



mahlum

HOW SCHOOLS (AND OTHER SPACES) CAN BECOME CHILD CARE PLACES VIA COMMUNITY COLLABORATION

Preschool For All!

17 OCTOBER 2024

Presenters



Molly Day

United Way /
Multnomah County
(retired)



Ashley Butler

Keller Williams –
Brown and Carter
Management Group

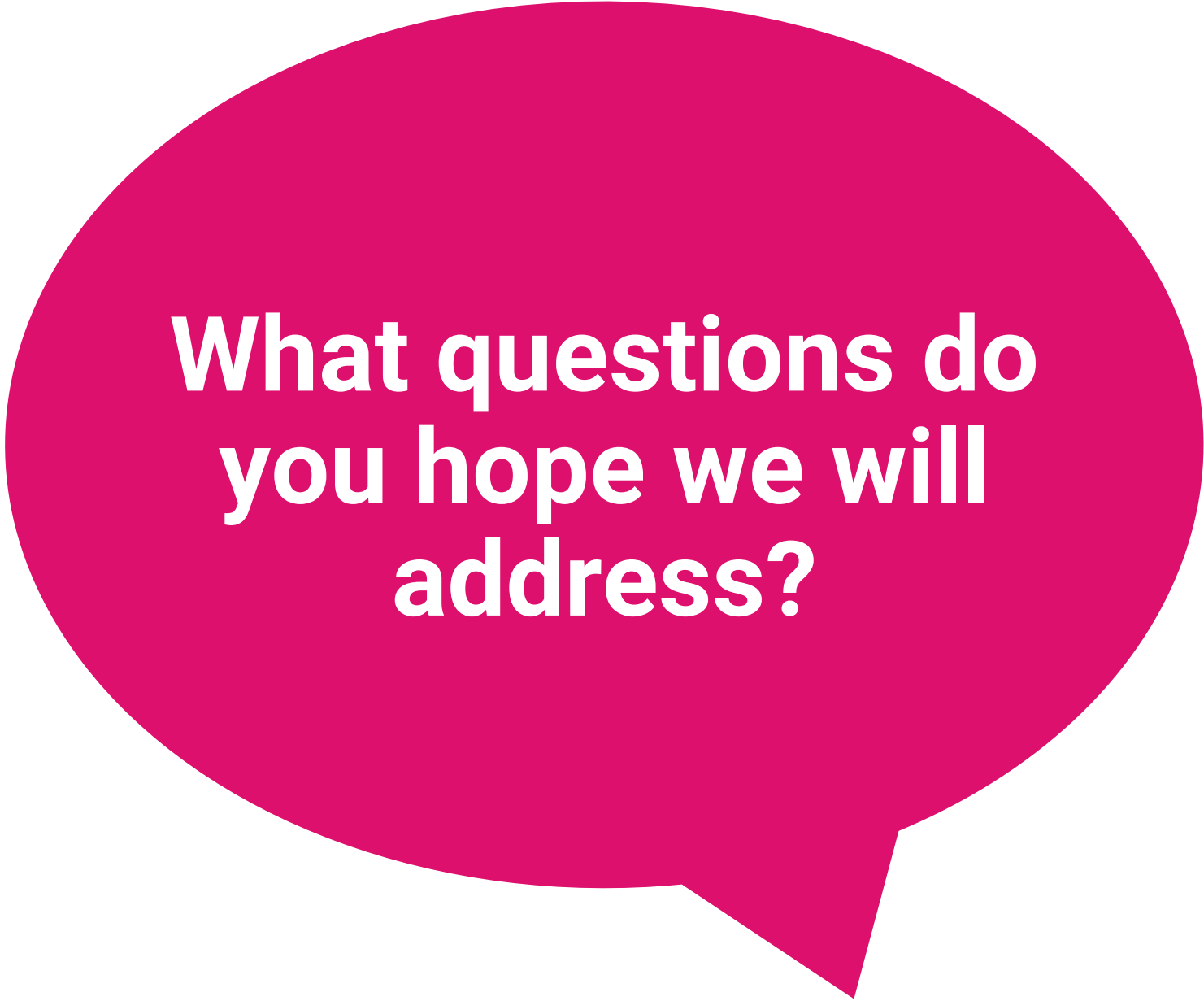


Abby Dacey AIA LEED

Mahlum Architects



Who's in the room?



