

November 16, 2023

Loretta A. Marshik, PE, CFM, CSI
Assistant City Engineer
Engineering Department
38 1st Street West
Dickinson, ND 58601

Re: East Broadway Dam Modification Project – Final Design Scope, Schedule, and Budget

Dear Ms. Marshik:

We are excited for the opportunity to continue working with you on the East Broadway Dam Modification project. We were previously contracted by the City to complete an alternatives analysis of three options to remove or replace the dam and then complete a 30% design of the selected alternative. This work was completed from summer 2021 to spring 2022. The City selected the alternative of removing the existing dam and constructing a new rock riffle spillway upstream of the current dam location.

This letter presents our scope, schedule, and fee estimate to take the project through final design, permitting, and provide bidding support. It also includes assistance with obtaining land along the east bank of the proposed rock riffle spillway. This scope assumes the concept shown in the 30% design will continue to be advanced, without significant changes. This scope does not include construction administration or engineering services during construction, however, these services could be contracted separately at a later date in time.

1.0 Scope

Job 1: Project Management

Job 1 will consist of kicking off this phase of the project, managing the scope, schedule, and budget of the project, and meetings and other communications with the City.

We will provide a bi-weekly progress report that includes summary of milestone progress, actions completed the prior period, actions to be performed during the next period, budget summary, and a list of action items. We will also coordinate a monthly milestone meeting with the City throughout the duration of the project. The monthly meeting will be utilized to review and discuss the actions from the bi-weekly report.

Job 2: Detailed Design and Bidding Documents

Job 2 will consist of detailed design of the proposed rock riffle spillway and preparation of Issued for Bidding Plans, Specifications, and Engineer's Estimate of Probable Construction Cost. We will prepare

submittals for the City to review at 65%, 95%, and final Issued for Bidding. Detailed Design and Bidding Documents consists of the following:

Task A: Hydraulic Modeling

We will finalize the hydraulic modeling that was started in the previous phase of the project, reflecting the final configuration to be constructed. The hydraulic model will be used to confirm there is “no-rise” in river levels upstream of the dam for permitting purposes. It will also be used to determine proposed water velocities, and those velocities will be used to appropriately size the rock used for the rock riffles and riprap bank stabilization. The hydraulic design will also be used to develop information to share with the Contractor to aid in the design of water management during construction of the project. A hydraulic memo will be prepared to document the modeling work that was done.

Task B: Design and Drawings

Detailed design of the rock riffle spillway will be completed, and we will prepare Drawings for use in permitting, bidding, and construction. Drawings will be prepared using AutoCAD Civil3D in compliance with Barr’s CAD standards. Drawings will be issued at 65%, 95%, and Issued for Bidding. The 65% Drawings will be used in permit applications. The Issued for Bidding Drawings will be signed and stamped by a Professional Engineer licensed in the state of North Dakota.

Deliverables: PDF of Drawings at 65% complete, 95% complete, and Issued for Bidding.

Task C: Specifications

Specifications will be completed in accordance with the standards set forth by the Construction Specifications Institute (CSI). City Standards and Specifications will be followed as applicable. Specifications will be issued at 65%, 95%, and Issued for Bidding. We will also prepare the “front end” contracting documents (Division 00 Specifications) with input from the City. The “front end” contracting documents will be based upon EJCDC standard documents. The Issued for Bidding Specifications will be signed and stamped by a Professional Engineer licensed in the state of North Dakota.

Deliverables: PDF of Specifications at 65% complete, 95% complete, and Issued for Bidding.

Task D: Cost Estimates

We will prepare Engineer’s Opinion of Probable Construction Costs for the project at 65% complete, 95% complete, and Issued for Bidding. The range of costs will be in conformance with ASTM E2516 for the level of design complete at the time of the estimate.

Deliverables: Engineer’s Opinion of Probable Construction Costs at 65% complete, 95% complete, and Issued for Bidding.

