



**AGENDA  
CHANHASSEN CITY COUNCIL  
MONDAY, APRIL 29, 2024  
FOUNTAIN CONFERENCE ROOM, 7700 MARKET BOULEVARD**

**A. 5:30 P.M. SPECIAL MEETING WORK SESSION**

**A.1 Chanhassen Bluffs Sport Complex Discussion**

**A.2 Civic Campus Bids Update**

**B. ADJOURNMENT**

# City Council Item

April 29, 2024



<b>Item</b>	Chanhasen Bluffs Sport Complex Discussion	
<b>File No.</b>		<b>Item No:</b> A.1
<b>Agenda Section</b>	5:30 P.M. SPECIAL MEETING WORK SESSION	
<b>Prepared By</b>	Laurie Hokkanen, City Manager	
<b>Reviewed By</b>		

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

## **SUMMARY**

Representatives from the BKV Group and Kraus Anderson project team will join the City Council to share a concept plan and cost estimate. The project is proposed to be phased. The City Council will discuss the financing plan and next steps to the local sales tax referendum in November. For more information on the proposed project, see <https://www.chanhasenmn.gov/government/projects/chanhasen-bluffs-sports-complex>.

## **BACKGROUND**

## **DISCUSSION**

## **BUDGET**

## **RECOMMENDATION**

## **ATTACHMENTS**

Chan Bluffs Sports Complex Initial Net Income Projection  
Chanhassen Bluffs Sports Complex\_Senate Bonding Tour Packet  
Chanhassen Bluffs Recreation Center Scope

## Chanhassen Bluffs Sports Complex

### Revenue Sources

Ice Time	\$	800,000	\$200/hour - 4,000 hours annually
Turf Rental	\$	300,000	\$300/hour - 1000 hours/yr - approx 3 hours/day
Playground	\$	25,000	\$5/admission - 5000 admissions/yr- 14 people/day
Restaurant/Room Rental	\$	75,000	
Total	\$	1,200,000	

### Expenses

Facility Manager FTE	\$	135,000	
Maintenance FTE	\$	105,000	
PTEs	\$	200,000	
Supplies	\$	50,000	
Utilities	\$	250,000	
Contracted Services	\$	50,000	
Insurance	\$	50,000	
GF Allocation	\$	50,000	
Deferred Maint	\$	200,000	
Capital/Year-Lease/Purchase, etc.	\$	100,000	Zamboni costs \$230K new
Total	\$	1,190,000	
Net	\$	10,000	



# City of Chanhassen

Chanhassen Bluffs Sports Complex | Request for State Bonding

**Total Cost of Project: \$55 million**

**Amount of State Capital Request: \$22 million**

**Remaining Funds: \$33 million funded by the city**

**Has this Project Received Capital Investment Dollars in Previous Years?**

No, this project has not received capital investment dollars in previous years.

**Year the Request was First Submitted**

This is the first year the city is requesting funding.

**Can the Project Be Phased?**

The city is open to explore phasing this project.

