City Council Item

September 4, 2025

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

SUGGESTED ACTION Discussion	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

The project team, including BKV and RJM, will share renderings and discuss value engineering changes that have been made to build all amenities that were contemplated to be a part of the Community Center during the November 2024 referendum. The current estimated budget is $82,611,811; inclusive of cost escalation and contingency.

The presentation (attached) includes renderings, floor plans, and two other options that were researched.

BACKGROUND

A brief overview of the project in 2025:

Design Team Selected

In March, the Chanhassen City Council approved a Letter of Intent and later a formal contract with architectural firm BKV Group, following a competitive interview process. BKV will lead the design of

the new community center. Additionally, the Council brought on The Sports Facilities Companies to assist with venue planning and financial modeling. The city also selected RJM to serve as the Construction Manager at Risk through an RFQ and RFP process.

Tours and Early Design Discussions

To help shape the vision for our facility, Council and staff toured several nearby community centers in April. On May 5, they met with BKV to discuss takeaways and review early concepts for the site.

Site Secured

On May 5, the City Council approved the acquisition of 13.1 acres at Powers Boulevard and Highway 212 for the future community center. The site also includes a 1.8-acre stormwater pond donated at no cost. On June 9, 2025, The City Council approved a resolution authorizing the sale of $13.185 million in General Obligation Temporary Sales Tax Revenue Bonds for the land purchase. The city is scheduled to close on the property on September 3, 2025.

Most Recent Update - July 14, 2025 City Council worksession

At this meeting, representatives from the project team provided updates on the site layout, proposed floorplans and preliminary cost estimates as the project moves closer to the design phase.

Council members shared reservations about the gap between early cost estimates and the current projections and emphasized their interest in staying true to the original vision and budget supported by voters. While no decisions were made, City Council asked BKV to explore a version of the project that maintains both the approved $80 million budget and the core programming elements.

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

BKV and RJM Presentation