Job 3: Permitting

Barr will prepare and submit permit applications, on the City’s behalf, for the following permits/approvals:

- Office of the State Engineering Dam Construction Permit
- State of North Dakota Sovereign Lands Permit
- USACE 404 Permit

It is assumed the 65% Plans will be used for permit applications and any permit fees will be paid by the City.

A cultural resources review will also be triggered by the USACE 404 Permit. Barr will contract Juniper, LLC (Juniper) to perform a cultural resources literature review and pedestrian inventory for the project site. The details of this scope of work, developed by Juniper, are attached to this proposal.

Job 4: Right-of-Way Services

The land on the east side of the river where the project will take place is privately owned by Riverfront North Dakota, LLC. The City has had discussions with this landowner, and the landowner has indicated they are interested in donating this property (the entire parcel) to the City. Assisting the City with obtaining this property is included in this scope of work.

Barr will contract SRF Consulting Group, Inc. (SRF) to assist with right-of-way services, including preparing purchase agreement and donation documentation and coordinating with the landowner. Additionally, to ensure that both the landowner and City understand the value of the donation, an appraisal of the land value will be performed by Boulder Appraisal as a subconsultant to Barr. The details of SRF's and Boulder Appraisal's scopes of work are attached to this proposal.

Job 5: Bidding Assistance

During the bidding phase of the project we will advertise the bid for contractors on QuestCDN and in North Dakota newspapers, meeting North Dakota Century Code requirements. We will host a virtual pre-bid meeting for interested contractors, respond to contractor's questions during bidding, and prepare and issue addendum if necessary.

2.0 Schedule

We have assumed we will receive Notice to Proceed on this project by November 27, 2023. The anticipated schedule to complete the various Jobs and Tasks identified in Section 1.0 of this document are summarized in Table 1. This schedule is contingent upon funds being available to complete the project.


Table 1 Anticipated Schedule

Milestone	Approximate Date
Notice to Proceed	November 27, 2023
DWR Cost Share Approval	January 26, 2024
Appraisal Report	March 26, 2024
65% Design Complete	March 15, 2024
Permit Applications Submitted	March 29, 2024
Land Acquisition	May 17, 2024
95% Design Complete	May 29, 2024
Issued for Bidding Documents	July 15, 2024

3.0 Budget and Funding

Barr will bill you on a time and expense basis to be invoiced monthly. The budget presented in Table 2 will not be exceeded without prior authorization by you.

Table 2 Estimated Budget

		Project Name: East Broadway Dam Modifications - Final Design Client Name: City of Dickinson, ND Date: 11/16/2023 Approved by: JDA			
		Labor Hours	Labor Costs	Expenses	Sub-Contractor Total
Job 1 - Project Management					
General PM	36.0	\$ 6,940.00	\$ -	\$ -	\$ 6,940.00
Invoicing	30.0	\$ 4,930.00	\$ -	\$ -	\$ 4,930.00
Bi-weekly status reports	18.0	\$ 3,250.00	\$ -	\$ -	\$ 3,250.00
Monthly Meetings	18.0	\$ 3,580.00	\$ -	\$ -	\$ 3,580.00
Subtotal	102.0	\$ 18,690.00	\$ -	\$ -	\$ 18,690.00
Job 2 - Detailed Design and Bidding Documents					
Hydraulics	80.0	\$ 11,880.00	\$ -	\$ -	\$ 11,880.00
Design and Drawings	280.0	\$ 39,330.00	\$ -	\$ -	\$ 39,330.00
Specifications	74.0	\$ 11,500.00	\$ -	\$ -	\$ 11,500.00
Cost Estimates	38.0	\$ 5,720.00	\$ -	\$ -	\$ 5,720.00
Front End Contracting Documents	20.0	\$ 3,390.00	\$ -	\$ -	\$ 3,390.00
Subtotal	492.0	\$ 71,790.00	\$ -	\$ -	\$ 71,790.00
Job 3 - Permitting					
Cultural Resources	8.0	\$ 1,350.00	\$ -	\$ 10,017.15	\$ 11,367.15
Dam Construction Permit	24.0	\$ 3,560.00	\$ -	\$ -	\$ 3,560.00
Sovereign Lands Permit	24.0	\$ 3,560.00	\$ -	\$ -	\$ 3,560.00
404 Permit	24.0	\$ 3,560.00	\$ -	\$ -	\$ 3,560.00
Subtotal	80.0	\$ 12,000.00	\$ -	\$ 10,017.15	\$ 22,017.15
Job 4 - Right-of-Way Services					
Appraisal	6.0	\$ 1,160.00	\$ -	\$ 9,350.00	\$ 10,510.00
Acquisition and Documents	6.0	\$ 1,160.00	\$ -	\$ 6,196.64	\$ 7,356.64
Subtotal	12.0	\$ 2,320.00	\$ -	\$ 15,546.64	\$ 17,866.64
Job 5 - Bidding Assistance					
Prebid Meeting (Virtual)	8.0	\$ 1,430.00	\$ -	\$ -	\$ 1,430.00
Questions and Addenda	44.0	\$ 6,580.00	\$ -	\$ -	\$ 6,580.00
Bid Review	6.0	\$ 1,020.00	\$ -	\$ -	\$ 1,020.00
Posting Admin	22.0	\$ 3,150.00	\$ -	\$ -	\$ 3,150.00
Subtotal	80.0	\$ 12,180.00	\$ -	\$ -	\$ 12,180.00
Project Total	766.0	\$ 116,980.00	\$ -	\$ 25,563.79	\$ 142,543.79

