

OGDENSBURG BRIDGE AND PORT AUTHORITY

CHILDCARE INITIATIVE COMMITTEE MEETING

TUESDAY, March 14, 2023 – 4 PM

I. Business Items

1. Discussion with The ARC of Jefferson-St Lawrence
 - (a) Outline of staff needs vs child ratio
 - (b) Review of current building renderings/design
2. Update on CFA grant funding application
3. Next meeting date

II. Other Such Matters

OBPA CHILDCARE PLANNING (November 2023-Update)

PHASE 1

- I. **Project Feasibility** (June/July 2021) ✓
- Need to have a strong project concept. *Accomplished* ✓
Project Concept:
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**, ✓ *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. 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. In February 2023, The ARC of Jefferson-St Lawrence provided an 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.*
In April 2023, the OBPA project team toured the ARC's Bright Beginnings Facility in Watertown NY. Notes were taken to document our questions and observations of the facility.
New York State Office of Children and Family Services- *May 2023, At ARC's Lynn Pietroski's suggestion, the OBPA reached out to Briane Tice, Regional Manager, Division of Child Care Services to inform her of our project and invite OCFS to participate in the project planning. The agency provides oversight and monitoring of regulated child care (family day care, group family day care, school-age child care and day care centers outside of NYC), child care subsidies, child*

care resource and referrals, and also provides services and programs for infants, toddlers, preschooler's, and school-age children and their families.

- 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 for November 2023
- Contractors-
- Request for Proposals (RFP) for Childcare Facility Operator (Fall 2021) **(JULY 2021) COMPLETE** ✓
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. ✓
 - 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 (October 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 was awarded \$954,000 in CFA funding.

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. 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.

- 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
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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 2022)
 - 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.

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)** ✓ *OBPA was awarded \$954,000 in CFA funding.*
- 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 occur in 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

NBRC Catalyst Grant

- In August 2023, the OBPA received notification of a \$1 M grant award for the project

CURRENT FUNDING UPDATE:

→ USDA Rural Community Facilities Grant	\$2,100,000
→ NBRC Catalyst Grant	<u>\$1,000,000</u>
Total to Date	\$3,100,000
→ CFA Grant application (Award Notification 10/23)	<u>\$ 954,000</u>
Tentative Total Project Funding	\$4,054,000
→ OBPA Remaining Funding	<u>\$ 716,000</u>
	\$4,770,000

- OBPA assets (Land, Infrastructure) (3.5 acres on Commerce Park campus) ✓
- Construction Loans
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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 **November 2023**
- Selecting A/E Consultant **January 2023**
- Prepare detailed construction budgets. **February 2024**
- Preliminary Design **March 2024**
- Permits/ Third party approvals/ NYS Licensing agencies/ Building permits **April 2024**
- Final Design **May 2024**

PHASE 4

VII. Construction (Spring/Summer 2022) July 2024

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

- Prepare construction bid documents
- Advertisement for bids **May 2024**
- Bids received **May 2024**
- Board approval of low bidder - **June 2024**
- Contractor's construction schedule **June 2024**
- Groundbreaking **July 2024**
- Construction Administration/ inspection
- Project progress meetings **Bi-weekly or as-needed.**
- Final punch-list /walk-through **June 2025**
- As built drawings **July 2025**
- Construction close out/ substantial completion-**August 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.