

Texas Facilities Commission

Child Care Report

December 2016



In 1989, the State of Texas child care program (the Program) was established by the Texas Legislature through enactment of Article 6252-3e of the Vernon's Annotated Revised Civil Statutes of the State of Texas, currently codified in pertinent parts of Texas Government Code Chapter 663, to serve State of Texas employees of all income levels and ensure access to quality child care services. The legislature intended the facilities comprising the Program be located in existing or newly-constructed State-owned buildings. Upon its inception, the Program was assigned as an agency function and duty of the State Purchasing and General Services Commission. Its successor agency, the Texas

Texas Government Code, Section 663.052 directs the Commission to report to the legislature with a summary of the development and progress of the State's child care program and a description of the additional child care services needed by state employees.

Facilities Commission (TFC or the Commission) currently administers and operates the Program. The legislature also established the Child Care Advisory Committee (the Committee) to advise the Commission with regard to specific aspects of the Program. Pursuant to Texas Government Code, Section 663.051, the Committee is charged with the task of serving the Commission in an advisory capacity in the following two areas related to the Program: (1) location, size and design of the child care facilities; and (2) curriculum the facility must provide to ensure the provision of developmentally appropriate services of a high quality.

The Program currently consists of one facility, the Capitol Complex Child Care Center (the Center), which is located in two state-owned buildings on the Commission's inventory, namely 1501 and 1507 Lavaca Street, Austin, Texas, including an adjoining outdoor play area. In 1992, the State Purchasing and General Services Commission renovated this facility to serve as the initial child care facility in the Program. Project records indicate the 1992 renovations cost approximately \$790,000. The Center began operations soon afterwards and for nearly 21 years only essential maintenance was conducted on the facilities, in the nature of either short-term or cosmetic repairs and, in some instances, maintenance items were deferred altogether.

As reported in December 2014, the Commission conducted a security and facility condition assessment in early 2013. It was noted that the Center structures were not originally designed for the delivery of child care services, and the buildings were not adequate in terms of condition, quality, or size, to effectively meet the legislative directive and provide access to quality child care services in a secure and well-maintained facility. Estimates to accomplish critically needed repairs and replacements associated with building infrastructure systems (roof, electrical, mechanical, plumbing, structure, and life safety systems) exceeded \$2,000,000.

In August of 2013, TFC secured the services of Steinbomer, Bramwell & Vrazel, Architects, who performed an architectural/engineering (A/E) review to confirm the proposed scope of work and budget related to the infrastructure improvements and certain exterior repairs to the Center. TFC subsequently amended this contract to include additional A/E services associated with needed interior and exterior repairs and renovations to the facility. Additionally, a construction manager-at-risk (CMR) construction delivery method was selected for this project due to the narrow window of time afforded for the performance of the interior work; which had to be completed between June 1 and August 31,

2015. During its regular meeting on November 19, 2014, the Commission approved the award of a contract to the top scoring CMR solicitation respondent, J.T. Vaughn Construction, LLC in the amount of \$2,300,000.

Concurrent with the security and facility assessments, TFC undertook several measures to assess and identify additional aspects of the Program that required attention. These measures included TFC Commissioners appointing members to the Committee, in accordance with Texas Government Code, Section 663.051; formally convening the Committee; and, on February 20, 2013, receiving the Committee's recommendations concerning the State of Texas child care program.

TFC performs its responsibilities with regard to the Program through contracted service providers. At the time of the review, Rosewood Oaks, LLC, was under contract with the Commission to provide these services. Their original contract term and all associated extensions, expired on May 31, 2015. In anticipation of the expiration of this contract and planned temporary closure of the Center, a formal solicitation for child care services was issued on January 12, 2015. On February 25, 2015 three responses were received and those responses were evaluated over a two day span beginning on February 27, 2015. The University of Texas at Austin Child Development Center (the UTCDC) emerged as the highest scoring respondent and, through negotiation, it was determined that the best course of action was to award a contract to UTCDC as a State governmental entity, as opposed to awarding through the posted solicitation, while incorporating most of the guidelines and requirements defined in the original solicitation. During its regular meeting held on March 18, 2016, the Commission approved the Interagency Cooperation Contract and associated Lease award to UTCDC. The associated Lease Agreement between TFC and the Board of Regents of the University of Texas System for the Use and Benefit of the University of Texas at Austin, was fully executed on May 12, 2015. The Interagency Cooperation Contract for Child Care Services and Operation and Management of the State of Texas Child Care Program between TFC and the University of Texas at Austin was fully executed on May 18, 2015.

