

Early Childhood Education RFP – Questions & Answers

This Q&A sheet covers questions that were answered in the ECE Center Pre-Submission Workshop held on November 8, 2021.

Q: How much do you envision the ECE provider working together with other providers? What about ECE providers who also provide mental health services and other opportunities for supportive services?

A: 730 Stanyan includes five proposed commercial spaces, including a mini food hall/chef incubator space, a technology training center, a senior center, and a drop-in center for Transitional Age Youth. No operators have been confirmed for these spaces as of today. So, a prospective operator would have the ability to shape programming and future partnerships if desired. The ECE provider could also work collaboratively with 730 Stanyan's Social Services and Property Management staff.

Q: What number of children are expected per age group? Is there a classroom breakdown with preferred numbers of infants, toddlers, and preschool-aged children?

A: Childcare programming and ages served will be shaped by the selected provider. The ECE Center's programming should suit the ECE space. The ratios of children's ages will ultimately be determined by provider. That said, there is a major need to serve infants through toddler-aged children in San Francisco, and the development team would welcome a center that serves 0–5-year-olds. The selected provider would shape classroom design and staffing needs early on the development process.

Q: Is the 3,643 SF shown in the ECE Center RFP just a shell? Are there any walls or design constraints already in existence for the space?

A: TNDC/CCDC will build out the ECE Center to a warm shell finish, as determined by the City of SF's commercial underwriting requirements. Restrooms will also be built by the developer. The Center's interior, office spaces, and classrooms will be the responsibility of the childcare provider and their selected design team. We recommend reading through the definition of warm shell as defined in the City's underwriting guidelines. Please [click here](#) for the full text of MOHCD's Commercial Space Underwriting Guidelines.

Q: How should organizations raise money for the initial, upfront cost of design?

A: Interested agencies may be eligible for pre-development grants from the San Francisco Office of Early Care and Education (OECE). These grants could help fund the upfront costs of design, as well as project management support. Grants typically range around \$60,000, but OECE may be open to negotiating based on the agency's circumstances. The selected provider will bring on their own design team and

2 | EARLY CHILDHOOD EDUCATION CENTER RFP – Q&A

think through their concept with TNDC/CCDC and their design team. However, the provider will be responsible for raising capital and managing the project. The ECE layout shown on the ECE Center RFP was provided by Dorman Associates, who specialize in childcare layout.

Q: Can the selected provider work with 730 Stanyan’s architect, or should they select an architect who specializes in childhood education center design?

A: The development team recommends selecting an architect with expertise in the ECE field. The project’s design team does not focus on ECE design. Construction is expected to start in 2023 and finish in 2025. Tenant improvements typically start at the end of construction, so there is plenty of time for a provider to plan the space’s physical layout.

Contact:

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