



SUNY - Office for Capital Facilities DASNY Residence Hall Program

SUNY RLHA
February 2026





Agenda

- Introductions
- Res Hall Program Overview
- 24/25 & 25/26 Review
- New Construction Update
- Renovation Strategies



Introductions - SUNY Office for Capital Facilities

Robert Haelen

- Senior Vice Chancellor for Capital Facilities

Karren Bee-Donohoe

- Associate Vice Chancellor for Capital Facilities

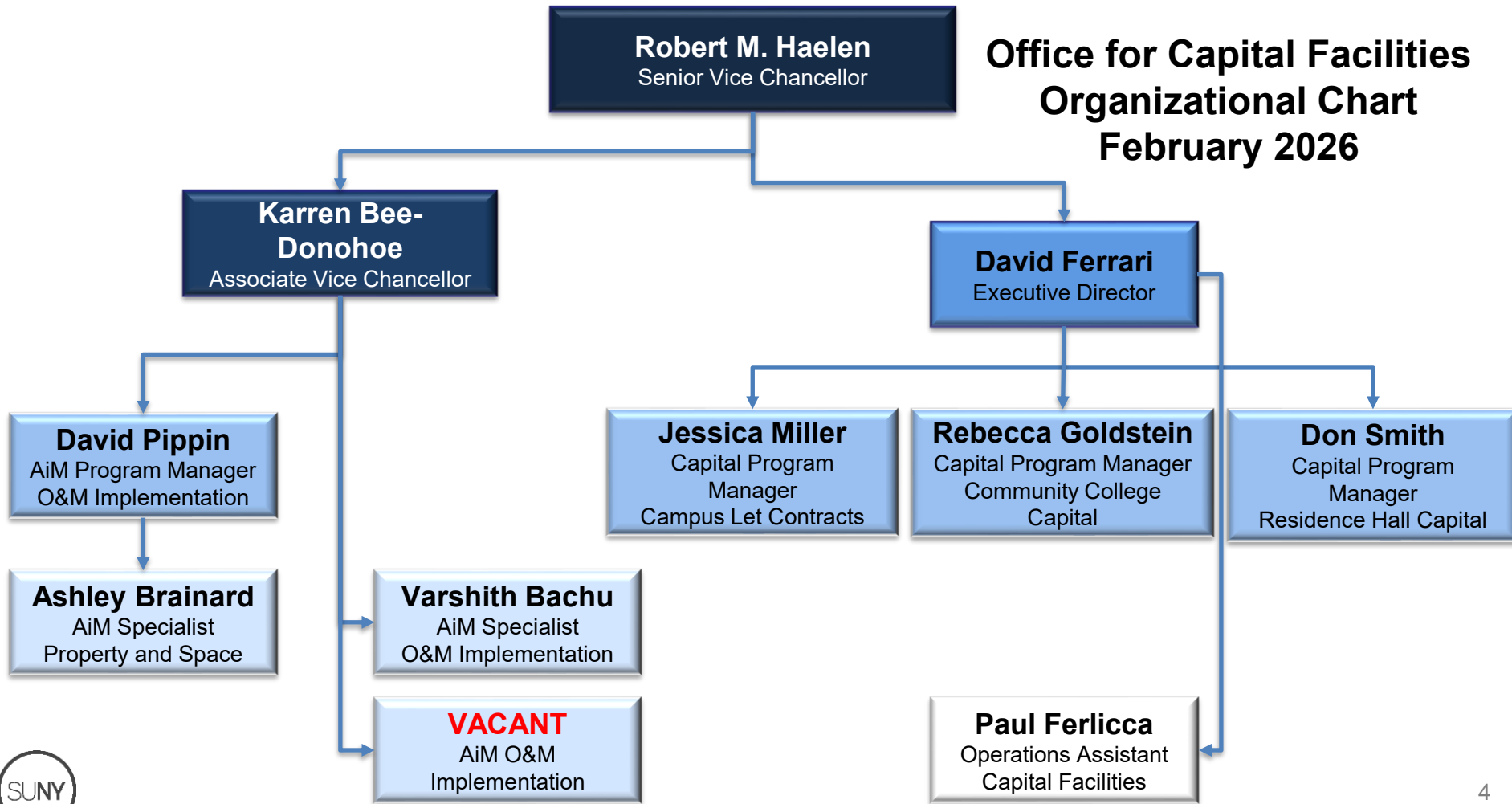
David Ferrari

- Interim Executive Director for Capital Facilities

Donald Smith

- Residence Hall Program Manager

Office for Capital Facilities Organizational Chart February 2026





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

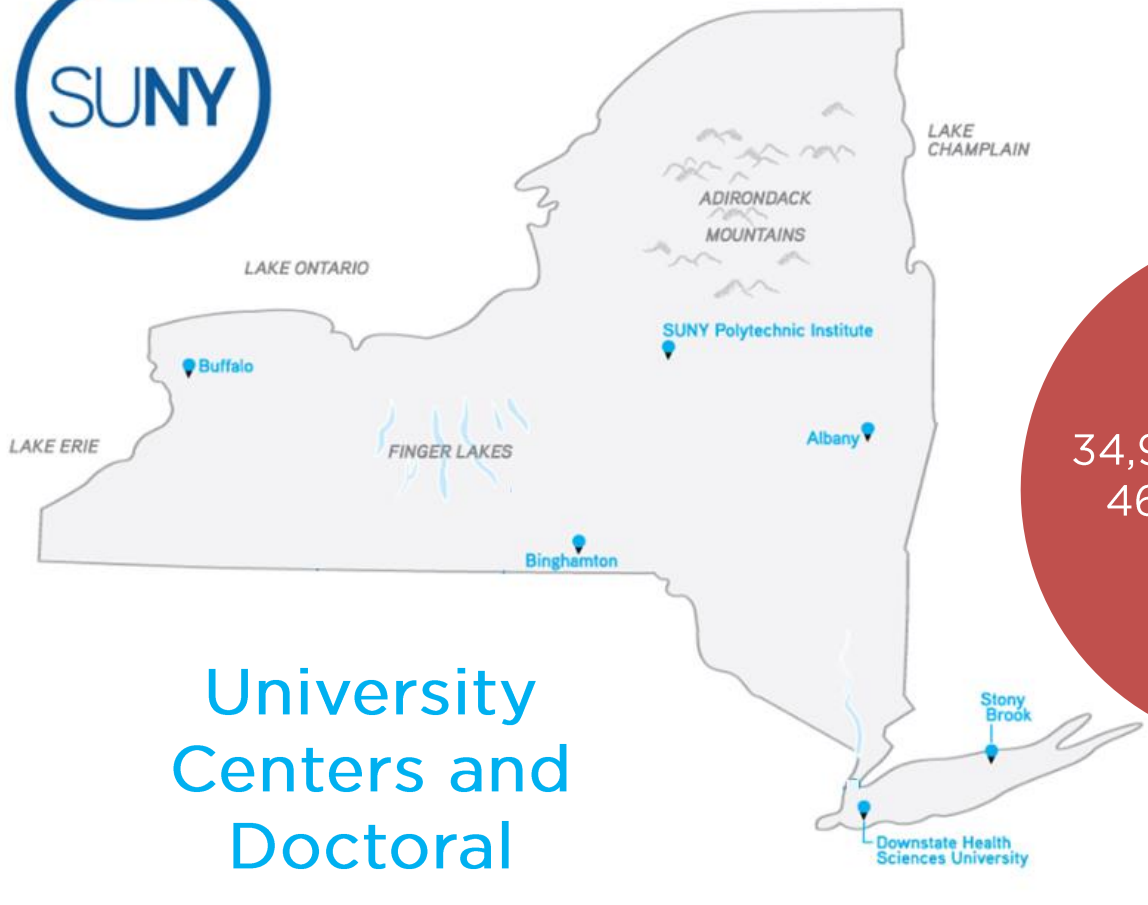
- All expenses, including debt service, covered by rental revenue

