Change Order
No. 1

Date: April 3, 2026

Project: Public Safety Center App Bay Garage Door Replacement	City Project No.: 11031 State Project No.: NA	
Contractor: Met-Con	Date of Contract: August 25, 2025	

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

Description: Due to height clearance constraints for city required high lift doors, we were required to change from the originally city-specified 100,000-cycle springs to 50,000-cycle springs, resulting in a deductive change order. Due to extended lead times for garage doors, the substantial completion date was extended per request of the contractor.

Attachments: Documentation from Metro Garage door, Change order and request for extension of substantial completion date from Met-Con

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Labor	EA	11	$-75.00	$-825.00
2	Materials	EA	11	$-125.00	$-1,375.00
				TOTAL CHANGE ORDER	**$-2,200.00**

CHANGE IN CONTRACT PRICE:

Original Contract Price:	$	**358,900.00**
Total from previously approved Change Orders:	$	-
Contract Price prior to this Change Order:	$	358,900.00
Net increase (decrease) of this Change Order:	$	-2,200.00
New Contract Price:	$	**356,700.00**

CHANGE IN CONTRACT TIME:

Original date of substantial completion:	December 15, 2025
New change in contract duration from previously approved Change Orders:	25 Days
New date of substantial completion:	January 9, 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 $25,000 must be approved by the City Council.

PREPARED	REVIEWED	RECOMMENDED
By: Ryan Thormodson (Print Name)	By: LJP (Initials)	By: (Const. & Fac. Svcs. Dir. (Auth. Sig.))
Date: April 3, 2026	Date: 4/3/26	Date: 4/15/26
ACCEPTED	**APPROVED**	**APPROVED**
By: (Contractor (Auth. Signature))	By: (City Manager (Auth. Signature))	By: (Owner (Auth. Signature))
Date: 4/16/2026	Date: 4/15/26	Date:

☐ Const. & Fac. Svcs. Dir. (original) ☐ Contractor ☐ Facilities Manager ☐ DSAE (for funding review-if necessary)

I went back with the numbers you provided. Based on this information, max cycles for single shaft on all doors can be 50K. If they want to go to a 100K option, a dual shaft would be needed. What this means is the entire door will drop down about 12". So instead of being about 6" from the 18'6" mark you will now be about 18" from that height because you need the room for the dual shaft.

The dual shaft also requires more maintenance. It will be important that the springs are serviced a few times a year to ensure that drive chains and spring tension is good. When the springs break, the cost to replace a broken spring is going to be significantly higher, it requires more time to take it apart and the springs typically are more expensive to replace. It has been my experience that most tend to stay away from dual shaft option.

Met-Con Construction, Inc.
15760 Acorn Trail
Faribault, MN 55021
Ph : (507)332-2266

Change Request

To: Jim Tatge
City of Mankato Permits
10 Civic Center Plaza
Mankato, MN 56001
Ph: (507)387-8504

Date: 9/29/25
Job: 22278 City of Mkto/PSC App Bay Door
Phone:

Description: CR #1 - Dual Shaft Deduct

Source: Transmittal

We are pleased to offer the following specifications and pricing to make the following changes:
DEDUCT labor for the installation of a dual shaft setup per email from Jim Tatge, City of Mankato, dated 9/26/2025.

Cost per door is $200, $75 in labor and $125 in materials. Total for each is $825 in labor, $1,375 in material.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Overhead Doors				$-2,200.00		$-2,200.00
					Subtotal:	$-2,200.00
					Total:	**$-2,200.00**

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: _____

Thormodson, Ryan

From: Casey Funk <casey.funk@met-con.com>
Sent: Wednesday, December 31, 2025 1:43 PM
To: Thormodson, Ryan; Tatge, Jim
Subject: Mankato PSC Substantial Completion Date

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

This Message has originated outside your organization.

Ryan,

Per our phone call this afternoon regarding the substantial completion date of the Pubic Safety Center project, the substantial completion date on this project will have to shift from the date of 12/15/2025 as listed in the 1st addendum to 1/9/2026 due to multiple factors:

1. The shipment of garage doors did not arrive until November 25th, which would have left us with 2 weeks to install the doors.
2. The phasing of the doors around the holiday schedule made for a difficult schedule and left items like the fire suppression and conduit painting to come after the new year.

Please reach out with any questions or clarifications.

Thanks you,

Casey Funk *Project Manager/Estimator*

Met-Con Companies, Inc.
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We can do that! www.met-con.com

