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Commission of Orange County

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**Agenda Item No. 11
July 2, 2008 Meeting**

CLERK OF THE BOARD
ORANGE COUNTY
BOARD OF SUPERVISORS

DATE: June 24, 2008

TO: Children and Families Commission of Orange County

FROM: Michael M. Ruane, Executive Director

SUBJECT: New Facility and Facility Expansion Projects

SUMMARY:

At the May 2008 meeting, the Children and Families Commission of Orange County approved a framework to review potential capital projects and set aside funds to support the planning and development of projects that are consistent with the strategic plan. The approved program categories include new or expanded programs at established community organizations, non-profit neighborhood centers, regional children's venues, and transitional shelter projects. The following is a summary of two potential projects at regional children's venues and a funding request for a non-profit neighborhood center.

Current Opportunities

Discovery Science Center Expansion Project – Literacy and Math Initiative

The Discovery Science Center (DSC) is in the process of purchasing the Red Roof Inn property adjacent to the main building for expanded programs and exhibit space. The estimated \$17 million project will provide over 52,000 square feet of building space that will be converted for DSC programs when the purchase is complete in January 2009. Following the success of Sesame Workshop's The Body exhibit, DSC is interested in providing permanent exhibits and programs for the preschool audience. DSC is interested in partnering with the Commission to build a learning technology lab site for early math and literacy programs in a 7,700 square foot space in the expanded area specifically for preschool age children. The lab could include programs such as the MIND Research Institute, THINK Together, and similar programs.

The Discovery Science Center is in the city of Santa Ana, which was identified as an area of high need in the Bridgespan assessment report. The proximity of the early learning technology programs will be promoted to the residents by DSC and public transportation information will be available for outlying communities in Santa Ana and the target communities of Anaheim and Garden Grove. The goal for the DSC and the Commission is to increase attendance by preschool aged children in the low-income communities, introduce young children to technological concepts, and establish an interest in the exhibits and programs available at DSC to enhance early learning opportunities.

A 10-year lease agreement with Discovery Science Center is recommended at an annual rate of \$350,000 for a total investment of \$3.5 million, with an additional \$500,000 set-aside for one-time building improvements and equipment. The agreement will include renovating the Red Roof Inn building into learning and exhibit space for preschool age children, and negotiating partnerships with technology based early math and literacy programs to promote the concept of early learning to prepare young children in the targeted communities of Santa Ana, Anaheim and Garden Grove for school. Commission approval is recommended to approve the project with DSC and return with a final funding action and approval of agreement at your next Commission meeting or by established Finance Subcommittee.

Pretend City Children's Museum – Developmental Screening Initiative

The Pretend City Children's Museum, is a non-profit organization that will allow young children to develop problem solving and critical thinking skills in the setting of a small city when it opens in Irvine in 2009. Pretend City is interested in developing a partnership with the Commission and include an exhibit to promote the importance of developmental screenings.

The 10-year initiative is expected to change parents' perception of developmental screenings as a routine, early intervention strategy to prepare young children for school. The overall goal is to increase the number of developmental screenings in young children by 40 percent, and increase awareness that developmental screenings are an early identification strategy to provide services to those children that require treatment. Pretend City plans to form community partnerships to increase a countywide development initiative including the Orange County American Academy of Pediatrics (AAP), the MIND Research Institute, Healthy Smiles, and the California Association for the Education of Young Children.

The Pretend City plan includes facilitating and promoting a monthly free screening day at the museum that will include community health and education organizations to offer screenings, support and materials. The museum will include a healthy development milestone obstacle course and a "development map" for parents to assess their child's development on the obstacle course. The Pretend City developmental strategy includes providing parents with information on their child's developmental stages, and an annual development screening expo.