Capital Debt

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

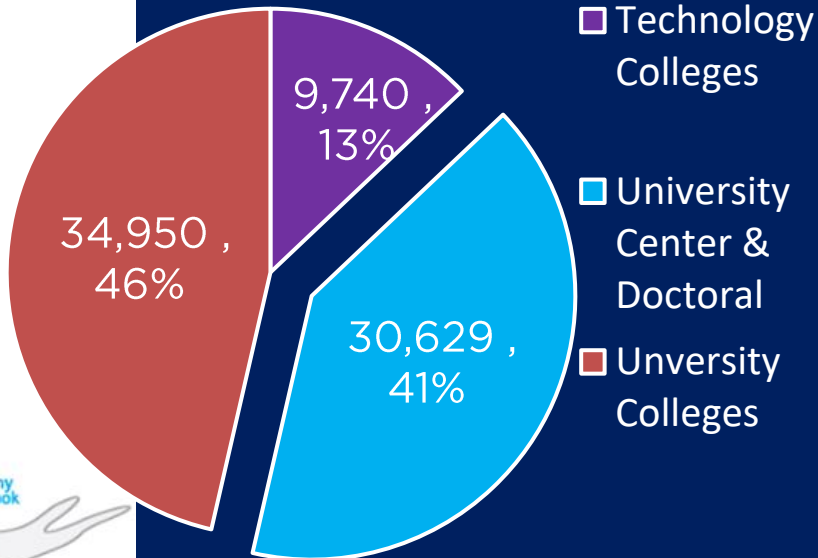
Governance

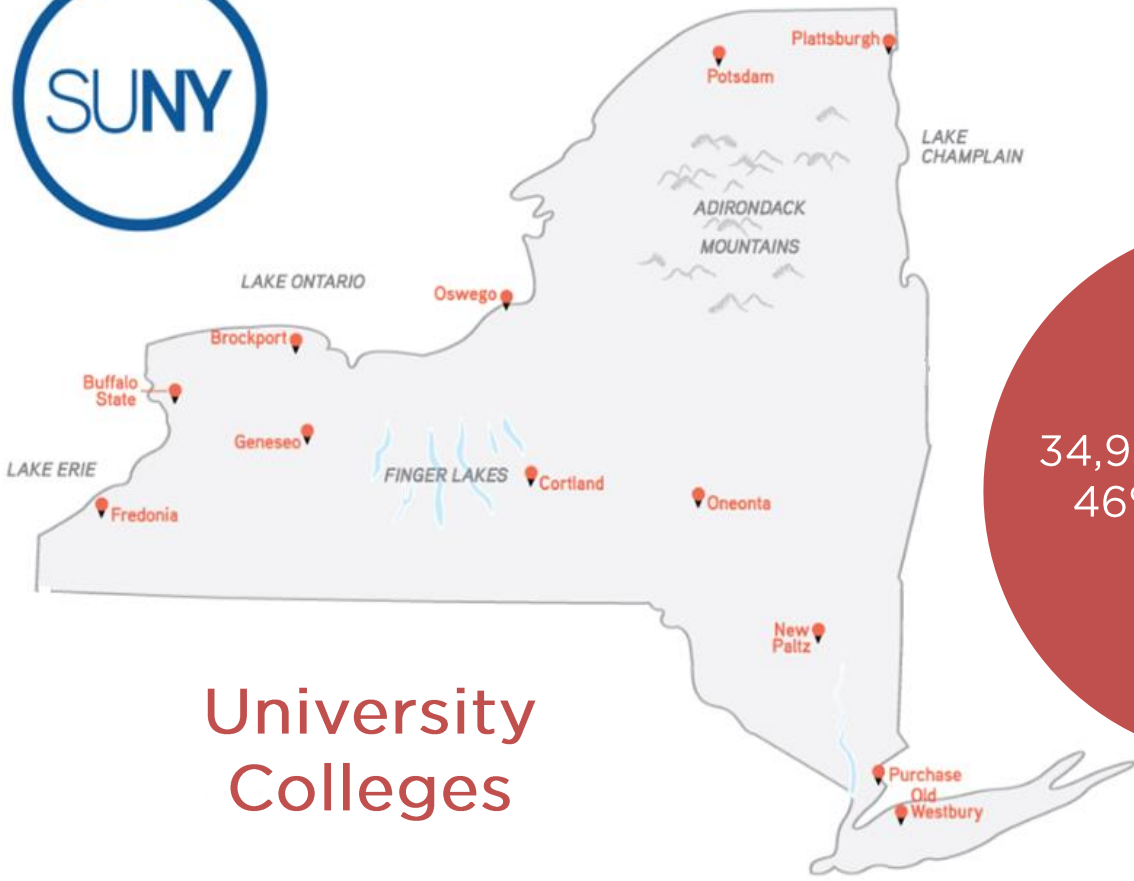
- Managed by agreements between SUNY and DASNY



