



Change Order No. 15

Date: July 7th, 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 15 – Added drywall and taping in entry vestibule, added drywall at building column in skate tying room below bleacher mezzanine structure, added soffit around column in the lobby. Add access panel in the ceiling at lobby for electrical access above ceiling Painting of the west walls of the interior rink, includes stripping wallcovering and skim coating walls, paint existing metal panels in the skate tying room.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
108	Stripping, skimcoating, and taping of west wall of north rink	LS	1	\$13,140.44	\$13,140.44
110	Frame and drywall around column in skate tying room	LS	1	\$1,312.11	\$1,312.11
110	Drywall in vestibule N-139	LS	1	\$2,148.29	\$2,148.29
110	Drywall soffit at PEMB Column	LS	1	\$1,629.58	\$1,629.58
113	Modify door frames for access control system	LS	1	\$2,848.32	\$2,848.32
115	Add Access Panel in Ceiling	LS	1	\$1,109.01	\$1,109.01
TOTAL CHANGE ORDER					\$22,187.75

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	2,986,800.00
Total from previously approved Change Orders:	\$	310,678.78
Contract Price prior to this Change Order:	\$	3,297,478.78
Net increase (decrease) of this Change Order:	\$	22,187.75
New Contract Price:	\$	3,319,666.53

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: 07/07/2025 Date: _____ Date: _____

ACCEPTED

APPROVED

APPROVED

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

Responsive Efficient Greater Good Innovative Open Neighborly

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-108
		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

painting of west wall north rink

Additional Scope of Work Details

remove vinyl wall covering, prep, and paint, includes painting of railings

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$13,140.44

Total Cost Proposal Amount: \$13,140.44

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: 5/21/25

Job: 34680 City Mankato/All Seasons Arena

Phone:

Description: RFC #055 - North Rink West Wall Painting

Source: Other

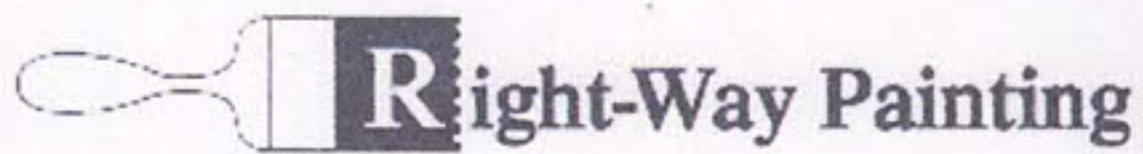
We are pleased to offer the following specifications and pricing to make the following changes:

ADD to remove existing wall graphics and paint over the existing purple on the west wall of the north rink per the owners request.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Taping - 16hrs	\$1,456.00	\$300.00				\$1,756.00
Painting & VWC				\$10,500.00		\$10,500.00
					Subtotal:	\$12,256.00
			Sub OH&P	\$10,500.00	5.00%	\$525.00
			Self-Perform OH&P	\$1,756.00	10.00%	\$175.60
			Performance Bond	\$12,256.00	1.50%	\$183.84
					Total:	\$13,140.44
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: _____



June 2, 2025

Met-con
15760 Acorn Trail
Faribault, MN 55021

Project: All Seasons Arena Renovations

Mankato, MN

Added Painting at North Rink

Item 1. Add painting 200lf of handrail and kickplate and 900sf wall over all Maverick's items.
Add \$6700.00.
Labor \$5850.00
Materials \$850.00

Item 3. Remove the Wal Graphics on the kick plate and the west wall area.
Add \$3800.00
Labor \$3600.00
Materials \$200.00

Thank you,

A handwritten signature in black ink, appearing to read "Bob Caswell", is written over a large, stylized, circular flourish.

Bob Caswell

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-110
		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

Added drywall/framing at vestibule, lobby, and below bleacher system

Additional Scope of Work Details

replace drywall in entry vestibule area, add bulkheads/soffits in lobby area, and frame chase around column in skate tying area below bleachers

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$1,312.11
Trade Package 01A - drywall in vestibule N-139	Met-Con Construction		LS		LS		\$2,148.29
Trade Package 01A - drywall soffits at PEMB columns	Met-Con Construction		LS		LS		\$1,629.58

Total Cost Proposal Amount: \$5,089.98

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.