A partnership with the Commission will require establishing an advisory board of community leaders and experts in the field of developmental screenings, including the County Health Officer, and representatives from Help Me Grow, Family Support Network, and AAP. The advisory group will validate the appropriateness of the assessment tools, activities, referrals to providers, and the integration of the Commission's Kid Builders program. Annual funding at \$350,000 for 10 years for a total of \$3.5 million is recommended to develop, launch and implement a comprehensive initiative designed to increase early developmental screening and early intervention for Orange County children. Commission approval is recommended to negotiate an agreement with Pretend City and return for final action at the next Commission meeting or by your established Finance Subcommittee.

Non-Profit Neighborhood Learning Centers

The Orange County Community Foundation led a planning effort to assess the feasibility of developing a neighborhood learning center to house non-profit organizations providing family support services, and programs to prepare young children for school. The non-profit community is interested in the project and the benefit of co-locating with other non-profit organizations, and minimizing the financial risk of developing a new location. While there is strong private funder support for this investment, the planning group is investigating the financial structures that would best lend itself to a reproducible model so that neighborhood learning centers can be implemented throughout the county.

The Commission participated in the initial planning process and was requested to assist in identifying potential tenants and a location in Santa Ana, Anaheim, or Garden Grove. Project Access and Tides, Inc., operating as Tides Shared Spaces have particular expertise in identifying potential locations, selecting non-profit organizations to provide services in such a center, and research financial structures. Agreements with Project Access in an amount not to exceed \$25,000 and Tides, Inc., operating as Tides Shared Spaces in an amount not to exceed \$75,000 is recommended to provide these services and is consistent with the Commission's action in May 2008.

The Commission's continued participation in developing countywide neighborhood learning centers will result in better coordination of services to families, enhanced linkage to services offered to older children, and a focus on catalytic investments in targeted communities. Commission approval is recommended to continue participating in the planning meetings, take a lead role in implementing a non-profit neighborhood learning center in Santa Ana, and return with a funding action at the September 2008 meeting.

Future Opportunities

Consistent with the Commission's May 2008 action, three specific projects are recommended for immediate funding action. There were also several projects at different stages of development presented at the May meeting including the non-profit campus and service center and future projects at YMCA, Boys & Girls Clubs, and other community organizations.

Non-Profit Center (Center for Community Organizations)

The Commission has been an active participant in the development of a non-profit center located either at the Great Park or central Orange County. On June 19, 2008 the Great Park Corporation approved the Center as one of several projects to move forward at the Great Park. The Commission was identified as the sole organization suitable to serve as the primary partner for the Center and the Great Park board authorized its staff to enter into a Memorandum of Understanding (MOU) for the planning and design of the facility. The Commission's contribution for in-kind and consulting assistance eliminated any need for direct financial participation in the recently completed Phase I feasibility study. It is recommended that the Executive Director be authorized to execute a MOU with the Great Park Corporation in an amount not to exceed \$350,000 for the joint planning and design of the Non-Profit Center.

Projects Proposed by Established Community Organizations

Staff will continue to review additional projects such as the planned Anaheim YMCA facility, and Latino Health Access, and other organizations, and return to the Commission with a progress report.

STRATEGIC PLAN & FISCAL SUMMARY:

This program has been specifically reviewed in relation to the Strategic Plan and is consistent with the Capacity Building outcome goal. The funding requests are \$25,000 for Project Access and \$75,000 for Tides, Inc., operating as Tides Shared Spaces and are included in the FY2008-2009 Budget within the Capacity Building Grants budget category. The total reserved for all potential projects is \$10 million with \$8,000,000 recommended for allocation at this time.

PRIOR COMMISSION ACTIONS:

May 2008 – Set aside \$150,000 to fund planning activities for catalytic capital programs including non-profit neighborhood centers, regional children's facilities and homeless prevention projects.

