



Change Order No. 1

Date: September 12th, 2024

Project: All Seasons Arena Renovation	City Project No.: 11075 State Project No.:
Contractor: Dirt Merchant, Inc.	Date of Contract:

The Contract is modified as follows upon execution of this Change Order:

Description: Change Order 001 –

PCI #005 Proposal Request Number 1: Bid set drawings showed roof drain leaders tied into storm pipe with a tee. This is not a recommended installation. Per conversations onsite, it was requested that the piping for the roof drain leaders to be PVC. It also was discussed to bring the piping indicated on the civil plan to route directly to the (ST-0) storm drain and there was additional piping needed to fulfill this request.

PCI #022 RFI 052 Existing Water Service: Per the plan page P1-11A, it called out to cap and abandon the existing 2" water service to the building. It was asked if the design team would like to shut off the curb box next to the building and cap within or if the water service should be removed back to the water main. The solution was to remove back to the existing water main.

PCI #045 Proposal Request Number 5: Per conversations onsite, it was discussed that the rain leader intake detail and concrete sidewalk proposed in the bid set drawings would need to be revised. Concrete sidewalk was replaced with rock mulch, modifications were made to the overflow roof drain pipe, vertical rain leader and other civil changes.

PCI #050 Proposal Request Number 3 Sitework only: Sawcut additional stair wall for demo. Demo remainder of stairs, excavate & backfill for stair foundation wall, excavate/auger for pier foundations, prep for additional sidewalk.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
005	Proposal Request Number 1	1		\$2,947.95	\$2,947.95
022	RFI #052 – Existing Water Service	1		\$3,025.00	\$3,025.00
045	Proposal Request Number 5	1		\$4,948.80	\$4,948.80
050	Proposal Request Number 3 – Sitework only	1		\$6,249.00	\$6,249.00
TOTAL CHANGE ORDER					\$17,170.75

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	205,680.00
Total from previously approved Change Orders:	\$	.00
Contract Price prior to this Change Order:	\$	205,680.00
Net increase (decrease) of this Change Order:	\$	17,170.75
New Contract Price:	\$	222,850.75

CHANGE IN CONTRACT TIME:

Original date of substantial completion:	09/12/2025
New change in contract duration from previously approved Change Orders:	0
New date of substantial completion:	09/12/2025

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$25,000 must be approved by the City Council.

RECOMMENDED

By: _____
Facilities Manager (Auth. Signature)

Date: _____

APPROVED

By: _____
Owner (Auth. Signature)

Date: _____

☐ DSAE (for funding review-if necessary)

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-005
		Knutson Job #:	2340015
		Date Submitted:	9/12/24
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Submitted
		Source Type:	
		Reason:	

Description of Proposed Change

PR #001 (ISG)

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Qty	UofM	Amount
Earthwork - PR #001 (ISG)	Dirt Merchant, Inc.	1	LS	\$2,947.95

Total Cost Proposal Amount: \$2,947.95

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.



AIA[®] Document G709[™] – 2018

Proposal Request

PROJECT: *(name and address)*

All Seasons Arena Renovation
Mankato, MN

CONTRACT INFORMATION:

Contract For: General Construction
Date:

Architect's Project Number: 23-29969

Proposal Request Number: 001

Proposal Request Date: May 17, 2024

OWNER: *(name and address)*

ASA Powers Board
1251 Monks Avenue
Mankato, Minnesota 56001

ARCHITECT: *(name and address)*

I&S Group, Inc. (ISG)
115 E. Hickory Street, Suite 300
Mankato, Minnesota 56001

CONTRACTOR: *(name and address)*

Knutson Construction - Mankato
111 South Second Street, Suite 410
Mankato, MN 56001

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Five (5) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Description of Proposed Modifications to Contract:

1. Refer to revised Plan Sheet C3-11 SITE AND UTILITY PLAN
 - a. Updated roof drain leaders to drain to ST-0

Attachments:

1. 300 29969 C-11

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Justin Steffl, Senior Project Manager

PRINTED NAME AND TITLE



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NATHAN J HERMER

DATE 05/16/24 LIC. NO. 54848

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ALL SEASONS ARENA RENOVATION

MANKATO MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/13/24	ADDENDUM 3	BJK
05/16/24	PROPOSAL REQUEST #1	BJK

PROJECT NO.	23-29969
FILE NAME	29969-C3-SITE
DRAWN BY	BJK
DESIGNED BY	BJK
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	02/26/24
CLIENT PROJECT NO.	-

TITLE

SITE AND UTILITY PLAN

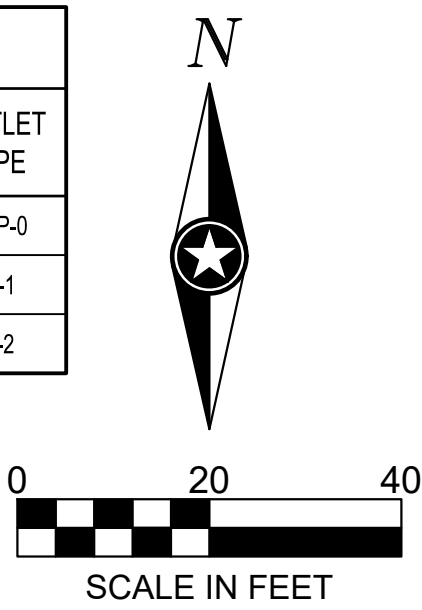
SHEET

C3-11

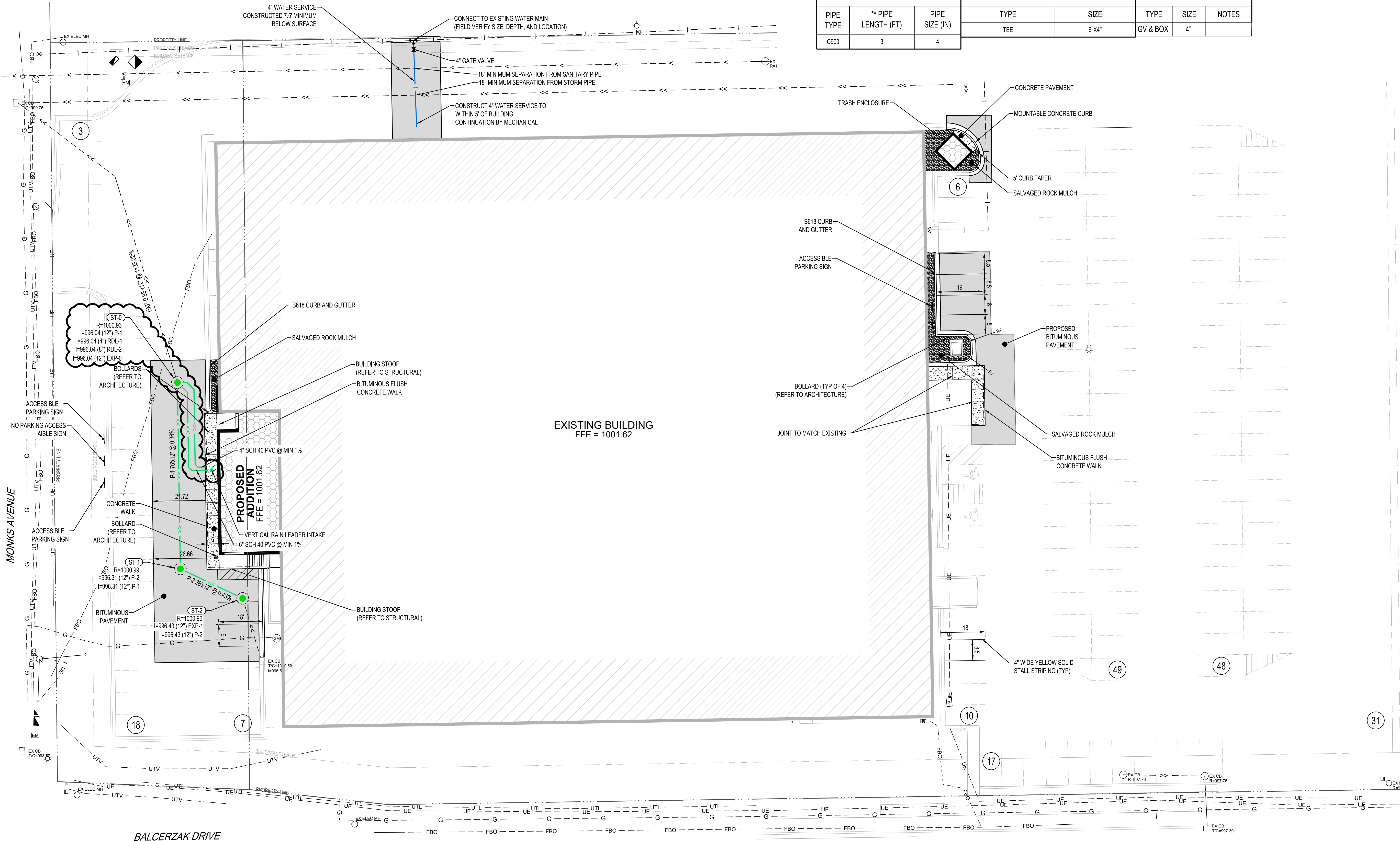
STORM DRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-0	MnDOT 4020	48 Ø	RC	NEENAH R-2573 TYPE C GRATE	4.89	1000.93	996.04	EXP-0
ST-1	MnDOT 4020	48 Ø	RC	NEENAH R-2573 TYPE C GRATE	4.68	1000.99	996.31	P-1
ST-2	MnDOT 4020	48 Ø	RC	NEENAH R-1733	4.53	1000.96	996.43	P-2

STORM DRAIN PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE
P-1	ST-1	996.31	ST-0	996.04	12	PVC	PVC	0.36%
P-2	ST-2	996.43	ST-1	996.31	12	PVC	PVC	0.43%

WATERMAIN SCHEDULE			WATERMAIN FITTING SCHEDULE		VALVE SCHEDULE	
PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)	TYPE		SIZE	
C900	3	4	TEE		6"x4"	
			TYPE	SIZE	NOTES	
			GV & BOX	4"		



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	SALVAGED ROCK MULCH
	CONCRETE PAVEMENT
	CONCRETE WALK



**Site Development-Utilities-Excavating-Aggregates**

Dirt Merchant Inc. 3301 Third Ave Mankato, Mn 56001
Ph 507-389-9112 Fx 507-389-9703 www.dirtmerchantinc.com

Change Order

TO: Knutson Construction

DATE
September 11, 2024DMI CHANGE ORDER NO.
3

PHONE

FAX

Attn: Jared

JOB NAME/LOCATION

All Seasons Arena
Mankato, MN

We hereby submit specifications and estimates for:

PR 1 Pricing

Item	Description	Unit	Quantity	Unit Price	Amount
Tile					
1	Add 4" PVC Storm	LF	31.00	\$43.65	\$1,353.15
2	Add 6" PVC Storm	LF	31.00	\$42.80	\$1,326.80
3	Profit & Overhead	LS	1.00	\$268.00	\$268.00

Notes

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:dollars \$ **\$2,947.95**

All material is guaranteed to be as specified. All work to be completed in a professional manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Signature _____

Date of Acceptance: _____

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-022
		Knutson Job #:	2340015
		Date Submitted:	9/12/24
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Submitted
		Source Type:	
		Reason:	

Description of Proposed Change

RFI #052 - Existing Water Service

Additional Scope of Work Details

*** Pricing is pending if main can be accessed from the green space. If curb, asphalt or encroaching on the city ROW is required, more information is needed.***

COST SUMMARY

Description	Vendor	Qty	UofM	Amount
Earthwork - RFI #052 - Existing Water Service	Dirt Merchant, Inc.	1	LS	\$3,025.00

Total Cost Proposal Amount: \$3,025.00

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.



