



Change Order No. 3

Date: July 8th, 2025

Project: All Seasons Arena Renovation	City Project No.: 11075 State Project No.:
Contractor: Dirt Merchant, Inc.	Date of Contract: 4/16/24

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

Description: Change Order 003 – Item 117 - Remove and haul off site unsuitable foundation backfill material excavated. Due to clay and wet materials haul in new material suitable for backfill, this was necessary to maintain the schedule in lieu of attempting to screen and separate approximately one half of suitable materials for excavation. It was determined that attempting to reuse the existing spoils and haul in the necessary additional fill was more costly and would have delayed progress. This also includes over excavation below the footings and replacement of suitable new fill per the testing company's recommendation. Item 118 – Upon excavation existing foundations were found to be in the way of new foundations, this cost covers the work involved in over excavating the area for engineer review and includes the removal of the foundations impeding the installation of the new foundations. Item 119 – includes hauling in new granular material where the bleacher slab extended into the old rink area and made up the difference in the insulation thicknesses.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
117	Soils corrections and foundation backfill material	LS	1	\$26,112.98	\$26,112.98
118	Foundation removals and over excavation for engineer review	LS	1	\$4,574.82	\$4,574.82
119	Granular fill below bleacher slab at old rink floor	LS	1	\$4,375.00	\$4,375.00
TOTAL CHANGE ORDER					\$ 35,062.80

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	205,680.00
Total from previously approved Change Orders:	\$	20,375.75
Contract Price prior to this Change Order:	\$	226,055.75
Net increase (decrease) of this Change Order:	\$	35,062.80
New Contract Price:	\$	261,118.55

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: 07/07/2025

ACCEPTED

REVIEWED

By: Knutson Construction - CMA

Date: _____

APPROVED

RECOMMENDED

By: _____
Facilities Manager (Auth. Signature)

Date: _____

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-117
		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

Sand backfill at foundations

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Earthwork	Dirt Merchant, Inc.		LS		LS		\$26,112.98

Total Cost Proposal Amount: \$26,112.98

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

May 27, 2025

DMI CHANGE ORDER NO.

5

PHONE

FAX

Attn: Jared

JOB NAME/LOCATION

All Seasons Arena
Mankato, MN

We hereby submit specifications and estimates for:

Misc T&M Work For Interior Foundation Excavation/Backfill

Item	Description	Unit	Quantity	Unit Price	Amount
1	Soil Correction For Footing Backfill	LS	1.00	\$26,112.98	\$26,112.98
2	Exploratory Excavation	LS	1.00	\$4,574.82	\$4,574.82
3	Additional 2" of Granular	LS	1.00	\$4,375.00	\$4,375.00

Notes

1.) Price Breakouts Included on the attached T&M sheets for more detail

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:dollars \$ **\$35,062.80**

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:

Hours							
Name	Notes	Hours	Category	Rate	Price		
		35.3	Foreman	\$ 130.00	\$ 4,589.00		
		7.1	Mini Ex	\$ 150.00	\$ 1,065.00		
		33.7	Labor	\$ 105.00	\$ 3,538.50		
		25.7	Skid	\$ 155.00	\$ 3,983.50		
		35.6	Side Dump	\$ 145.00	\$ 5,162.00		
		27.1	Dump Truck	\$ 135.00	\$ 3,658.50		
		2.1	2 Ton	\$ 110.00	\$ 231.00		
					\$ -		
					\$ -		
Total:					\$ 22,227.50		

All Seasons Arena T&M
Sand backfill, remove old footing walls,
finish digging pads

Aggregates							
Type	Quantity	Unit	Rate	Price			
Class 5	44	TN	\$ 9.15	\$ 402.60			
Unsuitable Soil Removals	565.75	TN		\$ -			
Screened Sand	633.25	TN	\$ 5.50	\$ 3,482.88			
				\$ -			
					\$ 3,885.48		

