



Change Order
No.10

Date: August 4th, 2025

Project: All Seasons Arena Renovation	City Project No.: 11075 State Project No.:
Contractor: Laketown Electric	Date of Contract: 4-16-24

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

Description: Change Order 010 – Item 125 – Per proposal request 10 provide install light fixtures and necessary wiring for lights at the exterior sign/logo mounted to the building. This is in lieu of providing back-lit lighting for code compliance. Item 128 – furnish and install fire exit lights and one exit/emergency lights in the lobby area for code compliance. Item 129 – replace two existing non-working emergency lights on north side of north rink with new working emergency lights.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
125	PR 10 – added light fixtures at sign	LS	1	\$4,844.00	\$4,844.00
128	Added exit lights and emergency light at entry/lobby	LS	1	\$5,252.00	\$5,252.00
129	Emergency lights at north side of north rink	LS	1	\$924.00	\$924.00
TOTAL CHANGE ORDER					\$ 11,020.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	395,782.00
Total from previously approved Change Orders:	\$	75,377.73
Contract Price prior to this Change Order:	\$	471,159.73
Net increase (decrease) of this Change Order:	\$	11,020.00
New Contract Price:	\$	482,179.73

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: 8-4-25

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-128
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 exit and emergency lights lights

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical - exit/emergency lights	Laketown Electric Corp. (Mankato)		LS		LS		\$5,252.00

Total Cost Proposal Amount: \$5,252.00

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.

PR# All Seasons Arena Extra Exit lights

Date: 8/4/2025

To: Jared Mueller

Company: Knutson Construction

Project: All Seasons Arena Extra exit lights

Supply and install 5 Exit lights and 1 exit/emergency lights along with conduit and wire in the lobby area and 2nd floor

Leadtime: 21-30 working days after order is places

Lights: \$2,642.00

Misc material: \$521.00

Tax: \$248.00

Markup \$341.00

Labor: 12 hours \$1,500.00

Total: 5,252.00

Exclusions:

Utility Costs, Overtime Labor or Weekend Work, Low Voltage Devices/Cabling (Phone/Data, Fire Alarm, A/V, Security/Access Control/CCTV). Unless noted otherwise in this proposal.

Thank You,

Laketown Electric Corporation

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-129
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 emergency lights on north end

Additional Scope of Work Details**COST SUMMARY**

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical	Laketown Electric Corp. (Mankato)		LS		LS		\$924.00

Total Cost Proposal Amount: \$924.00

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.

PR# All Seasons Arenan 2 emergency light north side north rink

Date: 8/4/2025

To: Jared Mueller

Company: Knutson Construction

Project: All Seasons Arena

2 emergency lights to replace 2 existing emergency lights that do not work any more

Lights: \$252.00

Tax: \$20.00

Markup: \$27.00

Labor: 5 hours \$625.00

Total: \$924.00

Lead time: 40 working days from the time they are ordered

Exclusions:

Utility Costs, Overtime Labor or Weekend Work, Low Voltage Devices/Cabling (Phone/Data, Fire Alarm, A/V, Security/Access Control/CCTV). Unless noted otherwise in this proposal.

Thank You,

Laketown Electric Corporation

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-125
		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

PR 10 lighting changes at sign

Additional Scope of Work Details
COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Electrical	Laketown Electric Corp. (Mankato)		LS		LS		\$4,844.00

Total Cost Proposal Amount: \$4,844.00

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.

PR# 10 sign lights

Date: 8/1/2025

To: Jared Mueller

Company: Knutson Construction

Project: All Seasons Arena

Supply and install 3 hook style wall packs over the new sign

Fixtures per the catalog number supplied by ISG

Surface mount back boxes to mount each fixture on

4 square junction boxes inside the compressor room (1 at each MC through the wall)

1-1/2" EMT conduit with 3 #12 wires from junction box to junction box to the junction box that was installed for the original sign location shown on the plans

Labor: 24 hours \$3,000.00

Lights: 1.246.00

Tax: \$122.00

Markup: \$167.00

Total: \$4,844.00

Exclusions:

Utility Costs, Overtime Labor or Weekend Work, Low Voltage Devices/Cabling (Phone/Data, Fire Alarm, A/V, Security/Access Control/CCTV). Unless noted otherwise in this proposal.

Thank You,

Laketown Electric Corporation