

**OGDENSBURG BRIDGE AND PORT AUTHORITY  
FACILITIES COMMITTEE MEETING AGENDA  
MONDAY, JULY 31, 2023 – 4:30 PM**

I. Business Items

A. Commerce Park

1. Childcare Initiative Project Update

B. Ogdensburg International Airport

1. Approval of Airport Rates and Changes, Effective August 14, 2023
2. Airport Expansion Project Update

C. Port of Ogdensburg

1. Port Expansion Project Update

II. Other Such Matters

# OBPA CHILDCARE PLANNING (July 2023-Update)

## PHASE 1

### I. Project Feasibility (June/July 2021) ✓

- Need to have a strong project concept. *Accomplished ✓*  
*Project Concept: The Ogdensburg Bridge and Port Authority is constructing a new childcare facility in its Commerce Park. This facility will be the only childcare option for parents in Ogdensburg who would otherwise have to travel nearly 20 miles for childcare.*  
*OBPA seeks to facilitate business development in the region and this project will help to attract new businesses, retain businesses currently located in the region, and help working parents stay in the workforce. By providing childcare this project will result in a new service being provided in the community.*  
*Recognizing the importance of childcare for the community, the Ogdensburg Bridge and Port Authority (OBPA) plans to build a new, 15,000 sq ft childcare facility. It will be easily accessible for residents, as there are currently no childcare options in Ogdensburg, making it a childcare desert. The nearest facilities are in Canton (18 miles away) and Potsdam (nearly 30 miles away). Access to childcare is crucial for the local economy, as parents need it to work and businesses need it to attract talent. Having childcare facilities is also vital for attracting new businesses, especially with the post-COVID return of working parents. The budget of \$4.77M will construct the new facility to be operated by the Arc of Jefferson-St. Lawrence. It will fulfill an unmet need, providing up to 125 new childcare slots and serving hundreds more, benefiting children, parents, and businesses in the area.*
- Demonstrate a need in the local area.
  - Community Needs Survey ✓
  - Distribution areas: Commerce Park businesses, Claxton-Hepburn Hospital, Psychiatric Center, NYS Corrections Facilities ✓
  - Publications: NCNow, WDT, NCP, Press Release? ✓
- Does the OBPA have enough organizational capacity to take on a time-consuming and ambitious effort, and be able to build sufficient support inside and outside our organization? *Yes ✓*

## PHASE 2

### II. Building our Team (June – September 2021) ✓

- Successful projects happen with the right people-
  - OBPA Board of Directors and staff ✓
  - Experts- *The ARC Jefferson-St Lawrence Counties, ✓ The ARC currently operates a NYSED certified 4410Preschool that offers services to students with disabilities and typically developing children in Jefferson County as well as an OCFS-certified daycare center. The ARC brings considerable experience to this project as the facility operator.*  
St. Lawrence Child Care Council, *May 2023*, *Contacted NYSOCFS Syracuse office to invite as part of our project team*
  - Supporters- Commerce Park Tenants, Area business, Government entities, NY State, County & Local government representatives and legislators *On-going Continuing outreach*
  - Legal help- Wladis Law firm ✓

- Engineering- Engaged VIP Structures to complete a preliminary design/rendering/project cost for Grant Applications July 2021 ✓  
An RFQ for an engineering & architectural firm is tentatively planned November 2023
- Contractors-
- Request for Proposals (RFP) for Childcare Facility Operator (~~Fall 2021~~) **(JULY 2021) COMPLETE** ✓  
In July 2021, The ARC of Jefferson-St Lawrence provided a letter of Intent to partner with the OBPA as potential operator of the Childcare Facility. ✓  
Preliminary Discussion to be discussed at the 10/20/21 Childcare Initiative Committee meeting with Lynn Pietroski of The ARC of Jefferson-St. Lawrence County. ✓ A July 2022 meeting with Empire State Development, Arc of Jefferson and St Lawrence and the OBPA was held. Discussion focused on whether or not ARC of Jefferson St Lawrence should be the main applicant for the next round of 2022 CFA grant awards. ✓ In February 2023, The ARC of Jefferson-St Lawrence provided a updated letter of Intent to partner with the OBPA as potential operator of the Childcare Facility. The ARC of Jefferson-St Lawrence also provided an Integrated Preschool Program Report for St Lawrence County.
- Qualifications
- Proven experience operating a childcare development center in a first-class and professional manner.
- A program that will charge reasonable rates to the community
- Program to meet childcare needs /quality of the program
- Term of operating contract

