


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-115	Meeting:	March 18, 2024
	Agenda Item:	10	Roll Call:	24-0395
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Supplemental Agreement No. 1 to the Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for additional professional services for Tuttle Street from SW 14th Street to SW 16th Street, for an amount not to exceed \$192,000.

SYNOPSIS:

Recommend approval of Supplemental Agreement No. 1 to the PSA with Kirkham Michael & Associates, Inc. (Michael S. Olson, P.E., President, 12700 West Dodge Road, Omaha, Nebraska) for an additional amount not to exceed \$192,000, based on hourly labor rates and reimbursable costs, to provide additional design services for Tuttle Street from SW 14th Street to SW 16th Street.

FISCAL IMPACT:

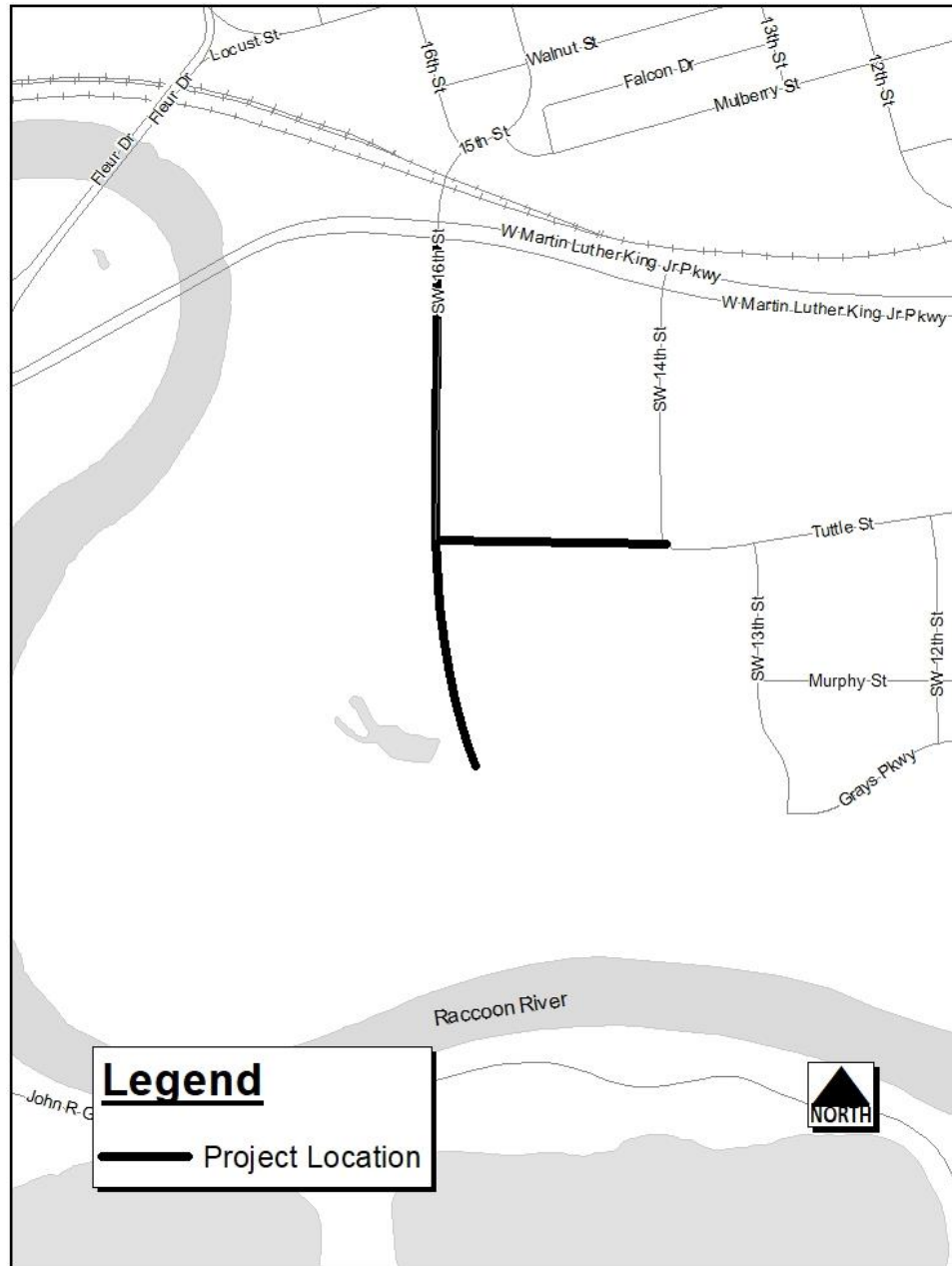
Amount: \$192,000

Funding Source: Fiscal Year (FY) 2023-2024 Capital Improvement Program (CIP), Page 145, Tuttle Street Improvements, ST296, Tax Increment Funding (TIF) Bonds

ADDITIONAL INFORMATION:

- 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 SW 11th Street to SW 16th Street to provide a two (2)-lane roadway with parking on both sides, a two (2)-way cycle track on the south side, sidewalks and tree planting 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 SW 11th Street to west of SW 12th Street.
- Tuttle Street from west of SW 12th Street to SW 14th Street is paved but does not have dedicated pedestrian facilities.

- Tuttle Street between SW 14th Street and SW 16th Street currently does not exist and needs to be constructed in coordination with imminent development.
- As part of the current development agreement, the City will be constructing Tuttle Street between SW 14th Street to SW 16th Street. Kirkham Michael & Associates was contracted by the City to provide design services for this section of this roadway.
- As part of recent subsequent development agreement negotiations, the City will also be constructing SW 16th Street from Martin Luther King, Jr. Parkway to the proposed Water Trails entrance near the Raccoon River. This section of SW 16th Street will connect directly with Tuttle Street and, as a result, SW 16th Street will impact the alignment of Tuttle Street being designed by Kirkham Michael & Associates. This will require Kirkham Michael & Associates to revise the plans developed for Tuttle Street (SW 14th Street to SW 16th Street).
- Due to the knowledge that Kirkham Michael & Associates has been obtained throughout the design of Tuttle Street, staff has negotiated Supplemental Agreement No. 1 to the Agreement for Professional Services with Kirkham Michael & Associates, Inc. for an additional amount not to exceed \$192,000, based on hourly rates and reimbursable costs, to provide additional design services for the Tuttle Street (SW 14th Street to SW 16th Street) Project including the following:
 - Design of SW 16th Street from Martin Luther King, Jr. Parkway to the proposed Water Trails entrance near the Raccoon River.
 - Design adjustments of Tuttle Street – Phase 2 to match proposed SW 16th Street.
 - Possibly combining the new SW 16th Street plans with the existing Tuttle Street – SW 14th Street and SW 16th Street plan set if it is determined to be advantageous to bid them together.
 - Right-of-Way plats for property acquisitions and temporary easements.



PREVIOUS COUNCIL ACTION(S):

Date: March 7, 2022

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

Action: [Approving](#) exception to Request for Proposal (RFP) process for good cause and approving PSA with Kirkham Michael & Associates, Inc. for design services for Tuttle Street from SW 14th Street to SW 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:

City staff does not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action. Depending on project and City staff workload at the time this project is ready to commence construction, a future agreement may be necessary to contract with a consultant for construction phase services.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.