



Council Agenda Item [25-0891R]

MEETING DATE: November 24, 2025

SUBJECT/TITLE: RESOLUTION APPROVING DEDA RESOLUTION 25D-43 AUTHORIZING CHANGE ORDER TO DEDA CONSTRUCTION CONTRACT NO. 24 860 043 WITH CARLETON COMPANIES, INC. FOR DEMOLITION OF THE SHOPPER'S RAMP FOR A NEW TOTAL NOT TO EXCEED \$2,530,414.84

SUBMITTED BY: Tricia Hobbs – Executive Director, DEDA

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: DEDA voted to approve the change order on November 19, 2025.

PREVIOUS COUNCIL ACTION: 24-1013R – Council voted to authorize the construction contract for the demo of the Shopper's Ramp and the stabilization and shoring of the New Garrick building.

BACKGROUND: The purpose of this resolution is to obtain the city council's approval of DEDA Resolution No. 25D-43 and authorize a change to the existing construction contract with Carleton Companies, Inc. for the demolition of the Shopper's Ramp. Per Resolution 24D-30, upon acquiring the Shopper's Ramp, DEDA committed to promptly demolishing the property at 18 N 2nd Avenue W, while also ensuring the shoring and stabilization of the adjacent property at 128 W 1st Street. This change order reflects Phase 2 of the project which focuses on the shoring and stabilization.

The Purchasing Agent issued an invitation to bid for the project on November 22, 2024 and received the four responses below. Carleton Companies, Inc. was the lowest responsible and responsive bid.

<u>Contractor</u>	<u>Bid</u>
Carleton Companies Inc.	\$967,000.00
Rachel Contracting, LLC	\$978,789.00
Alliance Steel Construction, Inc.	\$1,789,000.00
Veit & Company, Inc.	\$1,176,940.00

BUDGET/FISCAL IMPACT: This resolution authorizes DEDA to expend the additional \$1.6M to proceed with Phase 2 of the project.

OPTIONS: Approve and allow the project to proceed; Deny and risk life safety hazards with an unsecure and unstable building.



NECESSARY ACTION: Approve

ATTACHMENTS:

- Change Order document
- 24-1013R (past Council action)