As planned, the Center temporarily ceased operations June 1, 2015 through August 31, 2015 for a comprehensive renovation, including: replacement of roofs, windows and siding; accessibility compliance upgrades including compliant door hardware; fire and life safety compliance upgrades, including the installation of a new fire sprinkler system in the south building; heating and ventilation and air conditioning (HVAC) system repairs and upgrades; new lighting systems; new ceiling systems; new floor coverings; interior paint; improvements to the food service kitchen; site drainage corrections; parking lot resurfacing and striping; landscaping and play-scape improvements; and, site security improvements. Refer to Exhibit A – Capitol Complex Child Care Center Renovation for a facility description and construction project summary, including before and after photographs.

The newly renovated Center re-opened on Monday, August 3, 2015 with UTCDC as the service provider. The philosophy of UTCDC is to nurture each child's growth and education in a stimulating and caring learning environment. This environment gives children the opportunity to develop linguistic, social, physical, and cognitive skills. Professionally trained teachers and caregivers plan activities and arrange stimulating learning opportunities for the different developmental stages of a child's life. The Program also values close working relationships with parents as a necessity in attaining program goals. As a result, UTCDC established a Parent Advisory Council (the PAC) at the Center. The PAC provides feedback regarding the operation of the center and also reviews the annual parent

survey for areas of improvement. This group meets on a monthly basis and is a voice for the enrolled families.

In the spirit of offering services to State of Texas employees of all income levels, the UTCDC proposed and implemented a sliding-scale tuition structure. The structure is based on annual income categories.

Income Categories

A = \$0 - \$59,999

B = \$60,000 – \$109,999

C = \$110,000 +

Monthly Tuition Rates

	A	B	C
Infants	\$660	\$945	\$1055
Toddlers	\$635	\$800	\$955
Twos	\$610	\$740	\$855
Pre-K	\$585	\$715	\$805

As of August 31, 2016, 106 children were enrolled at the Center. The following chart provides a breakdown of age groups:

Enrollment breakdown

	State	UT
Infant	6	3
Toddler	20	9
Twos	14	17
Threes	14	4
<u>Fours</u>	<u>8</u>	<u>11</u>
Total	62	44

Waiting List Breakdown

	<u>State</u>	<u>UT</u>
Infant	88	279
Toddler	24	62
Two	20	87
Three	8	64
<u>Four</u>	<u>1</u>	<u>11</u>
Total	141	503

RECOMMENDATIONS:

- Continue to oversee the management of the Center by UTCDC and identify opportunities for continuous improvements.
- Continue the process of planning a new child care facility to be located in a newly- constructed State office building situated within the Capitol Complex.

Exhibit A – Capitol Complex Child Care Center Renovation

Capitol Complex Child Care Center Renovation

1505 & 1507 Lavaca Street, Austin, Texas



Architect

Steinbomer Bramwell & Vrazel Architects
Austin, Texas

Construction Manager

J.T. Vaughn Construction, LLC.
Houston, Texas

TFC Project Manager

Jim Overton

Program Producer/Operator:

U.T. Child Development Center

Project No.: 13-015-3301

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Construction Budget

\$2,300,000.00

Construction Delivery Method

Construction Manger at Risk with
Guarantee Maximum Price

Construction Schedule

February 2015 – August 31, 2015

• **Phase 1:**

- Demolish second Floor of South Building for Mechanical Mezzanine

• **Phase 2:**

- Receive both buildings and site on May 1, 2015 and complete all scope on August 31, 2015 for Child Care program opening on September 1, 2015

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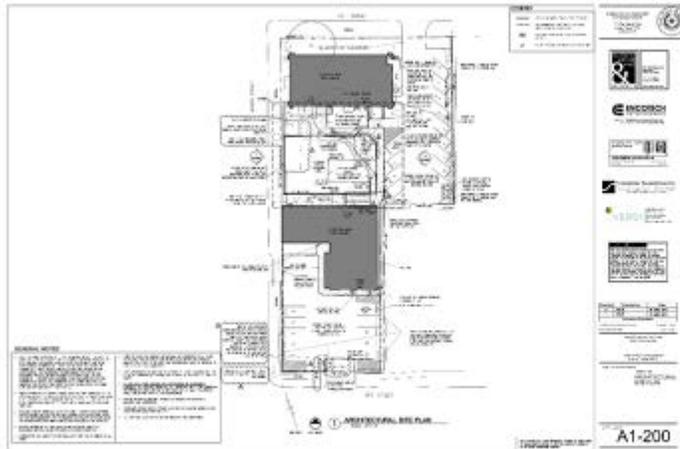
Building Data

