

# STATE OF NEW YORK

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1761--B

2021-2022 Regular Sessions

## IN SENATE

January 15, 2021

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Introduced by Sens. COONEY, BROUK -- read twice and ordered printed, and when printed to be committed to the Committee on Education -- committee discharged and said bill committed to the Committee on Cities 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee and committed to the Committee on Education -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 416 of the laws of 2007, establishing the city of Rochester and the board of education of the city school district of the city of Rochester school facilities modernization program act, in relation to granting further authority to the RJSCB to modernize educational facilities in the city of Rochester; and to amend the education law, in relation to the computation of building aid

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivisions (g) and (j) of section 2 of chapter 416 of the  
2 laws of 2007, establishing the city of Rochester and the board of educa-  
3 tion of the city school district of the city of Rochester school facili-  
4 ties modernization program act, as amended by chapter 533 of the laws of  
5 2014, are amended to read as follows:

6 (g) "Project" shall mean work at an existing school building site that  
7 involves the design, reconstruction, or rehabilitation of an existing  
8 school building for its continued use as a school of the city school  
9 district, which may include an addition to existing school buildings for  
10 such continued use and which also may include (1) the construction or  
11 reconstruction of athletic fields, playgrounds, and other recreational  
12 facilities for such existing school buildings; and/or (2) the acquisi-  
13 tion and installation of all equipment necessary and attendant to and  
14 for the use of such existing school [~~building~~ buildings, including but  
15 not limited to items located at sites not within a project that will

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

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1 allow the RJSCB to conduct district-wide technology improvements to  
2 benefit existing school buildings; and/or (3) the acquisition of addi-  
3 tional real property by the city to facilitate the project.

4 (j) "Independent compliance officer" shall mean an independent firm  
5 hired by the RJSCB with an in-depth knowledge base and breadth of expe-  
6 rience conducting minority and women-owned business enterprise (MWBE)  
7 and disadvantaged business enterprise (DBE) utilization compliance moni-  
8 toring for public contracts within New York state, including school  
9 districts and auditing contractors and subcontractors in construction  
10 and reconstruction projects like those to be undertaken and contracted  
11 for by the RJSCB pursuant to this act. Such firm shall develop and  
12 implement an MWBE/DBE outreach and utilization plan for the governance  
13 of all contracts to ensure compliance with all federal, state, and local  
14 laws, rules, and regulations.

15 § 2. Sections 4, 5, 6, 9, 10, 11 and 21 of chapter 416 of the laws of  
16 2007, establishing the city of Rochester and the board of education of  
17 the city school district of the city of Rochester school facilities  
18 modernization program act, as amended by chapter 533 of the laws of  
19 2014, are amended to read as follows:

20 § 4. Project authorization. No more than: (a) 13 projects, up to a  
21 total cost of three hundred twenty-five million dollars in phase one,  
22 and (b) 26 projects, up to a total cost of four hundred thirty-five  
23 million dollars in phase two, and (c) 13 school building projects, up to  
24 a total cost of four hundred seventy-five million dollars in phase three  
25 shall be authorized and undertaken pursuant to this act, unless other-  
26 wise authorized by law.

27 § 5. Comprehensive school facilities modernization plan. The super-  
28 intendent shall submit to the RJSCB a comprehensive draft plan recom-  
29 mending and outlining the projects for phase two and phase three it  
30 proposes to be undertaken pursuant to this act. The RJSCB shall consider  
31 the plan in developing a comprehensive school facilities modernization  
32 plan recommending and outlining the projects it proposes to be poten-  
33 tially undertaken pursuant to this act. Such plan shall include: (a) an  
34 estimate of total costs to be financed, proposed financing plan,  
35 proposed method of financing, terms and conditions of the financing,  
36 estimated financing costs, and, if city general obligation bonds or  
37 notes are not proposed as the method of financing, a comparison of  
38 financing costs between such bonds or notes and the proposed method of  
39 financing. Payment of debt service on bonds, notes or other obligations  
40 issued to secure financing of not more than \$325,000,000 in phase one  
41 ~~and~~, \$435,000,000 in phase two, and \$475,000,000 in phase three for  
42 projects undertaken pursuant to this act shall not be considered when  
43 determining the "city amount" required pursuant to subparagraph (ii) of  
44 paragraph a of subdivision 5-b of section 2576 of the education law;  
45 provided, however, that this provision shall not otherwise affect the  
46 determination of said "city amount" with respect to funding unrelated to  
47 projects undertaken pursuant to this act. The plan should also address  
48 what specific options would be used to ensure that sufficient resources  
49 exist to cover the local share of any such project cost on an annual  
50 basis; (b) information concerning the potential persons to be involved  
51 in the financing and such person's role and responsibilities; (c) esti-  
52 mates on the design, reconstruction and rehabilitation costs by project,  
53 any administrative costs for potential projects, and an outline of the  
54 timeframe expected for completion of each potential project; (d) a  
55 detailed description of the request for proposals process and an outline  
56 of the criteria to be used for selection of the program manager, the

