

State University of New York Physical Plant Administrators Association



February 1, 2023

Stephen D. Curro, P.E.
Managing Director, Construction

DASNY
DORMITORY AUTHORITY STATE OF NEW YORK

WE FINANCE, BUILD AND DELIVER.

Agenda

- *DASNY's Design & Construction Program*
- SUNY 2022 Completed Activities
- SUNY 2023 Planned Activities
- DASNY News / Updates
- Residence Hall Program / Market Conditions
- Summary / Conclusions / Questions



DASNY's Design & Construction Program

1049 full and modified service projects / \$9.4B / \$3.3B in predesign phase

Downstate: \$7.2B / \$2.6B in predesign phase

Upstate: \$2.2B / \$700M in predesign phase

CUNY: \$2.7B

Mental Hygiene: \$1.2B

SUNY: \$487M*

*Data as of December 2022



DASNY's Design & Construction Program

Construction expenditures for FY 21/22 were \$566 million

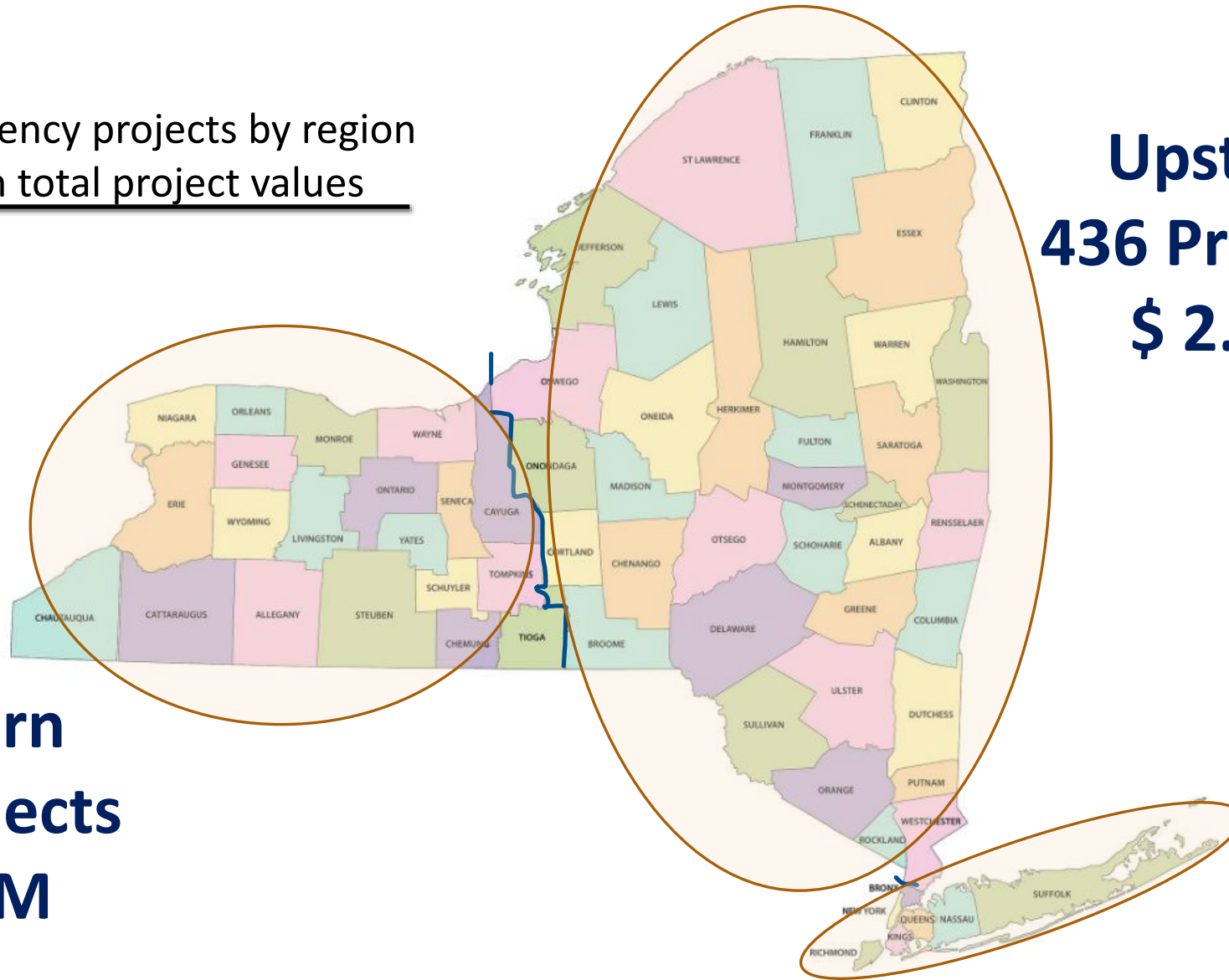
The past five fiscal years' average construction expenditures were \$671 million per year

Projected construction expenditures for FY 22/23 will be approximately \$612 million

DASNY utilized outside consulting firms on over 99% of our projects during FY 21/22



Customer-agency projects by region
along with total project values



Western
137 Projects
\$ 297M

Upstate
436 Projects
\$ 2.4B

Downstate
858 Projects
\$ 7.9B

DASNY's Design & Construction Program (CY 2022)

Type	Number	Value
Professional Services	975	\$82,631,592
Construction	1523	\$488,390,131
Purchasing	533	\$20,571,683
Total Procurement	3017	\$591,593,406

Agenda

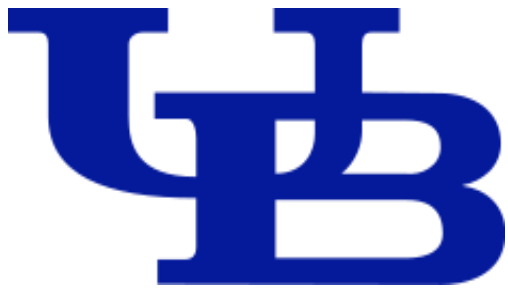
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2022 SUNY capital and summer projects

