

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF
NEW YORK (DASNY) AUTHORIZING DASNY TO INCLUDE COMPLIANCE
WITH A PROJECT LABOR AGREEMENT AS A REQUIREMENT IN THE
PROJECT BIDDING DOCUMENTS IN CONNECTION WITH THE ROCKLAND
COUNTY PSYCHIATRIC CENTER RENOVATION OF NURSING CORES
BUILDINGS 58 AND 60 PROJECT

WHEREAS, the Office of Mental Health of the State of New York (“OMH”) requested that DASNY manage the renovation of the Rockland County Psychiatric Center project involving the renovation of Nursing Cores Buildings 58 and 60 in Orangeburg, New York (the “Project”); and

WHEREAS, the proposed Project will consist of the renovation of Nursing Cores Buildings 58 and 60, including new telecommunications closets to house information technology equipment and fire alarm panels, new IT, building management system and fire alarm cabling, complete renovation of the 5th Floor of Building 60, including creation of swing units 505 and 506, work in the penthouses and on the roofs to add mechanical units for the closets, reconfiguration of sprinkler control valves, and complete renovations (performed sequentially) for Building 60 floors 2, 3 and 4 and Building 58 floors 2, 3, 4 and 5. The Project will be performed in two phases. The projected construction duration is forty-two (42) months, with a preliminary construction cost estimate of \$35.52 million; and

WHEREAS, OMH has requested that a project labor agreement (“PLA”) be negotiated with the Rockland County Building and Construction Trades Council, AFL-CIO and that DASNY include compliance with the PLA as a requirement in the Project bidding documents; and

WHEREAS, DASNY, in support of their request, engaged LiRo Engineers, Inc. to prepare a report entitled “Feasibility Analysis, Development and Implementation of a Project Labor Agreement for DASNY Project No. 372690, Rockland Psychiatric Center Renovate Nursing Cores Buildings 58 & 60” (the “PLA Feasibility Analysis”); and

WHEREAS, the PLA Feasibility Analysis finds that a PLA would result in the lowest reasonable cost because of the size, complexity and duration of the Project in that the PLA may, among other things: (i) allow utilization of precast and prefabricated items; (ii) allow for flexible start times; (iii) make all labor positions productive and working; (iv) eliminate strikes, lockouts and other work stoppages; (v) eliminate the requirements of the Wick’s law; (vi) standardize overtime rates (vii) allow for flexibility of coordinating and/or staggering meal periods, and (viii) allow for utilization of shift work; and

WHEREAS, consistent with DASNY’s Policy Regarding Utilization and Negotiation of Project Labor Agreements, adopted on January 25, 2012 (the “Policy”), it is the desire of the Board, that the PLA, in addition to achieving the economic savings, make adequate provision for the ability of M/WBE and SDVOB firms to participate in the Project; and

WHEREAS, the Members of the Board of DASNY have reviewed the PLA Feasibility Analysis and the recommendations of staff of DASNY and find that the use of a PLA in connection with the Project is in furtherance of the Policy and New York Labor Law section 222;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Members of the DASNY Board hereby authorize the execution of the Memorandum of Understanding attached hereto as Attachment "A"; and
2. The Members of the DASNY Board hereby authorize the execution of the agreement by and between DASNY and the Rockland County Building and Construction Trades Council, AFL-CIO, pursuant to which the local unions agree to be bound by the Memorandum of Understanding and the Project Labor Agreement incorporated into the Memorandum of Understanding; and
3. This Resolution shall take effect immediately.