**What questions do
you hope we will
address?**

Learning Objectives (1 AIA Health Safety Welfare credit)

1. Describe **why quality early childhood education is essential** for the cognitive, emotional and social well-being of our youngest learners.

2. Identify the features of the **child care model that best supports the welfare of your community**, such as district-run or provider-run and centralized or distributed facilities.

3. Verify **the state or local jurisdictional requirements** that are needed to create a safe space for our youngest learners and identify where these will add time or money to your project.

4. Apply **best practices for designing exploratory learning environments** that support early childhood development, including positive spatial boundaries and healthy materials.

Why Preschool?

Why quality early childhood education is essential

During the first five years, a child's brain is at the most flexible, making this a critical period for learning and growth.

Access to early learning lays the foundation for school readiness by building the cognitive and social skills children need to do well in school and in life, including language, attentiveness, persistence, kindness, and self-regulation.

Learn more at [Why it Matters, by the First Five Years Fund](#)

Challenge:

There are not enough preschool spaces to serve all kids

Call to Action:

As an industry, we can be a part of
the solution!

Learn the ingredients so you can
advocate for change.

The Ingredients

1. Understand your local landscape
2. Consider the best option(s) for creating more preschool spaces in your community
3. Don't be afraid . . . Get smart!
4. Lead by example





The Preschool Landscape

What's in a Name?

word used
in BUILDING
CODE

DAYCARE

Childcare / Child Care

Early Learning Center (ELC)

Early Childhood Education (ECE)

Preschool / Pre-school

Pre-kindergarten / PK



> 4 hours of care AND
Outside child's home =

Same general concept

Understanding the complex world of childcare

In 2023, 68.9% of mothers and 94.6% of fathers with children under age 6 were working or looking for work.

Childcare is a universal challenge that requires a network of solutions

Childcare is an unusual and volatile business model. Labor costs are ~80% of the budget.



Childcare is expensive ... if you can find it

In all 50 states plus the District of Columbia, **the price of center-based care for two children exceeded average annual rent payments by 25% to over 100%.**

[Child Care Aware of America regional price comparisons](#)

51% of people in America live in a childcare desert, meaning there is one childcare opening for every 3 or more children seeking care.

[Center for American Progress interactive map](#)



Mean Educator Yearly Salaries

Data sourced from U.S. Bureau of Labor Statistics

\$25,460



Child Care
Provider

\$28,900



Teaching
Assistant

\$31,930



Preschool
Teacher

\$60,660



Kindergarten &
Elementary Teacher

\$61,500



Special Education
Teacher

\$62,870



High School
Teacher

Discover your local childcare experts

Find your local Child Care Resource and Referral organization via this link

<https://www.childcareaware.org/resources/ccrr-search/>

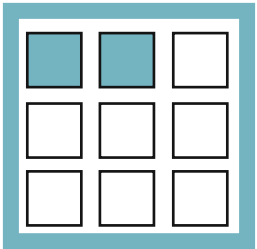
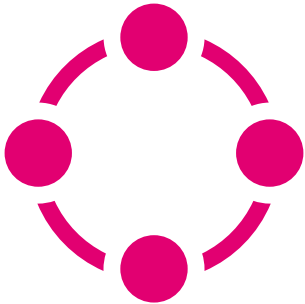
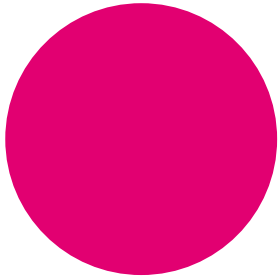
They can help you understand the local childcare ecosystem, regulations and needs.



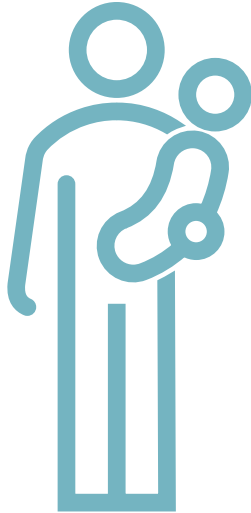


What are the options for creating more preschool places?

Key Questions



Who will Operate the Preschool?



Independent Provider

Head Start Facility

Other Non-school Entity



School District

Government Agency

Does it need to be licensed?