Fourteen (14) summer projects valued at > \$17m

Three (3) capital projects valued at > \$25m



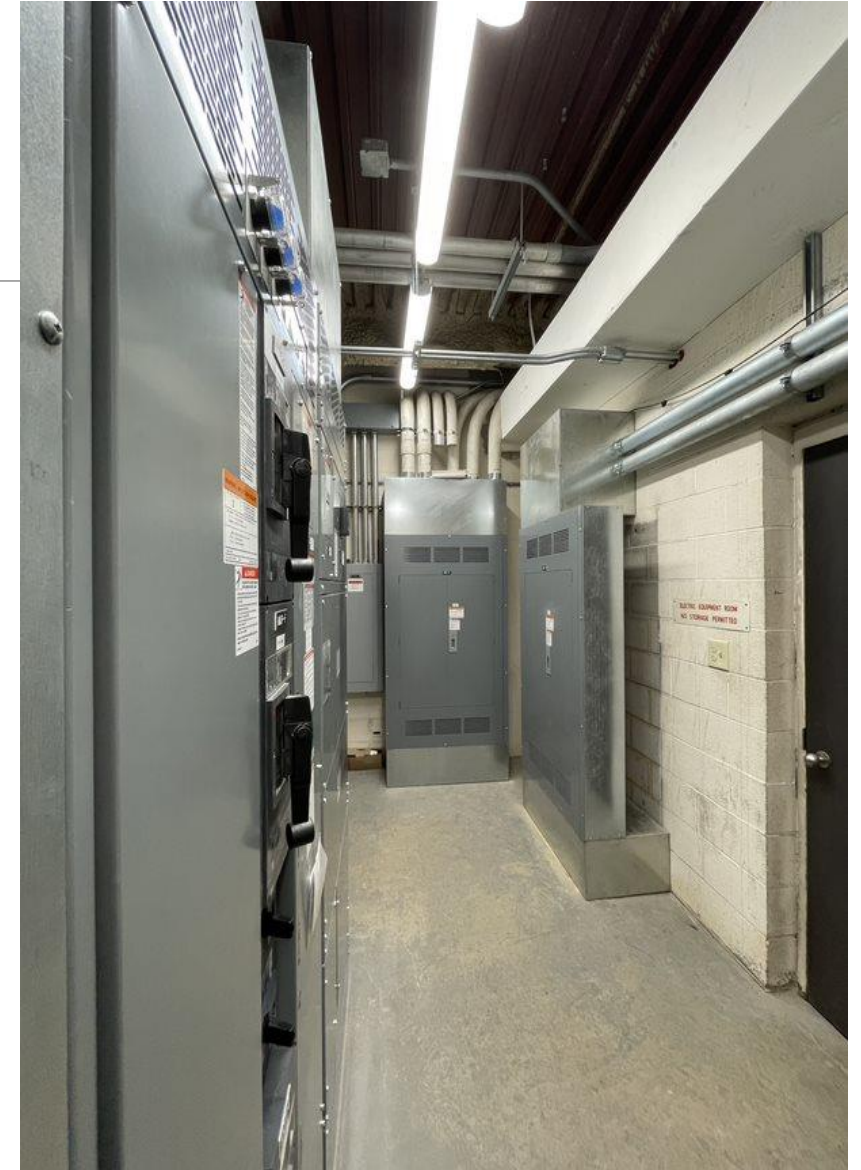
SUNY summer 2022 completed projects

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Albany	Dorm Ceilings and Floors - Colonial Quad	3,200,000	05/15/22	08/06/22
Buffalo Univ	Ellicott Roofs	2,365,324	07/21/22	10/06/22
Buffalo Univ	Richmond Electrical	1,670,030	05/15/22	08/06/23
Buffalo Univ	Porter Electrical (started S2021, finishing S2022)	905,400	05/15/22	08/01/22
Buffalo Univ	Red Jacket Lounges	766,504	05/16/22	08/01/22
Buffalo Univ	Ellicott Masonry - Phase 3	2,078,200	05/15/22	08/01/22
Buffalo Univ	Clement Hall - Hospitality Upgrade (Phase I)	722,206	05/15/22	08/06/22
Buffalo Univ	Goodyear Curtain Wall	2,571,785	01/03/22	08/05/22
Buffalo Univ	Ellicott Boiler Replacement	500,000	05/15/22	08/01/22
Buffalo Univ	Governor's Flooring and Painting	381,904	05/15/22	08/01/22
Delhi	O'Connor Hall Fire Alarm and EMS	940,682	05/22/22	08/15/23
Geneseo	Monroe / Jones Footing Drains	421,000	05/16/22	08/01/22
Geneseo	Roof Replacement - Miscellaneous Dorms	1,000,000	05/16/22	08/01/22
New Paltz	Esopus Mold Remediation	171,000	05/16/22	08/01/22
Total 2022 Summer Projects		\$17,694,005		

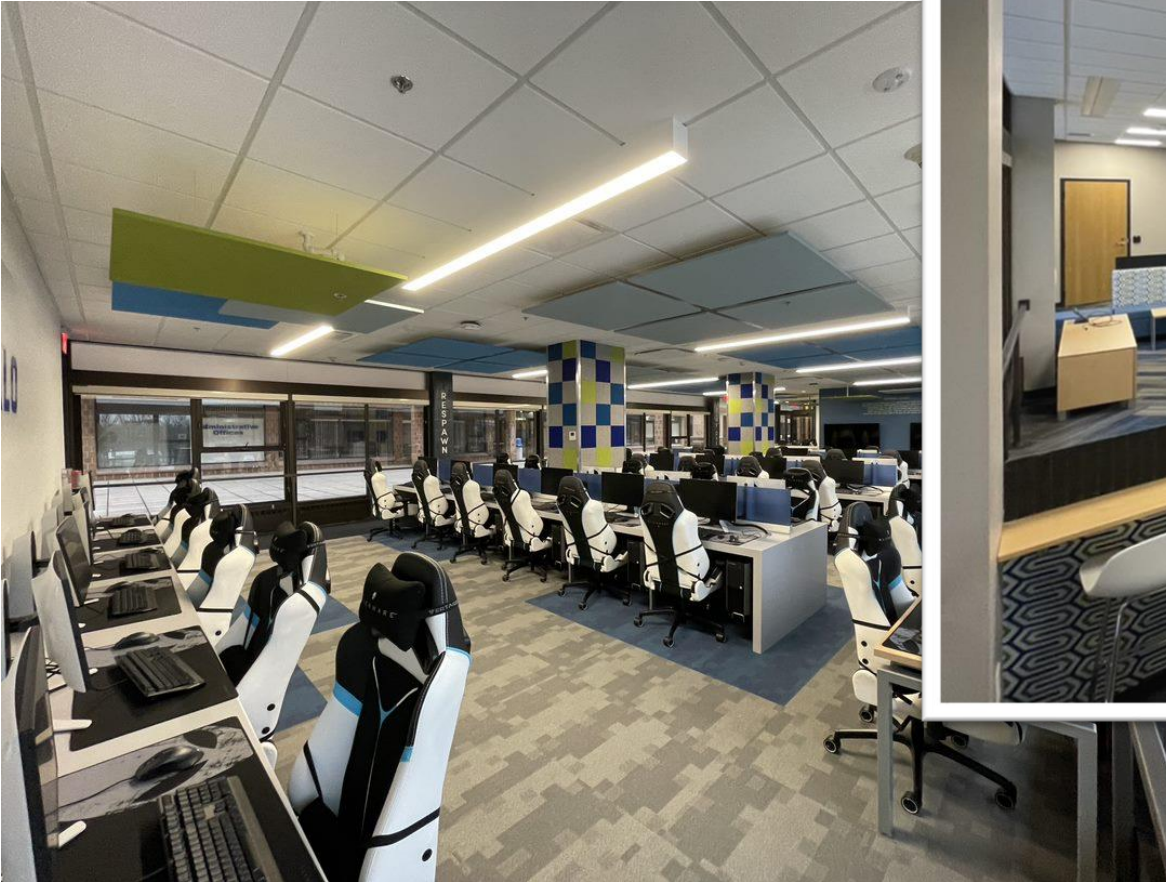
Albany – Colonial Quad Residence Hall Ceiling and Flooring Upgrade



