

**CITY COUNCIL  
COMMUNICATION:**

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

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

**98-386**

**SYNOPSIS —**

**AGENDA:**  
SEPTEMBER 1, 1998

**SUBJECT:**  
INTERMODAL  
TRANSPORTATION  
FACILITY, CHANGE  
ORDER NO. 58

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

**SUBMITTED BY:**  
HAROLD SMITH  
CITY ENGINEER

A change order in the amount of \$58,217 is proposed with Taylor Ball L.C., Iowa Division, for additional work in conjunction with the Intermodal Transportation Facility project. This change order is the result of ongoing discussions with the contract day care provider and will provide optimum utilization of the floor space available in the day care facilities for child care. These changes will provide maximum flexibility for space to efficiently operate this day care facility.

**FISCAL IMPACT –**

Childtime Child Care, Inc., the child care provider, has tentatively agreed to share excess profits (if available) with the City to pay up to \$29,000 of the cost of the change order for renovation of the child care center. The City will pay the balance of the cost from project funds.

Childtime agreed to pay to the City 100 percent of all net operating income over net operating revenue that exceeds \$60,000 per year up to \$29,000 (which would be one-half of the cost of the change order). According to Childtime's financial projections, the Intermodal Child Care Center anticipates \$60,000 when the Center is at approximately 70 percent occupancy.

The attached letter outlines Childtime's tentative commitment to use excess profits over \$60,000 per year.

Staff will return to Council in several weeks with an amendment to the contract between the City and Childtime, approved by the City Council on April 27, 1998, which will formalize the tentative agreement.

**RECOMMENDATION –**

## **Approval of Change Order No. 58 with Taylor Ball L.C., Iowa Division.**

### **BACKGROUND –**

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, mechanical, electrical, and doors. The contractor has reviewed these revised plans and has determined that all of the necessary revisions to the original plan will cost \$58,217.

Attachment