It is assumed that this final design phase of the project will be eligible for at least 40% cost share by the ND Department of Water Resources (DWR), but it is possible it may be cost shared by up to 75% by the DWR. To meet the 75% cost share limit, the project needs to be tied to water supply, irrigation, and water appropriations. The project will also likely be eligible for the same amount of cost share for the construction phase of the project.

We will look for additional funding sources to support the construction as the design progresses. One funding source where we have been successful for similar projects in North Dakota is the Outdoor Heritage Fund. The Outdoor Heritage Fund can contribute up to 20% of the construction cost and requires the project to meet one of four categories. The one we have met with other rock riffles is fish passage.

4.0 Assumptions

We have made the following assumptions while preparing this scope, schedule, and budget:

- All deliverables will be provided in electronic pdf format.
- Meetings will be held virtually using Microsoft Teams or another online platform.
- We have not allocated any budget for Barr staff members to visit the site.
- Schedule reflects an assumed notice to proceed of November 27, 2023 and is contingent upon funds being available to complete the project.
- The scope does not include construction administration or engineering services during construction.
- The concept shown in the 30% design will continue to be advanced, without significant changes.
- This scope does not include geotechnical investigation, analysis, or design but those services can be provided for additional fee should the need arise.
- We have included development of a hydraulic memo in this scope of work but have not included development of an overall design report in this scope. Based on past experience on similar projects, a design report has not been required by permitting agencies. A design report could be provided for additional fee should the need arise.

We look forward to working with you on this interesting project. Please contact Jon Ausdemore or Matt Peterson regarding any questions.

Sincerely,



Jon Ausdemore, PE
Vice President, Principal in Charge



Matt Peterson, PE
Project Manager

Attachments

Scope and Fee estimates from Sub-Consultants:

- Juniper, LLC
- SRF Consulting Group, Inc.
- Boulder Appraisal



JUNIPER

ENVIRONMENTAL CONSULTING

July 18, 2023

Mr. Matt Peterson, PE
Senior Civil Engineer
Barr
4300 Market Pointe Drive
Suite 200
Minneapolis, MN 55435

RE: Cultural Resource Management Services for Literature Review and Pedestrian Inventory for the East Broadway Dam Replacement Project, Stark County, ND

Dear Mr. Peterson,

Juniper, LLC, is pleased to submit the following cost estimate for Cultural Resource Management Services for the East Broadway Dam Replacement Project in Dickinson, Stark County, ND. Our understanding of the project is based on emails and data received on July 11, 2023. Our estimated costs, our assumptions, and an outline of the cultural resource management tasks to be completed for the proposed undertaking are as follows:

- A not-to-exceed cost of \$9,106.50 for the Literature Review, Intensive Pedestrian Inventory, the overall project documentation and management, and
- A per unit cost of \$750.00 per cultural resource recorded during the Inventory after the first one recorded.

