



DASNY
Dormitory Authority
of the State of New York



NYAPPA WINTER 2026 MEETING DORMITORY AUTHORITY UPDATE

STEPHEN D. CURRO, PE

FEBRUARY 3, 2026

Stephen D. Curro, PE
Managing Director, Design and Construction
Dormitory Authority, State of New York

Agenda

Introduction to DASNY

Program statistics

**2026 DASNY goals, news
and objectives**

**Alternative project delivery
method legislation**

**Expand project scoping
studies**

SUNY projects

Closing / questions



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Dormitory Authority, State of NY

DASNY is a public benefit corporation initially established by legislation in 1944 to finance and construct dormitories for the New York State teachers' colleges.

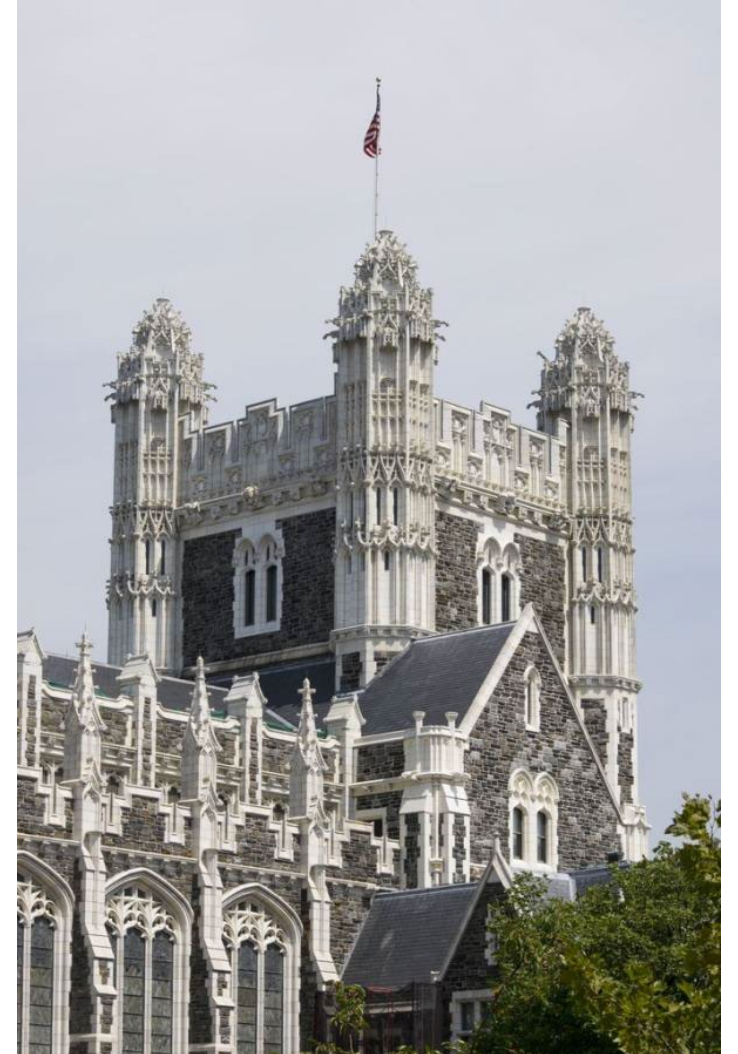
Mission Statement

We commit to **deliver exceptional service** and **professional expertise** on every **financing and construction project** for our **clients and the public**, in a **cost-effective** manner, while **advancing the policy goals** of **New York State**.



Dormitory Authority, State of NY

City University of New York
State University of New York
NYS Department of Mental Hygiene
(OMH, OPWDD, OASAS)
NYC Department of Citywide Administrative Services
NYS Department of Environmental Conservation
NYS Office of Parks, Recreation and Preservation
NYC Mayor's Office of Criminal Justice Coordinator
NYS Office for Children and Family Services
NYS Homeless Housing Assistance Program
NYS Department of Health
NYS Education Department
Long Island Power Authority



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Dormitory Authority, State of NY

Program Statistics

Projects: 783 full service, 125 modified service

Value: \$7.2B full service, \$5.9B modified service

CUNY: 402 projects @ \$3.2B

SUNY: 50 projects @ \$257.9M

Preliminary: 15 projects @ \$56.5M

Design: 23 projects @ \$90.5M

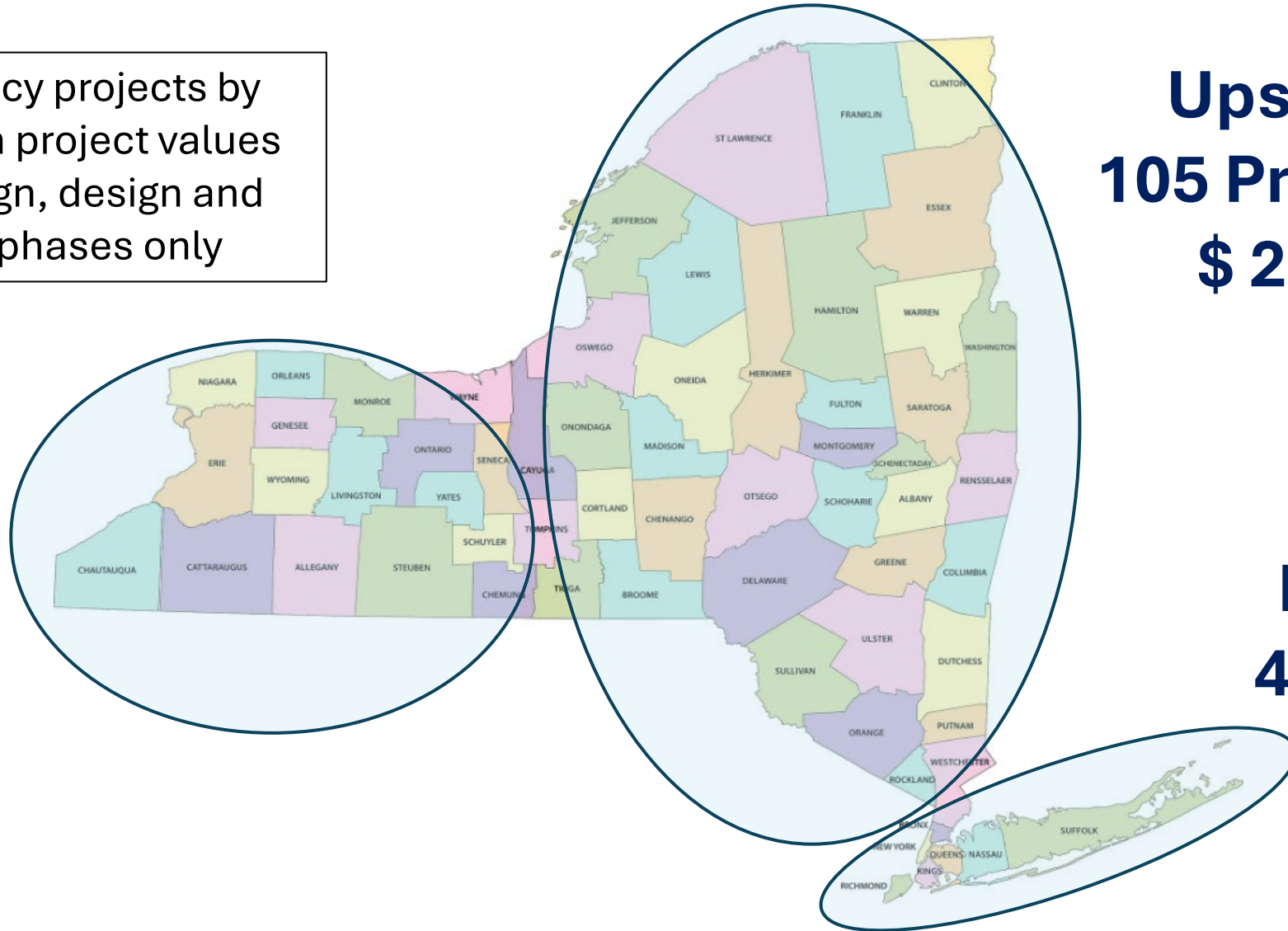
Construction: 12 projects @ \$110.9M

Office of Mental Hygiene: 310 projects @ \$1.7B

Dormitory Authority, State of NY

Customer-agency projects by region along with project values for the pre-design, design and construction phases only

Western
47 Projects
\$ 249M



Upstate
105 Projects
\$ 2.9B

Downstate
476 Projects
\$ 3.4B

Dormitory Authority, State of NY

Program Statistics

Type	Number	Value
Professional Services	46	47,637,449
Work Authorizations	1,345	116,642,396
Construction	1,901	421,991,870
Job Order Contracting	404	38,120,801
Purchasing	1,221	65,794,881
Total Procurement	4,917	\$690,187,397