RECOMMENDED ACTIONS:

1. Authorize Executive Director or designee to enter into agreement number PS-67 with Project Access, to provide services consistent with the Staff Report for the July 2, 2008 Commission meeting, in an amount not to exceed \$25,000 for the term of July 1, 2008 to June 30, 2009.
2. Adopt resolution (Attachment 1) directing the Executive Director or designee to amend existing agreement C-231 with Tides, Inc., operating as Tides Shared Spaces adding an amount not to exceed \$75,000 for a total maximum obligation not to exceed \$125,000 and extending the term by 12 months to June 30, 2009.
3. Direct staff to continue participating in the planning meetings for non-profit neighborhood learning centers and return with an update in September 2008.
4. Direct staff to continue discussions with the Discovery Science Center and present to the Commission-established Finance Subcommittee a formal proposal for a 10-year lease agreement, consistent with the Staff Report for the July 2, 2008 Commission meeting, at an annual rate of \$350,000 and a set-aside for an amount not to exceed \$500,000 for one-time improvements and start-up costs, for a total amount of \$4,000,000.
5. Direct staff to continue discussions with the Pretend City and present to the Finance Subcommittee a formal proposal for a 10-year partnership agreement, consistent with the Staff Report for the July 2, 2008 Commission meeting, at an annual rate of \$350,000 for a total investment of \$3,500,000.
6. Authorize Executive Director to prepare and negotiate a Memorandum of Understanding for a proposed non-profit center at the Great Park, consistent with the Staff Report for the July 2, 2008 Commission meeting, with a maximum obligation of \$350,000 without further Commission approval.

ATTACHMENT:

1. Resolution to amend agreement C-231

Contact: Kim Goll & Kelly Pijl

CHILDREN AND FAMILIES COMMISSION OF ORANGE COUNTY

RESOLUTION NO. ___-08-C&FC

July 2, 2008

A RESOLUTION OF THE CHILDREN AND FAMILIES COMMISSION OF ORANGE COUNTY DIRECTING THE EXECUTIVE DIRECTOR TO PREPARE AND NEGOTIATE A FIRST AMENDMENT TO AGREEMENT C-231 WITH TIDES, INC., OPERATING AS TIDES SHARED SPACES, FOR PLANNING SERVICES RELATED TO DEVELOPING A NEIGHBORHOOD LEARNING CENTER; AND, AUTHORIZING APPROVAL AND EXECUTION OF SUCH AMENDMENT TO AGREEMENT ON BEHALF OF THE COMMISSION

WHEREAS, in order to facilitate the creation and implementation of an integrated, comprehensive, and collaborative system of information and services to enhance optimal early childhood development, the legislature adopted legislation set forth in the California Children and Families Act of 1998, Health and Safety Code Section 130100, *et seq.* (as amended, the "Act") implementing the Children and Families First Initiative passed by the California electorate in November, 1998 and establishing the California Children and Families Commission and County Children and Families Commissions, including this Children and Families Commission of Orange County ("Commission"); and

WHEREAS, Commission adopted its Strategic Plan to define how funds authorized under the Act and allocated to the Commission should best be used to meet the critical needs of Orange County's children prenatal to five years of age as codified in the Act; and

WHEREAS, On July 6, 2005 Commission authorized the Executive Director or designee enter into Agreements under certain terms and conditions, and the Executive Director approved Agreement C-231 with Tides, Inc., Operating as Tides Shared Spaces in the amount of \$50,000 for planning services.

WHEREAS, the Commission desires to enter into a First Amendment to Agreement C-231 with Tides, Inc., Operating as Tides Shared Spaces, hereinafter referred to as the "Contractor" in Agreement C-231 for an additional amount not to exceed \$75,000 and a total maximum obligation not to exceed \$125,000 to continue to provide services as described in the July 2, 2008 staff report for this Agenda Item,; and

WHEREAS, Contractor desires to enter into the First Amendment to Agreement in furtherance of the purposes of the Act and the Strategic Plan on the terms and conditions set forth in the applicable second Amendment to Agreement; and