**REQUIRED TO BE
LICENSED BY STATE***

Independent Provider

Head Start Facility

Other Non-school Entity



**NOT REQUIRED TO BE
LICENSED***

School District

Government Agency

***STATE OF OREGON RULES DO NOT REQUIRE;
BEST PRACTICE + FUTURE FLEXIBILITY
IS TO FOLLOW ALL STATE RULES**

Examples of operational models

Earl Boyles Elementary:

a partnership with Head Start and
Children's Institute

[Early Works](#)

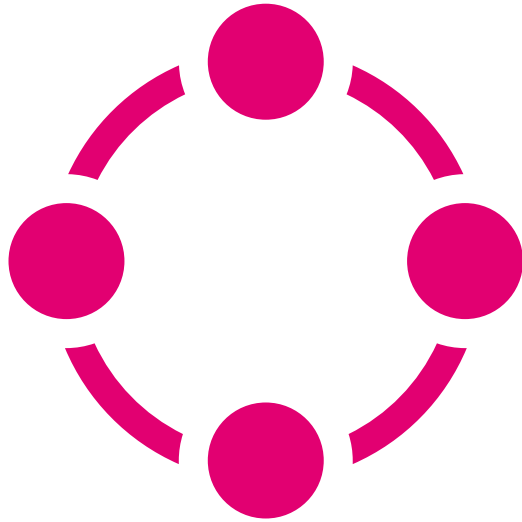
Vestal Elementary:

a partnership with CAIRO and
local PFA funding

[CAIRO](#)



Distributed or Consolidated?