1 independent compliance officer and all contractors; provided that the  
2 RJSCB may extend the contracts of the providers of professional services  
3 for phase one or two upon the adoption of findings that doing so would  
4 be in the public interest; the contracts of the program manager and the  
5 independent compliance officer for phase two and phase three will be  
6 rebid, and provided further that the program manager and the independent  
7 compliance officer and any new or different providers of professional  
8 services shall be engaged in compliance with the provisions of section  
9 eight of this act; (e) any proposed amendments to the city school  
10 district's five-year capital facilities plan submitted in accordance  
11 with subdivision 6 of section 3602 of the education law and the regu-  
12 lations of the commissioner; and (f) a [~~preliminary~~] diversity plan to  
13 develop diversity goals, including appropriate community input and  
14 public discussion, and develop strategies that would create and coordi-  
15 nate any efforts to ensure a more diverse workforce for the projects.  
16 The [~~preliminary~~] diversity plan should address accountability for  
17 attainment of the diversity goals, what forms of monitoring would be  
18 used, and how such information would be publicly communicated.

19 Prior to the development of the comprehensive school facilities  
20 modernization plan, the RJSCB and district shall hold as many public  
21 hearings as may be necessary to ensure sufficient public input and allow  
22 for significant public discussion on school building needs in such city,  
23 with at least one hearing to be held in each neighborhood potentially  
24 impacted by a proposed project.

25 All projects proposed in the comprehensive school facilities modern-  
26 ization plan shall be included by the city school district as a special  
27 section of the district's five-year capital facilities plan that is  
28 required pursuant to subdivision 6 of section 3602 of the education law  
29 and the regulations of the commissioner.

30 The RJSCB shall submit the components of such comprehensive plan  
31 outlined in subdivision (a) of this section to the comptroller, along  
32 with any other information requested by the comptroller, for his or her  
33 review and approval.

34 § 6. Project selection. Notwithstanding any general, special or local  
35 law to the contrary and upon approval by the comptroller pursuant to  
36 section five of this act, the RJSCB may select projects to be undertaken  
37 pursuant to this act, as provided for in such approved comprehensive  
38 plan. After the RJSCB has selected a new project and plans and specifi-  
39 cations for such project have been prepared and approved by the RJSCB,  
40 which are consistent with the approved comprehensive plan, the RJSCB  
41 shall deliver such plans and specifications to the superintendent of the  
42 city school district and the mayor of the city of Rochester for review  
43 to ensure that sufficient resources exist to pay the local share of any  
44 such project cost on an annual basis and that the plans meet program  
45 needs, and upon the approval of the superintendent, to the commissioner  
46 for his or her approval. After approval by the superintendent and  
47 commissioner, the plans and specifications shall be returned to the  
48 RJSCB. All such specifications shall detail the number of students the  
49 completed project is intended to serve, the site description, the types  
50 of subjects to be taught, the types of activities for school, recre-  
51 ational, social, safety, or other purposes intended to be incorporated  
52 in the school building or on its site and such other information as the  
53 RJSCB and the commissioner shall deem necessary or advisable. The  
54 district program manager shall establish reasonable guidelines or limits  
55 on incidental costs to assure that to the greatest extent possible such

costs for each project do not exceed the state's maximum incidental cost allowance, in order to maximize efficient use of state building aid.

