



PARKS AND RECREATION
DEPARTMENT
RECREATION AND HUMAN SERVICES
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

3801 POWER INN ROAD
SACRAMENTO, CA 95826

PHONE: 916-808-6052
FAX: 916-808-6180

May 05, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request to Approve a Joint-Use Agreement With the Rio Linda Union School District for Construction and Use of a Facility for the 4th "R" Child Care Program at Regency Park Elementary School

LOCATION AND COUNCIL DISTRICT: Regency Park Elementary School, 5901 Bridgecross Drive, Council District 1

RECOMMENDATION:

It is recommended that City Council, by resolution:

Authorize the City Manager to execute a joint-use agreement and any related agreements and documents, including any extensions or amendments thereto, with the Rio Linda Union School District and B. J. Jordan Child Care Programs, Inc. (dba Beanstalk) related to the development and use of a 4th "R" child care facility at Regency Park Elementary School.

**CONTACT PERSON: Ralph Pettingell, Recreation Manager, 808-6173
David Mitchell, Program Manager, 808-6076**

FOR COUNCIL MEETING OF: May 24, 2005

SUMMARY:

The Rio Linda Union School District has agreed to allow the construction and operation of a child care facility to be operated by the City's 4th "R" program and a pre-school facility to be operated by B. J. Jordan Child Care Programs, Inc. (dba Beanstalk), a non-profit organization, on the grounds of Regency Park Elementary School. The school district is applying to the California Department of Education on behalf of all three parties for a grant that would cover half of the costs of construction of this joint-use project. Collected parent fees in the 4th "R" Fund (474) would be used to fund the City's share of \$236,000. A joint-use agreement among all three parties is required to be part of the grant application, due to the State by May 31, 2005. The joint-use agreement would go into effect only if the grant application is approved by the State.

COMMITTEE/COMMISSION ACTION: None with this item.

BACKGROUND:

The 4th "R" Child Care program, operated by the Department of Parks and Recreation, continues to grow with the population of Sacramento, and provides a consistently high quality and valuable service to 2,400 Sacramento families. In operation since 1986, 4th "R" currently operates on 24 elementary school campuses, and installs child care facilities through agreements between the City of Sacramento and various school districts. City funding for installation and improvements is covered through child care program fees and grants. No General Fund contribution is required.

The 4th "R" program at Regency Park Elementary School opened earlier this year, shortly after the school opened. Currently the program is operating in unused school classrooms, which is a typical arrangement for 4th "R". With the fast pace of construction in North Natomas, the school expects to need to use all its classrooms and build additional classrooms in the very near future.

The approval of Proposition 55 in March 2004 provided an additional \$50 million to school districts for projects that allow school districts to use funds from joint-use partners to build a joint-use facility on the school campus. The grant allows school districts to build facilities they would not be able to afford on their own. Rio Linda's proposed joint-use facility will include the City's 4th "R" child care program for school-age children, and a pre-school program operated by B. J. Jordan Child Care Programs, Inc. (dba Beanstalk), a non-profit organization. Both programs will be available to children in the community. The facilities also will be available for any of the three partners to use, or for approved community use, when not normally occupied.

If the grant application is approved, the District will construct two adjacent classrooms in one building on the school campus. Also to be constructed are restrooms, playground equipment, a shade structure, and adjacent sidewalks. The District will manage all aspects of the construction project. Under the terms of the joint-use agreement that has been negotiated with the District, the City will pay the District for half of the cost of constructing the City's portion, estimated by the District's architect at \$236,000, prior to the written notice of completion being submitted. The agreement has an initial term of thirty (30) years, with the ability to renew for periods of ten (10) years.

Title to the building and other capital improvements on the grounds will remain with the District. Should the City or District decide to terminate the agreement before the end of thirty years, an appraisal will be made of the building and the City will be paid back its pro rata share of the value of the building at the time, based on the City's \$236,000 contribution. Beanstalk, the pre-school provider, is contributing approximately \$177,000, the District is contributing approximately \$50,000, and the State grant is expected to be for approximately \$460,000, for a total project cost of approximately \$920,000. Cost estimates were made by the District's architect.

A joint-use agreement with the Rio Linda Union School District and B. J. Jordan Child Care Programs, Inc. (dba Beanstalk) is recommended for approval and is on file in the City Clerk's Office. The agreement is for a period of at least thirty years, which is the expected usable life of

the facility, and would only go into effect if the grant application to the State is approved.

FINANCIAL CONSIDERATIONS:

The 4th "R" child care program is a fee-based, self-sufficient program. No General Fund dollars are used in the delivery or administration of the program. Funding for the City's share of construction of the joint-use facility - \$236,000 - will come from the 4th "R" Fund (474) from the parent fees generated at the site, and is within the expenditure authority of the Proposed FY06 budget.

ENVIRONMENTAL CONSIDERATIONS:

The proposed actions in this report are administrative and do not constitute a project under CEQA.


POLICY CONSIDERATIONS:

This report is consistent with the Council-adopted goal of achieving livability.

ESBD CONSIDERATIONS:

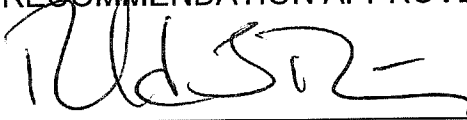
No goods or services are being purchased by the City under this report.

Respectfully submitted,



Robert G. Overstreet
Director
Department of Parks and Recreation

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING A JOINT-USE AGREEMENT
WITH THE RIO LINDA UNION SCHOOL DISTRICT
AND B. J. JORDAN CHILD CARE PROGRAMS, INC. (dba BEANSTALK)
FOR CONSTRUCTION AND USE OF A FACILITY FOR
THE 4TH "R" CHILD CARE PROGRAM
AT REGENCY PARK ELEMENTARY SCHOOL**

WHEREAS, the City of Sacramento desires to continue, improve and expand its child care programs at elementary schools throughout the City and at County locations,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The City Manager is authorized to execute a joint-use agreement and any related agreements and documents, including any extensions or amendments thereto, with the Rio Linda Union School District and B. J. Jordan Child Care Programs, Inc. (dba Beanstalk) related to the development and use of a 4th "R" child care facility at Regency Park Elementary School.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____