



DASNY



2024 NYAPPA Summer Conference Exhibitor Registration

July 16 - July 18, 2024

**MJN Convention Center
Poughkeepsie, NY**

Stephen Curro, PE – Eric McQuide – Joanna Yackel

Agenda

DASNY introduction, services & update
SUNY Community College update
Housing trends and current projects
Design irritants
OPR
Market trends
Questions



Solar eclipse - we made it...



Agenda

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The Dormitory Authority



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**.

Offices in Albany, Buffalo, Rochester, NYC; field offices statewide



The Dormitory Authority

Government Bond



Government Bond

- Governments take loans from the public by issuing bonds;
- In return, the investors earn interest income;
- Upon maturity, investors also earn back the principal.



Public



Government

Money



DASNY

The Dormitory Authority

- ✓ Planning
- ✓ Master Planning
- ✓ Feasibility Studies
- ✓ Project Budgeting
- ✓ Programming
- ✓ Environmental Management
- ✓ SEQR / ULURP
- ✓ Financial Management
- ✓ Cash Flow Modeling
- ✓ Project Scheduling
- ✓ Cost Estimating
- ✓ Sustainability Design
- ✓ Design Management
- ✓ Design Review
- ✓ Interior Design
- ✓ LEED Certification
- ✓ Building Commissioning
- ✓ Permitting
- ✓ Bid / Award Contracts
- ✓ MWBE Compliance
- ✓ SDVOB Compliance
- ✓ Contract Management
- ✓ Construction Admin
- ✓ Field Oversight
- ✓ Project Safety Compliance
- ✓ Project Reporting
- ✓ Change Order Admin
- ✓ Claim and Auditing Reviews
- ✓ Material Testing
- ✓ Special Inspections
- ✓ Purchase FFE
- ✓ Project Closeout
- ✓ Energy Audits
- ✓ Energy Performance Contracts
- ✓ Energy Services Contracts
- ✓ Forensic Engineering
- ✓ Real Property Services



The Dormitory Authority

- **Residence Halls**
 - New Builds (Brockport, SUNY IT)
 - Renovations (Albany, Alfred, New Paltz)
 - Summer Projects (Albany, Alfred, Brockport, Buffalo, Geneseo, New Paltz, Oneonta, Purchase...)
- **Dining Halls / Parking Garages**
 - New / Renovations (Binghamton, Buffalo, Geneseo, Upstate Medical Center...)
- **SUNY Community Colleges**
 - Academic Building Renovations / FFE: (Adirondack, Broome, Columbia Green, Dutchess, Herkimer, Jefferson, Mohawk Valley Monroe, Rockland, Tompkins, Ulster, Westchester)



The Dormitory Authority

What's new?

DASNY President Robert Rodriguez

Robert J. Rodriguez was appointed Acting President and Chief Executive Officer of DASNY effective May 8, 2024 and was confirmed by the New York State Senate on May 22, 2024 as DASNY's President and Chief Executive Officer. He previously served as New York's 68th Secretary of State, served as a member of the DASNY Board of Directors and as a member of the NYS Assembly for 11 years, representing Assembly District 68.



The Dormitory Authority

What's new?

DASNY 2024 Summer Interns

On May 30 DASNY welcomed 22 summer interns. With the motto of “Interns make for tomorrow’s future leaders,” our interns will be contributing and learning in a full range of DASNY departments, including Environmental Affairs, Construction, External Relations, Counsel’s office, Code Compliance, Human Resources and others.



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Partnering to Build Your Vision

Personalized Solutions and Services to help achieve your Campus Vision

- Knowledgeable Owner advocate throughout design and construction
- Focused on supporting goals of New York State, SUNY, the County and the Campus regarding energy efficiency, durability, user comfort, cost management, community connectivity, site improvements and healthy materials
- Understanding of State executive mandates and SUNY standards



Partnering to Build Your Vision

Types of DASNY Projects

- *Reimbursement Service Projects*
 - Campuses manage design and construction projects independently
 - Rely on DASNY to disburse the 50% State Fund Cost Share
- *Modified Service Projects*
 - DASNY acts as Owner's Representative and expert advisor during design and construction by reviewing and recommending payments and/or changes.
 - Design and construction oversight where DASNY does not hold contracts, and does not perform design/Code document reviews, and Code inspections.
 - Interior Design only, and/or Purchasing services only for furniture, fixtures and equipment (FF&E)
- *Full-Service Projects*
 - DASNY provides complete project management services from inception through procurement, design, construction, commissioning and closeout.
 - DASNY holds all contracts and handles all project administration