Knutson Construction
111 S 2nd St, Suite 610
Mankato, Minnesota 56001
P: (507) 280-9788

Project: 2340015 All Seasons Arena Owners
Representative
1251 Monks Avenue
Mankato, Minnesota 56001

RFI #52: Existing water service

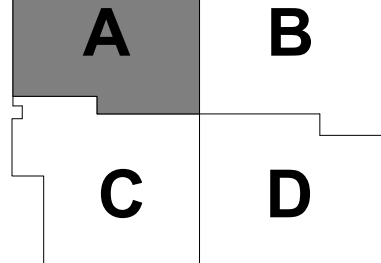
Status	Closed on 06/14/24		
To	Kalob Hays (I & S Group, Inc.) Carter Burroughs (I & S Group, Inc.)	From	Mike Malterer (Malterer Mechanical) 319 Pintail Street Mankato, Minnesota 56001
Date Initiated	Jun 6, 2024	Due Date	Jun 11, 2024
		Project Stage	Course of Construction
Cost Impact	Yes (Unknown)	Schedule Impact	No
Spec Section			
Drawing Number	P1-11A and C2-10	Reference	
Linked Drawings	P1-11A , C2-10		
Received From	Mike Malterer (Malterer Mechanical)		
Copies To	Justin Fahey (Knutson Construction - Rochester)		
Proposed Suggestion			

Activity

Question	Question from Mike Malterer Malterer Mechanical on Thursday, Jun 6, 2024 at 09:48 AM CDT On plan page P1-11A it calls out for us to cap and and abandon the existing 2" water service to the building. We are looking for some direction. Is the city fine with shutting off the curb box at the curb next to the building and capping the line in the building, or should the water service be removed back to the watermain. typically the utility department wants the water service removed back to the watermain, if so this would fall under the civil and there is nothing on the civil plans ?
Official Response	Response from Kalob Hays I & S Group, Inc. on Tuesday, Jun 11, 2024 at 12:07 PM CDT Remove back to the water service.

1. FIELD VERIFY ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ALL EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF EXISTING BUILDING.
3. COORDINATE INSTALLATION OF ALL NEW DUCTWORK, PIPING, EQUIPMENT, ETC. WITH OTHER TRADES.

D38	REMOVE AND SALVAGE TO OWNER EXISTING WATER METER. INCLUDE LOCATION/DESCRIPTION. CAP AND ABANDON INCOMING AND OUTGOING WATER PIPING. CAP EXISTING WATER SERVICE OUTSIDE OF BUILDING. REFER TO NEW PLANS FOR NEW WATER SERVICE.
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Anthony J. Effenger

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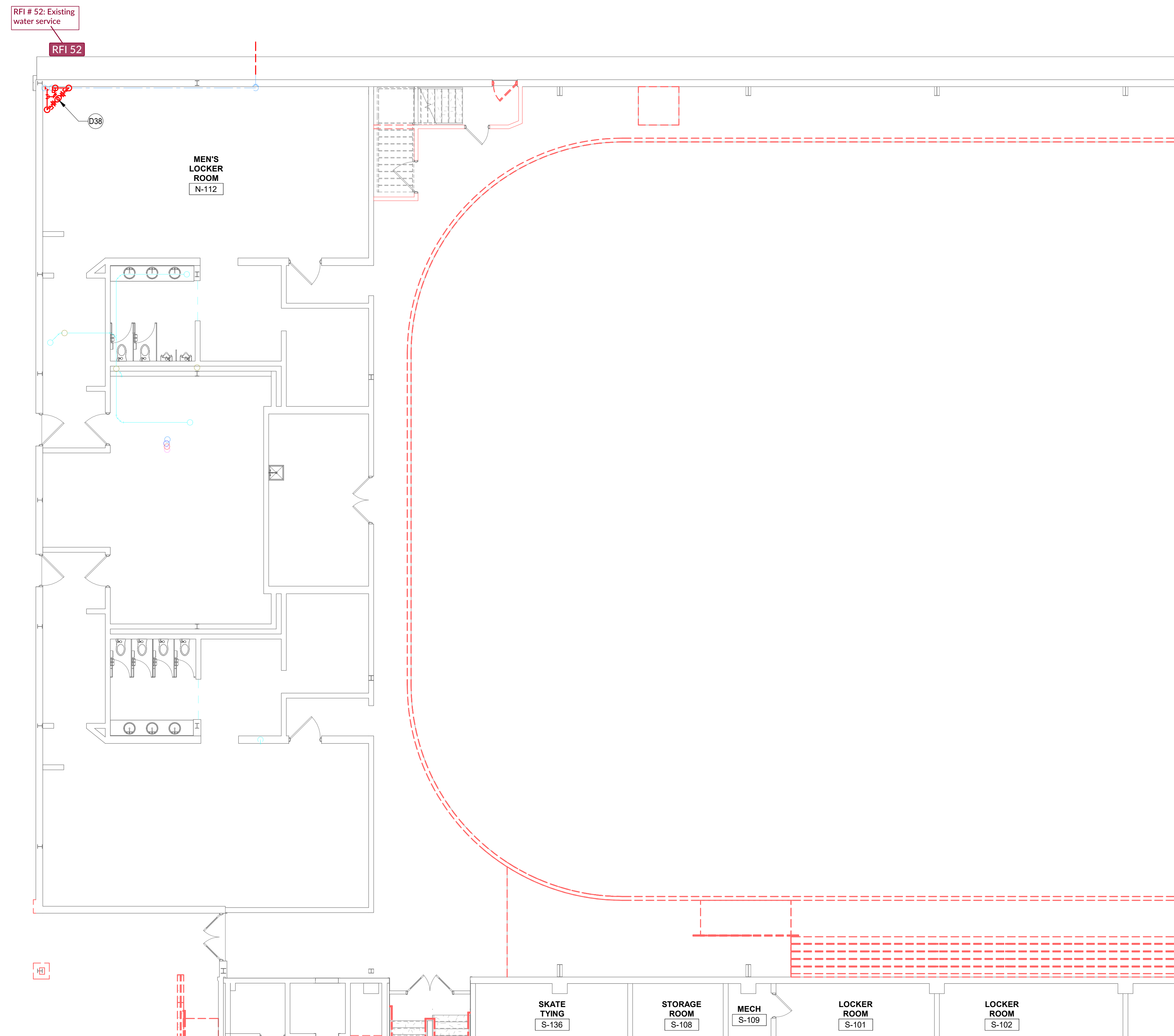
ALL SEASONS ARENA RENOVATION

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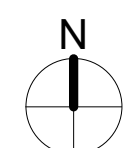
TITLE

SHEET

P1-11A

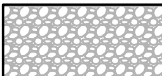


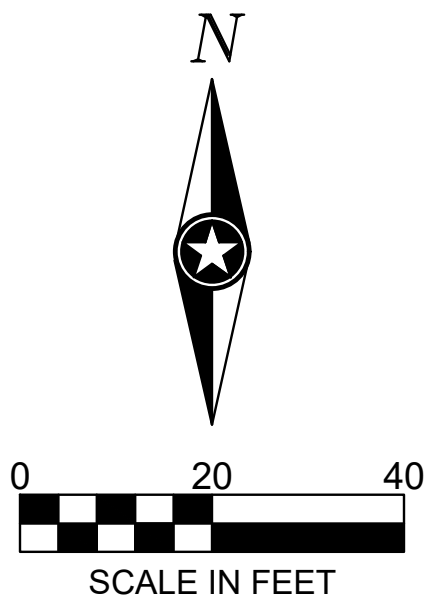
1 FIRST FLOOR DEMO PLUMBING PLAN AREA A
1/8" = 1'-0"





PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	LANDSCAPE ROCK



ISG

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NATHAN J HERMER

Nathan J. Hermer

DATE 02/26/24 LIC. NO. 54848

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PROJECT

ALL SEASONS
ARENA
RENOVATION

MANKATO MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29969
FILE NAME 29969-C3-SITE
DRAWN BY BJK
DESIGNED BY BJK
REVIEWED BY NUH
ORIGINAL ISSUE DATE 02/26/24
CLIENT PROJECT NO. -

TITLE

OVERALL SITE
PLAN

SHEET

C3-10

COST PROPOSAL

All Seasons Arena Owners Representative

 1251 Monks Avenue
 Mankato, MN 56001

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-045
		Knutson Job #:	2340015
		Date Submitted:	9/12/24
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Submitted
		Source Type:	
		Reason:	

Description of Proposed Change

PR #005 - ISG

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Qty	UofM	Amount
Earthwork - PR #005 - ISG	Dirt Merchant, Inc.	1	LS	\$4,948.80

Total Cost Proposal Amount: \$4,948.80

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.



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Document G709™ – 2018

Proposal Request**PROJECT:** *(name and address)*All Seasons Arena Renovation
Mankato, MN**OWNER:** *(name and address)*ASA Joint Powers Board
1251 Monks Avenue

Mankato, Minnesota 56001

CONTRACT INFORMATION:Contract For: General Construction
Date:**ARCHITECT:** *(name and address)*I&S Group, Inc. (ISG)
115 E. Hickory Street, Suite 300

Mankato, Minnesota 56001

Architect's Project Number: 23-29969

Proposal Request Number: 005

Proposal Request Date: September 5, 2024

CONTRACTOR: *(name and address)*Knutson Construction - Mankato
111 South Second Street, Suite 410

Mankato, MN 56001

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Five (5) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Description of Proposed Modifications to Contract:

1. Refer to revised Plan Sheet C0-21 – SITE DETAILS
 - a. Revised the Vertical Rain Leader Intake Detail
2. Refer to revised Plan Sheet C3-11 – SITE AND UTILITY PLAN
 - a. Replaced concrete walk with rock mulch
 - b. Added B618 Concrete Curb and Gutter
 - c. Moved overflow roof drain pipe, roof drain pipe, and roof drain intake
3. Refer to revised Plan Sheet C4-10 – SITE GRADING PLAN
 - a. Added spot elevations to B618 concrete curb and gutter
4. Refer to revised Plan Sheet A1-31C – FIRST FLOOR REFLECTED CEILING PLAN – AREA C
 - a. Revised ceilings to be 8'-0" elevation in rooms: S-122, S-124, S-128, S-129, S-130
5. Refer to revised Plan Sheet P2-10C – FOUNDATION PLUMBING PLAN AREA C
 - a. Shifted 4" storm primary drain to the south
6. Refer to revised Plan Sheet P2-11C – FIRST FLOOR SANITARY/STORM PLUMBING PLAN AREA C
 - a. View update, storm primary and overflow drain lines shifting to the south
7. Refer to revised Plan Sheet P4-11 – PLUMBING ENLARGED PLANS
 - a. Shifted 4" storm primary drain and 4" storm overflow drain and downspout nozzle to the south