**Scope of Project**

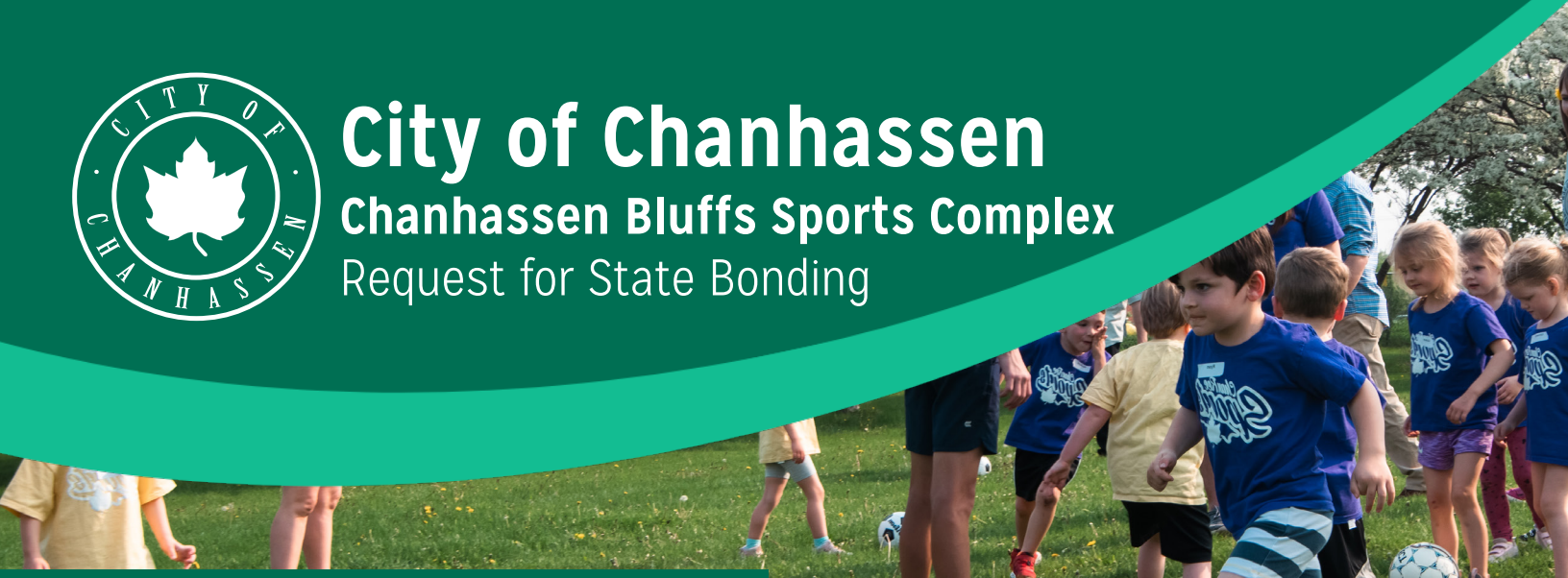
Please see the additional handout for detailed project information.



# City of Chanhassen

## Chanhassen Bluffs Sports Complex

### Request for State Bonding



### DEMONSTRATED REGIONAL INTEREST

The City of Chanhassen has established the need for a sports complex

- The 2022 Facility Study focused on the desire to have a full-service community center
- Convened Park Referendum Task Force in 2022; 20 people on the Task Force met eight times
- Survey data consistently demonstrates interest in the project
- The City of Chanhassen seeks \$22 million in funding towards the total cost of this project, which is \$55 million. The remaining two-thirds of this project will be funded by the city



### CHANHASSEN SERVES A WIDE-REACHING POPULATION

- Two school districts serve Chanhassen, spanning 14 communities
- 10,900 students currently enrolled in the Minnetonka School District from 10 communities
- 63 percent of Chanhassen High School students are residents from another city
- 1/3 of Chanhassen Parks and Recreation participants come from surrounding communities
- Chanhassen Parks and Recreation cultivates more than 60 partnerships

### AVIENDA CONVENIENTLY LOCATED ON HIGHWAY 212

- More than 40,000 trips are made daily
- Highway 212 provides a direct path to western Minnesota
- Easy access to the Twin Cities Metro and Greater Minnesota



## AVIENDA AT A GLANCE >>>

Located in the area of Highway 212 and Powers Boulevard, Avienda offers a desirable, diverse shopping and lifestyle destination with convenient access. The city-owned Chanhassen Bluffs Sports Complex will have an indoor walking track, 2 sheets of ice, turf, meeting rooms, and other amenities that serve Chanhassen's residents and fulfill our mission to be a community for life.

Learn more at [ChanhassenMN.gov](http://ChanhassenMN.gov)



# City of Chanhassen

Working to create a Regional Sports Complex in Chanhassen

## CHANHASSEN ATTRACTS REGIONAL VISITORS & PARTICIPANTS

- Paisley Park draws over **600,000 visitors** a year
- Over **500,000 people** visit the Minnesota Landscape Arboretum every year
- The city's 4th of July Celebration brings over **70,000 people** to downtown
- Parks and Recreation has attracted significant input from neighboring communities on major projects
- In 2021, the Chanhassen Parks and Recreation Department provided **2,563 service hours** of rental space to community organizations
- Each week, **4,000 visitors** attend the Chanhassen Dinner Theatre
- Last year, over **6,000 statewide youth** were served at Camp Fire Minnesota

