


## COUNCIL COMMUNICATION

	Number:	<b>25-281</b>	Meeting:	<b>July 14, 2025</b>
	Agenda Item:	<b>8</b>	Roll Call:	<b>25-0959</b>
	Submitted by:	<b>Cody Christensen, Development Services Director, Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Ordering construction of the following: Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street - Receiving bids (8-5-25) and Setting date of hearing (9-8-25). (Construction Estimate - \$6,000,000).

### 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 extending Tuttle Street from SW 14th Street to SW 16th Street and improving SW 16th Street from West Martin Luther King Jr. Parkway to the ICON Water Trails – Hubbell Trailhead access. These street sections will be constructed as two (2)-lane roadways with parking on both sides, including a two (2)-way cycle track on the south side of Tuttle Street and the west side of SW 16th Street, and grading for future sidewalks on both sides of the streets. These roadway improvements are necessary to facilitate the Gray's Landing and Gray's Station subdivision developments.

### FISCAL IMPACT:

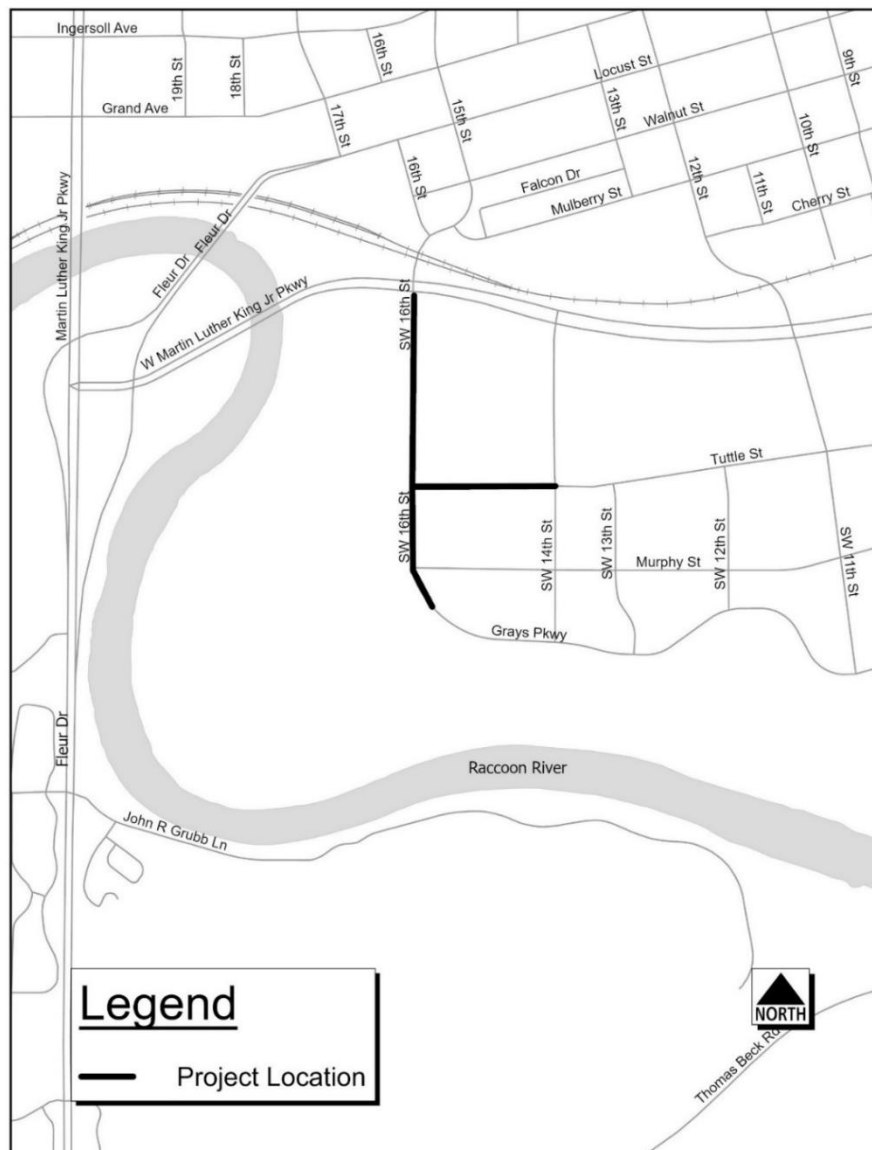
Amount: \$6,000,000 City Engineer's Estimate

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 139, SW 16th Street and MLK Traffic Improvements, ST295, Being: \$2,857,718 in Private Contributions, \$690,000 from Des Moines Water Works, \$1,550,000 from Tax Increment Finance (TIF) bonding and the remaining funds transferred from ST296 (Tuttle Street Improvements)

### ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street, Activity ID 06-2024-010. The improvement includes Portland Cement Concrete (PCC) pavement, Hot Mix Asphalt (HMA), subbase, subdrain, subgrade treatment, grading, pavement removal, PCC driveways and sidewalk, storm sewer, intakes, water main, fencing, environmental management, traffic control, surface restoration, and other incidental items, all in accordance with the contract documents including Plan File Nos. 674-126/257, located on Tuttle Street and SW 16th Street.

- The estimated construction cost is \$6,000,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The City will only be responsible for the cost to construct the improvements on SW 16th Street from West Martin Luther King Jr. Parkway to Tuttle Street. The cost to construct the remaining improvements on SW 16th Street from Tuttle Street to the ICON Water Trails – Hubbell Trailhead access, and on Tuttle Street, will be paid solely with private funds in accordance with two (2) separate agreements: the Four (4) Party Agreement approved by City Council on October 7, 2024, under Roll Call No. 24-1337, and a funding agreement that is currently being negotiated between the City and HCR NFS I, LLC (Hubbell), which will be submitted for City Council approval at a future council meeting.
- If the City and Hubbell do not reach an agreement for Hubbell to reimburse the City for the SW 16th Street improvements from Tuttle Street to the ICON Water Trails – Hubbell Trailhead access, then the City will not construct these improvements, and they will be removed from the project.
- Construction of this project is anticipated to begin in fall 2025 and be completed by spring 2027.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 7, 2024

Roll Call Number: [24-1337](#)

Action: [Approving](#) Four (4) Party Funding Agreement with Blackacre Development, LLC; HCR NFS I, LLC (Hubbell); MidAmerican Energy Company; and the City of Des Moines to reconstruct Tuttle Street from SW 14th Street to SW 16th Street. ([Council Communication No. 24-382](#)) Moved by Gatto to adopt. Second by Voss. 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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