



# SUNY - Office for Capital Facilities SUNY Residence Hall Program

SUBOA  
March 25, 2026

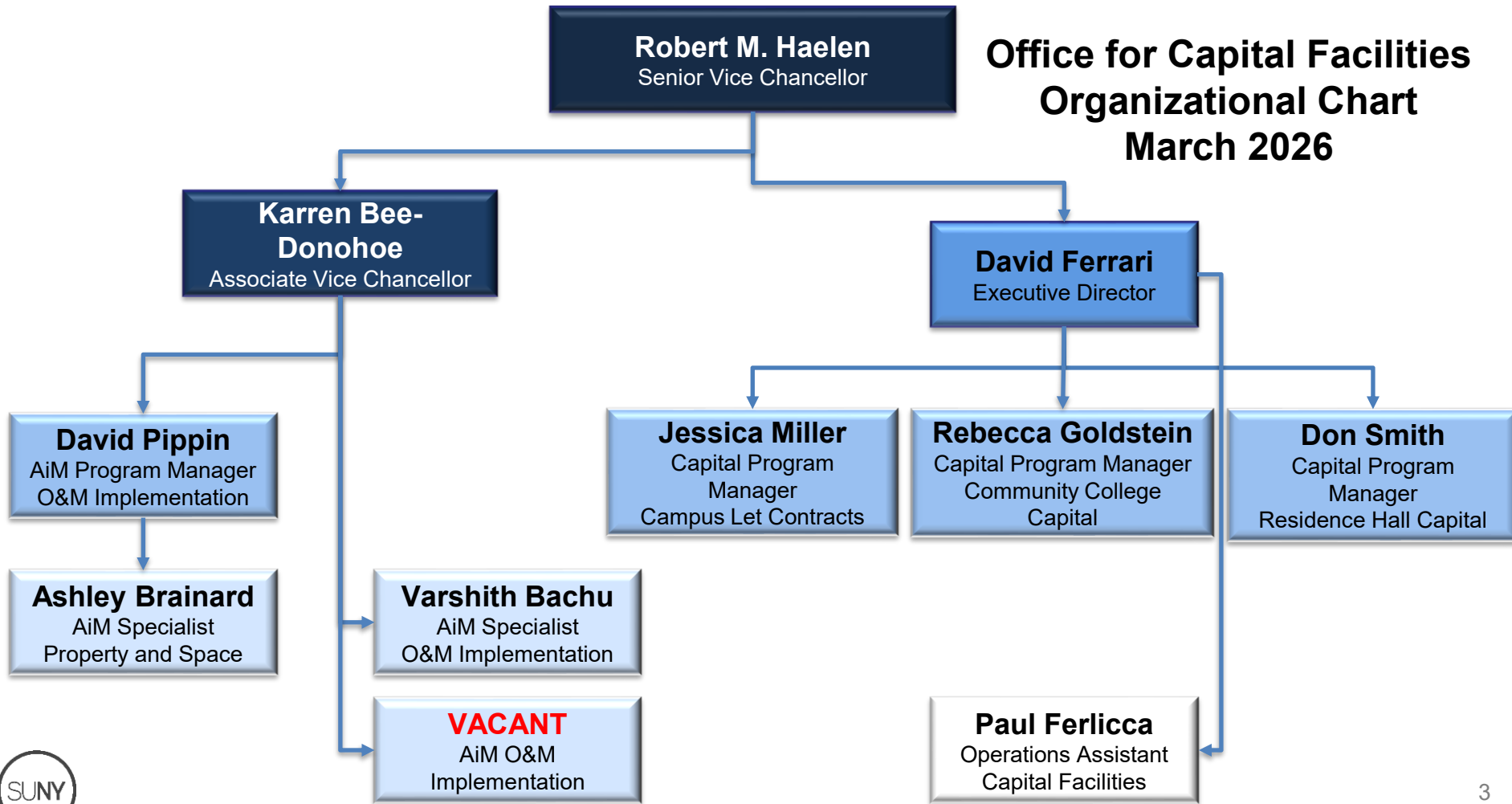


A graphic where the word "AGENDA" is written in large, bold, white capital letters. Each letter is contained within a separate, slightly overlapping rectangular block of a different color: A (dark blue), G (light blue), E (orange), N (green), D (medium blue), and A (orange).