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: 6/17/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #057 - Drywall in Vestibule N-139
Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:
ADD to replace the drywall on the exterior wall of Vestibule N-139 and skim coat the ceiling per onsite meeting with the City of Mankato on 6/10/2025.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Drywall				\$2,017.17		\$2,017.17
					Subtotal:	\$2,017.17
		Sub OH&P		\$2,017.17	5.00%	\$100.86
		Self-Perform OH&P				\$0.00
		Performance Bond		\$2,017.17	1.50%	\$30.26
					Total:	\$2,148.29
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: RTL #006

Original Contract : \$213,959.00

Other Approved Change Orders: \$14,693.33

Total Contract to Date: \$228,652.33

Other Pending Requests: \$54,166.59

This Request: \$2,017.17

RTL Job # 24-159

Date: 6/17/2025

COST SUMMARY

Description of Change: Replace and finish gyp board on the exterior wall of the main vestibule N - 139 and skim coat the ceiling.

Cost		Notes/Attachments
Labor	\$ 1,365.00	
Material	\$ 468.79	
Total Cost	\$ 1,833.79	
Overhead and Profit	\$ 183.38	10%
Self-Performed Total	\$2,017.17	
Total Change in Contract	\$2,017.17	

Detail Breakdown Below:

Labor	Hours	Rate	Total
LABOR	13	\$105.00	\$1,365.00
Labor Total	13		\$1,365.00
Material	Total		
Material Total	\$468.79		

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.
Upon approval the sum of \$2,017.17 will be added to the contract price.

Authorized Signature: _____ Date: _____

Met-Con Construction

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: 6/17/25

Job: 34680 City Mankato/All Seasons Arena

Phone:

Description: RFC #058 - Added Soffit at PEMB Column

Source: Other

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

ADD to wrap the head of (1) PEMB column in the south lobby with a soffit to reduce ACT Tile Cutting per onsite meeting with the City of Mankato on 6/10/2025.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Drywall				\$1,530.12		\$1,530.12
					Subtotal:	\$1,530.12
		Sub OH&P		\$1,530.12	5.00%	\$76.51
		Self-Perform OH&P				\$0.00
		Performance Bond		\$1,530.12	1.50%	\$22.95
					Total:	\$1,629.58
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: RTL #007

Original Contract : \$213,959.00

Other Approved Change Orders: \$14,693.33

Total Contract to Date: \$228,652.33

Other Pending Requests: \$54,653.64

This Request: \$1,530.12

RTL Job # 24-159

Date: 6/17/2025

COST SUMMARY

Description of Change: Frame additional soffit around the head of the PEMB column in Lobby South Landing S-205.

Cost		Notes/Attachments
Labor	\$ 1,050.00	
Material	\$ 341.02	
Total Cost	\$ 1,391.02	
Overhead and Profit	\$ 139.10	10%
Self-Performed Total	\$1,530.12	
Total Change in Contract	\$1,530.12	

Detail Breakdown Below:

Labor	Hours	Rate	Total
LABOR	10	\$105.00	\$1,050.00
Labor Total	10		\$1,050.00
Material	Total		
Material Total			\$341.02

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.
Upon approval the sum of \$1,530.12 will be added to the contract price.

Authorized Signature: _____ Date: _____

Met-Con Construction

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: 6/17/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #059 - New Chase Under New Mezzanine
Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:
ADD to frame a new chase around the existing PEMB Column near grid line 9.8 on drawing A1-21B to close off the small gaps around the column per onsite meeting with the City of Mankato on 6/10/2025.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Drywall				\$1,232.03		\$1,232.03
					Subtotal:	\$1,232.03
		Sub OH&P		\$1,232.03	5.00%	\$61.60
		Self-Perform OH&P				\$0.00
		Performance Bond		\$1,232.03	1.50%	\$18.48
					Total:	\$1,312.11
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: RTL #008

Original Contract : \$213,959.00

Other Approved Change Orders: \$14,693.33

Total Contract to Date: \$228,652.33

Other Pending Requests: \$54,951.73

This Request: \$1,232.03

RTL Job # 24-159

Date: 6/17/2025

COST SUMMARY

Description of Change: One chase around PEMB column under the new north rink mezzanine.

