funding Summary

Special Assessments	100.00%	\$658,255.24
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Total Estimated Project Cost		\$658,255.24
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We believe this project to be cost effective.



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

Thomas Knakmuhs, P.E.
City Engineer



**LOCATION AND COMPRISING
NEW PAVING AND UTILITY CONSTRUCTION
IMPROVEMENT DISTRICT NO. BN-26-B
J&O 45TH STREET APARTMENTS**

LOCATION:

On 24th Avenue South from 300' east of 45th Street South to 850' east of 45th Street South.

On 26th Avenue South from 300' east of 45th Street South to 550' east of 45th Street South.

COMPRISING:

The area bounded on the north by the parcels north of 24th Avenue South, on the east by the eastern edge of the outlined project area, on the south by 26th Avenue South, and on the west by 45th Street 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.

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

(June 17 and 24, 2026)

45 ST S



-  PROJECT AREA
-  SPECIAL ASSESSMENT DISTRICT BOUNDARY

CITY OF FARGO
ENGINEERING DEPARTMENT
LOCATION & ASSESSMENT AREA
NEW PAVING AND UTILITY CONSTRUCTION
IMPROVEMENT DISTRICT NO. BN-26-B

