



**AGENDA
CHANHASSEN CITY COUNCIL
MONDAY, JUNE 29, 2026
CITY HALL TRAINING ROOM, 7700 MARKET BOULEVARD**

CITY COUNCIL SPECIAL WORK SESSION

Chanhassen Community Center Discussion

GUIDELINES FOR VISITOR PRESENTATIONS

Welcome to the Chanhassen City Council Meeting. In the interest of open communications, the Chanhassen City Council wishes to provide an opportunity for the public to address the City Council. That opportunity is provided at every regular City Council meeting during Visitor Presentations.

- Anyone seeking a response or action from the City Council following their presentation is required to complete and submit a Citizen Action Request Form. An online form is available at <https://www.chanhassenmn.gov/action> or paper forms are available in the city council chambers prior to the meeting.
- A total of thirty minutes is allotted for Visitor Presentations. Priority is given to Chanhassen residents. An additional thirty minutes may be provided after General Business items are complete at the discretion of the City Council.
- Anyone indicating a desire to speak during Visitor Presentations will be acknowledged by the Mayor. When called upon to speak, state your name, address, and topic. All remarks shall be addressed to the City Council as a whole, not to any specific member(s) or to any person who is not a member of the City Council.
- If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.
- Limit your comments to five minutes. Additional time may be granted at the discretion of the Mayor. If you have written comments, provide a copy to the Council. Comments may also be emailed to the City Council at council@chanhassenmn.gov.
- During Visitor Presentations, the Council and staff listen to comments and will not engage in discussion. Council members or the City Manager may ask questions of you in order to gain a thorough understanding of your concern, suggestion or request.

- Please be aware that disrespectful comments or comments of a personal nature, directed at an individual either by name or inference, will not be allowed. Personnel concerns should be directed to the City Manager.

Members of the City Council and some staff members may gather at Tequila Butcher, 590 West 79th Street in Chanhassen immediately after the meeting for a purely social event. All members of the public are welcome.

City Council Item

June 29, 2026



Item	Chanhasen Community Center Discussion	
File No.		Item No:
Agenda Section	CITY COUNCIL SPECIAL WORK SESSION	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By		

<u>SUGGESTED ACTION</u> N/A	
Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

[Chanhasen Community Center - Presentation](#)



CHANHASSEN COMMUNITY CENTER



City Council Work Session
June 29, 2026

AGENDA

- Project Budget
- Site & Building Design Updates
- Project Schedule
- Next Steps



CHANHASSEN COMMUNITY CENTER | BKV GROUP



PROJECT BUDGET



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PROJECT BUDGET



PROJECT DESIGN MILESTONE	PROGRAM SIZE	COST ESTIMATE
June 29, 2026 GMP	183,850 sf	\$81,923,481
December 8, 2025	183,140 sf	\$80,092,184
September 4, 2025	182,892 sf	\$82,611,181
Feasibility Study 2024 **KA	182,546 sf	\$83,074,317

TOTAL PROJECT BUDGET

- Inclusive of all construction costs, soft costs, FF&E, design/engineering/consultant fees, and land costs
- Construction Contingency Included: \$2,400,000
- Owner Contingency Included: \$1,000,000
- Developer Utility Cost: \$100,000

BID SUMMARY

- 145 bids received for 44 scope of work categories (over 3 bids per category)
- Team has achieved approximately \$7 million in savings post bid
- Inflation is primary factor for increases since Q4 2025
- Current YoY in MN is at 6%, Q1-Q2 increase 3.26% in MN
- Previous estimates included the 5-year annual average of 2%

BID ALTERNATE CONSIDERATIONS (Award July 13)



BID ALTERNATE	ESTIMATED COST
Bid Alt 1: Bid Alt Add Acid etched precast at grid lines A & 5	\$39,245
Bid Alt 2A: Add Roof at Community Room Terrace	\$352,190
Bid Alt 2B: Add Large Community Terrace	\$285,125
Bid Alt 8: Ice Arena 1 Connection Walkway	\$111,177
Bid Alt 9: Ice Arena 1 Overhead Radiant Heating System	\$194,257
Bid Alt 13: Add Building Marquee at Main Entry	\$135,000
Bid Alt 15: Add Service Elevator B (back of house)	\$175,000

BID ALTERNATES (Decide Later)



