



OKLAHOMA
Office of Management
& Enterprise Services

Child Care Center Provider Request for Proposals

Written response to prebid questions

Learning Care Group questions for Oklahoma OMES

1. Q: What is the total number of employees who would be eligible for priority enrollment?
A. There is no cap on the number of children of state employees who will be given priority for enrollment. The first enrollment period will be open to state employees for a set period, then closed.
2. Q: Is additional demographic information available (e.g. employee age bands, household income ranges) to support tuition recommendations?
A. The median salary for state employees in the Capitol Complex is \$62,000.01. Information related to age is not currently available.
3. Q: Does OMES anticipate the operator will consult on pre-opening logistics?
A. OMES will be seeking input and cooperation from the Operator involving pre-opening logistics. The facility will be fully constructed per existing plans upon move-in.
4. Q: During the tour, it was discussed that the entire Annex would be secured. How does the state plan to secure the premises?
A. OMES will install badging on exterior doors and rooftop cameras facing each direction monitoring the exterior of the building and parking areas.
5. Q: Are there any licensing or code constraints on multi-floor childcare use beyond fire/life safety requirements?
A. The facility is being constructed in accordance with all applicable codes and life safety standards. Any licensing requirements not related to the building are the responsibility of the operator.

6. Q. Is there a desired age group breakdown based on the projected capacity of 247, or should the operator recommend capacity based on general experience?
 - A. Flexibility will be given to the Operator regarding age-group breakdown. Some spaces in the center are designed for specific age groups, such as the first-floor infant classrooms.

7. Q. Is NAEYC accreditation desired?
 - A. This certification is not required but will be considered in the evaluation process.

8. Q. What are the desired hours of operation?
 - A. Section 20 of the Lease and Operator Agreement states business hours will be from 6 a.m. to 6:30 p.m.

9. Q. Is the State willing to pay a management fee, given the large size of the center and uncertainties about demand?
 - A. No management fee will be paid by the state.

10. Q. Will (state) employees receive a discounted tuition rate relative to market rates?
 - A. OMES expects tuition rates to be reasonable, competitive, and at or below market rates.

11. Q. Does the state anticipate subsidizing tuition beyond providing the building? (e.g., direct tuition support)?
 - A. No additional subsidy is currently planned.

12. Q. Is the proposed lease rate negotiable given the required capital investment?
 - A. The lease rate has been set with the OMES Capital Assets Management Office of Facilities Management to cover anticipated operating expenses. A different lease rate may be proposed and should be supported by documentation of need to maintain financial solvency of the proposer.

13. Q. How will utilities and CAM charges be billed?
 - A. Utilities and maintenance of building systems are provided by OMES, pursuant to Section 11 of the Lease and Operator Agreement.

14. Q. Is facilities maintenance pricing negotiable, including quarterly billing cadence?

A. Maintenance of building systems and the premises will be provided by OMES as part of the full-service lease agreement pursuant to Lease and Operator Agreement.

15. Q. Is the Operator Agreement negotiable, and when would contract negotiations begin?

A. Proposer shall indicate any areas of deviation from the standard Lease and Operator Agreement. Negotiations with a proposed Operator will begin upon selection by the evaluation committee.

16. Q. How will tuition rates be approved and updated over time (Attachment C process)?

A. Proposers are encouraged to propose competitive rates that offer value to state employees while ensuring financial solvency for the Operator. A request to increase rates shall follow the process described in Section 7 of the Lease and Operator Agreement.

17. Q. What level of financial disclosure is required (audited financials, bank letters, references)?

A. Financial disclosures required at the time of proposal are listed in Section 4 of the RFP.

18. Q. Are confidentiality protections in place for financial documentation?

A. Yes. The Oklahoma Open Records Act, 51 O.S. §§ 24A.1 through 24A.34, does not apply to records specifically required by law to be kept confidential, including: personal financial information, credit reports, or other financial data obtained by or submitted to a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or for the purpose of becoming qualified to contract with a public body. [51 O.S. § 24A. 5(1)(h)].

B. All proposers requesting specific information to be held confidential shall follow the below instructions:

1. All material submitted by a proposer becomes the property of the state.
2. For each portion of the proposal considered as confidential, the proposer must identify the specific information to be considered confidential by marking such information with a CONFIDENTIAL watermark across the document.
3. A proposal marked in total as proprietary and/or confidential will not be considered confidential.

4. Certain items will never be deemed confidential under the Oklahoma Open Records Act. The following is a non-exhaustive list of items that are not confidential:
 - i. Prices.
 - ii. References.
 - iii. Individuals' names.

19. Q. As discussed during the tour, providers don't pay for playground equipment since it cannot be removed if the center changes hands. How would the state request bidders approach this in the proposal?
A. OMES will provide an allowance for the Operator to select playground equipment of its choice.

20. Q. What outdoor play space is designated, including square footage and fencing requirements?
A. The east playground is 2,174 square feet; the west playground is 4,112 square feet. Fencing will be installed during the construction phase.

21. Q. What is the anticipated award date?
A. OMES will award the Lease and Operator Agreement upon completion of the evaluation and negotiation process. The contract is considered awarded when the contract is executed.

22. Q. What is the target center opening date?
A. OMES plans to open quickly upon estimated completion of the facility in the summer of 2026. The opening date will be set as part of the negotiations with the selected proposer.