### III. **Financing (July 2023 ) On-going**

*NOTE: The cost of this project is estimated at \$4,770,000 and OBPA is seeking a CFA award of ~~20%~~ 40 % of the total project cost, or \$1,908,000. OBPA is seeking funding from a number of sources to cover the full cost of this important project and will continue to seek funding if CFA money is not secured. Without CFA funding it is likely the project will be delayed as other sources are sought. The CFA was reviewed/scored by the Regional council in August. The 2021 CFA grant application was not successful. We are proposing to go in a different direction for the 2022 CFA round of funding. The 2022 CFA grant application was not successful*

- Determining project cost-\$4.77 MM- VIP estimate Completed ✓
- Hard costs- land, buildings, equipment, construction contingency (preliminary estimate only) \$3.97 MM
- Soft costs- professional services, soft cost contingency and other fees \$800K
- Initial estimate- \$4.77 MM- VIP estimate

### IV. **Funding sources (Project critical path item- dependent on Federal Grant award)**

- Grants- Federal, NYS, and regional (Senator Gillibrand request (\$2.1 MM) sent 26 May 2021)- ✓  
(Senator Gillibrand request (\$2.1 MM) sent 26 May 2022)  
(Rep. Stefanik submitted a request (\$2.1 MM) May 2022) **Not awarded**  
AWARDED on December 29, 2022- Ogdensburg Bridge and Port Authority's Congressionally Directed Spending (CDS) request for funding for the OBPA Childcare Center has been included in the final Omnibus bill. Specifically, \$2,100,000. from USDA Rural Community Facilities. OBPA has now secured \$2.1 million in federal funding and is pursuing funding from NYS ESD in the amount of \$954,000 \$1,908,000 to assist with the \$4.77 million total project cost. If ESD funding is not secured, the project will continue to be delayed until other funding sources can be secured.

- NCREDC CFA funding application- Requested the 20% of Project cost maximum allowed in the CFA grant application ~~\$954,000 (20% of \$4,770,000)~~ **\$1,908,000 (40% of \$4,770,00)** ✓ To bridge the remaining funding gap, OBPA is requesting an enhanced award of 40% of the total eligible project cost, equivalent to \$1,908,000. Securing this funding is paramount, as it will enable the project to progress without delays that would occurring the absence of ESD funding until alternative funding sources can be secured. This is especially significant considering OBPA's financial limitations resulting from the substantial economic impact of the COVID pandemic on the organization's operations and financials. We have reviewed our draft application with ESD to strengthen our submission. We have submitted our 2023 CFA application by July 18, 2023

- OBPA assets (Land, Infrastructure) (3.5 acres on Commerce Park campus) ✓
- Loans

V. **Securing a Site** (Fall 2021) ✓

- Selecting and evaluating an appropriate Commerce Park site for the project.
- Acquiring permits and approvals *OBPA Building Permit; Certificate of Occupancy; NYSDEC Stormwater Permit for Construction Activity* ✓
- Site Evaluation

### **PHASE 3**

VI. **Facility Design** (~~January 2022~~) ~~March 2024~~ **November 2023**

*Planning to develop a new, 15,000 square foot childcare facility that will be easily accessible for residents of Ogdensburg.*

- RFP for A/E Consultant Firms
- Selecting A/E Consultant
- Permits/ Third party approvals/ NYS Licensing agencies/ Building permits
- Preliminary Design
- Prepare detailed construction budgets.
- Final Design

### **PHASE 4**

VII. **Construction** (~~Spring/Summer 2022~~) **Spring 2024**

*The current estimated timeline for the project is 18 months. Funding dependent*

- Prepare construction bid documents

- Advertisement for bids
- Bids received
- Board approval of low bidder ~~February 2022~~ **May 2024**
- Contractor's construction schedule
- Groundbreaking ~~April 2022~~ **June 2024**
- Construction Administration/ inspection
- Project progress meetings **Bi-weekly or as-needed.**
- Final punch-list /walk-through **May 2025**
- As built drawings **June 2025**
- Construction close out/ substantial completion- ~~April 2023~~ **June 2025**
- **Facility opening September 2025**

### **PHASE 5**

- VIII. **Ongoing Facilities maintenance and repair (2025 and beyond)**
- Budget adequately for all ongoing maintenance services.
  - Replacement reserve account established.



