

State University of New York Physical Plant Administrators Association



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

DASNY
DORMITORY AUTHORITY STATE OF NEW YORK

WE FINANCE, BUILD AND DELIVER.

Agenda

- DASNY design & construction program
- SUNY 2021 completed activities
- SUNY 2022 planned activities
- DASNY news / updates
- SUNY Residence Hall Program
 - ✓ Current state of affairs
 - ✓ Where do we go from here?
 - ✓ And how do we get there?
- Summary / Conclusions / Questions



DASNY's construction program

1014 full and modified service projects / \$8.5B / \$2.7B in predesign phase

Downstate: \$5.8B / \$2.1B in predesign phase

Upstate: \$2.7B / \$600M in predesign phase

CUNY: \$2.7B

Mental Hygiene: \$1.1B

SUNY: \$304M*

*Data as of December 2021



DASNY's construction program

Construction expenditures for FY 20/21 were \$556 million

The past five fiscal years' average construction expenditures is \$697 million per year

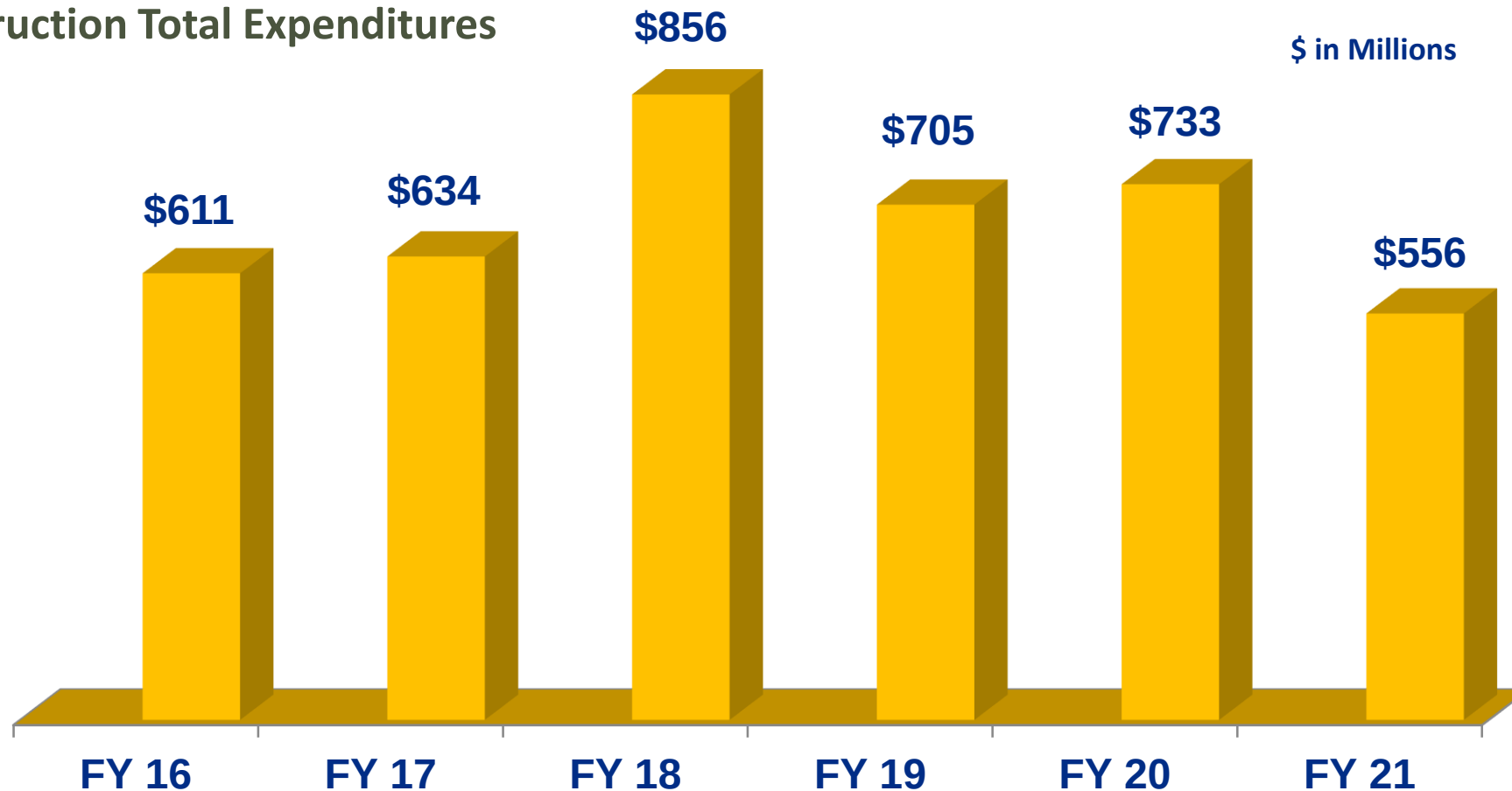
Projected construction expenditures for FY 21/22 will be approximately \$ 485 million

DASNY utilized outside consulting firms on over 99% of our projects during FY 20/21

