

7590

2015-2016 Regular Sessions

I N   A S S E M B L Y

May 19, 2015

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Introduced by M. of A. BENEDETTO, RODRIGUEZ -- read once and referred to  
the Committee on Cities

AN ACT to authorize, for certain public works undertaken pursuant to  
project labor agreements, use of the alternative delivery method known  
as design-build contracts; and providing for the repeal of such  
provisions upon expiration thereof

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-  
BLY, DO ENACT AS FOLLOWS:

- 1     Section 1. This act shall be known and may be cited as the "New York  
2     city public works investment act".  
3     S 2. For the purposes of this act:  
4     (a) "Authorized entity" shall mean the New York city department of  
5     design and construction, the New York city department of environmental  
6     protection, the New York city department of parks and recreation, the  
7     New York city department of transportation, the New York city health and  
8     hospitals corporation, the New York city housing authority and the New  
9     York city school construction authority.  
10    (b) "Best value" shall mean the basis for awarding contracts for  
11    services to a proposer that optimizes quality, cost and efficiency,  
12    price and performance criteria, which may include, but is not limited  
13    to:  
14    (1) The quality of the proposer's performance on previous projects;  
15    (2) The timeliness of the proposer's performance on previous projects;  
16    (3) The level of customer satisfaction with the proposer's performance  
17    on previous projects;  
18    (4) The proposer's record of performing previous projects on budget  
19    and ability to minimize cost overruns;  
20    (5) The proposer's ability to limit change orders;  
21    (6) The proposer's ability to prepare appropriate project plans;  
22    (7) The proposer's technical capacities;  
23    (8) The individual qualifications of the proposer's key personnel;

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 (9) The proposer's ability to assess and manage risk and minimize risk  
2 impact;

3 (10) The proposer's financial capability;

4 (11) The proposer's past record of compliance with article 15-A of the  
5 executive law or any other applicable laws concerning minority and  
6 women-owned business enterprise participation;

7 (12) The proposer's past record of compliance with all other federal,  
8 state and local laws, rules, licensing requirements, where applicable,  
9 and executive orders, including but not limited to compliance with the  
10 labor law and other applicable labor and prevailing wage laws; and

11 (13) The proposer's ability to comply with applicable requirements,  
12 including the provisions of articles 145, 147 and 148 of the education  
13 law.

14 Such basis shall reflect, wherever possible, objective and quantifi-  
15 able analysis.

16 (c) "Cost plus" shall mean compensating a contractor for the cost to  
17 complete a contract by reimbursing actual costs for labor, equipment and  
18 materials plus an additional amount for overhead and profit.

19 (d) "Design-build contract" shall mean a contract for the design and  
20 construction of a public work with a single entity, which may be a team  
21 comprised of separate entities.

22 (e) "Project labor agreement" shall have the meaning set forth in  
23 subdivision 1 of section 222 of the labor law. A project labor agreement  
24 shall require participation in apprentice training programs in accord-  
25 ance with paragraph (e) of subdivision 2 of such section.

26 S 3. Any contract for a public work undertaken pursuant to a project  
27 labor agreement in accordance with section 222 of the labor law may be a  
28 design-build contract in accordance with this act.

29 S 4. Notwithstanding any general, special or local law, rule or regu-  
30 lation to the contrary, including but not limited to article 5-A of the  
31 general municipal law, section 8 of the New York city health and hospi-  
32 tals corporation act, sections 1734 and 1735 of the public authorities  
33 law and article 8 of the public housing law, and in conformity with the  
34 requirements of this act, for any public work undertaken pursuant to a  
35 project labor agreement in accordance with section 222 of the labor law,  
36 an authorized entity charged with awarding a contract for public work  
37 may use the alternative delivery method referred to as design-build  
38 contracts.