**Proposed Rates and Changes  
Effective August 14, 2023**

**FBO Fees**

<b>Aircraft Type</b>	<b>Handling</b>	<b>Infrastructure Fee</b>	<b>Landing</b>	<b>Ramp</b>	<b>Notes and Waivers</b>
<b>Single-Engine Piston</b>	\$26.50	N/A	N/A	\$21.50	Handling Fee Waived with fuel purchase of 10 gallons or more
<b>Multi-Engine Piston</b>	\$37.50	\$7.00	\$10.00	\$32.50	Handling Fee Waived with fuel purchase of 20 gallons or more
<b>Single-Engine Turboprop</b>	\$162.50	N/A	\$15.00	\$37.50	Handling Fee Waived with fuel purchase of 100 gallons or more
<b>Multi-Engine Turboprop</b>	\$218.50	\$7.00	\$32.00	\$70.50	Handling Fee Waived with fuel purchase of 150 gallons or more
<b>Very Light Jet (Up to 10K lbs)</b>	\$218.50	\$25.00	\$15.00	\$70.50	Handling Fee Waived with fuel purchase of 150 gallons or more
<b>Light Jet (Up to 16K lbs)</b>	\$328.50	\$25.00	\$20.00	\$81.50	Handling Fee Waived with fuel purchase of 200 gallons or more
<b>Medium Jet (16K-40K lbs)</b>	\$432.50	\$25.00	\$25.00	\$108.50	Handling Fee Waived with fuel purchase of 300 gallons or more
<b>Large Jet (40K lbs and up)</b>	\$756.50	\$25.00	\$80.00	\$275.00	Handling Fee Waived with fuel purchase of 600 gallons or more
<b>Helicopter</b>	\$65.00	\$7.00	N/A	\$59.50	Handling Fee Waived with fuel purchase of 30 gallons or more

**Fuel Discounts**

Fuel Purchase Volume Discounts (Single Purchase)

Aircraft owners/operators may enter into bulk fuel purchase agreements with OGS for additional fuel price discounts.

- 400 gallons           \$0.20 discount per gallon
- 1,000 gallons       \$0.30 discount per gallon
- 2,500 gallons       \$0.40 discount per gallon
- 5,000 gallons       \$0.60 discount per gallon
- \$10,000 gallons     \$1.00 discount per gallon

# OGDENSBURG BRIDGE AND PORT AUTHORITY

## FACILITIES COMMITTEE MEETING

### OGDENSBURG INTERNATIONAL AIRPORT – GATEWAY IMPROVEMENTS,

#### 1. **BUDGET**

Scope reductions summary for budget alignment:

- Reuse of existing canopy
- Reduction of new canopy
- Reduction of baggage canopy to half
- Reduction of overall size of great room by 34%
- Remove scope to expand back of house space at existing building
- Various finish changes, reductions
- Clear story reduction by 1'
- proceeding to 30% design and continue to seek reductions to close an approx.. \$1.5 MM budget gap.

#### 2. **Utility Coordination**

- Met with City and DANC to discuss water and sewer tie in.
- Conducted flow test on water service.
- Solar and EV charging being pursued via OBPA.
- MJ reviewing opportunities for on-site battery storage.

#### 3. **Space programming discussion**

- Airport manager office moved to corner with view of ramp
- Airline office moved to position with door to ramp
- Additional space found in parking office reshuffle- this is a new space called "unassigned". It could be an office.

#### 4. **Great Hall walkthrough and discussion**

- Model walkthrough conducted 7/18/23

# **OGDENSBURG BRIDGE AND PORT AUTHORITY**

## **FACILITIES COMMITTEE MEETING**

### **Port of Ogdensburg- Dock Expansion Update**

#### **1. OPTIONS FOR TERMINAL STRUCTURE**

Option 1: Cell Construction with Dredging Prior to Construction

- Cellular cofferdam option was originally proposed by Foth in 75% design drawings in 2018.
- Limited dredging will be performed prior to bulkhead construction.

Option 2: O-Pile Construction with Dredging Prior to Construction

- The O-Pile system is a structural alternative to the cellular cofferdams.
- In this scenario, a series of interlocking pipe piles combined with rock anchors will be installed.

#### **2. PUBLIC BIDDING STRATEGY**

- NYDOT was supportive of the idea and indicated that bidding more than one design has been completed on historical projects and would be acceptable to proceed forward on this path. They further stated that it helps capturing market response and volatility in the market. In some cases, bidding two projects resulted in saving significant cost and making projects feasible.

#### **3. SCHEDULE UPDATE**