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August 13, 2026

Dave Leker
Executive Director
Bismarck Parks and Recreation District
400 East Front Avenue
Bismarck, ND 58504

Re: Bid Opening Results; 2026 Parking Lot Renovations

Dear Dave:

Bids for the construction of **2026 Parking Lot Renovations** project were due on August 12, 2026 at 1:00 pm. The project was advertised three times in the Bismarck Tribune with the advertisement(s) running on July 21, July 28, and August 4, 2026. Construction costs from a single general contractor were requested for eleven Base Bids and one alternate.

The Engineer's Opinion of Probable Cost is based on recent 2026 bid prices from similar projects. Two (2) bids were submitted, opened, and read aloud and are summarized as follows. Both Contractors submitted a responsible bid lower than the Engineer's Opinion of Probable Cost.

Schedule Name	Engineer's Opinion of Probable Construction Cost	Strata Corporation (Knife River)	Northern Improvement Company
Leach Schedule 1: General – Base Bid	\$904,504.40	\$825,783.07	\$775,438.64
Clem W Schedule 2: General – Base Bid	\$724,563.25	\$679,360.51	\$682,689.18
Clem W Schedule 2: Alternate A	\$39,697.00	\$46,190.46	\$47,842.40
Clem E Schedule 3: General – Base Bid	\$944,677.20	\$891,591.78	\$1,003,443.06
Norway Schedule 4: General – Base Bid	\$338,224.60	\$278,790.61	\$312,986.80
Muni E Schedule 5: General – Base Bid	\$618,726.90	\$650,227.74	\$558,202.93
Muni W Schedule 6: General – Base Bid	\$243,894.40	\$280,159.63	\$274,382.35
VFW Schedule 7: General – Base Bid	\$1,421,807.30	\$1,289,028.41	\$1,249,734.90
Pioneer Schedule 8: General – Base Bid	\$233,170.90	\$277,413.90	\$287,914.60
Century Schedule 9: General – Base Bid	\$236,563.70	\$207,612.12	\$258,096.42
Zoo Schedule 10: General – Base Bid	\$479,347.80	\$532,873.76	\$601,620.22
Shelter 8 Schedule 11: General – Base Bid	\$42,927.20	\$72,205.25	\$72,151.50
Total All Schedules + Alternate A	\$6,228,104.65	\$6,031,237.24	\$6,124,503.00



KLJ recommends not awarding Bismarck Municipal Country Club (East) Schedule 5 and not awarding Shelter 8 Schedule 11 due to high cost per parking stall to bring the project within budget. We recommend the Park Board **award Schedules 1-4, Schedules 6-10, and Schedule 2 – Alternate A in the amount of \$5,308,804.25 to Strata Corporation (dba Knife River).**

All work shall be completed on or before November 24th, 2027.

We will plan to present the results of the bid opening and summary to the Park Board at their regularly scheduled meeting on August 20th, 2026.

If you have any questions, please contact KLJ Engineering, LLC.

Sincerely,

KLJ

A handwritten signature in blue ink, appearing to read "Brad Krogstad". The signature is fluid and cursive, written over a light blue horizontal line.

Brad Krogstad, PE

Client Services Manager

Enclosure(s): Bid Summary

Project #: KLJ: 2404-00928

cc: file

**2026 Parking Lot Renovations
Bismarck Parks and Recreation District**

Bids Opened: August 12th, 2026 1:00 PM CT

Bid Summary

Bidder Name	Contractor License	Bid Bond	Addendum 1	Addendum 2	Total: All Base Bids + Alt A	Clem E Alt A
Strata (Knife River)	Yes	Yes	Yes	Yes	\$6,031,237.24	\$46,190.46
Northern Improvement Company	Yes	Yes	Yes	Yes	\$6,124,503.00	\$47,842.40
Engineer's Estimate					\$6,228,104.65	\$39,697.00