North Building

- 3,300 SF
- Single Story
- Four Classrooms, Administrative, Laundry, Prep Kitchen, Restrooms, Storage, MEP Services

South Building

- 7,200 SF
- Two Story (3,600 SF per story)
- First Floor:
 - Four Classrooms, Breakroom, Storage, Restrooms, Teacher Lounge, MEP Services
- Second Floor:
 - Mechanical Mezzanine with only access from exterior. Non-leasable space due to accessibility and mechanical systems serving first floor.



Site Improvements

- Site drainage
- Paving
- Lighting
- Playground
- Fencing
- Landscaping
- Security



Exterior improvements

Repairs, replacement and renovation of building exterior elements

- Roof replacement
- Windows replacement
- HVAC repair
- New Entry Canopies
- Exterior Painting
- Privacy & Security Fencing
- Surface Drainage

Project No.: 13-015-3301

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View from 15th Street and Lavaca

Before



View from 15th Street and Lavaca

After

Exterior Improvements

Project No.: 13-015-3301

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View from Legislative Parking

Before



View from Legislative Parking

After

Exterior Improvements

Project No.: 13-015-3301

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View from Legislative Parking & 15th Street

Before



View from Legislative Parking & 15th Street

After

Exterior Improvements

Project No.: 13-015-3301

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View from 16th Street and Lavaca Before



View from 16th Street and Lavaca After

Exterior Improvements

Project No.: 13-015-3301

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View from North Parking Lot Before



View from North Parking Lot After

Exterior Improvements

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Playground from North Building

Before



Playground from North Building

After

Exterior Improvements

Project No.: 13-015-3301

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Playground from South Building

Before



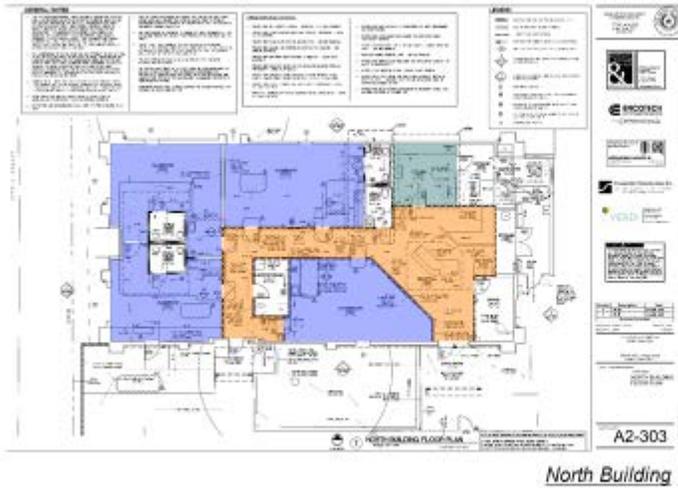
Playground from South Building

After

Exterior Improvements

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Interior Improvements

- Corridor/Circulation
- Renovation of Bathrooms/Toilets
- Prep Kitchen
- Entry Reception
- Office and Classrooms
 - LED lighting
 - Ceiling Grid
 - Ceiling Tile
 - HVAC Diffusers
 - New Flooring & Doors
 - Security & Intercom System

Project No.: 13-015-3301

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Reception/North Building

Before



Reception/North Building

After

Interior Improvements

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Prep Kitchen/North Building

Before



Prep Kitchen/North Building

After

Interior Improvements

Project No.: 13-015-3301

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South Building

Interior Improvements

- Corridor/Circulation
- Renovation of Bathrooms/Toilets
- Entry Reception
- Office and Classrooms
 - LED lighting
 - Ceiling Grid
 - Ceiling Tile
 - HVAC Diffusers
 - New Flooring & Doors
 - Security & Intercom System
 - Fire Sprinklers System

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Typical Classroom

Before



Typical Classroom

After

Interior Improvements

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