

Madison Beach Park Bathhouse

Madison Park Cooperative Preschool
Operations and Use Contract



Briefing Overview

Purpose: This legislation would continue a long-standing partnership with Madison Park Cooperative Preschool (MPCP) at Madison Beach Park Bathhouse in providing early childhood education programs, including preschool and community events. MPCP has been a partner in the care and upkeep of this City facility since the 1970s 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



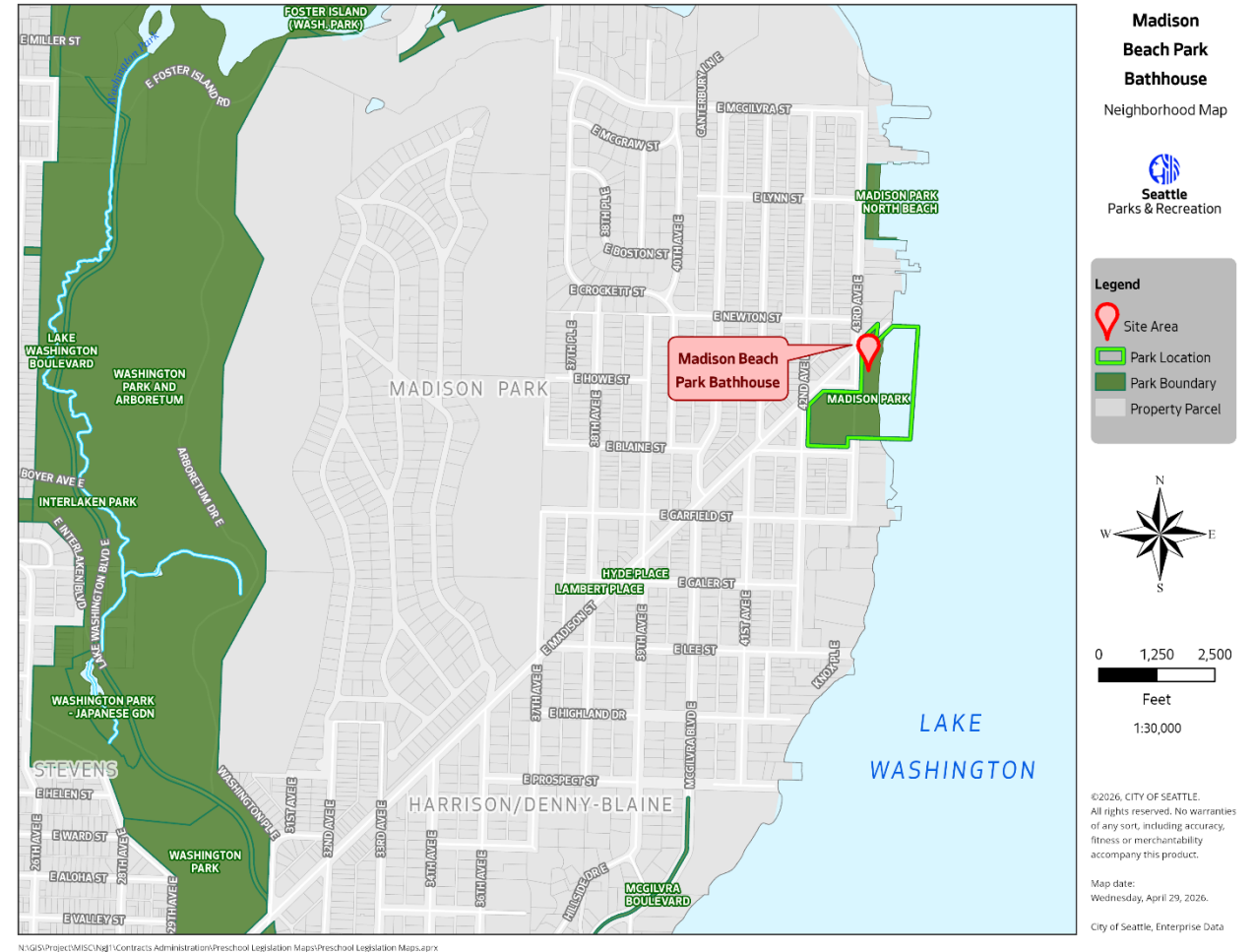
MPCP: Long-Term Contract Goals

- MPCP to provide affordable early childhood educational programming, including preschool, for infants through five years of age.
- MPCP provides affordable classes and special community event programs throughout the year to meet the needs of families.
- MPCP 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.



MPCP: History

- 1938: The Bathhouse opened, built by Seattle Municipal Railway.
- 1970: The Preschool started as a babysitting co-op in the lower level of the Bathhouse.
- 1986: Formal Preschool operations at the Bathhouse began.
- The Bathhouse is an example of the city's early wood-framed bathhouses.



MPCP: Process Timeline



- **Letter of Interest (LOI) Published.** The LOI process opened in 2024. SPR received one response from MPCP, the current contractor, who has maintained the contract for this facility since the 1970s.
- **Contract Awarded.** SPR awarded the contract to MPCP and contract negotiations began.
- **Programs Offered.** MPCP programs continue to be offered in support of children being ready to start school while supporting their physical, social, emotional, and educational development.

MPCP: Key Contract Terms



Key Term	Description
Premises	The interior space of Madison Beach Park Bathhouse at Madison Beach Park in Seattle, WA
Term of Agreement	Ten years
Term Contract Value	\$274,800 (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	MPCP: 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)

MPCP: Key Financial Terms

Contract Year	Use Fee in Cash (Monthly)	Public Benefit Due (Monthly)	Total Annual Use Fee	Total Annual Public Benefit	Total Combined Annual Use Fee & Public Benefit	Two-year total
Year 1/2	\$900	\$800	\$10,800	\$9,600	\$20,400	\$40,800
Year 3/4	\$1,050	\$900	\$12,600	\$10,800	\$23,400	\$46,800
Year 5/6	\$1,200	\$1,000	\$14,400	\$12,000	\$26,400	\$52,800
Year 7/8	\$1,400	\$1,200	\$16,800	\$14,400	\$31,200	\$62,400
Year 9/10	\$1,600	\$1,400	\$19,200	\$16,800	\$36,000	\$72,000
			Total Use Fee: \$147,600		Total:	\$274,800



MPCP: Public Benefits

Benefit Categories	Example Benefits Provided
<p>Annual Community Programs</p>	<p>Partnerships with Co-Op preschools in underserved communities including Victory Heights, Rainier Valley, and White Center Co-Op Preschools, and non-profit partners including Friends of the Children-Seattle & Refugee Women’s Alliance (ReWA)</p> <ul style="list-style-type: none"> Community events, supply drives to support underserved families and communities, parent education, community building, and health and education programming for parents and children
<p>Annual Scholarships</p>	<ul style="list-style-type: none"> Scholarships awarded annually
<p>Capital Improvements Over Ten-year term</p>	<p>Capital improvement for the duration of the contract including:</p> <ul style="list-style-type: none"> Painting interior and exterior of the Bathhouse Replacing flooring Replacing cabinets

Questions?

