

Mayor and Council Communication

DATE: 11/28/23

M&C FILE NUMBER: M&C 23-1010

LOG NAME: 19CHILD CARE ASSOCIATES OPERATING AGREEMENT

SUBJECT

(ALL) Authorize Execution of a Professional Services and Operating Agreement with Child Care Associates Authorizing Child Care Associates to Oversee Design, Construction, Installation, and Development of a Childcare Facility Located at 8201 Calmont Avenue, and to Operate Facility on Completion and Authorize Any Other Documents Deemed Necessary to Carry Out the Construction and Operation of the New Childcare Facility, Including Amendments to the Existing Lease with Child Care Associates for the Property

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager or his designee to enter into an professional services and operating agreement with Child Care Associates, designating it to serve as the City's Representative to oversee the design, construction, installation, and development of a childcare facility located at 8201 Calmont Avenue, Fort Worth, Texas 76116, expected to be known as Child Care Studio at LVT, and allowing Child Care Associates to operate the facility, and
 2. Authorize any other documents deemed necessary to carry out the construction and operation of the facility, including amendment to the existing lease with Child Care Associates.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions associated with the construction of a new childcare facility (the "New Facility") in the Las Vegas Trail area utilizing funds from Tarrant County.

On April 5, 2023, Tarrant County issued a Request for Applications (RFA) for Infant and Toddler Infrastructure Expansion as part of its American Rescue Plan Act State and Local Fiscal Recovery Funds program. The City of Fort Worth (the "City") submitted an application for funding pursuant to the RFA and was awarded \$2,750,000.00 in federal funds to be used toward pre-constructions costs including site preparation, testing, as well as construction costs. A requirement of the RFA was for recipients to partner with a local early head start provider to operate the new childcare facility. The City identified Child Care Associates (CCA) as its partner.

The RFA requires the submission to the County of an operating agreement between the City and CCA by December 15, 2023.

On May 20, 2022, Mayor & Council Communication (M&C) 22-0330 the City Council authorized the execution of a ground lease agreement with CCA for approximately 30,056 square feet of ground space from a portion of building located at 8201 Calmont Avenue, Fort Worth, Texas 76116 (the "Lease"). The Lease contemplates and permits CCA to erect a modular building on the leased premises. The modular building will be owned by the City and utilized as the New Facility.

The Lease is for an initial term of 30 years and includes an option to extend for one renewal term of ten years at CCA's discretion. This M&C seeks approval to execute an professional services and operating agreement with CCA that will run concurrently with the Lease. Approval of this M&C also, allows revisions to the Lease, and any other documents, deemed necessary to carry out the construction and operation of the New Facility.

The operations of Child Care Associates will be at 8201 Calmont Avenue, adjacent to the Rise Community Center, which is located in COUNCIL DISTRICT 3, but will serve Fort Worth residents in ALL COUNCIL DISTRICTS.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

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