Dormitory Authority, State of NY

Program Statistics

FY	Expenditures	MWBE	M%	W%	Combined %
2014 - 15	\$616,583,199	\$159,100,468	17.4	8.5	25.9
2015 - 16	\$468,469,558	\$118,058,188	15.6	9.6	25.2
2016 - 17	\$475,695,950	\$137,849,038	18.3	10.7	29.0
2017 - 18	\$588,388,645	\$174,391,411	18.5	11.1	29.6
2018 - 19	\$545,023,424	\$179,791,654	18.4	12.9	31.3
2019 - 20	\$570,474,578	\$184,199,540	16.3	16.0	32.3
2020 - 21	\$425,257,185	\$154,782,819	20.4	16.0	36.4
2021 - 22	\$385,873,232	\$145,277,427	20.0	17.6	37.6
2022 - 23	\$501,468,639	\$177,417,337	21.9	13.5	35.4
2023 - 24	\$591,020,197	\$215,298,299	20.4	16.0	36.4
2024 - 25	\$577,928,851	\$199,764,870	20.5	14.0	34.5

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2026 DASNY goals, news and objectives

...leftovers from 2025:

1. Project Advancement

Binghamton – Cortland – residence halls / Mid-Hudson Psychiatric Center new build / NYS LSPHL / RTA Westchester / SI Courthouse program / WNY Children’s Psychiatric Center.

2. Construction and CD Administration

Implement PMWeb Phase II;

Transfer select PM administrative tasks to centralized processing unit;

Reduce open recruitments to zero by December 2026.

2026 DASNY goals, news and objectives

New for 2026:

1. Alternative Project Delivery

Push is on to ensure this legislation is not sunset at the end of 2026;
Align Procurement for efficient delivery of alternative project delivery projects;
Educate DASNY staff on methods for communication with customer-agencies.

2. City University of New York

Accurately forecast expenditures for FY 2026 – 27;
Seek NYS DOB fee budget alignment with DASNY actual program spend;
Efficiently and effectively manage portfolio, consultants and contractors;
Push to (and beyond) 60% DASNY-management of 2026 – 27 project load.

3. Expand Project Scoping Studies

Use CUNY model and push to all other appropriate customer-agencies.

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Alternative project delivery methods

2025 – 26 Legislative Language

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

“Expand Alternative Project Delivery Methods: State law prescribes how agencies and authorities must conduct capital project delivery. Many State agencies and authorities are limited to a narrow selection of delivery approaches, such as design-bid-build. While the currently authorized methods are well suited for some projects, they are not the best fit across the board. Depending on a project’s size, nature, and timeline, alternative project delivery approaches such as progressive design build, construction manager build and construction manager as constructor may be more suitable and can deliver projects more quickly and cost effectively...”

Alternative project delivery methods

2025 – 26 Legislative Language

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

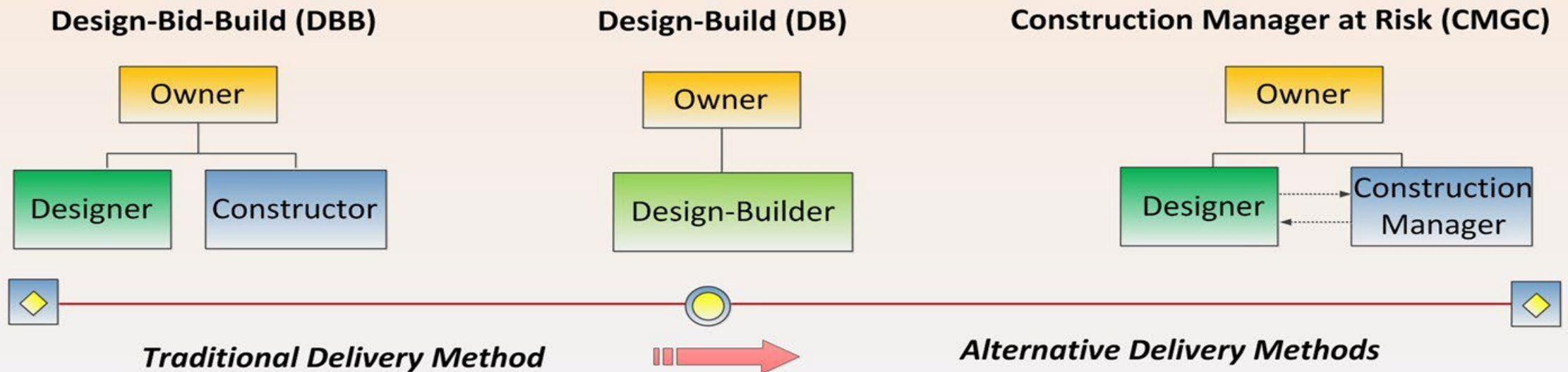
Expand Pre-Qualified List Authority: Vendor pre-qualification is the process of evaluating vendors and contractors to ensure they meet specific qualifications before they are able to bid on a project. State law authorizes many municipalities across the state to make use of pre-qualification practices to ensure that contracts are awarded only to highly capable and qualified contractors... ...State agencies and authorities lack similar broad authority... ...expand the authority for use of pre-qualified lists to State agencies and authorities.”

Alternative project delivery methods

2025 – 26 Legislative Language

For the Residence Hall Program, DASNY has always had the ability to use alternative project delivery.

Trends in Project Delivery Methods



Alternative project delivery methods

2025 – 26 Legislative Language

For the Residence Hall Program, DASNY has always had the ability to use alternative project delivery. So, nothing new here.

DASNY has used multiple project delivery methods for the Residence Hall Program including:

Bid by Invitation

CM as Agent

CM-Build

CM at Risk

Design-Bid-Build

Design-Build

Emergency Contracting

GC Minor Maintenance

Job Order Contracting

Single Prime GC

Alternative project delivery methods

2025 – 26 Legislative Language

Prequalification of contractors is something new...



Alternative project delivery methods

2025 – 26 Legislative Language

Prequalification of contractors is something new...

Thoughts:

1. SUNY general construction across NYS (summer program);
2. SUNY general construction (summer program) in a region;
3. SUNY trade work across NYS (summer program), i.e., roofs, windows;
4. Prequalification risks / legislative language sunset



Alternative project delivery methods

2025 – 26 Legislative Language

Prequalification of contractors is something new, and tricky...



DASNY opportunities



Services News Government

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I want to view Procurement, RFP, RFI or Bid Opportunities

I am a Health Care organization looking for Finance/Construction services

I am a Higher Education organization looking for Finance/Construction services

I am a Municipality or Not-for-Profit looking for Finance/Construction services

Dormitory Authority of the State of New York (DASNY)

DASNY opportunities

NEW YORK STATE

Services News Government

New York has been made aware of a scam involving fraudulent State agency purchase orders. Please be on heightened alert should you receive any purchase orders that appear out of the ordinary from State agencies. Should you have any doubt about the authenticity of an order, please make sure to confirm by telephone with your established point of contact for the authorized user.

Opportunities posted today **37**
Opportunities posted in the last 7 days **220**
Total available opportunities **875**

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DASNY opportunities

X

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MINORITY COMMERCE WEEKLY

"A Document of Good Faith Efforts"

Contracting and Procurement Opportunities for Certified MWDBE, VOSB & Service-Disabled Veteran-Owned Business Enterprises (SDVDBE)

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This week's Minority Commerce Weekly listings.

