



Change Order
No. 03

Date: February 23rd, 2026

Project: Germania Park Phase 5	City Project No.: 11114 State Project No.: NA
Contractor: Holtmeier Construction Inc.	Date of Contract: 4-16-2025

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

Description: Holtmeier Construction Inc. agrees to a deduct change order for insufficient non-wear course depth. It was determined by the engineer that a portion of non-wear course installed along 7th Avenue (between Harper St and Lind St) does not meet the specified thickness. The plan calls for a 2.5" lift of bituminous non-wear. The minimum required thickness in the specifications is 2.25" and the thickness installed does not meet those requirements. This will be corrected through a separate contract for wear course paving where material will be added to achieve the desired bituminous thickness.

Attachments: Holtmeier/City of Mankato Email Correspondence

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Deduct for insufficient pavement thickness	LS	1	\$(2,040.00)	\$(2,040.00)

Original Contract Amount \$1,594,320.97
Total of previously approved Change Orders \$53,080.30
Contract Price prior to this Change Order: \$1,647,401.27
Net increase (decrease) of this Change Order: \$(2,040.00)
New Contract Price: \$1,645,361.27

CHANGE IN CONTRACT TIME: 0 days

Original date of Final completion: 12-19-2025
Net change in contract duration from previously approved Change Orders: 193
New date of Final completion: 6-30-2026

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 \$100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED

By: Brent Vollbrecht
Print Name

Date: 2/23/2026

REVIEWED

By: WP
(Initials)

Date: 2/23/26

RECOMMENDED

By: Cory Brief
City Engineer (Authorized Signature)

Date: 3/18/26

ACCEPTED

By: [Signature]
Contractor (Authorized Signature)

Date: 2/23/26

APPROVED

By: [Signature]
City Manager (Authorized Signature)

Date: 3/18/2026

APPROVED

By: _____
Owner (Authorized Signature)

Date: _____

☐ City Engineer (original)

☐ Contractor

☐ Resident Project Representative

☐ DSAE (for funding review-if necessary)

City of Mankato, Department of Admin. Svcs., Construction Division, 10 Civic Center Plaza, Mankato, MN 56001 507.387.8600

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From: Pederson, Luke
Sent: Friday, February 20, 2026 1:40 PM
To: Vollbrecht, Brent
Cc: Smith, Joe
Subject: FW: 11114 Germania Park Phase 5 Change Order

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brent:

Below is correspondence regarding a deduct for deficient pavement thickness on Germania Park Phase 5. Could you prepare a change order for this sometime next week? Either Joe or I can review it before it goes out to Mr. Voda.

If you have any questions or concerns do not hesitate to reach out.

Luke

Luke Pederson
Construction Manager
City of Mankato
Direct: (507) 387-8541
Cell: (507) 995-7204
Email: lpederson@mankatomn.gov

From: Jim Voda <jvoda@holtmeierinc.com>
Sent: Friday, February 20, 2026 1:31 PM
To: Smith, Joe <jsmith@mankatomn.gov>
Cc: Pederson, Luke <lpederson@mankatomn.gov>
Subject: RE: 11114 Germania Park Phase 5 Change Order

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

Joe – We are in agreement with the proposed pavement thickness deduct.

Thanks

Jim Voda | Project Manager | Estimator
Holtmeier Construction Inc.
c 507-380-8605 o 507-389-9112 f 507-389-9703
3301 3rd Ave Mankato, MN 56001
jvoda@holtmeierinc.com www.holtmeierinc.com

From: Smith, Joe <jsmith@mankatomn.gov>
Sent: Wednesday, February 18, 2026 11:10 AM
To: Jim Voda <jvoda@holtmeierinc.com>
Cc: Pederson, Luke <lpederson@mankatomn.gov>
Subject: 11114 Germania Park Phase 5 Change Order

Hi Jim,

There is a portion of non-wear course installed along 7th Avenue (between Harper St and Lind St) where the non-wear course thickness is less than expected. The plan calls for a 2.5" lift of bituminous non-wear. Please see attached sketch of the bituminous cores that were taken along 7th Avenue.

MnDOT spec reads:

"After compaction, the thickness of each Lift shall be within a tolerance of 1/4 inch of the thickness shown on the Plans. The Engineer may require removal and replacement of any part of any Lift that is constructed to less than the minimum required thickness, at no additional cost to the Department."

The area highlighted in light blue on the attached does not meet the requirements of a 2.25" (minimum) thickness. Since there is no curb & gutter on this roadway, the City will look to increase the thickness of wearing course (installed as a separate project) to achieve the desired 4.0-inches of asphalt pavement. I calculated the cost to increase our wear course pavement thickness in the light-blue area at \$2,040.00

- Area = 350 ft x 26 ft x 0.4 in
- Assume \$85/Ton
- Calculates a cost of \$2,040.00.

We would look to process a change order for a deduct of \$2,040.
Let me know your thoughts – thanks.

Joe Smith, P.E.

Assistant City Engineer

[City of Mankato](#)

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Office: (507) 387-8643

