



Change Order
No. 9

Date: November 4th, 2024

Project: All Seasons Arena Renovation	City Project No.: 11075 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 9 – change fire sprinkler piping to allow for maximum head room in dryland training room, this will allow best use of the space. Due to removed walls and demolition work, texture ceilings in figure skating room to keep consistent finish within the spaces. Added painting of south rink west wall to match better with new finishes above wall surface at second floor.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
066	Textured ceilings in figure skating room				\$1,362.46
069	Sprinkler modifications in Dryland Training room				\$788.10
070	South Rink West Wall Painting – White Band				\$1,831.80
TOTAL CHANGE ORDER					\$3,982.36

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	2,986,800.00
Total from previously approved Change Orders:	\$	274,111.14
Contract Price prior to this Change Order:	\$	3,260,911.14
Net increase (decrease) of this Change Order:	\$	3,982.36
New Contract Price:	\$	3,264,893.50

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

By: Jared Mueller
Jared Mueller, Knutson Construction

Date: 09/11/2024

REVIEWED

By: Knutson Construction - CMA

Date: _____

RECOMMENDED

By: _____
Facilities Manager (Auth. Signature)

Date: _____

ACCEPTED

By: _____
Contractor (Auth. Signature)

Date: _____

APPROVED

By: _____
City Manager (Auth. Signature)

Date: _____

APPROVED

By: _____
Owner (Auth. Signature)

Date: _____

☐ Facilities Manager (original)

Contractor

☐ Facilities Supervisor

☐ DSAE (for funding review-if necessary)

City of Mankato, Department of Administrative Services, Facilities Division, 10 Civic Center Plaza, Mankato, MN 56001 507.387.8600

Responsive

Leading the Way as a Prosperous Diverse Regional Community

Efficient

Greater Good

Innovative

Open

Neighborly

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-066

Knutson Job #: 2340015

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

Status: Submitted-Proceeding

Source Type:
Reason:
Description of Proposed Change

Texture ceilings in figure skating S-127

Additional Scope of Work Details

existing ceiling that was smooth and not textured and due to remodel there were exposed areas with smooth and finished.

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$1,362.46

Total Cost Proposal Amount: \$1,362.46

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: 10/25/24
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #031

Source: Other

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

In Firgure Skating S-127 there was existing ceiling that was smooth and not textured, after discussiong with ISG & owner during a walkthrough - it was decided to add texture to match adjacent ceiling in the room.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Gypsum Board				\$1,279.30		\$1,279.30
					Subtotal:	\$1,279.30
			Sub OH&P	\$1,279.30	5.00%	\$63.97
			Self-Perform OH&P			\$0.00
			Performance Bond	\$1,279.30	1.50%	\$19.19
					Total:	\$1,362.46
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 #003

Original Contract : \$213,959.00

Other Approved Change Orders: \$12,322.70

Total Contract to Date: \$226,281.70

Other Pending Requests: \$7,673.39

This Request: \$1,279.30

RTL Job # 24-159

Date: 10/21/2024

COST SUMMARY

Description of Change: Texture the ceiling on 1st floor Area C,
The ceiling was previously smooth and now it was needed to match
adjacent existing textured ceiling.

Cost		Notes/Attachments
Labor	\$ 945.00	
Material	\$ 218.00	
Total Cost	\$ 1,163.00	
Overhead and Profit	\$ 116.30	10%
Self-Performed Total	\$1,279.30	
Total Change in Contract	\$1,279.30	

Detail Breakdown Below:

Labor	Hours	Rate	Total
LABOR	9	\$105.00	\$945.00
Labor Total	9		\$945.00
Material	Total		
Material Total			\$218.00

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.
Upon approval the sum of \$1,279.30 will be added to the contract price.

Authorized Signature: _____ Date: _____

Met-Con Construction

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-069

Knutson Job #: 2340015

Date Submitted:

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

Status: Submitted-Proceeding

Source Type:

Reason:

Description of Proposed Change

added sprinkler work in dryland training room

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		\$788.10

Total Cost Proposal Amount: \$788.10

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: 10/25/24
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #030
Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:
Remove 4" main drop and level it out in Training Room S-121.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Sprinkler Systems				\$740.00		\$740.00
					Subtotal:	\$740.00
			Sub OH&P	\$740.00	5.00%	\$37.00
			Self-Perform OH&P			\$0.00
			Performance Bond	\$740.00	1.50%	\$11.10
					Total:	\$788.10
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: _____

1355 State Ave NW
Owatonna, MN 55060
Phone: (507) 455-1150
Fax: (507) 455-1651
Email: cjones@olyfire.com

**Olympic Fire
Protection Corp.**

Change Order

To:	Met-Con	Re:	All Seasons Arena
Att:	Jennifer Bauer	From:	Lee Achman
RE:	Raise Main	Date:	10-24-25

Remove 4" main drop and level it out in Training Room S-121

Cost: \$740.00

Thank you,

Lee Achman
Olympic Fire Protection

Accepted 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-070
		Knutson Job #:	2340015
		Date Submitted:	
From:	Jared Mueller Knutson Construction Rochester 5985 Bandel RD NW Rochester, MN 55901	Status:	Pricing Proceeding
		Source Type:	
		Reason:	

Description of Proposed Change

Provide pricing for south Rink S-120 west wall CMU repaint existing white paint section. Met-Con RFC 033a

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Contingency-Owner			LS		LS		\$0.00
Trade Package 01A	Met-Con Construction		LS		LS		\$1,831.80

Total Cost Proposal Amount: \$1,831.80

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.

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: 11/1/24
Job: 34680 City Mankato/All Seasons Arena
Phone:

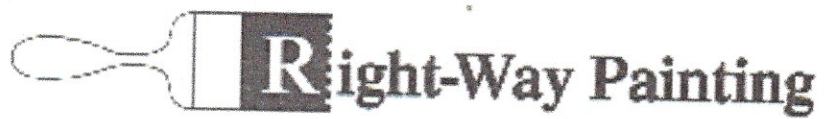
Description: RFC #033a
Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:
Per Knutson's email 10/31/2024, provide pricing for South Rink S-120 west wall CMU repaint existing white paint section.
See RFC #033b for option to repaint the white and gray sections.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting & VWC				\$1,720.00		\$1,720.00
					Subtotal:	\$1,720.00
			Sub OH&P	\$1,720.00	5.00%	\$86.00
			Self-Perform OH&P			\$0.00
			Performance Bond	\$1,720.00	1.50%	\$25.80
					Total:	\$1,831.80
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: _____



October 31, 2024

Met-con
15760 Acorn Trail
Faribault, MN 55021

Project: All Seasons Arena

Mankato, MN

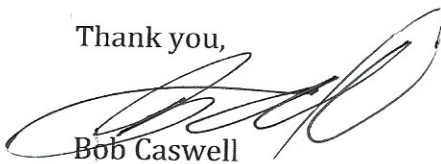
RE: Additional Rink Painting.

Our bid price for painting is as follows.

Paint the White cmu area Add \$1720.00

Paint the Gray cmu area Add \$900.00

Thank you,

A handwritten signature in black ink, appearing to read "Bob Caswell", is written over the printed name. The signature is stylized with a large, looping "B" and a long, sweeping "C".

Bob Caswell