



Change Order
No. 11

Date: March 6th 2025

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 11 – Added steel support framing to support the mezzanine framing system due to existing connection detail uncovered during sub-floor removal. Supply and install new door hardware due to conditions of existing hardware.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
94	RFI 111 – Wall framing and structural steel	LS	1	12,334.10	12,334.10
95	Door hardware changes at N130-A	LS	1	1,422.03	1,422.03
TOTAL CHANGE ORDER					\$13,756.13

CHANGE IN CONTRACT PRICE:

	Original Contract Price:	\$	2,986,800.00
Total from previously approved Change Orders:	\$	295,005.91	
Contract Price prior to this Change Order:	\$	3,282,805.91	
Net increase (decrease) of this Change Order:	\$	13,756.13	
	New Contract Price:	\$	3,296,562.04

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 By: Knutson Construction - CMA By: Facilities Manager (Auth. Signature)
Jared Mueller, Knutson Construction

Date: 09/11/2024 Date: _____ Date: _____

ACCEPTED

APPROVED

APPROVED

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

To:	Jim Tatge City of Mankato P.O. Box 3368 10 Civic Center Plaza Mankato, 56002-3368	Knutson PCI #:	CONT-094
		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

RFI 111 added wall framing and structural steel

Additional Scope of Work Details

added structural steel and stud wall framing to support mezzanine

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$12,334.10

Total Cost Proposal Amount: \$12,334.10

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: 3/6/25

Job: 34680 City Mankato/All Seasons Arena

Phone:

Description: RFC #048 - RFI #111 Structural Elements

Source: RFI # 111

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

ADD to provide and install a new HSS 4x2x3/8 steel tube and a new 4" structural stud wall below the Area B Mezzanine per the response to RFI #111 dated 2/4/2025.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Structural Steel - 16hrs	\$1,456.00	\$700.00	\$200.00			\$2,356.00
Gypsum Board				\$9,114.70		\$9,114.70
					Subtotal:	\$11,470.70
		Sub OH&P		\$9,114.70	5.00%	\$455.74
		Self-Perform OH&P		\$2,356.00	10.00%	\$235.60
		Performance Bond		\$11,470.70	1.50%	\$172.06
					Total:	\$12,334.10
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)-625-8100.						

Submitted by: Casey Funk
Met-Con Construction

Approved by: _____
Date: _____

All Seasons Arena Reno - Manka Request for Change

1251 Monks Avenue
Mankato, MN 56001



To: **Met-Con Construction**

RFC Number: RFI #111

Original Contract : \$213,959.00

Other Approved Change Orders: \$16,693.33

Total Contract to Date: \$230,652.33

Other Pending Requests: \$4,582.06

This Request: \$9,114.70

RTL Job # 24-159

Date: 2/19/2025

COST SUMMARY

Description of Change:

- Provide 3-5/8" 16ga Metal Framing Fur Walls to the underside of the Cold-Formed joists @ the Mech Mezz in Area B.
- Upgrade B3.1 Fur Wall in Office N-134/Skate Rental N-135 to be 3-5/8" 16ga Metal Framing.
- Cold-Rolled Channel Bracing included.
- Provide Box Header and King/Jack Studs at each jamb of OFFICE N-134 window.

*RTL's Structural Engineer required us to brace the Cold-Formed Metal Framing using Cold-Rolled Channels @ 48" OC, these will need to be clipped at every stud and every run.

*Rocking production slows down when fastened into cold-formed metal as it will be more difficult to fasten into and a lot of the times heads of the fasteners get popped off or don't properly fasten all the way causing us to take more time in rocking.

Cost		Notes/Attachments
Labor	\$ 6,300.00	
Material	\$ 1,986.09	
Total Cost	\$ 8,286.09	
Overhead and Profit	\$ 828.61	10%
Self-Performed Total	\$9,114.70	
Total Change in Contract	\$9,114.70	

Detail Breakdown Below:

Labor	Hours	Rate	Total
METAL FRAMING LABOR	36	\$105.00	\$3,780.00
SHEETROCKING LABOR	12	\$105.00	\$1,260.00
TAPING LABOR	6	\$105.00	\$630.00
SUPERVISION/CLEAN/COORDINATION LABOR	6	\$105.00	\$630.00
Labor Total	60		\$6,300.00
Material			Total
Material Total			\$1,986.09

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated. Upon approval the sum of \$9,114.70 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-095
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

Supply new door hardware at door N130A

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		\$1,422.03

Total Cost Proposal Amount: \$1,422.03

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: 3/4/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #047 - Door N130A Hardware Change

Source: Other

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

ADD to supply new hardware at Door N130A per owner's request. The note on the hardware schedule call to reuse existing hardware.

Description	Labor	Material	Equipment	Subcontract	Other	Price
H-M Door & Frame					\$1,275.36	\$1,275.36
					Subtotal:	\$1,275.36
		Sub OH&P				\$0.00
		Self-Perform OH&P		\$1,275.36	10.00%	\$127.54
		Performance Bond		\$1,275.36	1.50%	\$19.13
					Total:	\$1,422.03
The schedule is not affected by this change.						
If you have any questions, please contact me at (507)-625-8100.						

Submitted by: Casey Funk
Met-Con Construction

Approved by: _____
Date: _____



Twin Cities, MN Branch

KENDELL Doors & Hardware, LLC
1312 Northland Drive
Suite 100
Mendota Heights, MN 55120
Phone: 651-905-0144
Fax:

PROPOSAL

Page:	1
Proposal No.:	221246
Proposal Change No.:	016
Customer P.O. No.	34680-8100
Proposal Date:	2/24/2025
Customer ID:	MET
Project Manager:	Hannah Anderson
Project Manager Ph.:	
Project Manager Email:	handerson@kendelldrs.com

Submitted To: MET-CON CONSTRUCTION
michelle.knutson@met-con.com
PO BOX 427
Faribault, MN 55021

Job Name: All Seasons Arena Reno- HDW N130A

Pricing for new hardware at N-130A

Description	Quantity
TA2714xNRP 4-1/2" x 4-1/2" US26D Hinge, Full Mortise	1
70 10XG04 LL US26D Storeroom/Closet Lock	1
1CM7MK11 626 Uncombined Core	1
608-RKW Silencer	1
409 US26D Wall Stop	1
PR7500 Pushside 689 Surface Closer	1
Freight	1

Respectfully Submitted: _____

Hannah Anderson

Accepted By: _____ Date: _____

Subtotal:	1,182.26
Sales Tax:	93.10
Total:	1,275.36