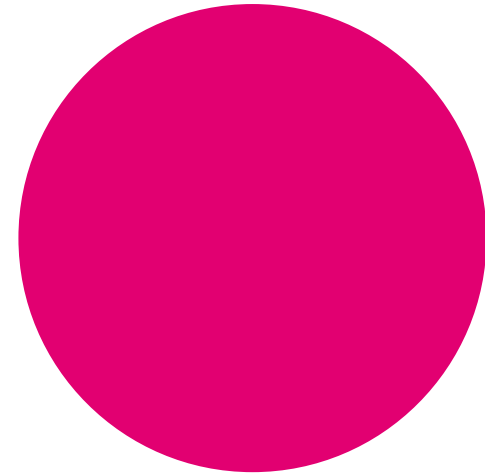


Smaller Facilities

Connected To Neighborhood / School

Often Culturally Relevant

Variety of Operators



Larger Facilities

Efficient Operations

Can Support Wide Range of Children

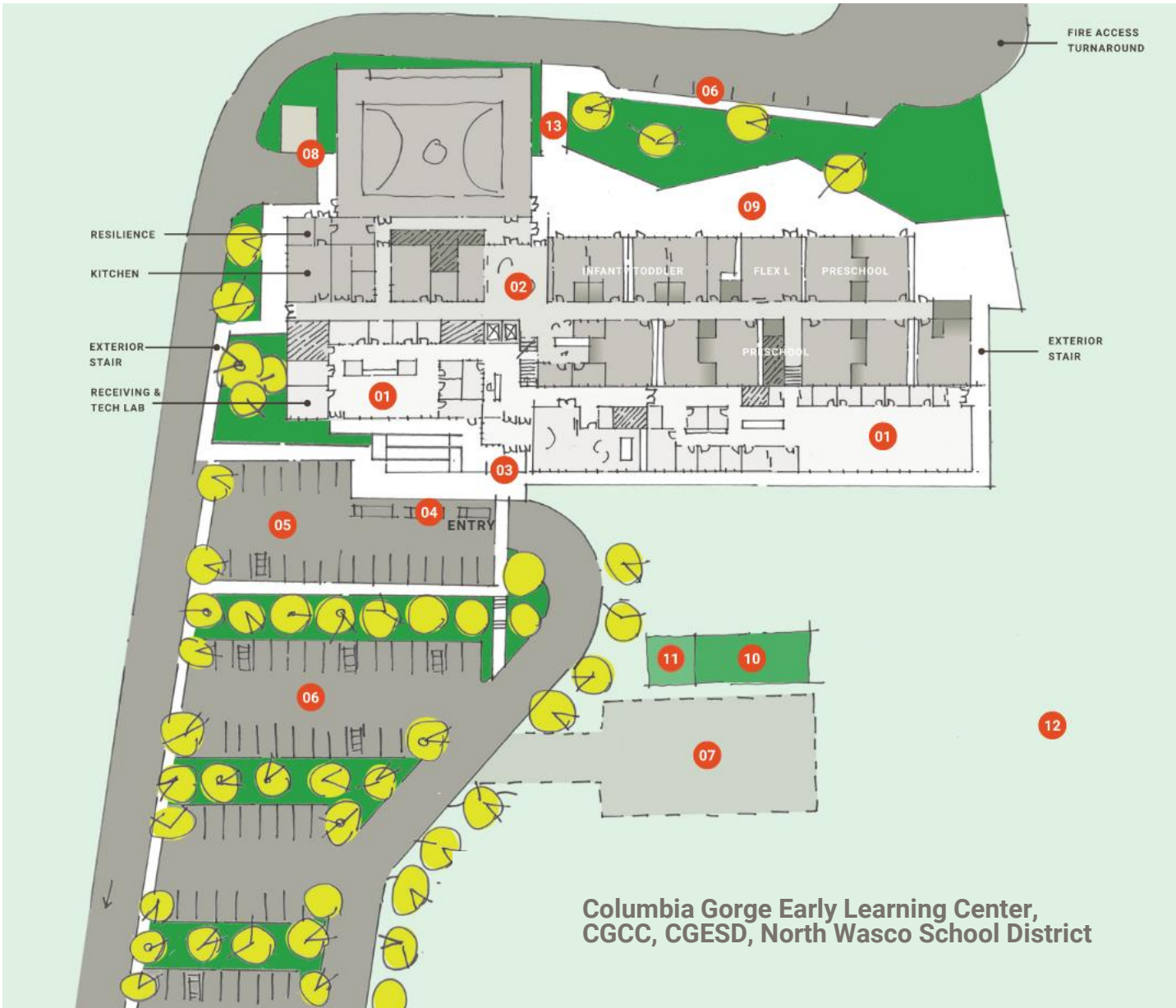
District or Large Operator

Examples of distribution models



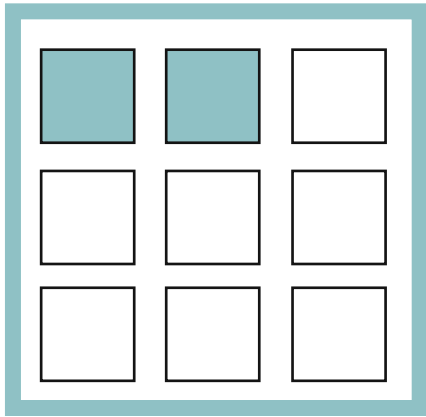
Edison Elementary School,
Eugene School District

© MAHLUM



Columbia Gorge Early Learning Center,
CGCC, CGESD, North Wasco School District

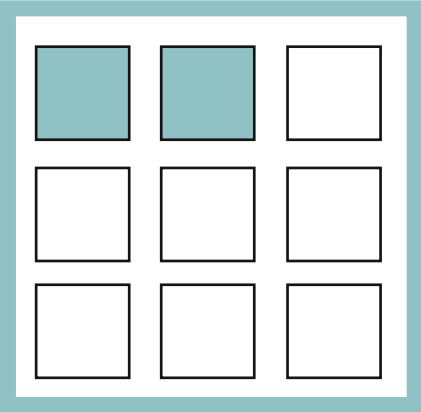
Where do you have (or can you make) space?



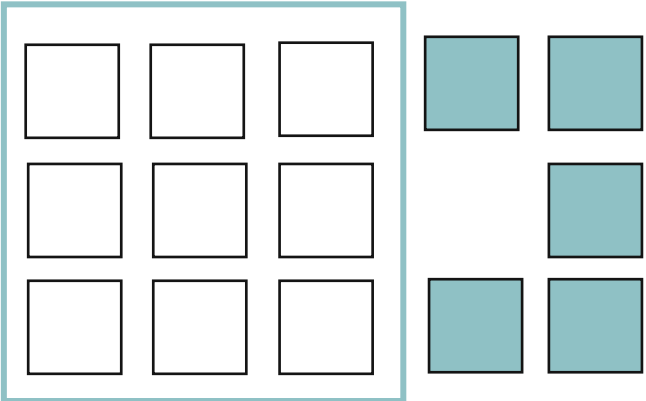
Within a school or
commercial building



Where do you have (or can you make) space?