Attachments:

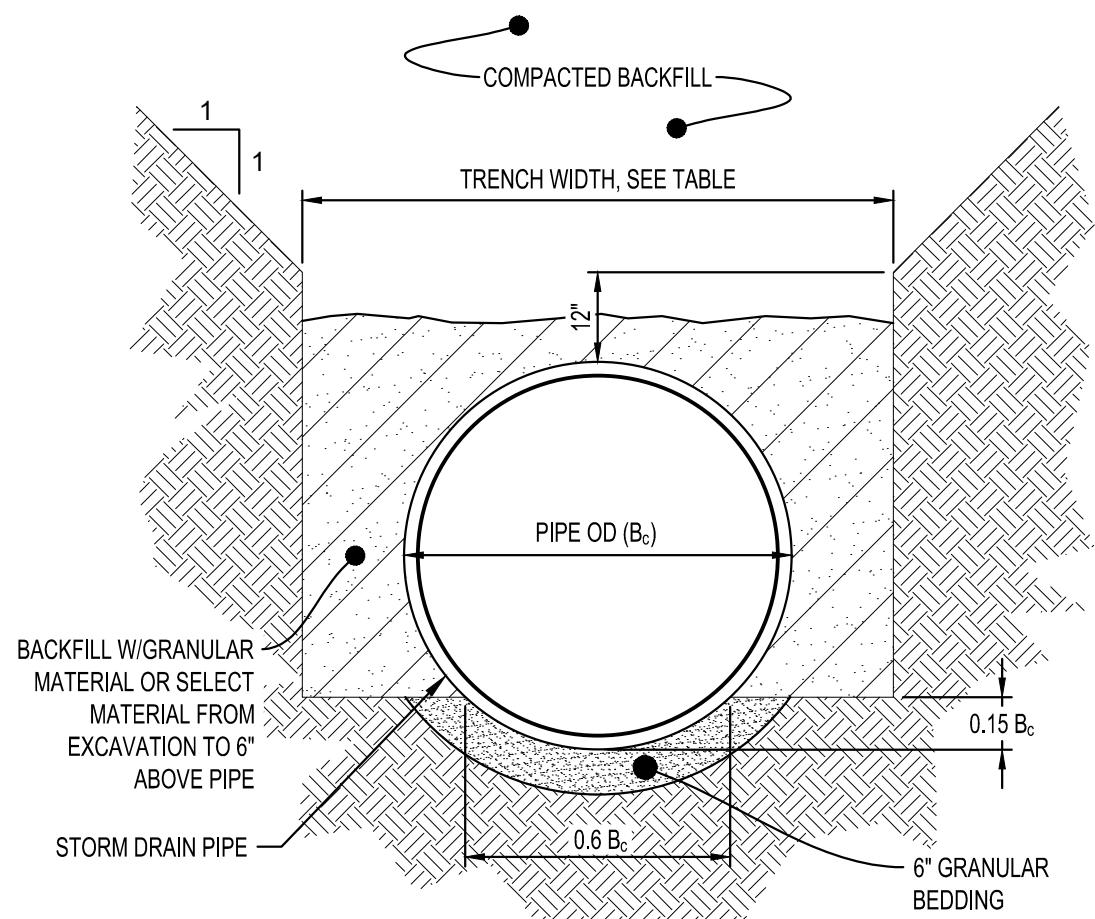
1. Revised Sheet C3-11 – SITE AND UTILITY PLAN
2. Revised Plan Sheet C4-10 – SITE GRADING PLAN
3. Revised Plan Sheet A1-31C – FIRST FLOOR REFLECTED CEILING PLAN – AREA C
4. Revised Plan Sheet P2-10C – FOUNDATION PLUMBING PLAN AREA C
5. Revised Plan Sheet P2-11C – FIRST FLOOR SANITARY/STORM PLUMBING PLAN AREA C
6. Revised Plan Sheet P4-11 – PLUMBING ENLARGED PLANS

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Kalob Hays, Assistant Project Manager

PRINTED NAME AND TITLE

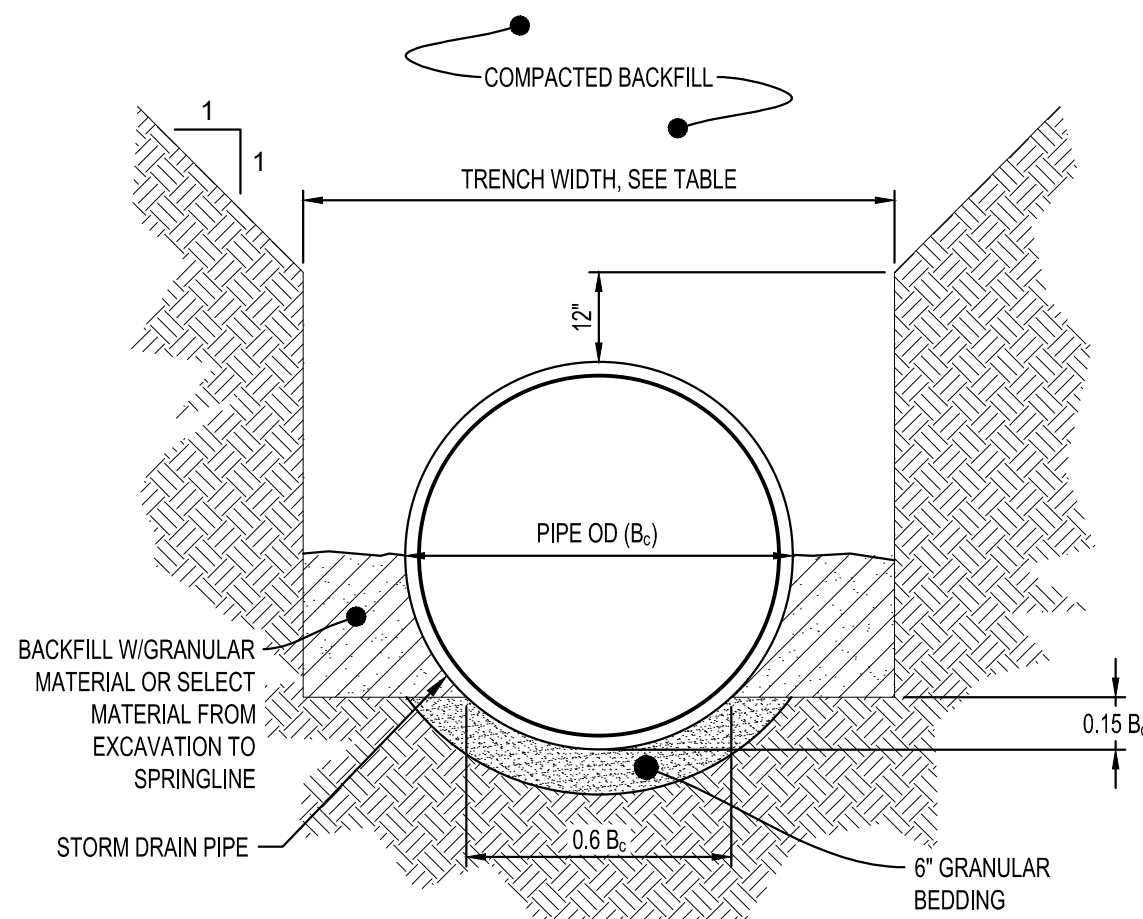


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	B _c + 24"
42" TO 54"	1.5 x B _c
60" OR OVER	B _c + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS

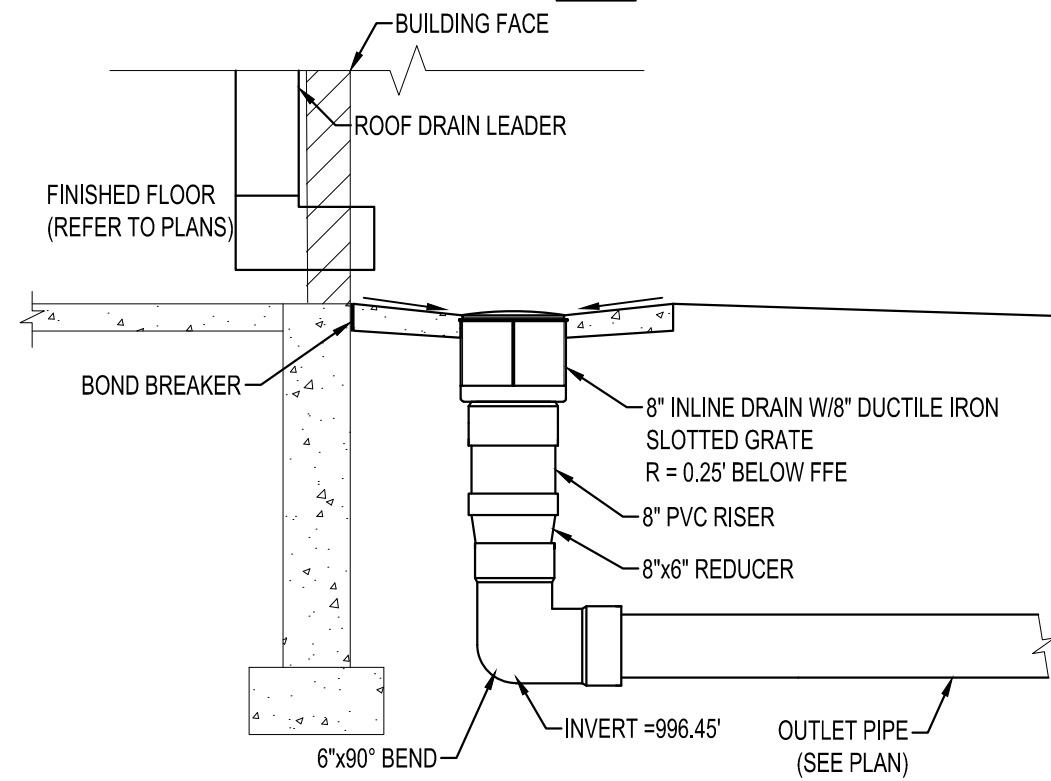
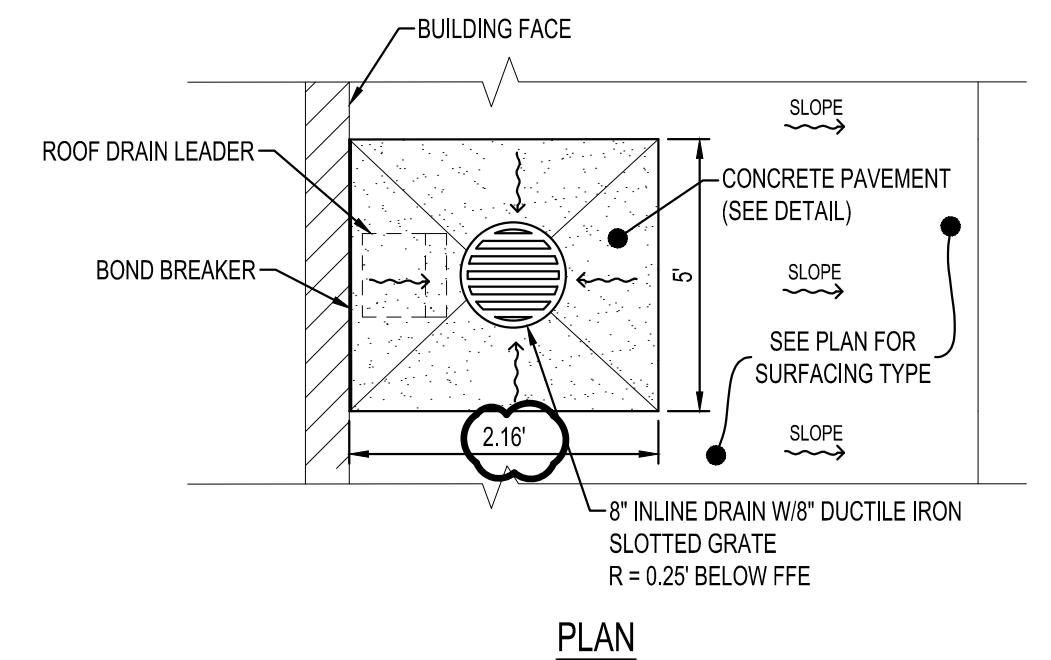