University
Centers and
Doctoral

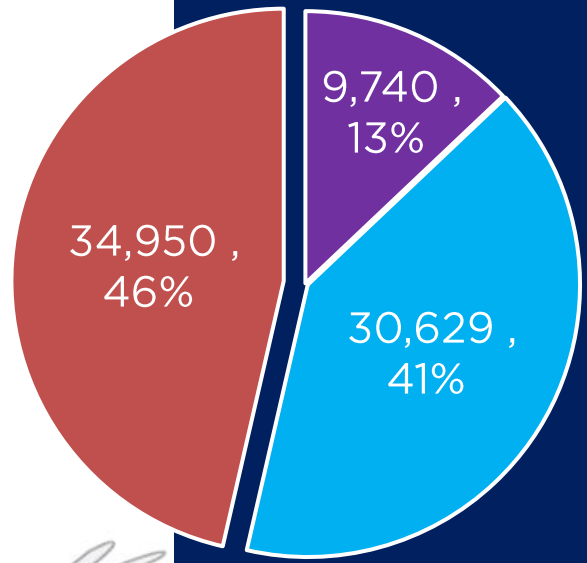
6 Campuses ...
30,629 beds



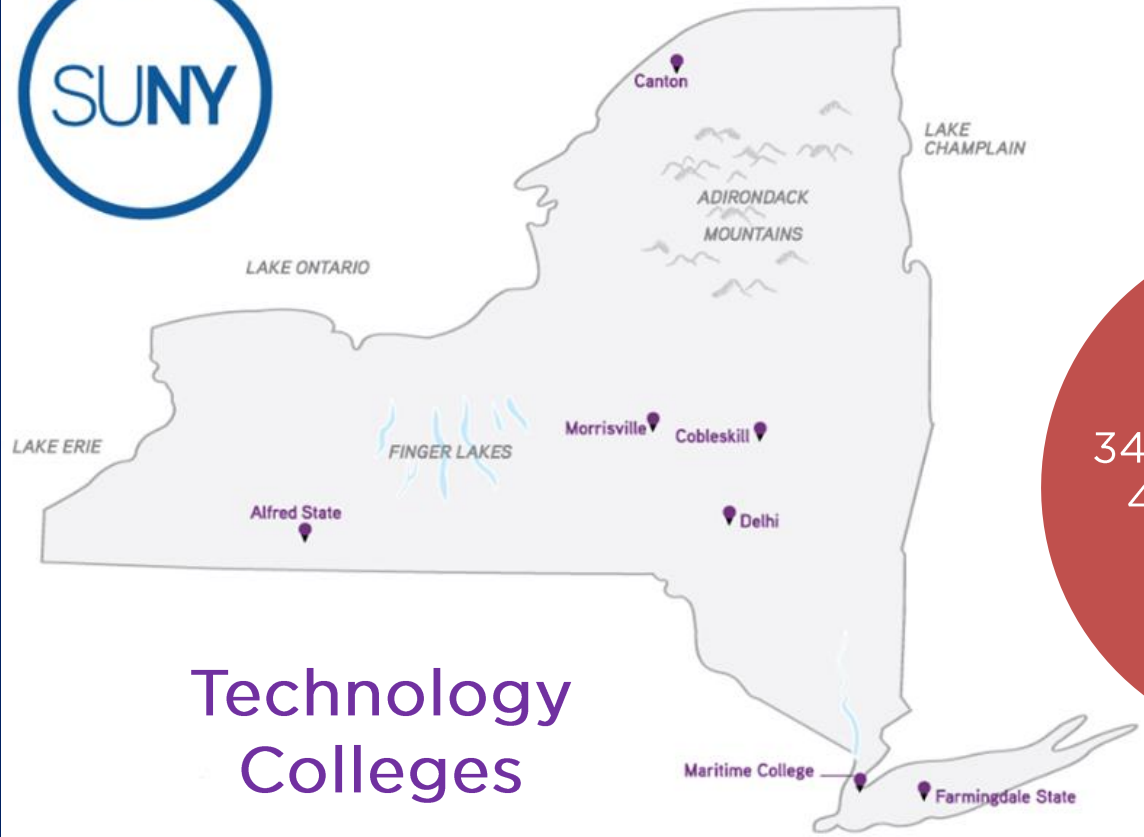


University Colleges

12 Campuses ... 34,950 beds

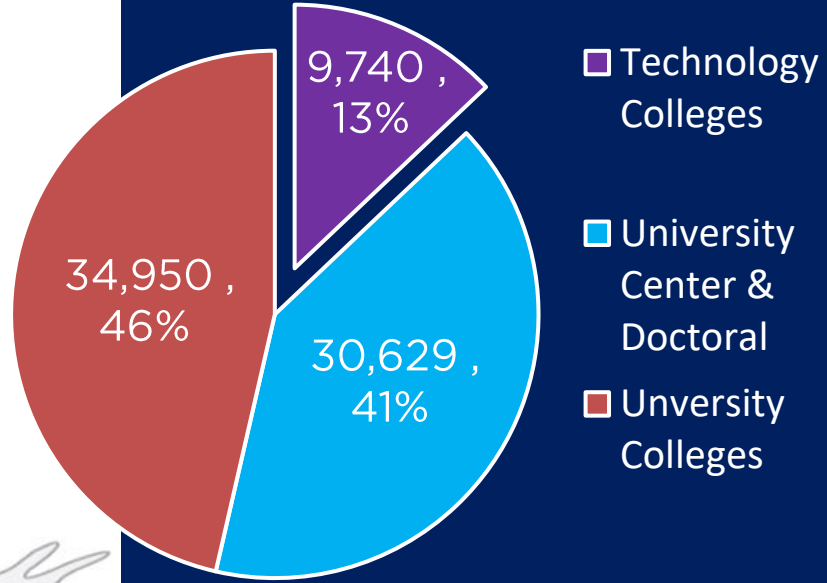


- Technology Colleges
- University Center & Doctoral
- University Colleges



Technology Colleges

7 Campuses ... 9,740 beds





2024/25 Financial Performance

	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Room Rentals	\$503.4	\$541.2	\$568.1	\$618.4
Federal Stimulus Funds (1)	54.8	6.5	0.7	-
Parking Revenues	5.6	9.1	7.4	8.2
Other Revenues and Programs	9.5	20.8	34.3	30.0
Total Dormitory Facilities Revenues	\$573.3	\$577.6	\$610.5	\$656.6
Operating Expenses				
Dorm Operating Expenses	\$289.7	\$313.2	\$305.3	\$332.6
Overhead and Insurance	9.3	15.7	17.0	15.6
Parking Expenses	7.5	6.2	5.8	5.1
Total Operating Expenses	\$306.5	\$335.1	\$328.1	\$353.3
Net Dormitory Facilities Revenues	\$266.8	\$242.5	\$282.4	\$303.3
Total Debt Service Payments	\$14.5	\$162.5	\$161.4	\$161.9
Debt Service Coverage (Net)	18.40	1.49	1.75	1.87