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Expand project scoping studies

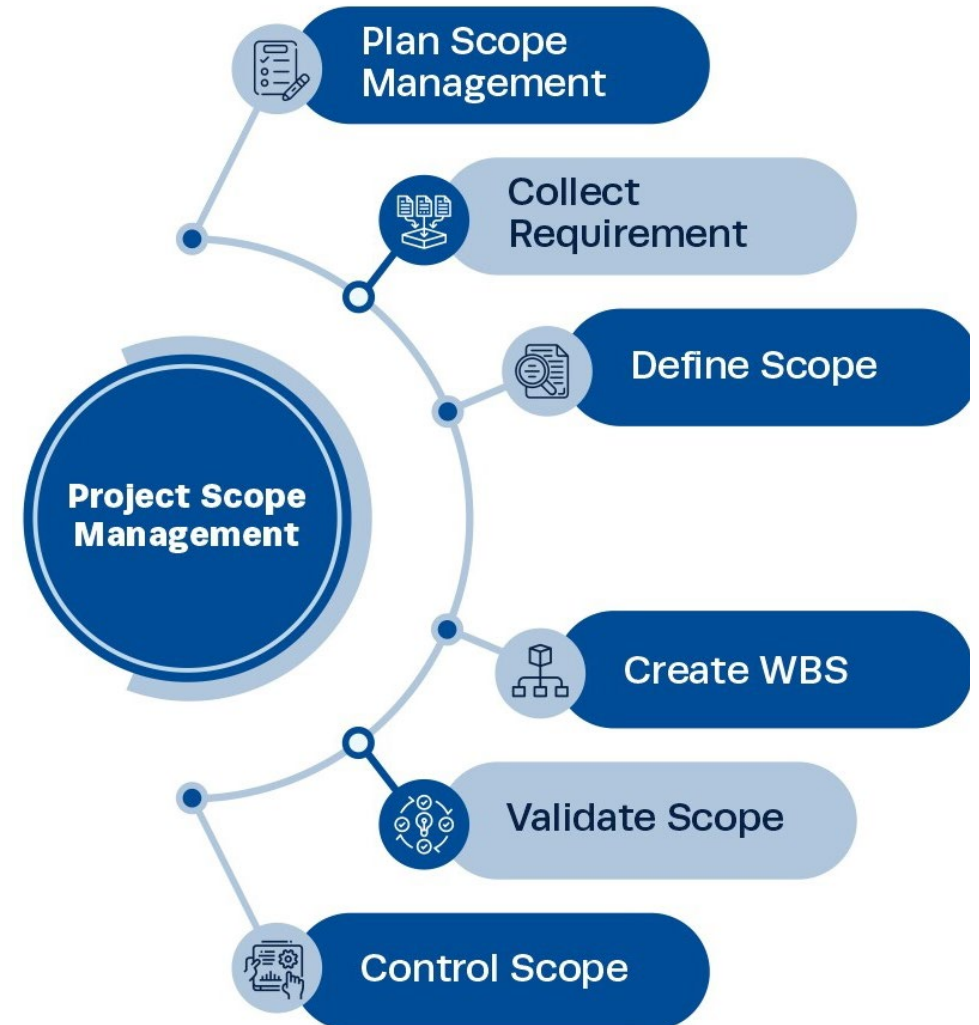
SUNY Projects

Closing / questions



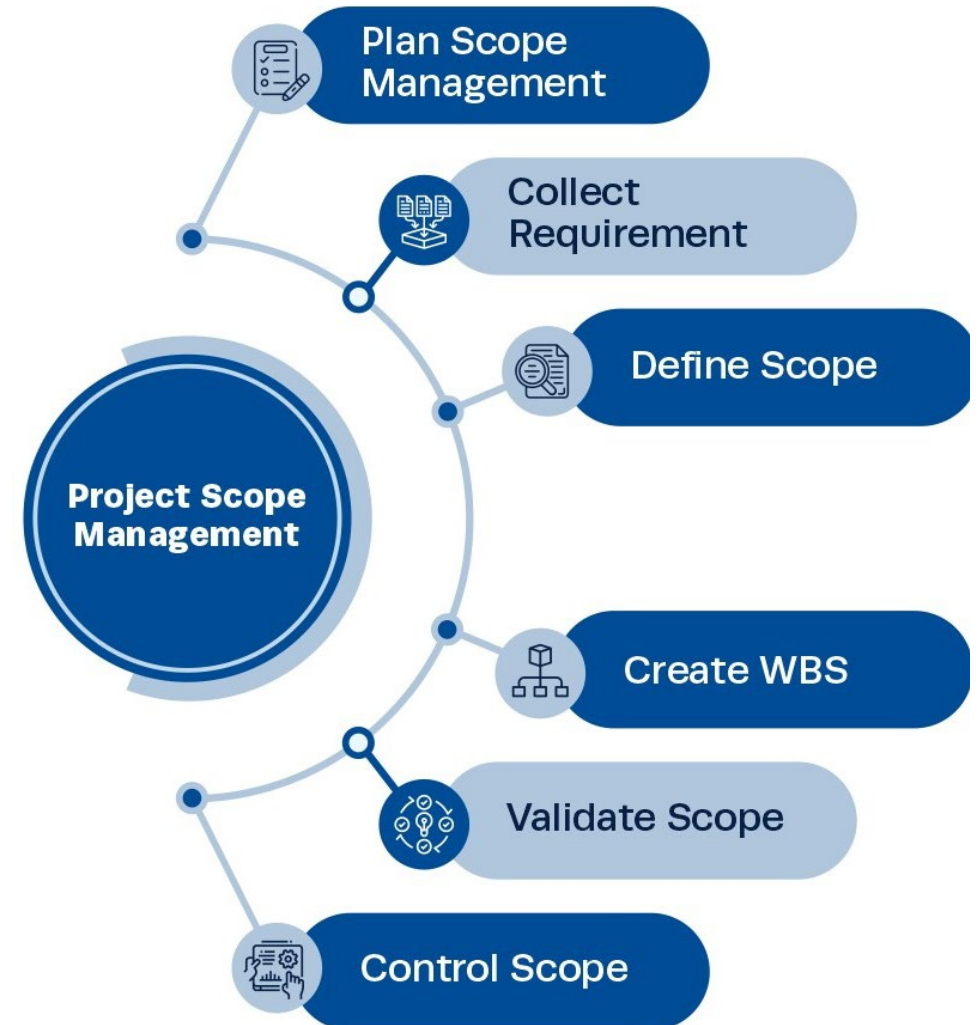
CUNY project scoping studies

- Concept: scope / budget / schedule is not always clear for the stakeholders of a design and construction project;
- Time is lost as stakeholders chase a project scope definition, project funding, or accurate project scheduling information critical to the Residence Hall Program;
- Many stakeholders have asked the question, “why does it take so long to establish a work authorization to a DASNY design professional?”



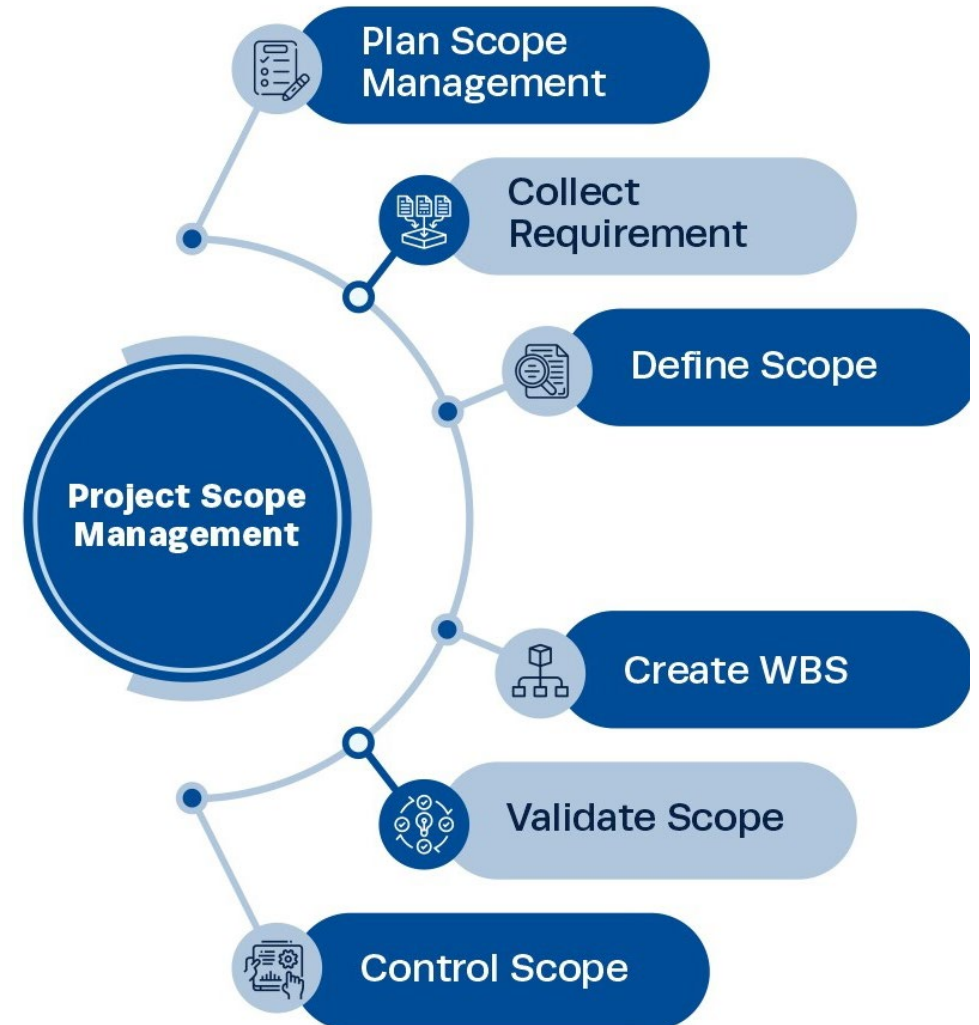
CUNY project scoping studies

- Solution: project scoping study: use of a DASNY term design professional to solidify the project definition including scope, budget and schedule prior to project request;
- Benefit: a minimum investment is made to thoroughly define the project, and allow for the customer-agency to make a go / no go decision related to project advancement;
- Benefit: design professional retained for design phase; fee curve used; SBS confirmation and WA process accelerated.