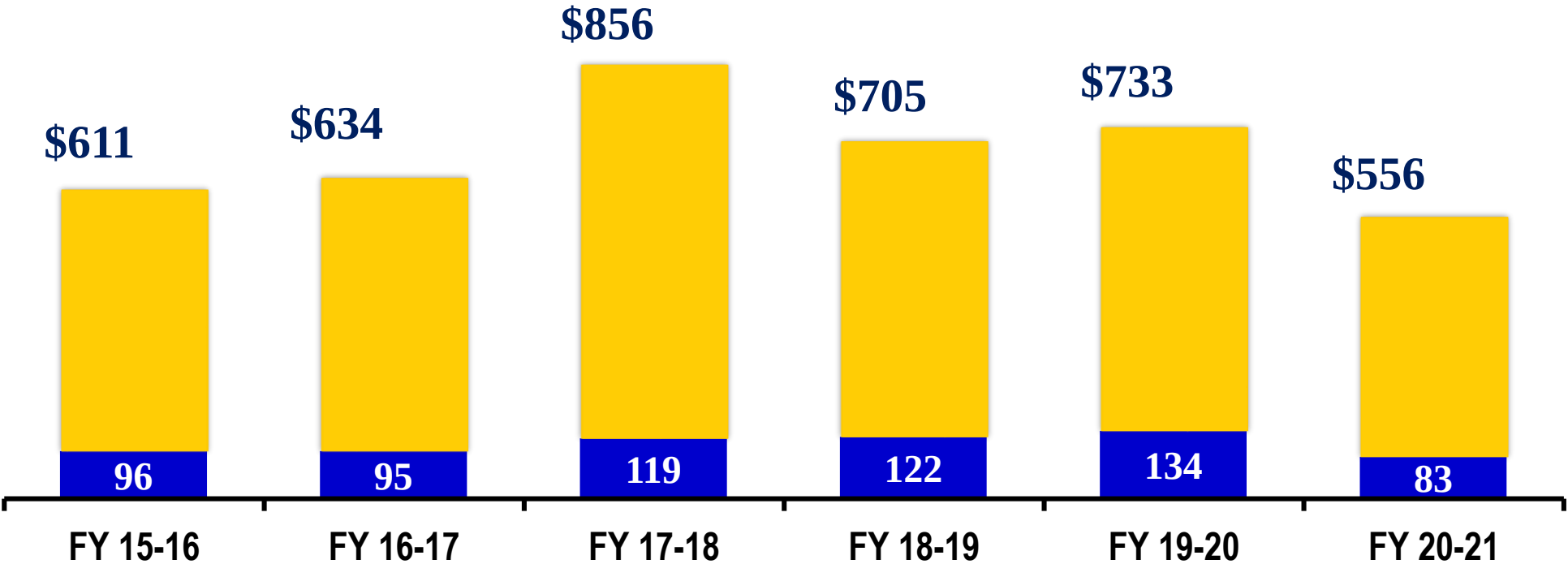


DASNY's construction program

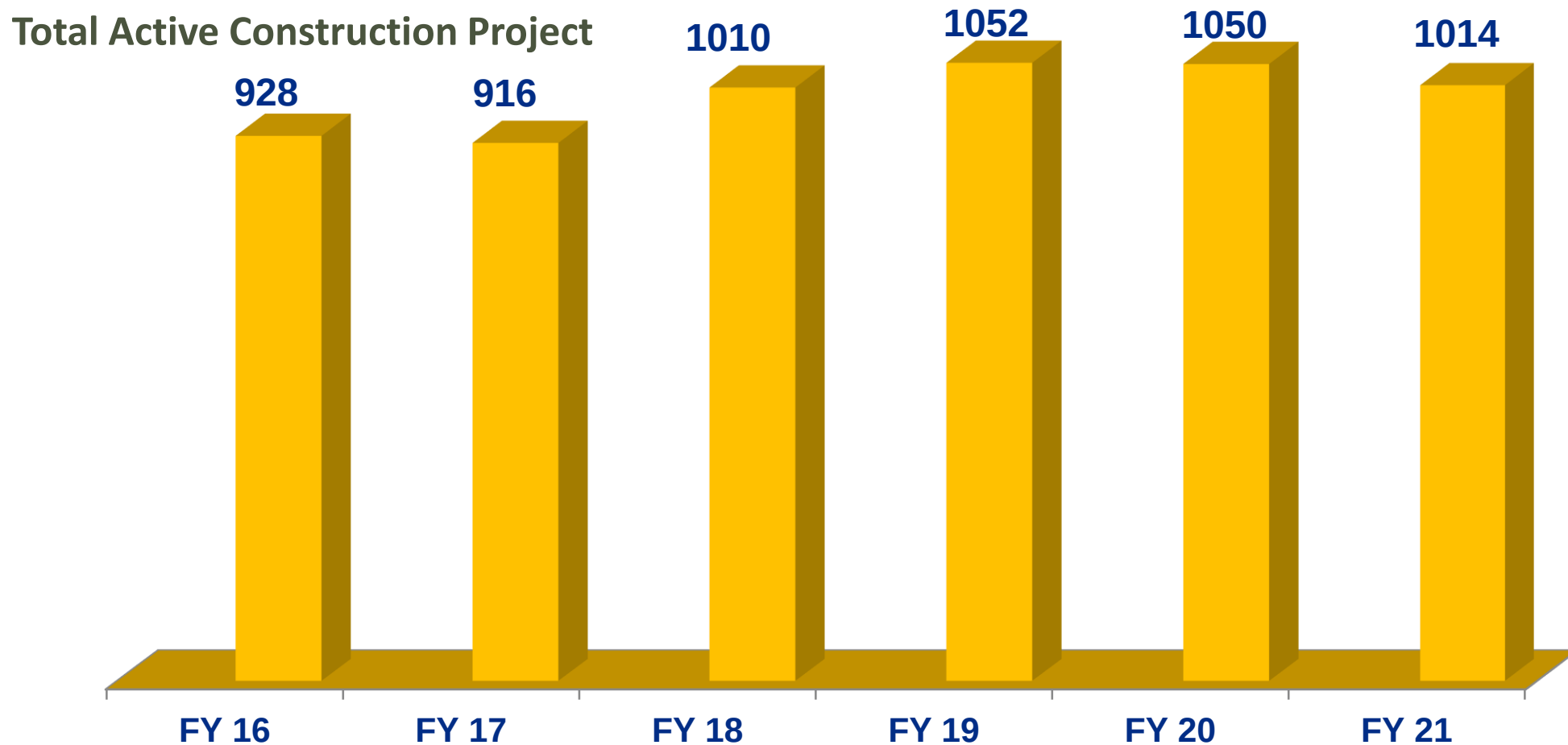
Construction Total Expenditures



Construction Expenditures versus SUNY Expenditures



DASNY's construction program



DASNY's construction program

Type	Number	Value
Professional Services	1,895	\$90,802,005
Construction	305	\$293,688,543
Purchasing	702	\$61,942,222
Total Procurement	2,902	\$446,432,770

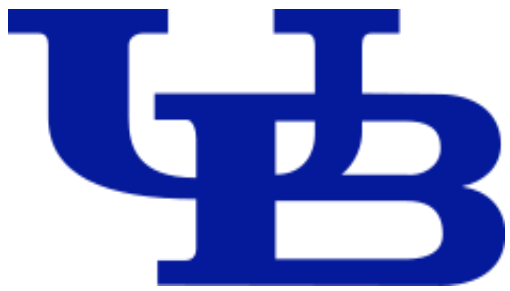
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2021 SUNY summer project completions