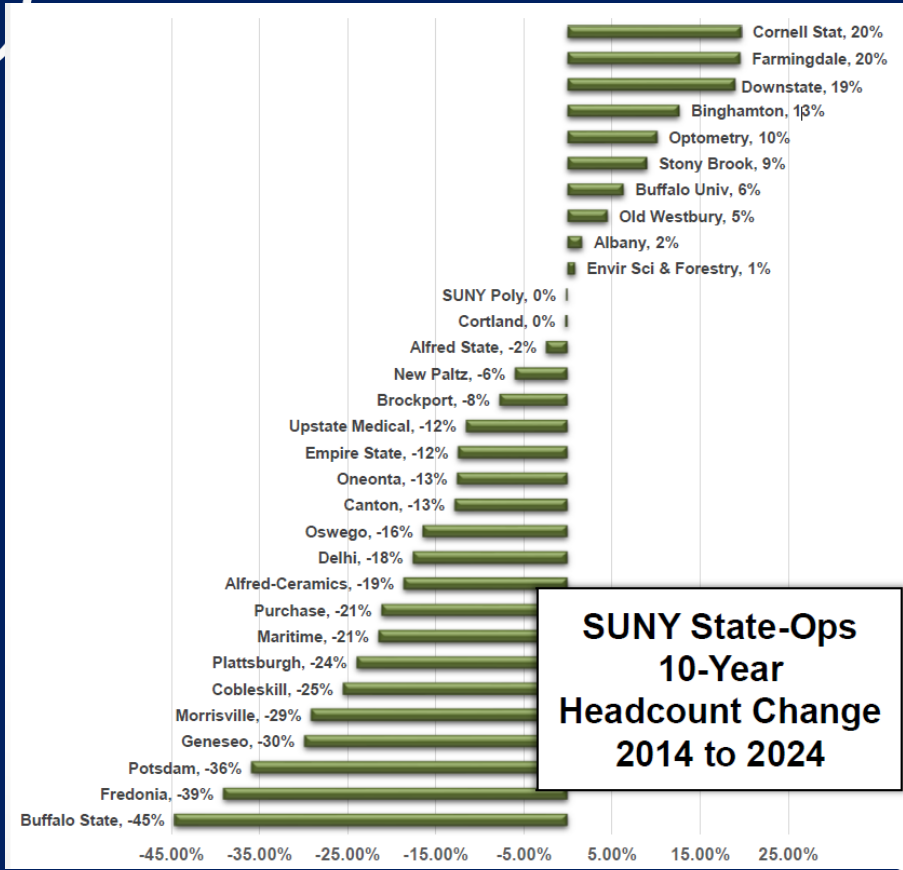


2025/26 Performance - Occupancy

Sector	Fall Revenue Producing Occupancy							1 Yr Change		6 Yr Change	
	2019	2020	2021	2022	2023	2024	2025	Occupants	%	Occupants	%
University Centers	27,914	15,615	25,270	26,021	26,861	27,677	27,758	81	0.3%	(156)	-0.6%
Other Doctoral Campuses	1,157	734	914	971	946	923	1,099	176	19.1%	(58)	-5.0%
University Colleges	27,884	16,001	21,705	22,316	23,272	23,916	23,925	9	0.0%	(3,959)	-14.2%
Technology Colleges	8,429	6,194	6,208	6,390	7,043	7,512	7,716	204	2.7%	(713)	-8.5%
Total	65,384	38,544	54,097	55,698	58,122	60,028	60,498	470	0.8%	(4,886)	-7.5%
Available Beds	69,667	61,337	61,418	61,932	63,881	65,404	65,658	254	0.4%	(4,009)	-5.8%
Utilization	93.9%	62.8%	88.1%	89.9%	91.0%	91.8%	92.1%		0.4%		-1.8%



New Challenges – Focus Campuses



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





SUNY Capital Program Framework



Academic and Administrative

Capital Appropriation needed

Part of state debt Cap

\$550M-\$1B Provided annually through
the budget process



Residence Halls

Capital Appropriation not needed

Not part of state debt cap

Independent revenue generating
program

~\$150-\$200M in annual capital
spending



Capital Program Framework



State DoB

Capital Appropriation
not Needed
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



What Can Impact Your Plan?



