


COUNCIL COMMUNICATION

	Number:	25-366	Meeting:	September 29, 2025
	Agenda Item:	9	Roll Call:	25-1265
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Supplemental Agreement No. 2 to the Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for additional design services for Tuttle Street from SW 14th Street to SW 16th Street, not to exceed \$65,000.

SYNOPSIS:

Recommend approval of Supplemental Agreement No. 2 to the PSA with Kirkham Michael & Associates, Inc. (Michael S. Olson, P.E., President; 12700 West Dodge Road, Omaha, Nebraska 68154) for an additional amount not to exceed \$65,000, 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:

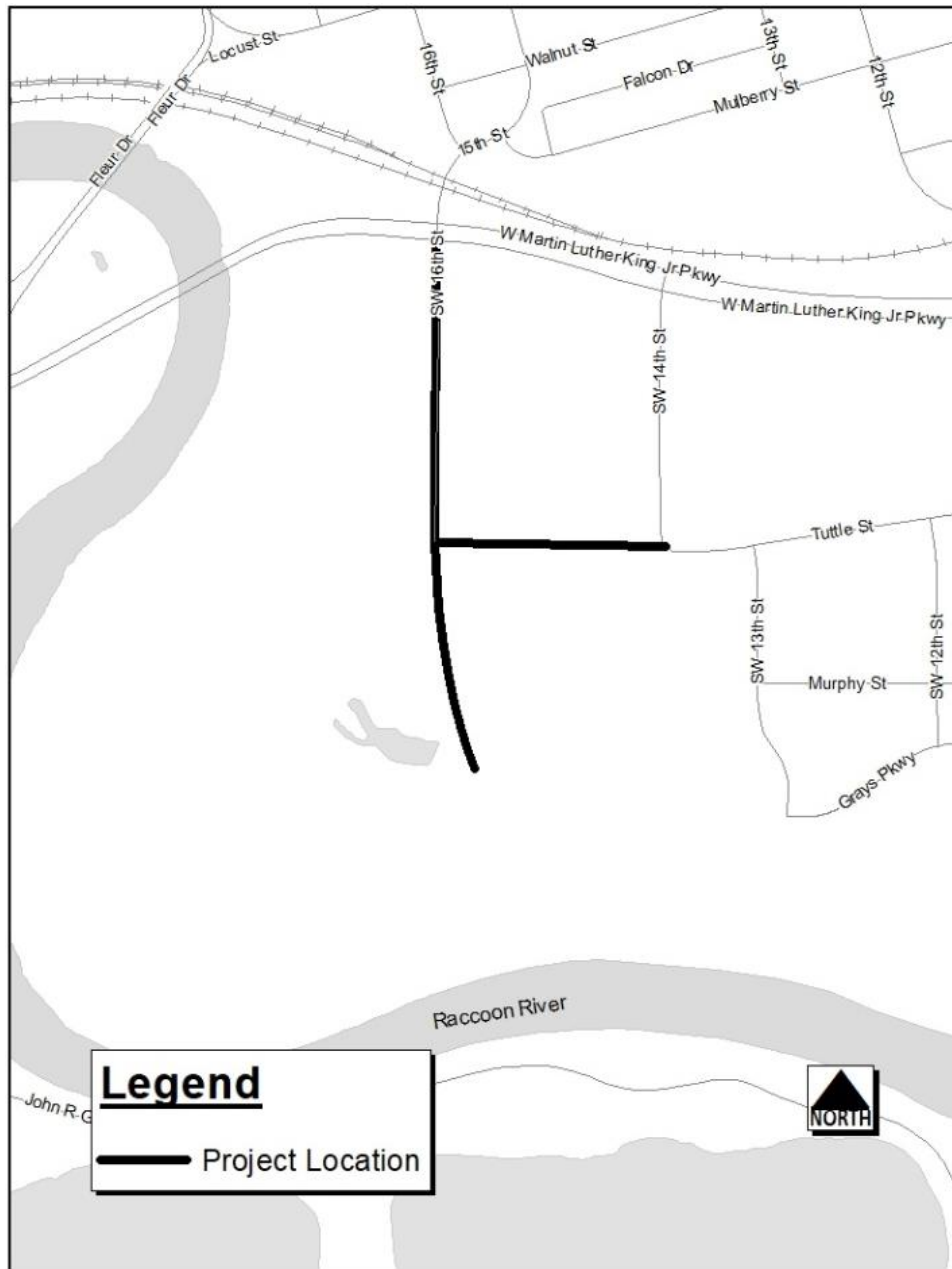
Amount: \$65,000

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 140, Tuttle Street Improvements, ST296, Tax Increment Funding (TIF) Bonds

ADDITIONAL INFORMATION:

- The Gray's Station urban neighborhood, spanning 75 acres in downtown Des Moines' southwestern edge continues to develop. As part of the development master plan, Tuttle Street is to be improved and extended from SW 11th Street to SW 16th Street, and SW 16th Street needs to be improved and extended from Martin Luther King, Jr. Parkway to Grays Parkway.
- The development master plan includes improving both Tuttle Street and SW 16th Street to 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
- Tuttle Street from SW 11th Street to west of SW 12th Street was improved as part of the development in 2020 and 2021.
- Tuttle Street from west of SW 12th Street to SW 14th Street was improved by the City in 2023 and 2024.

- On March 7, 2022, by Roll Call No. 22-0299, City Council approved the PSA for Tuttle Street from SW 14th Street to SW 16th Street with Kirkham Michael & Associates, Inc. for a total cost not to exceed \$98,000, based on hourly rates, to provide design phase services for Tuttle Street from SW 14th Street to SW 16th Street.
- As part of 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.
- On March 18, 2024, by Roll Call No. 24-0395 the City and Kirkham Michael & Associates, Inc. entered into Supplemental Agreement No. 1 for a total cost not to exceed \$192,000, based on hourly rates, to provide:
