

Enhancing Safety, Security, and Accessibility at KBI: A Plan for 2025

January 19, 2025



Challenges: Physical Security, Parking, and Safety

The Congregation has voiced concerns over several pressing site challenges that impact visitor access, personal safety, and overall security. These include:

- ❑ **Security Concerns**: Heightened risks due to global anti-Israel and antisemitic incidents demand stronger security measures for the building and grounds.
- ❑ **Aging Infrastructure**: The building, which has undergone expansions and modifications over its nearly 60 years, has multiple dispersed entry points with poor safety visibility and no protection against adverse weather.
- ❑ **Deteriorated Parking and Grounds**: The parking areas and grounds have fallen into disrepair, with broken pavement, potholes, overgrown shrubbery, poor drainage, and unrestricted public access.

Key Improvements

These changes will significantly provide a unified approach to improving safety while improving accessibility for cars and pedestrians:

- ❑ **Parking Consolidation:**

Develop a new parking area on the unused lawn at the north end of the building.

- ❑ **Entrance Enhancements:**

Consolidate public entry through the main doors with a covered portico and improved access for persons with disabilities.

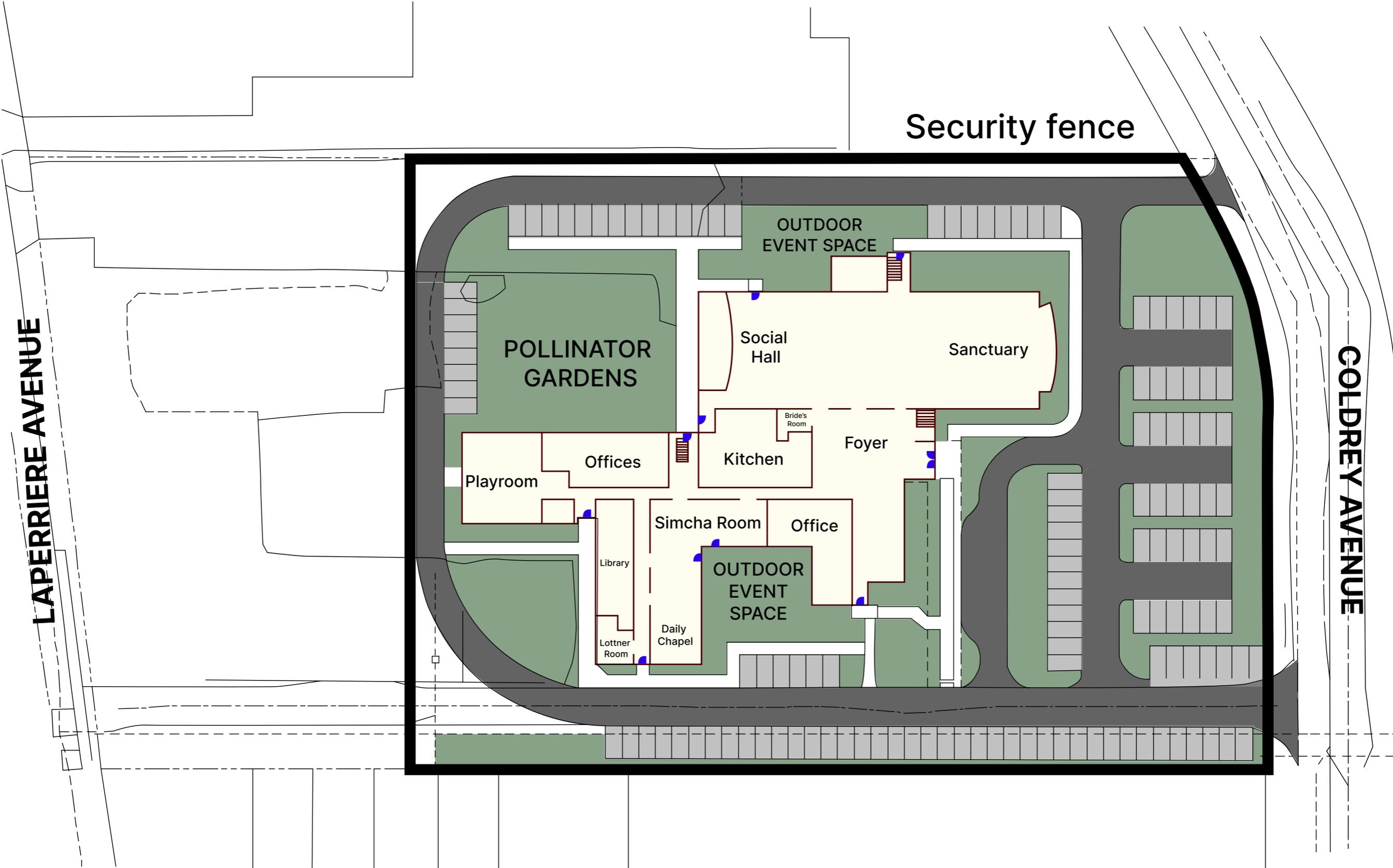
- ❑ **Lighting Upgrades:**

Install improved lighting around the entire site to enhance visibility and safety.

- ❑ **Perimeter Security:**

Install attractive fencing around the entire site to better secure the property.