# AGENDA

- Office for Capital Facilities Structure
- Residence Hall Program Overview
- 2024/25 Results & 2025/26 Forecast
- Capital Planning Process
- Current Challenges – Construction Escalation

# Office for Capital Facilities Organizational Chart March 2026





## Program Metrics

Program Scope

Revenue and Expenses

Capital Debt

## Self Sustaining Program

Financial Independence

Governance



# Program Scope

## Program Scope

- 25 State operated campuses
- Approximately 500 buildings
- Roughly 75,000 available beds

## Revenue and Expenses

- \$650M in total annual revenue
- \$350M in annual operating expenses

## Capital Debt

- \$1.8B outstanding
- ~\$160M/year in debt service



# Self Sustaining Program

## Program's Financial Independence

- Self-sufficient since 1997
- No support from NYS or SUNY

## Revenue and Expenses

- All expenses, including debt service, covered by rental revenue

## Capital Debt

- Separate credit since 2013; No G.O. Pledge
- Authorized in Article VII

## Governance

- Managed by agreements between SUNY and DASNY



# Program Governance

## Governance

- Managed by agreements between SUNY and DASNY

Program Legal Documents:

- [Residence Hall Bond Program - Amendment to Lease and Agreement](#)
- [DASNY SUNY Lease and Agreement](#)
- [Bond Resolution - 2013](#)
- [Residence Hall Bond Program - FDA](#)
- [Residence Hall Bond Program - Assignment](#)
- [T&F Administration Agreement](#)

- Can be found on the OCF website
- <https://system.suny.edu/capital-facilities/residence-hall-capital-program/tools/>



# Capital Program Framework



## State DoB

Capital Appropriation not Needed for Bonded Work, \$100M/yr for Hard \$

Article VII Bonding Cap



## SUNY

Approves Capital Plans  
Approves Projects

THE STATE UNIVERSITY OF NEW YORK



## SUNY, DASNY, Wall St.

Bonds Issued for Projects  
Not State Debt



## DASNY/Campus

Let Contracts & Manage Project



# 2025/26 Res Hall Occupancy

Sector	Fall Revenue Producing Occupancy			1 Yr Change	6 Yr Change	
	2019	2024	2025	%	Occupants	%
University Centers	27,914	27,677	27,758	0.3%	(156)	-0.6%
Other Doctoral Campuses	1,157	923	1,099	19.1%	(58)	-5.0%
University Colleges	27,884	23,916	23,925	0.0%	(3,959)	-14.2%
Technology Colleges	8,429	7,512	7,716	2.7%	(713)	-8.5%
Total	65,384	60,028	60,498	0.8%	(4,886)	-7.5%
Available Beds	69,667	65,404	65,658	0.4%	(4,009)	-5.8%
Utilization %	93.9%	91.8%	92.1%	0.4%		-1.8%

- Conveyance Opportunities
- Work w/ OCF & SUCF if interested in pursuing a conveyance



# Debt Service Coverage

	<u>2024-25</u>	<u>2025-26</u>
<b>Revenues</b>		
Room Rentals	\$618.4	\$637.0
Parking Revenues	8.2	8.0
Other Revenues and Programs	30.0	24.0
<b>Total Revenues</b>	<b>\$656.6</b>	<b>\$669.0</b>
<b>Operating Expenses</b>		
Dorm Operating Expenses	\$332.6	\$350.0
Overhead and Insurance	15.6	15.6
Parking Expenses	5.1	5.1
<b>Total Operating Expenses</b>	<b>\$353.3</b>	<b>\$371.7</b>
<b>Net Dormitory Facilities Revenues</b>	<b>\$303.3</b>	<b>\$297.3</b>
<b>Total Debt Service Payments</b>	<b>\$161.9</b>	<b>\$174.3</b>
<b>Debt Service Coverage (Net)</b>	<b>1.87</b>	<b>1.71</b>





