

# Victory Heights Shelterhouse

Victory Heights Cooperative Preschool  
Operations and Use Contract

CITY HALL



# Briefing Overview

**Purpose:** This legislation would continue a long-standing partnership with Victory Heights Cooperative Preschool (VHCP) at Victory Heights Shelterhouse in providing early childhood education programs, including preschool and community events. VHCP has been a partner in the care and upkeep of this City facility since at least 1988 and continues to support Seattle Parks and Recreation's (SPR) commitment to provide affordable opportunities to the public.

## Agenda:

- Contract Goals
- History
- Timeline / Letter of Interest
- Key Contract and Financial Terms
- Public Benefits



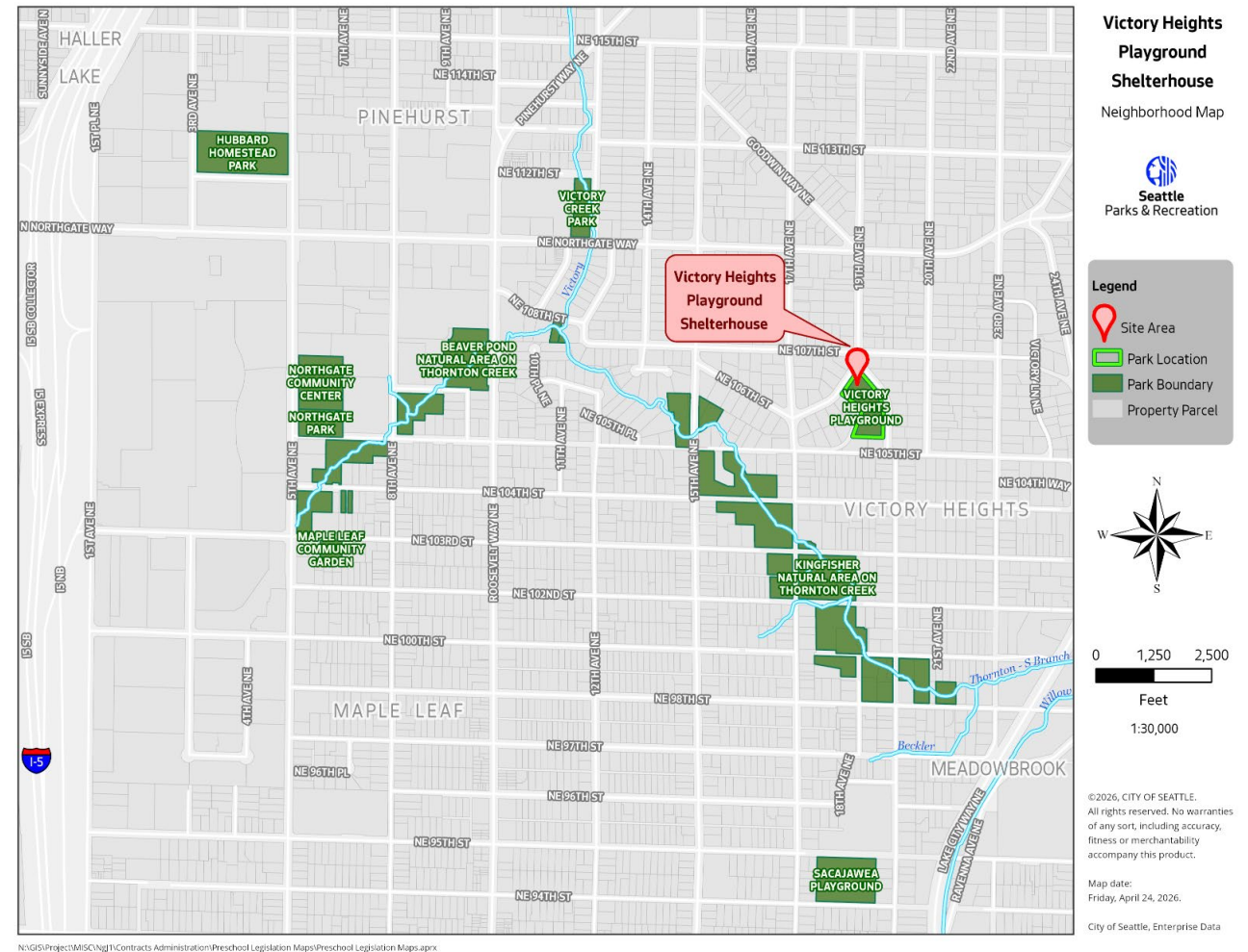
# VHCP: Long-Term Contract Goals

- VHCP to provide affordable early childhood educational programming, including preschool, for infants through five years of age.
- VHCP provides free special community event programs open to the public throughout the year to meet the needs of families.
- VHCP continue to be a partner in the care and upkeep of this City facility and continue to support the Mission, Vision, and Values of SPR.



# VHCP: History

- 1938: Victory Heights Shelterhouse was constructed when the property was in unincorporated King County.
- 1950: A preschool began operation out of the Shelterhouse.
- 1954: Victory Heights Shelterhouse became the property of SPR, acquired from King County.
- 1988: First contract on record with Victory Heights Co-Op Preschool for use of the Shelterhouse.



# VHCP: Process Timeline



- **Letter of Interest (LOI) Published.** LOI process opened in 2024. SPR received one response from VHCP, the current contractor, who has maintained the contract for this facility since at least 1988.
- **Contract Awarded.** SPR awarded the contract to VHCP and contract negotiations began.
- **Programs Offered.** VHCP programs continue to be offered in support of children being ready to start school while supporting their physical, social, emotional, and educational development.