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



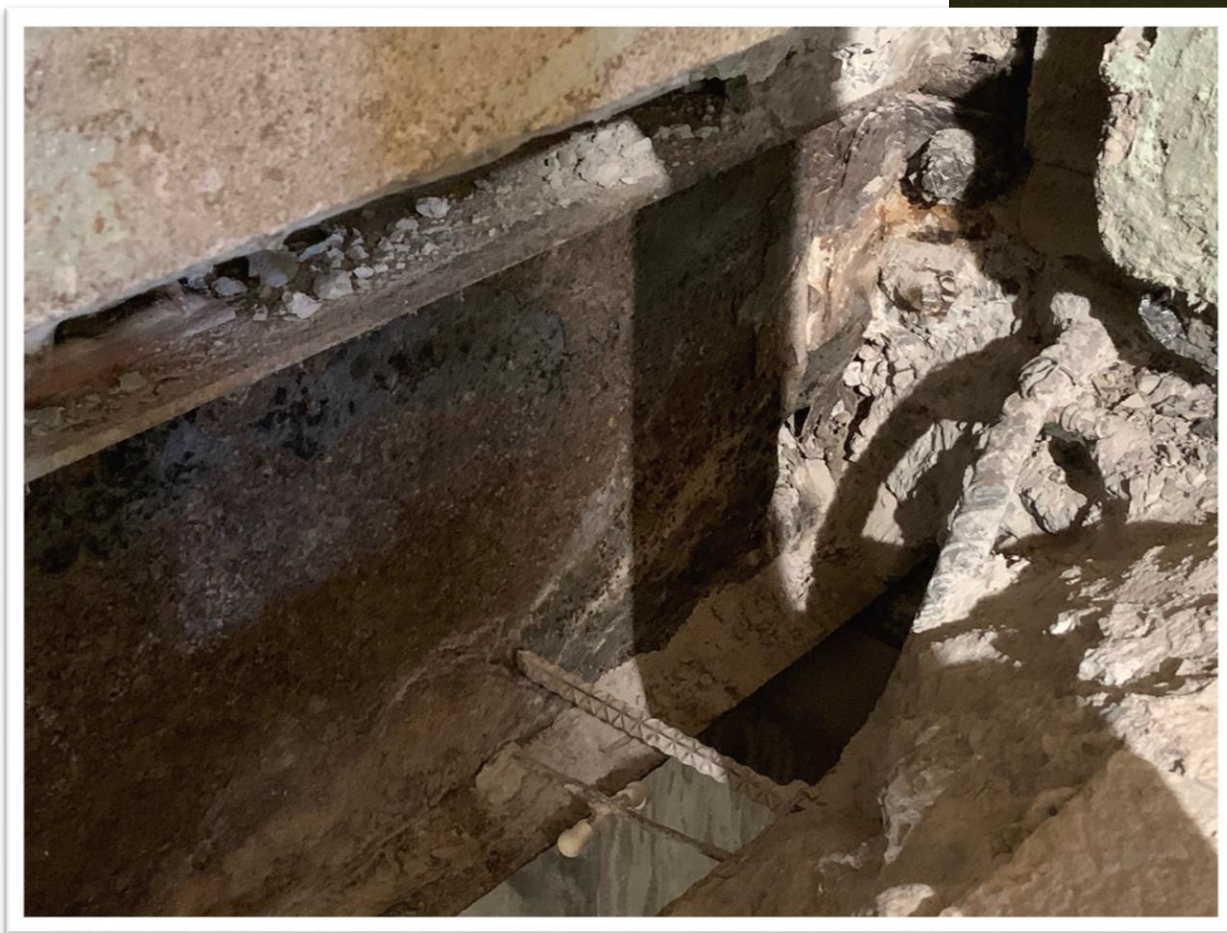
SUNY summer 2021 completed projects

Campus	Project Name	Construction Funding	Construction Complete
Albany	Ceiling Upgrade (Indian Quad - Mahican, Adirondack and Cayuga)	\$ 2,907,266	08/06/21
Albany	Alumni Quad-Sayles Hall west elevation repairs and sitework	\$ 1,273,635	09/30/21
Alfred	Standby Generators	\$ 200,000	08/01/21
Brockport	Structural repairs - Briggs Hall	\$ 611,958	12/01/21
Brockport	Gordon & Harmon Halls Flooring Replacemet	\$ 950,500	08/13/21
Buffalo Univ	Ellicott Masonry	\$ 50,000	08/02/21
Buffalo Univ	Governor's 1st Floor Heater Replacement	\$ 704,110	10/29/21
Buffalo Univ	Porter Quad Electrical Upgrade	\$ 744,000	08/14/22
Buffalo Univ	Governors bathrooms Phase 5	\$ 2,240,238	09/30/21