39 (a) A contractor selected by such authorized entity to enter into a  
40 design-build contract shall be selected through the submission of a  
41 proposal which provides the best value. Such authorized entity shall  
42 issue a request for proposals which shall set forth the scope of work,  
43 and other requirements, as determined by the authorized entity. The  
44 request for proposals shall specify the criteria to be used to evaluate  
45 the responses and the relative weight of each of such criteria. Such  
46 criteria shall include the proposal's cost, the quality of the  
47 proposal's solution, the qualifications and experience of the proposer,  
48 and other factors deemed pertinent by the authorized entity, which may  
49 include, but shall not be limited to, the proposal's manner and schedule  
50 of project implementation, the proposer's ability to complete the work  
51 in a timely and satisfactory manner, maintenance costs of the completed  
52 public work, maintenance of traffic approach, and community impact. Any  
53 contract awarded pursuant to this act shall be awarded to a responsive  
54 and responsible entity that submits the proposal, which, in consider-  
55 ation of these and other specified criteria deemed pertinent, offers the  
56 best value, as determined by the authorized entity. Nothing herein shall

1 be construed to prohibit the authorized entity from negotiating final  
2 contract terms and conditions including cost.

3 (b) An authorized entity awarding a design-build contract to a  
4 contractor offering the best value may but shall not be required to use  
5 the following types of contracts:

6 (1) A cost-plus not to exceed guaranteed maximum price form of  
7 contract in which the authorized entity shall be entitled to monitor and  
8 audit all costs. In establishing the schedule and process for determin-  
9 ing a guaranteed maximum price, the contract between the authorized  
10 entity and the contractor shall:

11 (i) Describe the scope of the work and the cost of performing such  
12 work,

13 (ii) Include a detailed line item cost breakdown,

14 (iii) Include a list of all drawings, specifications and other infor-  
15 mation on which the guaranteed maximum price is based,

16 (iv) Include the dates of substantial and final completion on which  
17 the guaranteed maximum price is based, and

18 (v) Include a schedule of unit prices; or

19 (2) A lump sum contract in which the contractor agrees to accept a set  
20 dollar amount for a contract which comprises a single bid without  
21 providing a cost breakdown for all costs such as for equipment, labor,  
22 materials, as well as such contractor's profit for completing all items  
23 of work comprising the public work.

24 S 5. Any contract entered into pursuant to this act shall include a  
25 clause requiring that any professional services regulated by articles  
26 145, 147 and 148 of the education law shall be performed and stamped and  
27 sealed, where appropriate, by a professional licensed in accordance with  
28 such articles.

29 S 6. Construction with respect to each contract entered into by an  
30 authorized entity pursuant to this act shall be deemed a "public work"  
31 to be performed in accordance with the provisions of article 8 of the  
32 labor law, as well as subject to sections 200, 240, 241 and 242 of the  
33 labor law and enforcement of prevailing wage requirements pursuant to  
34 applicable law or, for projects or public works receiving federal aid,  
35 applicable federal requirements for prevailing wage. Any contract  
36 entered into pursuant to this act shall include a clause requiring the  
37 selected design builder to obligate every tier of contractor working on  
38 the project to comply with the project labor agreement referenced in  
39 section three of this act, and shall include project labor agreement  
40 compliance monitoring and enforcement provisions consistent with the  
41 applicable project labor agreement.

42 S 7. Each contract entered into by an authorized entity pursuant to  
43 this act shall comply with the objectives and goals with regard to  
44 minority and women-owned business enterprises pursuant to, as applica-  
45 ble, section 6-129 of the administrative code of the city of New York,  
46 subdivision 6 of section 8 of the New York city health and hospitals  
47 corporation act and section 1743 of the public authorities law, or, for  
48 projects or public works receiving federal aid, applicable federal  
49 requirements for disadvantaged business enterprises or minority and  
50 women-owned business enterprises.

51 S 8. Public works undertaken by an authorized entity pursuant to this  
52 act shall be subject to the requirements of article 8 of the environ-  
53 mental conservation law, and, where applicable, the requirements of the  
54 national environmental policy act.

1 S 9. The submission of a proposal or responses or the execution of a  
2 design-build contract pursuant to this act shall not be construed to be  
3 a violation of section 6512 of the education law.

4 S 10. Nothing contained in this act shall limit the right or obli-  
5 gation of any authorized entity to comply with the provisions of any  
6 existing contract or to award contracts as otherwise provided by law.

7 S 11. This act shall take effect immediately and shall expire and be  
8 deemed repealed 5 years after such date, provided that, public works  
9 with requests for proposals issued prior to such repeal shall be permit-  
10 ted to continue under this act notwithstanding such repeal.