Loss of Revenue

Annual Losses
Create Great Impact



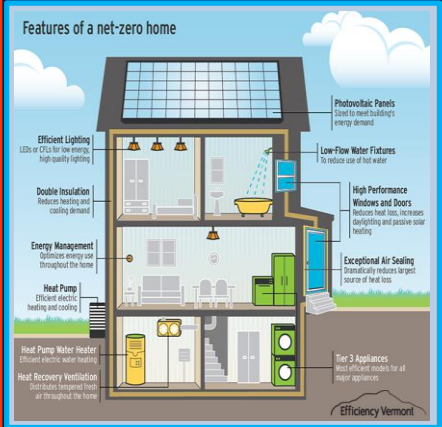
Deferred Maintenance

Pushing out
adds cost



Construction Escalation

Out of
SUNY's Control



EO22 & Energy Goals

Cost of
Compliance



Cost per Bed - New Construction Since 2013





Renovation Strategies





Gut Renovations





Gut Renovation – Mohonk Hall – New Paltz



Mohonk Hall – New Paltz
\$49M – 281 Beds

Renovation Scope

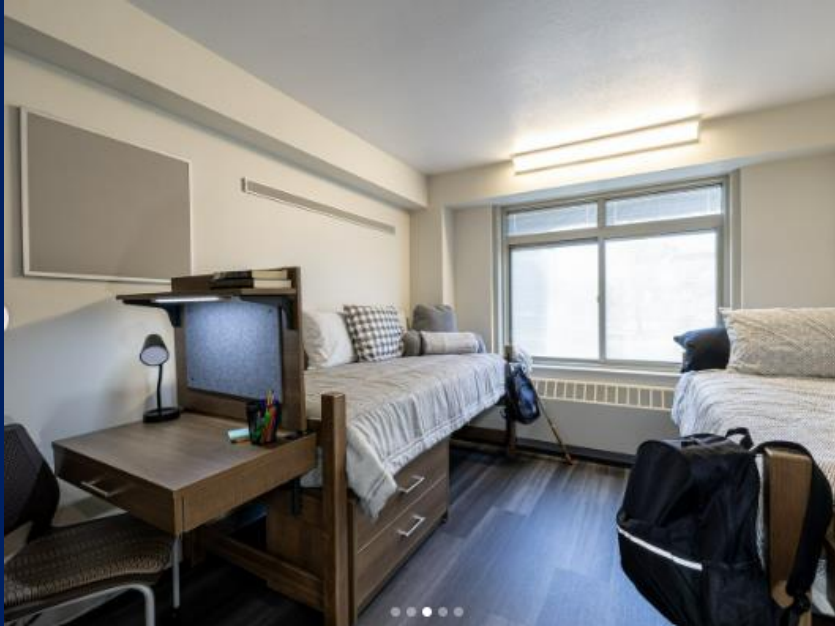
- Full abatement
- New entryway
- New sloped roof w mechanicals
- All student rooms update
- Lobbies reconfigured
- All bathroom upgraded
- Energy upgrades
- Sprinklers
- ADA improvements

Add-ons

- New floor added



Gut Renovation – Mohonk Hall – New Paltz





Gut Renovation – Mohonk Hall – New Paltz





Lack of Funding Alters Capital Planning

- Overall occupancy down 8%
- Almost \$50M per year in revenue
- Res Hall programs constrained by overall campus financial health
- All costs are growing faster than revenue
- Room rate escalation constrained





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
- Use campus labor for some work



Stage 5 – Level 2 Enhanced Refresh

25

UAlbany Model

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





Stage 5 – Level 2 Enhanced Refresh



Scope

- New windows and exterior doors
- Fully renovated bathrooms
- New laundry rooms on each floor
- New finishes throughout
- Enhanced accessibility at the first floor
- 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



Stage 5 – Level 2 Enhanced Refresh

Bathrooms – before and after





Stage 5 – Level 2 Enhanced Refresh

Student rooms – before and after





Stage 5 – Level 2 Enhanced Refresh

Basement seating and
bathrooms





Stage 5 – Level 2 Enhanced Refresh



Lobby, stairwell & hallways





Stage 4 - Enhanced Refresh





Stage 4 – Enhanced Refresh

Oneonta Model *

Minor rehab Cycle (\$4-\$5M)
Offline 12 months

- Hulbert - 2024
- Ford Hall – 2025
- Blodgett – 2026
- Grant – 2027
- MacDuff – 2028
- Hays – 2029
- Matteson – 2030
- Curtis – 2031



*campus managed projects



Stage 4 – Enhanced Refresh

Focused Renovations *

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

* Room configuration not altered

* Bedrooms not updated



Ford Hall – Oneonta



Ford Hall – Oneonta



Stage 4 – Enhanced Refresh

Project Scope

1. Gut and abate lobby area, offices, RA cage etc and upgrade bathrooms to ADA
2. Gut and abate main program space/lounge
3. Convert at least 1 upper floor lounge into Lounge/floor kitchen
4. Renovate other upper floor lounges
5. Replace ceilings and lighting through all corridors
6. Replace all interior doors
7. Interior ADA upgrades as required
8. Upgrade/renew alarm system upgrade to full digital
9. Replace roof and exhaust fans (if required)



