

COUNCIL COMMUNICATION

	Number:	26-267	Meeting:	August 3, 2026
	Agenda Item:	12	Roll Call:	
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving exception to Request for Proposal (RFP) process for good cause and approving Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for professional services for Leetown Creekway Box Culvert Phase 3, not to exceed \$251,000.

SYNOPSIS:

Recommend approval of exception to the Engineering Department's RFP process for good cause and approval of the PSA with Kirkham Michael & Associates, Inc., 12700 West Dodge Road, Omaha, Nebraska 68154 (Michael S. Olson, P.E., President); for a total cost not to exceed \$251,000, based on hourly rates and reimbursable costs, to provide professional services for Leetown Creekway Box Culvert Phase 3.

FISCAL IMPACT:

Amount: \$251,000

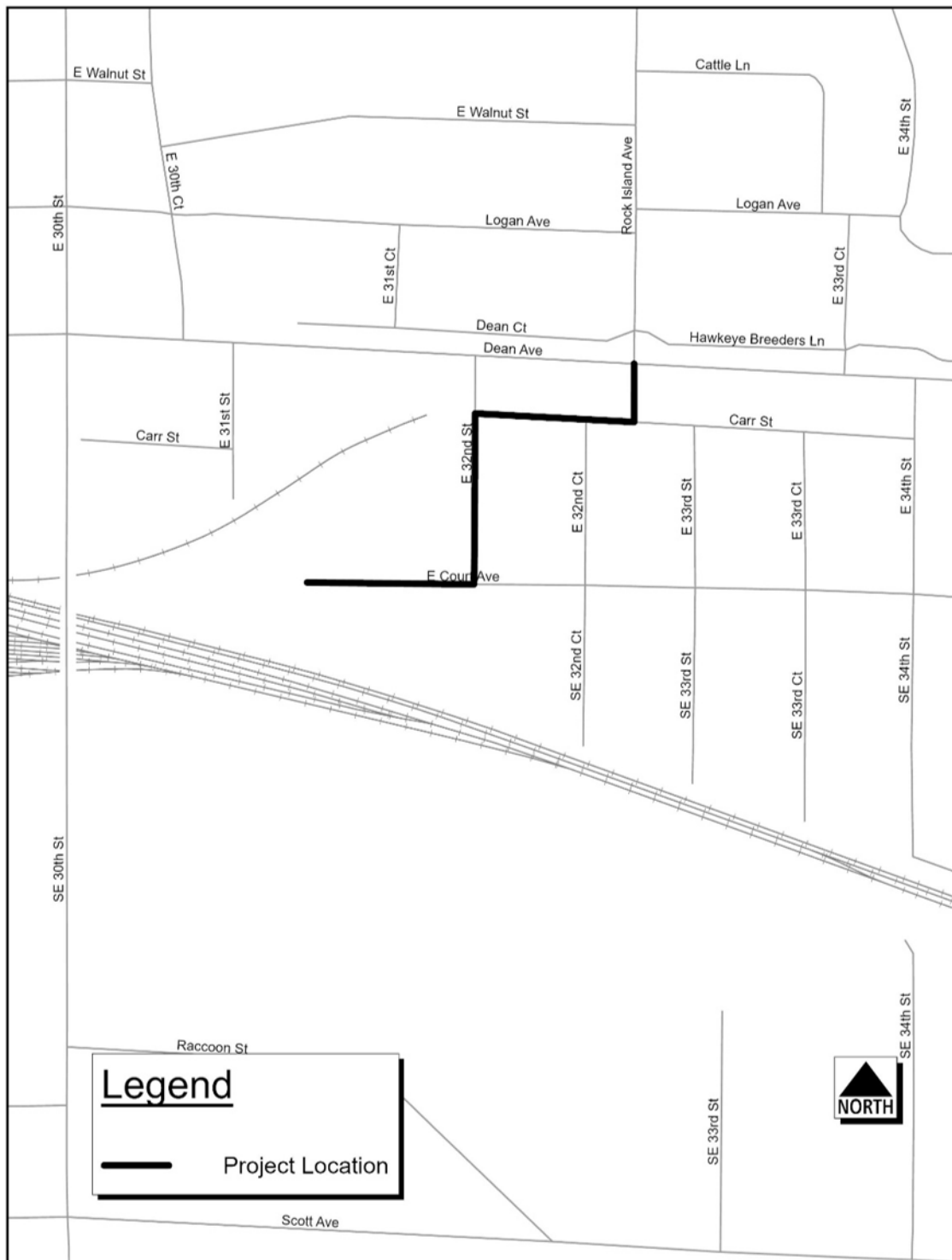
Funding Source: 2026-27 CIP, Page 102, City-wide Stormwater Master Plan Program, SM138

ADDITIONAL INFORMATION:

- In 2020, the City constructed the first phase of the Leetown Creekway Box Culvert project from University Avenue to Dean Avenue, which included constructing a 12-foot by 5-foot box culvert from University Avenue to Dean Avenue, which alleviated storm water flows to the former 5-foot by 6-foot concrete box culvert and former 48-inch diameter culvert, which each ran underneath buildings within the Iowa State Fairgrounds. Kirkham Michael & Associates, Inc., also the Iowa State Fair's consulting engineer, completed the roadway design for the project.
- In 2021, the City constructed the second phase of the Leetown Creekway Box Culvert project from Dean Avenue to south of the Union Pacific Railroad, which included the construction of a 12-foot by 7-foot Reinforced Concrete Box (RCB) culvert traversing southward from Dean Avenue, as well as the boring of three 84-inch diameter steel pipes underneath the UPRR railroad tracks to provide for increased storm water conveyance capacity to address issues identified in the Leetown Creekway drainage study. This project completed the conveyance of Leetown Creekway and alleviated localized flooding issues

through the Fairgrounds and along a portion of Dean Avenue. The project was awarded to S.M. Hentges & Sons, Inc. for \$5,424,221. Construction was completed in 2021.

- Phase 3 of the Leetown Creekway Box Culvert project includes design of a 6-foot by 6-foot RCB commencing adjacent to State Fairground property at Dean Avenue/Rock Island Avenue traversing southwesterly to East 32nd Street/East Court Avenue, then westward to Leetown Creekway.
- The City Engineer recommends hiring Kirkham Michael & Associates, Inc. to perform design engineering services for the Leetown Creekway Box Culvert Phase 3 based on their qualifications, thorough understanding of the project requirements and project area, ability to directly coordinate with State Fair representatives being the Iowa State Fair's engineering consultant, their experience in designing the roadway restoration for Phase 1, and experience with similar projects.
- For these reasons, staff is recommending award of professional services for this project due to "good cause" and have negotiated a PSA with Kirkham Michael & Associates for a total cost not to exceed \$251,000, based on hourly rates and reimbursable costs, to provide professional services for the Leetown Creekway Box Culvert Phase 3 project.



PREVIOUS COUNCIL ACTION(S):

Date: April 5, 2021

Roll Call Number: [21-0529](#)

Action: Accepting completed construction and approving final payment for [Leetown](#) Creekway Box Culvert from Dean Avenue to U.P.R.R., S.M. Hentges & Sons Inc. Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- City staff do 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.

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 second floor of T.M. Franklin Cownie City Administration Building, 1200 Locust Street. 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.