Geneseo	Onondoga Window Replacement	\$ 327,920	08/30/21
New Paltz	Bouton Baths	\$ 4,573,000	02/09/22
New Paltz	Esopus Boiler	\$ 40,000	08/15/21
New Paltz	Awosting and Mohonk Water Heaters	\$ 60,000	08/15/21
Oneonta	Hayes Hall Bathrooms	\$ 127,700	08/13/21
Total 2021 Summer Projects		\$14,810,327	

Albany – Indian Quad Residence Hall Ceiling Upgrade



Brockport – Structural Repairs



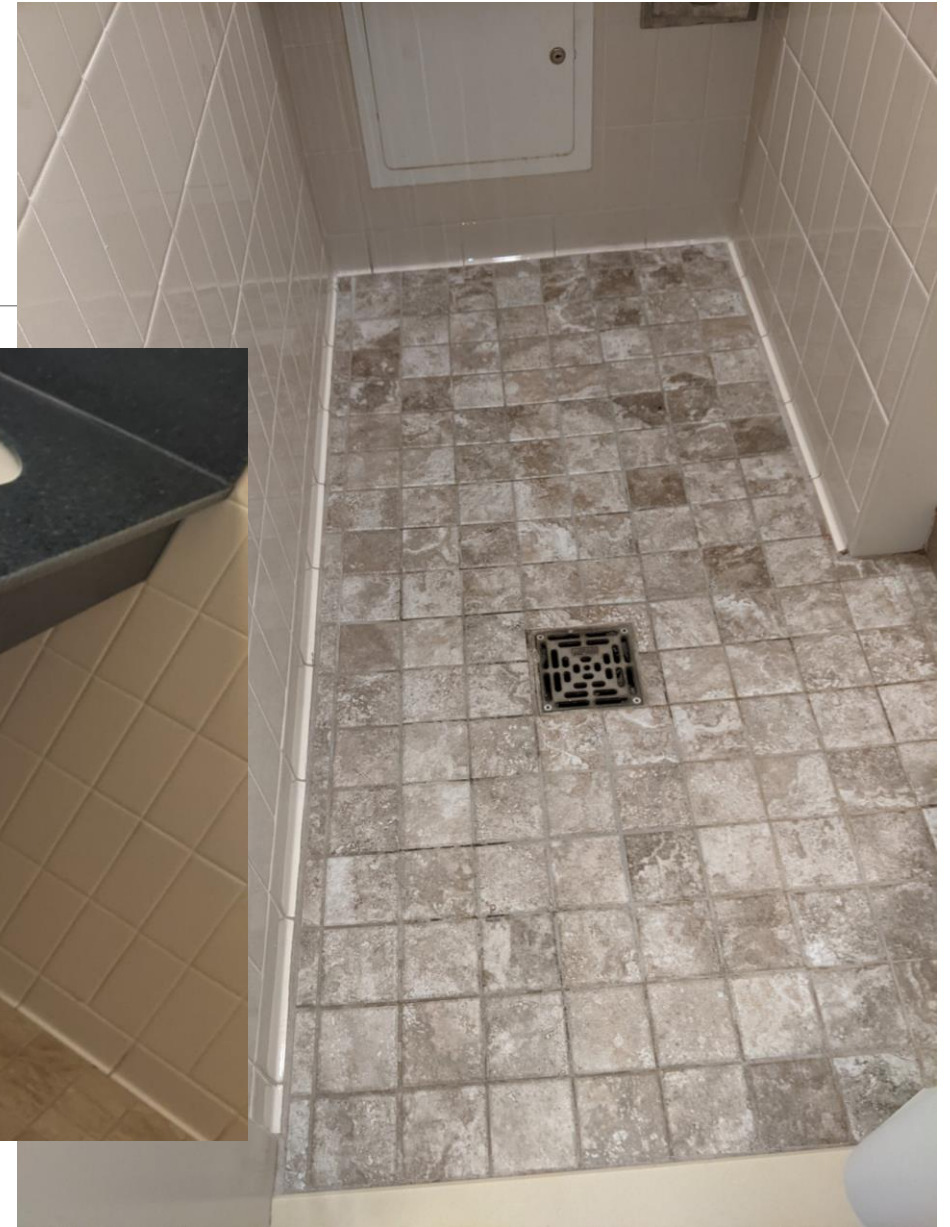
Buffalo – Stair Repairs



Buffalo – Column Repairs



Buffalo – Governor Hall Bathroom Renovation



Geneseo – Niagara Hall Window Replacement



New Paltz – Bouton Hall Bathroom Renovation



Oneonta – Hayes Hall Bathroom Renovation



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SUNY 2022 capital and planned projects

