

# STATE OF NEW YORK

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6258--A

2021-2022 Regular Sessions

## IN ASSEMBLY

March 11, 2021

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Introduced by M. of A. MAGNARELLI, HUNTER -- read once and referred to the Committee on Education -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend part A-4 of chapter 58 of the laws of 2006 enacting the "city of Syracuse and the board of education of the city school district of the city of Syracuse cooperative school reconstruction act", in relation to construction and design contracts entered into by the JSC Board; and to amend the education law, in relation to the computation of building aid for reconstruction or modernizing of no more than three projects for the third phase of the city of Syracuse cooperative school reconstruction act

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

1 Section 1. Subdivision (h) of section 4 of part A-4 of chapter 58 of  
2 the laws of 2006 enacting the "city of Syracuse and the board of  
3 education of the city school district of the city of Syracuse cooper-  
4 ative school reconstruction act", as amended by chapter 459 of the laws  
5 of 2013, is amended to read as follows:

6 (h) "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 an existing school building  
10 for such continued use at a cost, for such addition, of, for projects  
11 identified in subdivision (a) of section five of this act, no more than  
12 nine million dollars, and, for projects identified in subdivision (b)  
13 and (c) of section five of this act, no more than twenty million  
14 dollars, and which also may include (1) the construction or recon-  
15 struction of athletic fields, playgrounds, and other recreational facil-  
16 ities for such existing school building, and/or (2) the acquisition and  
17 installation of all equipment necessary and attendant to and for the use

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

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1 of such existing school building and/or the acquisition of additional  
2 real property necessary for the project.

3 § 2. Section 5 of part A-4 of chapter 58 of the laws of 2006 enacting  
4 the "city of Syracuse and the board of education of the city school  
5 district of the city of Syracuse cooperative school reconstruction act",  
6 as amended by chapter 9 of the laws of 2014, is amended to read as  
7 follows:

8 § 5. (a) No more than seven projects, one each at the Central High  
9 School, the Blodgett School, the Shea Middle School, the H.W. Smith  
10 Elementary School, the Clary Middle School, the Dr. Weeks Elementary  
11 School and the Fowler High School, up to a total cost of two hundred  
12 twenty-five million dollars; and (b) no more than twenty projects which  
13 shall be located at the Bellevue Elementary School, the Clary Middle  
14 School, the Corcoran High School, the Danforth Middle School, the Edward  
15 Smith K-8 School, the Expeditionary Learning Middle School, the Fowler  
16 High School, the Frazer K-8 School, the Grant Middle School, the Grey-  
17 stone Building, the Henninger High School, the Huntington K-8 School,  
18 the Nottingham High School, the Shea Middle School and the Westside  
19 Academy at Blodgett, up to a total cost of three hundred million  
20 dollars; and (c) no more than 10 projects, which shall be located at the  
21 STEM at Blodgett Middle School, the Corcoran High School, the Delaware  
22 Primary School, the Henninger High School, the Syracuse Latin School,  
23 the Lincoln Middle School, the Nottingham High School, the Roberts  
24 PreK-8 School, the Seymour Dual Language Academy and the Webster Elemen-  
25 tary School, up to a total cost of three hundred million dollars, shall  
26 be authorized and undertaken pursuant to this act, unless otherwise  
27 authorized by law.

28 § 3. Sections 6 and 7 of part A-4 of chapter 58 of the laws of 2006  
29 enacting the "city of Syracuse and the board of education of the city  
30 school district of the city of Syracuse cooperative school recon-  
31 struction act", as amended by chapter 459 of the laws of 2013, are  
32 amended to read as follows:

33 § 6. (1) Before formal selection of the projects identified in subdivi-  
34 sion (a) of section five of this act occurs, the JSC board shall  
35 develop a comprehensive plan recommending and outlining the projects it  
36 proposes to be potentially undertaken pursuant to this act. Such plan  
37 shall include: (a) an estimate of total costs to be financed, proposed  
38 financing plan, proposed method of financing, terms and conditions of  
39 the financing, estimated financing costs, and, if city general obli-  
40 gation bonds or notes are not proposed as the method of financing, a  
41 comparison of financing costs between such bonds or notes and the  
42 proposed method of financing. The plan should also address what specific  
43 options would be used to ensure that sufficient resources exist to cover  
44 the local share of any such project cost on an annual basis; (b) infor-  
45 mation concerning the potential persons to be involved in the financing  
46 and such person's role and responsibilities; (c) estimates on the  
47 design, reconstruction and rehabilitation costs by project, any adminis-  
48 trative costs for potential projects, and an outline of the time-frame  
49 expected for completion of each potential project; (d) a detailed  
50 description of the request for proposals process and an outline of the  
51 criteria to be used for selection of the program manager and all  
52 contractors; (e) any proposed amendments to the city school district's  
53 five year capital facilities plan submitted in accordance with subdivi-  
54 sion 6 of section 3602 of the education law and the regulations of the  
55 commissioner; and (f) a diversity plan, in compliance with subdivision  
56 (b) of section eight of this act, to develop diversity goals, including

1 appropriate community input and public discussion, and develop strate-  
2 gies that would create and coordinate any efforts to ensure a more  
3 diverse workforce for the projects. The diversity plan should address  
4 accountability for attainment of the diversity goals, what forms of  
5 monitoring would be used, and how such information would be publicly  
6 communicated.

7 Prior to the development of the comprehensive plan, the JSC board  
8 shall hold as many public hearings as may be necessary to ensure suffi-  
9 cient public input and allow for significant public discussion on the  
10 school building needs in such city, with at least one hearing to be held  
11 in each neighborhood potentially impacted by a proposed project.

12 The JSC board shall submit the components of such comprehensive plan  
13 outlined in paragraph (a) of subdivision one of this section to the  
14 comptroller, along with any other information requested by the comp-  
15 troller, for his or her review and approval.

16 (2) Before formal selection of the projects pursuant to subdivision  
17 (b) and (c) of section five of this act occurs, the city school district  
18 shall provide to the JSC board a comprehensive draft plan recommending  
19 and outlining the projects it proposes to be potentially undertaken  
20 pursuant to this act. Such plan will be subject to the review and  
21 approval of the JSC board and shall include: (a) an estimate of total  
22 costs to be financed, proposed financing plan, proposed method of  
23 financing, terms and conditions of the financing, estimated financing  
24 costs, and, if city general obligation bonds or notes are not proposed  
25 as the method of financing, a comparison of financing costs between such  
26 bonds or notes and the proposed method of financing. The plan should  
27 also address what specific options would be used to ensure that suffi-  
28 cient resources exist to cover the local share of any such project cost  
29 on an annual basis; (b) information concerning the potential persons to  
30 be involved in the financing and such person's role and responsibil-  
31 ities; (c) estimates on the design, reconstruction and rehabilitation  
32 costs by project, any administrative costs for potential projects, and  
33 an outline of the time-frame expected for completion of each potential  
34 project; (d) a detailed description of the request for proposals process  
35 and an outline of the criteria to be used for selection of the program  
36 manager and all contractors; (e) any proposed amendments to the city  
37 school district's five year capital facilities plan submitted in accord-  
38 ance with subdivision 6 of section 3602 of the education law and the  
39 regulations of the commissioner; and (f) a diversity plan, in compliance  
40 with subdivision (b) of section eight of this act, to develop diversity  
41 goals, including appropriate community input and public discussion, and  
42 develop strategies that would create and coordinate any efforts to  
43 ensure a more diverse workforce for the projects. The diversity plan  
44 should address accountability for attainment of the diversity goals,  
45 what forms of monitoring would be used, and how such information would  
46 be publicly communicated.

47 As part of the development of the comprehensive plan, the school  
48 district shall hold as many public hearings as may be necessary to  
49 ensure sufficient public input and allow for significant public  
50 discussion on the school building needs in such city, with at least one  
51 hearing to be held in each neighborhood potentially impacted by a  
52 proposed project.

53 The JSC board shall submit the components of such comprehensive plan  
54 outlined in paragraph (a) of subdivision two of this section to the  
55 comptroller, along with any other information requested by the comp-  
56 troller, for his or her review and approval.