 - Design of SW 16th Street from Martin Luther King, Jr. Parkway to the proposed Iowa Confluence (ICON) Water Trails entrance near the Raccoon River.
 - Design adjustments of Tuttle Street to match proposed SW 16th Street.
 - Combining the new SW 16th Street plans with the existing Tuttle Street – SW 14th Street and SW 16th Street plan set.
 - Right-of-Way plats for property acquisitions and temporary easements.
- On September 8, 2025, by Roll Call No. 25-1243, City Council held hearing Gray's Station Roadway Improvements at SW 16th Street and Tuttle Street and approved the plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Reilly Construction Co., Inc. (Chris R. Reilly, President), \$4,921,105.39, and by Roll Call No. 25-1244, City Council approved the contract and bond.
- Construction of Tuttle Street from SW 14th Street to SW 16th Street and SW 16th Street from West Martin Luther King, Jr. Parkway to the ICON Water Trails – Hubbell Trailhead access is anticipated to begin in fall 2025 and be completed in the spring 2027.
- Staff have negotiated Supplemental Agreement No. 2 to the Agreement for Professional Services with Kirkham Michael & Associates, Inc. for an additional amount not to exceed \$65,000, based on hourly rates and reimbursable costs, to provide additional services including:
 - Design modifications to SW 16th Street and Tuttle Street to match the private development in the vicinity of SW 16th Street and Tuttle Street intersection.
 - Design of a lighting plan for:
 - SW 16th Street from Martin Luther King, Jr. Parkway to the proposed ICON Water Trails entrance.
 - Tuttle Street from SW 14th Street to SW 16th Street.



PREVIOUS COUNCIL ACTION(S):

Date: March 18, 2024

Roll Call Number: [24-0395](#)

Action: [Approving](#) Supplemental Agreement No. 1 to the PSA with Kirkham Michael & Associates, Inc. for additional professional services for Tuttle Street from SW 14th Street to SW 16th Street, not to exceed \$192,000. ([Council Communication No. 24-115](#)) Moved by Gatto to adopt. Second by Mandelbaum. Motion Carried 6-0.

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.

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