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	B _c + 24"
42" TO 54"	1.5 x B _c
60" OR OVER	B _c + 36"

NOTES:

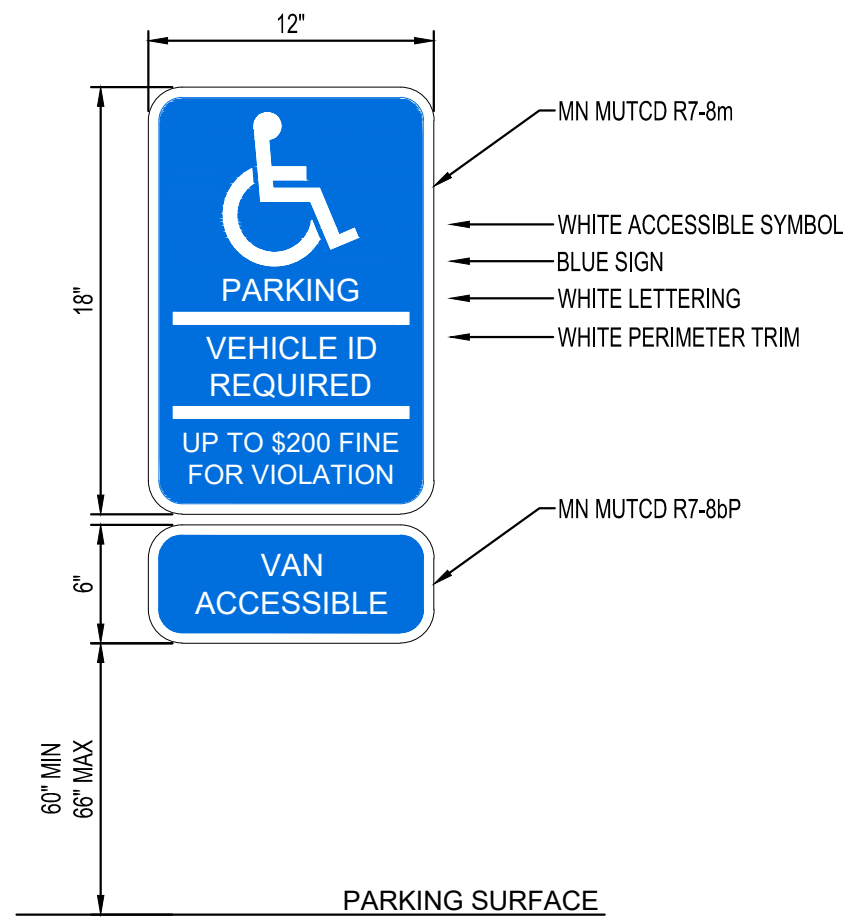
1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



SECTION

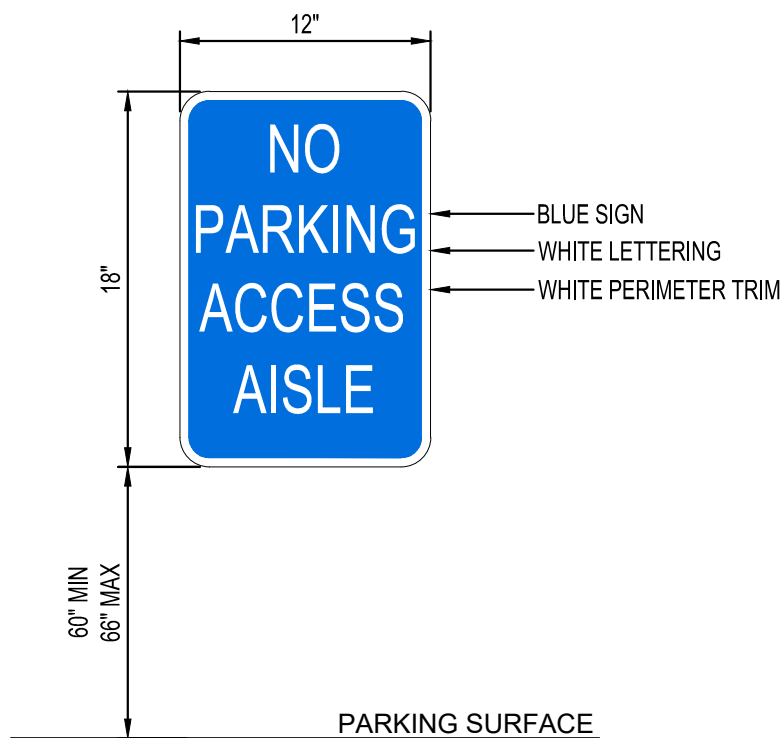
VERTICAL RAIN LEADER INTAKE
NTS



NOTES:

1. ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. SIGN SHALL COMPLY WITH MINNESOTA STATUTES, SECTION 169.346, SUBDIVISION 2, PARAGRAPH (a). SIGN TO BE CENTERED ON PARKING STALL.