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Alfred	McKenzie Phase IIIB	\$ 10,205,193	TBD	TBD
Cortland	Smith Tower	\$ 15,000,000	12/15/21	08/05/22
Plattsburgh	Hood Hall Bath Rehab / Moffit Hall Laundry Room	\$ 7,509,711	09/01/21	08/05/22
	Total Capital Project Starts for Summer 2022 Completion:	\$ 25,205,193		

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Albany	Colonial G&H Renovation (Paine and Zenger Halls)	\$ 37,172,947	05/16/22	04/30/24
New Paltz	Awosting Hall Renovation	\$ 37,219,805	05/23/22	07/14/23
	Total Capital Project Starts for Summer 2022	\$ 74,392,752		

Alfred – MacKenzie Phase IIIA



Alfred – MacKenzie Phase IIIA



Cortland – Smith Hall



Albany – Colonial Quad Residence Renovation



Albany – Colonial Quad Fitness Center



New Paltz – Awosting Hall



FIT — New Academic Building



Oneonta – MacDuff Hall renovation



SUNY summer 2022 planned projects

Campus	Project Name	Construction Funding	Construction Start	Construction Complete
Albany	Dorm Ceilings and Floors - Colonial Quad	3,000,000	05/15/22	08/06/22
Alfred	Generators - Miscellaneous Dorms	318,500	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)	2,500,000	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	TBD	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	350,000	05/22/22	08/15/22
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 and Lenape Controls	TBD		
	Total 2022 Summer Projects	\$18,328,647		

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DASNY news & updates

NYC Office - 28 Liberty Street

DASNY services

Upstate design and construction

PMWeb implementation / Bluebeam

USMA at West Point

MWBE goals achieved

CM-Build delivery method

ESCO & EPC delivery methods



28 Liberty Street



DASNY financial services

Financing for new projects
Refunding and / or refinancing of higher-cost debt
Client advocate and / or liaison with other State agencies
Bond pricing oversight services
Tax-exempt Equipment Leasing Program [TELP] for equipment and certain information technology