DASNY

Partnering to Build your Vision

Modified Services – Interior Design, Procurement, Oversight

- **Interior Design – Concept to Installation**

- Furniture budget planning
- Review of existing conditions, Code Compliance, priorities, programming requirements and future needs
- Recommend a selection of furnishings that afford the best value and solution
- CAD furniture layout options and 3D renderings
- Preparation furnishings specifications for bid
- Collaborate closely with DASNY Purchasing
- Review Vendor Specifications in response to Procurement
- Site visits and punch list



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Partnering to Build your Vision

Modified Services – Interior Design, Procurement, Oversight

- **Procurement – With you from Start to Finish**

- DASNY Purchasing manages all aspects of the procurement process
 - Procuring goods and services
 - Purchasing of any size/style Furniture, Fixtures and Equipment including installation
 - Issuing Purchase Orders
 - Serving as Vendor Liaison and coordinates schedules, installations logistics and field staff
 - Verifying goods and services are received/installed
 - Vendor payment
 - Highly respected in the industry
- Extensive knowledge of and access to:
 - The NYS commodity contracts
 - GSA Contracts
 - Open Procurement methods
- Assist in meeting the Minority – and Women-Owned Business Enterprise, and Service-Disabled Veteran-Owned Business (MWBE/SDVOB) participation goals

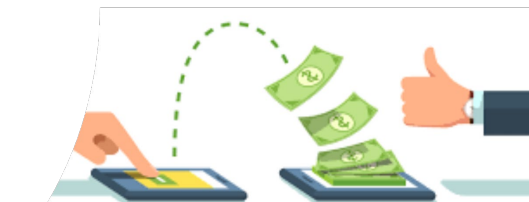
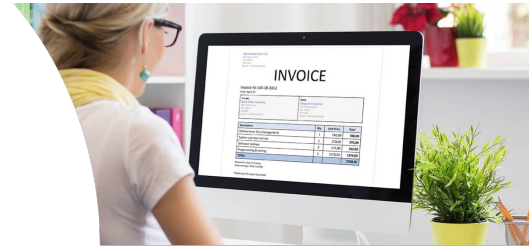


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Partnering to Build your Vision

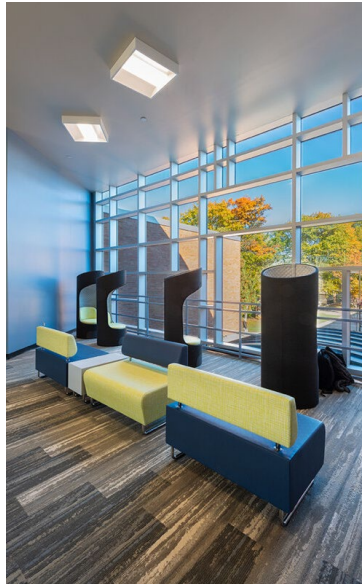
Modified Services – Interior Design, Procurement, Oversight

- **Purchasing – With you from Start to Finish**
 - What can DASNY Purchasing procure for you?
 - Fixtures
 - Lighting
 - Window Treatments
 - Hardware
 - Flooring
 - Beds
 - Desks
 - Tables
 - Chairs
 - Lounge Furniture
 - Information Technology systems
 - Laboratory / Clinical Analysis equipment
 - Campus-wide network systems
 - Computer equipment – laptops, tablets etc.
 - Audio Visual Systems
 - Artwork
 - Signage
 - And much more!!

**DASNY**

Our Work Together

SUNY Broome Community College – Paul and Mary Calice and Mildred Barton Advanced Manufacturing Center



Our Work Together

SUNY Monroe Community College – Finger Lakes Workforce Development Center



Our Work Together

SUNY Dutchess Community College – South Campus



Our Work Together

SUNY Dutchess Community College – South Campus



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Our Work Together

SUNY Monroe Community College – Downtown Campus



Our Work Together

SUNY Monroe Community College – Downtown Campus



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Our Work Together

SUNY Jefferson Community College - Science Lab Renovation



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Our Work Together

SUNY Jefferson Community College – Lecture Hall Renovation



Partnering to Build your Vision

Full-Service Planning, Design & Construction – Turn-key Solutions

- Feasibility Studies, Condition Assessments, Critical Maintenance Planning Master Planning, Energy Performance and Design/Bid/Construction Services
- Hold all contracts (design and construction) and perform full project management services including:
 - Management of Design Professional
 - Review/process all project payments
 - Quality assurance design reviews
 - Bid documents, bidding or utilizing various construction procurement methods available to DASNY
 - Warranty/guarantee management
 - Green / Sustainable Solutions – USGBC LEED Project Management
- Continuous monitoring of project budgets & schedules
- DASNY is an authorized NYS permitting agency – AHJ
- MWBE/SDVOB participation goals and monitoring