UB Richmond and Porter Halls Electrical Upgrades



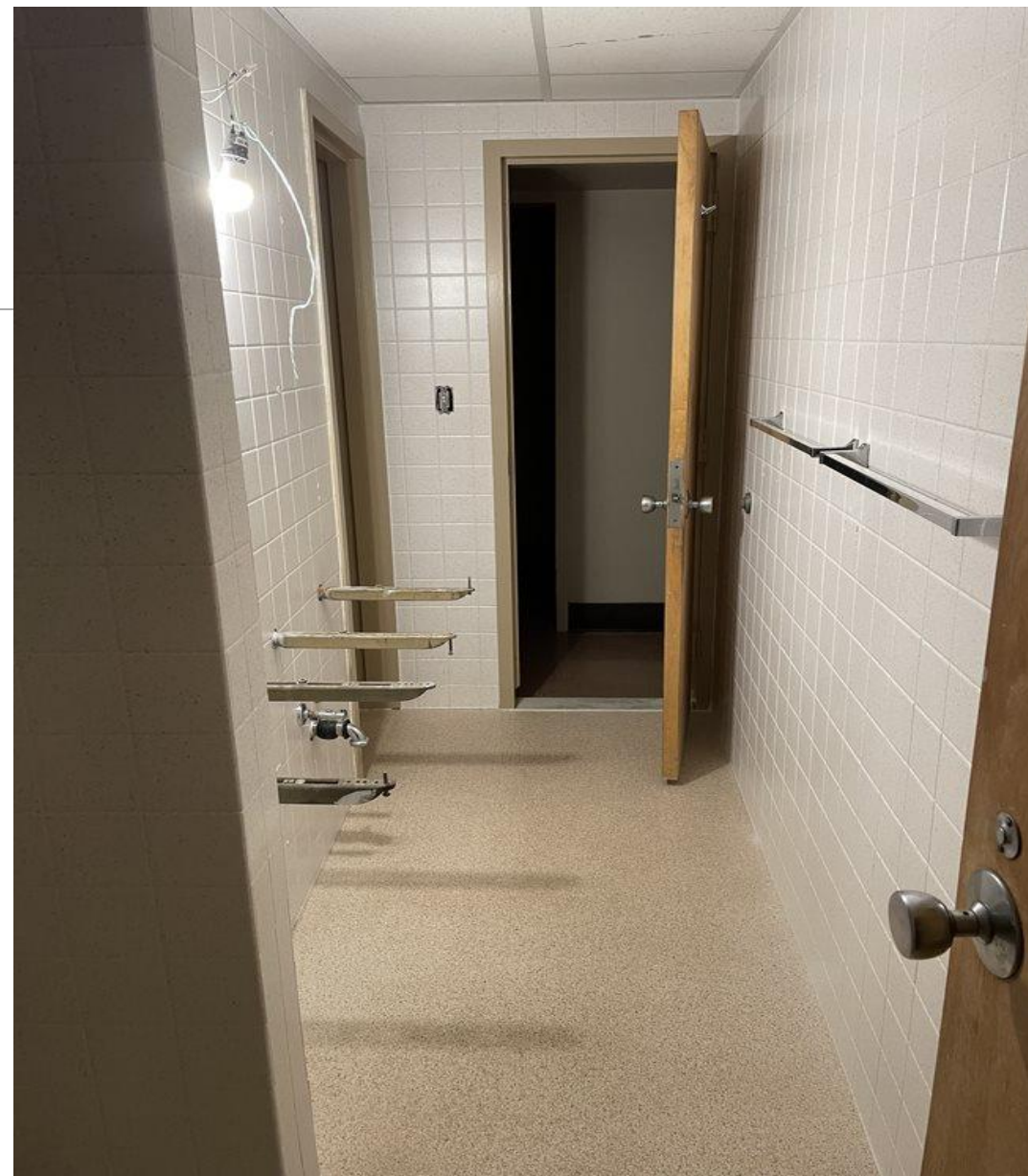
UB Red Jacket Lounge Upgrades



UB Ellicott Masonry Repairs



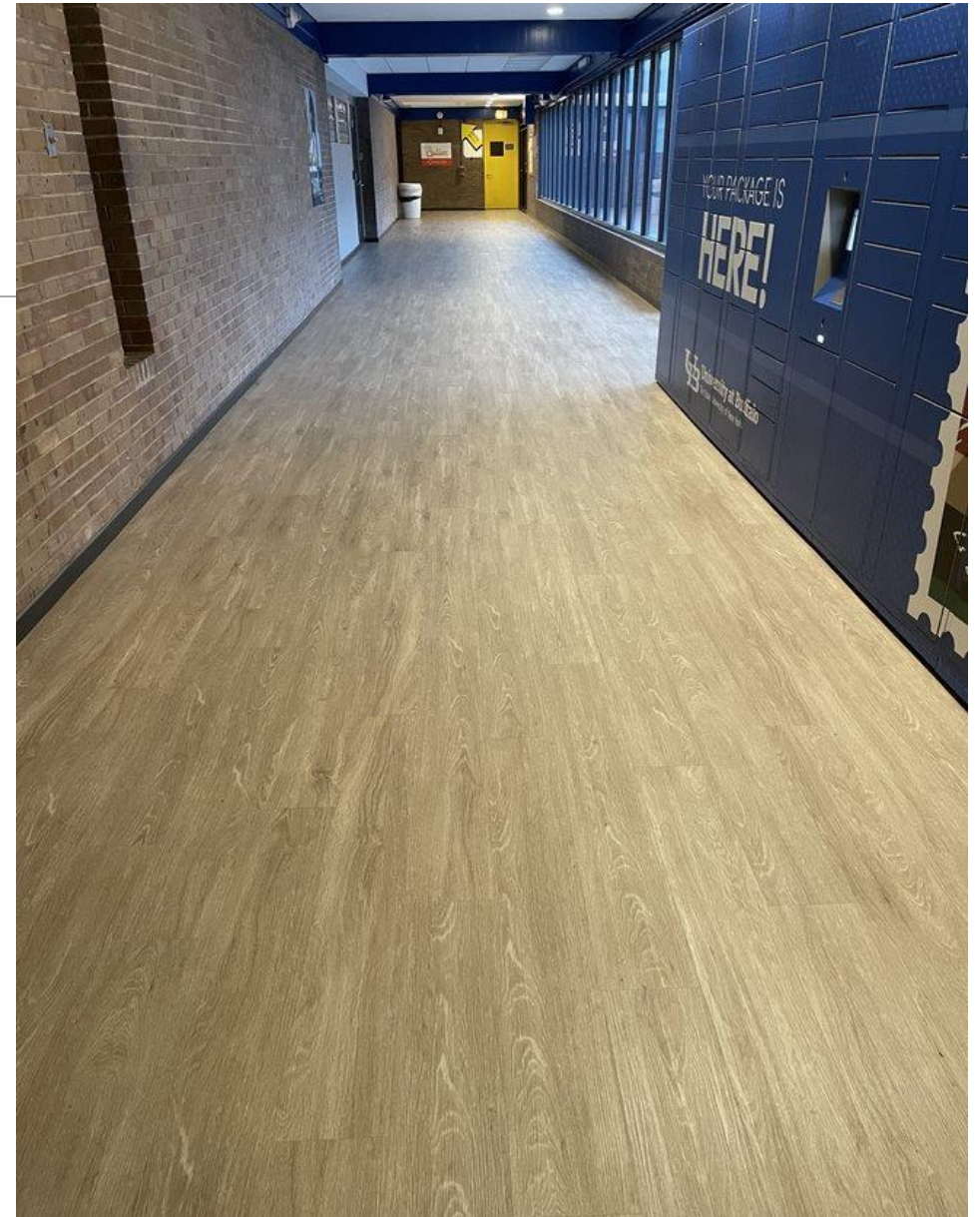
UB Clement Hall Bathroom Renovations



UB Goodyear Curtainwall Replacement



UB Governors Hall Floor Replacement



Geneseo Monroe / Jones Drainage Upgrades



Geneseo Steuben Hall Roof Replacement



Cortland – Smith Hall



Cortland – Smith Hall



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SUNY 2023 Capital and Planned Projects

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Alfred	MacKenzie Phase IIIB	\$ 6,964,200	05/31/22	07/21/23
Alfred	MacKenzie Phase IIIC	\$ 3,393,000	06/09/22	11/24/23
New Paltz	Awosting Hall Renovation	\$ 37,637,994	05/23/22	07/14/23
Albany	Colonial Quad	\$ 36,485,208	05/31/22	07/29/24
	Total Capital Project Completions for Summer 2023	\$ 84,480,402		

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Buffalo Univ	Ellicott Welcome Center	\$ 10,000,000	06/05/23	05/28/24
	Total Capital Project Starts for Summer 2022	\$ 10,000,000		

SUNY Summer 2023 Planned Projects

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Albany	Dorm Ceilings and Floors - State Quad	TBD	05/15/23	08/06/23
Alfred	Generators – Various Buildings	235,000	05/15/23	08/01/27
Buffalo Univ	Richmond Electrical	1,129,614	05/15/22	08/04/23
Buffalo Univ	Ellicott Roofs Phase I	1,759,867	05/15/23	08/06/23
Buffalo Univ	Ellicott Masonry – Phase 3	250,000	05/15/22	08/06/23
Buffalo Univ	Ellicott Masonry – Phase 4	1,145,000	05/15/23	08/06/23
Buffalo Univ	Ellicott HW Boilers – Phase 1	404,172	05/15/22	08/06/23
Buffalo Univ	Clement Hall Phase 2	2,418,798	02/01/23	08/06/23
Buffalo Univ	Fargo Electrical	1,570,000	05/15/23	08/06/24
Buffalo Univ	Richmond Lounge	2,000,000	12/20/22	07/15/23
Buffalo Univ	Ellicott HW Boilers – Phase 2	795,463	05/15/23	08/06/23

SUNY Summer 2023 Planned Projects

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Buffalo Univ	Ellicott Roofing Phase 2	3,786,930	05/15/23	08/06/24
Buffalo Univ	Goodyear Bathrooms	1,197,205	01/01/23	08/06/23
Buffalo Univ	Goodyear Roof	541,523	04/01/23	08/06/23
Oneonta	Hays Hall Bathroom Rehab – Phase II	627,447	05/25/21	08/22/23
Oneonta	Various Hall IT Upgrades	553,706	TBD	TBD
Delhi	O'Connor Hall Fire Alarm and EMS	301,100	05/22/22	08/15/23
Geneseo	Onondaga Panel / Breaker / Transformer Replacement	498,652	05/22/23	08/15/23
New Paltz	Esopus and Lenape Mold Remediation	TBD	05/15/23	08/01/24
New Paltz	Bliss and Gage Elevator Replacement	850,000	03/30/23	08/01/24
New Paltz	Ridgeview HVAC Mold	750,000	05/15/23	10/23/23
Purchase	Big Haus – Crossroads Ceiling Abatement	3,683,297	05/16/23	08/01/23
	Total 2022 Summer Projects	\$24,497,774		

