


COUNCIL COMMUNICATION

	Number:	25-340	Meeting:	September 8, 2025
	Agenda Item:	58	Roll Call:	25-1243
	Submitted by:	Cody Christensen, Development Services Director, Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Reilly Construction Co., Inc., Chris R. Reilly, President, \$4,921,105.39.

SYNOPSIS:

This is a public hearing to allow for public input on the Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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 (MLK) to the Iowa Confluence (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: \$4,921,105.39 Construction Contract (\$6,000,000 City Engineer's Estimate)

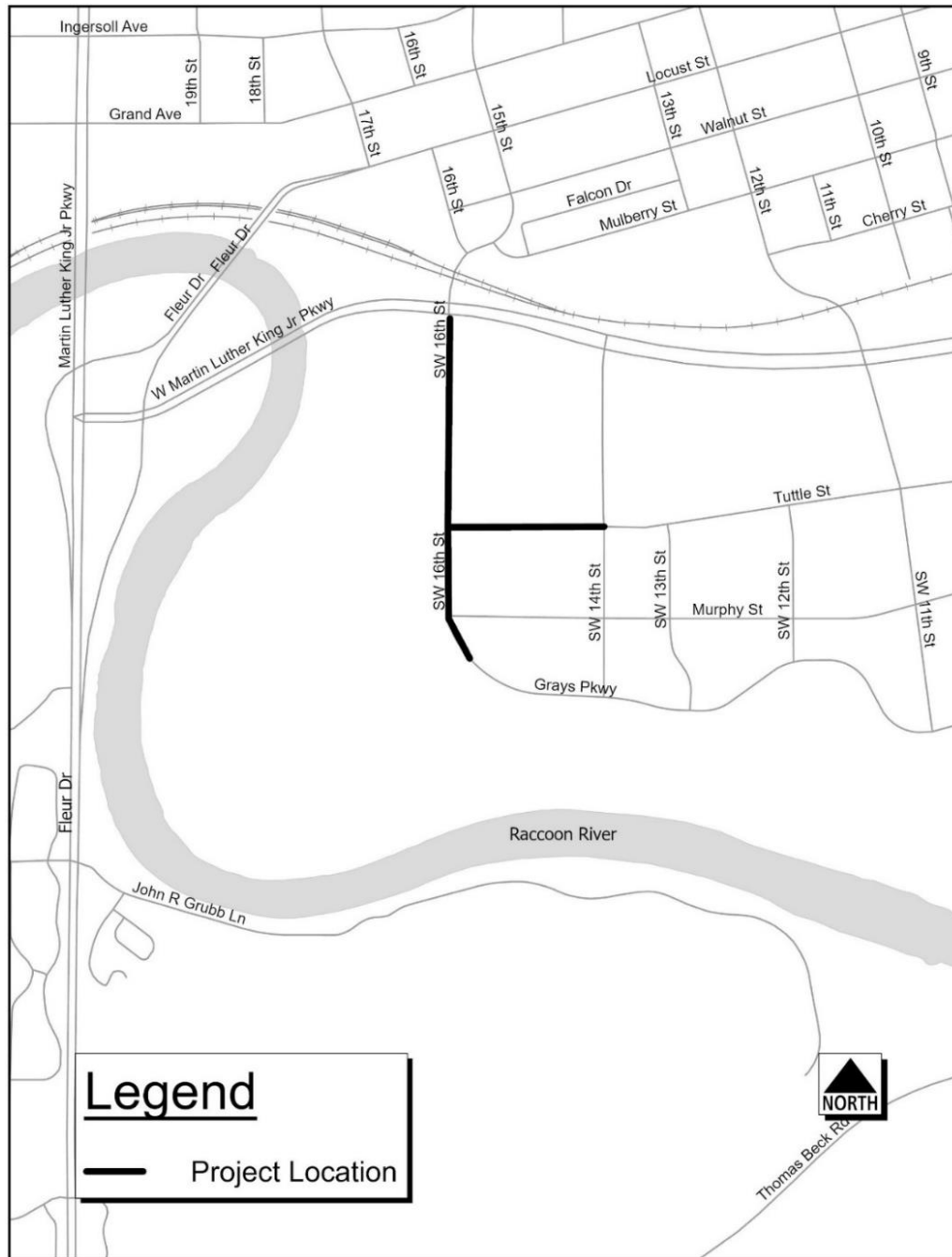
Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 139, SW 16th Street and MLK Traffic Improvements, ST295, Being: \$2,299,834.66 in Private Contributions, \$690,000 from Des Moines Water Works, \$1,550,000 from Tax Increment Financing (TIF) bonding, and the remaining \$381,270.73 in funds transferred from ST296 (Tuttle Street Improvements)

ADDITIONAL INFORMATION:

- On July 14, 2025, under Roll Call No. 25-0959, the City Council received and filed 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. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and 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.

- Sealed bids for said improvement were submitted by the following bidders:
 - Reilly Construction Co., Inc., Ossian, IA - Low Bid
 - Jasper Construction Services, Inc., Newton, IA
 - C. J. Moyna & Sons, LLC, Elkader, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, IA at 11:00 a.m. on August 5, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Reilly Construction Co., Inc. (Chris R. Reilly, President; 110 E. Main Street, PO Box 99, Ossian, IA 52161) in the amount of \$4,921,105.39, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The City will only be responsible for the cost to construct the improvements on SW 16th Street from West MLK 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 between the City and HCR NFS I, LLC (Hubbell Realty Company), approved by City Council on August 4, 2025, under Roll Call No. 25-1066.
- Construction of this project is anticipated to begin in fall 2025 and be completed by spring 2027.



PREVIOUS COUNCIL ACTION(S):

Date: August 4, 2025

Roll Call Number: [25-1066](#)

Action: [Funding](#) Agreement with HRC NFS I, LLC (Hubbell Realty Company, Joe Pietruszynski) for acquisition of right-of-way and construction of SW 16th Street improvements south of Tuttle Street. ([Council Communication No. 25-297](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: July 14, 2025

Roll Call Number: [25-0959](#)

Action: [Ordering](#) construction of Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street: Receiving of bids, (8-5-25) and Setting date of hearing, (9-8-25), Engineer's estimate, \$6,000,000. ([Council Communications No. 25-281](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

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:

Partial payments to the contractor and final acceptance of work.

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