Ford Hall – Oneonta



Stage 4 - Enhanced Refresh

A-La Carte Menu

Renovation Areas	Area	Units	Rate/SF	Assumed 6% Annual Escalation			
				Jan. 2023 Cost	Jan. 2024 Cost	Jan. 2025 Cost	Jan. 2026 Cost
Lounges							
Lounge 016	600 SF		\$250	\$150,000	\$159,000	\$168,540	\$178,652
Kitchenette 016A	130 SF		\$200	\$26,000	\$27,560	\$29,214	\$30,966
Fitness Center 016B	397 SF		\$200	\$79,400	\$84,164	\$89,214	\$94,567
Computer Lab 017	437 SF		\$200	\$87,400	\$92,644	\$98,203	\$104,095
Study Room 028	587 SF		\$200	\$117,400	\$124,444	\$131,911	\$139,825
Lounge Total	2,151 SF			\$460,200	\$487,812	\$517,081	\$548,106
Convert Freight Elevator to Passenger	4 Stops		\$75,000	\$300,000	\$318,000	\$337,080	\$357,305
Toilet Rooms							
Basement	2,282 SF		\$450	\$1,026,900	\$1,088,514	\$1,153,825	\$1,223,054
First Floor	1,743 SF		\$450	\$784,350	\$831,411	\$881,296	\$934,173
Second Floor	1,905 SF		\$450	\$857,250	\$908,685	\$963,206	\$1,020,998
Third Floor	1,905 SF		\$450	\$857,250	\$908,685	\$963,206	\$1,020,998
Toilet Room Total	7,835 SF			\$3,525,750	\$3,737,295	\$3,961,533	\$4,199,225
Corridor Renovations including Ceilings & Lights (No Toilets)							
Basement	2,282 SF		\$250	\$570,500	\$604,730	\$641,014	\$679,475
First Floor	1,743 SF		\$250	\$435,750	\$461,895	\$489,609	\$518,985
Second Floor	1,905 SF		\$250	\$476,250	\$504,825	\$535,115	\$567,221
Third Floor	1,905 SF		\$250	\$476,250	\$504,825	\$535,115	\$567,221
Corridor Total	7,835 SF			\$1,958,750	\$2,076,275	\$2,200,852	\$2,332,903
Entry Area Renovations	2,700 SF		\$250	\$675,000	\$715,500	\$758,430	\$803,936

Stage 4 - Enhanced Refresh



Lounges w kitchenette & Zen room





Stage 4 - Enhanced Refresh

Lounges





Stage 4 - Enhanced Refresh



Lobby w/ fireplace feature





Stage 4 - Enhanced Refresh



Current



PROJECT: HUBBARD HALL



Concept





Stage 4 – Enhanced Refresh





Stage 3 - Refresh



Budget

- \$600K for 200 bed dorm

Scope

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

DASNY Interior Design



Stage 3 - Refresh



Lobby Upgrades



Stage 3 - Refresh



Lobby Upgrades



Stage 3 - Refresh

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Lounge Upgrade
Before



Stage 3 - Refresh



Lounge Upgrades
After



Stage 3 - Refresh



Before



Stage 3 - Refresh

Lounge/hallways furniture

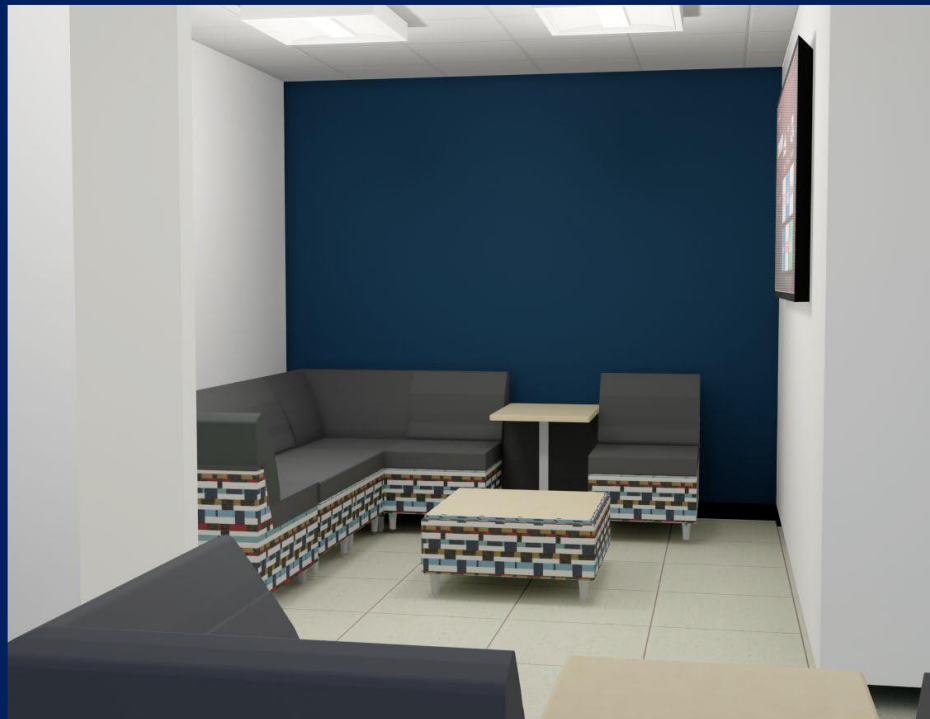
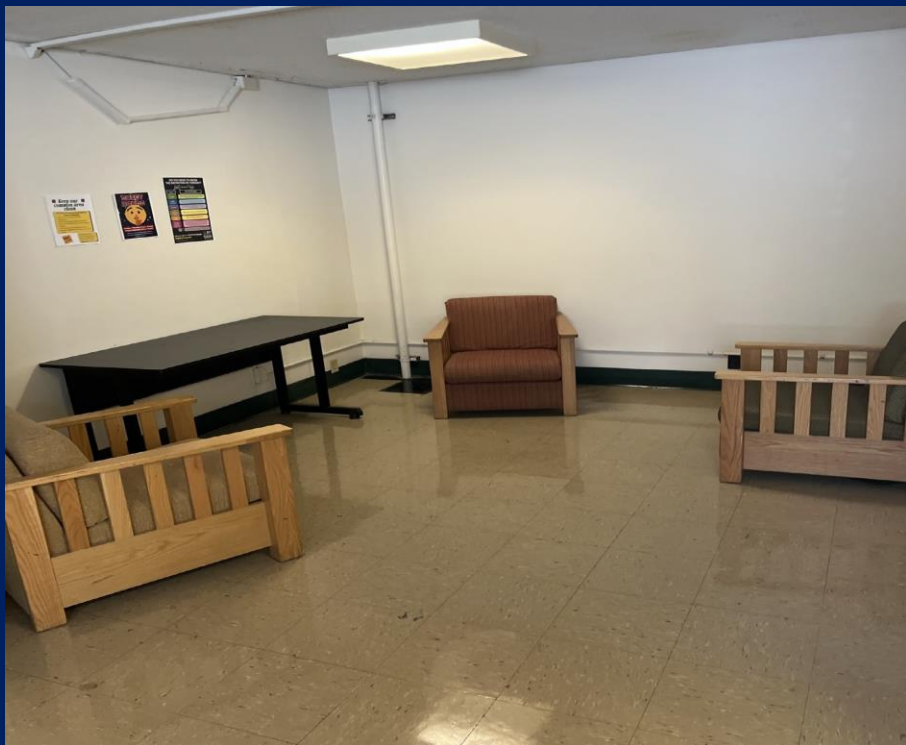