Notwithstanding any other provision of law to the contrary, the RJSCB shall submit estimated project costs for the projects authorized pursuant to ~~[subdivision]~~ subdivisions (b) and (c) of section four of this act on a form provided by the commissioner of education after the completion of schematic plans and specifications for review by the commissioner. ~~[If]~~ For projects authorized pursuant to subdivision (b)

of section four of this act, if the total project costs associated with such projects exceed the sum of the estimated individual approved cost allowance of each building project by more than the lesser of 43 million dollars or ten percent of the approved costs authorized pursuant to subdivision (b) of section four of this act, and the city school district has not otherwise demonstrated to the satisfaction of the education department the availability of additional local shares for such excess costs, then the RJSCB shall not proceed with the preparation of final plans and specifications for such projects until the projects have been redesigned or value-engineered to reduce estimated project costs so as not to exceed the above cost limits. For projects authorized pursuant to subdivision (c) of section four of this act, if the total estimated building aid payable for projects authorized pursuant to subdivision (c) of section four of this act, based upon the sum of the estimated individual approved cost allowance of each building, is less than ninety-five percent of the total project costs, the RJSCB shall not proceed with preparation of final plans and specifications for such projects until the projects have been redesigned or value engineered to reduce estimated costs so as not to exceed this cost limit.

Notwithstanding any other provision of law to the contrary, the RJSCB shall submit estimated project costs for the projects authorized pursuant to subdivision (c) of section four of this act on a form provided by the commissioner after the completion of twenty-five percent of the final plans and specifications for review by the commissioner. If the total estimated building aid payable for projects authorized pursuant to subdivision (c) of section four of this act, based upon the sum of the estimated individual approved cost allowance of each building, is less than ninety-five percent of the total project costs, the RJSCB shall not proceed with the completion of the remaining seventy-five percent of the plans and specifications for such projects until the projects have been redesigned or value-engineered to reduce estimated costs so as not to exceed this cost limit.

Notwithstanding any other provision of law to the contrary, the RJSCB shall submit estimated project costs for the projects authorized pursuant to ~~[subdivision]~~ subdivisions (b) and (c) of section four of this act on a form provided by the commissioner after the completion of fifty percent of the final plans and specifications for review by the commissioner. ~~[If]~~ For projects authorized pursuant to subdivision (b) of section four of this act, if the total project costs associated with such projects exceed the sum of the estimated individual approved cost allowance of each building project by more than the lesser of 43 million dollars or ten percent of the approved costs authorized pursuant to subdivision (b) of section four of this act, and the city school district has not otherwise demonstrated to the satisfaction of the education department the availability of additional local share for such excess costs, then the RJSCB shall not proceed with the completion of the remaining fifty percent of the plans and specifications for such projects until the projects have been redesigned or value-engineered to

1 reduce estimated project costs so as not to exceed the above cost  
2 limits. For projects authorized pursuant to subdivision (c) of section  
3 four of this act, if the total estimated building aid payable for  
4 projects authorized pursuant to subdivision (c) of section four of this  
5 act, based upon the sum of the estimated individual approved cost allow-  
6 ance of each building, is less than ninety-five percent of the total  
7 project costs, the RJSCB shall not proceed with the completion of the  
8 remaining fifty percent of the plans and specifications for such  
9 projects until the projects have been redesigned or value-engineered to  
10 reduce estimated project costs so as not to exceed this cost limit.

11 Notwithstanding any other provision of law to the contrary, the RJSCB  
12 shall submit estimated project costs for the projects authorized pursu-  
13 ant to subdivision (c) of section four of this act on a form provided  
14 by the commissioner after the completion of seventy-five percent of the  
15 final plans and specifications for review by the commissioner. If the  
16 total estimated building aid payable for projects authorized pursuant to  
17 subdivision (c) of section four of this act, based upon the sum of the  
18 estimated individual approved cost allowance of each building, is less  
19 than ninety-five percent of the total project costs, the RJSCB shall not  
20 proceed with the completion of the remaining twenty-five percent of the  
21 plans and specifications for such projects until the projects have been  
22 redesigned or value-engineered to reduce estimated project costs so as  
23 not to exceed this cost limit.