Our cost estimate includes the services outlined below and follows the approximate time frames to complete each task. The time frames are approximate and should be considered best guess estimates for the tasks based on our experience working on similar projects in the region. It is understood that the background research, fieldwork, and a draft report need to be completed and submitted to Barr as soon as possible for the project. We are confident that we can complete the fieldwork and reporting in a timely manner.

Cultural Resources

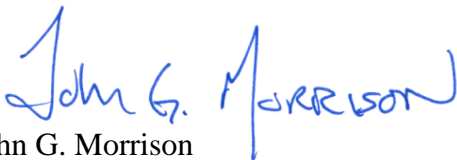
1. Completion of a Class I Literature Review:
 - a. Our anticipated start date is within ten business days of receiving written notice to proceed.
 - b. We anticipate completing this task within ten working days.
 - c. Juniper's Principal Investigator shall review the results of the Literature Review, including reading relevant portions of manuscripts for projects that overlap the project area and data in manuscripts relating to evaluations of cultural resources that may not be contained in the NDCRS forms.
 - d. Juniper's Principal Investigator shall review relevant historic maps, photos, and other online geographic data based on the file search data.

- e. If, through Juniper research, we find that the project area has been partially or completely inventoried in the past, we will notify Barr and consult about how to proceed with the proposed undertaking.
 2. The Intensive Pedestrian Cultural Resource Inventory of the project area:
 - a. The project area is currently undefined, but we assume that the project will be confined to the park areas directly surrounding the dam within Dickinson, ND.
 - b. Based on our estimates less than a 10 acre area will need to be inventoried for cultural materials.
 - c. If more than 10 acres are requested, Barr will be notified, and permission obtained to adjust our costs and time frames to account for additional effort needed to complete the work.
 - d. The project area will need to be staked or provided to Juniper in ESRI shapefile format (NAD 1983 UTM Zone 13 North or comparable datum), Google Earth file (.kmz or .kml file) or plotted on USGS7.5' maps prior to the start of fieldwork.
 - i. Juniper will consult with Barr prior to the start of any fieldwork to assure that the location and outline of the inventory area is correct and there have been no additions or deletions.
 - e. We anticipate having the inventory completed within two days of the start of the fieldwork, weather and field conditions permitting.
 - f. The cost assumes one continuous field effort to complete the fieldwork:
 - i. If the fieldwork is hampered by weather conditions, lack of landowner access, delayed consultation, lack of a defined project corridor, a shelter-in-place-order, or government prohibition of travel, or circumstances beyond Juniper's control, Barr will be notified, and permission obtained to adjust our costs and time frames to account for additional effort needed to complete the work.
 - ii. If the proposed fieldwork needs to be completed over several efforts, Barr will be notified, and permission obtained to adjust our costs and time frames to account for additional effort needed to complete the work.
 3. This cost estimate assumes the identification, recording, updating, and reporting of cultural resources (site, site lead, or isolated find) will be billed on a per unit basis after the first one recorded:
 - a. Each cultural resource which needs to be documented after the first one will be charged at a per unit rate of \$750.00.
 - b. Juniper assumes that the WPA era dam will need to be recorded as part of this project.
 - c. Juniper will notify Barr when more than one cultural resource is recorded.
 - d. GPS data (shape files) from the recording of the cultural resources may be provided (if requested) to Barr with the final report.
 - e. Please be aware that location data and descriptions of cultural resources need to be kept confidential and protected.
 4. The production of a professional quality report:
 - a. Our cost estimate assumes that one report will be produced for the project.
 - b. The draft report will be provided to Barr for their review and possible submission to the stakeholders within 60 days of the end of fieldwork.