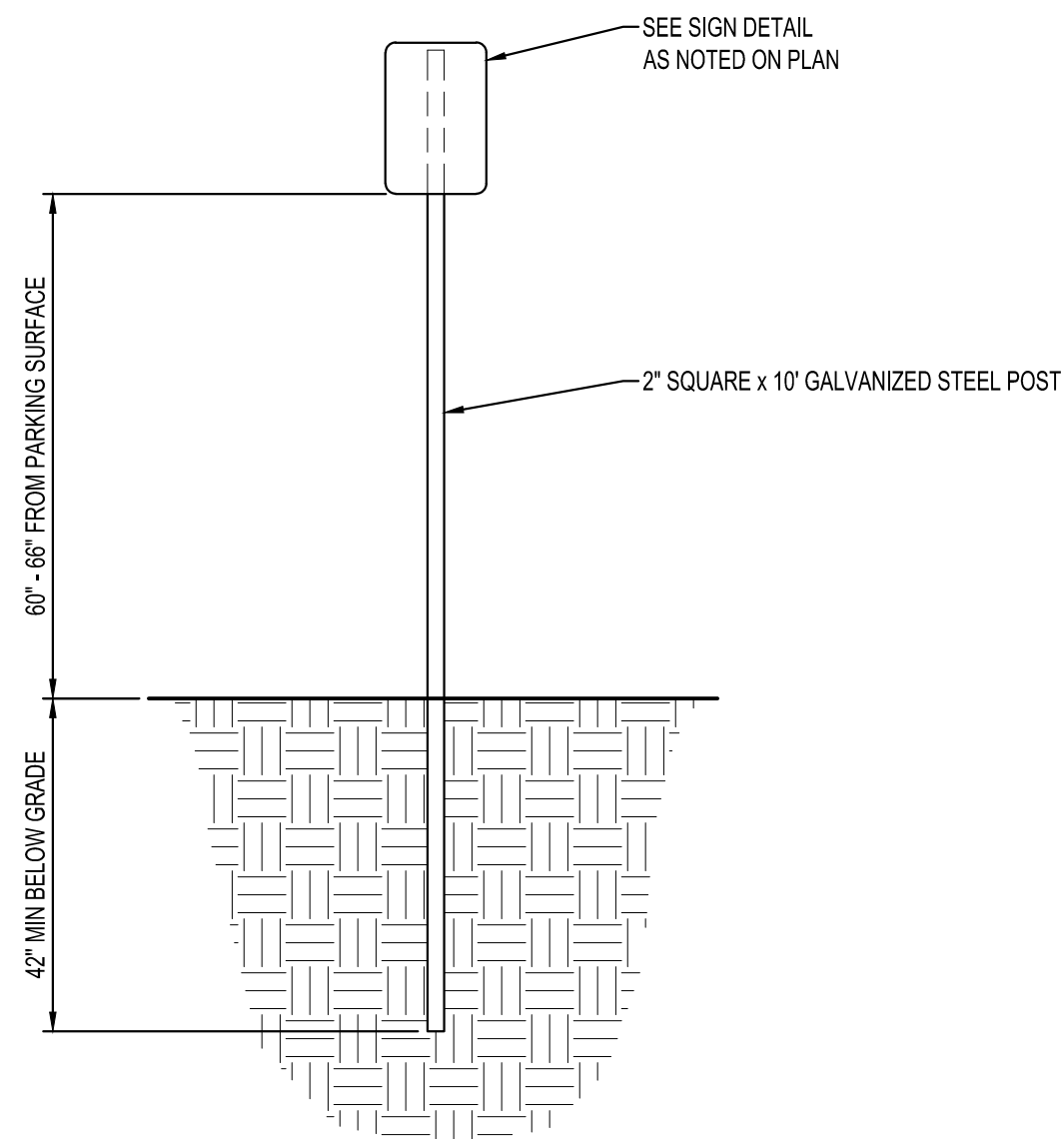
ACCESSIBLE PARKING SIGN
NTS



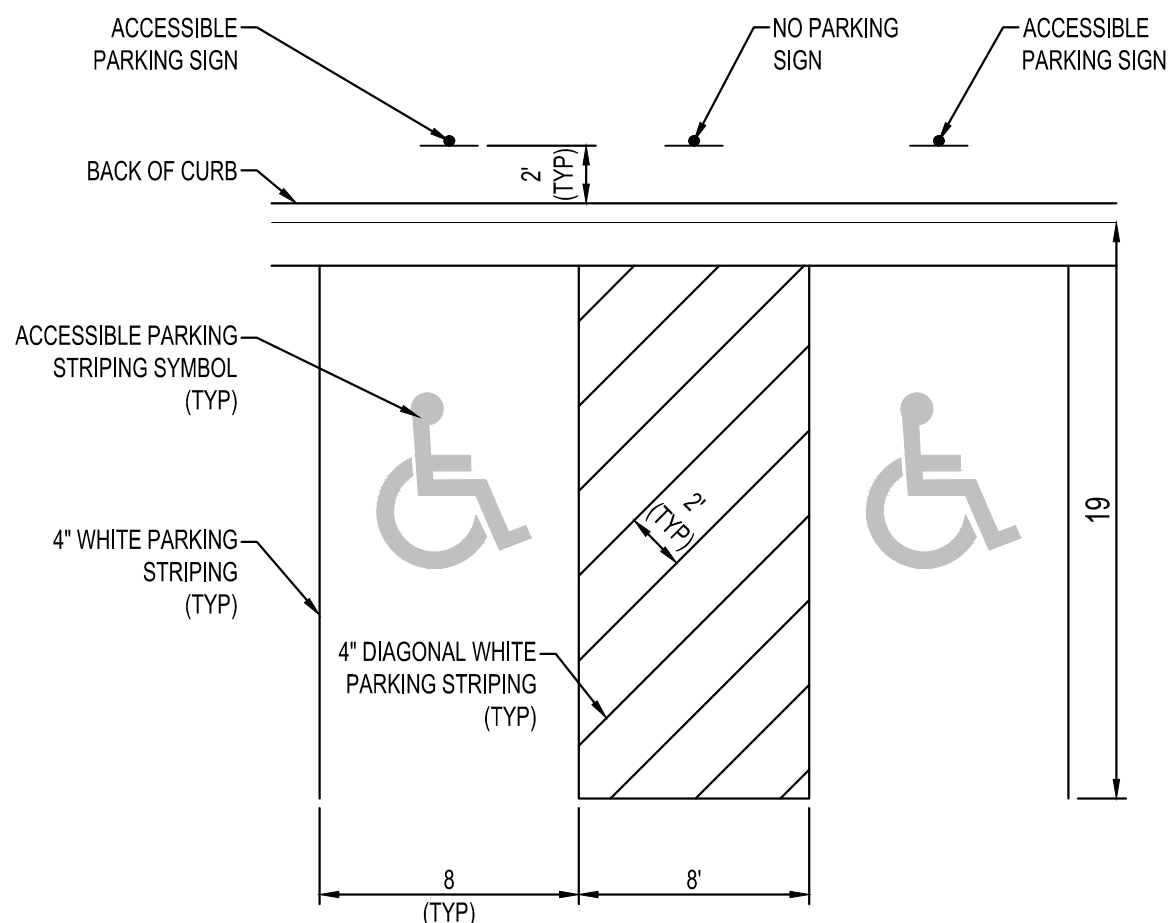
NOTES:

1. ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. ALIGN TOP WITH TOP OF ADJACENT SIGNS IF POSSIBLE.

NO PARKING
ACCESS AISLE SIGN
NTS



SIGN POST
NTS



ACCESSIBLE PARKING AREA
NTS



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NATHAN J HERMER
DATE 09/04/24 LIC. NO. 54848

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PROJECT

ALL SEASONS
ARENA
RENOVATION

MANKATO MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
09/04/24	PROPOSAL REQUEST #5	BJK

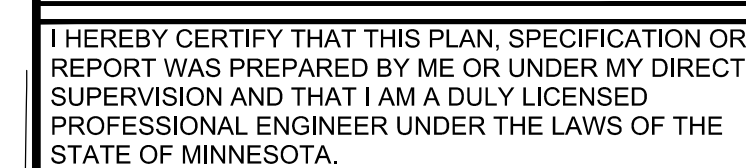
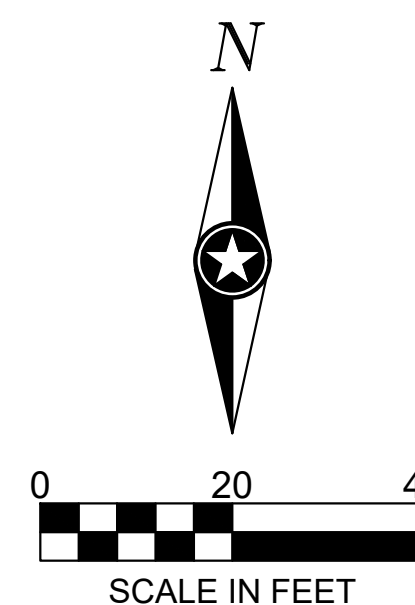
PROJECT NO.	23-29969
FILE NAME	29969-CO-DETAILS
DRAWN BY	BJK
DESIGNED BY	BJK
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	02/26/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-21



DATE 09/04/24 LIC. NO. 54848

DATE 09/04/24 LIC. NO. 54848

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PROJECT

ALL SEASONS ARENA RENOVATION

MANKATO MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/27/24	PROPOSAL REQUEST #3	BJK
09/04/24	PROPOSAL REQUEST #5	BJK

PROJECT NO.	23-29969
FILE NAME	29969-C4-GRADING
DRAWN BY	BJK
DESIGNED BY	BJK
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	02/26/24
CLIENT PROJECT NO.	-

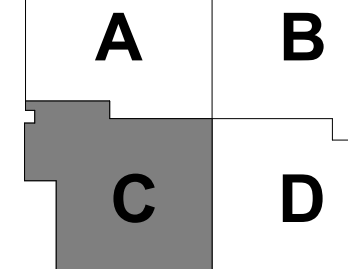
TITLE

SITE GRADING PLAN

SHEET

C4-10

ISG



KEYPLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 08/20/2024 LIC. NO. 49451
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
JEREMY WIESEN
Jeremy Wiesen

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PROJECT
**ALL SEASONS
ARENA
RENOVATION**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/13/24	ADDENDUM #03	KKT
05/24/24	PROPOSAL REQUEST #02	SLD
08/20/24	PROPOSAL REQUEST #05	KKT

PROJECT NO. 23-29969
FILE NAME 29969 Arch R22.rvt
DRAWN BY CRN / KKT
DESIGNED BY CRN / KKT
REVIEWED BY JMM / JPW
ORIGINAL ISSUE DATE 02/26/2024
CLIENT PROJECT NO.

TITLE
**FIRST FLOOR
REFLECTED
CEILING PLAN -
AREA C**

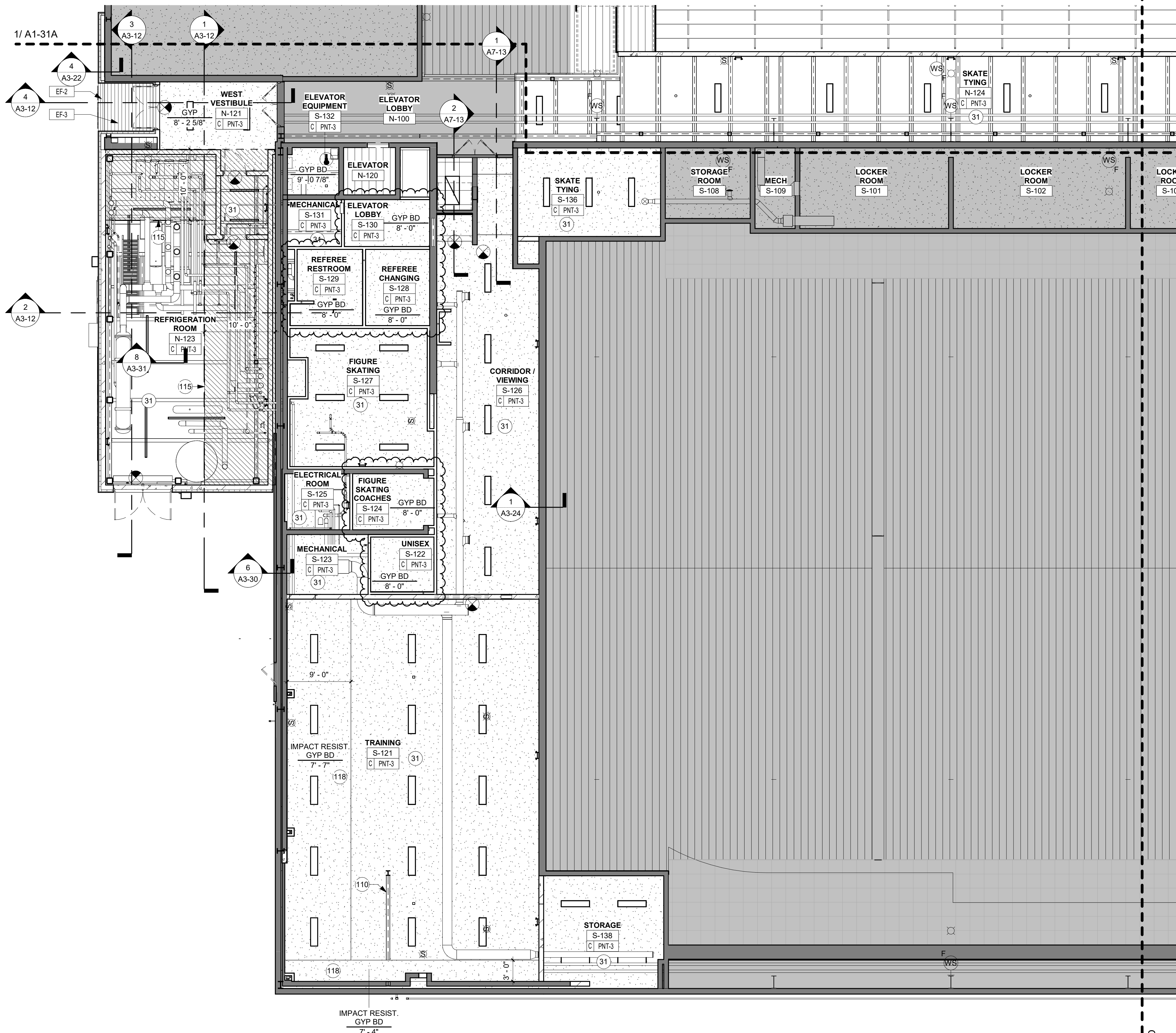
SHEET
A1-31C

SHEET NOTES

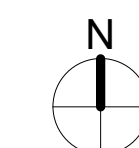
- A. PAINT ALL EXPOSED CONCRETE, MECHANICAL, AND LIGHTING CONDUIT IN CEILING RECEIVING PNT-3.
B. SEE EXTERIOR FINISH LEGEND ON ELEVATIONS SHEETS FOR EXTERIOR FINISHES (EF).

