

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO
PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE
THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE
FINANCING OF FACILITIES FOR INTERAGENCY COUNCIL POOLED LOAN PROGRAM

Resolved that the staff and bond counsel be authorized to proceed to take the necessary action and prepare the appropriate documents to provide for the financing of facilities for InterAgency Council Pooled Loan Program provided, however, that the adoption of this Resolution imposes no duty on the part of DASNY to issue obligations for or on behalf of InterAgency Council Pooled Loan Program.

This Resolution shall take effect immediately and shall supersede the Resolution to proceed adopted January 10, 2024.

A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO
PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE
THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE
FINANCING OF FACILITIES FOR IONA UNIVERSITY

Resolved that the staff and bond counsel be authorized to proceed to take the necessary action and prepare the appropriate documents to provide for the financing of facilities for Iona University provided, however, that the adoption of this Resolution imposes no duty on the part of DASNY to issue obligations for or on behalf of Iona University.

This Resolution shall take effect immediately.

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 RENOVATIONS AT THE GREATER BINGHAMTON
HEALTH CENTER GARVIN BUILDING

WHEREAS, the Office of Mental Health of the State of New York (“OMH”) had requested that DASNY manage of renovations to the Garvin Building at the Greater Binghamton Health Center in Binghamton, New York (the “Project”); and

WHEREAS, the proposed Project will consist of renovations to the Garvin Building, including construction of new flooring and ceilings, patching and repainting existing walls; abating hazardous materials; partial wall reconfigurations; floor and wall tiling; window replacement; new doors and hardware; replacement of lighting and fire alarm devices; removal of existing steam radiators and installation of new perimeter fan coil units; replacement of fixtures in toilet rooms, janitor closets, and shower room; removal of existing sprinkler and installation of new fire protection system; installation of new standpipes; and replacement of the existing fire pump, under a scheduled construction period with an anticipated start date of middle to late 2025 and an anticipated completion date within 3 years, with an approximate construction cost of \$40.3 million; and

WHEREAS, OMH has requested that a project labor agreement (“PLA”) be negotiated with the Binghamton-Oneonta 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. (“LiRo”) to prepare a report entitled “Feasibility Analysis, Development and Implementation of a Project Labor Agreement for DASNY Project No. 371230, Renovations at the Greater Binghamton Health Center Garvin Building, Binghamton, New York” (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 prefabricated items; (ii) allow for flexible start times; (iii) make all labor positions productive and working; (iv) fully utilize an apprenticeship program; (v) eliminate strikes, lockouts and other work stoppages; (vi) eliminate the requirements of the Wick’s law; (vii) standardize overtime rates 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 MWBE 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; and
2. The Members of the DASNY Board hereby authorize the execution of the agreement by and between DASNY and the Binghamton-Oneonta Building and Construction Trades Council, AFL-CIO, pursuant to which the local unions agree to be bound by the Project Labor Agreement incorporated into the Memorandum of Understanding; and
3. This Resolution shall take effect immediately.

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 ADDITIONS AND RENOVATIONS AT THE VALLEY RIDGE
CENTER FOR INTENSIVE TREATMENT

WHEREAS, the Office for People with Developmental Disabilities (“OPWDD”) had requested that DASNY manage the construction of additions and renovations to the Valley Ridge Center for Intensive Treatment Center in Norwich, New York (the “Project”); and

WHEREAS, the proposed Project will include the construction of a single-story addition with a basement at the existing Program Building and renovations and alterations to multiple areas within the Program Building; demolition of interior and exterior walls, doors, ceilings and flooring; installation of new floor slab, exterior walls, windows, roof trusses, and roofing; lighting removals and installation of new LED fixtures; fire alarm and detection removals and installation of new devices; wiring removals and replacements; new panels and generator; demolition and replacement of ductwork, piping and HVAC equipment; removal and installation of new fixtures; installation of new sprinkler system in the addition; additional parking; fire truck access improvements; a new basketball court; perimeter security fence modifications, under a scheduled construction period with an anticipated start date of middle to late 2025 and an anticipated completion date within 30 months, with approximate construction costs of \$20.8 million; and

WHEREAS, OPWDD has requested that a project labor agreement (“PLA”) be negotiated with the Binghamton-Oneonta 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. (“LiRo”) to prepare a report entitled “Feasibility Analysis, Development and Implementation of a Project Labor Agreement for DASNY Project No. 373190 Addition and Renovations at the Valley Ridge Center for Intensive Treatment Norwich, New York” (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 prefabricated items; (ii) allow for flexible start times; (iii) make all labor positions productive and working; (iv) fully utilize an apprenticeship program; (v) eliminate strikes, lockouts and other work stoppages; (vi) eliminate the requirements of the Wick’s law; (vii) standardize overtime rates 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 MWBE 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; and
2. The Members of the DASNY Board hereby authorize the execution of the agreement by and between DASNY and the Binghamton-Oneonta Building and Construction Trades Council, AFL-CIO, pursuant to which the local unions agree to be bound by the Project Labor Agreement incorporated into the Memorandum of Understanding; and
3. This Resolution shall take effect immediately.