§ 7. (a) Notwithstanding any general, special or local law to the contrary and upon approval by the comptroller pursuant to section six of this act, the city school district may select projects, pursuant to subdivision (a) of section five of this act to be undertaken pursuant to this act, as provided for in such approved comprehensive plan. After the city school district has selected a new project and plans and specifications for such project have been prepared and approved by the city school district, which are consistent with the approved comprehensive plan, the city school district shall deliver such plans and specifications to the city, for approval by such city, acting through the common council, and after the common council has approved such plans and specifications, the city shall deliver them to the commissioner for his or her approval. After approval by the commissioner, the plans and specifications shall be returned to the city school district and such district shall then deliver them to the JSC board. All such specifications shall detail the number of students the completed project is intended to serve, the site description, the types of subjects to be taught, the types of activities for school, recreational, social, safety, or other purposes intended to be incorporated in the school building or on its site and such other information as the city school district, the city, the common council, and the commissioner shall deem necessary or advisable.

(b) Notwithstanding any general, special or local law to the contrary and upon approval by the comptroller pursuant to section six of this act, the city school district may select projects, pursuant to subdivision (b) and (c) of section five of this act to be undertaken pursuant to this act, as provided for in such approved comprehensive plan. After the city school district has selected a new project and plans and specifications for such project have been prepared and approved by the city school district in consultation with the city engineer, which are consistent with the approved comprehensive plan, the city school district shall deliver such plans and specifications to the commissioner for his or her approval. After approval by the commissioner, the plans and specifications shall be delivered to the JSC board. All such specifications shall detail the number of students the completed project is intended to serve, the site description, the types of subjects to be taught, the types of activities for school, recreational, social, safety, or other purposes intended to be incorporated in the school building or on its site and such other information as the city school district, the city engineer, and the commissioner shall deem necessary or advisable.

(c) Notwithstanding any other provision of law to the contrary, if the total project cost associated with the projects authorized pursuant to subdivision (b) and (c) of section five of this act exceeds the estimated total project cost of 300 million dollars, then the JSC board shall report such information, along with explanatory documentation regarding the increase in cost, to the governor, the New York state comptroller, the commissioner, the temporary president of the senate and the speaker of the assembly.

(d) Notwithstanding any other provision of law to the contrary, the JSC board shall submit estimated project costs for the projects authorized pursuant to subdivision (b) and (c) of section five of this act after the completion of schematic plans and specifications for review by the commissioner. 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 30 million

1 dollars or ten percent of the approved costs, and the city school  
2 district has not otherwise demonstrated to the satisfaction of the New  
3 York state education department the availability of additional local  
4 shares for such excess costs, then the JSC board shall not proceed with  
5 the preparation of final plans and specifications for such projects  
6 until the projects have been redesigned or value-engineered to reduce  
7 estimated project costs so as not to exceed the above cost limits.

8 (e) Notwithstanding any other provision of law to the contrary, the  
9 JSC board shall submit estimated project costs for the projects author-  
10 ized pursuant to subdivision (b) and (c) of section five of this act  
11 after the completion of fifty percent of the final plans and specifica-  
12 tions for review by the commissioner. If the total project costs associ-  
13 ated with such projects exceed the sum of the estimated individual  
14 approved cost allowance of each building project by more than the lesser  
15 of 30 million dollars or ten percent of the approved costs, and the city  
16 school district has not otherwise demonstrated to the satisfaction of  
17 the New York state education department the availability of additional  
18 local share for such excess costs, then the JSC board shall not proceed  
19 with the completion of the remaining fifty percent of the plans and  
20 specifications for such projects until the projects have been redesigned  
21 or value-engineered to reduce estimated project costs so as not to  
22 exceed the above cost limits.

23 § 4. Subdivision (a) of section 10 of part A-4 of chapter 58 of the  
24 laws of 2006 enacting the "city of Syracuse and the board of education  
25 of the city school district of the city of Syracuse cooperative school  
26 reconstruction act", as amended by chapter 459 of the laws of 2013, is  
27 amended to read as follows:

28 (a) The JSC board may require a contractor awarded a public contract,  
29 subcontract or other agreement for a project to enter into a project  
30 labor agreement during and for the work involved with such project when  
31 such requirement is part of the JSC board's specifications for the  
32 project and when the JSC board determines that the record supporting the  
33 decision to enter into such an agreement establishes that it is justi-  
34 fied by the interests underlying the competitive bidding laws. In addi-  
35 tion, the JSC board may choose to extend the project labor agreement  
36 entered into for the first or second phase of the JSC construction  
37 projects to the projects authorized herein, contingent upon the  
38 completion of a supplemental project labor agreement benefits analysis.