CUNY project scoping studies

- Is it working? Well, nothing moves at the speed of sound in public sector design and construction, but statistics show:
 - 42 scoping projects as of 12/2025
 - 23 completed / 16 in process / 3 on hold
 - 10 have proceeded to capital projects.
- And WA production time is far less than otherwise would be. Jury is out, but signs point to a positive outcome...



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SUNY projects

University at Albany

Ten Eyck Hall

Selective demo, M/E/P, BMS,
FA, controls, framing and
finishes, envelope upgrades

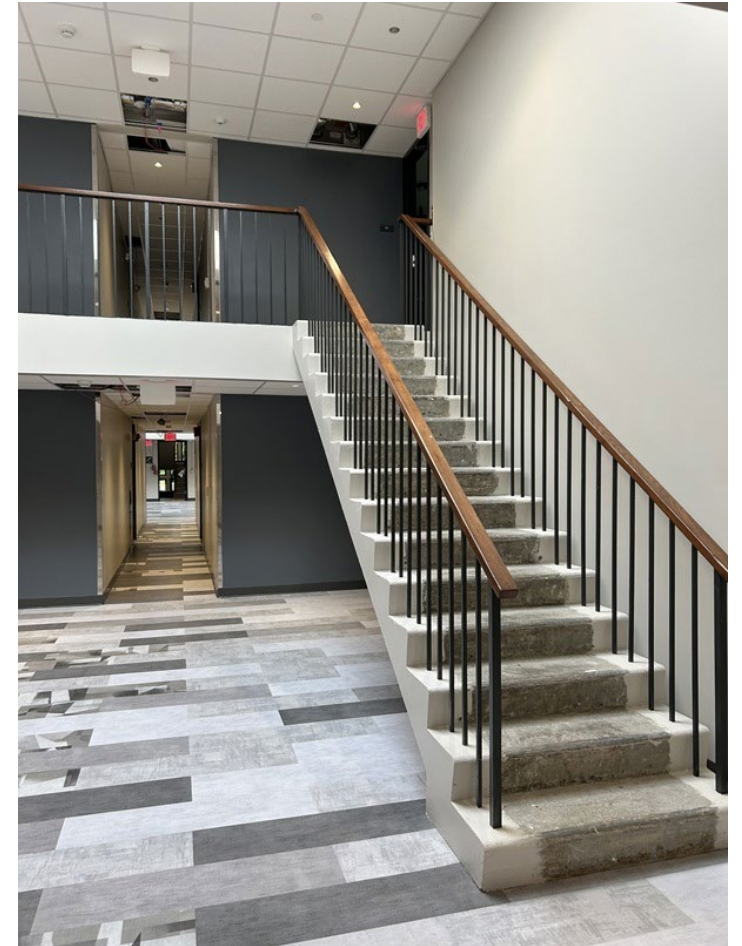
\$14.5M

Completion: 2025

Architecture +

LeChase Construction

CM-Build



SUNY projects

Binghamton University

Grace Hall

New build 364-bed suite style residence hall supporting commitments to sustainability and accessibility

\$63M

Completion: 2027

KBE & Newman Architects

Design-build



SUNY projects

Brockport

Full replacement of 2
elevators in each of Perry,
Bramley and Briggs Halls

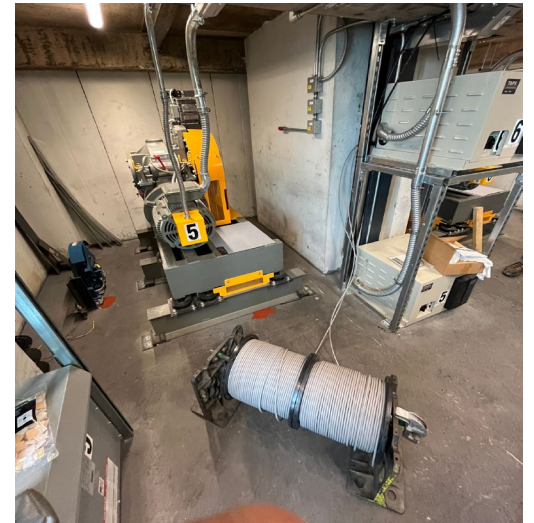
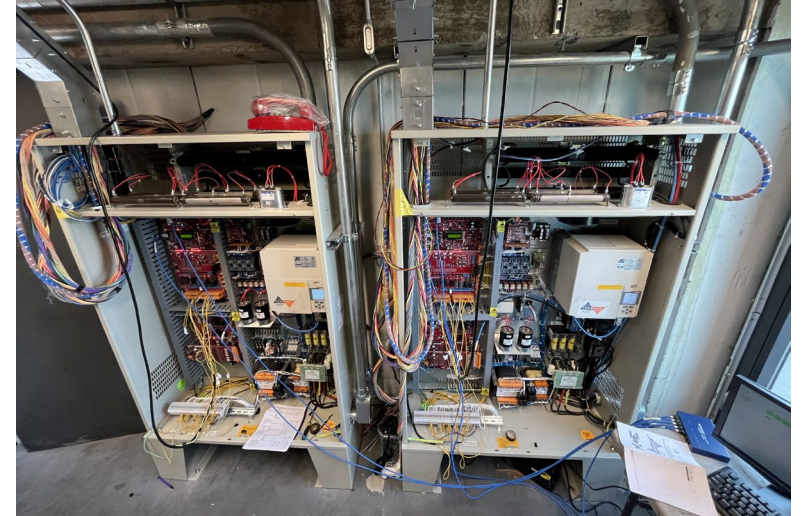
\$5.0M