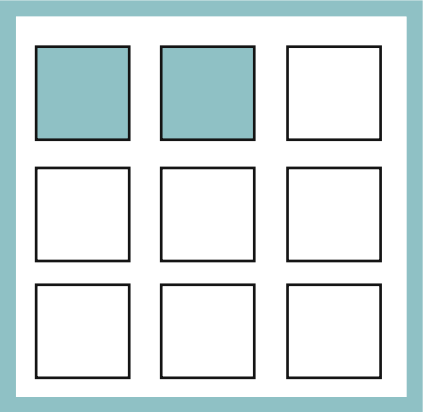
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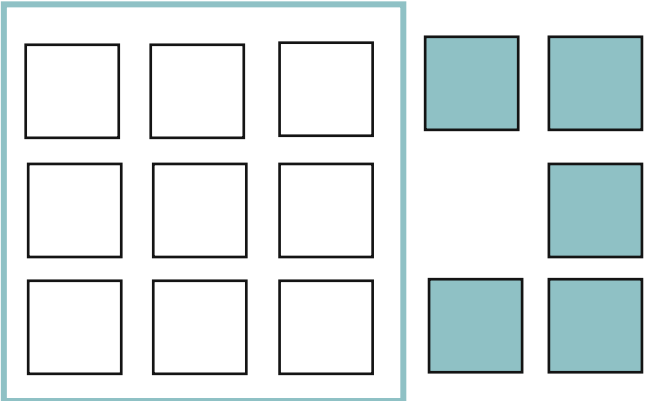
Added on to a school



Where do you have (or can you make) space?



Within a school or commercial building



Added on to a school



Stand-alone school or commercial building





Don't be afraid . . .

Get Smart!

