



Monterey County

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Board Report

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Current Status: Agenda Ready

Matter Type: General Agenda Item

- a. Approve and authorize the County Administrative Office-Administration and Finance and the Resource Management Agency to reopen the 1494 Schilling Place facility/building and grounds as a Child Care Center leased by the County to a licensed (Local and State) Child Care Contractor.
- b. Approve and authorize the Contracts Purchasing Officer to prepare and issue a Licensed Child Care Contractor Requests for Proposal for the 1494 Schilling Place facility/building and grounds.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the County Administrative Office-Administration and Finance and the Resource Management Agency to reopen the 1494 Schilling Place facility/building and grounds as a Child Care Center leased by the County to a licensed (Local and State) Child Care Contractor.
- b. Approve and authorize the Contracts Purchasing Officer to prepare and issue a Licensed Child Care Contractor Requests for Proposal for the 1494 Schilling Place facility/building and grounds.

SUMMARY:

On September 26, 2014, the Schilling Property acquisition closed. With the acquisition of the Schilling Property, the County has begun the process of optimizing usage of County facilities. The Schilling Property includes the 1494 Schilling Place facility, which is a 4,500 square foot modern daycare facility. The 1494 Schilling Place facility was built in 1999, and was reported to be in "Very Good" condition as listed in the RIM Architects/GHD/Merrill Morris/Partner, July 15, 2014 Facility Assessment Report prepared for Resource Management Agency (RMA). The Facility Assessment Report also noted the center as being "...outfitted extremely well with kitchen, sturdy equipment, furnishings and finishes, and code compliant bathrooms."

Staff is recommending the future use of the 1494 Schilling Place facility/building and grounds as a Child Care Center leased by the County to a licensed (Local and State) Child Care Contractor as a best use and least expensive option in terms of costs to the County while allowing the facility to quickly become a fully functional, operational, and funded County property.

DISCUSSION:

The recommended alternative use for the 1494 Schilling Place facility/building and grounds is to reopen as a Child Care Center leased by the County to a licensed (local and State) child care contractor. The contractor would offer high-quality early care and educational program services that ensure the optimal physical, social, emotional, and intellectual development of children

within its Center. The contractor would provide priority services for the children of County employees, and then provide services to the local community if needed to fill enrollment to sustain services within the Center. With this option, it is expected that the contractor would fund any tenant improvement costs required in support of their program. As a reference point, 1494 Schilling Place was last licensed by the State of California Department of Social Services Community Care Licensing from 1/14/1999 to 10/12/2013 to serve 10 Infant (6 weeks to 24 months), 14 Preschoolers (2 years to entry Kindergarten), and 16 Children (Kindergarten to 12 Years). Also as a reference point, the Child Care Center at Natividad Medical Center, “Kids at Play Children’s Center”, serves 16 Infant (6 weeks to 24 months), and 56 Preschoolers (2 years to entry Kindergarten). Currently, the Kids at Play Children’s Center serve infants/children of approximately 40 Natividad Medical Center County employees, 15 County employees of other departments, 15 members of the public, and have a waiting list of 7 infants/children. The Kids at Play Children’s Center first opened its doors at Natividad Medical Center in 2005.

Current associated costs for the Child Care Center are for repairs and replacements to the facility due to a sewer overflow problem. The cost for mitigation and demolition of the contaminated tile, wallboard and accessories and plumbing line clean-out was \$31,406. To build the facility back to its existing layout and replace the accessories is estimated at \$30,000. The management time, materials, and advertisement costs associated with a Request-for-Proposal (Child Care Contractor) process and selection is estimated at \$10,000. Tenant Improvement costs will be borne by the Child Care Contractor if they are required to support their program. Any and all cost components to the County associated with the Child Care Center, such as management and maintenance, will be incorporated in the lease agreement payments. The range of estimated cost to the County is \$50,000 to \$70,000.

OTHER AGENCY INVOLVEMENT:

The County Administrative Office will continue to work with Resource Management Agency to prepare the facility for startup and ongoing operations and coordinate with all stakeholders in the completion of this project.

FINANCING:

The cost to reopen 1494 Schilling Place facility/building and grounds as a Child Care Center is estimated in a range of \$50,000 to \$70,000. The cost includes the mitigation and removal of elements due to damage from a sewage line and the management, materials, and advertisement for the Requests for Proposal process.

Prepared by:

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