Completion: 2024 / 25 / 26

Architectural Resources

Otis Elevator Company

Design-bid-build



SUNY projects

University at Buffalo

Richmond Hall

Replace main electrical equipment, panels and receptacles

\$2.2M

Completion: 2022 – 25

LaBella Associates

Weydman Electric

Design-bid-build



SUNY projects

University at Buffalo

Spaulding Hall

Replace main electrical
equipment, panels and
receptacles

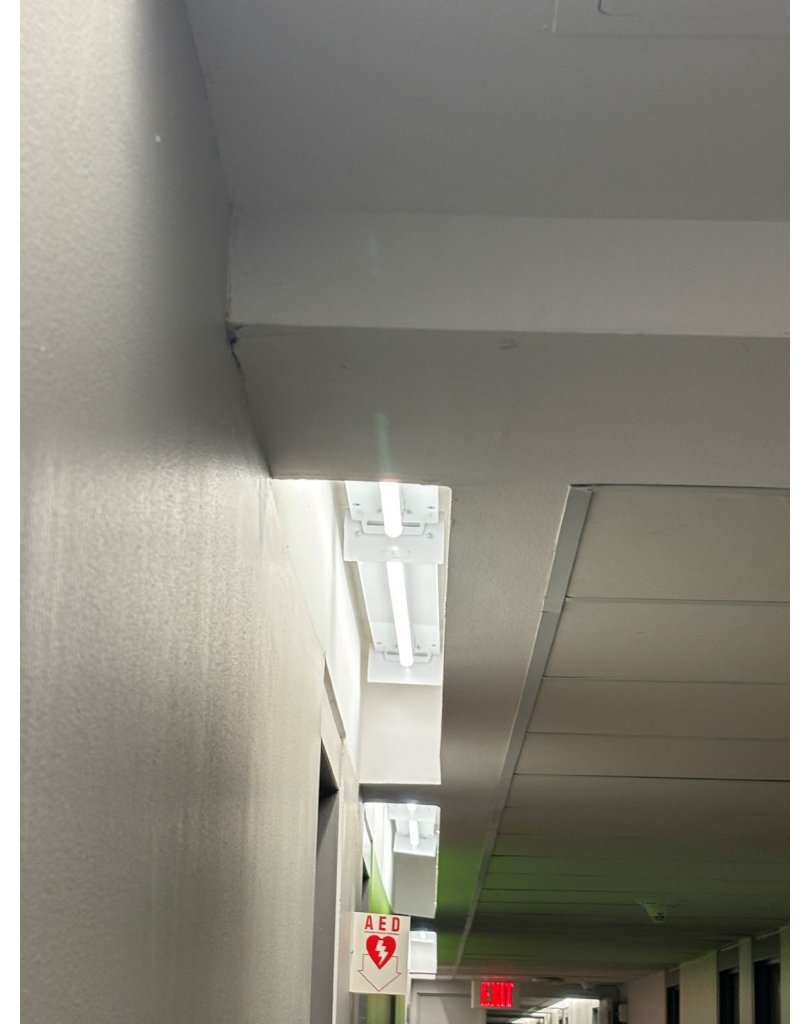
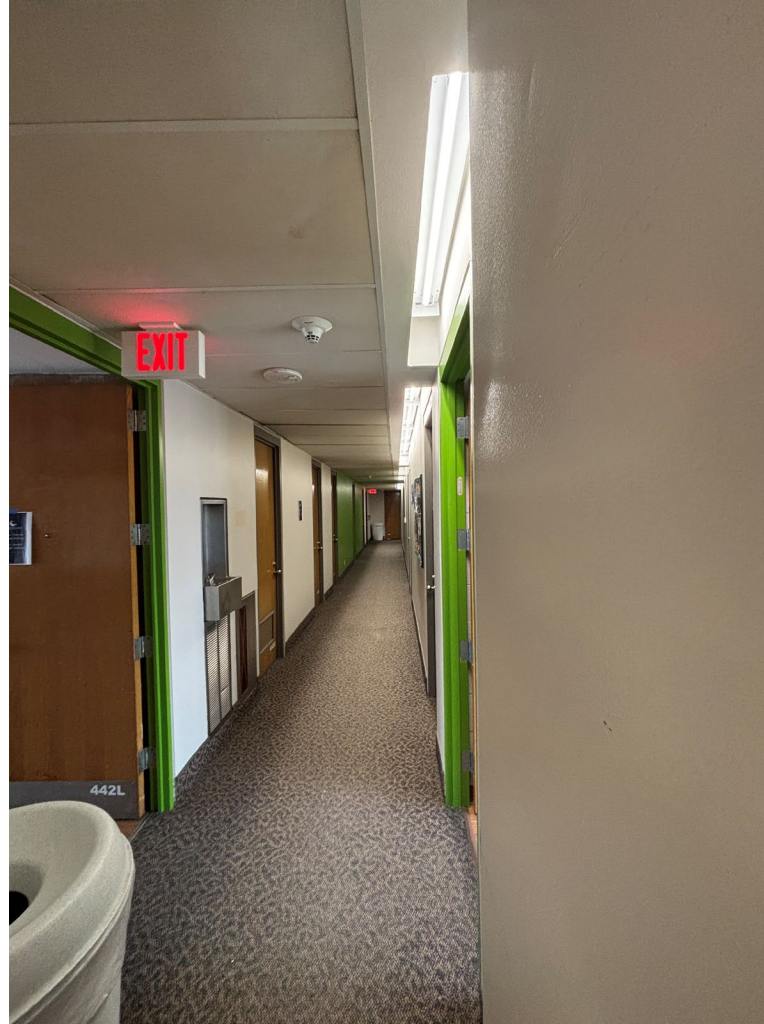
\$2.4M

Completion: 2025 – 26

LaBella Associates

Frey Electric

Design-bid-build



SUNY projects

University at Buffalo

Fargo Hall

Replace main electrical equipment, panels and receptacles

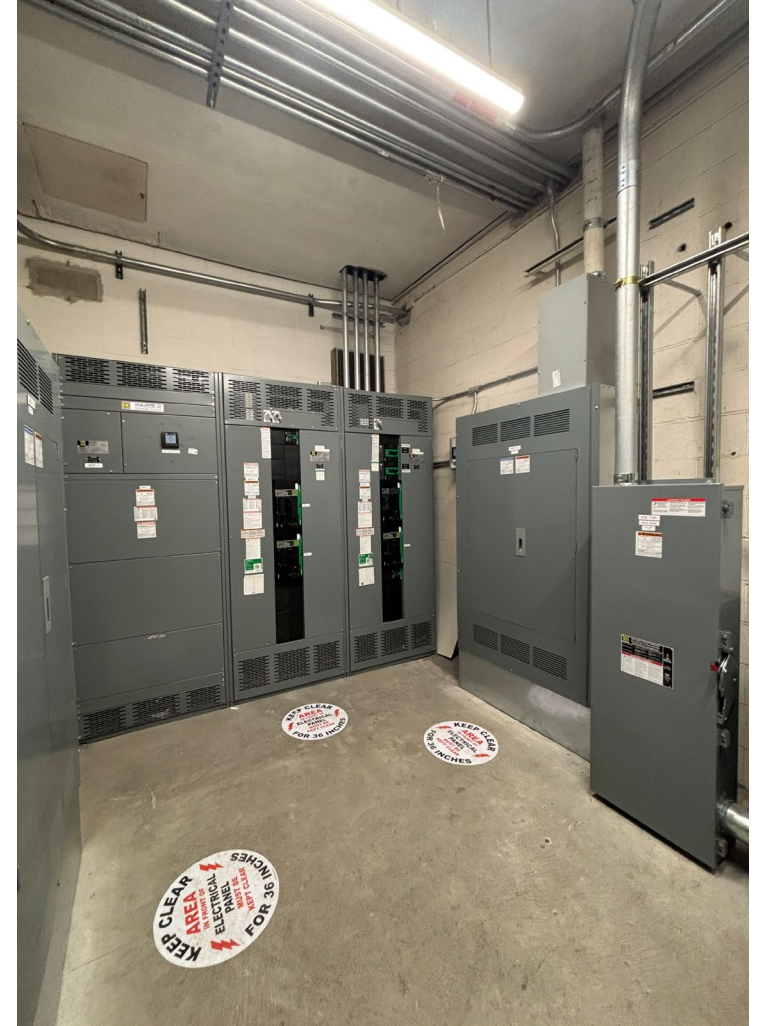
\$2.0M

Completion: 2024 – 25

LaBella Associates

Frey Electric

Design-bid-build



SUNY projects

University at Buffalo

Governor Hall

Upgrade flooring, heaters,
lighting for student lounges,
corridors and rooms

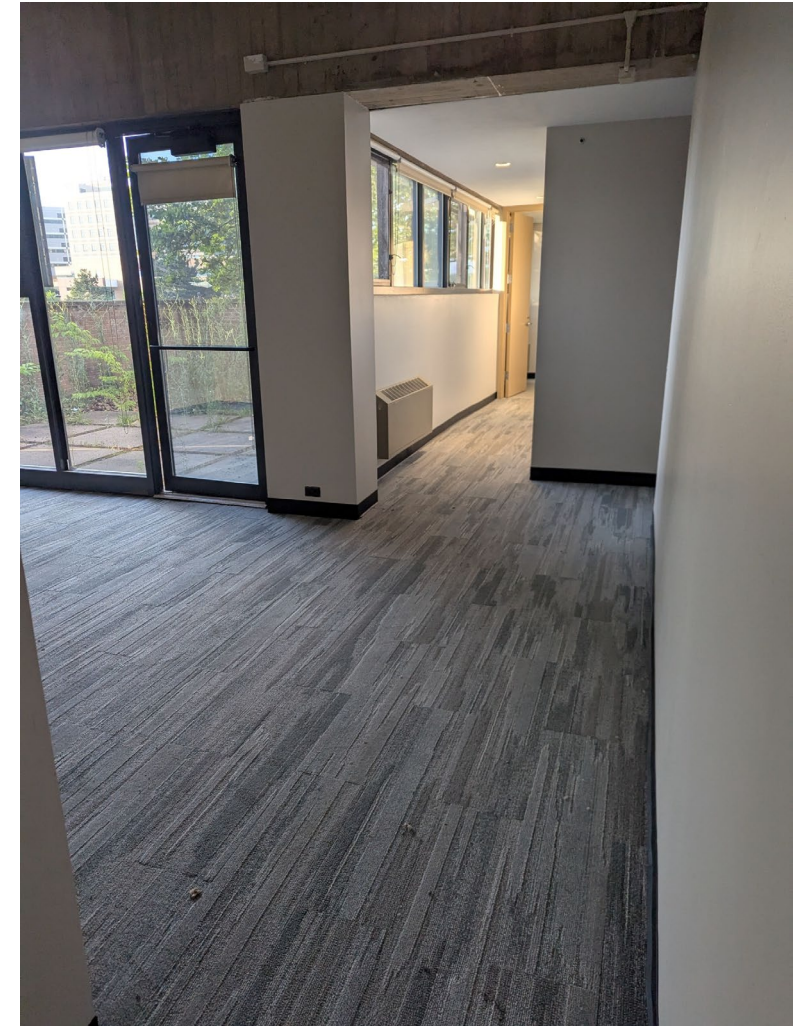
\$7.1M

Completion: 2024 – 25

Mach Architecture

Javen Construction

Design-bid-build



SUNY projects

University at Buffalo

Spaulding / Red Jacket Hall

Replace gas-fired hot water boilers with new electric units

\$1.7M

Completion: 2025 – 26

M/E Engineers

Willet Construction

Design-bid-build



SUNY projects

University at Buffalo

Fargo / Richmond Hall

Replace gas-fired hot water
boilers with new electric units

\$1.7M

Completion: 2025

M/E Engineers

Danforth Company

Design-bid-build



SUNY projects

University at Buffalo

Ellicott Complex

Replace air conditioning in
laundry room, update controls

\$1.5M

Completion: 2025 - 26

IMEG

Danforth Company

Design-bid-build



SUNY projects

University at Buffalo

Red Jacket

Phase IV Roof : fluid-applied coating on roof system

\$2.3M

Completion: 2025

LaBella Associates

Elmer W. Davis, Inc.