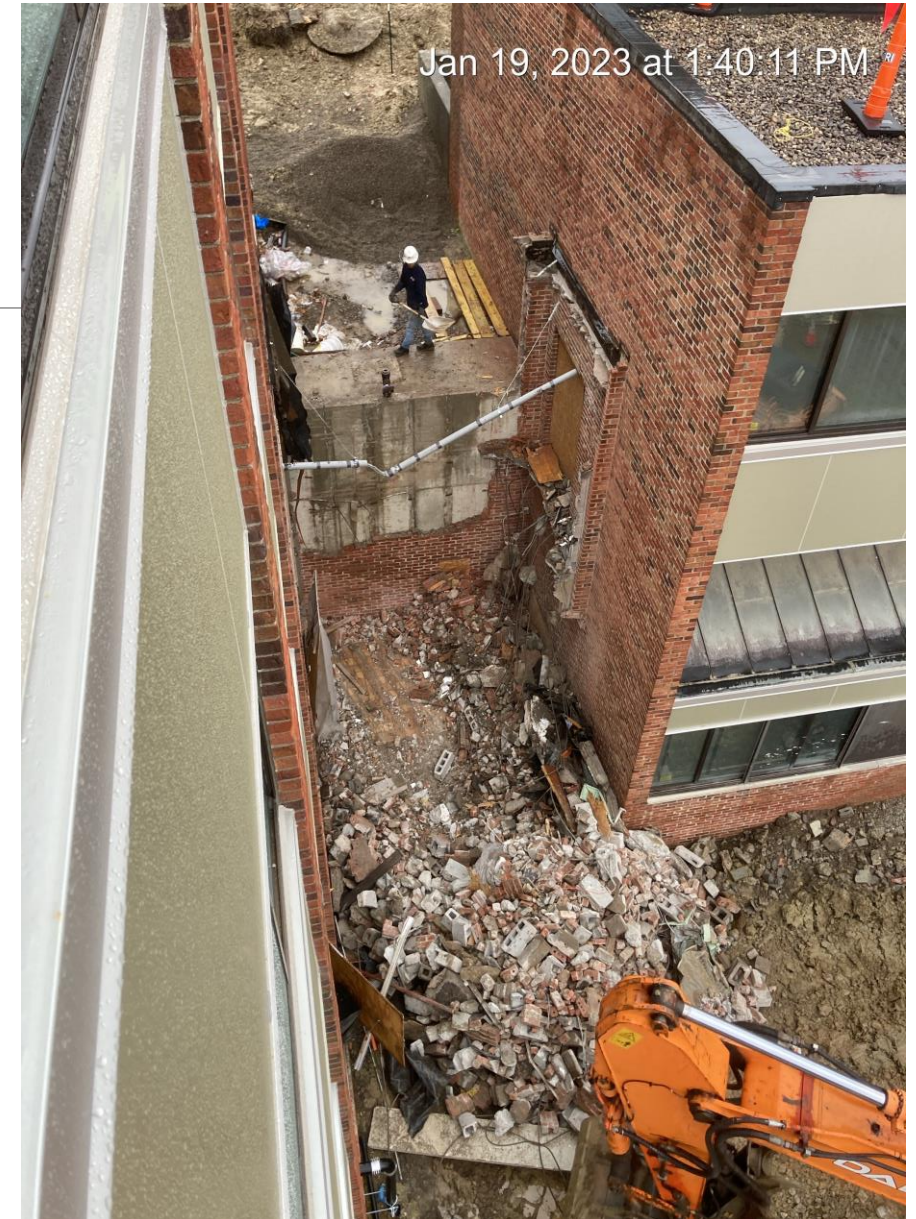
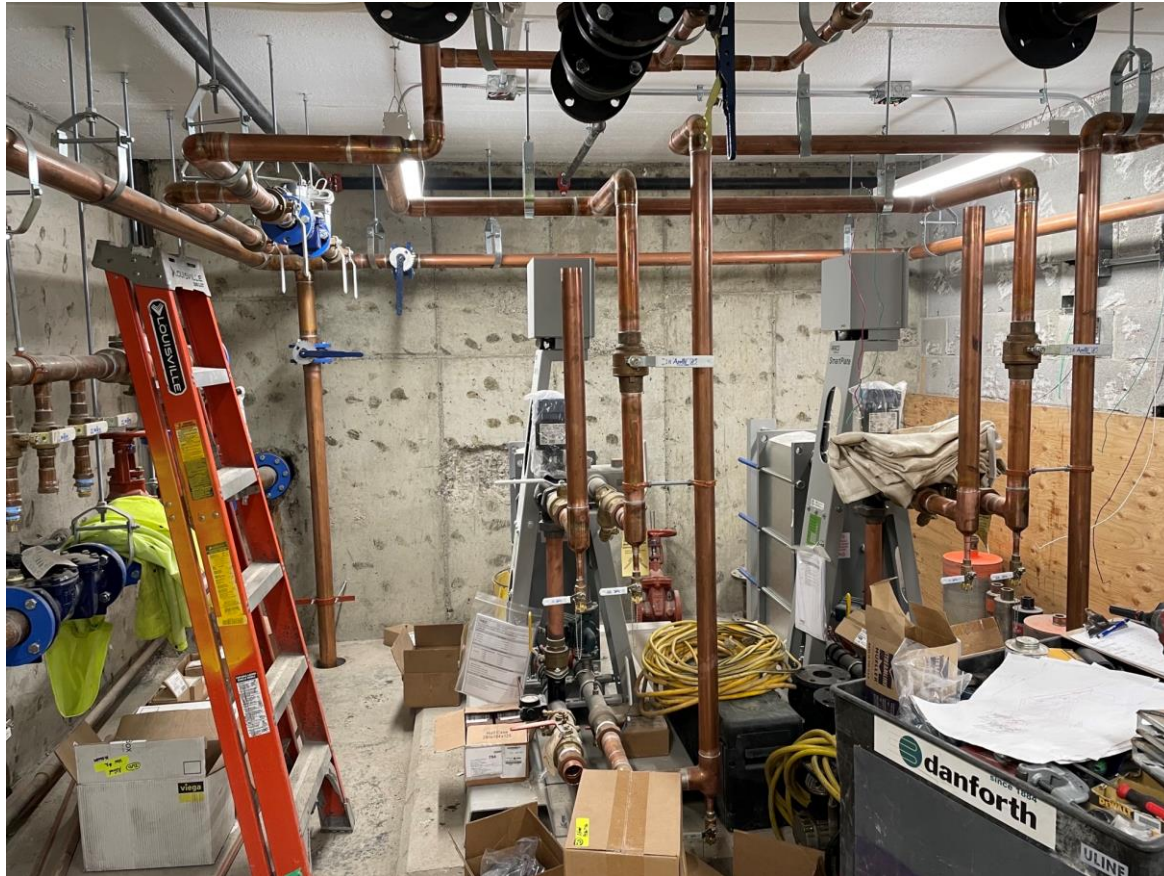
Alfred – MacKenzie Phase IIIA



