



## Legislation Text

File #: 22-0518, Version: 1

### Contract Request Template (Contracts; IGAs; Leases)

**Date Submitted: 5-31-2022**

**Requesting Agency: Office of Children's Affairs**  
**Division:**

**Subject Matter Expert Name: Kat Jarvis**  
**Email Address: Katherine.Jarvis@denvergov.org**  
**Phone Number:**

#### **Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A resolution approving a proposed Contract between the City and County of Denver and Mercy Housing Mountain Plains for American Rescue Plan Act (ARPA) funds to support the development and operation of an affordable early childhood education center.**

Approves a contract with Mercy Housing Mountain Plains for \$572,483 in American Rescue Plan Act (ARPA) funds and through 12-31-23 to support the development and operation of an affordable early childhood education center located at the Rose on Colfax at 1500 North Valentia Street in Council District 8 (MOEAI-202263349). The last regularly scheduled Council meeting within the 30-day review period is on 7-11-22. The Committee approved filing this item at its meeting on 6-8-22.

**Affected Council District(s) or citywide?** City Council District 8

**Contract Control Number:** MOEAI-202263349

**Vendor/Contractor Name (including any "DBA"):** Mercy Housing Mountain Plains

**Type and Scope of services to be performed:** The Office of Children's Affairs was awarded funding through the American Recovery Plan Act (ARPA) specifically for investments in childcare. The Rose on Colfax project is the perfect partnership to invest these targeted funds. Mercy Housing Mountain Plains is an existing partner of the City &

County of Denver with an established track record of delivering high-quality projects in areas of need.

There are approximately 300 licensed childcare slots in East Colfax where the center will be built, but the number of children in need of childcare is 770. The childcare facility will help close the gap by providing a total of 48 affordable childcare placements. Priority will be given to families from the Rose on Colfax housing complex and the surrounding neighborhood. The Rose on Colfax will serve 48 children, 54% of whom will be supported through Head Start/Early Head Start funding, and 80% of whom will be eligible for the Colorado Childcare Assistance Program (CCAP), Denver Preschool Program (DPP) and other financial assistance.

The need for funding is great, particularly after the COVID-19 pandemic impacted Mercy Housing's ability to fundraise. Funders were hesitant to provide capital funding when so many community members had immediate and emergent needs for basic services and resources. Mercy Housing also faced challenges reaching potential capital donors in a virtual world. Additionally, the cost of materials increased as the global economy was impacted, and supply chain issues became more prevalent. Construction costs have increased and continued to increase throughout 2021.

There are currently no other projects like this in East Colfax. The co-location of the early childhood center with the affordable housing complex is unique across the city. The location of the Rose on Colfax was historically a strip club where incidents of crime and violence occurred with regularity. Supporting this project is in line with OCA's commitment to supporting quality early childhood care and learning. Additionally, with East Colfax being the City's most ethnically diverse neighborhood with 65% of resident identifying as non-white and 26% being foreign-born, supporting a project in this neighborhood is in line with the objectives of ARPA to serve historically marginalized communities. Forty-four percent of children in East Colfax were born to foreign-born women in the last five years, and 47% of children in this area live at or below the poverty line. The needs of this neighborhood are great, but the need for a project like this is enormous. OCA's funding would help provide families in East Colfax the opportunity to ensure their children have a safe, affordable place to learn and grow.

**Location (if applicable): 1500 N. Valentia St. Denver, CO 80220**

**WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts):**

**Are WBE/MBE/DBE goals met (if applicable)?**

**Is the contract new/a renewal/extension or amendment? New**

**Was this contractor selected by competitive process or sole source?**

**Sole Source.** This project was already underway when ARPA allocations were approved to agencies, and OCA was introduced to Mercy Housing, who is a long-time trusted partner of various City agencies, including HOST and DEDO. The project is in alignment with the priorities and funding matrix for the ARPA funds and presented an opportunity for OCA to support an existing project that needed the funds rather than creating something new and further diluting support in the community.

**For New contracts**

**Term of initial contract: 5-1-2022 through 12-31-2023**

**Options for Renewal:**

**How many renewals (i.e. up to 2 renewals)?**

**Term of any renewals (i.e. 1 year each):**

**Cost of initial contract term: \$572,483**

**Cost of any renewals:**

**Total contract value council is approving if all renewals exercised:**

**For Amendments/Renewals Extensions:**

**Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?**

***If length changing***

**What was the length of the term of the original contract?**

**What is the length of the extension/renewal?**

**What is the revised total term of the contract?**

***If cost changing***

**What was the original value of the entire contract prior to this proposed change?**

**What is the value of the proposed change?**

**What is the new/revised total value including change?**

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)**