Design-bid-build



SUNY projects

University at Buffalo

Red Jacket

Replace main electrical equipment, panels and receptacles

\$2.8M

Completion: 2025 – 26

LaBella Associates

Frey Electric

Design-bid-build



SUNY projects

University at Buffalo

Goodyear Hall

Upgrade flooring,
painting, lighting

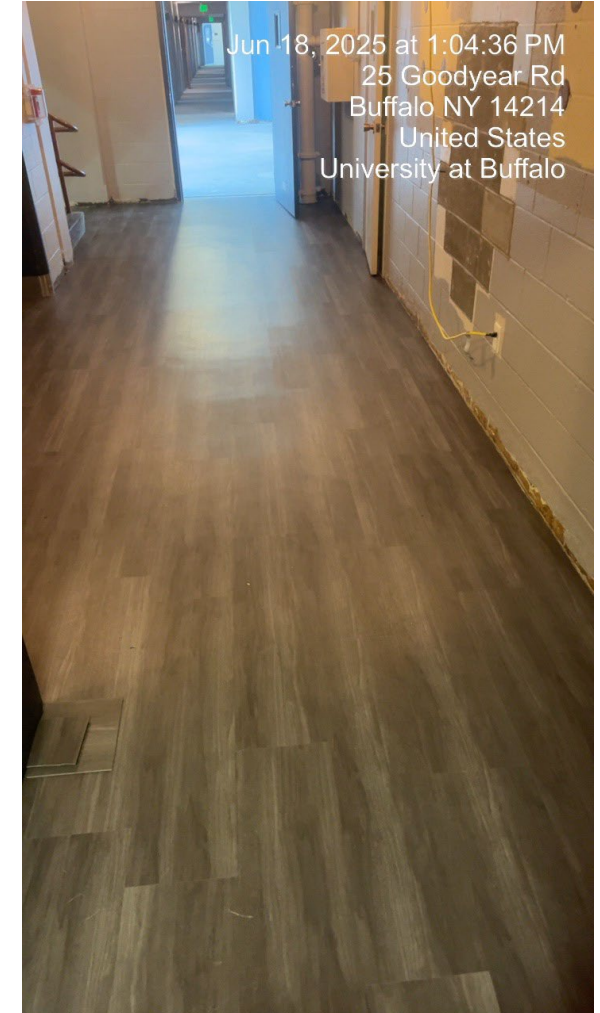
\$3.3M

Completion: 2025

LaBella Associates

Javen Construction

Design-bid-build



SUNY projects

University at Buffalo

Ellicott Complex

Masonry repointing and
inspection of concealed
structural columns

\$2.3M

Completion: 2025 – 26

DiDonato Associates

Morris Masonry Restoration

Design-bid-build



SUNY projects

University at Buffalo

Clement Hall

Emergency stabilization and
masonry repair at 10th floor
penthouse

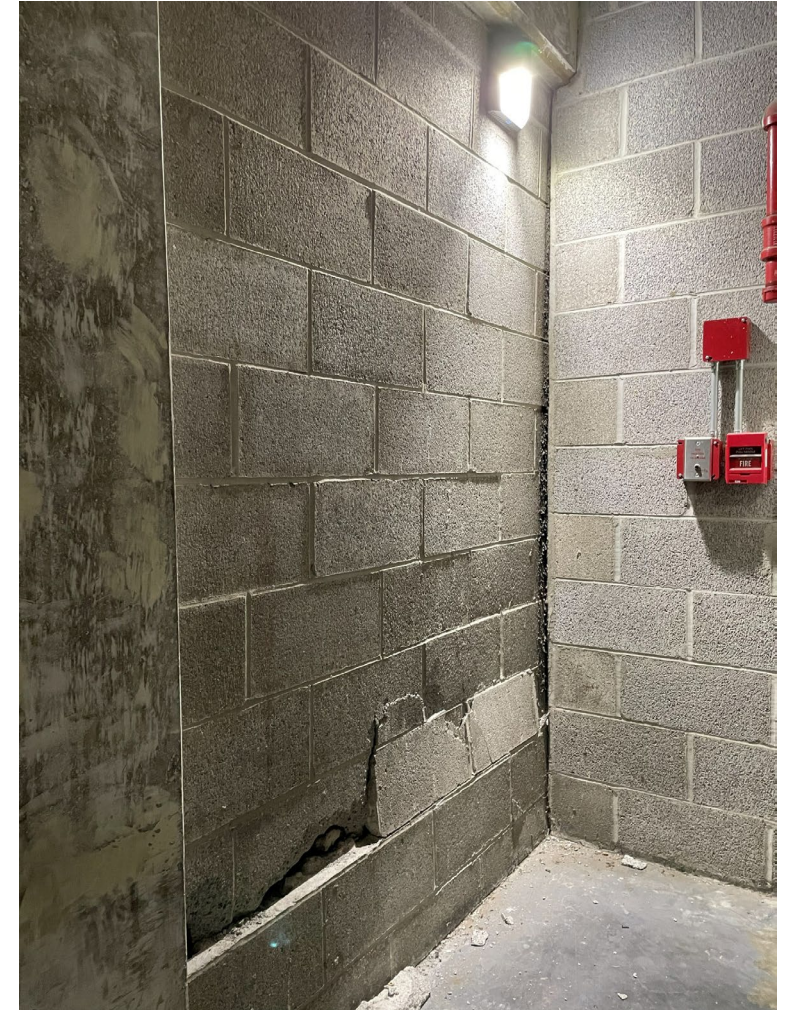
\$80K

Completion: 2025

DiDonato Associates

Kirtcher Construction

Job Order Contracting



SUNY projects

Cortland

New Residence Hall

220-bed apartment-style residence hall consisting of wood-frame modular living units.