Licensing & Best Practices

Timeline

Due Diligence Evaluation

Zoning Code

Building Code / Permits / Change of Occupancy

Purchase Or Lease

**UTILIZING
COMMERCIAL
SPACES**

Space, Supervision, Sanitation

Indoor Space

Outdoor Space

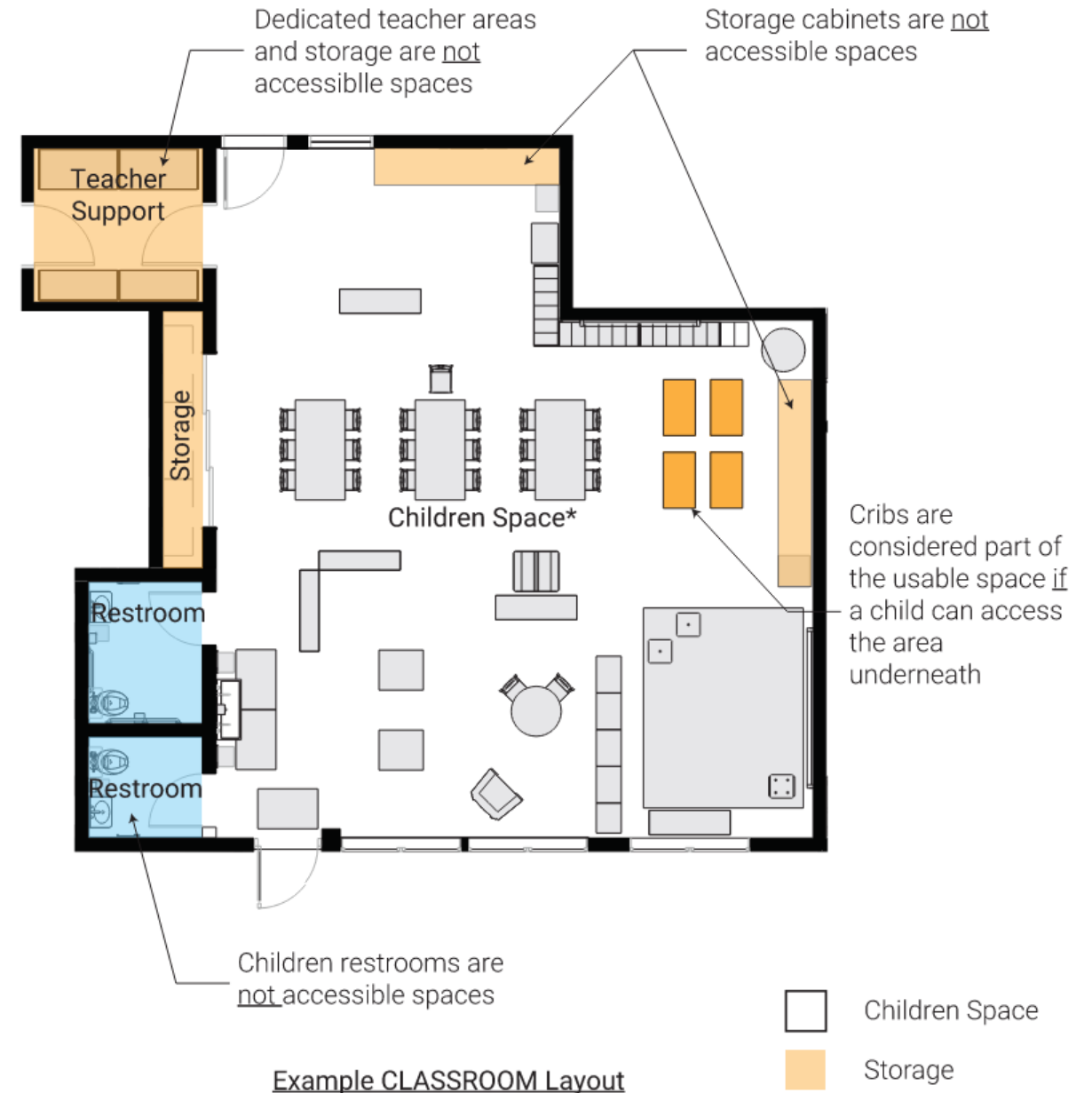
Lines of Sight & Sound

Lots of Sinks!



Space: Inside Classroom

- Licensing rules are a minimum for classroom space: often **35 square feet** per child.
- Best practices: **50 square feet** per child.
- Space must be **useable by children**.
- Need to accommodate everything that happens in the classroom: eating, activity areas, circle time, nap time, etc.



Space

Whole Building

- A stand-alone Child Care Center will need to be **much larger** to accommodate hallways, walls, offices, etc.
- BRIDGE Housing's Handbook, average gross area for a Child Care Center is
88-125 square feet per child.

<https://www.oregon.gov/ohcs/development/Documents/ARH/02-2022-Feb-Co-Locating-Early-Care-and-Education-Facilities-with-Affordable-Housing.pdf>



Outdoor Space

- Governed by licensing rules
- In Oregon: **75 square feet** of usable space for at least 1/3 of Center's capacity.
- Make sure space can **accommodate all the children in the largest class** at one time.
- Ideally, space is **directly adjacent** to classrooms.



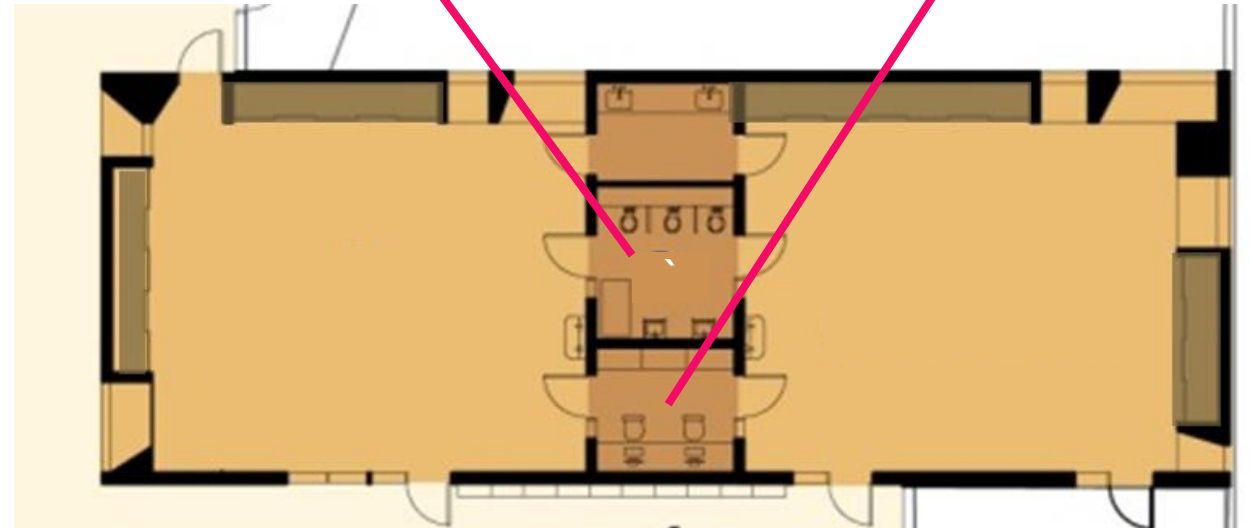
Supervision

Lines of Sight & Sound

Goal: **visual and auditory supervision** at all times

Strategies:

- half height walls/doors
- glass
- shape space for lines of sight
- low furniture (kid-scale)



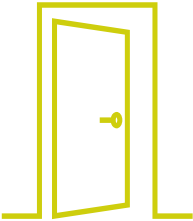
Sanitation

Lots of Sinks!

