



Engineering Department

225 4th Street North

Fargo, ND 58102

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July 29, 2026

Honorable Board of City
Commissioners
City of Fargo
Fargo, ND

Re: Improvement District No. BR-26-D2

Dear Commissioners:

Bids were opened at 11:45 am on Wednesday, July 29, 2026, for Paving and Utility Rehab/Reconstruction, Improvement District No. BR-26-D2, located as follows: On 8th Avenue South from 4th Street South to the east end of 8th Avenue South.

The bids were as follows:

Master Holdings LLC	\$841,390.45
Dakota Underground Co Inc	\$915,454.55
Key Contracting Inc	\$957,370.45
Northern Improvement Co	\$1,162,791.45
Park Construction Company	\$1,508,898.71

Engineers Estimate	\$986,137.25
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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 \$841,390.45 as the lowest and best bid.

Sincerely,

Thomas Knakmuhs, P.E.

City Engineer



Engineer's Statement Of Cost
Improvement District # BR-26-D2
Paving And Utility Rehab/Reconstruction

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

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:

Paving and Utility Rehab/Reconstruction Improvement District # BR-26-D2 of the City of Fargo, North Dakota.

Line	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
Sanitary Sewer					
1	F&I Manhole 4' Dia Reinf Conc	EA	1.00	15,000.00	15,000.00
2	Remove Manhole	EA	1.00	500.00	500.00
3	Clean Pipe All Sizes All Types	LF	324.00	5.00	1,620.00
4	Connect Pipe to Exist Pipe	EA	1.00	1,000.00	1,000.00
5	Bore Pipe SDR 26 - 6" Dia PVC	LF	50.00	70.00	3,500.00
6	Remove Pipe All Sizes All Types	LF	324.00	15.00	4,860.00
7	F&I Pipe w/GB SDR 26 - 6" Dia PVC	LF	552.00	120.00	66,240.00
8	F&I Pipe w/GB SDR 35 - 12" Dia PVC	LF	324.00	210.00	68,040.00
9	Connect Sewer Service	EA	22.00	2,000.00	44,000.00
Sanitary Sewer Total					204,760.00
Water Main					
10	F&I Fittings C153 Ductile Iron	LB	128.00	22.00	2,816.00
11	F&I Hydrant	EA	1.00	10,000.00	10,000.00
12	Connect Pipe to Exist Pipe	EA	1.00	1,500.00	1,500.00
13	Remove Pipe All Sizes All Types	LF	606.00	10.00	6,060.00
14	F&I Pipe w/GB C900 DR 18 - 6" Dia PVC	LF	5.00	200.00	1,000.00
15	F&I Pipe w/GB C900 DR 18 - 8" Dia PVC	LF	591.00	140.00	82,740.00
16	F&I Gate Valve 6" Dia	EA	1.00	2,900.00	2,900.00
17	F&I Gate Valve 8" Dia	EA	1.00	3,700.00	3,700.00
18	Bore Pipe 1" Dia Water Service	LF	50.00	40.00	2,000.00