DASNY

Our Work Together

SUNY Ulster Community College – Hardenberg Classroom Renovations

Before Renovations



After Renovations



Our Work Together

SUNY Ulster Community College – Burroughs Lecture Hall Renovation

Before Renovations



After Renovations



DASNY

Our Work Together

DASNY and Community College Partnerships

SUNY Adirondack CC

SUNY Broome CC

SUNY Columbia-Greene CC

SUNY Dutchess CC

Fashion Institute of Technology – *Full-Service Projects*

SUNY Finger Lakes CC

SUNY Fulton – Montgomery CC – *Full-Service in process*

SUNY Jefferson CC

SUNY Monroe CC

SUNY Mohawk Valley CC – *Full-Service Projects*

SUNY Westchester CC

SUNY Ulster CC – *Full-Service Projects*



DASNY

Our Work Together

Current Full-Service Projects 2024 / 2025

SUNY Mohawk Valley Community College

- Payne Lecture Hall Renovation

SUNY Ulster Community College

- Student Life Roof Replacement
- Burroughs Hall Roof Replacement
- Campus Roof Assessment
- Campus Door Replacement
- Replace Exhaust Fans
- Vanderlyn Hall Window Replacement
- Senate Gymnasium Feasibility Study
- Campus Watermain Assessment

SUNY Fulton-Montgomery Community College

- In the works – Welcome Center Electrical Power Distribution, FA and Telecommunications Upgrades



DASNY

Partnering to Build your Vision

DASNY Services – Solutions for All Your Needs

- Meet with the County and Campus to review DASNY services, project setup process, funding cost shares, project financial reporting, etc.
- Capital Planning, Master Planning and Feasibility Studies
- Selection and management of Design Professionals
- Complete Design Phase Management and technical design guidance
- Quality Assurance and Design Reviews / Code Compliance Reviews
- Management of Condition assessments and surveys
- Construction Phase Management
- Expert jobsite oversight by DASNY Project Managers and Field Representatives
- Project Budget Planning and cost reviews
- Permitting and Code Compliance (Full-Service Projects)
- Special Inspections and testing required by Code
- Sustainability and LEED documentation
- Energy Consulting for efficiency and performance
- Interior Design
- Purchasing



DASNY



Would you like to learn more about how
DASNY can help your Campus achieve its
Design, Construction and FF&E Vision?

Contact us!

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We look forward to partnering with you on your next project!

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9 Student Housing Amenities Your Building Needs Right Now*

Fast internet

“The number one thing that all college students can likely agree on is that weak or spotty internet is a deal-breaker... **...Despite attending classes on campus, most of a student’s work will be done online...** ...The higher cost you’ll have to pay for premium internet access will ultimately pay for itself in resident retention and satisfaction rates.”



*Nick Manzolillo | Apartment Amenities



9 Student Housing Amenities Your Building Needs Right Now*

Package management system

“Your student residents collectively receive a heaping ton of packages every single day. After all, **the ability to order something right from your phone is a temptation not lost on college students...** ...Your students want to know that their building can accommodate secure deliveries to prevent lost or stolen packages.”



*Nick Manzolillo | Apartment Amenities

9 Student Housing Amenities Your Building Needs Right Now*

Smart temperature control

“Most school years last from late August to early May, so students in most regions of the U.S. will appreciate having control over the heating and air conditioning in their rooms. **Unfortunately, everybody’s idea of the perfect temperature varies...** ... these sophisticated thermostats provide hefty energy savings.”



*Nick Manzolillo | Apartment Amenities

9 Student Housing Amenities Your Building Needs Right Now*

Shared community space

“If rooms are for sleeping and general privacy, then your property needs a space where residents can open up. **A shared community room can foster a deep sense of community.** And a property that feels like home goes beyond a great student housing amenity... ..board games, pool table, air hockey, coffee bar, vending...”



*Nick Manzolillo | Apartment Amenities

9 Student Housing Amenities Your Building Needs Right Now*

Study spaces

“The campus library isn’t always convenient and a student’s roommates can be distracting... ..Ample electrical outlets... ..Desks... ..Comfy chairs... ..24-hours access... ..Reservable workstations... ..Printers...”



*Nick Manzolillo | Apartment Amenities

9 Student Housing Amenities Your Building Needs Right Now*

Video intercom system

“With a smartphone-based video intercom system, **your students will enjoy a convenient access experience**... ..Access the property without having to worry about keys... ..Gain access with just their voice... ..Grant convenient yet secure access to friends and family... ..Allow in delivery drivers... ..From a security standpoint, a smartphone-based video intercom system benefits the building immensely.”