After



Stage 3 - Refresh

Hallway alcove seating





Stage 3 - Refresh

Accent walls and signage

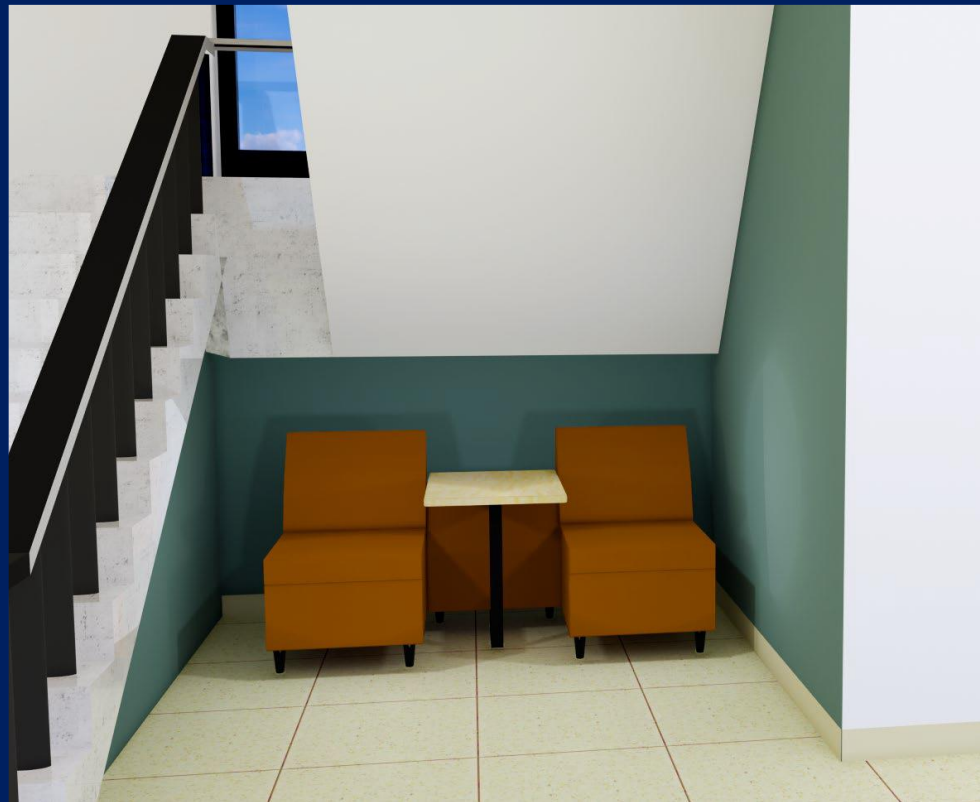




Stage 3 - Refresh



Enhance unused spaces





Stage 3 - Refresh

Scope

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





Stage 2 - Minor Refresh





Stage 2 - Minor Refresh



Budget

- ~\$400K for 200 bed dorm

Scope

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



Stage 2 - Minor Refresh



New Furniture



“Miracle Method” treatment



Stage 1 - Maintenance





General Maintenance



Scope

- Light bulbs
- Plumbing leaks
- Cleaning protocols
- Excess clutter

Key Points

- Good optics
- Low cost
- Campus staff



General Maintenance



Challenges

- Lack of human resources

Key Points

- Communication
- Follow-up
- Team effort



General Maintenance



Upcoming OCF Residence Hall Events



February 25th – 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

March 28th – OCF presenting to SUBOA

Early April – 10-year Capital Plan distributed

- Due late April/early May

Brrrrrrrrrr...

Enjoy the conference!





Questions?