BID ALTERNATE	ESTIMATED COST
Bid Alt 3: Add Operable Partitions (dance studio/party room)	\$145,484
Bid Alt 4: Wood Gym Floor in Lieu of Poured Rubber	\$139,493
Bid Alt 5: Add Rubber Sports Floor at Walking Track	\$150,262
Bid Alt 6: Add Second Zamboni	\$175,000
Bid Alt 7: Geothermal System (Cost neutral tax credits and incentives)	\$9,682,000
Bid Alt 12: Add Parking Entrance Monument Sign	\$34,325
Bid Alt 14: Add Skyfold Partition at Community Rooms	\$292,708
**decision schedule will be provided at July 13 council award	

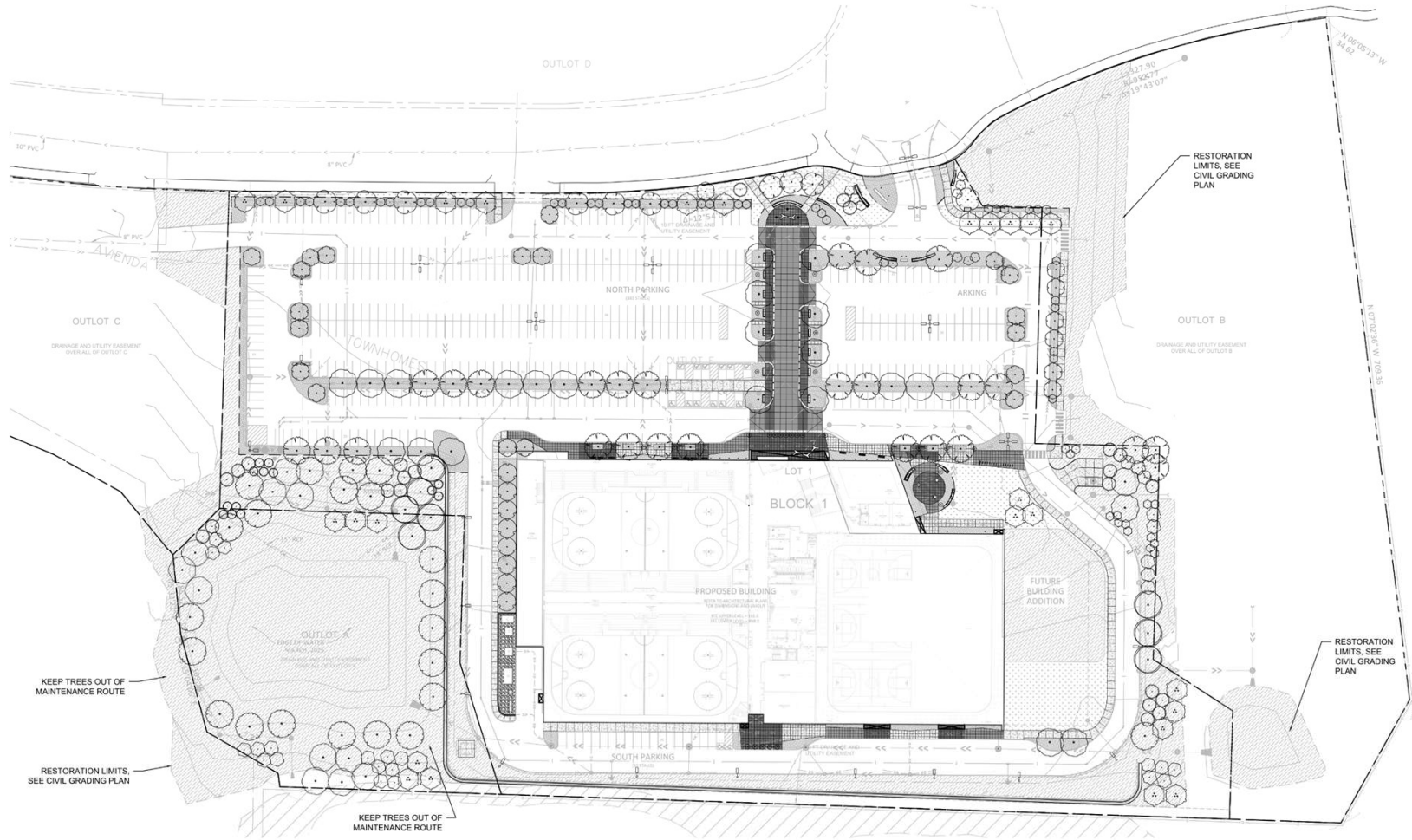


SITE & BUILDING DESIGN

BKV
GROUP

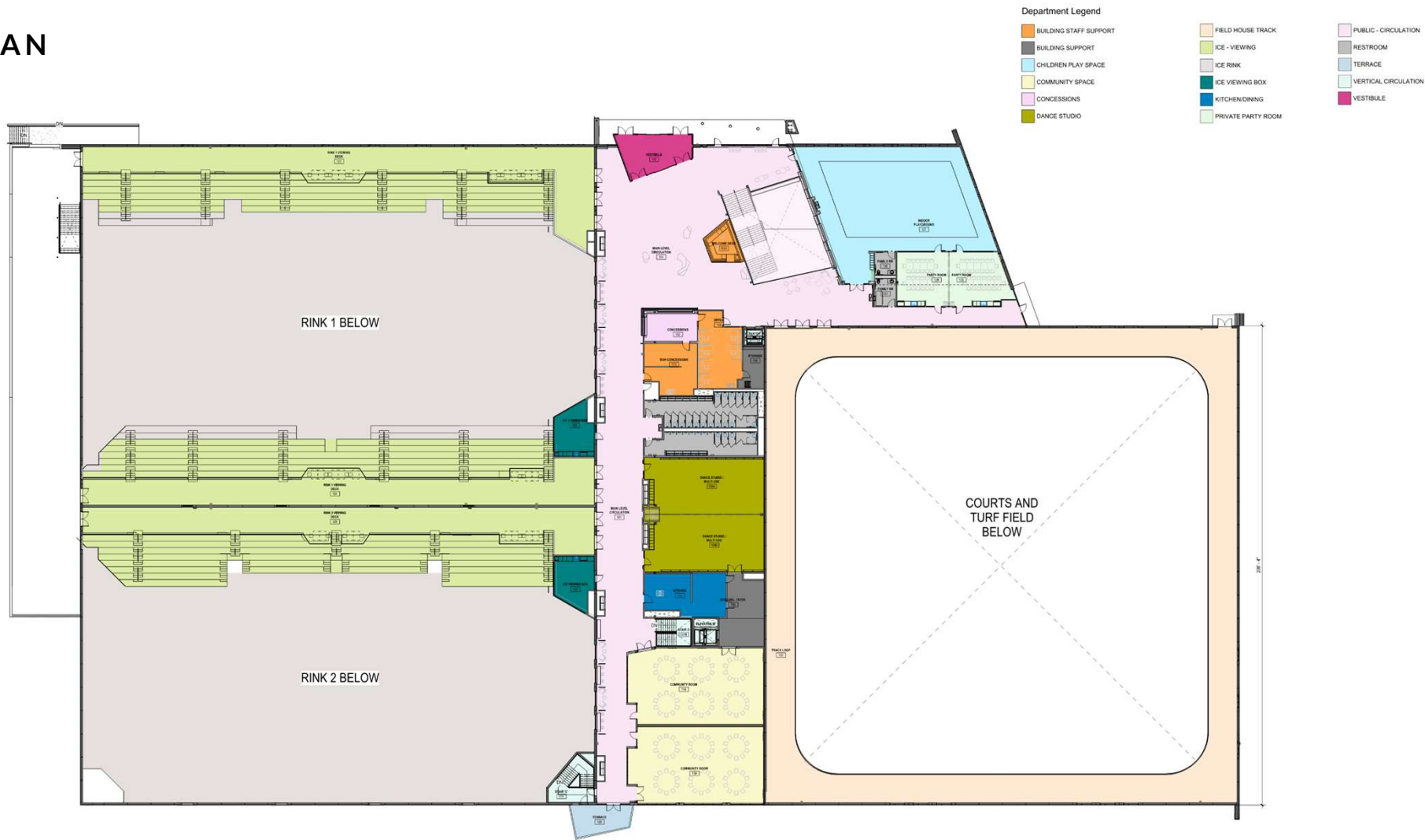
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SITE DESIGN