***Nick Manzolillo | Apartment Amenities**



9 Student Housing Amenities Your Building Needs Right Now*

Hassle-free laundry

“Providing a washer and dryer isn’t enough when it comes to student housing amenities... ..Provide fabric softener and detergent... ..Ensure 24-hour access... ..Add smart washers and dryers... ..Accept digital payments... ..**Most students are living away from home for the first time and will likely be doing laundry on their own as well.**”



*Nick Manzolillo | Apartment Amenities

9 Student Housing Amenities Your Building Needs Right Now*

Outdoor space

“Students are cooped up in classrooms for most of the day. **While you’ve filled your building with fun amenities, sometimes they need fresh air...** ...Picnic tables... ...BBQ pits... ...Open green grassy spaces... ...Sporting utilities...designated pickup spot for Uber and Lyft... ...also include bike racks as a green option.”



*Nick Manzolillo | Apartment Amenities

9 Student Housing Amenities Your Building Needs Right Now*

Fitness center

“If you have the space, adding a gym is a must...
...students will appreciate having gym access steps
away from their rooms... **...the convenience of a
fitness center being so close to a student’s
residence will likely promote more physical
activity...** ...accommodate more than the traditional
weights and cardio equipment. Consider providing yoga
mats, Pilates machines, and even meditation cushions.”



*Nick Manzolillo | Apartment Amenities



DASNY

Agenda

Current capital projects





**University at Albany
Colonial G & H**

Gut renovation of twin
low-rise residence halls
and new construction of
fitness pavilion

\$47,000,000

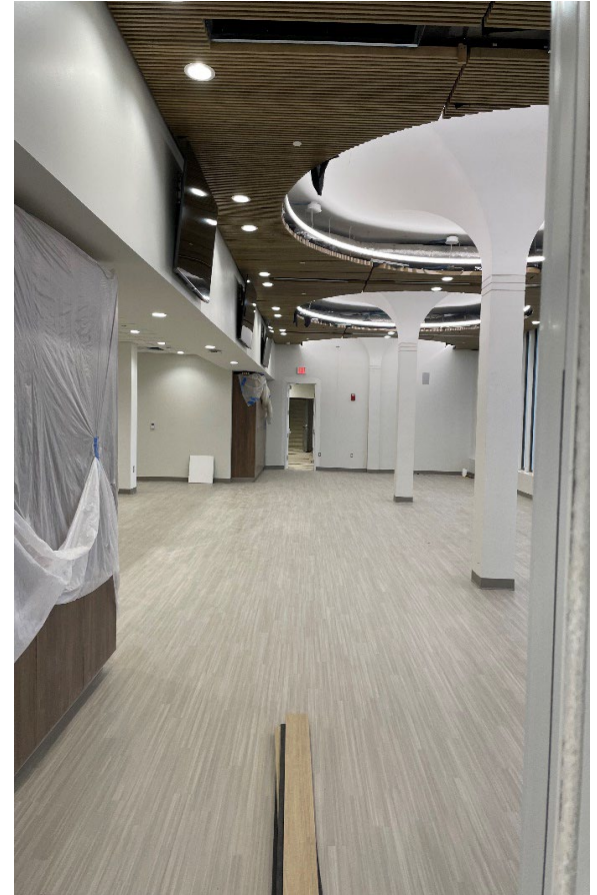
A/E: EYP Architecture

Construction Manager:
LeChase Construction

Project Delivery
Method: CM Build









Buffalo University Ellicott Complex

New "main entrance" to the Ellicott complex, including student gathering space / offices