24 § 9. Contracts generally. Notwithstanding the provisions of any  
25 general, special, or local law or judicial decision to the contrary:

26 (a) The RJSCB may require a contractor, as a condition to being  
27 awarded a contract, subcontract, lease, grant, bond, covenant or other  
28 agreement for a project to enter into a project labor agreement for the  
29 work involved with such project when such requirement is made part of  
30 the bid specifications for the project and when the RJSCB determines  
31 that the record supporting the decision to enter into such an agreement  
32 establishes that it is justified by the interests underlying the compet-  
33 itive bidding laws. In addition, the RJSCB may revise and extend the  
34 requirements of the project labor agreement entered into for phase one  
35 projects to the projects authorized in phase ~~two~~ three, contingent  
36 upon the completion of a supplemental project labor agreement benefit  
37 analysis.

38 (b) Any contract, subcontract, lease, grant, bond, covenant or other  
39 agreement for projects undertaken pursuant to this act shall not be  
40 subject to section 101 of the general municipal law when the RJSCB has  
41 chosen to require a project labor agreement, pursuant to subdivision (a)  
42 of this section. This exemption shall only apply to the projects under-  
43 taken pursuant to this act and shall not apply to projects undertaken by  
44 any other school district or municipality unless otherwise specifically  
45 authorized.

46 (c) Whenever the RJSCB enters in a contract, subcontract, lease,  
47 grant, bond, covenant or other agreement for the construction, recon-  
48 struction, demolition, excavation, rehabilitation, repair, renovation,  
49 alteration, or improvement for a project undertaken pursuant to this  
50 act, it shall be deemed to be a public works project for the purposes of  
51 article 8 of the labor law, and all the provisions of article 8 of the  
52 labor law shall be applicable to all the work involved with such project  
53 including the enforcement of prevailing wage requirements by the state  
54 department of labor.

55 (d) Every contract entered into by resolution of the RJSCB for  
56 construction or reconstruction of a project pursuant to this act shall



1 contain a provision that the design of such project shall be subject to  
2 the review and approval of the city school district and that the design  
3 and construction standards of such project shall be subject to the  
4 review and approval of the commissioner. In addition, every such  
5 contract for construction or reconstruction shall contain a provision  
6 that the contractor shall furnish a labor and material bond guaranteeing  
7 prompt payment of moneys that are due to all persons furnishing labor  
8 and materials pursuant to the requirements of any contracts for a  
9 project undertaken pursuant to this section and a performance bond for  
10 the faithful performance of the project, which shall conform to the  
11 provisions of section 103-f of the general municipal law, and that a  
12 copy of such performance and payment bonds shall be kept by the RJSCB  
13 and shall be open to public inspection.

14 (d-1) Any contract entered into by resolution of the RJSCB pursuant to  
15 this section shall contain a provision providing that: (i) payment due  
16 on such contract shall be withheld where the contractor has not provided  
17 necessary information for the RJSCB to comply with the reporting  
18 requirements of this act, as determined by the department; and shall  
19 continue to be withheld until such information is provided satisfactory  
20 to the department; and (ii) such withholding shall not constitute a  
21 breach of contract entitling the contractor to terminate such contract  
22 or to be awarded damages.

23 (e) For the purposes of article 15-A of the executive law, any person  
24 entering into a contract for a project authorized pursuant to this act  
25 shall be deemed a state agency as that term is defined in such article  
26 and such contracts shall be deemed state contracts within the meaning of  
27 that term as set forth in such article.

