



Change Order
No. 16

Date: August 1st, 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 16 – Item 122 install owner supplied attic stock at existing perimeter rink floor around Zamboni garage area, this is to replace the existing flooring that is in poor shape prior to construction and from Zamboni traffic. Item 123 per owner request and RFI 155 revise painting scope to eliminate colors that do not match with the intended look of the space. Item 126 – per owner request omit wall guard in entrance lobby area and paint walls below them, change the paint on the upper lobby wall to match adjacent surfaces to match the intended theme of the space. Item 127 per RFI 158 saw slab and remove concrete to allow for drain to be capped below the slab. Patch slab to make ready for new flooring in the space. This drain is no longer necessary in this space.

Attachments:

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
122	Install owner supplied attic stock – approximately 200 SF	LS	1	\$958.50	\$958.50
123	Painting changes – omit accents and colors per RFI 155	LS	1	\$(2,625.00)	\$(2,625.00)
126	Omit wall guard and change paint	LS	1	\$159.75	\$159.75
127	Saw slab and patch in office per 158	LS	1	\$1,823.58	\$1,823.58
TOTAL CHANGE ORDER					\$316.83

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	2,986,800.00
Total from previously approved Change Orders:	\$	332,866.53
Contract Price prior to this Change Order:	\$	3,319,666.53
Net increase (decrease) of this Change Order:	\$	316.83
New Contract Price:	\$	3,319,983.36

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
Jared Mueller, Knutson Construction

By: Knutson Construction - CMA

By: Facilities Manager (Auth. Signature)

Date: 8-1-25

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-122
		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 flooring - attic stock

Additional Scope of Work Details

use attic stock to install flooring near zamboni garage at north rink

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$958.50

Total Cost Proposal Amount: \$958.50

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: 7/17/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #066 - Install Attic Stock Mondo Flooring
Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:
ADD to install roughly 250sf of city-supplied attic stock Mondo Flooring.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Athletic Flooring				\$900.00		\$900.00
					Subtotal:	\$900.00
		Sub OH&P		\$900.00	5.00%	\$45.00
		Self-Perform OH&P				\$0.00
		Performance Bond		\$900.00	1.50%	\$13.50
					Total:	\$958.50
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: _____

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-123
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 scope changes credit

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		\$-2,625.00

Total Cost Proposal Amount: \$-2,625.00

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.

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: 7/17/25

Job: 34680 City Mankato/All Seasons Arena

Phone:

Description: RFC #067 - RFI #155 Paint Deducts

Source: RFI # 155

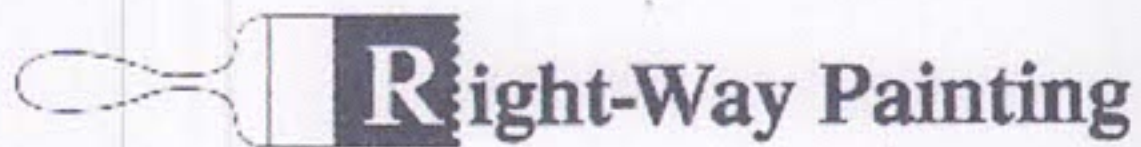
We are pleased to offer the following specifications and pricing to make the following changes:

DEDUCT to remove parts of the north rink painting scope per RFI #155.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting & VWC				\$-2,625.00		\$-2,625.00
					Subtotal:	\$-2,625.00
			Sub OH&P			\$0.00
			Self-Perform OH&P			\$0.00
			Performance Bond			\$0.00
					Total:	\$-2,625.00
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: _____



July 17, 2025

Met-con
15760 Acorn Trail
Faribault, MN 55021

Project: All Seasons Arena Renovations

Mankato, MN

RFI #155

Item 1. No cost change we had already painted so repaint.

Item 2. No cost change we had already painted so repaint.

Item 3.

Deduct \$2500.00
Labor \$2000.00
Materials \$500.00

Item 4.

Deduct \$125.00
Labor \$125.00
Materials \$0

Item 5. No cost change

~~Remove exterior Signs Add \$500.00 Labor only~~
~~Hole patching by others.~~

Thank you,

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-126
		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

Omit wall guard and change painting

Additional Scope of Work Details

Omit WG-1 in lobby area at drywall and change paint on upper wall

COST SUMMARY

Description	Vendor	Phase Qty	Phase UofM	Qty	UofM	Rate / Fee %	Amount
Trade Package 01A	Met-Con Construction		LS		LS		\$159.75

Total Cost Proposal Amount: \$159.75

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: 7/31/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #070

Source: Other

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

On 7/23/2025,

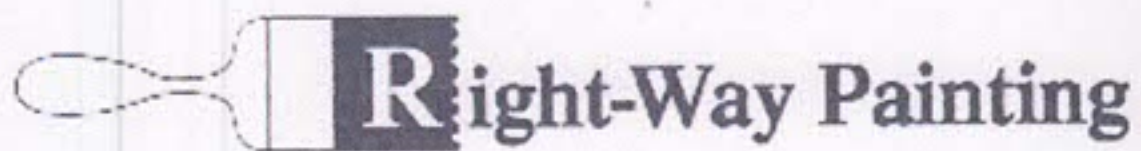
1) The owner noted to eliminate all WG-1 in area B. WG-1 material to be turned over as attic stock. Credit on labor only and add to paint (labor and material). Credit of \$450 labor and add \$500 L&M = \$50

Also, on the same day the owner noted they want the angled portion of the north lobby wall to be PT-6. = \$100

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting & VWC				\$150.00		\$150.00
					Subtotal:	\$150.00
		Sub OH&P		\$150.00	5.00%	\$7.50
		Self-Perform OH&P				\$0.00
		Performance Bond		\$150.00	1.50%	\$2.25
					Total:	\$159.75
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: _____



July 30, 2025

Met-con
15760 Acorn Trail
Faribault, MN 55021

Project: All Seasons Arena Renovations

Mankato, MN

Changes N-138

Item 1.

Delete WG-1 labor Deduct \$450.00.

Add paint in lieu of WG-1 Add labor \$300.00 materials \$200.00.

$\$500 - \$450 = \$50$

Item 2. Color changes on angled wall. Add \$100.00 Labor.

Total = \$150

Thank you,

Bob Caswell

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: 7/30/25
Job: 34680 City Mankato/All Seasons Arena
Phone:

Description: RFC #069

Source: RFI # 158

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

Per request for RFI #0158

Temp Conditions - cover walls with poly and ceiling for saw cut, removal and pour back concrete a removed floor drain (floor drain removal and cap by others). Move boxes of ceiling tile out of room.

Demo - saw cut, jack hammer, and remove concrete.

Concrete - VB patch, prep and pour back concrete.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Temp Conditions (3 hrs)	\$273.00	\$50.00				\$323.00
Select Demolition (7 hrs)	\$637.00		\$75.00			\$712.00
Slab on Grade (5.5hrs)	\$500.50	\$100.00				\$600.50
					Subtotal:	\$1,635.50
			Sub OH&P			\$0.00
			Self-Perform OH&P	\$1,635.50	10.00%	\$163.55
			Performance Bond	\$1,635.50	1.50%	\$24.53
					Total:	\$1,823.58

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: _____