

PUBLIC NOTICE

A6 • WEDNESDAY, NOVEMBER 27, 2024 • CASS COUNTY REPORTER

CASS RURAL WATER USERS DISTRICT OFFICE BUILDING NOTICE OF REQUEST FOR QUALIFICATIONS AND PROPOSALS November 25, 2024 PROJECT OVERVIEW

Cass Rural Water Users District (CRWUD) is requesting the services of a Construction Manager at-Risk (CMAR) firm to perform Construction Management Services regarding a new Cass Rural Water Users District Office Building.

SCOPE OF WORK

CRWUD intends to enter into a contract with the chosen CMAR firm to complete the following project:

- CRWUD Office Building – Kindred, North Dakota
 - Site Work
 - o Site improvements will include, but will not be limited to, utilities, pavement, landscaping, dirt work required.
 - Building Construction
 - o Construction of a new, single-story, slab-on-grade office building with attic storage space. The building will be approximately 5,000 square feet and will consist of a wood-framed structure, concrete foundations, engineered wood trusses, with masonry veneer, metal roofing, metal siding, metal soffits, gypsum board ceilings, hydronic floor heat, forced air HVAC systems, plumbing, and electrical.

Proposed Budget Limit: \$1.7 Million

SUBMISSION PROCESS

Firms interested in serving as CRWUD's CMAR firm for the project must submit five hard copies and one digital copy of their Proposals. Hard copies and digital copies must be received by 2:00 p.m., on Thursday, December 19, 2024. Late proposals will not be considered.

Submit five hard copies of Proposals by mail or in-person at the following address:

CASS RURAL WATER USERS DISTRICT
c/o Phil Stahl
EAPC - Fargo Office
112 N Roberts St, Suite 300
Fargo, ND 58102

Submit Digital Copies to: Phil.Stahl@eapc.net

Each Proposal must contain a cover letter signed by an officer of the firm who is authorized to sign contracts on behalf of the firm; include the officer's email address in the cover letter. The Proposal must include page numbers on each page and each Proposal must be limited to 16 pages, front and back, for a maximum total of 32 pages in length; Proposals that exceed the page length requirement will not be considered. Each Proposal must include the following, in this order:

Related Experience and Past Performance on Similar Projects: Provide the project name, size, cost, and schedule for a minimum of four comparable projects completed within the past 5 years.

Existing Workload and Available Capacity: Describe your firm's existing workload, available capacity, and plan for timely and properly completing CRWUD's project. In addition, provide your firm's assurance you possess the financial resources necessary to complete the CRWUD project.

Ability of Key Personnel: Provide a staffing plan that identifies your firm's key project personnel (including titles, education, and work experience); your key personnel's respective roles and responsibilities for the CRWUD project; and your key personnel's experience on previous projects.

Safety Record: Describe your firm's safety record on similar projects and your firm's general safety policies and protocols.

Familiarity with CRWUD Project Location: Describe your firm's familiarity with the Kindred area, your understanding of the regulatory requirements in the area, and your understanding and expertise regarding construction-related information unique to the area (including weather-related challenges).

State and Federal Law Compliance: Describe your firm's record regarding compliance with state and federal law and your understanding of applicable law related to the CRWUD project. Include a copy of your firm's contractor's license or license renewal issued by the North Dakota Secretary of State's Office.

In addition, provide your firm's assurance you are not barred by any applicable law from receiving a contract award on a public project or that is funded by public dollars.

CRWUD Project Understanding, Issues, and Approach: Describe your firm's basic approach regarding the CRWUD project, any issues unique to the project you have identified, and any other items relevant to the project or your firm's qualifications. Further, describe your firm's organizational, accounting, operational, and technical skills and capacity to manage and complete CMAR quality control and assurance obligations on the CRWUD project.

Schedule Proposal: Provide your firm's proposed design and construction schedule for the CRWUD project. If CRWUD accepts your Proposal, the schedule included in your Proposal will be included in your CMAR contract with CRWUD. (Anticipated construction start of April 2025, with a substantial completion date no later than Friday, February 6, 2026.)

Fee Proposal: Provide your firm's proposed fixed fee including, but not limited to, the design and construction of the CRWUD Office Building and associated site work in accordance with the CRWUD project site plan, floor plan, and elevations.

EVALUATION AND SELECTION PROCESS

A CMAR Selection Committee appointed by the CRWUD Board of Directors will review and evaluate all Proposals; the CMAR Selection Committee is comprised of the following:

- Brent Brinkman, Manager, CRWUD
- Phil Stahl, EAPC, registered architect
- Brian Wentland, EAPC, registered engineer
- Chris Thomas, Construction Development, Inc., licensed contractor

The CMAR Selection Committee will evaluate all Proposals and firms based on the following criteria:

- 25% a. The firm's related experience and past performance on similar projects
- 10% b. The firm's existing workload and available capacity
- 10% c. The firm's key personnel experience
- 10% d. The firm's safety record
- 10% e. The firm's familiarity with the location of the CRWUD project
- 20% f. The firm's fees and expenses proposal
- 5% g. The firm's compliance with state and federal law
- 5% h. The firm's understanding of the CRWUD project
- 5% i. The firm's schedule proposal

CRWUD's CMAR Selection Committee will conduct an initial review of Proposals and will evaluate firms based on the criteria above; the Committee will then conduct formal interviews with the three highest-ranked firms. Following interviews, the Committee will again rank the firms based on the criteria above and will submit its recommendation of the highest ranked CMAR firm to the CRWUD Board of Directors. CRWUD will provide written notice of its decision to all firms that submit Proposals.

