


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>23-061</b>	Meeting:	<b>February 6, 2023</b>
	Agenda Item:	<b>7A</b>	Roll Call:	<b>23-142</b>
	Submitted by:	<b>Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Ordering construction of the following: Tuttle Street Construction from S.W. 12th Street to S.W. 14th Street - Receiving bids, (2-21-23), and Setting date of hearing, (3-27-23). Construction Estimate - \$1,700,000.

## SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The improvement includes improving Tuttle Street from west of S.W. 12th Street to S.W. 14th Street. The roadway will be a 2-lane roadway with parking on both sides and a 2-way cycle track on the south side of the street. The roadway improvement is necessary to facilitate the Gray's Landing and Gray's Station developments.

## FISCAL IMPACT:

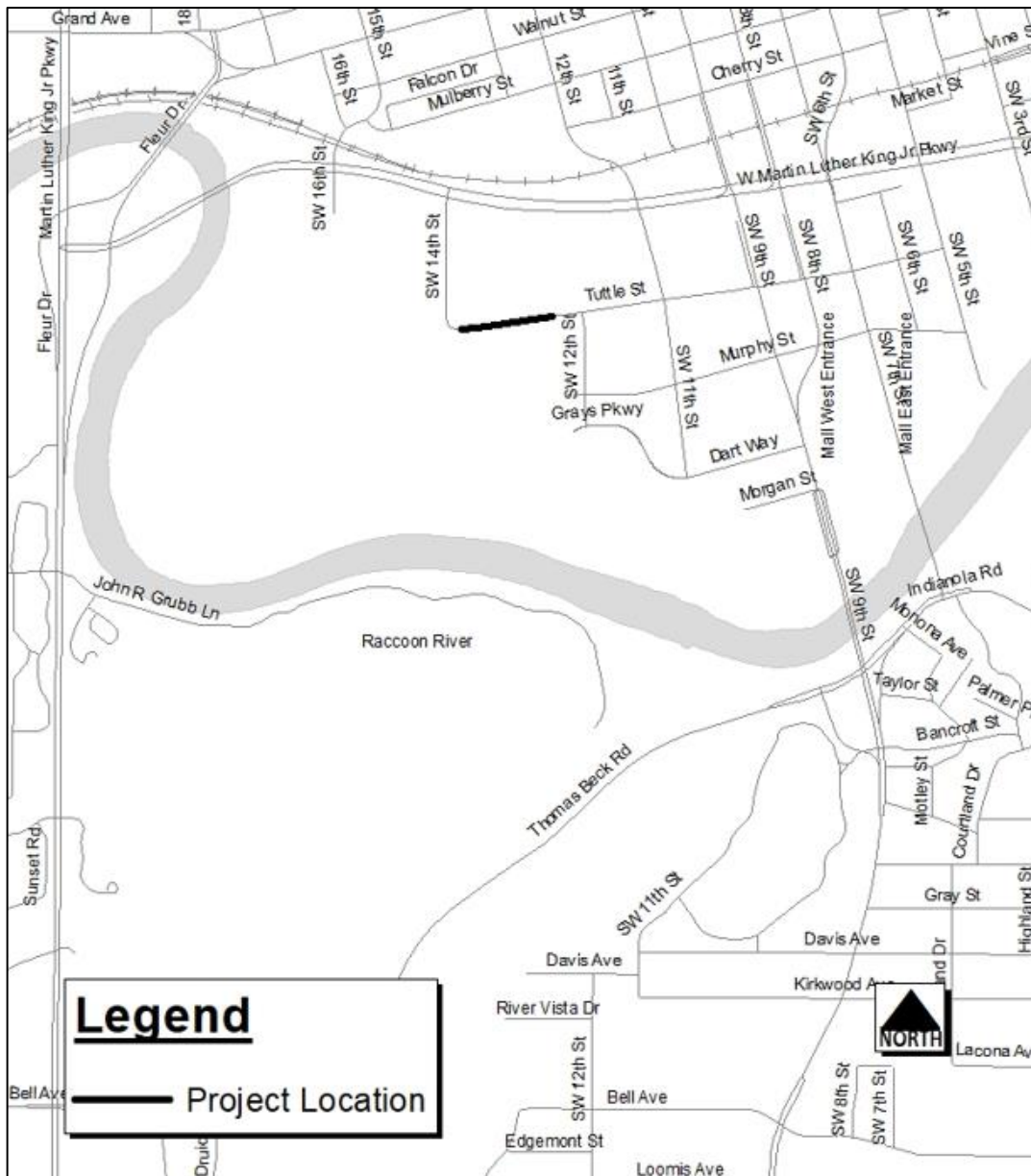
Amount: \$1,700,000 City Engineer's Estimate. The anticipated net fiscal impact is \$0. There will be an upfront City expense of \$1.7 million (estimated) and City revenue of \$1.7 million reimbursement. The cost to the three (3) property owners will be calculated based on linear feet of Tuttle Street frontage. Payments from the three (3) property owners will be made over three (3) years: January 2023; January 2024; and January 2025.

Funding Source: 2022-23 CIP, Page 149, Tuttle Street Improvements, ST296, Tax Increment Funding Bonds.

## ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of Tuttle Street from S.W. 12th Street to S.W. 14th Street, Activity ID 06-2023-001. The improvement includes Portland Cement Concrete (PCC) pavement, modified subbase, subdrain, subgrade treatment, grading, pavement removal, PCC driveways and sidewalk, storm sewer, intakes, water main, traffic control, surface restoration, and other incidental items; all in accordance with the contract documents, including Plan File No. 653-269/312, located on Tuttle Street between S.W. 12th Street and S.W. 14th Street.
- The estimated construction cost is \$1,700,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

- As part of the City’s planning efforts with PlanDSM and MoveDSM and master planning for the Gray’s Station development, Tuttle Street is to be improved from S.W. 11th Street to S.W. 16th Street to provide a 2-lane roadway with parking on both sides, a 2-way cycle track on the south side, sidewalks, and tree plantings along both sides of the roadway.
- The Gray’s Station urban neighborhood, spanning 75-acres in downtown Des Moines’ southwestern edge continues to develop. As part of the development, Tuttle Street has been improved from S.W. 11th Street to west of S.W. 12th Street.
- Tuttle Street from west of S.W. 12th Street to S.W. 14th Street is paved but does not have dedicated pedestrian or bicycle facilities. This project includes improving Tuttle Street from west of S.W. 12th Street to S.W. 14th Street to provide a 2-lane roadway with parking on both sides, and a 2-way cycle track on the south side to be consistent with the improved section from S.W. 11th Street to west of S.W. 12th Street. Sidewalks and planter areas will be added by development on both sides of the roadway as development occurs along the roadway.
- Construction of this project is anticipated to begin in spring 2023 and be completed in spring 2024.



**PREVIOUS COUNCIL ACTION(S):**

Date: January 23, 2023

Roll Call Number: [23-0105](#)

Action: [Four](#) Party Funding Agreement between Blackacre Development, LLC (Krause+), HCR NFS I, LLC (Hubbell), River Point West, LLC (Sherman) and the City of Des Moines to reconstruct Tuttle Street from SW 12th Street to SW 14th Street. ([Council Communication No. 23-043](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: March 7, 2022

Roll Call Number: [22-0299](#)

Action: [Approving](#) exception to Request for Proposal (RFP) process for good cause and approving Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for design services for Tuttle Street from S.W. 14th Street to S.W. 16th Street, not to exceed \$98,000. ([Council Communication No. 22-073](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also, partial payments to the contractor and final acceptance of work.

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