\$26,000,000

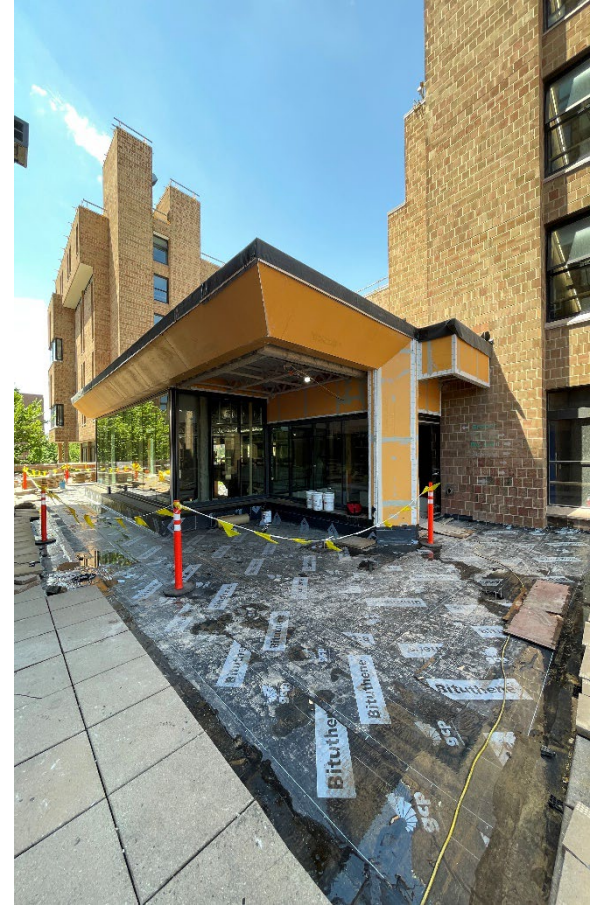
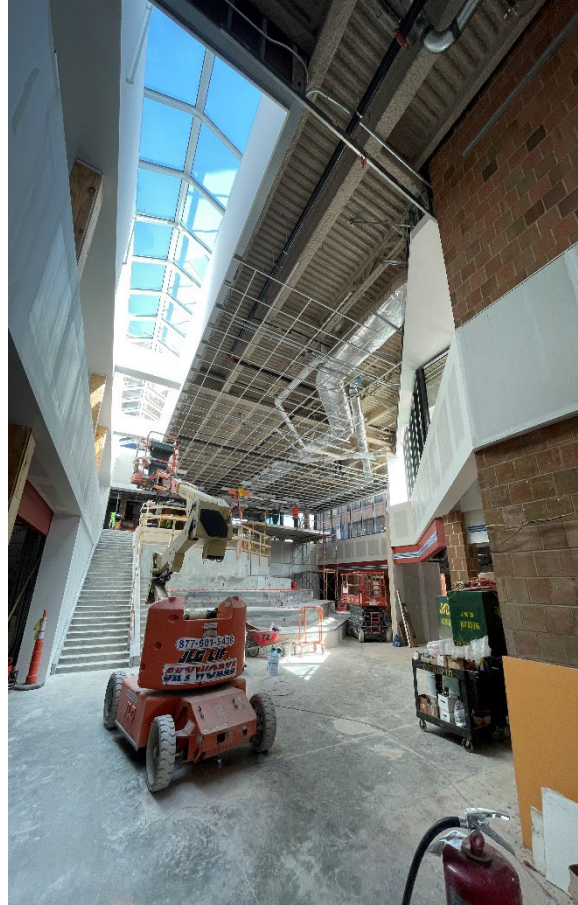
A/E: Mach Architecture

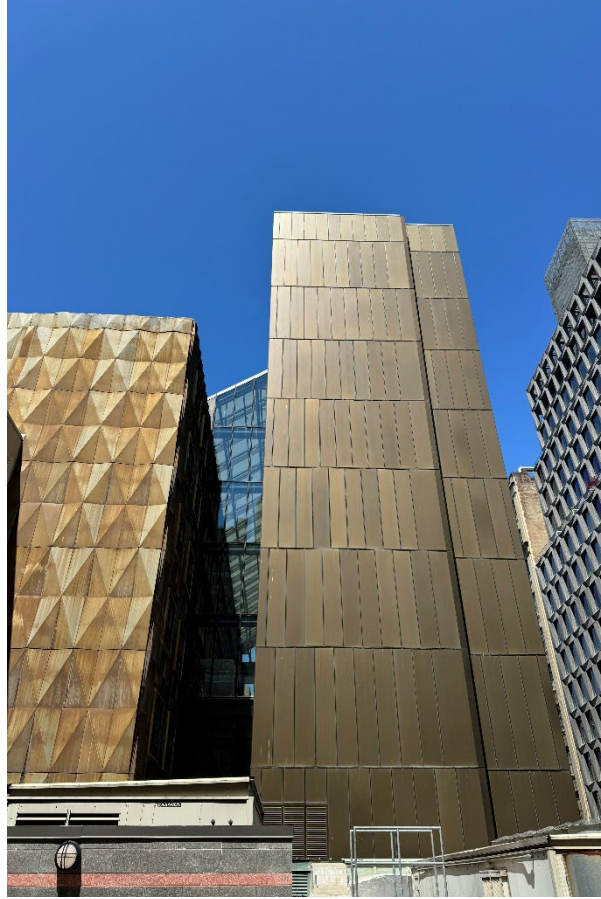
Construction Manager:
LeChase Construction

Project Delivery
Method: CM Build









FIT
New Academic Building

New build of 10 story academic space with atrium connector

\$198,000,000

A/E: SHoP Architecture

Contractor: EE Cruz /
Forte Construction

Project Delivery: Design
Bid Build









New Paltz Awosting Hall

Complete gut building renovation of existing dormitory building, plus vertical expansion

\$41,500,000

A/E: Architecture+

Construction Manager:
Consigli Construction

Project Delivery
Method: CM at Risk





New Paltz Mohonk Hall

Complete gut building renovation of existing dormitory building, plus vertical expansion

