

Slatky, Larry

From: Albany County Contract Management System <Sharepoint_admin@albanycounty.com>
Sent: Wednesday, April 1, 2020 12:01 AM
To: CMS_ExpirationDate; Slatky, Larry
Subject: Notice of Pending Expired Contract - 90 Days From Now

This is to notify you that a contract will expire 90 days from today.

Expiration Date: 6/30/2020 12:00:00 AM
Date Submitted: 12/18/2017 12:00:00 AM

Department: NH6020 - Nursing Home
Contact Person: ALBANYCOUNTY\lslatky
Contact Phone: (518) 869-2231

Contract Type: C) County Legislative Contracts
Vendor Name: Greater Capital Region Building and Construction Trades Council

Contract ID #: 3897

Scope of Service:
See PLA Article 3 for full scope of work

To view the contract click [here](#)



This email has been checked for viruses by AVG antivirus software.
www.avg.com



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF RESIDENTIAL HEALTH CARE FACILITIES
ALBANY COUNTY NURSING HOME
ALBANY SHAKER ROAD
ALBANY, NEW YORK 12211-1089
PHONE: (518) 869-2231 FAX: (518) 869-1713
www.albanycounty.com

LARRY I. SLATKY
ACTING EXECUTIVE DIRECTOR
THOMAS COFFEY
ADMINISTRATOR

October 10, 2017

The Honorable Sean Ward
Chairman, Albany County Legislature
Legislative Clerk's Office
112 State Street, Suite 710
Albany, New York 12207

Dear Chairman Ward:

The Albany County Department of Residential Healthcare Facilities respectfully requests the approval of our Project Labor Agreement (PLA) with the Greater Capital Region Building and Construction Trades Council.

Through the evaluation by Seeler, it has been determined that entering into a PLA will save overall project cost. This agreement will also prevent favoritism, fraud and corruption, prevent the impact of delay, avoid labor unrest and gain measurable management flexibility and benefits.

There is no cost to this Project Labor Agreement.

We thank you for your consideration.

Sincerely,

Larry I. Slatky
Executive Director

cc: Frank Commisso, Majority Leader
Frank Mauriello, Minority Leader
F. Patrick Jeffers, Majority Counsel
Arnis Zilgme, Minority Counsel

**FOR COUNSEL USE
ONLY**

Date Received: _____
Received by: _____
Method: Hand: _____
Courier: _____
Mail: _____

REQUEST FOR LEGISLATIVE ACTION

RLA #2551: Project Labor Agreement for Albany County Nursing Home

DATE: Thursday, October 05, 2017

DEPARTMENT: Nursing Home

Contact Person: Larry Slatky, Executive Director

Telephone: _____

Dept. Representative Attending
Committee Meeting:

Larry Slatky, Director

PURPOSE OF REQUEST:

Adopting of Local Law _____
Amendment of Prior Legislation _____
Approval/Adoption of Plan/Procedure _____
Bond Approval _____
Budget Amendment (see below) _____
Contract Authorization (see below) ☒ _____
Environmental Impact _____
Home Rule Request _____
Property Conveyance _____
Other: (State briefly if not listed above) _____

CONCERNING BUDGET AMENDMENTS

STATE THE FOLLOWING:

Increase Account/Line No. _____

Source of Funds: _____

Title Change: _____

CONCERNING CONTRACT AUTHORIZATION

STATE THE FOLLOWING:

TYPE OF CONTRACT:

Change Order/Contract Amendment _____
Purchase (Equipment/Supplies) _____
Lease (Equipment/Supplies) _____
Requirements Professional Services ☒ _____
Education/Training _____
Grant: _____
 New _____
 Renewal _____
 Submission Deadline Date _____
Settlement of a Claim _____
Release of Liability _____
Other: (State briefly) _____

CONCERNING CONTRACT AUTHORIZATION (Cont'd)
STATE THE FOLLOWING:

Contract Terms/Conditions:

Party (Name/Address)	Greater Capital Region Building and Construction Trades Council 890 3rd Street Albany, New York 12206
Amount/Raise Schedule/Fee	\$0.00
Scope of Services	This Agreement shall only apply to Project Work as defined in this Article.

Subject to the exclusions in this Article, Project Work means that work defined as the Albany County Residential Health Care Facility Renovations as delineated by construction contract documents, and includes (i) on-site work performed at the physical location where the final building or structure will remain; (ii) work performed for the Project at an off-site facility, preparation area, staging area, batch plant or assembly yard, regardless of location, provided that (a) the work performed at the off-site location is normally or customarily done at the project site; or (b) the off-site location is designed exclusively or nearly exclusively to serve the needs of the project, and the work performed at the off-site location is critical to the needs of the project.