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

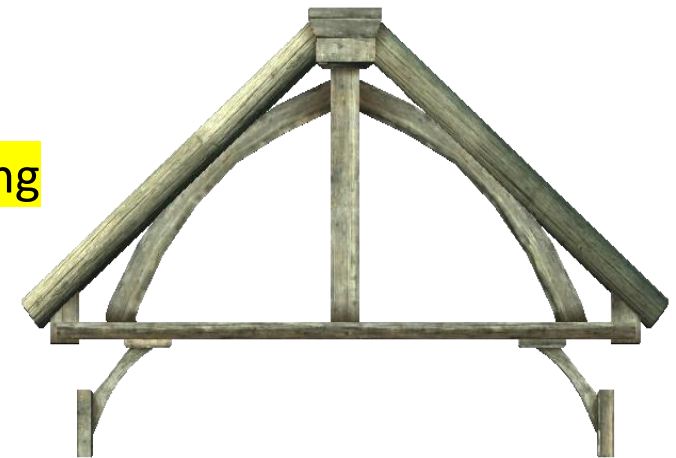
Interior design and management services

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



DASNY purchasing and interior design services

Establishing an FFE budget / Programming and space planning

Recommending furniture, building finish materials and specifications

Meeting goals for MWBE/SDVOB participation / meeting sustainability goals

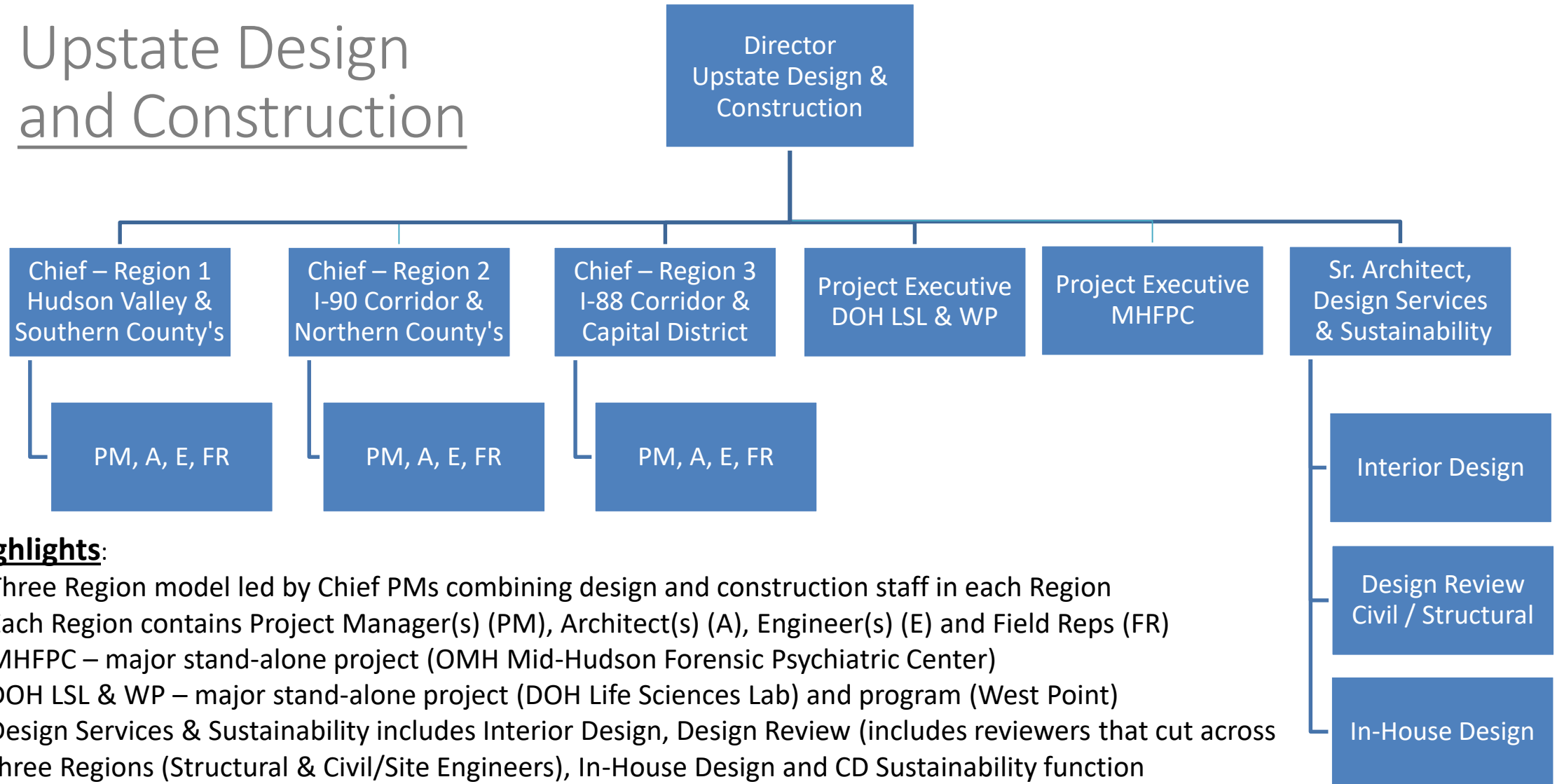
Recommending and specifying artwork, signage and window treatments