- Washing hands for toileting, activities, and food prep cannot mix.
- Drinking water
- Dishwashing
- **Consider scale of users:** child-height and adult-height.
- **Work around:** sanitation procedures



It Takes TIME (and money)



'MAKE DO'

PLANNING & OPERATIONS
(up to 12 months)



RENOVATE



NEW BUILDING



DESIGN FEES \$

PERMIT FEES \$

COST OF CONSTRUCTION \$\$\$

FURNITURE, ETC \$

Alternative Solution:

Commercial Space for PK Programs

- **Challenge:** Schools/districts need space for PK programs.
- **Solution:** Lease or purchase commercial properties.
- **Ideal Occupancies:**

"E" (Education)

"I-4" (Institutional Group)

"A" (Assembly)

"B" (Medical/Dental)

REQUIRED FOR DAYCARE USE

EASIER TO CONVERT THAN MOST

In Our Experience...

- **No "E" or "I-4"** space actively on-market
- Only **8% of available buildings** met the basic requirements for a preschool (with a change of occupancy)



Freestanding Buildings Best Option

- **Pros:** Access to newer buildings, protected from classroom repurposing
- **Challenges:** upgrading building to meet stringent requirements of an E- or I-4 occupancy
- **Additional Requirements:** Trash enclosures and driveways.

Advantages of “E,” “I-4,” “A” and “B” Occupancies

- Education Ready (“E” or “I-4” Occupancy): Buildings **already approved for daycare use** and simplify compliance.
- Designed to meet **higher safety standards**.
- Plumbing Readiness: **Medical offices** meet daycare plumbing needs.



**MAKE SURE
YOUR BROKER
KNOWS CHILD
CARE!**

Due Diligence: how to evaluate a building for use

[Tier 1 big picture]

- Zoning Compliance: confirm daycare / education is **an allowed use**.
- Space Requirements: **enough room** for classrooms, restrooms, and play areas.
- Building Code / Occupancy Compliance: could require **costly seismic, fire, and plumbing upgrades**.




**GO / NO-GO
DECISIONS**

Due Diligence: how to evaluate a building for use

[Tier 2]

- Structural Integrity: Look for visible signs of structural issues.
- Fire Safety and Accessibility: Check for fire alarms, sprinklers, and ADA compliance.
- Accessible Parking and Drop-off.
- Local Requirements: right of way improvements, driveways, landscape / trees, energy codes.



**EXPENSIVE
UPGRADES**

Time-consuming and Complicated!

- Change of Occupancy Process:
Typically takes 6-8 months to get through the design and permit process.
- Steps Involved: understand required upgrades, design, building permitting, renovations.



**LEASE / PURCHASE
EXISTING BUILDING**



START PAYING LEASE
*FOR PURCHASE, FINANCING MIGHT NOT BE AVAILABLE
UNTIL CHANGE OF OCCUPANCY IS OBTAINED

Funding Challenges in Leasing and Purchasing

Leasing: Rent due before renovations are complete.

Purchasing: Mortgage paid before services can begin.

Budgeting: Schools must allocate funds in advance, often without clear timelines.

A black and white photograph of a children's garden. The garden is enclosed by a wooden fence made of logs and posts. In the center, there are several raised garden beds filled with various plants. A child in a striped shirt is walking on a path of circular stepping stones. To the left, there is a wooden structure that looks like a small bridge or a play structure. In the background, a child is standing near a building. On the right, a child is sitting on a wooden structure, possibly a table or a play structure. The overall scene is a well-maintained and inviting outdoor space for children.