\$49,300,000

A/E: Architecture+

Construction Manager:
Consigli Construction

Project Delivery
Method: CM at Risk

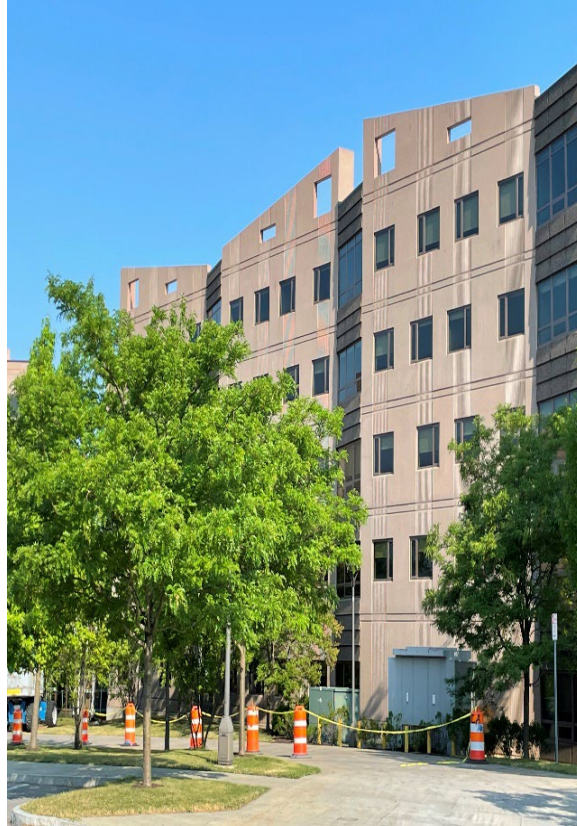




Agenda

Current summer 2024 projects





University at Albany Liberty Terrace

Façade cleaning, minor
precast surface repairs
and sealer application

\$1,580,000

A/E: Wiss, Janney and
Elstner Associates

Contractor: Hudson
Meridian / DeBrino

Project Delivery
Method: Term CM Build



**University at Albany
Livingston Tower**

Selective demolition,
new flooring, painting,
ceilings, doors, furniture

\$5,500,000

A/E: CHA Consulting

Contractor: AOW
Construction

Project Delivery
Method: Design Bid
Build



**Alfred
Robinson-Champlin
and Getman Halls**
Electrical support
work to add lighting
and receptacles to
emergency generator

\$247,000

A/E: Pathfinder

Contractor: Industrial
Power and Lighting

Project Delivery: JOCs





Brockport Elevator Upgrades

Full replacement of 2
elevators in Perry,
Bramley & Briggs

\$5,000,000 (2 summers)