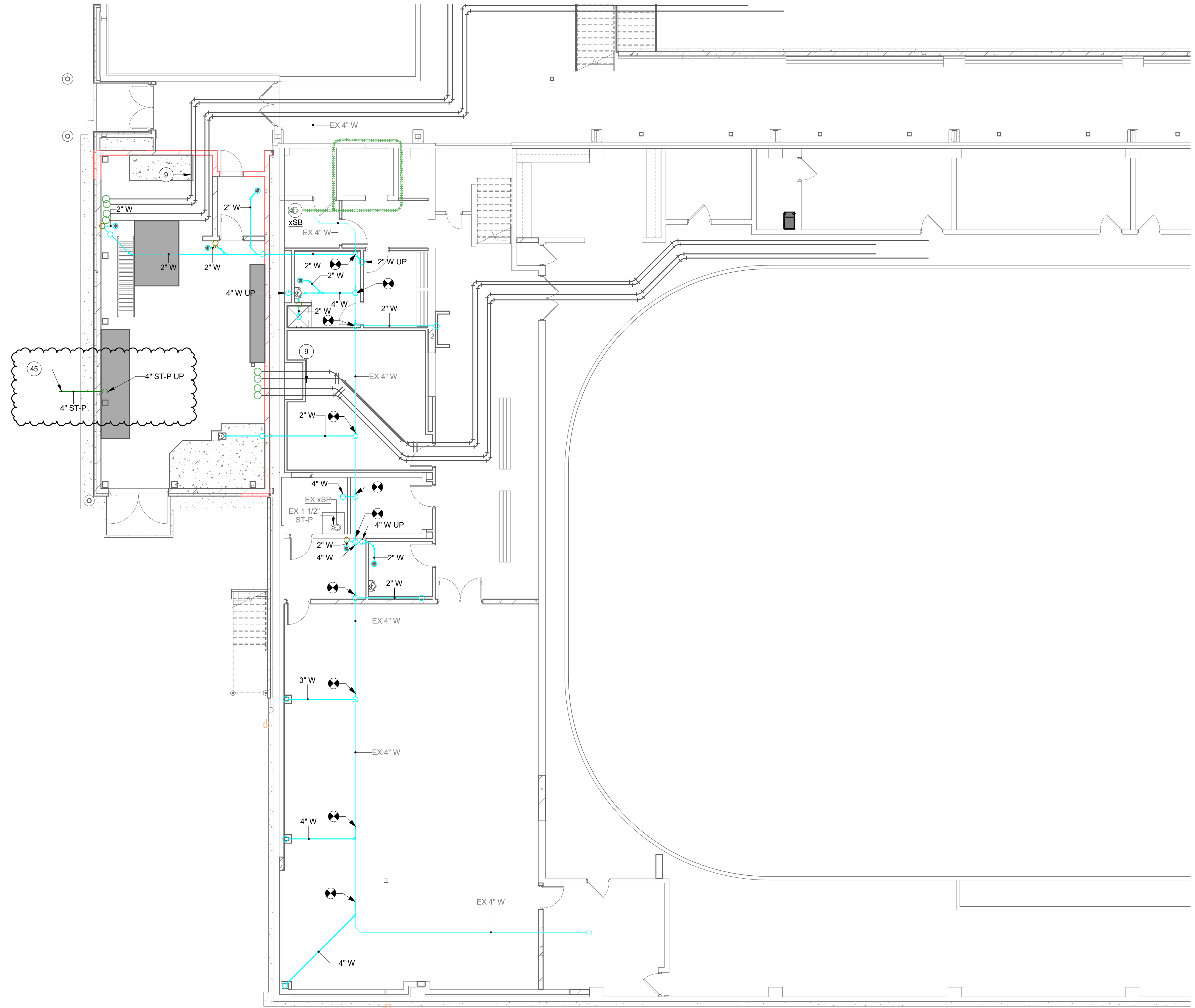
KEYNOTE LEGEND

31	OPEN TO STRUCTURE ABOVE.
110	EXPOSED COLUMN AND BEAM TO BE PAINTED PNT-11.
115	SPRAY-APPLIED FIRE PROOFING ON ROOF DECK THIS AREA. SPRAY-APPLIED FIRE PROOFING ON ALL COLUMNS AND BEAMS WITHIN REFRIGERATION ROOM.
118	GYP. BOARD SOFFIT. COORDINATE INSTALLATION HEIGHT WITH PLUMBING, ETC. INSTALL AS HIGH AS POSSIBLE.



1 FIRST FLOOR REFLECTED CEILING PLAN - AREA C
1/8" = 1'-0"





SHEET NOTES

1. FIELD VERIFY ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ALL EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF EXISTING BUILDING.
3. COORDINATE INSTALLATION OF ALL NEW DUCTWORK, PIPING, EQUIPMENT, ETC. WITH OTHER TRADES.

KEYNOTE LEGEND

- 9 REFRIGERATION EQUIPMENT UNDER SEPARATE SCOPE, REFER TO REFRIGERATION DRAWINGS.
- 45 CONSTRUCT STORM SEWER SERVICE. INVERT DEPTH LOCATED AT 3'-7" BELOW FINISHED FLOOR. SEE CIVIL PLANS FOR CONTINUATION. PLUMBING CONTRACTOR TO CONNECT TO SITE PLUMBING.

A

B

C

D

KEYPLAN

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ANTHONY J. EFFENBERGER

Anthony J. Effenberger

DATE 09/04/24 LIC. NO. 41935

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PROJECT

ALL SEASONS
ARENA
RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/07/24	ADDENDUM #2	DJS
03/13/24	ADDENDUM #3	DJS
09/04/24	PROPOSAL REQUEST #5	DJS

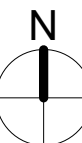
PROJECT NO.	23-29969
FILE NAME	29969 Mech R22.rvt
DRAWN BY	DJS
DESIGNED BY	DJS / AJE
REVIEWED BY	AJE
ORIGINAL ISSUE DATE	02/26/24
CLIENT PROJECT NO.	

TITLE

FOUNDATION
PLUMBING PLAN
AREA C

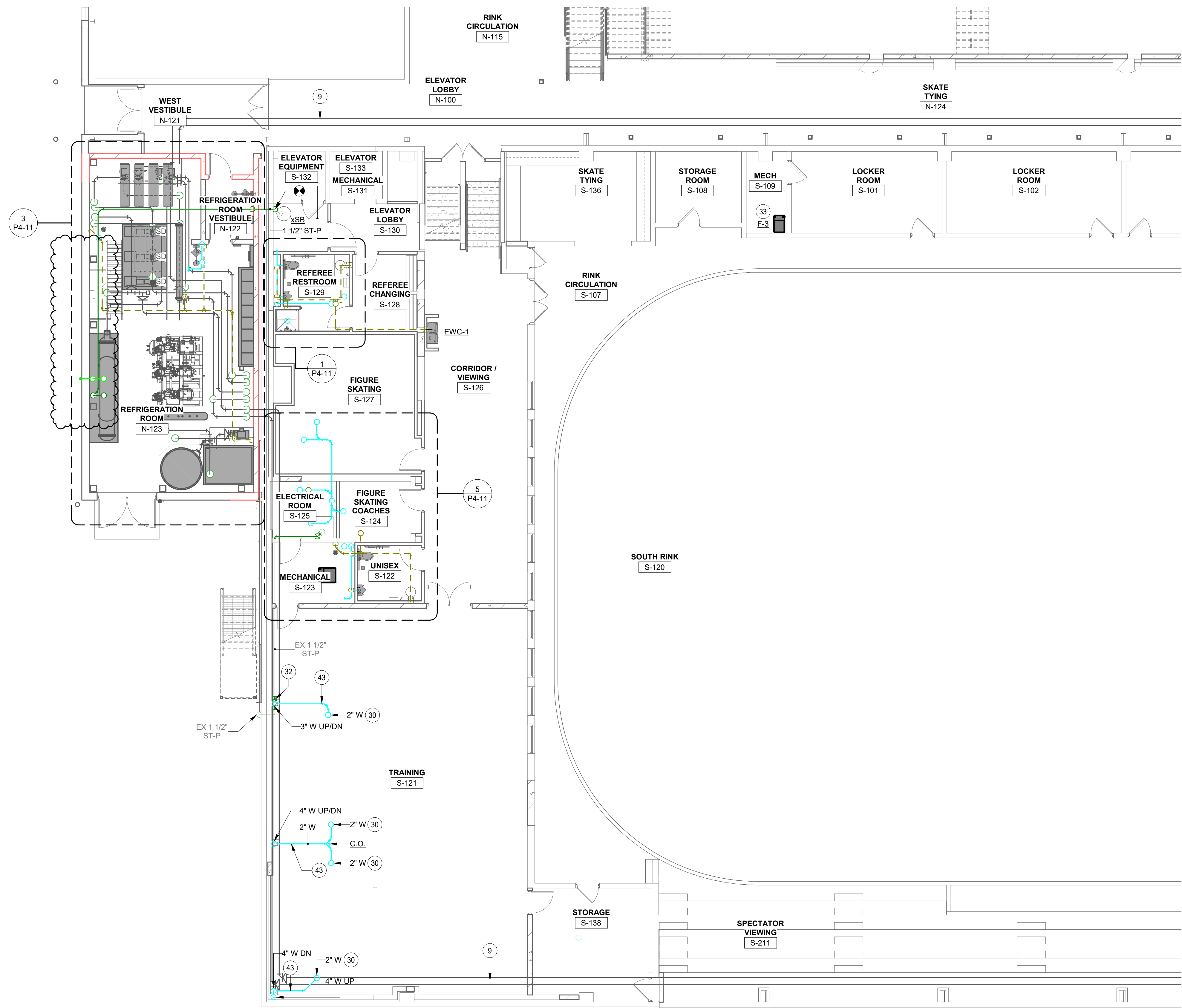
SHEET

P2-10C



1 FOUNDATION PLUMBING PLAN AREA C
1/8" = 1'-0"



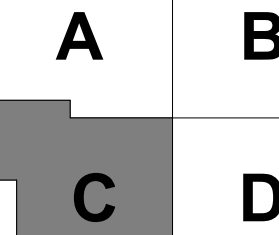


SHEET NOTES

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2. ALL EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF EXISTING BUILDING.
3. COORDINATE INSTALLATION OF ALL NEW DUCTWORK, PIPING, EQUIPMENT, ETC. WITH OTHER TRADES.

KEYNOTE LEGEND

- 9 REFRIGERATION EQUIPMENT UNDER SEPARATE SCOPE, REFER TO REFRIGERATION DRAWINGS.
- 30 UP TO FLOOR DRAIN.
- 32 FIELD VERIFY AND RE-ROUTE EXISTING SUMP DISCHARGE LINE AS NECESSARY.
- 33 INSTALL CONDENSATE PIPING TO EXISTING FLOOR DRAIN AND/OR RECEPTOR.
- 43 SANITARY PIPING IN TRAINING S-121 TO BE GALVANIZED STEEL ASTM A53. GALVANIZED STEEL PIPE SHALL NOT BE USED UNDERGROUND AND SHALL BE KEPT NO LESS THAN 6" ABOVEGROUND. PIPING TO BE LOCATED IN SOFFIT SPACE. REFER TO ARCHITECTURAL CEILING PLANS.



KEYPLAN

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Anthony J. Effenberger

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PROJECT

ALL SEASONS
ARENA
RENOVATION

MANKATO MINNESOTA

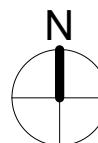
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/13/24	ADDENDUM #3	DJS
09/04/24	PROPOSAL REQUEST #5	DJS

PROJECT NO.	23-29969
FILE NAME	29969 Mech R22.rvt
DRAWN BY	DJS
DESIGNED BY	DJS / AJE
REVIEWED BY	AJE
ORIGINAL ISSUE DATE	02/26/24
CLIENT PROJECT NO.	