- i. If more than one cultural resource is encountered during the inventory, Juniper will notify Barr and consult on a revised time frame for completion of the report.
 - ii. The revised time frame will assume a timely response from the ND SHPO for any requests for SITS numbers (normally 10-15 days).
 - iii. The ND SHPO has up to 30 days to provide SITS numbers.
 - iv. The report cannot be produced without the SITS numbers from the ND SHPO.
 - v. Draft copies of the report without SITS numbers will not be provided to Barr or to any agencies.
 - c. The report will be considered as final if Barr does not request any revisions in writing within five working days.
 - d. If changes to the report are needed, the final report shall be submitted to Barr within 15 days after Juniper has been notified of the necessary revisions in writing.
 - e. Please be aware that reviewing agencies have 30 days for document review.
 - f. If a reviewing agency requests revisions, a final report shall be submitted to Barr within five days after Juniper has been notified of the necessary revisions in writing.
 - g. Juniper will prepare a digital version of the report.
 - i. One hard copy of the report will be produced for submittal to the ND SHPO.
5. This cost estimate does not include costs for:
 - a. Formal evaluation (testing or historical documentation) of any sites encountered during the inventory.
 - b. Mitigation or data recovery excavations of any cultural resources encountered during the inventory.
 - c. Any monitoring of construction through or adjacent to cultural resources.
 - d. Assisting with in-the-field physical demarcation of sites, i.e., assisting survey crews with staking, flagging, or avoidance of cultural resources.
 - e. Native American Consultation (54 U.S.C. 306108§ 302701) that may be needed to complete the Section 106 process.
 - f. Any legal testimony arising out of project decisions.
 - g. Any services not contained in this scope of work and cost estimate.

If any portions of those additional services are required, the costs for the services will be developed in consultation with Barr. Again, we thank you for the opportunity to work with you on this project.

Sincerely,




John G. Morrison
Vice President/Principal Investigator
Juniper, LLC

SRF Consulting Group, Inc. Work Tasks and Person-Hour Estimates

Client: Barr


Project: East Broadway Bridge

Subconsultants: None




<u>TASK NO.</u>	<u>SUMMARY OF TASKS</u>
1.0	RIGHT OF WAY TASKS

Project Overview:
Acquisition/ Donation of one parcel for East Braodway Dam Project

<p>SRF Consulting Group, Inc. Client: Barr Project: East Broadway Bridge Subconsultants: None</p>	<p>Work Tasks and Person-Hour Estimates</p>	 0.00
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TASK NO.	TASK DESCRIPTION	PROF. VIII-VII	PROF. VI	PROF. V	PROF. IV	PROF. III	PROF. II	PROF. I	TECH.	SUPPORT	TOTALS	EST. FEE
1.0	Right of Way <u>Assumptions:</u> All acquisition activities will comply with the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended; as well as all State and Federal guidelines. Negotiation for 1 total acquisition of parcel. Parcel is vacant and the owner will be donating to the City. Assumes City will provide preferred Purchase Agreement template Assumes City will conduct Closing for the property/ Title Assumes SRF will pull last deed to confirm initial ownership Barr will contract for appraisal											
1.1	General Day to day project management, administration and general coordination of activities between all affected parties.	2	-	-	-	4	-	-	-	-	6	\$883.59
2.2	Prepare Purchase Packages/ Donation Documentation and related documentation	1	-	-	-	3	-	-	-	-	4	\$560.62
2.3	Acting on behalf of the City, present appraisal to demonstrate the value of the donation. One in person trip to owner in Dickinson	-	-	-	-	25	-	-	-	-	25	\$2,970.68
2.4	Appraisal and R/W Kick off meetings (by phone)	2	-	-	-	2	-	-	-	-	4	\$645.93
	SUBTOTAL - TASK 2	5	0	0	0	34	0	0	0	0	39	\$5,060.81

