



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**98-385**

**SYNOPSIS —**

**AGENDA:**  
SEPTEMBER 1, 1998

**SUBJECT:**  
INTERMODAL  
TRANSPORTATION  
FACILITY,  
SUPPLEMENTAL  
AGREEMENT NO. 4

Supplemental Agreement No. 4 with Herbert Lewis Kruse Blunck Architecture Ltd. has been negotiated for redesign of the day care room layout in conjunction with the Intermodal Transportation Facility. The revised room layout will provide optimum utilization of the floor space available to allow for the most efficient operation of this day care facility. Following the Council discussion on August 24, 1998, staff negotiated a reduction in the redesign fees to \$9,651.44.

**TYPE:**  
**RESOLUTION  
ORDINANCE  
RECEIVE/FILE**

**FISCAL IMPACT –**

**SUBMITTED BY:**  
HAROLD SMITH  
CITY ENGINEER

Of this project, 69 percent will be reimbursed through federal grants from the Federal Transit Administration (FTA) and 31 percent will be local share funding provided through a loan agreement with Polk County.

**RECOMMENDATION –**

**Approval of Supplemental Agreement No. 4 with Herbert Lewis Kruse Blunck Architecture Ltd.**

**BACKGROUND –**

On April 28, 1997, by Roll Call No. 97-1549, the City Council approved a 28E Intergovernmental Agreement with the Des Moines Metropolitan Transit Authority (MTA) concerning construction and operation of the Intermodal Transportation Facility. Section 3, Project Responsibilities, Paragraph C, of that 28E Agreement provides that at the time of the execution of the 28E Agreement, the MTA shall assign all its rights, duties, privileges, and obligations arising under active contracts to the City.

The only active contract the MTA had at the time the 28E Agreement was executed was a Professional Services Agreement, including Supplements No. 1 and No. 2, with the firm of Herbert Lewis Kruse Blunck Architecture Ltd., and under the terms of the 28E Agreement, this contract has been assigned to the City.

On June 2, 1997, by Roll Call No. 97-1970, the City Council approved Supplemental Agreement No. 3 to provide for additional bid phase and construction phase services in conjunction with the Intermodal Transportation Facility for compensation not to exceed \$284,821.

The original design for the day care facility of the Intermodal Transportation Facility was based on assumptions made by the consultant after visiting other day care facilities within the metro area and review by the state agency which licenses day care facilities. At the time of the initial design, the City had not contracted with a child care provider.

Childtime Children's Centers has since been selected and approved by the City Council as the child care provider for this facility. The Request for Proposal for the day care provider stated 80-100 children of varying age groups could be serviced in this facility. To provide for this number of children utilizing the optimum teacher/child ratios, it is recommended that room configurations be modified in the original construction.

The consultant, Herbert Lewis Kruse Blunck Architecture Ltd., has revised the room layout to conform to the optimum teacher/child ratios to meet the needs of Childtime Children's Centers. The revised room layout required that modifications be made in HVAC (heating, venting, and air conditioning), mechanical, electrical, and doors. This Supplemental Agreement No. 4 provides for compensation to the consultant for an amount not to exceed \$9,651.44. Staff recommends approval of this Supplemental Agreement.