## WHAT RESIDENTS SAY

“

*“I think with our growing community, having an improved community center is something to definitely consider. It just doesn't meet the expectations of what a community center should be and because of that, it is not used by many who live here.”*

**“An indoor facility that has a walking track and an indoor ice arena would be a welcome addition to Chanhassen.”**

**“Make it big enough to get visitors from other cities. Make it a destination spot.”**

*“I would love to see Chanhassen have it's own indoor ice facility. I would also love to see an improvement to the soccer fields. These are a big deal to families with children.”*

”



# A LOOK INTO OUR COMMUNITY

**25,868**

**RESIDENTS LIVE IN CHANHASSEN**

The BIPOC population in Chanhassen has tripled over the last two decades and continues to increase

**+X2**

**CHANHASSEN'S POPULATION HAS DOUBLED SINCE 1990**

The community has outgrown the Chanhassen Recreation Center and the facility no longer serves the physical and mental needs of the community



**2 SCHOOL DISTRICTS SERVE CHANHASSEN**

63 percent of Chanhassen High School students are residents from another city. District 276 serves 10 communities, totaling 10,900 students

**20%**

**OF STUDENTS ENROLLED**

in School District 112 identify as minority students

**9,719**

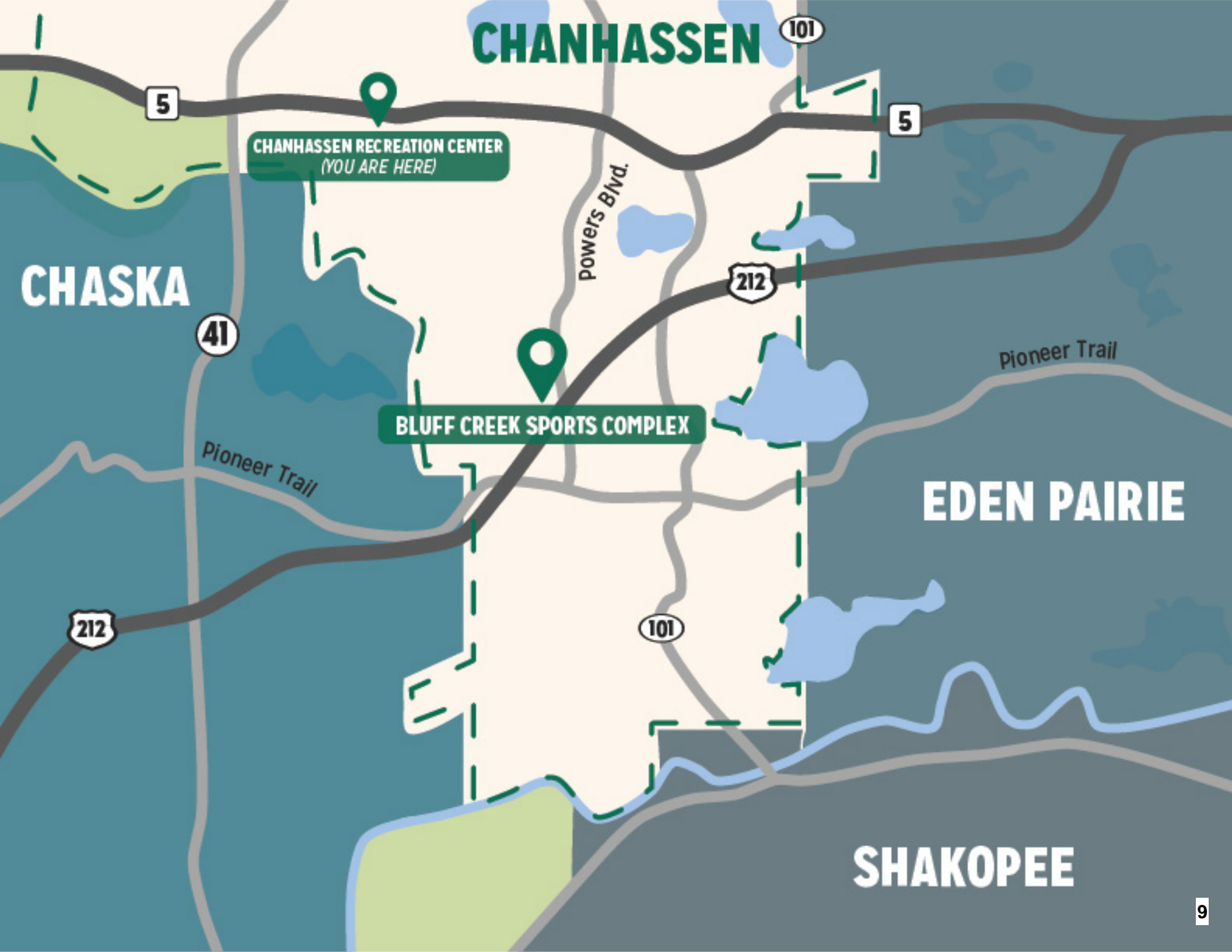
**YOUTH PARTICIPATE IN COMMUNITY-PARTNERED SPORT ASSOCIATIONS**