\$45.7M

Completion: 2028

Hueber-Breuer / Ashley McGraw

Design-build

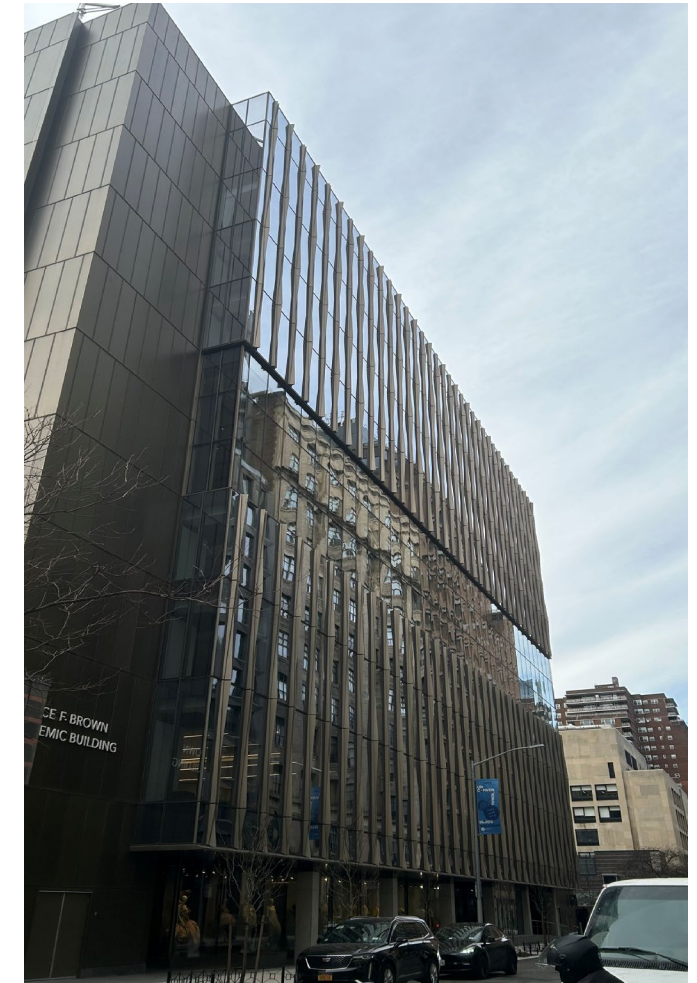


September 25, 2025



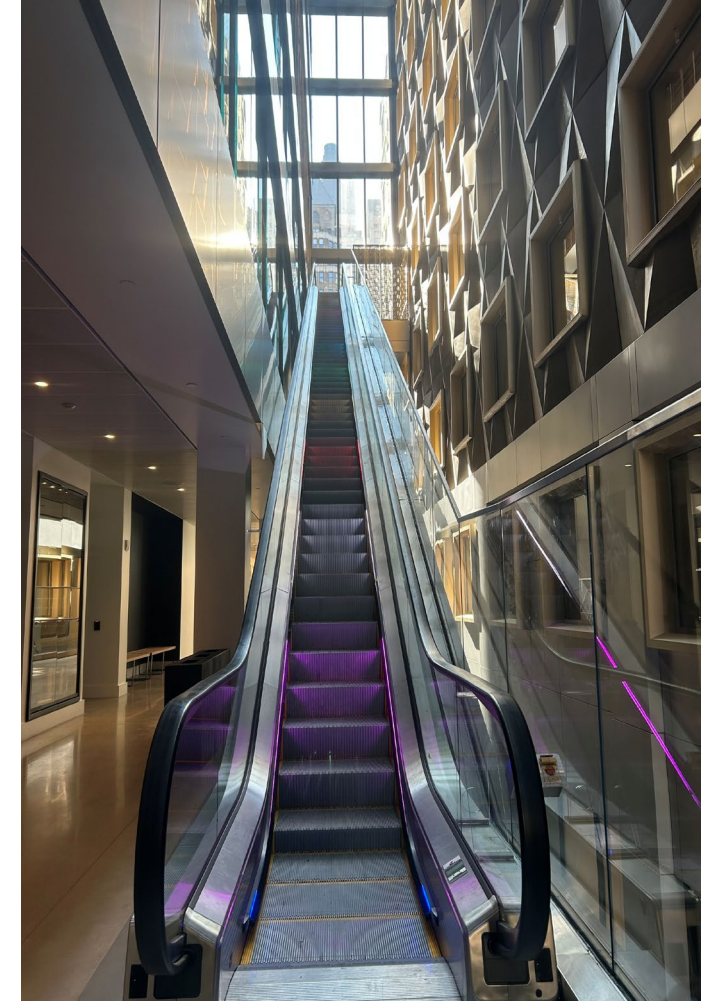
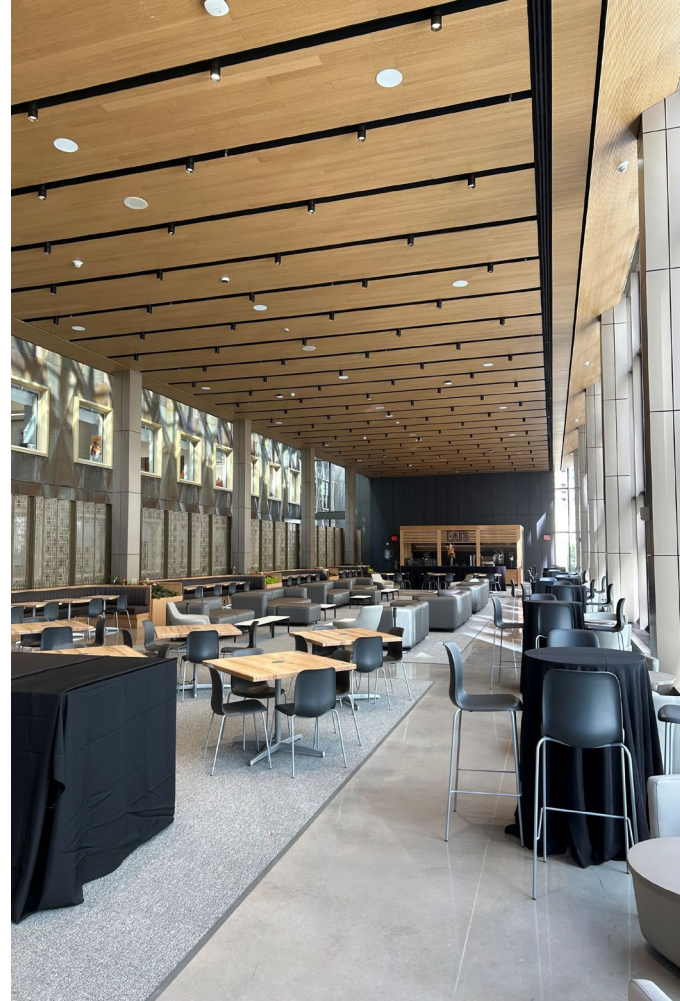
SUNY projects

Fashion Institute of Technology
Joyce Brown Academic Building
100,000 square foot, 10 story,
new build classroom / lab
academic building
\$188M
Completion: Fall 2025
SHoP Architects
Forte Construction
Design-bid-build



SUNY projects

Fashion Institute of Technology
Joyce Brown Academic Building
100,000 square foot, 10 story,
new build classroom / lab
academic building
\$188M
Completion: Fall 2025
SHoP Architects
Forte Construction
Design-bid-build



SUNY projects

Fashion Institute of Technology
Joyce Brown Academic Building
100,000 square foot, 10 story,
new build classroom / lab
academic building
\$188M
Completion: Fall 2025
SHoP Architects
Forte Construction
Design-bid-build



SUNY projects

SUNY Mohawk Valley
Community College

Payne Hall

Refresh lecture room 102

\$350K

Completion: Spring 2025

Delta Engineers

Beebe Construction

Term CM-build



SUNY projects

New Paltz

Mohonk Hall

Gut renovation and addition
of existing 49,000 sf
residence hall

\$49.3M

Completion: 2025

Architecture +

Consigli Construction

CM at Risk



SUNY projects

New Paltz

Bliss Hall – Phase I

Fire detection and protection systems, bedrooms doors, ceiling and finishes upgrades

\$6.8M

Completion: 2024 – 25

Mach Architects

Iron Sword Enterprises

Design-bid-build



SUNY projects

New Paltz

Bliss Hall – Phase II

Bathroom renovations and
mechanical / FLS system /
interior finishes upgrades

\$10.1M

Completion: 2024 – 25

Mach Architects

DiGesare Mechanical

Design-bid-build



SUNY projects

New Paltz

Gage Hall – Phase I

Bathroom renovations and
interior finishes / student
lounge upgrades

\$9.2M

Completion: TBD

Mach Architects

Minhas Construction

Design-bid-build



SUNY projects

Purchase

Olde Complex

Rehabilitation of roof at building 2 including brick parapet and re-roofing

\$1.8M

Completion: 2025

Superstructures

P&K Construction

Design-bid-build



SUNY projects

SUNY Ulster County
Community College

Student Life Center

Replace roof and roof top fans

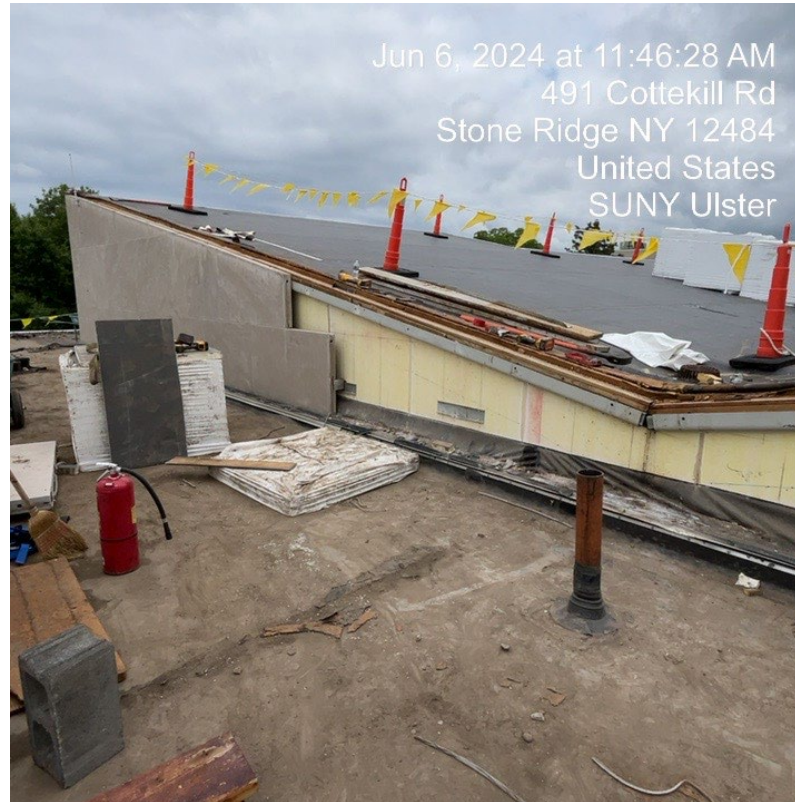
\$1.7M

Completion: 2025

Hyman Hayes Architects

S&L Roofing and Sheetmetal

Design-bid-build



SUNY projects

SUNY Ulster County
Community College

Vanderlyn Hall

Window replacement

\$1.9M

Completion: 2026

Spring Line Design

MDS Construction

Design-bid-build



SUNY projects

Summer 2026 and beyond...

