



# Change Order No. 8

Date: October 21st, 2024

|                                       |                                               |
|---------------------------------------|-----------------------------------------------|
| Project: All Seasons Arena Renovation | City Project No.: 11075<br>State Project No.: |
| Contractor: Met-Con Construction      | Date of Contract: 4/16/24                     |

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

**Description:** Change Order 008 – Deduct the price to omit epoxy grout in rooms S-122, S-129, S-212, S-217, S-219 and S-220, install Tec Accucolor Grout in lieu of epoxy, this change is due to health concerns during install and that may come about due to patching or changes later, no warranties effected by this change.

Due to requirements of non combustible wood in the project, provide and install new fire treated wood for platform around the treadmill. This change also includes adjustments to the platform design to better accommodate the skate treadmill.

Provide and install gypsum board and taped finish ready for paint at the west entry vestibule N-121. Conditions of the existing metal panels are not suitable to leave exposed and paint over.

## Attachments:

| ITEM                      | DESCRIPTION                        | UNIT | EST QTY | UNIT PRICE   | TOTAL AMOUNT      |
|---------------------------|------------------------------------|------|---------|--------------|-------------------|
| 062                       | Omit Epoxy Grout from Tiling Scope | 1    |         | \$(3,021.85) | \$(3,021.85)      |
| 063                       | Wood platform modifications        | 1    |         | \$6,983.25   | \$6,983.25        |
| 064                       | Laminate metal wall panels on GWB  |      |         | \$4,654.72   | \$4,654.72        |
|                           |                                    |      |         |              |                   |
|                           |                                    |      |         |              |                   |
|                           |                                    |      |         |              |                   |
|                           |                                    |      |         |              |                   |
|                           |                                    |      |         |              |                   |
| <b>TOTAL CHANGE ORDER</b> |                                    |      |         |              | <b>\$8,616.12</b> |

## CHANGE IN CONTRACT PRICE:

|                                               |                                 |              |                     |
|-----------------------------------------------|---------------------------------|--------------|---------------------|
|                                               | <b>Original Contract Price:</b> | \$           | <b>2,986,800.00</b> |
| Total from previously approved Change Orders: | \$                              | 265,495.02   |                     |
| Contract Price prior to this Change Order:    | \$                              | 3,252,295.02 |                     |
| Net increase (decrease) of this Change Order: | \$                              | 8,616.12     |                     |
|                                               | <b>New Contract Price:</b>      | <b>\$</b>    | <b>3,260,911.14</b> |

## 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.*

### PREPARED

### REVIEWED

### RECOMMENDED

By: Jared Mueller  
Jared Mueller, Knutson Construction

By: \_\_\_\_\_  
Knutson Construction - CMA

By: \_\_\_\_\_  
Facilities Manager (Auth. Signature)

Date: 09/11/2024 Date: Date:

ACCEPTED

APPROVED

APPROVED

By: Contractor (Auth. Signature) By: City Manager (Auth. Signature) By: Owner (Auth. Signature)

Date: Date: Date:

Facilities Manager (original) Contractor Facilities Supervisor DSAE (for funding review-if necessary)

# COST PROPOSAL

**All Seasons Arena Owners Representative**

 1251 Monks Avenue  
 Mankato, MN 56001

|              |                                                                                             |                        |          |
|--------------|---------------------------------------------------------------------------------------------|------------------------|----------|
| <b>To:</b>   | Jim Tatge<br>City of Mankato<br>P.O. Box 3368 10 Civic Center Plaza<br>Mankato, 56002-3368  | <b>Knutson PCI #:</b>  | CONT-062 |
|              |                                                                                             | <b>Knutson Job #:</b>  | 2340015  |
|              |                                                                                             | <b>Date Submitted:</b> |          |
| <b>From:</b> | Jared Mueller<br>Knutson Construction Rochester<br>5985 Bandel RD NW<br>Rochester, MN 55901 | <b>Status:</b>         | Pricing  |
|              |                                                                                             | <b>Source Type:</b>    |          |
|              |                                                                                             | <b>Reason:</b>         |          |

**Description of Proposed Change**

Omit Epoxy Grout From Scope

**Additional Scope of Work Details**
**COST SUMMARY**

| Description       | Vendor               | Phase Qty | Phase UofM | Qty | UofM | Rate / Fee % | Amount      |
|-------------------|----------------------|-----------|------------|-----|------|--------------|-------------|
| Trade Package 01A | Met-Con Construction |           | LS         |     | LS   |              | \$-3,021.85 |

**Total Cost Proposal Amount: \$-3,021.85**

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.*

Met-Con Construction, Inc.