Sports associations available for community members include soccer, softball, baseball, hockey, lacrosse, and football

**71%**

**PARTICIPANTS IN LOCAL YOUTH SPORTS ASSOCIATIONS ARE NON-RESIDENTS**

The City of Chanhassen hosts 4-6 youth soccer, softball, and baseball tournaments yearly, hosting nearly 200 teams and their families



# CHANHASSEN

# CHASKA

# EDEN PAIRIE

# SHAKOPEE

**CHANHASSEN RECREATION CENTER**  
*(YOU ARE HERE)*

**BLUFF CREEK SPORTS COMPLEX**

Powers Blvd.

Pioneer Trail

Pioneer Trail

5

41

212

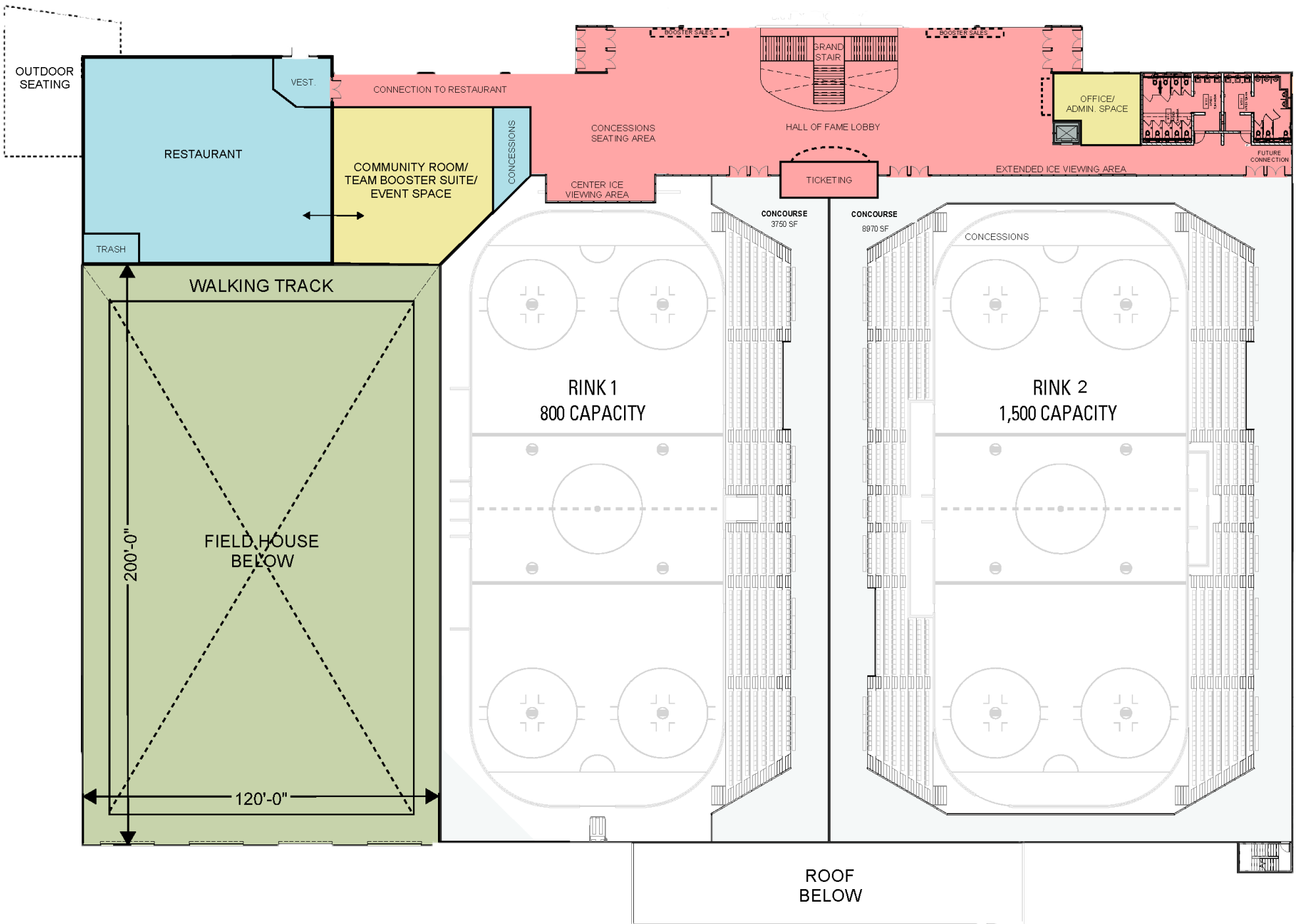
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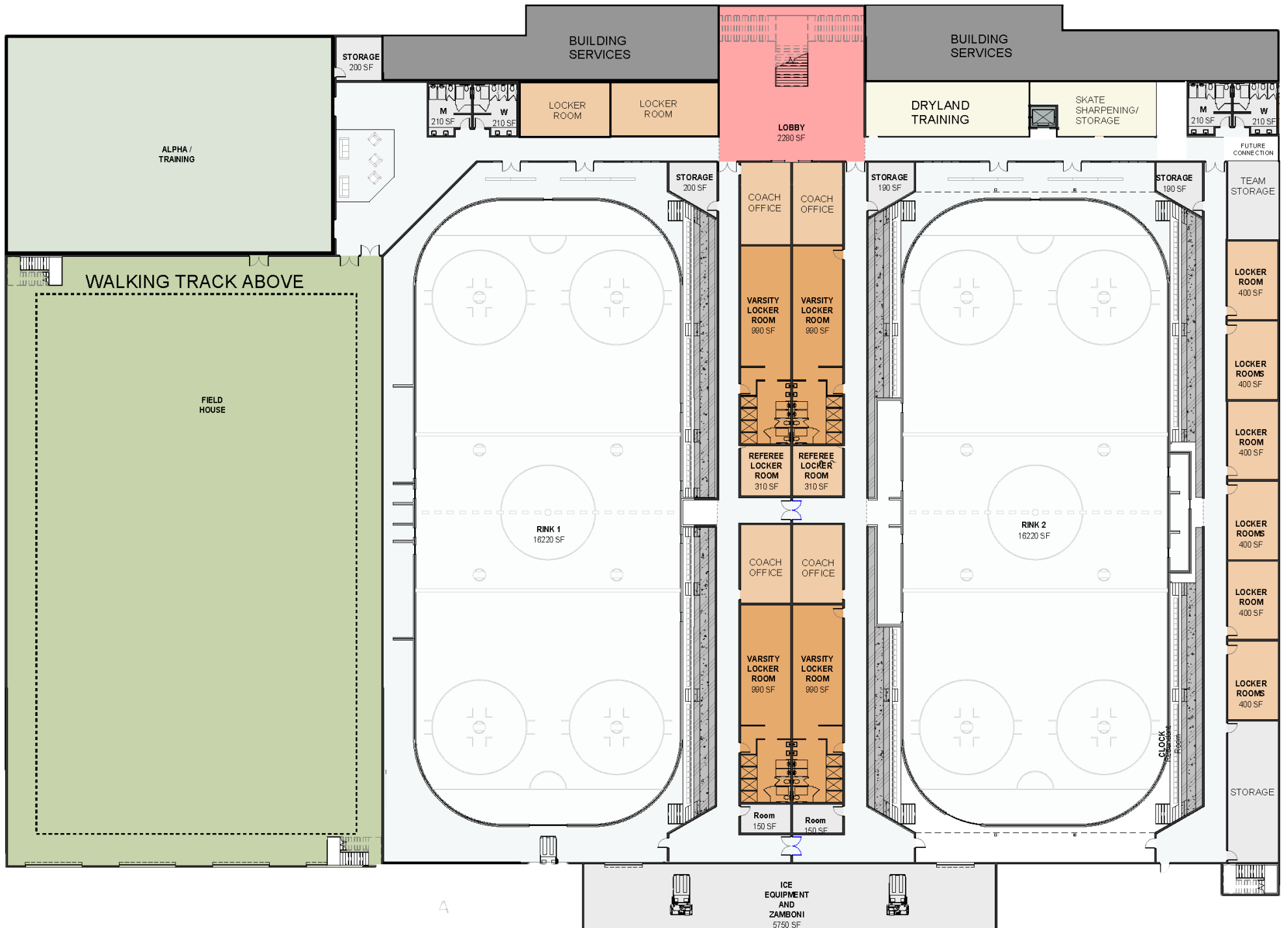
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January 22, 2024