39 § 5. Section 11 of part A-4 of chapter 58 of the laws of 2006 enacting  
40 the "city of Syracuse and the board of education of the city school  
41 district of the city of Syracuse cooperative school reconstruction  
42 act", as amended by chapter 459 of the laws of 2013, is amended to read  
43 as follows:

44 § 11. (a) All contracts entered into by the JSC board for projects  
45 pursuant to subdivision (a) of section five of this act shall be managed  
46 by an independent program manager. Selection of the program manager  
47 shall be pursuant to the competitive process established in section  
48 seven of this act. The program manager shall have experience in plan-  
49 ning, designing, and constructing new and/or reconstructing existing  
50 school buildings, public facilities, commercial facilities, and/or  
51 infrastructure facilities, and in the negotiation and management of  
52 labor contracts and agreements, training programs, educational programs,  
53 and physical technological requirements for educational programs. The  
54 program manager shall manage all projects undertaken pursuant to subdivi-  
55 sion (a) of section five of this act, review project schedules, review  
56 payment schedules, prepare cost estimates and assess the safety programs



1 of contractors and all training programs, if required. The program  
2 manager shall implement procedures for verification by it that all work  
3 for which payment has been requested has been satisfactorily completed.

4 (b) All construction and design contracts entered into by the JSC  
5 board for projects pursuant to subdivision (b) of section five of this  
6 act shall be managed by the city engineer in agreement with the school  
7 district or, at the discretion of the JSC board, an independent program  
8 manager or construction managers selected for one or more projects.  
9 Selection of the program manager and/or the construction manager or  
10 managers shall be pursuant to a competitive process established in  
11 accordance with the city's standard request for proposals process using  
12 the JSC board as the approving governing body instead of the common  
13 council for such contract awards. The program manager shall have experi-  
14 ence in planning, designing, and constructing new and/or reconstructing  
15 existing school buildings in New York state, public facilities, commer-  
16 cial facilities, and/or infrastructure facilities, and in the negoti-  
17 ation and management of labor contracts and agreements, training  
18 programs, educational programs, and physical technological requirements  
19 for educational programs. The program manager shall manage all projects  
20 assigned by the JSC board to the program manager and undertaken pursuant  
21 to subdivision (b) of section five of this act, review project sched-  
22 ules, review payment schedules, prepare cost estimates and assess the  
23 safety programs of contractors and all training programs, if required.  
24 The program manager shall implement procedures for verification by it  
25 that all work for which payment has been requested has been satisfac-  
26 torily completed. Provided, however, that the JSC board may choose to  
27 utilize the services of an independent construction manager at one or  
28 more of the projects to be authorized herein with said construction  
29 manager managing the project within the management plan set forth by the  
30 independent program manager and the JSC board.

31 (c) All construction and design contracts entered into by the JSC  
32 board for projects pursuant to subdivision (c) of section five of this  
33 act shall be managed by the city engineer in agreement with the school  
34 district or, at the discretion of the JSC board, an independent program  
35 manager or construction managers selected for one or more projects.  
36 Selection of the program manager and/or the construction manager or  
37 managers shall be pursuant to a competitive process established in  
38 accordance with the city's standard request for proposals process using  
39 the JSC board as the approving governing body instead of the common  
40 council for such contract awards. The program manager shall have experi-  
41 ence in planning, designing, and constructing new and/or reconstructing  
42 existing school buildings in New York state, public facilities, commer-  
43 cial facilities, and/or infrastructure facilities, and in the negoti-  
44 ation and management of labor contracts and agreements, training  
45 programs, educational programs, physical technological requirements for  
46 educational programs and knowledge of state education department facili-  
47 ties planning and building aid requirements. The program manager shall  
48 manage all projects assigned by the JSC board to the program manager and  
49 undertaken pursuant to subdivision (c) of section five of this act,  
50 review project schedules, review payment schedules, prepare cost  
51 estimates and assess the safety programs of contractors and all training  
52 programs, if required. The program manager shall implement procedures  
53 for verification by it that all work for which payment has been  
54 requested has been satisfactorily completed. Provided, however, that  
55 the JSC board may choose to utilize the services of an independent  
56 construction manager at one or more of the projects to be authorized

1 herein with said construction manager managing the project within the  
2 management plan set forth by the independent program manager and the JSC  
3 board.