Cost		Notes/Attachments
Labor	\$ 840.00	
Material	\$ 280.03	
Total Cost	\$ 1,120.03	
Overhead and Profit	\$ 112.00	10%
Self-Performed Total	\$1,232.03	
Total Change in Contract	\$1,232.03	

Detail Breakdown Below:

Labor	Hours	Rate	Total
LABOR	8	\$105.00	\$840.00
Labor Total	8		\$840.00
Material	Total		
Material Total			\$280.03

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.
Upon approval the sum of \$1,232.03 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-113
		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

Rough In for Access and provide hardware necessary

Additional Scope of Work Details

Rough in for access control for doors N-139B, C, and D.

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
			LS		LS		
Trade Package 01A	Met-Con Construction		LS		LS		\$2,848.32

Total Cost Proposal Amount: \$ 2,848.32

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: 6/26/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #061 - Electrified Hardware in Vestibule

Source: Other

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

ADD to provide labor to prep frames N-139B, 139C, and 139D for electrified hardware.

Description	Labor	Material	Equipment	Subcontract	Other	Price
H-M Door & Frame					\$2,555.00	\$2,555.00
					Subtotal:	\$2,555.00
			Sub OH&P			\$0.00
		Self-Perform OH&P		\$2,555.00	10.00%	\$255.50
		Performance Bond		\$2,555.00	1.50%	\$38.32
					Total:	\$2,848.82
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: _____



KENDELL

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.:	017
Customer P.O. No.	34680-8100
Proposal Date:	6/23/2025
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 - N-139B, N-139C, N-139D Electrified HDW & Labor

Description	Quantity	Unit Price	Total Price
EPT Prep HM Frame	9	135.00	1,215.00
EPT Prep HM Door	9	135.00	1,215.00
Freight	1	125.00	125.00

Respectfully Submitted: _____

Hannah Anderson

Accepted By: _____ Date: _____

PRICING IS ONLY VALID FOR 15 DAYS:

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-115
		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

Add access panel in ceiling

Additional Scope of Work Details

provide and install 24x36 access panel in ceiling of room N-137

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A - access panel	Met-Con Construction		LS		LS		\$1,109.01

Total Cost Proposal Amount: \$1,109.01

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: 6/26/25

Job: 34680 City Mankato/All Seasons Arena

Phone:

Description: RFC #060 - RFI #153 Access Panel

Source: RFI # 153

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

ADD to provide and install a 24x36 access panel in the ceiling of Room N-137 per the official response to RFI #153 dated 6/26/25.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Access Doors - 2hrs	\$182.00	\$315.00				\$497.00
Drywall				\$520.99		\$520.99
					Subtotal:	\$1,017.99
			Sub OH&P	\$520.99	5.00%	\$26.05
			Self-Perform OH&P	\$497.00	10.00%	\$49.70
			Performance Bond	\$1,017.99	1.50%	\$15.27
					Total:	\$1,109.01

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 #153

Original Contract : \$213,959.00

Other Approved Change Orders: \$25,087.33

Total Contract to Date: \$239,046.33

Other Pending Requests: \$5,949.69

This Request: \$520.99

RTL Job # 24-159

Date: 6/27/2025

COST SUMMARY

Description of Change: Rework Ceiling Framing in N - 137 Lobby for 24" X 36" Access Door - Supplied By Others and tape around flanges for a clean finish.

Cost		Notes/Attachments
Labor	\$ 420.00	
Material	\$ 53.63	
Total Cost	\$ 473.63	
Overhead and Profit	\$ 47.36	10%
Self-Performed Total	\$520.99	
Total Change in Contract	\$520.99	

Detail Breakdown Below:

Labor	Hours	Rate	Total
LABOR	4	\$105.00	\$420.00
Labor Total	4		\$420.00
Material	Total		
Material Total			\$53.63

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.
Upon approval the sum of \$520.99 will be added to the contract price.

Authorized Signature: _____ Date: _____

Met-Con Construction