Preparation of bid documents and detailed specifications

Furniture / equipment / technology procurement

FFE punch list / project closeout

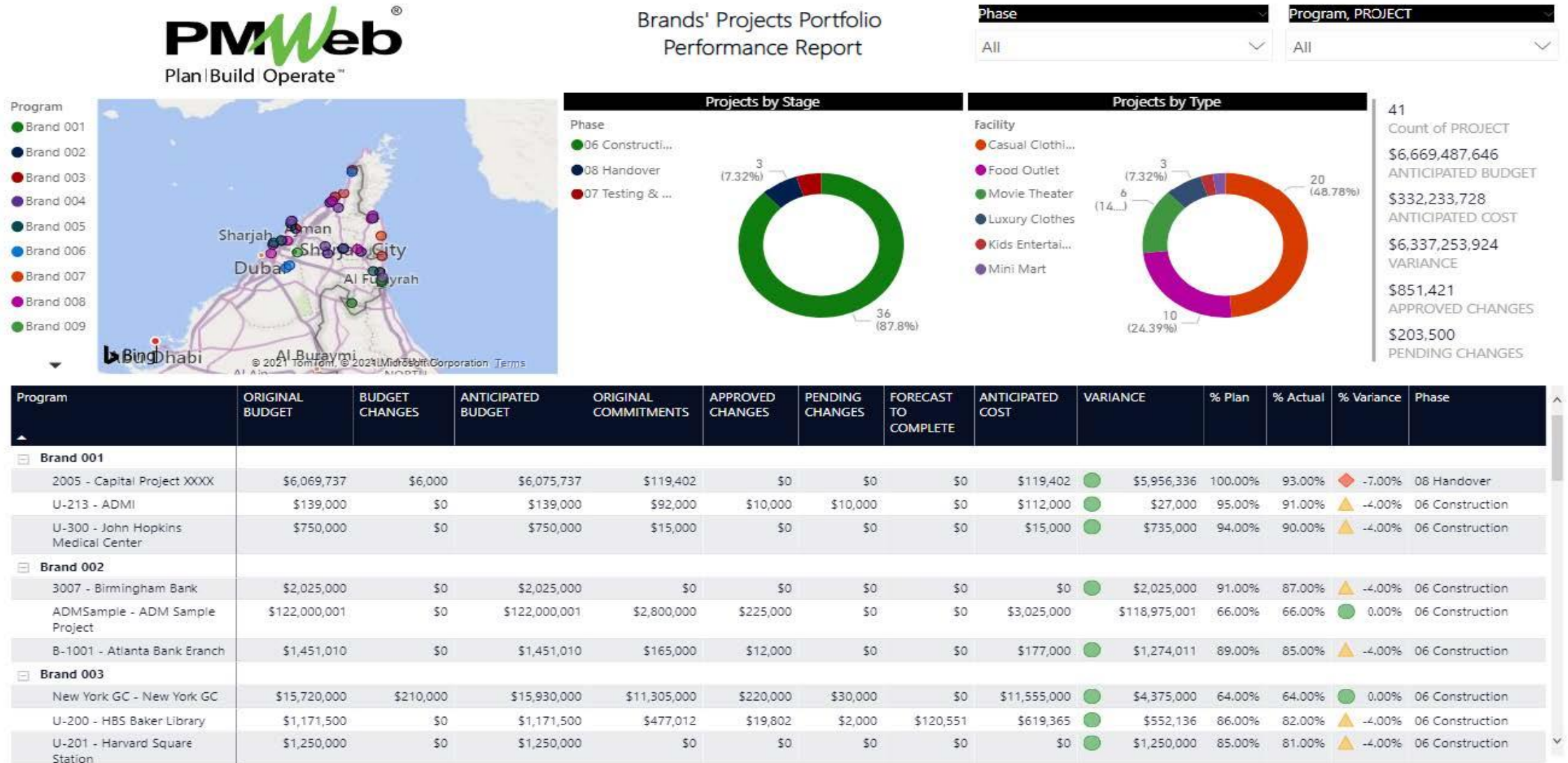
Upstate Design and Construction



Highlights:

- ✓ Three Region model led by Chief PMs combining design and construction staff in each Region
- ✓ Each Region contains Project Manager(s) (PM), Architect(s) (A), Engineer(s) (E) and Field Reps (FR)
- ✓ MHFPC – major stand-alone project (OMH Mid-Hudson Forensic Psychiatric Center)
- ✓ DOH LSL & WP – major stand-alone project (DOH Life Sciences Lab) and program (West Point)
- ✓ Design Services & Sustainability includes Interior Design, Design Review (includes reviewers that cut across three Regions (Structural & Civil/Site Engineers), In-House Design and CD Sustainability function)

PMWeb Software implementation / Bluebeam



USMA at West Point



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%

CM-Build delivery method

Client focus: SUNY

Maximum subcontracted dollar value per work order shall not exceed: \$1,500,000.00

Regional Term CM-Build contractor shall subcontract all project assignments through a competitive process of three or more subcontractor proposals as approved by the Owner

Proposed subcontractors require pre-approval by DASNY

Term CM-Build contractor shall be responsible for the construction management for each project

Liquidated damages shall be assigned per work order / project (if applicable)