# VHCP: Key Contract Terms



Key Term	Description
Premises	The interior space of Victory Heights Shelterhouse at Victory Heights Playground in Seattle, WA.
Term of Agreement	Ten years
Term Contract Value	\$280,800 (negotiated terms on next slide)
Requirement for Programming	Early Childhood Education that supports physical, social, emotional, and educational development for all children up to five years of age.
Routine/Minor Maintenance	Victory Heights Co-Op: Responsibility of the Preschool (appliances, custodial services, and basic equipment)
Major Maintenance	SPR: Responsibility of SPR (repairs necessary to maintain the structural and exterior of the building)

# VHCP: Key Financial Terms

Contract Year	Use Fee in Cash (Monthly)	Public Benefits Due (Monthly)	Total Annual Use Fee	Total Annual Public Benefit	Total Combined Annual Use Fee & Public Benefit	Two-year total
Year 1/2	\$600	\$1,100	\$7,200	\$13,200	\$20,400	\$40,800
Year 3/4	\$900	\$1,100	\$10,800	\$13,200	\$24,000	\$48,000
Year 5/6	\$1,050	\$1,250	\$12,600	\$15,000	\$27,600	\$55,200
Year 7/8	\$1,250	\$1,400	\$15,000	\$16,800	\$31,800	\$63,600
Year 9/10	\$1,450	\$1,600	\$17,400	\$19,200	\$36,600	\$73,200
			Total Use Fee: \$126,000		Total:	\$280,800



# VHCP: Public Benefits

Benefit Categories	Example Benefits Provided
<b>Community Programs</b>	<ul style="list-style-type: none"><li>• Free community events to promote community connections</li><li>• Supply drives to support underserved families and communities</li><li>• Health and education programming for parents and children</li></ul>
<b>Scholarships</b>	<ul style="list-style-type: none"><li>• Scholarships awarded annually</li></ul>
<b>Capital Improvements</b>	<p>Capital improvement/maintenance for the duration of the contract or multiple years combined, including:</p> <ul style="list-style-type: none"><li>• Painting</li><li>• Replacing flooring</li><li>• Replacing cabinets</li></ul>



# Questions?