28 (f) Notwithstanding the provisions of this act or of any general or  
29 special law to the contrary, for any contract, subcontract, lease,  
30 grant, bond, covenant or other agreement for construction, recon-  
31 struction, demolition, excavation, rehabilitation, repair, renovation,  
32 alteration, or improvement with respect to each project undertaken  
33 pursuant to this act, the RJSCB shall consider the financial and organ-  
34 izational capacity of contractors and subcontractors in relation to the  
35 magnitude of work they may perform, the record of performance of  
36 contractors and subcontractors on previous work, the record of contrac-  
37 tors and subcontractors in complying with existing labor standards and  
38 maintaining harmonious labor relations, and the commitment of contrac-  
39 tors to work with minority and women-owned business enterprises pursuant  
40 to article 15-A of the executive law through joint ventures or subcontractor  
41 relationships. The RJSCB shall further require, on any contract  
42 in excess of one million dollars for construction, reconstruction, demo-  
43 lition, excavation, rehabilitation, repair, renovation, alteration, or  
44 improvement that each contractor and subcontractor shall [~~participate~~  
45 be actively participating in an apprentice training [~~programs in the~~  
46 ~~trades of work it employs that: have been approved for not less than~~  
47 ~~three years by the state department of labor, have graduated at least~~  
48 ~~one apprentice in the last 3 years, have at least one apprentice~~  
49 ~~currently enrolled in such apprentice training program, and have demon-~~  
50 ~~strated that the program has made significant efforts to attract and~~  
51 ~~retain minority apprentices~~] program registered in the state.

52 § 10. Program managers. (a) All contracts entered into by resolution  
53 of the RJSCB for projects for phase two and phase three undertaken  
54 pursuant to this act shall be managed by an independent program manager.  
55 The selection of the program manager shall be pursuant to the compet-  
56 itive process established in section eight of this act. Prior to issu-

1   ance of the contract, the program manager selected shall be approved by  
2   the superintendent, mayor, city council and the Rochester city school  
3   district. The program manager shall have experience in planning, design-  
4   ing, and constructing new and/or reconstructing existing school build-  
5   ings, public facilities, commercial facilities, and/or infrastructure  
6   facilities, and in the negotiation and management of labor contracts and  
7   agreements, training programs, educational programs, and physical tech-  
8   nological requirements for educational programs. The program manager  
9   shall manage all projects undertaken pursuant to this act, review  
10  project schedules, review payment schedules, prepare cost estimates and  
11  assess the safety programs of contractors and all training programs, if  
12  required. The program manager shall implement procedures for verifica-  
13  tion by it that all work for which payment has been requested has been  
14  satisfactorily completed.

15   (b) The program manager, and its affiliates or subsidiaries, if any,  
16  shall be prohibited from awarding contracts or being awarded contracts  
17  for, or performing any work on, projects undertaken pursuant to this  
18  act. Contracts awarded by the RJSCB for construction work required for  
19  the reconstruction, rehabilitation or renovation of a project pursuant  
20  to this act shall be awarded pursuant to public bidding in compliance  
21  with section 103 of the general municipal law.

22   (c) Any contract entered into by resolution of the RJSCB to hire a  
23 program manager pursuant to this section shall contain a provision  
24 providing that: (i) payment due on such contract shall be withheld where  
25 the program manager has not provided necessary information for the RJSCB  
26 to comply with the reporting requirements of this act, as determined by  
27 the department, and shall continue to be withheld until such information  
28 is provided satisfactory to the department; and (ii) such withholding  
29 shall not constitute a breach of contract entitling the program manager  
30 to terminate such contract or to be awarded damages.

31   (d) All records of the program manager related to the RJSCB shall be  
32 subject to the city school district's annual external audit as set forth  
33 in subdivision three of section twenty-one hundred sixteen-a of the  
34 education law and shall be subject to audits of the state conducted by  
35 the comptroller as set forth in section thirty-three of the general  
36 municipal law.

37   § 11. Independent compliance officers. All contracts entered into by  
38  resolution of the RJSCB for projects for phase two and phase three  
39  undertaken by this act shall be monitored by an independent compliance  
40  officer. The independent compliance officer shall: develop, implement,  
41  advertise, promote and monitor policies and procedures to utilize and  
42  provide sufficient MWBE, DBE and skilled minority employment resources  
43  participation opportunities to be followed by prime contractors and  
44  subcontractors for such projects; review, modify if necessary, and  
45  approve the preliminary diversity plan established pursuant to section  
46  five of this act; provide technical assistance to potential MWBE and DBE  
47  contractors and subcontractors interested in bidding on any such  
48  projects; obtain and maintain records and documentation to confirm  
49  compliance with any requirements contained in the approved diversity  
50  plan, for any such project; identify contractors in non-compliance with  
51  any such requirements contained in the approved diversity plan or in  
52  violation of any federal, state and local laws, rules or regulations;  
53  monitor and report the upward/downward price adjustment and payment  
54  amounts to MWBEs and DBEs listed on contractors utilization plan for any  
55  such project; develop and work with the RJSCB to enforce agreed finan-  
56  cial or monetary sanctions for any contractor's non-compliance with the