Concept Design



Financial Overview

Preliminary costing

| | | |
|---------------------------------|----|---------|
| Engineering and consulting fees | \$ | 125,000 |
| Construction fees | | 700,000 |
| Fencing | | 110,000 |
| Lighting Costs | | 55,000 |
| Landscaping | | 90,000 |

Total Project Cost **\$ 1,080,000**

20% Contingency 216,000

Project Cost including Contingency **\$ 1,296,000**

Financing the Project: Phase 1 of 2

Key elements of the financing approach for the project include:

- ❑ **Endowment value at a peak:**

Our endowment now stands \$1.6 million above its initial value.

- ❑ **Endowment value has been volatile:**

Now is a reasonable time to “lock in” recent gains, which may not last

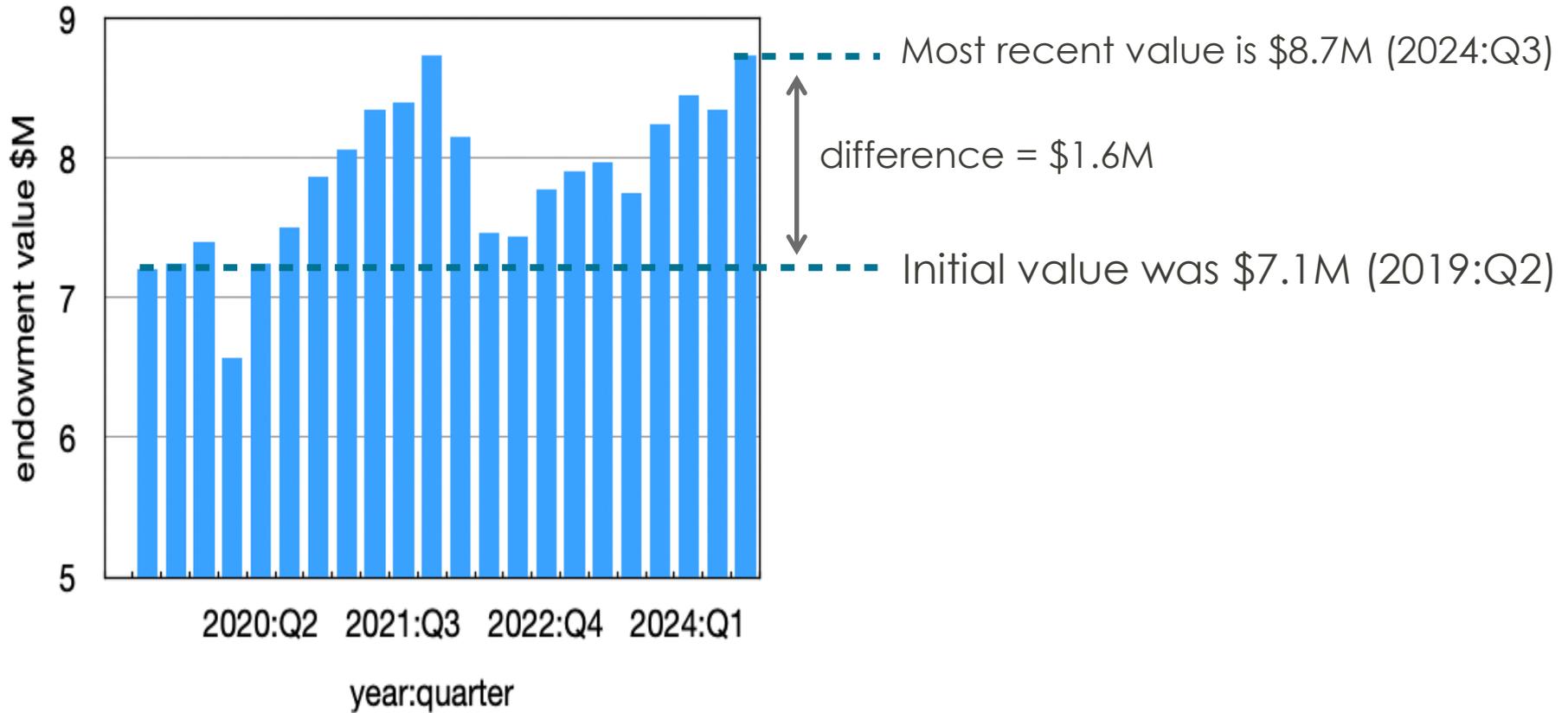
- ❑ **Pressing need:**

Using the gain in the endowment allows us to move quickly to address these urgent issues

- ❑ **Possible subsidies:**

Some government grants may also be available

Financing the Project: Phase 1 of 2



Financing the Project: Phase 2 of 2

❑ Some land will become surplus:

At present, we are using much of the land at the south end of our lot (near Laperriere Avenue). Once the project is complete, the land that lies south of the building and outside the security fence will be surplus to our needs.

❑ Revenue opportunity:

We can then use the surplus land to generate revenue by developing, leasing, or selling the land.

❑ Replenishing the endowment:

It is very likely that the revenue generated would exceed the cost of the project, perhaps by a large amount.

❑ How to best to proceed:

We will assemble a small group of congregants with relevant expertise to advise the board on the best way to generate revenue from the surplus land.

Summary

Outcomes and benefits for Congregants

- ❑ Safety and Accessibility: Improved parking layout ensures better access for all members, including those with mobility challenges.
- ❑ Security: Enhanced fencing and lighting will provide peace of mind amidst growing security concerns.
- ❑ Sustainability: Overall environmental benefits from improved drainage and green space preservation.

Financial responsibility

- ❑ The project locks in the recent strong gains in the value of the endowment fund and clears the way to turn our unused land into future revenues that will replenish the endowment and more.

Shared Vision for KBI

- ❑ Reflecting the shared vision and dedication of the KBI community to creating a safer and more welcoming space.