<p>SRF Consulting Group, Inc. Client: Barr Project: East Broadway Bridge Subconsultants: None</p>	<p>Work Tasks and Person-Hour Estimates</p>	 0.00
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TASK NO.	TASK DESCRIPTION	PROF. VIII-VII	PROF. VI	PROF. V	PROF. IV	PROF. III	PROF. II	PROF. I	TECH.	SUPPORT	TOTALS	EST. FEE
	TOTAL ESTIMATED PERSON-HOURS	5	0	0	0	34	0	0	0	0	39	
	AVERAGE HOURLY BILLING RATE	\$67.00	\$55.00	\$53.00	\$43.00	\$39.00	\$40.00	\$34.00	\$37.00	\$35.00		
	ESTIMATED LABOR AND OVERHEAD	\$335.00	\$0.00	\$0.00	\$0.00	\$1,326.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,661.00
	AVERAGE HOURLY PAYROLL RATE	\$67.00	\$55.00	\$53.00	\$43.00	\$39.00	\$40.00	\$34.00	\$37.00	\$35.00		
	ESTIMATED LABOR	\$335.00	\$0.00	\$0.00	\$0.00	\$1,326.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,661.00
	ESTIMATED OVERHEAD COST										172.04%	\$2,857.58
	ESTIMATED LABOR AND OVERHEAD											\$4,518.58
	FIXED FEE										12.00%	\$542.23
	SRF ESTIMATED DIRECT NON-SALARY EXPENSES											\$572.50
												SUBTOTAL: (SRF Labor and Expenses) <u>\$5,633.31</u>
												SUBCONSULTANTS: \$0.00
											TOTAL ESTIMATED FEE (SRF and Subconsultants combined)	\$5,633.31

SRF ESTIMATE OF DIRECT NON-SALARY EXPENSES:

MILEAGE:	Personal Vehicles	700	Miles @	\$0.625		\$437.50
MEALS:		1	Days @	\$35.00		\$35.00
LODGING:		1	Nights @	\$100.00		\$100.00
SRF EXPENSES:						\$572.50

SUMMARY OF COSTS:

1	Right of Way	PROF. VIII-VII	PROF. VI	PROF. V	PROF. IV	PROF. III	PROF. II	PROF. I	TECH.	SUPPORT	TOTALS
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00
	TOTALS	\$1,020.69	\$0.00	\$0.00	\$0.00	\$4,040.12	\$0.00	\$0.00	\$0.00	\$0.00	\$5,060.81

SUMMARY OF HOURS:

1	Right of Way	PROF. VIII-VII	PROF. VI	PROF. V	PROF. IV	PROF. III	PROF. II	PROF. I	TECH.	SUPPORT	TOTALS
		-	-	-	-	-	-	-	-	-	0
	TOTALS	5	0	0	0	34	0	0	0	0	39



August 29, 2023

Mr. Matt Peterson
Barr Engineering Company
4300 MarketPointe Drive, Suite 200
Minneapolis, MN 55435

Re: Appraisal Bid Proposal
"City of Dickinson East Broadway Dam Project"
5.438 Acre Land Tract / Parcel ID #0664-0100-1700
Owner/Donor: Riverfront North Dakota, LLC
Prospective Buyer/Donee: City of Dickinson

Dear Mr. Peterson:

Thank you for contacting Boulder Appraisal for your appraisal needs. Our estimated fee to prepare an appraisal of the above referenced property would be \$8,500 with delivery in approximately 60 days from engagement.

It's my understanding that the purpose or objective of the appraisal would be to establish the property's as-is fee simple market value for possible acquisition by the City of Dickinson. Therefore, the appraisal would be completed for you, the client, through the extension of the City of Dickinson.

The appraisal would be completed in conformance with the (a) *Uniform Relocation Assistance and Real Property Acquisition Policy Act* ("The Uniform Act) and the accompanying Sixth Edition of the *Uniform Appraisal Standards for Federal Land Acquisitions* (UASFLA) or "Yellow Book", (b) the 2020-2021 (extended to 2023) Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP), (c) NDDOT Right of Way Manual and (d) Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice.

Thank you for your consideration. If you have any questions or comments, please inquire.