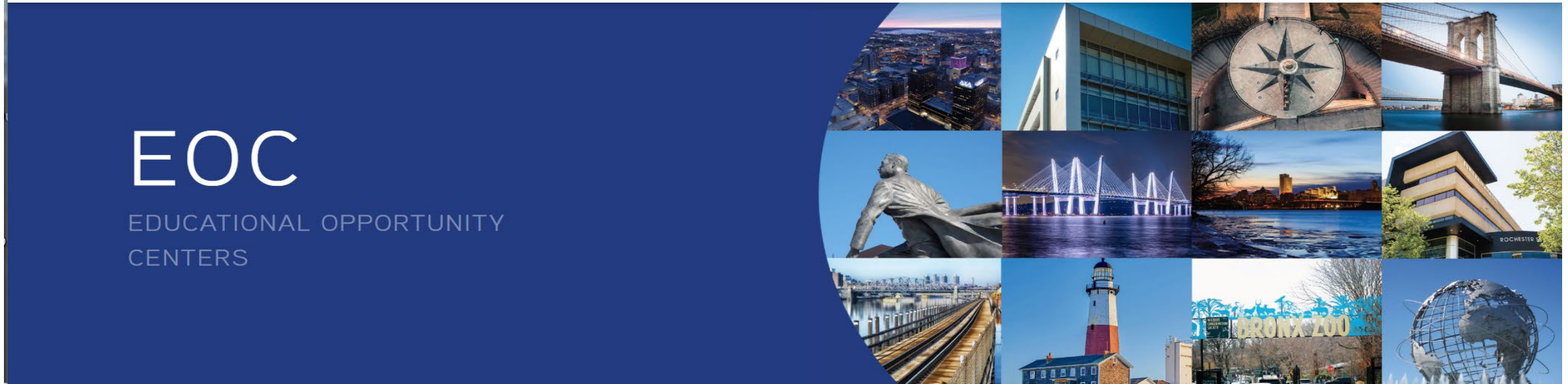
Project	Campus	Project Value	Completion Date	Scope
Domestic HW Spaulding/Red Jacket	UB	\$ 3,409,488	2026	Replace old gas-fired hot water boilers with new electric units
Governors Interior Upgrades	UB	\$ 10,134,939	2026 / 2027	Flooring, heaters, lighting for student lounges, corridors and rooms
Governors Sprinklers	UB	\$ 400,000	2026	Perform testing of sprinkler heads, replace if deficient
Bengal Hall Elevators	Buff State	\$ 4,886,975	2026 / 2027	Full replacement of 3 elevators, and lobby/office renovations
Perry targeted renovations	Buff State	\$ 498,000	2026	Flooring, door and canopy replacement
Briggs door and hardware	Brockport	\$ 2,055,000	2026	Replacement of doors and hardware on suite and bedrooms
PBB Generators	Brockport	\$ 3,330,000	2026 / 2027	Add full-building generators for these 3 high-rise buildings
McFarlane Boilers	Brockport	\$ 2,115,000	2026	Replace existing hot water boilers
Harmon Gordon Roofing	Brockport	\$ 3,270,000	2026	Full replacement of existing roof system
Thompson Showers	Brockport	\$ 350,000	2026	Emergency Repair to 8 shower locations that were found to be leaking
Gage Hall – Mechanical Upgrade	New Paltz	\$ 4,912,000	2026	Mechanical upgrades and reconfiguration of basement lounge
Capen Hall Renovations	New Paltz	\$ 16,076,640	2026	Finishes in bedroom / corridor spaces, fire detection / protection

SUNY projects

Summer 2026 and beyond...

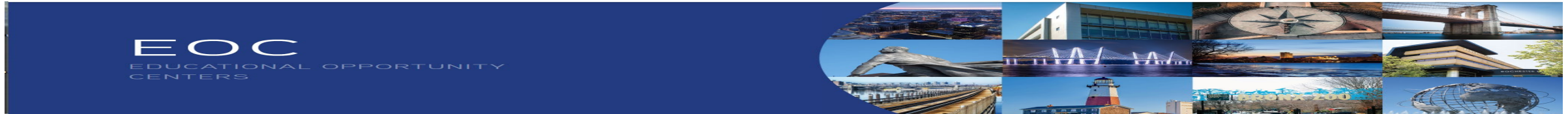
Project	Campus	Project Value	Completion Date	Scope
Esopus Elevator Replace	New Paltz	\$ 1,000,000	2026	Elevator replacement along with all supporting M/E/P/FP support
Lenape Elevator Replace	New Paltz	\$ 1,065,000	2027	Elevator replacement along with all supporting M/E/P/FP support
Onondaga Hall Refresh	Morrisville	\$ 565,000	2026	Provide and install furniture with accent painting
West Hall Refresh	Morrisville	\$ 725,000	2026	Provide and install furniture with accent painting
Bleecker Hall Enhanced Refresh	Albany	\$ 15,420,000	2026	Selective demo, M/E/P, BMS, FA, controls, finishes, envelope upgrades
Van Cortlandt Hall Enhanced Refresh	Albany	\$ 17,130,000	2027	Selective demo, M/E/P, BMS, FA, controls, finishes, envelope upgrades
Van Rensselaer and Ryckman Halls	Albany	\$ 4,806,000	2027	Removal and installation of new windows and doors
Montauk Hall Enhanced Refresh	Albany	\$ 13,000,000	2028	Selective demo, M/E/P, BMS, FA, controls, finishes, envelope upgrades
Olde Roof Rehabilitation	Purchase	\$ 3,800,000	2026	Rehabilitation of roofs at building 1 on G Street / Olde Complex
Dwit Library Elevator Replacement	Ulster CCC	\$ 780,700	2026	Replace elevator and machine room equipment
Vanderlyn Hall Door Replacement	Ulster CCC	\$ 670,000	2026	Replace doors 9 and 11
Res Hall Condition Assessment	Canton	\$ 110,000	2026	Assess the condition of four residence halls

SUNY projects



Approaching their 60th anniversary in 2026, Educational Opportunity Centers (EOCs) and Outreach Centers (OCs) have provided tuition-free programs and services in New York's urban centers. Each EOC offers a welcoming and loving environment for students and, best of all, it's tuition-free for all who qualify. From Buffalo to Long Island and everywhere in between, there's a home for you at EOC.

SUNY projects



- ✓ DASNY Real Property coordinates Site Search and procures Fair Market Rent studies;
- ✓ DASNY Design and Construction coordinates with an Architect under a DASNY Term Contract who will evaluate the existing conditions and develop a test fit and feasibility study report on the chosen site;
- ✓ DASNY Real Property negotiates and drafts lease, incorporating the feasibility study;
- ✓ The Landlord coordinates the completion of plans and specifications for the tenant fit up renovation. DASNY D&C reviews those plans and specifications internally reconciling with the feasibility study;
- ✓ During construction DASNY D&C will have field staff conduct weekly site visits to inspect the progress;
- ✓ Upon completion, DASNY D&C / Architect helps to coordinate the punch list with the Landlord and SUNY, then ensure the project reaches substantial completion.

SUNY projects



- **Bronx EOC**, located at 2467 Jerome Ave. Construction substantially complete with project in close out phase (subject to final FDNY inspection). Construction cost estimate: \$3.6M
- **Hempstead EOC**, located at 60 Hempstead Ave., West Hempstead. Project will enter construction phase in late 2026 and is scheduled for 2027 completion. Construction cost estimate: \$2.9M
- **Yonkers EOC**, located at 26 South Broadway. Project will enter construction phase in late 2026 and is scheduled for 2027 completion. Construction cost estimate: \$8.6M

Agenda

Introduction to DASNY

Program statistics

2026 DASNY goals, news and objectives

Alternative project delivery method legislation

Expand project scoping studies

SUNY projects

Closing / questions





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Thank you

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