Alfred – MacKenzie Phase IIIA



Alfred – MacKenzie Phase IIIB



New Platz Awosting Hall Renovation



Albany – Colonial Quad GH & Pavilion Renovation



Albany – Colonial Quad GH & Pavilion Renovation



Albany – Colonial Quad GH & Pavilion Renovation



Ellicott Welcome Center



Ellicott Welcome Center

Social Stair

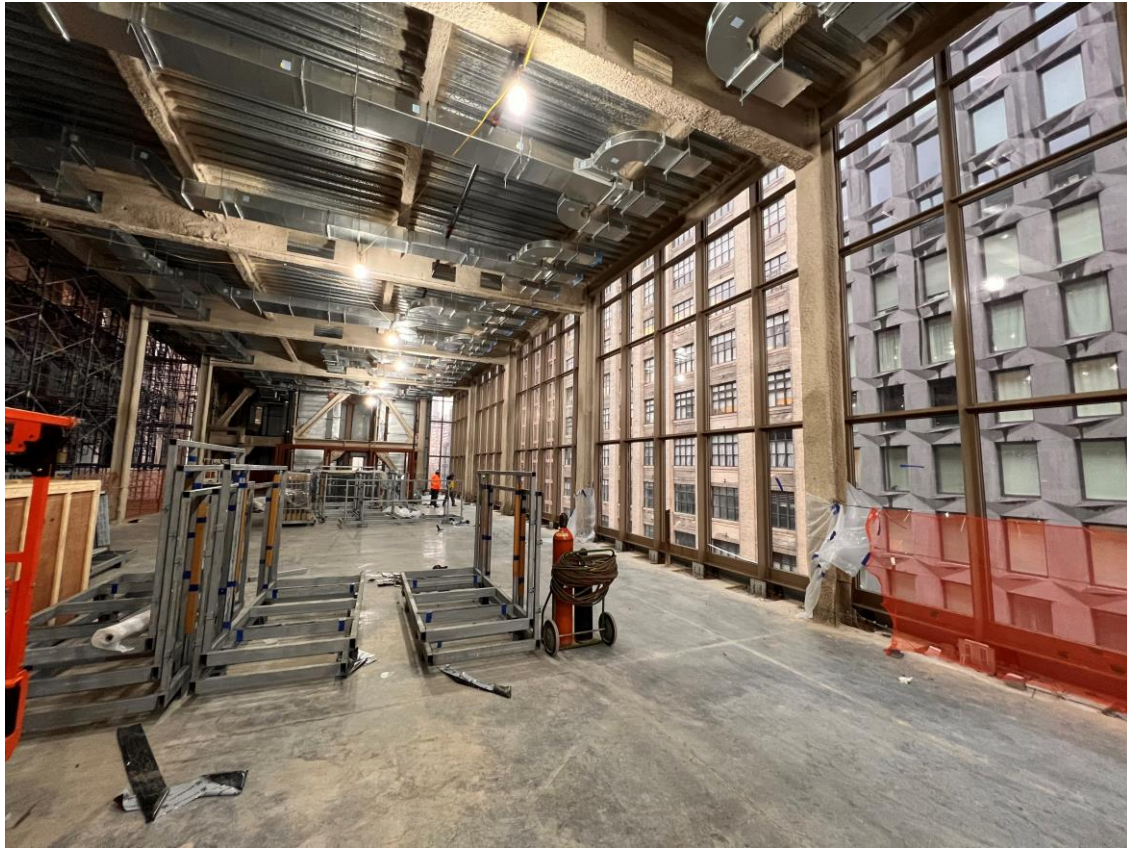


Ceramic
Tile

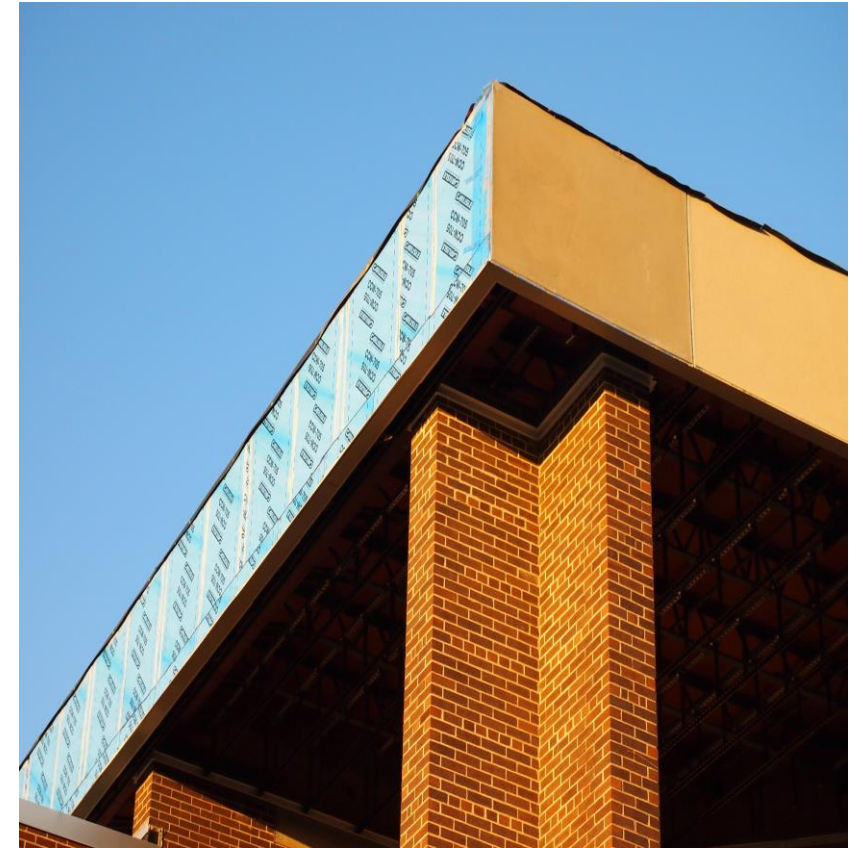
Simulated
Stone



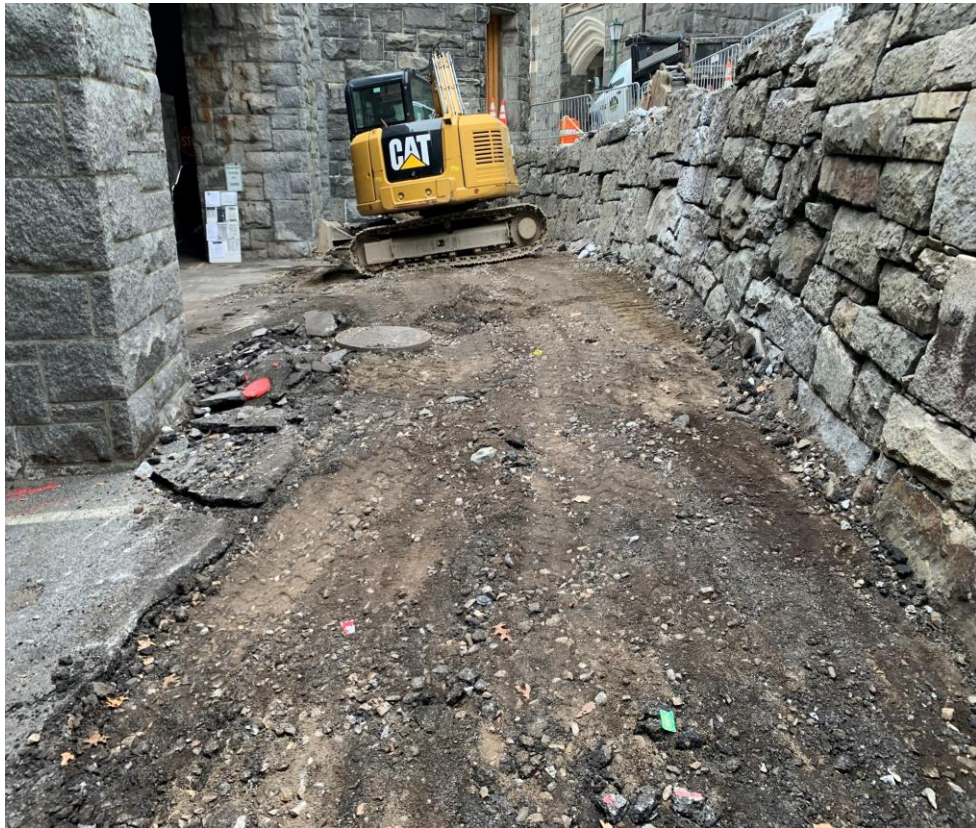
FIT — New Academic Building



Ulster Community College – Dewitt Library Stone Fascia and Soffit Replacement



US Military Academy at West Point



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DASNY News & Updates

Buffalo / Rochester Offices

DASNY services

PMWeb implementation / Bluebeam

MWBE goals achieved

DASNY delivery methods



DASNY Buffalo Office



6047 Transit Road
Buffalo, NY 14051

DASNY Rochester Office



3495 Winton Place, Bldg. C, Suite 1
Rochester, NY 14623

DASNY Design and Construction Services

- ✓ Capital and master planning
- ✓ Conduct / manage programming and feasibility studies
- ✓ Management of condition assessments and surveys
- ✓ Sustainability and energy management activities / master planning
- ✓ Oversee State Environmental Quality Review (SEQR)
- ✓ Oversee Uniform Land Use Review Procedure (ULURP)
- ✓ Develop and maintain project schedules
- ✓ Select and manage design professionals
- ✓ Interior design and management services
- ✓ Advancement of project goals including sustainability and energy during design phase
- ✓ Design and code compliance reviews
- ✓ Select and manage construction managers / cost estimating / scheduling firms
- ✓ Issue building permits

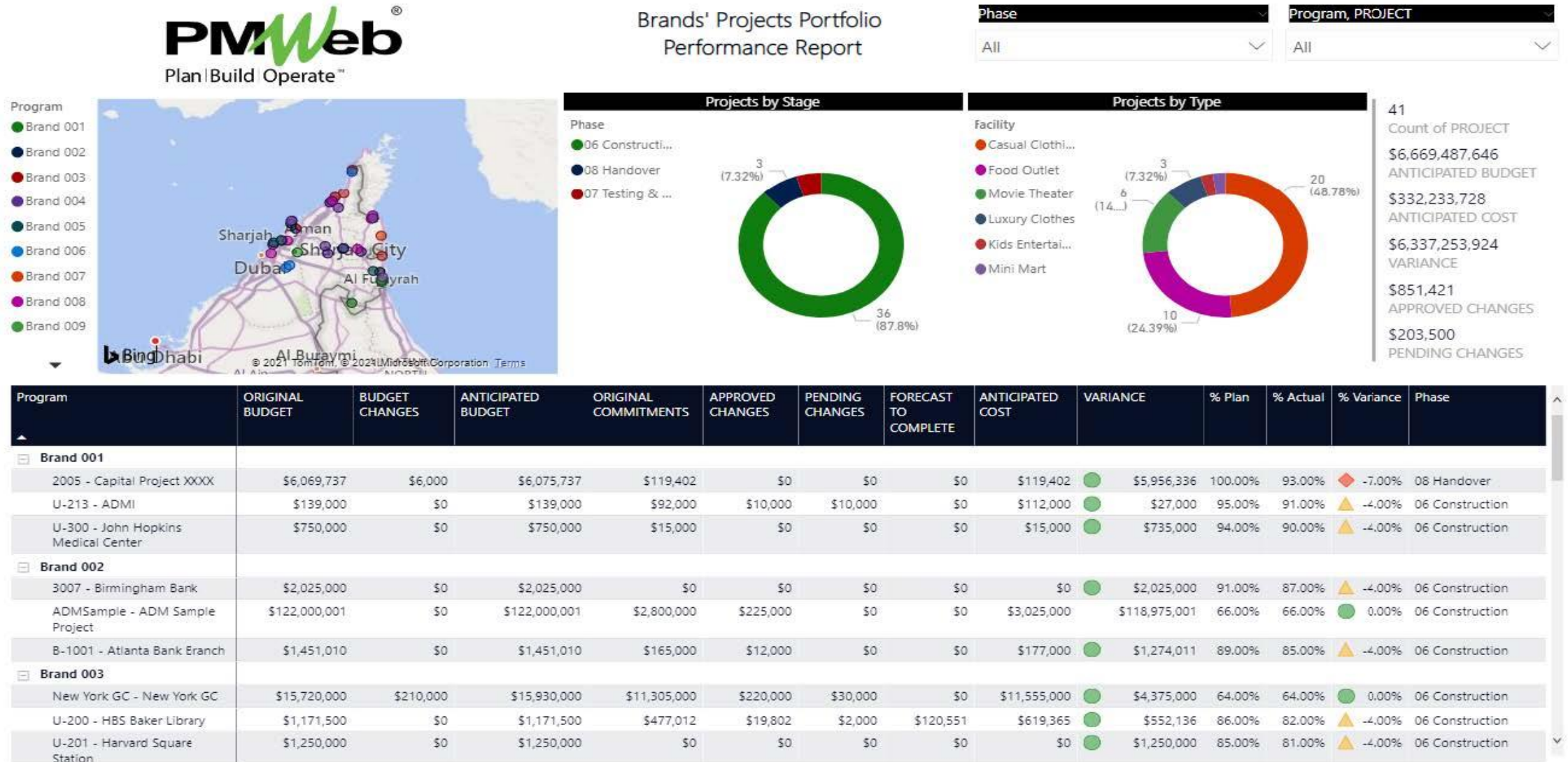


DASNY Design and Construction Services

- ✓ Continuous updating of professional service and construction contract language
- ✓ Obtain competitive bids for and execute and manage construction contracts
- ✓ **Alternative project delivery expertise**
- ✓ Plan and monitor MWBE & SDVOB outreach, training and compliance
- ✓ Deploy leading technology associated with project management, cost estimating and scheduling
- ✓ Project reporting and cash flow modeling and analysis
- ✓ **Require, review and enforce contractor safety plans**
- ✓ Field representation / on-site progress monitoring for quality construction
- ✓ Select and manage commissioning, special inspections and materials testing firms
- ✓ Manage and inspect fire/life safety installations per standards and regulations
- ✓ Acceptance testing of code-required assemblies and systems
- ✓ Analyze and negotiate change orders and claims
- ✓ Purchase / coordinate installation of furniture, fixtures and equipment
- ✓ Manage commissioning and retro-commissioning activities



