

OGDENSBURG BRIDGE AND PORT AUTHORITY

CHILDCARE INITIATIVE COMMITTEE MEETING

THURSDAY, JUNE 16, 2022 – 3:30 PM

I. Business Items

1. Update on Childcare Initiative
2. Update on Funding Sources
3. Future Meeting with New York State Empire Development, Lynn Pietroski – The Arc, Jefferson-St. Lawrence, and OBPA

II. Other Such Matters

OBPA CHILDCARE PLANNING (June 2022-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.
 - 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, St. Lawrence Child Care Council
 - 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 ✓
 - Contractors-
 - Request for Proposals (RFP) for Childcare Facility Operator (~~Fall 2021~~) (**JULY 2021**) ✓
In July 2021, The ARC of Jefferson-St Lawrence County 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 is schedule. Discussion will focus on whether or not ARC of Jefferson St Lawrence should be the main applicant for the next round of 2022 CFA grant awards.*
 - 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 – November 2021) On-going**

NOTE: The cost of this project is estimated at \$4,770,000 and OBPA is seeking a CFA award of 20% of the total project cost, or \$954,000. 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. We are awaiting notification of the Grant application's status. The 2021 CFA grant application was not successful. We are proposing to go in a different direction for the 2022 CFA round of funding.

- 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)-No update on status ✓
(Senator Gillibrand request (\$2.1 MM) sent 26 May 2022)
(Rep. Stefanik submitted a request (\$2.1 MM) May 2022)
 - NCREDC CFA funding application- Requested the 20% of Project cost maximum allowed in the CFA grant application \$954,000 (20% of \$4,770,000) ✓ We will be requesting a similar amount for the 2022 CFA funding.
- 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 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)~~ **Summer 2023**

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 2023**
- Contractor's construction schedule
- Groundbreaking ~~April 2022~~ **June 2023**
- Construction Administration/ inspection
- Project progress meetings
- Final punch-list /walk-through
- As built drawings
- Construction close out/ substantial completion- ~~April 2023~~ **June 2024**
- **June 2023: Facility opening September 2024**

PHASE 5

VIII. Ongoing Facilities maintenance and repair **(2024 and beyond)**

- Budget adequately for all ongoing maintenance services.
- Replacement reserve account established.