Line	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
19	Bore Pipe 1.5" Dia Water Service	LF	50.00	47.00	2,350.00
20	F&I Pipe w/GB 1" Dia Water Service	LF	732.00	80.00	58,560.00
21	F&I Pipe w/GB 1.5" Dia Water Service	LF	40.00	85.00	3,400.00
22	Rem & Repl CS & Box 1" Dia	EA	20.00	1,400.00	28,000.00
23	Rem & Repl CS & Box 1.5" Dia	EA	4.00	1,600.00	6,400.00
24	Connect Water Service	EA	24.00	900.00	21,600.00
25	Furnish Temp Water Svc	LS	1.00	25,000.00	25,000.00
Water Main Total					258,026.00
Storm Sewer					
26	Repair Manhole Floor & Invert	EA	1.00	1,000.00	1,000.00
27	F&I Inlet - Single Box (SBI) Reinf Conc	EA	2.00	3,700.00	7,400.00
28	Remove Inlet	EA	2.00	100.00	200.00
29	Connect Pipe to Exist Pipe	EA	1.00	500.00	500.00
30	Remove Pipe All Sizes All Types	LF	44.00	10.00	440.00
31	F&I Pipe w/GB SDR 35 - 12" Dia PVC	LF	47.00	110.00	5,170.00
Storm Sewer Total					14,710.00
Paving					
32	Remove Pavement All Thicknesses All Types	SY	2,075.00	21.00	43,575.00
33	F&I Casting Water Service	EA	3.00	200.00	600.00
34	Subgrade Preparation	SY	2,515.00	5.25	13,203.75
35	F&I Woven Geotextile	SY	2,515.00	1.90	4,778.50
36	F&I Class 5 Agg - 8" Thick	SY	2,515.00	14.00	35,210.00
37	F&I Edge Drain 4" Dia PVC	LF	1,232.00	10.00	12,320.00
38	F&I Curb & Gutter Standard (Type II)	LF	1,243.00	37.00	45,991.00
39	Remove Curb & Gutter	LF	1,245.00	5.00	6,225.00
40	F&I Sidewalk 4" Thick Reinf Conc	SY	618.00	75.00	46,350.00
41	Remove Sidewalk All Thicknesses All Types	SY	632.00	7.00	4,424.00
42	F&I Driveway 6" Thick Reinf Conc	SY	415.00	82.00	34,030.00
43	Remove Driveway All Thicknesses All Types	SY	368.00	10.00	3,680.00
44	F&I Asphalt Pavement FAA 43 w/ PG58H-34	Ton	686.00	125.00	85,750.00
45	Rem & Repl Casting - Self Leveling	EA	1.00	2,000.00	2,000.00
46	Casting to Grade - w/Conc	EA	2.00	450.00	900.00
47	Casting to Grade - no Conc	EA	2.00	250.00	500.00
48	GV Box to Grade - Blvd	EA	1.00	150.00	150.00
49	GV Box to Grade - w/Conc	EA	1.00	250.00	250.00

Line	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
Paving Total					339,937.25
Signing					
50	F&I Sign Assembly	EA	2.00	120.00	240.00
51	F&I Sign Assembly & Anchor	EA	5.00	200.00	1,000.00
52	F&I Diamond Grade Cubed	SF	6.13	40.00	245.20
53	F&I High Intensity Prismatic	SF	15.30	40.00	612.00
Signing Total					2,097.20
Landscaping					
54	Mulching Type 1 Hydro	SY	2,400.00	3.20	7,680.00
55	Seeding Type C	SY	2,400.00	1.10	2,640.00
56	Weed Control Type B	SY	2,400.00	0.10	240.00
57	Tree Protection	EA	27.00	100.00	2,700.00
58	Irrigation Repair	EA	5.00	925.00	4,625.00
Landscaping Total					17,885.00
Erosion Control					
59	Stormwater Management	LS	1.00	1,000.00	1,000.00
60	Temp Construction Entrance	EA	1.00	500.00	500.00
61	Inlet Protection - New Inlet	EA	2.00	275.00	550.00
62	Inlet Protection - Existing Inlet	EA	7.00	275.00	1,925.00
Erosion Control Total					3,975.00
Total Construction in \$					841,390.45
Engineering				10.00%	84,139.05
Admin				4.00%	33,655.62
Legal				3.00%	25,241.71
Interest				4.00%	33,655.62
Contingency				5.00%	42,069.52
Total Estimated Costs					1,060,151.97
Special Assessments					222,160.28
Utility Funds - Wastewater - 521					275,068.26
Utility Funds - Water - 501					320,332.88
Sales Tax Funds - Infrastructure - 420					233,323.25
Utility Funds - Stormwater - 524					9,267.30
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. BR-26-D
PAVING AND UTILITY REHAB/RECONSTRUCTION
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. BR-26-D (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 3rd day of August, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Fargo, North Dakota, this 3rd day of August, 2026.

Susan Thompson
City Auditor

(SEAL)