# Residence Hall Capital Planning

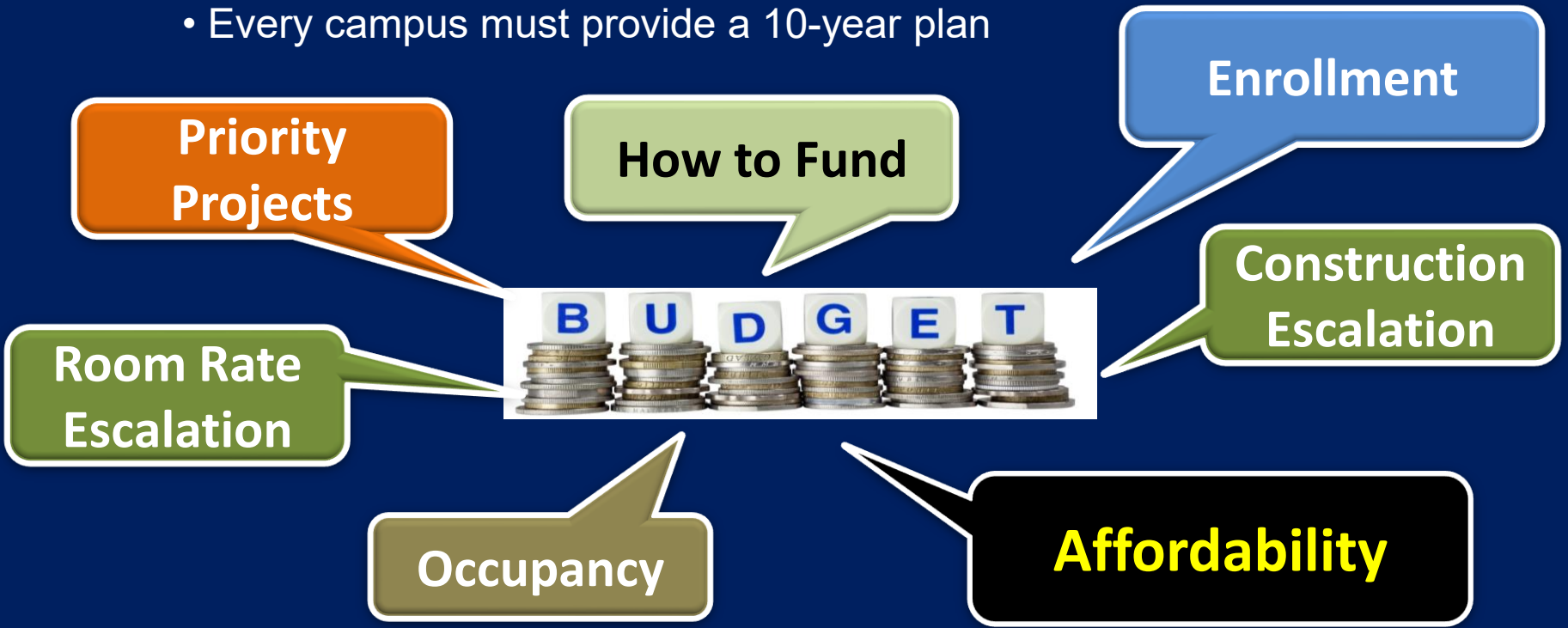


- Fully engaged campus team
- Year-round process
- Flexibility is very important
- Should coordinate with SUCF capital plans



# Key Capital Planning Elements

- Capital Plan Request sent to campuses each Spring
- Every campus must provide a 10-year plan



