City Council Item

April 13, 2026

Item	Award Chanhassen Community Center Bid Package #1	
File No.		**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council moves to award Bid Package #1 for the Chanhassen Community Center to RJM Construction, in the amounts of: $3,031,200 for Donald R. Frantz, $6,672,160 to Wells, and $1,664,410 to MN Utilities, as part of the Construction Manager at Risk (CMAR) delivery method, and authorize the City Manager to execute the necessary documents. This award does not establish the Guaranteed Maximum Price (GMP), which will be brought forward for City Council approval at a later date."

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

Staff recommends that the City Council award Bid Package #1 for the Chanhassen Community Center to the lowest responsible bidders, as identified through the competitive bidding process.

This package represents an important early step in advancing the project toward construction. It includes concrete and utilities, which have longer lead times and require earlier action to reserve production slots. The bids reflect current market pricing consistent with recent estimates and budget assumptions. The bids received were reviewed by RJM Construction for responsiveness and contractor

qualifications, and they are confident in the selected contractors' abilities to successfully deliver this phase of the project. Awarding Bid Package #1 will maintain project momentum and support the overall construction schedule, targeting a May 2028 opening.

The City Council will also consider awarding the bid package for structural steel, likely at the May 11, 2026 meeting.

Bid Package #2 is expected to be considered on June 15, 2026.

The project page is available at: https://www.chanhassenmn.gov/government/projects/chanhassen-community-center

DISCUSSION

BUDGET

The overall project budget remains approximately $80M.

The work to be awarded is:

3A - Concrete Donald R. Frantz $3,031,200
3B - Precast Structural Concrete Walls/Plank Wells $6,672,160
33A - Utilities MN Utilities $1,664,410

RECOMMENDATION

Staff recommends award.

ATTACHMENTS

Chanhassen Community Center - BP 1 Final - 4.8.2026