4/7-4/11

Total: **\$26,112.98**

Truck	Load Pt	Product	Tons	Deliver Pt	Load	Date	Driver	HCI Code	Project	Time
RC33	All Seasons Arena	Removals	44	Drill Pit		2	10-Apr Royce		All Seasons Arena	
RC33	All Seasons Arena	Removals	88	Drill Pit		4	9-Apr Royce		All Seasons Arena	
DMI19	All Seasons Arena	Removals	60	Drill Pit		3	9-Apr Jesse		All Seasons Arena	
DMI24	All Seasons Arena	Removals	84	Drill Pit		4	9-Apr Brian		All Seasons Arena	
DMI07	All Seasons Arena	Removals	54	Drill Pit		3	9-Apr Cameron		All Seasons Arena	
DMI18	All Seasons Arena	Removals	60	Drill Pit		3	9-Apr Cody		All Seasons Arena	
DMI06	All Seasons Arena	Removals	88	Drill Pit		4	9-Apr Mike		All Seasons Arena	
DMI17	All Seasons Arena	Removals	60	Drill Pit		3	10-Apr Dan		All Seasons Arena	
DMI05	All Seasons Arena	Removals	21.75	Drill Pit		1	10-Apr Pat		All Seasons Arena	
DMI11	All Seasons Arena	Removals	20	Drill Pit		1	10-Apr Keith		All Seasons Arena	
DMI06	All Seasons Arena	Removals	30	Drill Pit		2	10-Apr Mike		All Seasons Arena	
DMI06	Drill Pit	Sand	84.87	All Seasons Arenz		4	9-Apr Mike		All Seasons Arena	
DMI17	Drill Pit	Sand	40.51	All Seasons Arenz		2	10-Apr Dan		All Seasons Arena	
DMI19	Drill Pit	Sand	40	All Seasons Arenz		2	9-Apr Jesse		All Seasons Arena	
DMI24	Drill Pit	Sand	63	All Seasons Arenz		3	9-Apr Brian		All Seasons Arena	
DMI07	Drill Pit	Sand	36	All Seasons Arenz		2	9-Apr Cameron		All Seasons Arena	
DMI18	Drill Pit	Sand	40	All Seasons Arenz		2	9-Apr Cody		All Seasons Arena	
RC33	Drill Pit	Sand	66.12	All Seasons Arenz		3	9-Apr Royce		All Seasons Arena	
DMI18	Drill Pit	Sand	20	All Seasons Arenz		1	10-Apr Cody		All Seasons Arena	
RC33	Drill Pit	Sand	44.9	All Seasons Arenz		2	10-Apr Royce		All Seasons Arena	
DMI11	Drill Pit	Sand	87.66	All Seasons Arenz		4	10-Apr Keith		All Seasons Arena	
DMI06	Drill Pit	Sand	88.19	All Seasons Arenz		4	10-Apr Mike		All Seasons Arena	
DMI05	Drill Pit	Sand	22	All Seasons Arenz		1	10-Apr Pat		All Seasons Arena	

Sand in 633.25
Removals 609.75

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-118
		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

Remove existing foundations in the way and perform exploratory over excavations for design team site verifications

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Earthwork	Dirt Merchant, Inc.		LS		LS		\$4,574.82

Total Cost Proposal Amount: \$4,574.82

Days Impact (calendar days):

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JOB NAME/LOCATION

All Seasons Arena
Mankato, MN

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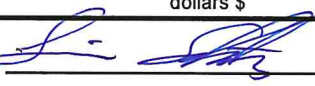
Item	Description	Unit	Quantity	Unit Price	Amount
1	Soil Correction For Footing Backfill	LS	1.00	\$26,112.98	\$26,112.98
2	Exploratory Excavation	LS	1.00	\$4,574.82	\$4,574.82
3	Additional 2" of Granular	LS	1.00	\$4,375.00	\$4,375.00

Notes

1.) Price Breakouts Included on the attached T&M sheets for more detail

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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.

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Signature _____

Date of Acceptance: _____

<u>Hours</u>								
Name	Notes	Hours		Category		Rate		Price
		11		Foreman		\$ 130.00		\$ 1,430.00
		10.5		Mini Ex		\$ 150.00		\$ 1,575.00
		12.1		Labor		\$ 105.00		\$ 1,270.50
		0.7		Dump Truck		\$ 135.00		\$ 94.50
								\$ -
								\$ -
Total:								\$ 4,370.00

<u>Aggregates</u>								
Type		Quantity		Unit		Rate		Price
1.5" DF		9.8		TN		\$ 20.90		\$ 204.82
								\$ -
								\$ 204.82

All Seasons Arena T&M
Exploratory & Wait for Answers

31-Mar

Total: \$4,574.82

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-119
		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

Additional 2" of granular material at bleacher/rink slab

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Earthwork	Dirt Merchant, Inc.		LS		LS		\$4,375.00

Total Cost Proposal Amount: \$4,375.00

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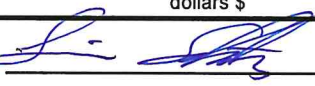
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Signature _____

Date of Acceptance: _____

Parts							
Item	Description		Quantity	Unit		Unit Price	Total Price
							\$ -
							\$ -
Total:							\$0.00

Hours							
Name	Notes	Hours	Category		Rate		Price
		11.9	Foreman		\$ 130.00		\$ 1,547.00
		8.9	Skid		\$ 155.00		\$ 1,379.50
		4.7	Dump Truck		\$ 135.00		\$ 634.50
		3.5	2 Ton		\$ 110.00		\$ 385.00
							\$ -
							\$ -
Total:							\$ 3,946.00

All Seasons Arena T&M

Extra 2" of Grading

Aggregates							
Type		Quantity	Unit		Rate		Price
Screened Sand		78	TN		\$ 5.50		\$ 429.00
							\$ -
							\$ 429.00

4/16-4/17

Total: \$4,375.00