

2024 Project Labor Agreement (PLA) Related Term Agreements

- Statewide, 3 Firms, \$3 Million maximum fees per firm over the life of each contract
- Contract term: 5 years

Scope of Work:

PLA FEASIBILITY STUDY SCOPE OF WORK

The Fund will provide the Consultant a Project Scope Summary and Construction Cost estimate (Schematic Design phase or later), project description and schedule. Upon authorization to conduct a Feasibility Study, the consultant will schedule a kickoff meeting which the Consultant shall facilitate.

The Consultant shall assume that as many as four (4) meetings will be required and, depending on the quality of the Draft Feasibility Study, typically one (1) to three (3) revisions.

Feasibility Studies to determine the feasibility of a PLA must demonstrate that the inclusion of the PLA requirement in construction contracts will result in the lowest reasonable cost because of the size, complexity, and duration of the project. The Feasibility Study shall include the necessary market research and consider the following factors:

- a. Project characteristics;
- b. Local economic conditions;
- c. The capacity, interest and availability of regional union and non-union contractors likely to bid as prime general contractor;
- d. Current and projected market conditions, including availability of skilled labor;
- e. Applicable laws, rules and regulations and their influence (note: SUCF Projects will be awarded to a single prime contractor, as it is exempt from Wick's Law requirements);
- f. Applicable collective bargaining agreements;
- g. MWBE and SDVOB Participation Goals;
- h. The likelihood and history of recent labor unrest;
- i. Recent local projects that have studied or utilized a PLA, work rule terms and associated impacts;
- j. Economic benefits of a PLA; and
- k. Other factors that may affect the feasibility of the PLA.

The PLA Feasibility Study Consultant shall be available to present and discuss the contents of the Study.

PLA NEGOTIATIONS SCOPE OF WORK

The Fund may procure a Construction Manager (CM) as Agent for this project and that CM may lead any PLA negotiations. The Consultant will support the CM in those negotiations. Alternatively, the consultant may be asked to lead the work associated with the negotiations. Ultimately, the Fund's CM and/or any contractor awarded the construction contract will be a signatory to the PLA. Prior to the commencement of Part 2 scope, the Fund will determine if the Consultant or the CM will lead negotiations.

Note: The State University Construction Fund is not a signatory to the PLA; it is an agreement between the Construction Manager, and/or the Contractors working on the project, and the local Building Trades Council and affiliated unions.

2024 PLA Term Consultant Qualification Information found at: <F:\Shared\2024 PLA Master Term Agreements\PLA Term Qualifications>

Project Labor Agreement Master Term Consultants

Consultant	Contact	Telephone	Email	Project No.	Contract No.	Expiration Date
Seeler Engineering, PC	Tim Seeler	585-734-9740	timseeler@seelerengineering.com	801820-01	C006967	12/17/2029
Arace & Company Consulting, LLCCHA Consulting	Edward Arace	914-475-2883	ed@araceconsulting.com	801820-02	C006968	12/17/2029
Epic Management of New York, LLC	Dennis Hagerty	2126012766	dhagerty@epicbuilds.com	801820-03	C006969	12/17/2029