A/E: Architectural
Resources

Contractor: Otis Elevator

Project Delivery: Design
Bid Build



**University at Buffalo
Evans Quad - Ellicott**
Masonry repointing,
inspection of set-in
structural columns

\$3,500,000

A/E: DiDonato Assoc

Contractor: Horizon
Masonry

Project Delivery: Design
Bid Build



**University at Buffalo
Evans Quad - Ellicott**
Fluid-applied coating
on roof system, HVAC
equipment supports

\$2,100,000

A/E: LaBella Associates

Contractor: Elmer W
Davis

Project Delivery: Design
Bid Build



**University at Buffalo
Evans Quad - Ellicott**
Renovation of hall
office and RA
apartment

\$2,760,000

A/E: Mach Architects

Contractor: Javen
Construction

Project Delivery: Design
Bid Build



**University at Buffalo
Fargo Quad - Ellicott**
Fluid-applied coating
on roof system, HVAC
equipment supports

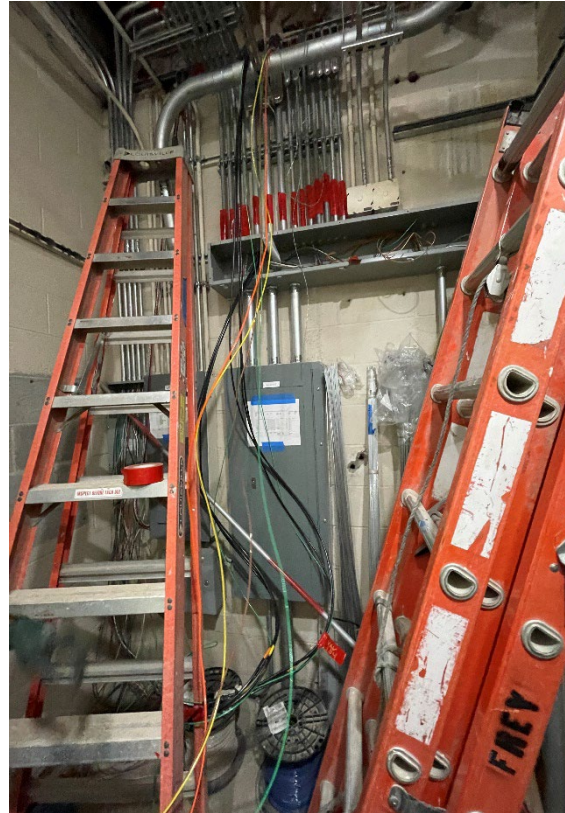
\$1,800,000

A/E: LaBella Associates

Contractor: Weaver
Roofing

Project Delivery: Design
Bid Build





**University at Buffalo
Fargo Quad - Ellicott**
Replace main
electrical equipment,
panels, receptacles

\$2,000,000

A/E: LaBella Associates

Contractor: Frey
Electric

Project Delivery: Design
Bid Build



**University at Buffalo
Goodyear and
Clement Halls**

Create new first floor
combined laundries in
each building

\$2,700,000

A/E: LaBella Assoc

Contractor: Javen
Construction

Project Delivery: Design
Bid Build



**University at Buffalo
Goodyear and
Clement Halls**

Renovate existing floor,
bathrooms, specialty
painting

\$460,000

A/E: LaBella Assoc

Contractor: Kircher
Construction

Project Delivery: JOCs



**University at Buffalo
Governors Complex**
Flooring, heaters and
lighting for student
lounges, corridors
and rooms

\$6,820,000

A/E: Mach Architecture

Contractor: Javen
Construction

Project Delivery: Design
Bid Build





**University at Buffalo
Richmond Quad**

Fluid-applied coating
on roof system, HVAC
equipment supports

\$3,500,000 (2 summers)

A/E: LaBella Associates

Contractor: Titan
Roofing

Project Delivery: Design
Bid Build



**University at Buffalo
Richmond Quad**

Replace main
electrical equipment,
panels, receptacles

\$2,220,000

A/E: LaBella Associates

Contractor: Weydman
Electric

Project Delivery: Design
Bid Build



**University at Buffalo
Spaulding Quad**

Renovate existing
second floor hall
lounges

\$1,140,000

A/E: LaBella Assoc

Contractor: Javen
Construction

Project Delivery: Design
Bid Build



Geneseo

Onondaga Hall

Replacement of main switchgear and all electrical supporting work (which also feeds power to Wayne Hall)

\$210,000

A/E: Bergmann Assoc

Contractor: Schuler
Haas Electrical

Project Delivery: JOCs



New Paltz Bliss Hall

Hazardous materials
removal, ceiling
replacements, sprinkler
system install, bedroom
door replacement

\$6,815,000

A/E: Mach Architecture

Contractor: Iron Sword

Project Delivery: Design
Bid Build



New Paltz Bliss Hall

Mechanical upgrades,
bathroom renovations,
sprinkler system
replacement, electrical
and fire alarm upgrades

\$7,590,000

A/E: Mach Architecture

Contractor: DiGesare

Project Delivery: Design
Bid Build



**New Paltz
Esopus Hall**

Mold remediation and
mechanical controls
upgrades

\$3,215,000

A/E: Ramboll

Mold Remediation:
Abscope

General Construction
Contract: Iron Sword
LLC



New Paltz Gage Hall

Replacement of the
Gage Hall 4 stop
elevators

\$550,000

A/E: Mach Architecture

Contractor: C & S
Companies

Project Delivery: Term
CM Build



**New Paltz
Ridgeview Hall**

Mold remediation and
mechanical systems and
controls upgrades

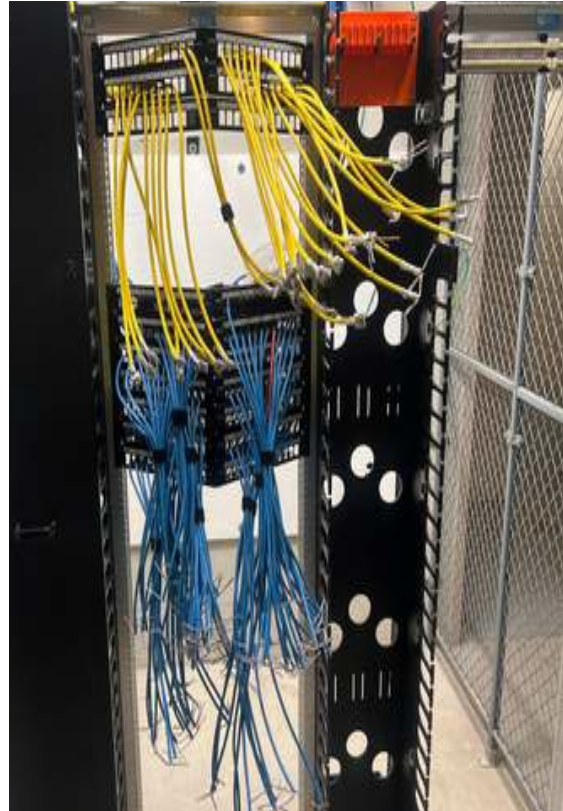
\$1,530,000

A/E: Ramboll

Contractor: C & S
Company

Project Delivery
Method: CM Build Term





**Onenonta
Blodgett Hall**
Information
technology upgrade
\$1,020,000
A/E: Delta Architecture
Contractor: C & S
Companies
Project Delivery: Term
CM Build