Lead by Example



From “make do” to best practices

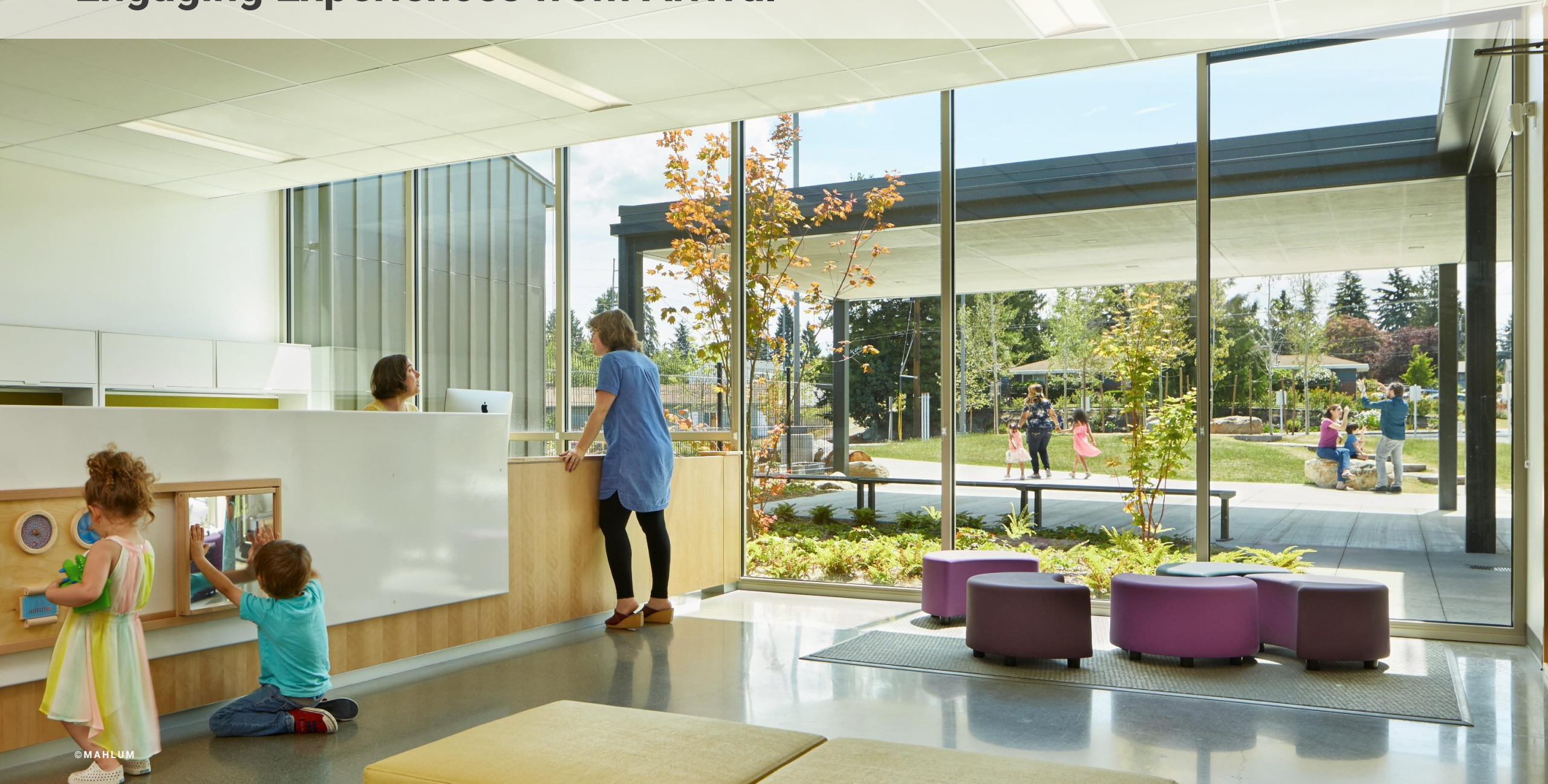
Edwin Pratt Early Learning Center

Shoreline School District

Engaging Experiences from Arrival



Engaging Experiences from Arrival



Breaking Down the Scale



Arrangement of Spaces



Creating “YES” Spaces



Room to Move



Room to Move



Shared Amenities



Healthy Materials

HOW SUBSTANCES MOVE FROM BUILDING MATERIALS INTO HUMAN BODIES

Once substances have migrated out of building materials, people can come in contact with them through inhalation, ingestion, or dermal absorption (Figure 2-3). This contact is referred to as exposure.



USGBC Better Building Materials Guide 2014



Seattle Public Schools, Cascadia Elementary School

Advocate!

ASHLEY: get folks talking to each other to find creative solutions

MOLLY:
understand who is part of the child care landscape in your community

ABBY: work to clarify and simplify requirements so we can focus on great spaces

Questions?

Thank You!



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