CRWUD will ultimately enter into a contract with the successful CMAR firm. The contract format will be the AIA A133 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER AT-RISK that is on file with EAPC as of the date of this NOTICE OF REQUEST FOR QUALIFICATIONS AND PROPOSALS, and will include related AIA contract documents.

SUBCONTRACTOR BIDS
The successful CMAR firm will select subcontractors by publicly advertising and conducting public bid openings, all as required under N.D. Cent. Code § 48-01.2-22(2).

BONDS AND INSURANCE
The successful CMAR firm must secure and submit an AIA A312 Performance Bond and an AIA A312 Payment Bond, each in an amount at least equal to the contract sum, and must secure and maintain the insurance required under AIA A133, Exhibit B, on file with EAPC as of the date of this NOTICE OF REQUEST FOR QUALIFICATIONS AND PROPOSALS.

Any and all CRWUD project documents available and draft contract documents are available for review. Contact Phil Stahl at phil.stahl@eapc.net to request the opportunity to review.
(November 27, December 4 and 11, 2024)

MAPLETON CITY COUNCIL

Mapleton City Council Meeting was held Tuesday, November 12, 2024 in the Community Center. Members present: Eric Parvey, Dan Klaver, Scott Suchor, Adam Laskey and Jason Astrup;

Agenda – Motion to approve agenda by Astrup, second by Suchor; motion passes; Motion to approve consent agenda by Suchor, second by Klaver; motion passes

New/Pending/Old Issues

• HUD Floodplain rules- Motion to revise the ordinance to fit the new 2 foot rule by Astrup, seconded by Suchor; motion passes

• Public Works Building Bond Resolution- motion to approve by Suchor, seconded by Laksey, motion carried

• 429 Knutson St- resident would like to purchase the lot- Needs to establish an easement first- willing to sell via closed bidding, by Suchor, seconded by Laskey, motion passes

• City Ordinance- Chickens within City Limits- resident put forward a proposal to allow chickens; discussion was held and Council asked that more residents ask for the change, as we have had the request before only to have residents show slight interest and no follow through

Mapleton Elementary School Meeting was held with Cass to form a task force to help make determinations on what needs to be done between the two schools including a potential merger; Annual State of school awards will be coming up

Police Report Tip of the Month: Submit a tip on the Living local app.

Engineer

Wastewater Treatment Expansion; Resolution of Governing Body; Resolution Approving Engineer's Report contingent on Public Works Approval; Geotechnical Proposal; Invoice - \$11,344.76; motion to approve by Astrup, seconded by Suchor; motion passes

Ashmoor Glen 1st Addition Sidewalks; District No. 2023-4 Project is complete – removing from agenda; Invoice - \$3,511.25 motion to approve by Suchor, seconded by Laskey, motion carried

Original Townsite and Maplewood Addition Moore Invoice - \$\$45,753.97 motion to approve by Suchor, seconded by Astrup, motion passes

6th Ave SW and Falcon St; 2020-Substantial Completion Inspection/Punch List; Contractor's Application for Payment #8 – 18,298.35; Invoice - \$5,522.58; Motion to approve by Suchor, seconded by Laskey, motion passes

Land Use Code Updates; Update to land use plans- need to review with PW

Levee Improvements Municipal Service Invoice #1236 - \$4,670.00; motion to approve by Suchor, seconded by Klaver; motion passes

Sanitary Sewer Lift Stations Approve Engineer's Report; Direct Engineer to Prepare Plans and Specifications; Engineering Agreement Amendment No. 2; Invoice - \$2,403.44; Motion to approve by Suchor, seconded by Laskey; motion passes

Public Works Building Contractor's Application for Payment No. 3 Engineer's Recommendation - \$18,724.94; Invoice - \$1,146.25; motion to approve by Suchor, seconded by Laksey, motion passes

Meridian Grove 2nd Addition Street Improvements Resolutions: Create Improvement District; Prepare Engineer's Report; Approve Engineer's Report – Contingent PWC final review; Resolution of Necessity, motion to approve by Suchor seconded by Klaver, motion passes;

Public Information Meeting – December 3 at 7:00 p.m.; Protest Hearing – January 14 at 5:30; Invoice \$12,829.69 motion to approve by Suchor, seconded by Klaver; motion passes

General City Engineer Increase in staking to \$500.00- motion to approve by Astrup, seconded by Suchor; motion carried

City Reports Staff Reports- Cass Rural Water will be increasing rates beginning January 2025- Part-time office position will be posting on Wednesday- Looking at a new sanding truck- finance will have to discuss at a meeting

Motion to Adjourn by Astrup, second by Suchor.