MWBE/DBE utilization master plan. In addition, the independent compliance officer shall: develop, implement, advertise, promote and monitor MWBE/DBE policies and procedures for each project to be followed by prime contractors and subcontractors for such projects; obtain and maintain records and documentation to confirm compliance with any applicable requirements for each project; identify contractors in non-compliance with any such requirements pursuant to this section or in violation of any federal, state and local laws, rules or regulations. The independent compliance officer shall report to the ~~[RJCSB]~~ RJSCB on a monthly basis.

§ 21. Reporting requirements. (a) On June 30, 2008 and annually thereafter, until completion of the ~~[39]~~ 52 projects authorized pursuant to this act, the RJSCB shall issue a report to the governor, the comptroller, the commissioner, the temporary president of the senate, the speaker of the assembly, the city, the city council and the city school district on the progress and status of the projects undertaken by the RJSCB. Provided further, that if any such entities request information on the progress and status of the projects prior to such report, it shall be provided to such entities by the RJSCB.

~~[In addition, on]~~ (b) On or before June 30, 2021, or upon completion of the 26 projects authorized in phase two pursuant to this act, whichever shall first occur, the RJSCB shall issue a report to the city, the city school district, the governor, the commissioner, the comptroller, the temporary president of the senate, the speaker of the assembly, the minority leader of the senate, the minority leader of the assembly, the state board of regents, and the chairs and ranking minority members of the New York state senate and assembly committees on education, the finance committee of the New York state senate, and the ways and means committee of the New York state assembly. Such report shall identify the fiscal and pedagogical results of the projects undertaken pursuant to this act, along with recommendations for its continuance, amendments, or discontinuance.

(c) On or before June 30, 2031, or upon completion of the 13 school building projects authorized in phase three pursuant to this act, whichever shall first occur, the RJSCB shall issue a report to the city, the city school district, the governor, the commissioner, the comptroller, the temporary president of the senate, the speaker of the assembly, the minority leader of the senate, the minority leader of the assembly, the state board of regents, and the chairs and ranking minority members of the New York state senate and assembly committees on education, the finance committee of the New York state senate, and the ways and means committee of the New York state assembly. Such report shall identify the fiscal and pedagogical results of the projects undertaken pursuant to this act, along with recommendations for its continuance, amendments, or discontinuance.

(d) Reporting requirements and state aid. Where the commissioner has determined that the RJSCB has not complied with any reporting requirement prescribed in section 21 of this act, the commissioner may temporarily withhold the allotment, apportionment and payment of state aid and assistance pursuant to the education law from the city school district until such time that the RJSCB has complied with such requirements. Provided further that in the event state aid is temporarily withheld from the city school district due to reporting deficiencies as provided in this section, state aid payments shall continue to be subject to withholding pursuant to section 99-b of the state finance law should the city school district default in the payment of the principal of its bonds or notes issued for purposes of this act or the payment of



1 interest on such bonds or notes or in the payment of both principal of  
2 and interest on such bonds or notes.

3 § 3. Paragraph a of subdivision 6 of section 3602 of the education law  
4 is amended by adding a new subparagraph 9 to read as follows:

5 (9) Notwithstanding any other provision of law to the contrary, for  
6 the purpose of computation of building aid for reconstruction or modern-  
7 izing of no more than five projects pursuant to chapter four hundred  
8 sixteen of the laws of two thousand seven, as amended, enacting the  
9 third phase of the city of Rochester school facilities modernization  
10 program act, multi-year cost allowances for each project shall be estab-  
11 lished and utilized two times in the first five-year period. Subsequent  
12 multi-year cost allowances shall be established no sooner than ten years  
13 after establishment of the first maximum cost allowance authorized  
14 pursuant to this subparagraph.

15 § 4. This act shall take effect immediately and shall apply to all  
16 contracts entered into, renewed, modified or amended on or after such  
17 effective date.