**Laurie Hokkanen, City Manager**  
**City of Chanhassen**  
**7700 Market Boulevard**  
**Chanhassen, MN 55317**

E-mailed: [lhokkanen@chanhassenmn.gov](mailto:lhokkanen@chanhassenmn.gov)

**RE: Proposal for Conceptual Design for the Chanhassen Bluffs Recreation Facility**

Laurie,

On behalf of the BKV Group team, we appreciate and value another opportunity to work with the City of Chanhassen to support the City's continued planning the new recreation facility at Chanhassen Bluffs. We value the opportunity to share our knowledge and experience in support of helping the city determine what direction will ultimately best serve the City's needs.

The scope of this conceptual design exercise will build upon the preliminary work completed by the City and their previous consultant and provide a fresh-look at the design solution with further development. The result will be a conceptual design package that will be used by the City to inform voters who will be deciding on a local sales tax ballot measure to support the project's funding. We have included some community engagement as part of our process.

### **Project Information**

Based upon our review of the City's preliminary design work, we understand that the project is comprised of the following key features:

1. Two sheets of competition/recreational ice
2. Two soccer fields
3. Athletic support spaces such as locker areas, restrooms, and coach and referee spaces
4. Lobby and circulation space
5. Ticketing
6. Concessions
7. Office/Administrative spaces
8. Hall of fame
9. Restaurant
10. Community gathering spaces
11. Indoor playground
12. Event rental areas
13. Fitness/training areas
14. Mechanical, electrical, and other necessary infrastructure/support areas

### **Scope of Work**

The tasks we are proposing for the project are as follows:

1. The team will conduct initial discovery and investigations to gain a comprehensive understanding of project goals, objectives, and previous work. This exploration will include:
  - a. Review of preliminary facility drawings and documentation.
  - b. Workshop with the City's core team to define project expectations, objectives, and opportunities.
  - c. Leading a dialogue with primary project stakeholders to define project vision and goals, and to define expectations for project process.