Respectfully submitted,

Wade A. Becker, MAI
#CG-2603

Enclosures: (1) Professional Profile, (2) License

PROFESSIONAL PROFILE

WADE A. BECKER, MAI

BOULDER APPRAISAL, LLC

1401 Skyline Boulevard, Suite #270, Bismarck, ND 58503

(p) 701.751.4496 (e) wade@boulderappraisal.com

QUALIFICATIONS

- Certified General Real Property Appraiser
 - North Dakota #CG-2603

PROFESSIONAL DESIGNATIONS & AFFILIATIONS

- Appraisal Institute Designated Member (MAI)
- Appraisal Institute North Star Chapter Board of Directors (2019 to 2022)
- North Dakota Appraisers Association Board of Directors / Vice President
- National Association of Realtors
- Bismarck/Mandan Board of Realtors
- Bismarck/Mandan Multiple Listing Service

APPRAISAL EXPERIENCE

2010-Present Boulder Appraisal, LLC, Bismarck, North Dakota - Owner/President
2003-2010 Dakota Appraisal & Consulting, Ltd., Bismarck, North Dakota - Staff Appraiser

APPRAISAL EDUCATION

2005-Present **Appraisal Institute Courses & Seminars**
Getting It Right from the Start: A Workout Plan For Your Scope Of Work, November 2022 (7 hrs.)
Rapid Response: Market Analysis in Volatile Markets, November 2021 (7 hrs.)
The Cost Approach: Unnecessary or Vital to a Health Practice, June 2021 (7 hrs.)
Supervisory Appraiser/Trainee Appraiser, October 2020 (4 hrs.)
Valuation Impacts of COVID-19, April 2020 (1 hr.)
Rural Area Appraisals: Freddie Mac Guidelines & Property Requirements, December 2019 (7 hrs.)
Business Practices and Ethics, June 2019 (6 hrs.)
21st Annual Real Estate Trends Seminar, June 2019 (8 hrs.)
Ignorance Isn't Bliss: Understanding an Investigation by a State Board, December 2018 (4 hrs.)
Litigation Appraising: Specialized Topics & Application, July 2018 (15 hrs.)
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Application, April 2017 (15 hrs.)
The Appraiser as an Expert Witness: Preparation & Testimony, June 2016 (16 hrs.)
Business Practices and Ethics, December 2015 (5 hrs.)
Two-Day Advanced Income Capitalization/A, July 2015 (15 hrs)
General Demonstration Appraisal Report Grader Training, September 2014 (7 hrs.)
Condemnation Appraising: Principles & Applications, July 2014 (22 hrs)
Complex Litigation Appraisal Case Studies, June 2013 (7 hrs.)
Fundamentals of Separating Real Property, Personal Property & Intangible Assets, April 2012 (15 hrs.)
13th Annual Real Estate Trends Seminar, May 2011 (8 hrs.)
Curriculum Overview - General Package, December 2010 (7 hrs.)
Curriculum Overview - Residential Package, December 2010 (8 hrs.)
General Demonstration Appraisal Report Grader Training, March 2010 (7 hrs.)
Advanced Applications, May 2008 (40 hrs.)
General Market Analysis and Highest & Best Use, February 2008 (30 hrs.)
Advanced Income Capitalization, June 2007 (40 hrs.)
Business Practices and Ethics, May 2007 (8 hrs.)
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), August 2006 (16 hrs.)
Report Writing & Valuation Analysis, May 2006 (40 hrs.)
Advanced Sales Comparison & Cost Approach, March 2006 (40 hrs.)
Basic Income Capitalization Approach, April 2005 (39 hrs)