15760 Acorn Trail  
Faribault, MN 55021  
Ph : (507)332-2266

Change Request

To: Jared Mueller  
Knutson Construction  
111 South Secon Street,  
Suite 610  
Mankato, MN 56001  
Ph: 507-280-9788

Date: 10/18/24  
Job: 34680 City Mankato/All Seasons Arena  
Phone:

Description: RFC #27

We are pleased to offer the following specifications and pricing to make the following changes:

DEDUCT to change the grout used on the ceramic tile in Rooms S-122, S-129, S-212, S-217, S-219, and S-220, from the specified epoxy grout to Tec Accucolor grout that was submitted to Knutson Construction on 10/8/2024 and approved by the owner on 10/10/2024. This change is due to health concerns caused by epoxy grout from our tile subcontractor. No warranties will be affected by this change.

| Description                                                    | Labor | Material | Equipment         | Subcontract | Other     | Price       |
|----------------------------------------------------------------|-------|----------|-------------------|-------------|-----------|-------------|
| Tile Work                                                      |       |          |                   | \$-3,021.85 |           | \$-3,021.85 |
|                                                                |       |          |                   |             | Subtotal: | \$-3,021.85 |
|                                                                |       |          | Sub OH&P          |             |           | \$0.00      |
|                                                                |       |          | Self-Perform OH&P |             |           | \$0.00      |
|                                                                |       |          | Performance Bond  |             |           | \$0.00      |
|                                                                |       |          |                   |             | Total:    | \$-3,021.85 |
| The schedule is not affected by this change.                   |       |          |                   |             |           |             |
| If you have any questions, please contact me at (507)332-2266. |       |          |                   |             |           |             |

Submitted by: Bauer, Jennifer  
Met-Con Companies-USE V#13417

Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_

# 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-063  
**Knutson Job #:** 2340015  
**Date Submitted:**

**From:** Jared Mueller  
Knutson Construction Rochester  
5985 Bandel RD NW  
Rochester, MN 55901

**Status:** Pricing  
**Source Type:**  
**Reason:**

**Description of Proposed Change**

Wood platform at skate treadmill

**Additional Scope of Work Details****COST SUMMARY**

| Description       | Vendor               | Phase Qty | Phase UofM | Qty | UofM | Rate / Fee % | Amount     |
|-------------------|----------------------|-----------|------------|-----|------|--------------|------------|
| Trade Package 01A | Met-Con Construction |           | LS         |     | LS   |              | \$6,983.25 |

**Total Cost Proposal Amount: \$6,983.25**

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.*

Met-Con Construction, Inc.

15760 Acorn Trail  
Faribault, MN 55021  
Ph : (507)332-2266

Change Request

To: Jared Mueller  
Knutson Construction  
111 South Secon Street,  
Suite 610  
Mankato, MN 56001  
Ph: 507-280-9788

Date: 10/18/24  
Job: 34680 City Mankato/All Seasons Arena  
Phone:

Description: RFC #28  
Source: RFI # 94

We are pleased to offer the following specifications and pricing to make the following changes:  
ADD to provide and install a new platform around the reinstalled stake treadmill using fire-treated lumber and plywood per the response to RFI #094 dated 10/2/2024.

| Description                                                    | Labor      | Material          | Equipment | Subcontract | Other     | Price      |
|----------------------------------------------------------------|------------|-------------------|-----------|-------------|-----------|------------|
| Rough Carpentry - 48 Hours                                     | \$4,368.00 | \$1,895.00        |           |             |           | \$6,263.00 |
|                                                                |            |                   |           |             | Subtotal: | \$6,263.00 |
|                                                                |            | Sub OH&P          |           |             |           | \$0.00     |
|                                                                |            | Self-Perform OH&P |           | \$6,263.00  | 10.00%    | \$626.30   |
|                                                                |            | Performance Bond  |           | \$6,263.00  | 1.50%     | \$93.95    |
|                                                                |            |                   |           |             | Total:    | \$6,983.25 |
| The schedule is not affected by this change.                   |            |                   |           |             |           |            |
| If you have any questions, please contact me at (507)332-2266. |            |                   |           |             |           |            |