2. The team will prepare meeting minutes and a "brand book" that will define and document the results of the initial discovery and kick-off meeting.
3. We will meet in a workshop format with City specified key parties in initial on-site information gathering work sessions. These listening sessions allow our team to more deeply understand the City's goals and desired operations more fully. Through a guided dialogue led by our facility experts, we will lead a conversation about space expectations, varied user groups that will utilize the facilities, opportunities for community use, and amenity spaces.
4. Determine the optimal interaction/internal adjacencies and prepare graphic diagrams that show these relationship priorities. The diagrams will show the rooms that, for functional reasons, should be near to or adjacent one another.
5. Parking requirements will be estimated. Public parking needs will be driven by space available and occupied by visitors to the facility.
6. A draft space program will be prepared to consolidate all information received. The final space program will include a spreadsheet listing staff spaces and department support spaces. Individual space requirements will inform a recommendation for total building area.
7. Submit draft space program, parking requirements, adjacency diagrams, and preliminary cost per square foot budget estimate to the City electronically for review and comment.
8. We will meet with the City to discuss the program and will refine space program and adjacency diagrams based upon City feedback. We have included up to two follow-up meetings for programming.
9. We will investigate potential options for facility organization, conceptual floor plan development, and architectural massing and design. We will submit the initial options to the City electronically for review and comment.
10. We will meet with the City to discuss the concepts and will refine the concepts based upon City feedback. We have included up to four follow-up meetings for concept design with the City team and/or City Council.
11. We will estimate the probable cost to develop a for the planned project. Probable costs will include hard costs such as building construction and typical site development but also project soft costs. Soft costs usually include, but may not necessarily be limited to, professional fees, geotechnical exploration, site surveying, construction phase testing and inspection, and fixtures, furnishings, and equipment.
12. We will participate in and facilitate a presentation of the project at a community workshop. The information received can help to inform the final design in future phases of work.
13. We will present the final design concept and probable project cost to City Council.
14. We will provide marketing support assistance to the City for promotion of the project during the City's campaign leading up to the November election. This may include assistance with project promotional materials, a project information website, and participation in additional community meetings.

### **Project Team**

BKV Group will provide services associated with discovery, visioning, programming, concept design, and community engagement. We propose using Kraus-Anderson for project budget development and additional community engagement and project marketing support. Both firms will work collaboratively throughout the project as we have with our current project with the City of Chanhassen.

**Compensation and Schedule**

We propose the following fee for professional services. The fees are based on the project scope as defined above and enumerated as follows:

Conceptual Design Services (BKV Group)	\$59,500.00
<u>Project Cost Estimating and Marketing Services (Kraus-Anderson)</u>	<u>\$15,000.00</u>
<b>Total Compensation</b>	<b>\$74,500.00</b>

Should the City of Chanhasen engage the team members for subsequent design and construction management services for the full development of a future project, the fees associated with each firm above would be credited from future project agreements by the firm(s) engaged.

We anticipate incurring nominal expenses for printing, postage, mileage, etc. These are invoiced based on actual expenses incurred with no added markups. We would propose the amount for reimbursable expenses be set at a not to exceed amount of \$1,500. Presentation materials will be additional to the base reimbursable expense allowance.

Services will be invoiced monthly as a percentage of work completed. Invoices are dated the 25th of each month.

We anticipate this project will be complete, except for project campaign marketing support, will be completed by end of May 2024. A full schedule will be developed with all project team members to be mutually agreed upon.

Thank you again for the opportunity to provide services to the City. We look hope to work with you and all those involved at the City. Please feel free to contact me at your convenience should you have any questions about this proposal. I can be reached at 612-339-3752, or email: [pmichell@bkvgroup.com](mailto:pmichell@bkvgroup.com).

If the proposal is acceptable, please sign and date below. If required, we will prepare a formal AIA Agreement for signatures. We are available to start this work once we hear from you.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Sincerely,  
**BKV Group**



Paul Michell, AIA  
Partner, Government Practice Leader

- cc: Bruce Schwartzman, AIA      BKV Group
- Trace Jacques, AIA              BKV Group
- Robert Ewert, AIA                BKV Group
- Dustin Phillips                    Kraus-Anderson

# City Council Item

April 29, 2024



<b>Item</b>	Civic Campus Bids Update	
<b>File No.</b>		<b>Item No:</b> A.2
<b>Agenda Section</b>	5:30 P.M. SPECIAL MEETING WORK SESSION	
<b>Prepared By</b>	Laurie Hokkanen, City Manager	
<b>Reviewed By</b>		

<b><u>SUGGESTED ACTION</u></b>	
N/A	
<b>Motion Type</b>	N/A
<b>Strategic Priority</b>	Development & Redevelopment

## **SUMMARY**

The opening for bid package #2 will be held on Thursday, April 25. Pending bid results, the City Council will receive an update on project costs and discuss bid alternates. This discussion will be led by representatives from construction manager Kraus-Anderson.

## **BACKGROUND**

## **DISCUSSION**

## **BUDGET**

## **RECOMMENDATION**

## **ATTACHMENTS**