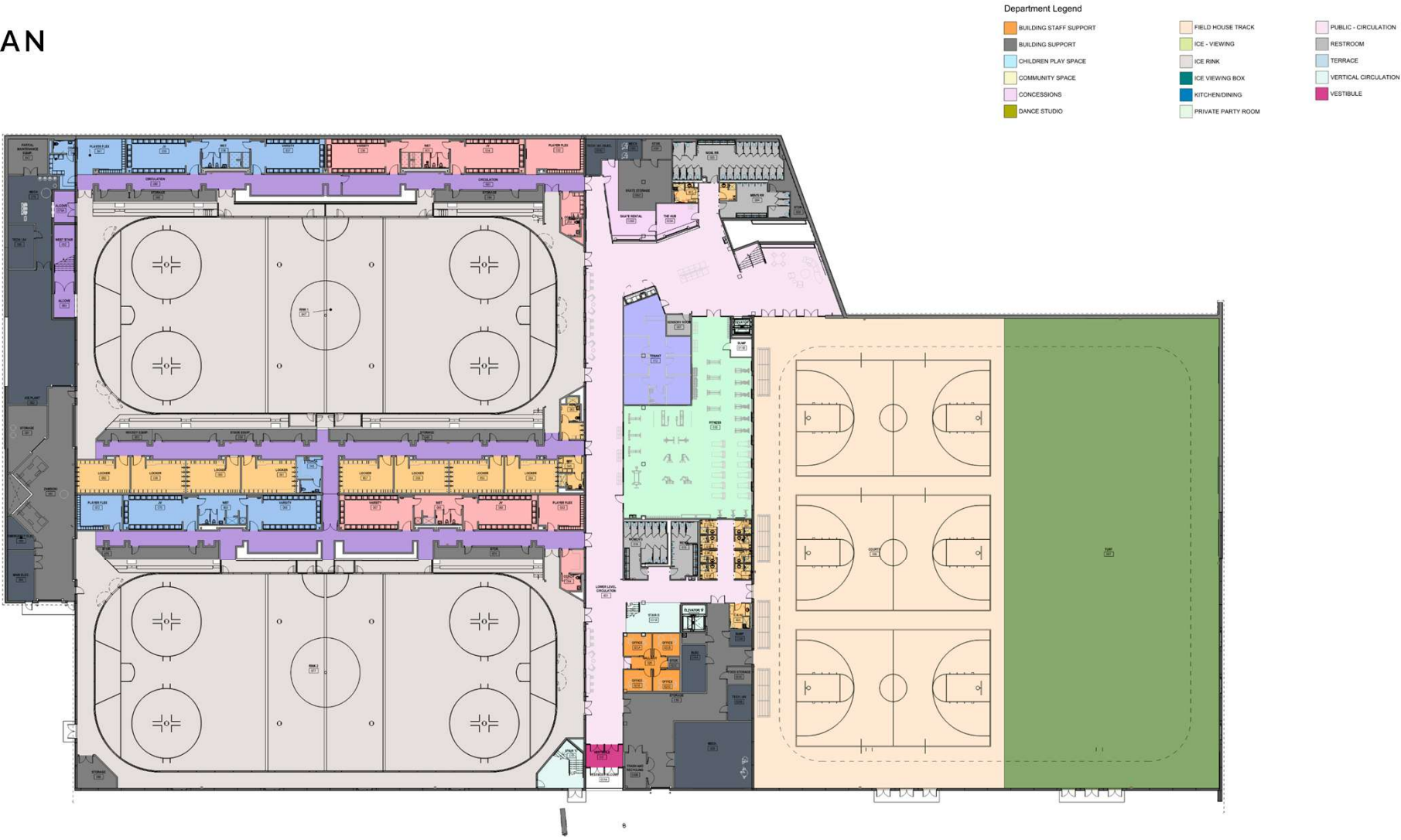
FLOOR PLAN

Main Level



FLOOR PLAN

Lower Level



EXTERIOR RENDERINGS



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EXTERIOR RENDERINGS



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EXTERIOR RENDERINGS



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EXTERIOR RENDERINGS



INTERIOR RENDERINGS



INTERIOR RENDERINGS



INTERIOR RENDERINGS





NEXT STEPS



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NEXT STEPS

- Approve Guaranteed Maximum Price (GMP) & Design – July 13 Council Meeting
- Subcontract Negotiations & Award – July – August
- Permitting – June – July
- Mobilization – August
- Ground-Breaking Ceremony / Site Pre – August
- Substantial Completion – Summer 2028



DISCUSSION



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THANK
YOU