WHEREAS, Commission has reviewed the staff report for the July 2, 2008 Commission meeting relating to services to be provided and hereby finds and determines that the proposed second Amendment to Agreement C-231 is in furtherance of and consistent with the Commission's Strategic Plan; and

WHEREAS, Commission desires to authorize the Commission Chair and Commission Clerk to execute the second Amendment to Agreement C-231 with Contractor, for an additional amount not

to exceed \$75,000 and a total maximum obligation not to exceed \$125,000 to provide services as described in the July 2, 2008 staff report for this Agenda Item; and

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE CHILDREN AND FAMILIES COMMISSION OF ORANGE COUNTY AS FOLLOWS:

Section 1 Commission finds and determines the foregoing Recitals are true and correct and are a substantive part of this Resolution.

Section 2 Commission authorizes the Executive Director, or designee, and Commission Counsel to prepare and negotiate the terms, conditions and final form of a second Amendment to Agreement C-231 with the Contractor, for an additional amount not to exceed \$75,000 and a total maximum obligation not to exceed \$125,000, for planning services related to developing a neighborhood learning center as described in the July 2, 2008 staff report for this Agenda item and scope of services referenced therein; and

Section 3 The approval by the Executive Director or designee of the final first Amendment to Agreement C-231 shall be conclusively evidenced by the execution of such first Amendment to Agreement C-231 by the Commission Chair and delivery thereof to the Commission Clerk.

Section 4 Commission hereby approves the first Amendment to Agreement C-231 with the Contractor, for an additional amount not to exceed \$75,000 and a total maximum obligation not to exceed \$125,000 for planning services related to developing a neighborhood learning center as described in the July 2, 2008 staff report for this Agenda Item.

Section 5 The Commission Chair and the Clerk of the Commission are hereby authorized to execute and attest, respectively, the first Amendment to Agreement C-231 on behalf of the Commission.

Section 6 A copy of the final first Amendment to Agreement C-231 when executed by the Commission Chair and attested by the Clerk of the Commission shall be appended hereto as a part of Exhibit A to this Resolution. Exhibit A is hereby fully incorporated as a part of this Resolution by this reference and made a part hereof. The final executed second Amendment to Agreement shall be placed on file in the office of the Clerk of the Commission.

Section 7 In addition to the authorization of Section 2 above, the Executive Director, or designee, is hereby authorized, on behalf of the Commission, (i) to sign all documents necessary and appropriate to carry out and implement the Amendment to Agreement(s), (ii) to cause the issuance of warrants, (iii) to administer the Commission's obligations, responsibilities, and duties to be performed under such agreement(s), and (iv) during the term thereof to provide waivers, administrative interpretations, and minor modifications of the provisions of such agreement(s) in the furtherance thereof.

Section 8 The Clerk of the Commission shall certify to the adoption of this Resolution.

The foregoing resolution was passed and adopted by the following vote of the Children and Families Commission of Orange County on July 2, 2008 to wit:

AYES Commissioners: _____

NOES: Commissioner(s): _____

EXCUSED: Commissioner(s): _____

ABSTAINED: Commissioner(s) _____

CHAIR

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, DARLENE J. BLOOM, Clerk of the Commission of Orange County, California, hereby certify that a copy of this document has been delivered to the Chair of the Commission and that the above and foregoing Resolution was duly and regularly adopted by the Children and Families Commission of Orange County.

IN WITNESS WHEREOF, I have hereto set my hand and seal.

DARLENE J. BLOOM
Clerk of the Commission, Children and Families Commission of
Orange County, County of Orange, State of California

Resolution No: __-08-C&FC

Agenda Date: July 2, 2008

Item No. __



I certify that the foregoing is a true and correct copy of the Resolution adopted by the

DARLENE J. BLOOM, Clerk of the Commission

By: _____
Deputy

EXHIBIT A TO RESOLUTION OF COMMISSION

(Attach copy(ies) of final executed first Amendment to Agreement C-231)