



**DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES**

ROBERT P. THOMAS  
DIRECTOR

G. ERLING LINGGI  
ASSISTANT DIRECTOR

WALTER S. UEDA  
DEPUTY DIRECTOR

**CITY OF SACRAMENTO**  
CALIFORNIA

September 21, 1990

1231 I STREET  
SUITE 400  
SACRAMENTO, CA  
95814-2977

916-449-5200  
FAX 916-449-8584

DIVISIONS:  
GOLF  
CROCKER ART MUSEUM  
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METROPOLITAN ARTS  
SACRAMENTO ZOO  
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Budget and Finance/Transportation  
and Community Development Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Status Report - Oak Park Child Care Center

SUMMARY

This report provides information on the operation of the Oak Park Child Care Center by the Playmates Program of the Women's Civic Improvement Center. The report is provided for information only and no action by the Committee or the City Council is required.

BACKGROUND INFORMATION

In the spring of 1988, the City Council approved a lease agreement with the Women's Civic Improvement Club to operate the Child Care Center adjacent to the Oak Park Community Center. This 4,150 square foot facility provides space for 75 pre-school children. The Center was constructed by the Sacramento Housing and Redevelopment Agency on behalf of the Oak Park Project Area Committee.

It was the intent of the Oak Park PAC to provide a first-class child care center within the Oak Park Redevelopment Project Area to replace limited and inadequate facilities currently being used by child care providers within the project area. Upon its completion, the Center was turned over to the City of Sacramento to operate and maintain. In keeping with the intent of the local community, the Department of Parks and Community Services sought proposals from operators with the following minimum qualifications to provide child care services at the Center:

1. Have experience in operating a licensed child care facility in the Oak Park Redevelopment Area.

2. Have at least 90 percent of the enrollees be children who are qualified for state and/or federally subsidized programs.
3. Have at least (50) percent of the enrollment be children who reside within the Oak Park Redevelopment Area.

In addition to the above requirements, the provider was required to meet other minimum conditions and qualifications to be selected. The Playmate Child Development Center, a program of the Women's Civic Improvement Club, was selected as a provider and has operated a commendable Head Start program at the Center for the past two years. The Playmate program has met all terms and conditions of the lease which extends for one additional year (through August 1991 and may be extended at that time for up to two additional two-year periods by mutual agreement).

Among the terms and conditions that have been met are the following:

1. The lessee must have at least 90% of the annual enrollment be children who are qualified for state and/or federally subsidized programs - 100% of 1989-90 enrollment was federally subsidized.
2. The lessee must have at least 50% of the annual enrollment be children who reside within the Oak Park Redevelopment Area - 72% of 1989-90 enrollment were residents of the Oak Park area.
3. The lessee shall maintain an enrollment of at least 90% of the licensed capacity (75 children) of the Center - Center operated at 120% capacity during 1989-90.
4. Lessee shall make a concerted effort to maintain an enrollment which is representative of the overall ethnic mix in the Oak Park Redevelopment Area eligible for the Head Start program - Percentage of Black youngsters enrolled in the program has declined from year one to year two (80% to 68%) and an active outreach program is currently underway for the 1990-91 to enroll the increasing Southeast Asian population of the Oak Park Area.

In all areas, the Lessee has made a good faith effort to abide by not only the letter but the spirit of the lease agreement and has cooperated fully with representatives of the Department of Parks and Community Services in the management and operation of the Center.

Since the initial opening of the Center and the breaking-in period, a number of additions and improvements have been made. These include the recent installation of localities cabinets in the kitchen and the store room as well as modesty doors for the children's restrooms. These improvements were funded by the Housing and Redevelopment Agency. Two additional major projects still need to be funded - a shade structure for the playground area and an outdoor storage building. Future expansion of the Center to serve an additional 25 children needs to be considered.

FINANCIAL DATA

The lessee pays a monthly use fee which covers the City's costs in operating and maintaining the facility, including janitorial services, facility and grounds maintenance, and water, sewer, garbage and security services. The monthly use fee for the 1988-89 year was \$1,425; for 1989-90 was \$1,496; and will be \$1,571 for FY 1990-91. The use fee for any lease extension will be based on actual projected City costs.

POLICY CONSIDERATIONS

The City Council supports joint public/private partnerships in meeting community needs.

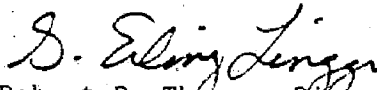
MBE/WBE EFFORTS

Every effort is made to support the City's MBE/WBE goals.

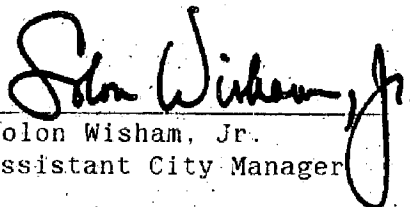
RECOMMENDATION

This report is for information only.

Respectfully submitted,

*for*   
Robert P. Thomas, Director  
Parks and Community Services

Recommendation Approved:

  
Solon Wisham, Jr.  
Assistant City Manager

RPT:ja

October 2, 1990  
District 5

Contact Person: Ralph Pettingell, Recreation Superintendent - 449-2173