PMWeb Software Implementation / Bluebeam



MWBE goals

FISCAL YEAR	TOTAL EXPENDITURES	MWBE EXPENDITURES	MBE %	WBE %	MWBE Combined %
2011 - 2012	\$ 864,909,904	\$ 194,926,518	13.60%	8.90%	22.50%
2012 - 2013	\$ 839,301,501	\$ 174,959,348	13.00%	7.90%	20.90%
2013 - 2014	\$ 755,233,070	\$ 207,837,016	20.60%	6.90%	27.50%
2014 - 2015	\$ 616,583,199	\$ 159,100,468	17.40%	8.50%	25.80%
2015 - 2016	\$ 468,469,558	\$ 118,058,188	15.60%	9.60%	25.20%
2016 - 2017	\$ 475,695,950	\$ 137,849,038	18.30%	10.70%	29.00%
2017 - 2018	\$ 588,388,645	\$ 174,391,411	18.50%	11.10%	29.60%
2018 - 2019	\$ 545,023,424	\$ 179,791,654	18.40%	12.90%	33.00%
2019 - 2020	\$ 570,474,578	\$ 184,199,540	16.30%	16.00%	32.30%
2020 - 2021	\$ 425,257,185	\$ 154,782,819	20.40%	16.00%	36.40%
2021 - 2022	\$ 385,873,323	\$ 145,277,427	20.03%	17.62%	37.65%

Delivery Methods

Construction

CM-Build
CM at Risk
Design-Bid-Build
Design-Build
Emergency Contracting
Energy Performance Contracting
Energy Services Contracting
GC Minor Maintenance
Invitation to Bid
Job Order Contracting
PLA (Single Prime Contracting)
Prequalification's Contracting