PROFESSIONAL PROFILE

WADE A. BECKER, MAI BOULDER APPRAISAL, LLC

1401 Skyline Boulevard, Suite #270, Bismarck, ND 58503
(p) 701.751.4496 (e) wade@boulderappraisal.com

2003 – Present

Other Courses & Seminars

Hot Topics & Myths In Appraiser Liability, November 2022 (7 hrs.)
National USPAP Update Course 2022-2023, November 2021 (7 hrs.)
NAR Code of Ethics & Fair Housing, September 2021 (3 hrs.)
The Residential Marketplace-Expectations in Appraisals-Evals & Alternatives, November 2020 (7 hrs.)
Update on ND Appraisal Reports: Avoid Common Errors & Omissions, November 2020 (7 hrs.)
National USPAP Update Course 2020-2021, December 2019 (7 hrs.)
The Future of the Appraisal Profession in ND, December 2018 (3 hrs.)
NAR Code of Ethics, May 2018 (3 hrs.)
National USPAP Update Course 2018-2019, December 2017 (7 hrs.)
NAR Code of Ethics, December 2016 (3 hrs.)
National USPAP Update Course 2016-2017, December 2015 (7 hrs.)
National USPAP Update Course 2014-2015, December 2013 (7 hrs.)
NAR Code of Ethics, December 2012 (3 hrs.)
National USPAP Update Course 2012-2013, December 2011 (7 hrs.)
The Uniform Appraisal Dataset from Fannie Mae & Freddie Mac, May 2011 (7 hrs.)
Enhancing Professionalism in Appraisal Practice, November 2010 (7 hrs.)
National USPAP Update Course 2010, February 2010 (7 hrs.)
NAR Code of Ethics, December 2008 (3 hrs.)
National USPAP Update Course 2008, February 2008 (7 hrs.)
National USPAP Update Course 2006, June 2006 (7 hrs.)
Appraisal Scope of Work: Burden or Blessing?, April 2006 (2 hrs.)
The Cost Approach & USPAP Compliance, December 2005 (7 hrs.)
The Professional Guide to the URAR, August 2005 (7 hrs.)
Agricultural Land Valuation, N.D. State Tax Dept., May 2005 (30 hrs.)
National USPAP Update Course 2005, December 2004 (7 hrs.)
Peer to Peer: Is My Judgement Up to Standards?, November 2004 (7 hrs.)
Introduction to Appraisal Practices II, Prosource, May 2004 (15 hrs.)
Introduction to Appraisal Practices I, Prosource, May 2004 (15 hrs.)
Fannie Mae & The Appraisal Process, March 2004 (3 hrs.)
Avoiding Liability as a Residential Appraiser, December 2003 (7 hrs.)
Flood Insurance Update, November 2003 (4 hrs.)
National USPAP Course, Prosource, May 2003 (15 hrs.)
North Dakota Real Estate Principles, UND Continuing Education Dept., Nov. 2002 (30 hrs.)

EDUCATION

1991 - 1993 University of North Dakota, Grand Forks, North Dakota, B.B.A. Degree, Finance
1989 - 1991 Bismarck State College, Bismarck, North Dakota
1986 - 1989 Saint Mary's Central High School, Bismarck, North Dakota

PARTIAL LIST OF MAJOR CLIENTS SERVED

Financial Institutions & Mortgage Companies:

BNC National Bank, First Western Bank & Trust, Bremer Bank, Capital Credit Union,
U.S. Bank, Cornerstone Bank, Dacotah Bank, First International Bank & Trust, Gate City Bank,
Starion Financial, American Bank Center, Plains Commerce Bank, First State Bank & Trust

Government Agencies:

City of Bismarck, State of North Dakota, U.S.D.A.-Rural Development

Businesses/Corporations:

Crowley Fleck PLLP, Pearce & Durick, KLJ, MDU, Wal-Mart.

ASSIGNMENT EXPERIENCE

1. Commercial: Multi-family apartment buildings, office buildings, c-stores, bank facilities, lodging facilities, sales & service facilities, retail strip centers, industrial and commercial shop buildings, warehouse facilities and mobile home parks.
2. Land: Residential, commercial, industrial and subdivision.
3. Other: Condemnation and rent analysis.

North Dakota Real Estate Appraiser Qualifications and Ethics Board



Wade A. Becker

Is fully qualified
in the State of North Dakota as a

CERTIFIED GENERAL APPRAISER
ND Permit Number: CG-2603

Date of Issuance: 01/01/2023
Expiration Date: 12/31/2023

Unless sooner suspended or revoked, as provided by law.

A handwritten signature in blue ink, appearing to read "Wade A. Becker", written over a horizontal line.

Appraiser Signature