



Engineering Department

DATE: January 23, 2024

FROM: Gabe Schell, City Engineer

ITEM: Sewer Improvement District SE 582

REQUEST:

Request for Resolution Approving the Revised Preliminary Engineering Report and Approving Plans and Specifications, Resolution Approving Plans and Specifications, and Resolution Directing the Advertisement of Bids and Receive Bids for Sewer Improvement SE 582.

BACKGROUND INFORMATION:

Sewer Improvement District SE 582 was created at the Board of City Commissioner March 23, 2023 meeting. Bids were received on May 15, 2023 and exceeded the limits of Chapter 40-22 of North Dakota Century Code. On June 13, 2023 the Board of City Commissioners rejected all bids and allowed city staff and the developer's consultants to explore other options related to timeline, project size and project scope.

SE 582 will still consist of one unit of new storm sewer and related work. There is still a mutual benefit to construct the storm sewer at the same time and under the same contract as the water and sanitary sewer installation.

On November 28, 2023 the board of City Commissioner approved the revised development agreement with MBR Properties, LLC. As part of this development agreement with MBR Properties, LLC, Water and Sewer Improvement Project WPSP 392 will be bid with SE 582. The scope and size of projects SE 582 and WPSP 392 have changed. Unit 1 of SE 582 includes approximately 7,900 LF of new storm sewer ranging in size from 12" to 60", 700 LF of 14" stormwater force main, a stormwater lift station, and related appurtenances in Paradise Valley Addition and Paradise Valley Second Addition.

The Revised Preliminary Engineering Report is attached and will be posted to the city website upon City Commission approval at www.bismarcknd.gov/Streets.

Revised Project Schedule

Authorization to Advertise
Receipt and Opening of Bids
Award of Bid
Project Completion

January 23, 2024
February 22, 2024
February 27, 2024
Fall 2024

RECOMMENDED CITY COMMISSION ACTION:

Approval of Resolution Approving the Revised Preliminary Engineering Report and Approving Plans and Specifications

Approval of Resolution Approving Plans and Specifications

Approval of Resolution Directing the Advertisement of Bids and Receive Bids

STAFF CONTACT INFORMATION:

Gabe Schell, City Engineer, 701-355-1507, gschell@bismarcknd.gov

ATTACHMENTS:

1. Revised Engineering Report - SE 582

ENGINEER'S REPORT
Sewer Improvement District Number Five Hundred Eighty-Two (582)

General Nature, Purpose and Benefit

Sewer Improvement District SE 582 consists of one unit of new storm sewer and related work. Unit 1 includes approximately 7,900 LF of new storm sewer ranging in size from 12" to 60", 700 LF of 14" stormwater forcemain, a stormwater lift station, and related appurtenances in Paradise Valley Addition and Paradise Valley Second Addition.

The storm sewer will be installed to manage storm water runoff within this district and will facilitate the extension of the City's roadway network as requested by the majority landowner for the continued growth of the City of Bismarck

The boundary of the district was drawn to include the parcels which receive a benefit from the improvements of this district as per the current special assessment policy approved by the City Commission. Please see attached maps.

Cost Feasibility

Schedule A - Project Costs included as set out in Section 40-22-01 of the NDCC and as advertised under section 40-22-19 of the NDCC.

New Storm Sewer And Lift Station	\$	4,097,213.00
New Lift Station Electrical Only	\$	115,000.00
Subtotal	\$	4,212,213.00
10% Contingency	\$	421,221.30
Total Schedule A Cost	\$	4,633,434.30

Schedule B - Other Project Costs not otherwise included above.

Engineering Fees	\$	231,671.72
Administration Fees	\$	231,671.72
Interest During Construction	\$	139,003.03
Advertising and Legal	\$	92,668.69
Total Schedule B Cost	\$	695,015.15

Project Cost Summary

Schedule A Costs	\$	4,633,434.30
Schedule B Costs	\$	695,015.15
Total Estimated Improvement Cost	\$	5,328,449.45

Funding Summary

Special Assessments	\$	5,328,449.45
Total Funding	\$	5,328,449.45

This work was prepared by me or under my direct supervision. We believe this project to be cost effective and reflects our best information at this time.




Linda J, Oster, P.E.
Assistant City Engineer