Open to general contractors and construction management firms

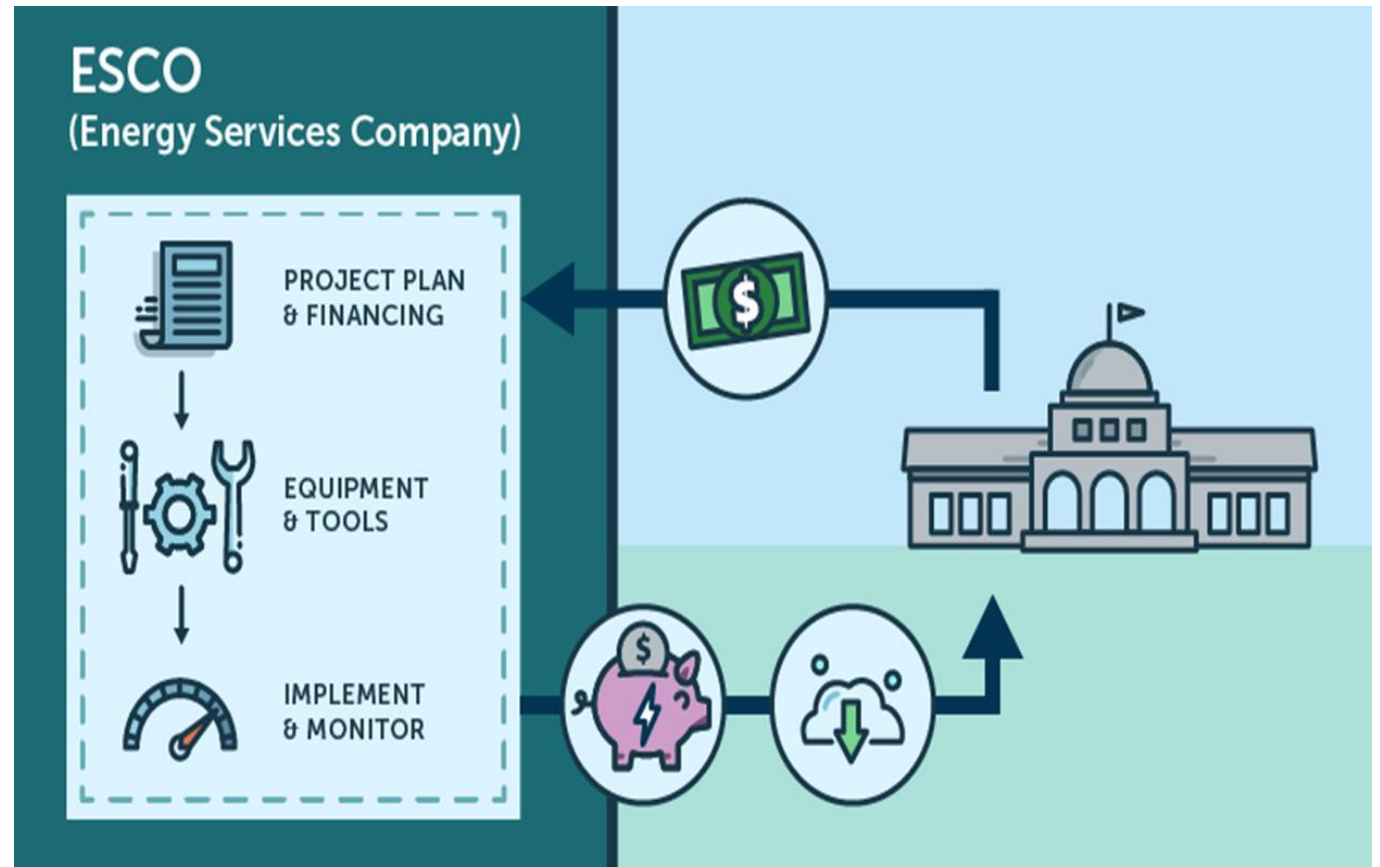
ESCO and EPC Delivery Methods

Energy Savings Performance Contracting & Financing Program

DCO Energy
Engie Services
Genesys Engineering
Johnson Controls
Siemens Industry

Energy Performance Contracting

Aramark
Ecosystems / LiRo Energy
EME Energy Group
Energy Systems Group
Genesys Engineering
Ramboll Americas Engineering



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SUNY Residence Hall Program – state of affairs

What happened to my residence hall project?

“The best way to fund capital projects is to keep beds full...”

Has your bed demand been evaluated?

Upstate population of high school graduates is decreasing – yes?

SUNY Colleges and Universities are recruiting from greater distances – correct?

More students from out of town will be driving up bed demand – yes?

Will your campus be ready for this?

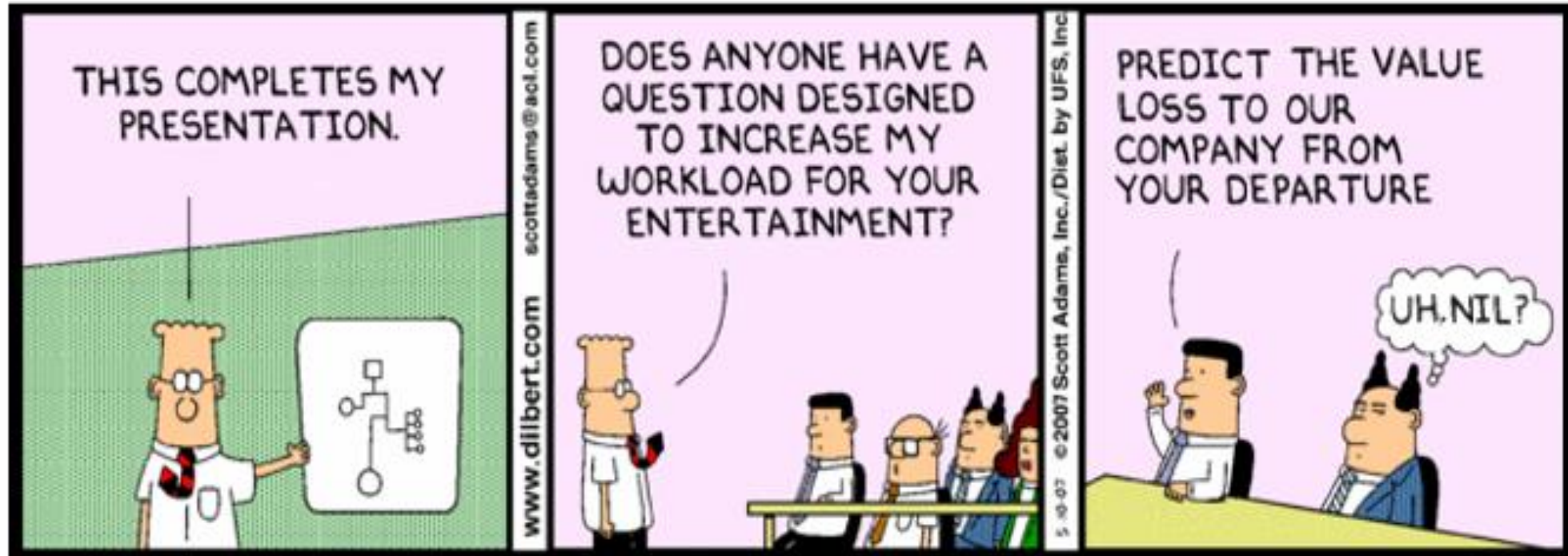
Residence halls must attract today's students / balancing amenity and private space is key

Residence Hall Program – where do we go from here, and how do we get there?

- ✓ Lots to get done now given the many variables
- ✓ Planning, planning, planning and some more planning
- ✓ Data driven decisions following analysis, analysis and more analysis
- ✓ Bed demand analysis / market competition analysis / rate analysis / quality of student housing evaluation / condition assessments of existing bed stock / project feasibility analysis
- ✓ Start with an evaluation of projects designed but not constructed
- ✓ Push projects into the design phase now so you are ready...



Questions



Thank you

