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Memorandum Date: August 15, 2007

Order Date: August 29, 2007

TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: David Suchart, Director

AGENDA ITEM TITLE: DISCUSSION and ACTION – Oak Street Child Development Center

I. MOTION

II. AGENDA ITEM SUMMARY

The General Services Administration (GSA) has sent a letter requesting a determination of the County's position on "...continuing a partnership in an alternative location..." The full letter is attached.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

Lane County has been in partnership with the Federal Government since 1991 in sponsoring a day care center in the Bus Barn. The property is owned by Lane County. Improvements to the facility with regard to the day care center have in the past been split on a 50/50 basis. Other improvements like the roof, which was replaced two years ago, have been the responsibility of the County, as building owner. Rent for the day care center is paid by the GSA at \$2700/month. This rate is approximately one half the market rates; so in essence the County subsidizes the other half.

In 2001 the County was approached by GSA about an expansion and remodel of the current space. At the time the cost was approximately \$70-80 thousand, of which the County would pay half. The Facilities Committee authorized use of funds for that project. With a new Federal Courthouse imminent, the GSA put a hold on the project. When GSA did get back to the County in 2004, the price of the project had jumped up to \$300,000, due to new federal day care standards. The project was not forwarded to Facilities because the GSA wanted to manage the project and control the improvements, and then assess the County for whatever

the final cost was of the project. A meeting with GSA was held so that we could work up a project plan that gave the County more control over scope and costs. The attached letter is the first formal contact since that meeting.

B. Policy Issues

The policy issues are fiscal.

C. Board Goals

D. Financial and/or Resource Considerations

Renovation or a new facility will require additional County funding. The County's cost of renovation is probably a minimum of \$200,000. "Other options in the community" is unknown.

Operating a "County" day care facility without the GSA would require a further County contribution of \$32,400 annually (rent).

E. Analysis

The County has indirectly supported a day care program for its employees for the last fifteen years. Employees who work in the downtown facilities who have utilized the program have found it beneficial due to its location. But the program is used by employees at all locations. Working jointly with the GSA has been challenging but has kept the overall cost down. Continuing to work with the GSA on a new or renovated facility will be time consuming and expensive, but could have long term benefits in terms of cost and providing for a safe and secure program. In discussions with day care management, they could manage two different programs if the cost of operation (rent) is not too great.

F. Alternatives/Options

Respond to GSA that the County will work to develop options in partnership.

Respond to GSA that the County is not interested in further development of options

IV. TIMING/IMPLEMENTATION

Depending on Board direction, Management Services will respond to GSA.

V. RECOMMENDATION

No recommendation.

VI. FOLLOW-UP

Depends on Board decision.

VII. ATTACHMENTS

GSA Letter (dated July 20, 2007)



U.S. General Services Administration

July 20, 2007

David S. Suchart
Director, Facilities Planning/CIP
Lane County Management Services
125 East Eighth Avenue
Eugene, OR 97401

RE: Oak Street Child Development Center

Dear Mr. Suchart:

The General Services Administration (GSA) has been working to develop solutions to address the physical environment deficiencies at Oak Street Child Development Center. Oak Street Child Development Center in the existing facility cannot be brought up to current child care standards, including GSA Design Standards, Oregon Licensing Codes, National Association for the Education of Young Children Criteria, and Life and Fire Safety Codes without a major renovation. GSA is not able to fund Lane County's portion of renovation costs.

GSA is beginning to look at other options within the community for a new center location, as well as seeking additional financial partners. Please advise if Lane County is interested in discussions to continue our partnership by contributing financially to a new child care center.

Please take this matter before the Lane County Council at the August 29, 2007 meeting and respond to GSA with Lane County's position on continuing a partnership in an alternate location by September 21, 2007.

The child care program is an important benefit for Lane County and Federal employees and GSA is committed to continuing this partnership in a new child care facility designed to meet current, quality child care standards.

Sincerely,

A handwritten signature in cursive script, reading "Lisa A. Ofenloch".

Lisa A. Ofenloch
Director, Southern Service Center
Public Buildings Service
NW Arctic Region

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