Priority Projects

How to Fund

Enrollment

Construction Escalation

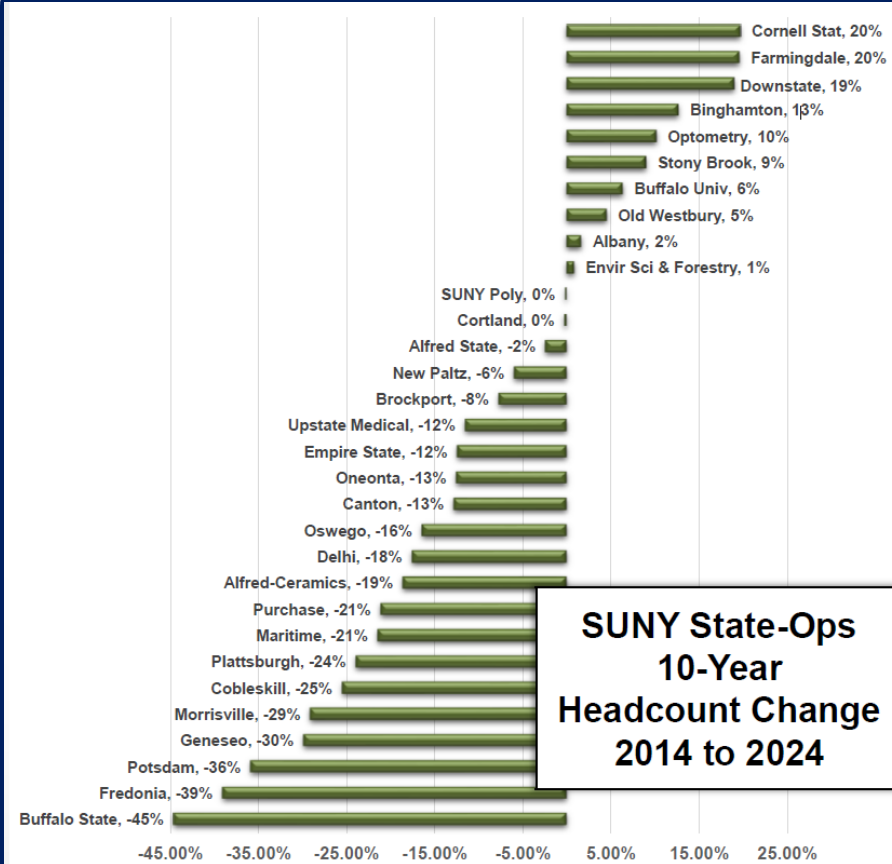
Room Rate Escalation

Occupancy

Affordability



# Enrollment & Occupancy Challenges



**SUNY State-Ops  
10-Year  
Headcount Change  
2014 to 2024**





# Stability Plans vs Capital Plan



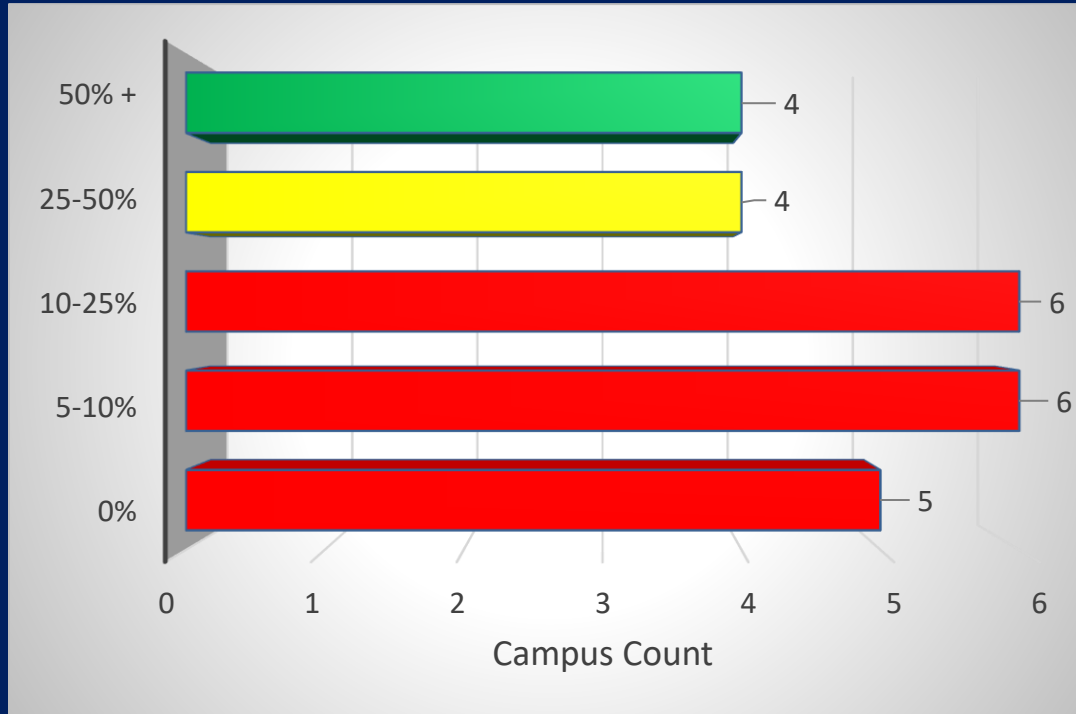
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- Capital Plans and Stability Plans need to be in sync
- All changes in either plan needs to be reported