Michelle Kalvoda-Baumann
Mapleton City Auditor
(November 27, 2024)

REMINDER...

OUR DEADLINE!

for all news, ads & classifieds is

MONDAYS AT 10AM

AGENDA

City of Casselton
Monday, December 2, 2024
REGULAR MEETING 7:00 P.M.
Council Chambers

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE – council members and the public may voluntarily recite the pledge at this time

C. APPROVE AGENDA

D. CONSENT CALENDAR - Notice to the Public - All items here listed are considered to be routine by the City Council and will be enacted on by one motion. There will be no separate discussion on these items unless a Citizen or Council Member so requests.

1. Minutes of November 4
2. City Attorney's Report
3. Police Report
4. Judge's Report
5. Delinquent Utilities List

E. AUDITOR'S REPORT

1. Bills for Payment
2. Financial Report
3. Correspondence

F. PUBLIC FORUM

G. PUBLIC WORKS

1. Water Rate Increase - \$0.50 per thousand gallons, putting \$0.05 per thousand into new Lead Service Line Replacement Loan Fund

H. COMMITTEE REPORTS

I. UNFINISHED BUSINESS

1. Second Reading Land Use Ordinance - New Zoning District

J. NEW BUSINESS

1. Liquor Licenses – Casselton Vets Club, Lucas Potter, manager; Red Baron Lounge & Pizza Pub, Scott Mensing, owner/manager; Dusty's Bar and Grill, Alexandra Ackerman, manager; Gordy's Travel Plaza, Gary Gunderson, manager; Cottonwood Golf Club, Randy Buntrock, manager
2. Salaries
3. Airport Resolution
4. Close Municipal Airport
5. Industrial Park Flood & Storm 2024-3 – What to do with costs already incurred (\$114,058.65 plus Moore final invoice)
6. 2023-3 – What to do with balance of costs incurred and bond payments due
7. Resolution – Tax exemption \$75,000 first owner residential per NDCC 57-02-08(35) and/or builders NDCC 57-02-08(42) – dependent on allowing assessor into home for inspection – review wording from Dec2023 motion
8. 2025 Regular Meeting Schedule
9. Engineers' Agenda

K. ADJOURN

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New Year's Eve Fireworks

Pursuant to City Ordinance, other than during the 4th of July celebration no fireworks may be set off within Casselton city limits without a city council approved permit. Permit applications are available at the city auditor's office to persons 18 years or older. Permit fee is \$10.00 and must be submitted with the application by November 29th for any displays during the New Year's Eve celebration.



Ohnstad Twichell

ATTORNEYS AT LAW

116 Morton Avenue • Page, ND 58064

Estate Planning, Probate and Real Estate

OFFICE HOURS:

9:30 AM - 4:00 PM Thursday

701-282-3249

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NOTICE OF PUBLIC HEARING

A public hearing will be held the 10th day of December, 2024, at 6:00 p.m. at the City Hall of Mapleton, North Dakota, concerning the enactment of a proposed zoning ordinance. The proposed ordinance involves the following described property:

All of Block 11, Bishops Addition to the City of Mapleton, Cass County, North Dakota.

The ordinance is for the purpose of rezoning said property from an R-3 (Medium Density Residential) District to an R-5 (Multiple Family Residential) District.

A copy of the proposed ordinance is available for public inspection and copying at the office of the City Auditor upon request.

All interested parties may attend.
BY ORDER OF THE CITY COUNCIL OF THE CITY OF MAPLETON, NORTH DAKOTA.

Eric Parvey
Mayor of the City of Mapleton,
North Dakota
(November 20 and 27, 2024)



PUBLIC NOTICE

Delvin J. Losing
Attorney ID#05697
OHNSTAD TWICHELL, P.C.
746 Front Street
P.O. Box 308
Casselton, ND 58012
(701) 347-4652
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Attorney for Personal Representative
Court File No. 09-2024-PR-00330

IN THE DISTRICT COURT OF CASS COUNTY, STATE OF NORTH DAKOTA

In the Matter of the Estate of Bradley A. Bernstein, Deceased

NOTICE TO CREDITORS

¶1. NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above estate. All persons having claims against the said deceased are required to present their claims within three months after the date of the first publication of this notice or said claims will be forever barred. Claims must either be presented to the attorney listed above, to William N. Bernstein as Personal Representative of the Estate at 5520 155th Avenue SE, Kindred, ND 58051, or filed with the Court.

Dated this 5th day of November, 2024.

/s/ William N. Bernstein
William N. Bernstein
Personal Representative of the Estate of
Bradley A. Bernstein, deceased
5520 155th Avenue SE
Kindred, ND 58051
(November 13, 20 and 27, 2024)