Professional Services

Professional Services Contracts
Term Contracts
Work Authorizations



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SUNY Residence Hall Program

2023 bond sale

Project planning and funding / Construction market conditions

2023 summer projects

design start: 2/16/2022

funding for construction: 8/1/2022

2024 summer projects

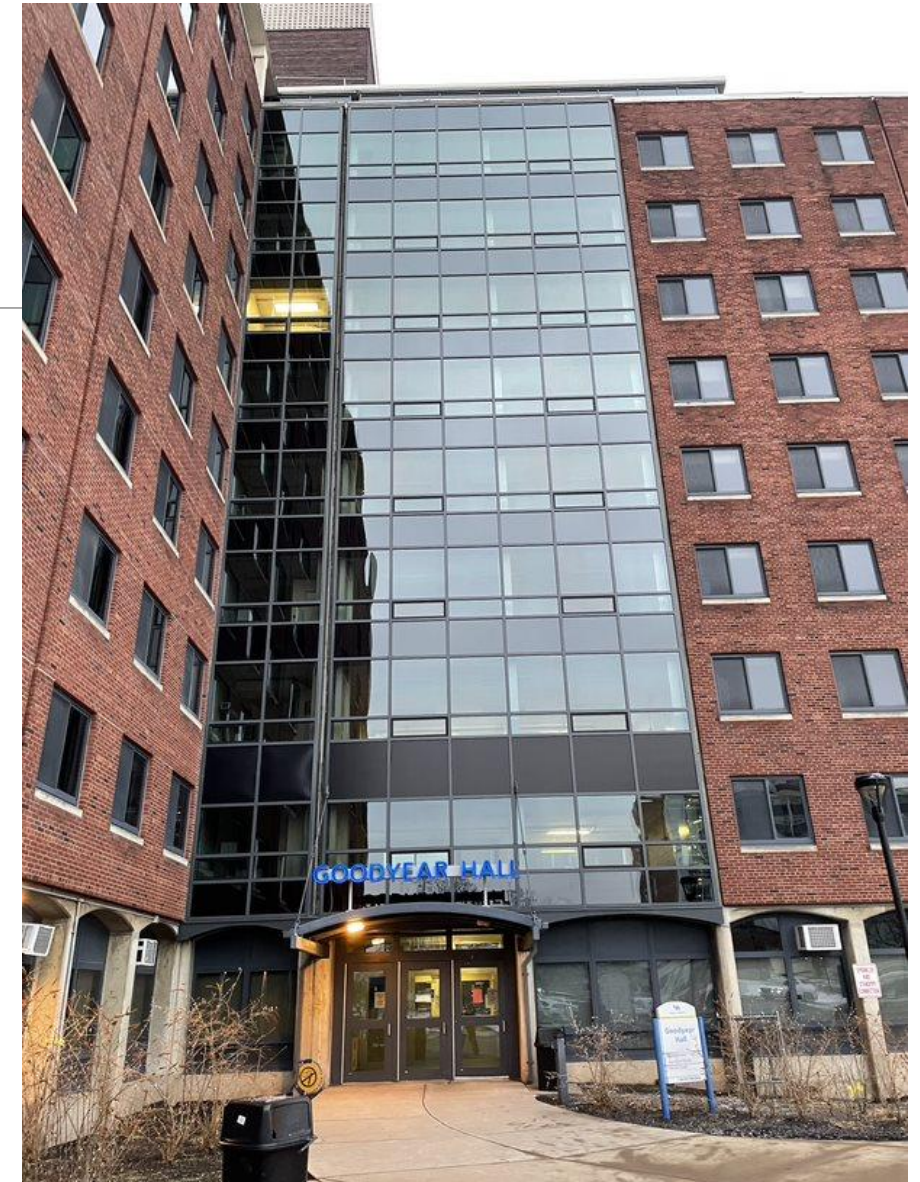
Design start: 12/2/2022

funding for construction: 8/1/2023

Sustainability / Energy update

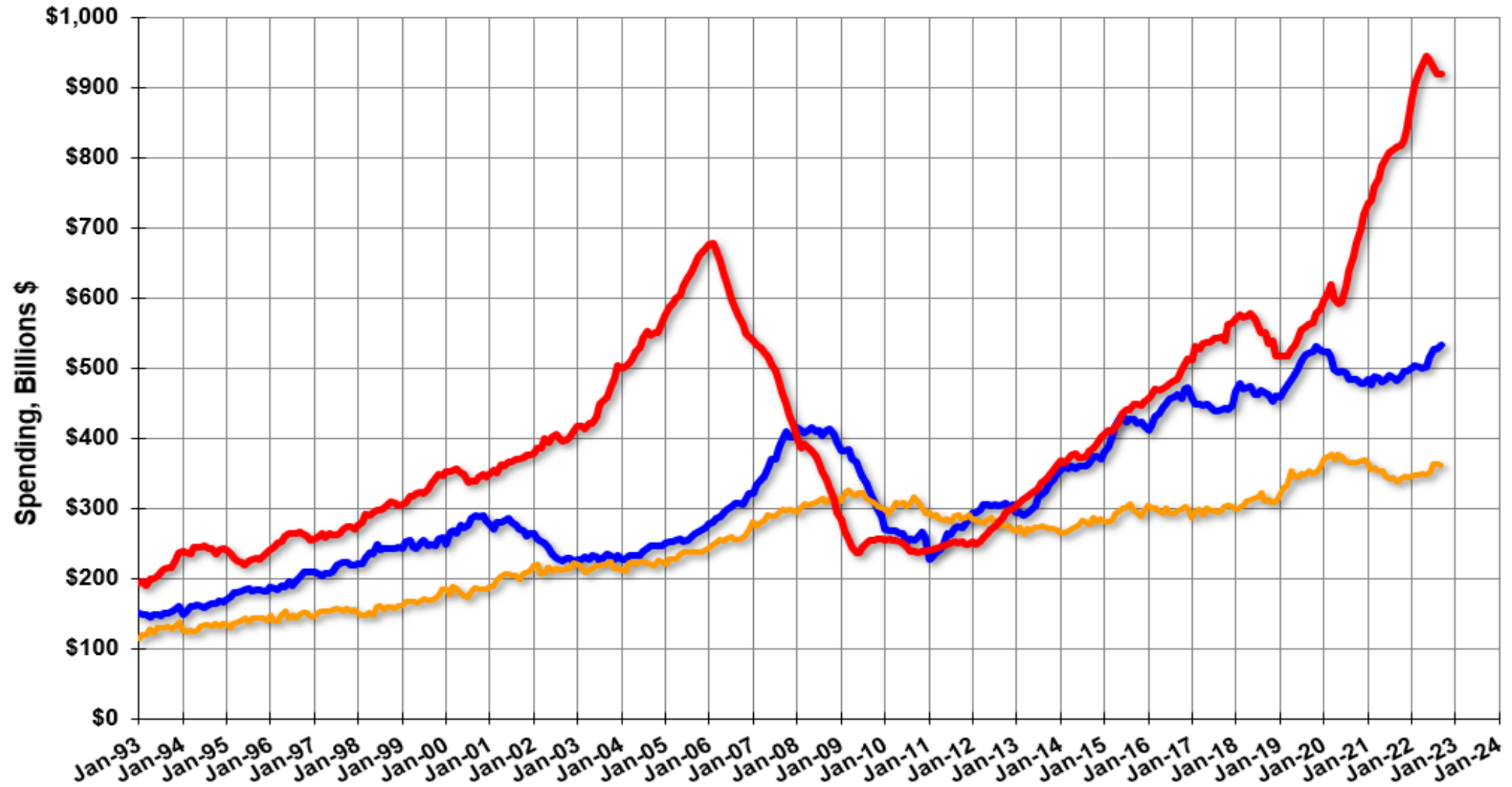
Campus finance staff / DASNY training

DASNY delivery methods



Construction Spending, SAAR

Non-Residential Public Residential



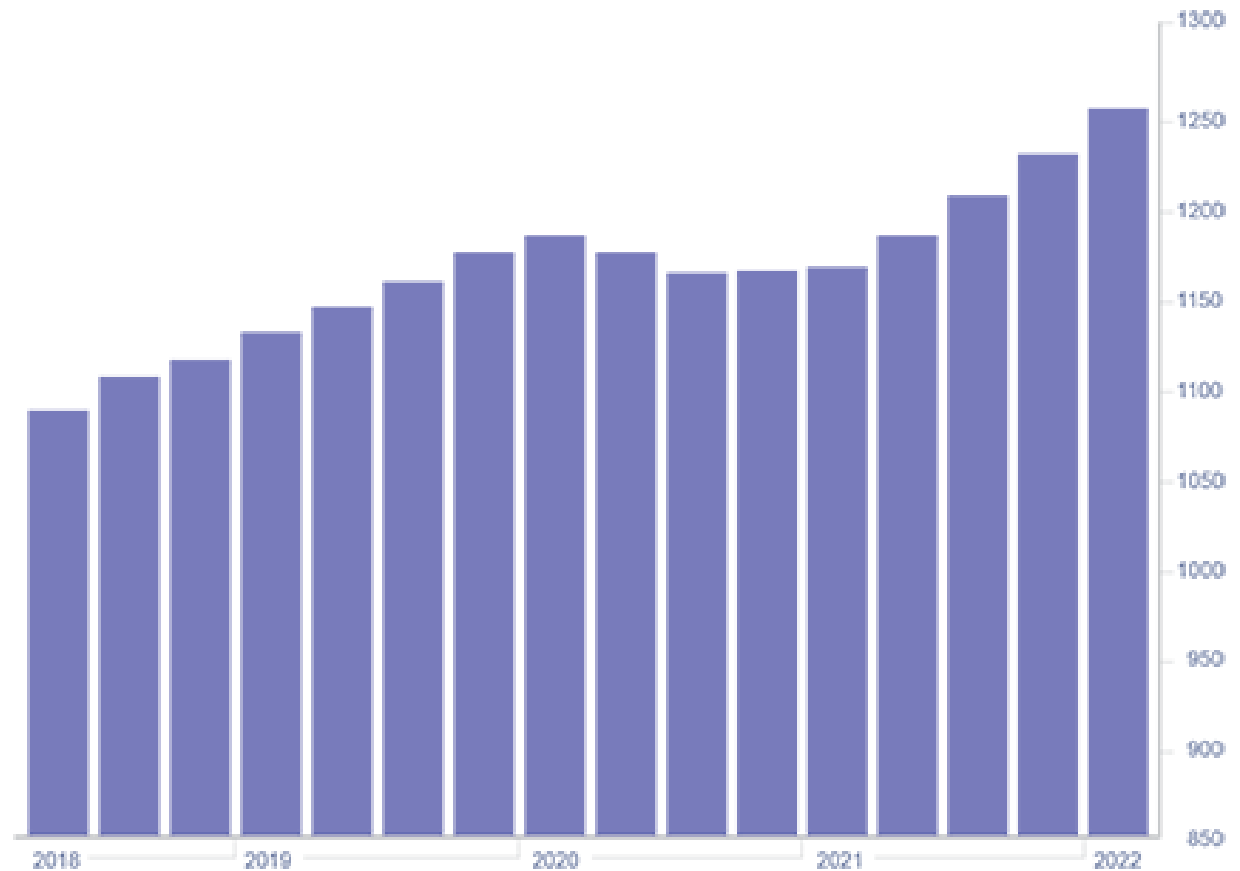


Historically, the PPI for the construction industry has risen at a steeper rate than the general consumer price index. This trend continued between years 2021 and 2022 at 34.58% and 33.25% respectively, as indicated above.

Turner Construction Company Material Costing - Q2 2022

“Overall Supply Chain stability and the ‘return-to-normal’ state has not yet been established. Some key materials continue to be in short supply due to supply chain disruptions in manufacturing and computer chip shortages. Higher transportation costs are due to the rising price of gasoline and diesel fuels. We see alternative means of construction on the rise such as prefabrication and modular solutions that offer work environments that appeal to the labor workforce entering our industry.”

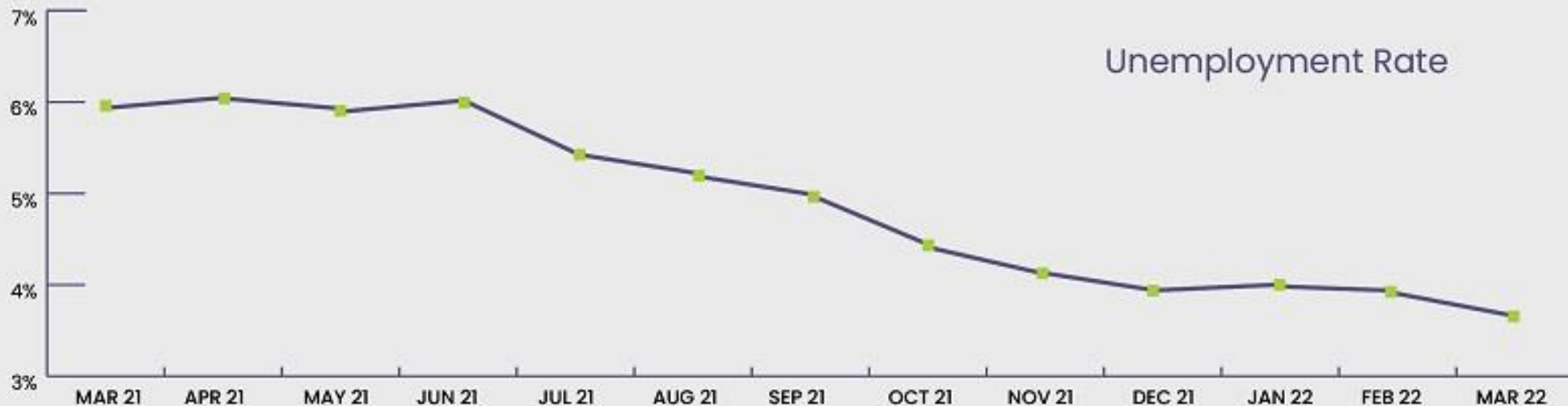
Attilio Rivetti
Vice President



Gilbane Building Company

Construction Market Conditions Report – Q4 2022

Material	Lead Time	Material	Lead Time
Electrical Switch Panels	Up to 18 months	Metal Panels (insulated longest lead time)	3-6 months
Electrical Equipment - Major	10-18 months	Specialty Door Hardware	3-6 months
Generators	10-16 months	Electrical Equipment - Small	3-6 months
Curtainwall	6-12 months	Entertainment/Recreation Equipment	3-5 months
Generators	6-10 months	Plumbing Specialties	3-4 months
International Fabricated Millwork	6+ months	Lockers	3-4 months
Steel (joist/acoustic deck longest lead time)	4-8 months	Ceiling Baffles	3-4 months
Fire Pumps	4-7 months	Mechanical Equipment - Small	2-4 months
Elevators	4-6 months		
Food Service Equipment	4-6 months		
Imported Tile and Stone	4-6 months		
Roofing (Select Materials)	3-6 months		