TITLE
FIRST FLOOR
SANITARY/STORM
PLUMBING PLAN
AREA C

SHEET
P2-11C

1 FIRST FLOOR SANITARY/STORM PLUMBING PLAN AREA C
1/8" = 1'-0"



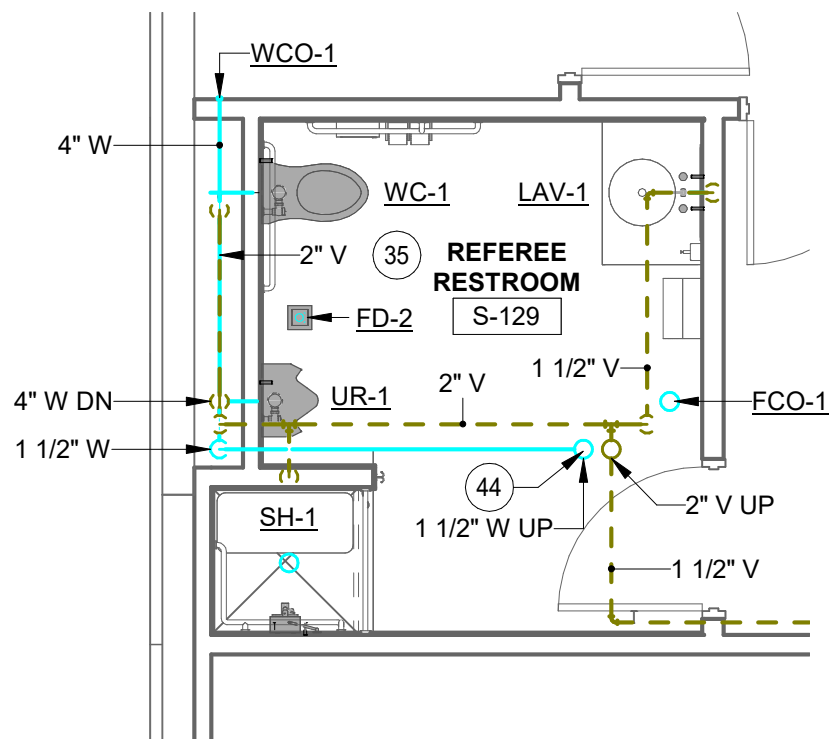
ISG

SHEET NOTES

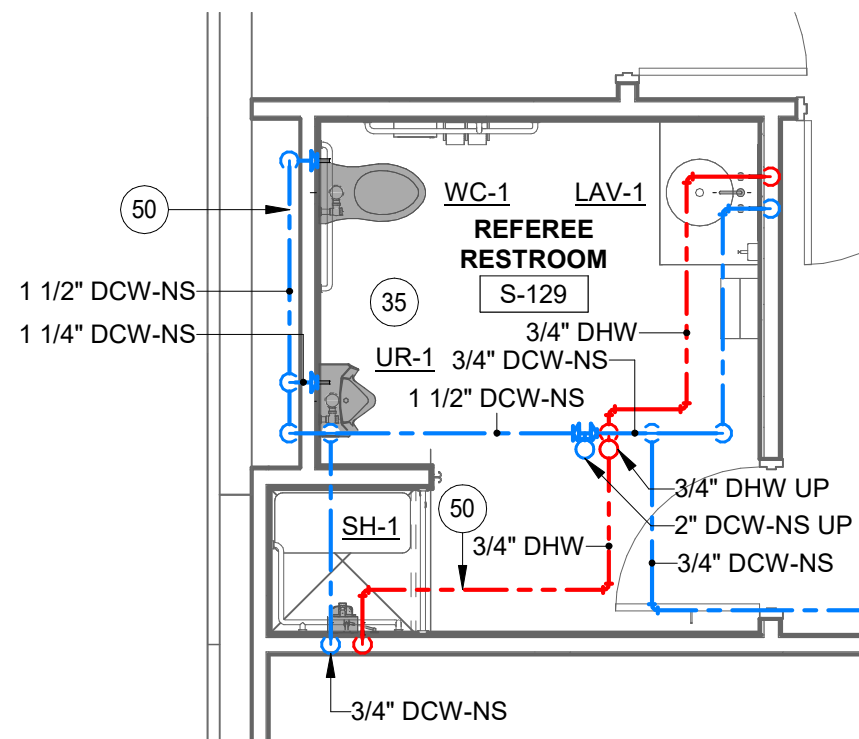
1. FIELD VERIFY ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ALL EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION OF EXISTING BUILDING.
3. COORDINATE INSTALLATION OF ALL NEW DUCTWORK, PIPING, EQUIPMENT, ETC. WITH OTHER TRADES.

KEYNOTE LEGEND

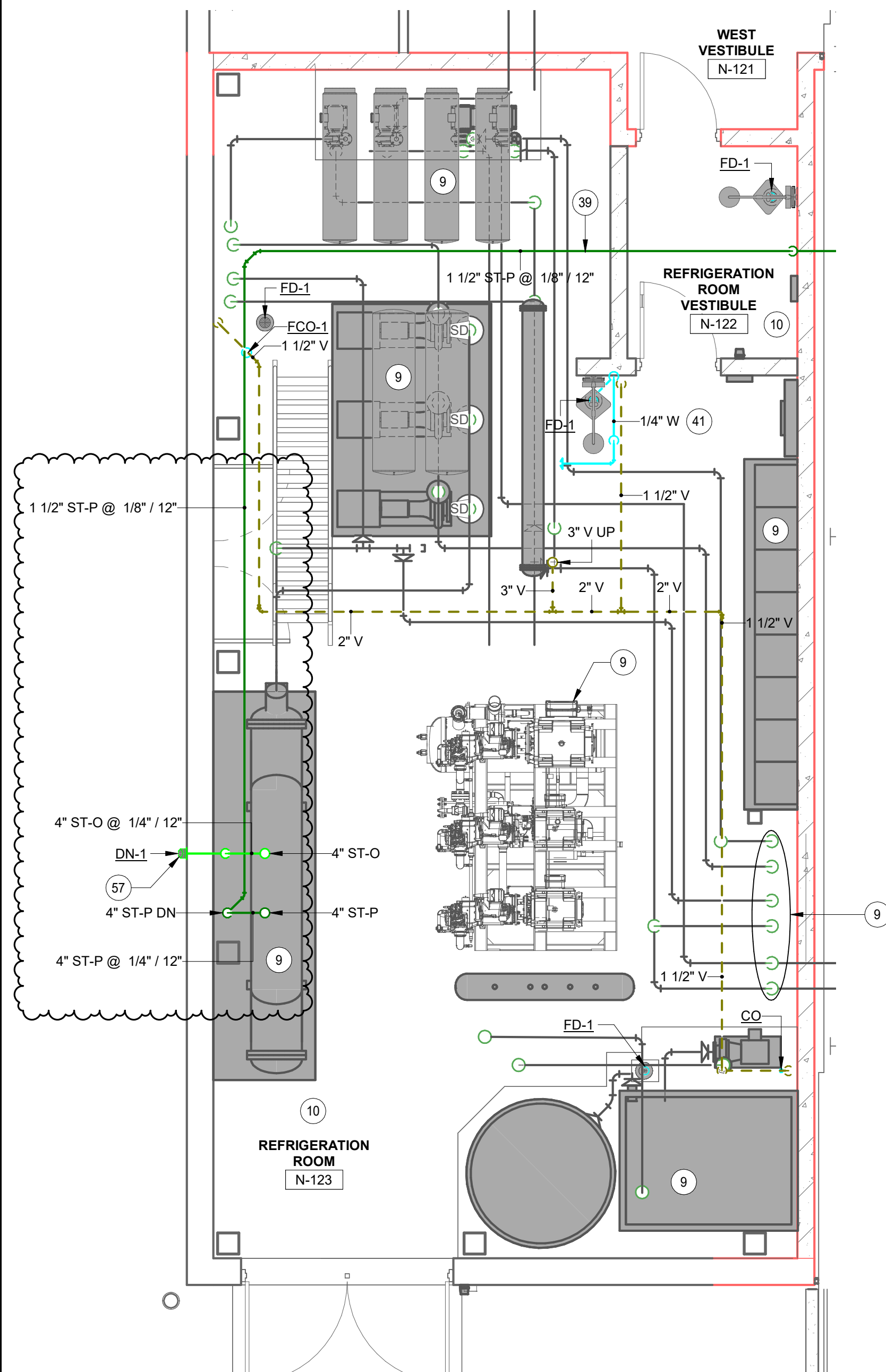
3. INSTALL SHUT-OFF VALVE/S.
9. REFRIGERATION EQUIPMENT UNDER SEPARATE SCOPE, REFER TO REFRIGERATION DRAWINGS.
10. DUCTWORK AND PIPE PENETRATIONS IN REFRIGERATION ROOM TO BE SEALED.
30. UP TO FLOOR DRAIN.
31. UP TO MOP SINK.
34. INSTALL CONDENSATE PIPING TO NEW FLOOR DRAIN.
35. REFER TO "C" PLAN SHEETS FOR MOUNTING HEIGHTS AND ELEVATIONS.
39. RUN PIPING IN CEILING SPACE, APPROXIMATELY 11'-0" A.F.F. COORDINATE ELEVATION WITH OTHER DISCIPLINES.
40. PROVIDE AND INSTALL BACKFLOW PREVENTOR WITH SHUT-OFF VALVES AND SUPPORT AS NEEDED.
41. PROVIDE AND INSTALL DRAIN PIPING FROM ROOF HYDRANT TO NEAREST VENTED FLOOR DRAIN/RECEPTOR.
42. REROUTE SUMP PIPING ABOVE NEW DOORWAY.
44. UP TO SINK.
46. COORDINATE WITH REFRIGERATION CONTRACTOR ON EXACT LOCATION. REFRIGERATION CONTRACTOR TO MAKE CONNECTION TO EQUIPMENT.
47. UP TO ROOF HYDRANT.
50. PROVIDE AND INSTALL WATER HAMMER ARRESTOR AT APPROXIMATE LOCATION. REFER TO DETAIL FOR MORE INFORMATION.
57. COORDINATE LOCATION OF DOWNSPOUT NOZZLE WITH EXTERIOR CATCH DRAIN. REFER TO CIVIL PLANS.