# AIM Demand vs Cap Plan Request



- AiM Demand = \$6.0B
- Capital Plan = \$1.5B
- Total planned = 25%
- Less than 25% = 17 campuses
- Less than 10% = 11 campuses
- 0% Planned = 5 campuses





## **April 7<sup>th</sup> – 10-year Capital Plan distributed**

- Due May 5<sup>th</sup>

## **April 14<sup>th</sup> – Capital Plan Webinar**

## **April 28<sup>th</sup> – Res Hall Program Overview**

- Format - webinar
- Goal – provide an overview of the structure of res hall program and help inform campuses of current processes and provide guidance and identify resources
- Target Audience – facilities, finance, residence life, and procurement staff



# Capital Planning Challenges

- Lack of funding for traditional projects
- Construction escalation outpacing revenue growth



**Construction Escalation**

Out of  
SUNY's Control

# New Construction Cost per Bed





# Renovation Strategies





# Traditional Gut Renovations





# Traditional Gut Renovation



Mohonk Hall – New Paltz  
Total Budget - \$49M  
214 Beds + 67 Bed Addition  
(over \$125k/bed)

## Renovation Scope

- Full abatement
- New entryway
- New sloped roof w mechanicals
- All student rooms update
- Lobbies reconfigured
- All bathroom upgraded
- Energy upgrades
- Sprinklers
- ADA improvements

## Add-ons

- New floor added

Completed Summer '25



# Renovation Alternatives





# Renovation Alternatives

Ways to reduce project budgets:

## Code Implications

Level 1 Alteration



Level 2 Alteration

Level 3 Alteration



Building Codes

Asbestos  
Abatement

NYS - Energy Initiatives

Sprinkler Systems

Additional savings opportunities:

- Manage project internally - no DASNY Fees
- Use campus labor for portions of work



# Level 2 Enhanced Refresh

## UAlbany Model

- ~\$15M Budget
- Offline 12 months
- 1 building per year





# Level 2 Enhanced Refresh



## Scope

- New windows and exterior doors
- Renovated bathrooms
- New finishes throughout
- Enhanced 1<sup>st</sup> floor accessibility
- Enhanced study spaces
- New water service to the building
- Fully sprinklered building
- New lighting and controls
- New fire alarm system
- New mechanical system
- New landscaping



# Enhanced Refresh – Oneonta Model



# Enhanced Refresh



## Budget

\$3-\$5M

## Focused Renovations

- Hallways
- Lounges
- Entryways
- ADA Upgrades
- Limited bathroom
- Limited major systems



Ford Hall – Oneonta



Ford Hall – Oneonta



# Res Hall Refresh



## Budget

- \$500K for 200 bed dorm

## Scope

- Lobby paint/carpet
- Lounge paint
- Branded carpets
- Wall signage
- Bedroom furniture
- Lounge/hallway furniture

DASNY Interior Design



# Res Hall Refresh



Lobby Upgrades



# Res Hall Refresh

Lounge Accessories Before



Lounge Accessories After





# Res Hall Refresh



Lounge Upgrades  
After

# Res Hall Refresh



Enhance unused spaces



# Res Hall Refresh



## Scope

- 4 new floor lounges
- 2 “Zen” rooms
- Paint & furniture





# Minor Refresh



## Budget

- ~\$300K for 200 bed dorm

## Scope

- Minor lighting retrofits
- Lobby paint/carpet
- Lounge paint
- Bathroom “Miracle Method” treatment
- New bedroom furniture



# Minor Refresh





Questions?