Job Growth

13,700
Jobs

Real Estate & Leasing

19,000
Jobs

Construction

35,000
Jobs

Admin & Support Services

Job Openings

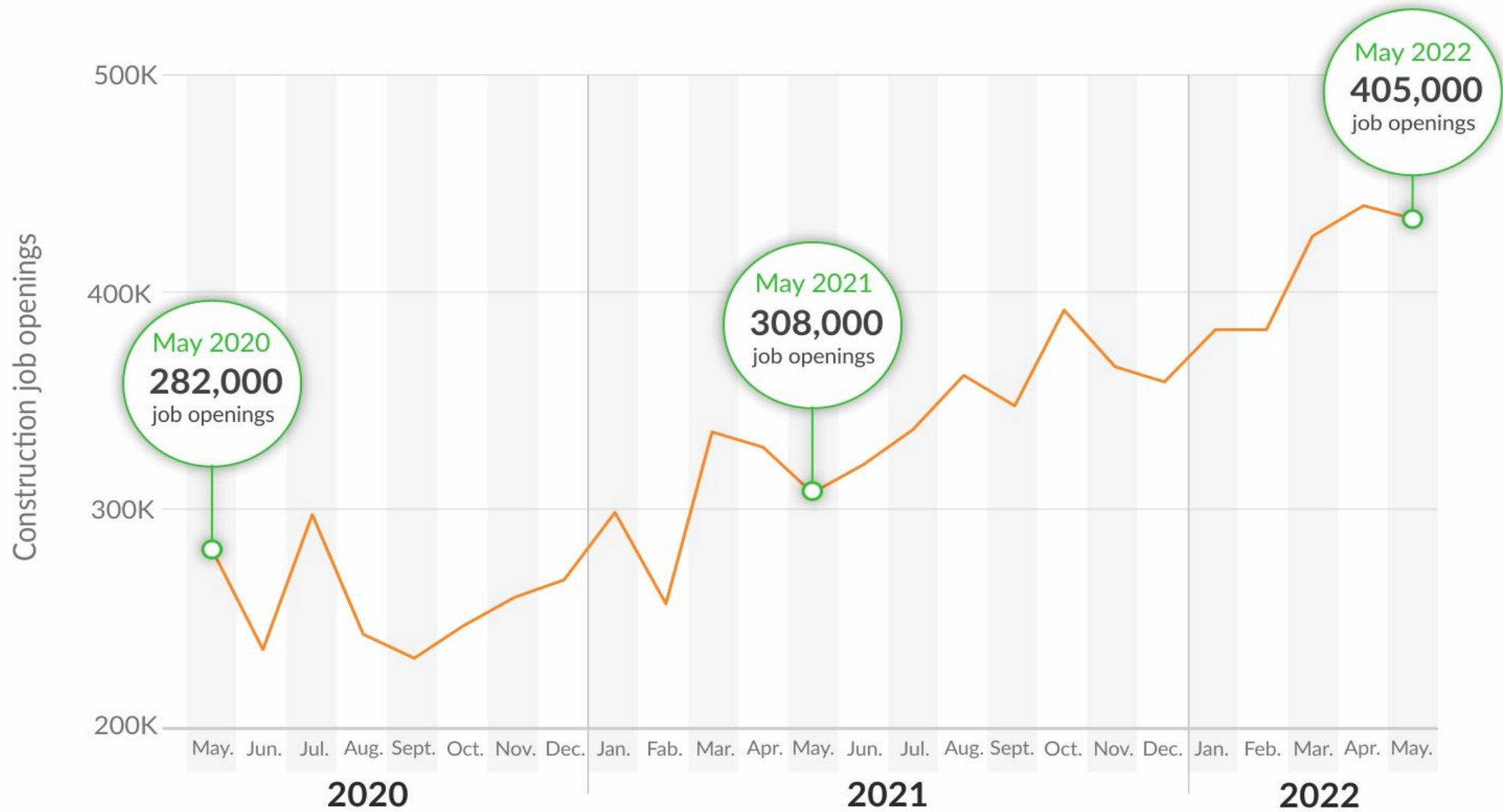


11.3 Mil
Available Jobs

Unemployed Persons



6.0 Mil
Unemployed



Construction Job Openings Increase in the U.S.

Sustainability / Energy Update – Decarbonization Goals

Climate Leadership & Community Protection Act (CLCPA)

- Signed into Law June 18, 2019
- 40% GHG reduction Statewide from 1990 base by 2030
- 85% GHG reduction Statewide from 1990 base by 2050
- 70% of State's electricity from renewable energy by 2030
- 100% zero-emission electricity by 2040
- 9,000 MW of offshore wind installed by 2035
- 6,000 MW of solar energy installed by 2025
- 3,000 MW of energy storage capacity installed by 2030
- 185 trillion Btu energy reduction from 2025 forecast

Executive Order 22

- Signed September 20, 2022
- 100% electricity used in State operations from renewable energy by 2030
- Restricts new State facilities entering design and permitting in 2024 and thereafter from using infrastructure that can be used for combustion of fossil fuels
- Directs State Entities to reduce embodied carbon in construction materials in all new construction and renovations starting January 1, 2023
- 11 trillion Btu energy reduction by 2025
 - *GreenNY Council to issue 2030 goal prior to 2025*

Sustainability / Energy Update Decarbonization Roadmap

CAMPUS VISION

- Develop requirements & evaluation criteria for assessing future infrastructure investment
- Establish long-term GHG reduction goals
- Establish key performance indicators (KPIs) to continually track progress

EXISTING CONDITIONS ASSESSMENT

- Develop fossil fuel equipment inventory
- Conduct electrical infrastructure assessment – determine capacity for electrification
- Conduct mechanical infrastructure assessment – identify expected useful life of existing equipment
- Review campus master plan documents – determine future building type, location, heating/cooling loads

DATA COLLECTION & ANALYSIS

- Develop/update master list of campus sub-meters
- Analyze campus and building level energy use
- Conduct simultaneous heating & cooling assessment

Sustainability / Energy Update Decarbonization Roadmap

CENTRAL PLANT ASSESSMENT

- Assess existing central plant conditions (equipment, distribution system)
- Identify broad range of relevant decarbonization options
- Develop detailed energy models to identify decarbonization strategies with the greatest long-term value
- Develop long term implementation strategy

CAMPUS PLANNING

- Develop fossil fuel equipment replacement plan
- Develop load reduction plan
- Review and update campus design standards to accommodate future decarbonization of building equipment
- Update campus utility master plans to incorporate decarbonization strategies

PROJECT IMPLEMENTATION

Sustainability / Energy Update

Decarbonization Service Options

DASNY offers a comprehensive list of services to assist customer-agencies in meeting their campus decarbonization goals – from conception to implementation

Energy
Consulting

Energy Master
Planning

Alternative
Delivery Energy
Consulting

Commissioning

Energy
Performance
Contracting

Design-Build,
Design-Bid-
Build

OGS
Centralized
Contracts

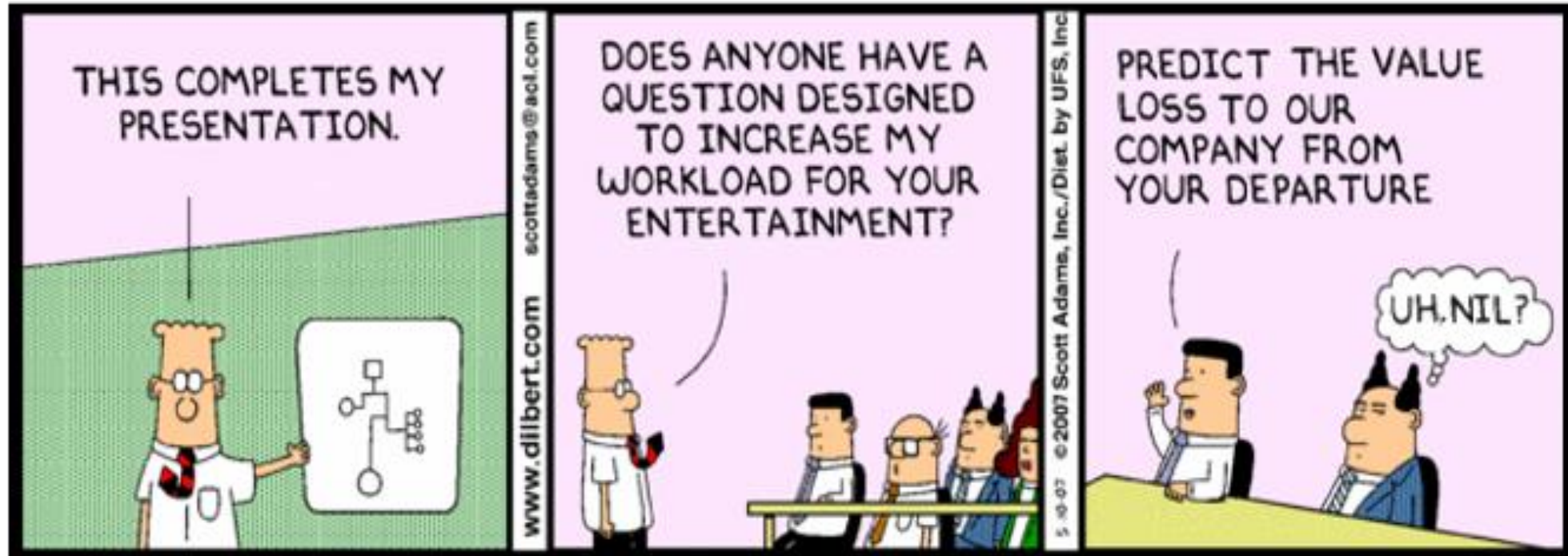
DASNY
Single/Sole
Source

Job Order
Contracting



DASNY

Questions



Thank you