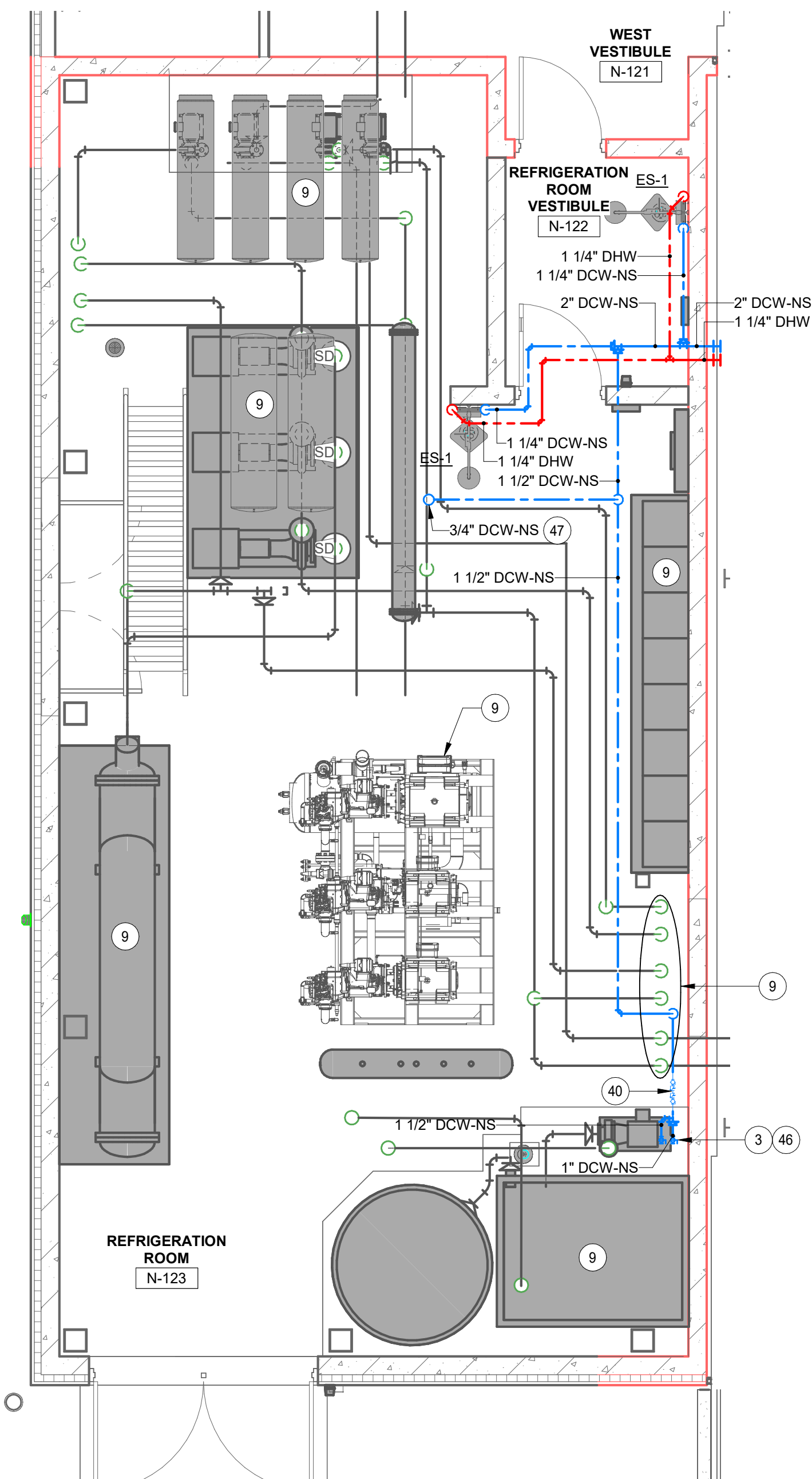
1 ENLARGED PLAN, DWV, REFEREE RESTROOM S-129
1/4" = 1'-0"



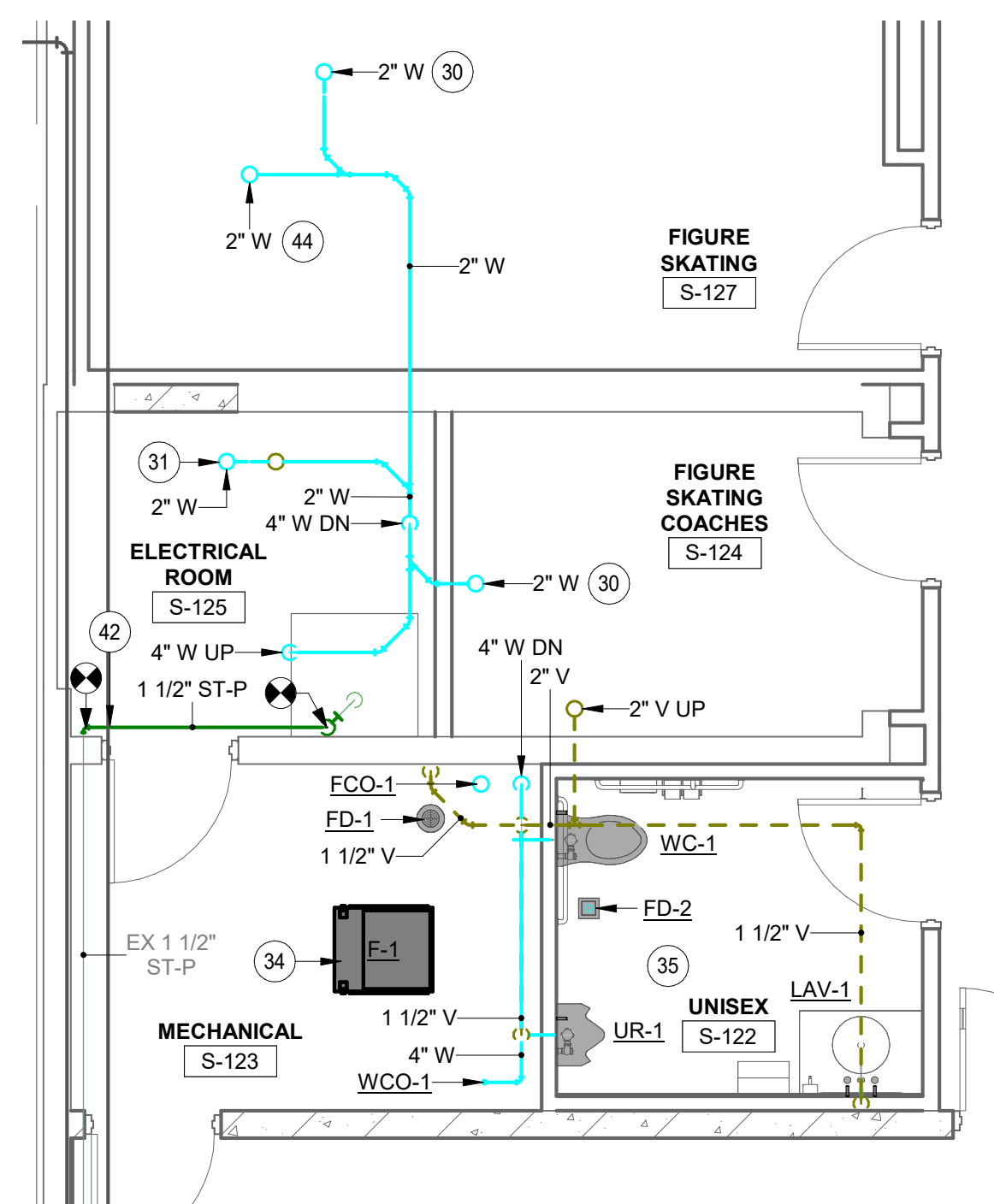
2 ENLARGED PLAN, WATER, REFEREE RESTROOM S-129
1/4" = 1'-0"



3 ENLARGED PLAN, DWV / STORM, REFRIGERATION ROOM N-123
1/4" = 1'-0"



4 ENLARGED PLAN, WATER, REFRIGERATION ROOM N-123
1/4" = 1'-0"



5 ENLARGED PLAN, DWV, UNISEX S-122, MECH S-123, ELEC S-125
1/4" = 1'-0"

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PROJECT

ALL SEASONS
ARENA
RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/07/24	ADDENDUM #2	DJS
03/13/24	ADDENDUM #3	DJS
09/04/24	PROPOSAL REQUEST #5	DJS

PROJECT NO. 23-29969

FILE NAME 29969 Mech R22.rvt

DRAWN BY DJS

DESIGNED BY DJS / AJE

REVIEWED BY AJE

ORIGINAL ISSUE DATE 02/26/24

CLIENT PROJECT NO.

TITLE

PLUMBING
ENLARGED PLANS

SHEET

P4-11

**Site Development-Utilities-Excavating-Aggregates**

Dirt Merchant Inc. 3301 Third Ave Mankato, Mn 56001

Ph 507-389-9112 Fx 507-389-9703 www.dirtmerchantinc.com

Change Order

TO: Knutson Construction	DATE	DMI CHANGE ORDER NO.
	July 17, 2024	2
	PHONE	FAX
Attn: Jared	JOB NAME/LOCATION	
	All Seasons Arena Mankato, MN	

We hereby submit specifications and estimates for:

PR 5 Pricing

Item	Description	Unit	Quantity	Unit Price	Amount
Tile					
1	Add 4" PVC Storm	LF	20.00	\$43.65	\$873.00
2	Add 6" PVC Storm	LF	20.00	\$42.80	\$856.00
3	Add Curb & Gutter	LF	70.00	\$39.57	\$2,769.90
4	Profit & Overhead	LS	1.00	\$449.90	\$449.90

Notes

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:dollars \$ **\$4,948.80**

All material is guaranteed to be as specified. All work to be completed in a professional manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Signature _____

Date of Acceptance: _____

COST PROPOSAL

All Seasons Arena Owners Representative

1251 Monks Avenue
Mankato, MN 56001

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-050
		Knutson Job #:	2340015
		Date Submitted:	9/12/24
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Submitted
		Source Type:	
		Reason:	

Description of Proposed Change

proposal request 3 sitework only

Additional Scope of Work Details**COST SUMMARY**

Description	Vendor	Qty	UofM	Amount
Earthwork	Dirt Merchant, Inc.	1	LS	\$6,249.00

Total Cost Proposal Amount: \$6,249.00

Days Impact (calendar days):

Please allow the above stated additional calendar days to the project schedule to complete this work scope change. The price quoted and days extension requested are for the direct impact of the requested change. We reserve the right to seek additional compensation and / or time extension for the cumulative effect of changes on the entire project that cannot be foreseen at this time.



Site Development-Utilities-Excavating-Aggregates
Dirt Merchant Inc. 3301 Third Ave Mankato, Mn 56001
Ph 507-389-9112 Fx 507-389-9703 www.dirtmerchantinc.com

Change Order

TO: Knutson Construction	DATE	DMI CHANGE ORDER NO.
	July 17, 2024	1
	PHONE	FAX
Attn: Jared	JOB NAME/LOCATION	
	All Seasons Arena	
	Mankato, MN	

We hereby submit specifications and estimates for:

PR 3&4 Pricing

Item	Description	Unit	Quantity	Unit Price	Amount
Title					
1	Sawcut Additional Stair Wall For Demo (Second Mob for Sawcutter)	LS	1.00	\$2,500.00	\$2,500.00
2	Demo Remainder of Stairs (See Attached Breakout)	LS	1.00	\$1,544.00	\$1,544.00
3	Excavate & Backfill For Stair Foundation Wall	EA	1.00	\$765.00	\$765.00
4	Excavate/Auger For Pier Foundations	EA	2.00	\$200.00	\$400.00
5	Prep For Additional Sidewalk	LS	1.00	\$475.00	\$475.00
6	Profit & Overhead	LS	1.00	\$565.00	\$565.00

Notes

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

dollars \$ **\$6,249.00**

All material is guaranteed to be as specified. All work to be completed in a professional manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Signature _____

Date of Acceptance: _____

Hours							
Name	Notes	Hours		Category		Rate	Price
		3		Foreman		\$ 130.00	\$ 390.00
		3		Mini Excavator		\$ 150.00	\$ 450.00
		1.5		Skid		\$ 155.00	\$ 232.50
		2.6		Side Dump		\$ 145.00	\$ 377.00
		0.7		Dump Truck		\$ 135.00	\$ 94.50
							\$ -
							\$ -
Total:							\$ 1,544.00

All Seasons Arena T&M

Extra Ramp Removal

Aggregates							
Type		Quantity		Unit		Rate	Price
							\$ -
							\$ -
							\$ -
Total:							\$ -

6/5-6/6

Total: \$1,544.00