



CASS COUNTY BOARD OF COMMISSIONERS  
SPECIAL MEETING AGENDA  
NOVEMBER 26, 2024—2:00 PM  
Commission Room, Cass County Courthouse

1. Meeting to order
2. Identify preferred bidders for Courtroom remodel project (Wilson)      Information/action
3. Adjournment



**Robert W. Wilson**  
**County Administrator**

Telephone: 701-241-5770  
wilsonro@casscountynd.gov

**MEMO**

TO: County Commission  
FROM: Robert W. Wilson  
Date: November 25, 2024  
Subject: Special Meeting – Courtroom Remodel Project Preferred Bidders

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On Thursday, November 21, 2024, sealed bids were opened for general contractor, mechanical contractor and electrical contractor services on the Cass County Courtroom Remodel Project. Eight general, four mechanical, and seven electrical bids were received. The low bids were:

- General Contractor: Grafstrom Construction \$789,500.00
- Mechanical Contractor: Robert Gibb & Sons \$185,500.00
- Electrical Contractor: Sun Electric \$160,000.00

Project Architect Steve Skoblik of Foss Architecture+Interior has reviewed the bids and recommends identifying the low bidders as ‘preferred bidders’ and initiating contract negotiations consistent with the terms identified in the sealed bids.

At the Special Commission Meeting at 2:00 p.m. on Tuesday, November 26, 2024, the Board may consider the following motion:

**Motion: Recognize the low bidders, Grafstrom Construction – General, Robert Gibb & Sons – Mechanical and Sun Electric – Electrical, as the ‘preferred bidders’ and authorize county staff to negotiate agreements with each party consistent with their sealed bids.**

November 21, 2024

Cass County Government  
211 9<sup>th</sup> St S  
Fargo North Dakota, 58103

Attn: Robert Wilson, County Administrator

Re: Recommendation of Award – Courtroom Remodel, Cass County Courthouse, Fargo ND  
Project No: 2358.01

Dear Robert,

After verifying accuracy of bid amounts and reviewing qualifications, it is our recommendation that the following Prime contractors with listed bid amounts be awarded the project for the Courtroom Remodel at the Cass County Courthouse:

General Construction: Grafstrom Construction, Fargo, ND - \$789,500.00

Mechanical Construction: Robert Gibb & Sons, Fargo ND - \$185,500.00

Electrical Contractor: Sun Electric, Fargo ND – \$160,000.00

Total combined contract amounts = \$1,135,000.00

Sincerely,  
Foss Architecture & Interiors



Steve Skoblik, AIA  
Project Manager

**Tabulation of Bids**

**Project:**

**Cass County Courtroom Remodel  
 Fargo, ND  
 Project No. 2358.01**

**GME Bid Opening:  
 11/21/2024  
 2:00 PM**



|                                     | Addenda | Security | Base Bid                             | Single Prime Base Bid | Subcontractor                  | Subcontractor                  |
|-------------------------------------|---------|----------|--------------------------------------|-----------------------|--------------------------------|--------------------------------|
| <b>General Contractors</b>          |         |          | <b>All General Construction Work</b> | <b>GME-Single</b>     | <b>Single Prime Mechanical</b> | <b>Single Prime Electrical</b> |
| Diversified Construction            | X       | X        | 843,800.00                           |                       |                                |                                |
| Gast Construction, Fargo, ND        | X       | X        | 858,300.00                           |                       |                                |                                |
| Grafstrom Construction, Fargo, ND   | X       | X        | 789,500.00                           | 1,173,800.00          | Robert Gibb: 162,250.00        | Great Plains: 174,867.25       |
| Great State Construction, Fargo, ND | X       | X        | 1,130,000.00                         |                       |                                |                                |
| Ledgestone Inc., Detroit Lakes, MN  | X       | X        | 952,000.00                           |                       |                                |                                |
| Lee Jones & Son Construction        | X       | X        | 1,038,000.00                         |                       |                                |                                |
| Minko Construction, Fargo, ND       | X       | X        | 1,054,000.00                         |                       |                                |                                |
| TF Powers Construction, Fargo, ND   | X       | X        | 825,500.00                           |                       |                                |                                |
| <b>Mechanical Contractors</b>       |         |          | <b>All Mechanical Work</b>           |                       |                                |                                |
| Manning Mechanical                  | X       | X        | 193,850.00                           |                       |                                |                                |
| Northern Plains Mechanical          | X       | X        | 207,800.00                           |                       |                                |                                |
| Peterson Mechanical                 | X       | X        | 194,000.00                           |                       |                                |                                |
| Robert Gibb & Sons                  | X       | X        | 185,500.00                           |                       |                                |                                |
| <b>Electrical Contractors</b>       |         |          | <b>All Electrical Work</b>           |                       |                                |                                |
| Bergstrom Electric                  | X       | X        | 206,000.00                           |                       |                                |                                |
| Dakota Electric Construction Co.    | X       | X        | 208,380.00                           |                       |                                |                                |
| FM Electric                         | X       | X        | 204,000.00                           |                       |                                |                                |
| Kody's Electric LLC, Christine, ND  | X       | X        | 188,075.00                           |                       |                                |                                |
| Magnum Electric                     | X       | X        | 244,800.00                           |                       |                                |                                |
| Sun Electric                        | X       | X        | 160,000.00                           |                       |                                |                                |
| Vinco Inc. Fergus Falls, MN         | X       | X        | 165,925.00                           |                       |                                |                                |