Submitted by: Bauer, Jennifer  
Met-Con Companies-USE V#13417

Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_

# COST PROPOSAL

**All Seasons Arena Owners Representative**

 1251 Monks Avenue  
 Mankato, MN 56001

|              |                                                                                             |                        |          |
|--------------|---------------------------------------------------------------------------------------------|------------------------|----------|
| <b>To:</b>   | Jim Tatge<br>City of Mankato<br>P.O. Box 3368 10 Civic Center Plaza<br>Mankato, 56002-3368  | <b>Knutson PCI #:</b>  | CONT-064 |
|              |                                                                                             | <b>Knutson Job #:</b>  | 2340015  |
|              |                                                                                             | <b>Date Submitted:</b> |          |
| <b>From:</b> | Jared Mueller<br>Knutson Construction Rochester<br>5985 Bandel RD NW<br>Rochester, MN 55901 | <b>Status:</b>         | Pricing  |
|              |                                                                                             | <b>Source Type:</b>    |          |
|              |                                                                                             | <b>Reason:</b>         |          |

**Description of Proposed Change**

laminate metal panels with GWB in vestibule N-121

**Additional Scope of Work Details**
**COST SUMMARY**

| Description       | Vendor               | Phase Qty | Phase UofM | Qty | UofM | Rate / Fee % | Amount     |
|-------------------|----------------------|-----------|------------|-----|------|--------------|------------|
| Trade Package 01A | Met-Con Construction |           | LS         |     | LS   |              | \$4,654.72 |

**Total Cost Proposal Amount: \$4,654.72**

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.*

## Met-Con Construction, Inc.

15760 Acorn Trail  
Faribault, MN 55021  
Ph : (507)332-2266

### Change Request

**To:** Jared Mueller  
Knutson Construction  
111 South Secon Street,  
Suite 610  
Mankato, MN 56001  
Ph: 507-280-9788

**Date:** 10/18/24  
**Job:** 34680 City Mankato/All Seasons Arena  
**Phone:**

**Description:** RFC #29

Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:

Per discussion with the owner, the existing metals were already in rough shape. The vestibule at the existing metal panels doesn't call for new walls over them.

Please see pricing to laminate the north and east wall over the existing steel panel walls @ West Vest N-121.

| Description                                                    | Labor | Material          | Equipment | Subcontract | Other         | Price             |
|----------------------------------------------------------------|-------|-------------------|-----------|-------------|---------------|-------------------|
| Drywall                                                        |       |                   |           | \$4,370.63  |               | \$4,370.63        |
|                                                                |       |                   |           |             | Subtotal:     | \$4,370.63        |
|                                                                |       | Sub OH&P          |           | \$4,370.63  | 5.00%         | \$218.53          |
|                                                                |       | Self-Perform OH&P |           |             |               | \$0.00            |
|                                                                |       | Performance Bond  |           | \$4,370.63  | 1.50%         | \$65.56           |
|                                                                |       |                   |           |             | <b>Total:</b> | <b>\$4,654.72</b> |
| The schedule is not affected by this change.                   |       |                   |           |             |               |                   |
| If you have any questions, please contact me at (507)332-2266. |       |                   |           |             |               |                   |

Submitted by: Bauer, Jennifer  
Met-Con Companies-USE V#13417

Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_



# All Seasons Arena Reno - Manka Request for Change

1251 Monks Avenue  
Mankato, MN 56001



**To: Met-Con Construction**

**RFC Number:** RTL #004

Original Contract : \$213,959.00

Other Approved Change Orders: \$10,356.66

Total Contract to Date: \$224,315.66

Other Pending Requests: \$5,268.80

**This Request: \$4,370.63**

RTL Job # 24-159

Date:10/18/2024

## COST SUMMARY

**Description of Change:** WEST VESTIBULE N-121,  
Laminate the north & east wall with Rock/Tape.

| Cost                            |                    | Notes/Attachments |
|---------------------------------|--------------------|-------------------|
| Labor                           | \$ 3,570.00        |                   |
| Material                        | \$ 403.30          |                   |
| <b>Total Cost</b>               | <b>\$ 3,973.30</b> |                   |
| Overhead and Profit             | \$ 397.33          | 10%               |
| <b>Self-Performed Total</b>     | <b>\$4,370.63</b>  |                   |
| <b>Total Change in Contract</b> | <b>\$4,370.63</b>  |                   |

## Detail Breakdown Below:

| Labor          | Hours    | Rate     | Total      |
|----------------|----------|----------|------------|
| LABOR          | 34       | \$105.00 | \$3,570.00 |
| Labor Total    | 34       |          | \$3,570.00 |
| Material       | Total    |          |            |
| Material Total | \$403.30 |          |            |

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.  
Upon approval the sum of \$4,370.63 will be added to the contract price.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Met-Con Construction