(see PLA Article 3 for full scope of work)

Contract Funding:

Bond Res. No.:

Date of Adoption:

CONCERNING ALL REQUESTS:

Mandated Program/Service:	Yes
If Mandated Cite: Authority	New York State Department of Health
Anticipated in Current Adopted Budget	Yes

County Budget Accounts:

Revenue

Appropriation

Account Code	Line	Amount
NH6020	HNN	\$0.00

Fiscal Impact - Funding: (Dollars or Percentages)

Federal	0%
State	0%
County	100%
Local	0%

Term/Length of Funding:	36 Months (11/1/2017 - 10/31/2020)
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<u>Impact on Pending Litigation</u>	No
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If yes, please explain:

Previous Requests for Identical or Similar Action

Resolution/Law Number	
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Date of Adoption	
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Justification: (State briefly why legislative action is requested)

Albany County has carefully reviewed and considered Seeler's Report (see attachment) and will pass a

duly authorized resolution in November 2017, which finds, among other things, that County's interest in obtaining the best work at the lowest possible price, preventing favoritism, fraud and corruption, preventing the impact of delay, avoiding labor unrest, and gaining measurable management flexibility and benefits are best met by requiring a Project Labor Agreement and, therefore, directs that a Project Labor Agreement be made part of the Project; and

This Project Labor Agreement will foster the achievement of these goals, inter alia, by:

- (1) providing a mechanism for achieving the most cost efficient means of construction, including direct labor cost savings;
- (2) avoiding the costly delays of potential strikes, slowdowns, walkouts, picketing and other disruptions arising from work disputes and promoting labor harmony and peace for the duration of the Project;
- (3) standardizing the terms and conditions governing the employment of labor on the Project;
- (4) permitting wide flexibility in work scheduling and shift hours and times;
- (5) providing comprehensive and standardized mechanisms for the settlement of work disputes, including those relating to jurisdiction;
- (6) furthering public policy objectives as to improved employment opportunities for minorities, women and the economically disadvantaged in the construction industry; and
- (7) ensuring a reliable source of skilled and experienced labor and,

WHEREAS, the signatory Unions desire the stability, security and work opportunities afforded by a Project Labor Agreement; and

WHEREAS, the Parties desire to maximize Project safety conditions relating to the Project.

Back-up Material Submitted: (*i.e.*, application/approval notices from funding source, bid tabulation sheet, civil service approval notice, program announcement, contracts and/or any materials which explain or support the request for legislative action.)

<http://acvsp2010/sites/CALM/Lists/RLA/Attachments/2551/Albany County Nursing Home Project Labor Agreement.pdf>

<http://acvsp2010/sites/CALM/Lists/RLA/Attachments/2551/RLA PLA Cvr Ltr 10-17.docx>

<http://acvsp2010/sites/CALM/Lists/RLA/Attachments/2551/NYS Building and Construction Trades Council PLA Determination.pdf>

<http://acvsp2010/sites/CALM/Lists/RLA/Attachments/2551/Seeler Residential Health Care Facility PLA Due Diligence Study Report 2017-10-05.pdf>

Submitted by:

Larry Slatky

Title:

Director



**NEW YORK STATE
BUILDING AND CONSTRUCTION TRADES COUNCIL**
AFFILIATED WITH BUILDING AND CONSTRUCTION TRADES DEPARTMENT AFL-CIO
50 State Street, Third Floor, Albany, NY 12207 • Phone 518/435-9108 • Fax 518/435-9204

PLA Determination

PLA: Albany County Nursing Home

Submitted by: Jeff Stark, Greater Capital Region Building & Construction Trades Council

Date: October 10, 2017

Please be advised that the NYS Building & Construction Trades Council has reviewed the above-referenced Project Labor Agreement and has made the following determination:

- ☒ The PLA is APPROVED
- ☐ The PLA will be approved once the following changes are made:
- ☐ The PLA cannot be approved at this time. Please refer to concerns listed below:

Sincerely,

James W. Cahill
President

RESOLUTION NO. 512

AUTHORIZING A PROJECT LABOR AGREEMENT FOR THE ALBANY COUNTY NURSING HOME PROJECT

Introduced: 12/4/17

By Public Works Committee and Mr. Clenahan:

WHEREAS, The County Executive has submitted and recommended approval of a proposed Project Labor Agreement (the "PLA") for the Albany County Nursing Home Project (the "Project"), and

WHEREAS, A study by Seeler Engineering, P.C. undertook an analysis of project labor considerations relevant to the project and concluded that a PLA could be beneficial for the Project by creating uniformity in work rules and staffing requirements, uniformity in the settlement of any work disputes, a reliable source of skilled and experienced labor, and obtaining the best work at the lowest prices, and

WHEREAS, The PLA could provide cost savings through avoidance of costly delays associated with potential strikes, slow-downs, walk-outs or other labor disputes and a no strike provision increasing the likelihood of completing the project on a timely basis, flexibility in work hours rather than overtime, increased use of apprentices working at lower rates, the use of working foreman and supervisors, and

WHEREAS, A PLA for the Project would be in the public interest based on the unique features of the Project and as a means of obtaining the best work at the lowest possible price, and

WHEREAS, The proposed PLA requires the Unions to use their best efforts to recruit Albany County residents for the project and to recruit and refer minority and female applicants to its apprenticeship programs and establishes goals for Minority Business Participation (15%), Women Owned Business Participation (8%), Minority and Female Labor Participation (15%) for aggregate hours worked and each craft shall individual use its best efforts to achieve the goal, now, therefore be it

RESOLVED, That the Albany County Legislature finds that entering the proposed PLA for the Project is warranted by the unique features of the Project and is in the best interests of the public since it will facilitate the completion of the Project with as little delay, disruption and inconvenience as is possible and will result in significant savings of Project costs, and, be it further

RESOLVED, That the Albany County Executive is authorized to execute a Project Labor Agreement on behalf of Albany County for the Albany County Nursing Home Project, and, be it further

RESOLVED, That the County Attorney is authorized to approve said agreement as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed forward certified copies of this resolution to the appropriate County officials.

Adopted by unanimous vote. 12/4/17