



Change Order
No. 1

Date: March 27, 2026

Project: Orness Plaza Heat Pumps Phase 3	City Project No.: 11139 State Project No.: NA	
Contractor: Adams Mechanical	Date of Contract: May 2, 2025	

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

Description: 1. Existing duct work for Exercise Room, Kitchen, Dining Hall, Entry Way, and Maintenance/Housing Mgr. Office was not compatible with new heat pump units and duct work needed to be modified. Modifying of duct work was not in the original scope of work. 2. Electrical outlet for Entry Way heat pump was faulty and had to be replaced. Replacing electrical outlets were not in the original scope of work. 3. Condensate pump was inoperable for Entry Way heat pump and had to be replaced. Replacement of condensate pumps were not in the original scope of work.

Attachments: INVOICE #3431 FROM ADAMS MECHANICAL

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Update duct work to accept new Heat Pumps	LS	1	\$1,500.00	\$1,500.00
2	Rem./repl. faulty electrical outlet for Entry Way Heat Pump	LS	1	\$500.00	\$500.00
3	Repl. condensate pump for Entry Way Heat Pump	LS	1	\$95.00	\$95.00
TOTAL CHANGE ORDER					\$2,095.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$	88,030.00
Total from previously approved Change Orders:	\$	-
Contract Price prior to this Change Order:	\$	88,030.00
Net increase (decrease) of this Change Order:	\$	2,095.00
New Contract Price:	\$	90,125.00

CHANGE IN CONTRACT TIME:

Original date of substantial completion:	11/7/2025
New change in contract duration from previously approved Change Orders:	NA
New date of substantial completion:	NA

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: Ryan Thormodson
Print Name

Date: 3/27/2026

REVIEWED

By: LJP
(Initials)

Date: 3/27/2026

RECOMMENDED

By: [Signature]
Const. & Fac. Svcs. Dir. (Auth. Sig.)

Date: 4/6/26

ACCEPTED

By: Samuel Adams
Contractor (Auth. Signature)

Date: 3/31/2026

APPROVED

By: [Signature]
City Manager (Auth. Signature)

Date: 4/6/26

APPROVED

By: _____
Owner (Auth. Signature)

Date: _____

☐ Const. & Fac. Svcs. Dir. (original)

☐ Contractor

☐ Facilities Manager

☐ 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

INVOICE

Adams Mechanical
14 PO Box
Saint Clair, MN 56080

Sadams@adamsmech.net
+1 (612) 417-0425



Bill to
Luke Pedereson
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002

Ship to
Luke Pedereson
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002

Invoice details

Invoice no.: 3431
Terms: Net 30
Invoice date: 01/30/2026
Due date: 03/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Duct Work	Additional Duct Needed	1	\$1,500.00	\$1,500.00
2.		Electrical Installation	New Pump outlet installation	1	\$500.00	\$500.00
3.		Condensate Pump		1	\$95.00	\$95.00

Total **\$2,095.00**

Note to customer

Orness Plaza
Additional billings
See attachment for locations of work completed

Overdue

03/01/2026