4 (d) The program manager, and its affiliates or subsidiaries, if any,  
5 shall be prohibited from awarding contracts or being awarded contracts  
6 for or performing any work on projects undertaken pursuant to this act.

7 § 6. Section 19 of part A-4 of chapter 58 of the laws of 2006 enacting  
8 the "city of Syracuse and the board of education of the city school  
9 district of the city of Syracuse cooperative school reconstruction act",  
10 as amended by chapter 459 of the laws of 2013, is amended to read as  
11 follows:

12 § 19. (a) On January 15, 2007 and annually thereafter, until  
13 completion of the projects authorized pursuant to this act, the JSC  
14 board shall issue a report to the governor, the comptroller, the commis-  
15 sioner, the temporary president of the senate, the speaker of the assem-  
16 bly, the city, the common council and the city school district on the  
17 progress and status of the projects undertaken by the JSC board.  
18 Provided further, that if any such entities request information on the  
19 progress and status of the projects prior to such report, it shall be  
20 provided to such entities by the JSC board.

21 (b) On or before June 30, 2014 or upon the completion of the projects  
22 authorized pursuant to subdivision (a) of section five of this act,  
23 whichever shall first occur, the JSC board shall issue a report to the  
24 city, the city school district, the governor, the commissioner, the  
25 comptroller, the temporary president of the senate, the minority leader  
26 of the senate, the speaker of the assembly, the minority leader of the  
27 assembly, the state board of regents, and the chairs and ranking minori-  
28 ty members of the New York state senate and assembly committees on  
29 education, the finance committee of the New York state senate, and the  
30 ways and means committee of the New York state assembly. Such report  
31 shall identify the fiscal and pedagogical results of the projects under-  
32 taken pursuant to this act, along with recommendations for its contin-  
33 uance, amendments, or discontinuance.

34 (c) On or before June 30, 2020 or upon the completion of the projects  
35 authorized pursuant to subdivision (b) of section five of this act,  
36 whichever shall first occur, the JSC board shall issue a report to the  
37 city, the city school district, the governor, the commissioner, the  
38 comptroller, the temporary president of the senate, the minority leader  
39 of the senate, the speaker of the assembly, the minority leader of the  
40 assembly, the state board of regents, and the chairs and ranking minori-  
41 ty members of the New York state senate and assembly committees on  
42 education, the finance committee of the New York state senate, and the  
43 ways and means committee of the New York state assembly. Such report  
44 shall identify the fiscal and pedagogical results of the projects under-  
45 taken pursuant to this act, along with recommendations for its contin-  
46 uance, amendments, or discontinuance.

47 (d) On or before June 30, 2027 or upon the completion of the projects  
48 authorized pursuant to subdivision (c) of section five of this act,  
49 whichever shall first occur, the JSC board shall issue a report to the  
50 city, the city school district, the governor, the commissioner, the  
51 comptroller, the temporary president of the senate, the minority leader  
52 of the senate, the speaker of the assembly, the minority leader of the  
53 assembly, the state board of regents, and the chairs and ranking minori-  
54 ty members of the New York state senate and assembly committees on  
55 education, the finance committee of the New York state senate, and the  
56 ways and means committee of the New York state assembly. Such report

1 shall identify the fiscal and pedagogical results of the projects under-  
2 taken pursuant to this act, along with recommendations for its contin-  
3 uance, amendments, or discontinuance.

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

6 (9) Notwithstanding any other provision of law to the contrary, for  
7 the purpose of computation of building aid for reconstruction or modern-  
8 izing of the STEM at Blodgett middle school, the Delaware Primary  
9 school, the Syracuse Latin school, the Lincoln middle school, the  
10 Roberts Pre-k-8 school, the Seymour Dual Language Academy and the  
11 Webster elementary school pursuant to a chapter of the laws of two thou-  
12 sand twenty-one enacting the third phase of the city of Syracuse cooper-  
13 ative school reconstruction act, multi-year cost allowances for each  
14 project shall be established and utilized two times in the first five-  
15 year period. Subsequent multi-year cost allowances shall be established  
16 no sooner than ten years after establishment of the first maximum cost  
17 allowance authorized pursuant to this subparagraph.

18 § 8. This act shall take effect immediately.