Purchase
Phase 8: Big Haus & Crossroads Halls
Asbestos abatement, ceiling and floor upgrades
\$4,400,000
A/E: Mach Architecture
Contractor: Star Construction Industries
Project Delivery: Design Bid Build



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THE
UNIVERSITY
OF RHODE ISLAND





UNIVERSITY OF
NEW ENGLAND



DASNY



Georgia Institute
of Technology®



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UNIVERSITY OF
RICHMOND



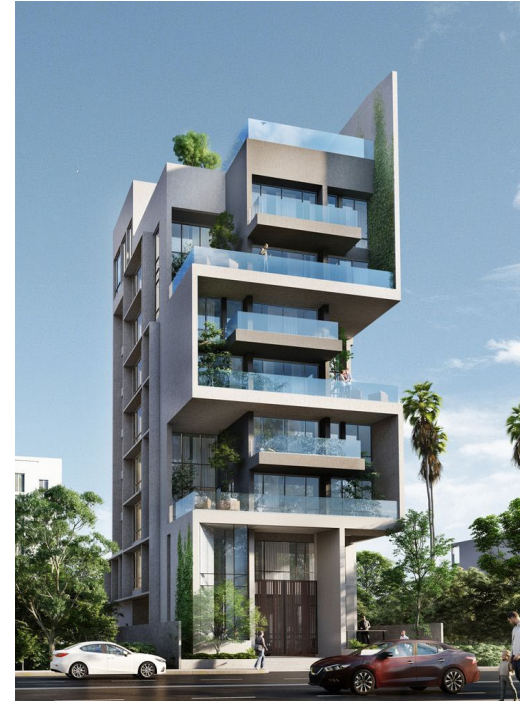
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Curro's design irritants:

1. So, what exactly is the scope of the project?
2. No changes to design following 30% submission
3. If it can't be built, just don't bother
4. Am I the only guy who likes 90° angles? Keep it simple!
5. Domestic, domestic, domestic materials only!
6. Public dollars – lets be practicable, not extravagant
7. End delegated design to the extent practicable
8. Our projects have schedules – nail the submissions
9. Our projects have budgets – design accordingly
10. Fourteen-day design review turnaround timeframe
11. Keep the project in design production
12. Reject inadequate submissions from design professionals
13. Can someone provide the definition of 'design review'?





No, no, and no...



Yes, yes, and yes...

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OUTLINE

- What is an Owner's Project Requirement (OPR)?
- Why is an OPR Essential?
- Critical Components of an OPR
- Developing an OPR
- Common Mistakes to Avoid

WHAT IS AN OWNER'S PROJECT REQUIREMENT (OPR)?

An **Owner's Project Requirement (OPR)** is a critical document in construction and renovation projects that serves as the foundation for the design and construction process.

- It provides a clear understanding of the project's goals, objectives, and requirements, helping to align all stakeholders involved.
- It outlines the expectations of the owner and defines what success looks like for the project.
- It outlines the project's overall vision and scope and is the primary document the design team uses to develop the project's design concepts.
- It serves as a roadmap for the project team, guiding their decisions throughout the project lifecycle, ensuring they align with the owner's goals and objectives.
- It is a living document that evolves throughout the project lifecycle, reflecting scope, goals, and requirements changes.

WHY IS AN OPR ESSENTIAL?

1. An OPR provides a clear roadmap for the design and construction process. It outlines the project's goals and objectives, establishing a common understanding amongst all parties involved.
 - By providing a clear framework, an OPR ensures that all stakeholders are working towards the same goals and objectives, reducing confusion and improving communication amongst the team.
2. An OPR helps to manage expectations and reduce the risk of scope creep.
 - By clearly defining the project scope and requirements, an OPR helps to manage expectations and keep the project on track, reducing the risk of scope creep.
3. An OPR ensures that the finished project meets the owner's needs and requirements, reducing the likelihood of costly rework or modifications.
 - By clearly defining the project's goals and objectives, an OPR helps to ensure that the project meets the owner's expectations. This in turn reduces the likelihood of costly rework or modifications down the line, saving time and money.



CRITICAL COMPONENTS OF AN OPR

An OPR is a comprehensive document that outlines a project's goals, objectives, and requirements. An OPR typically includes several components that clearly outline the project's scope, goals, and requirements, including:

1. PROJECT GOALS AND OBJECTIVES

- Outlines what the owner hopes to achieve through the project.
- Goals and objectives should be specific, measurable, achievable, relevant, and time-bound (SMART).

2. PROJECT SCOPE

- Outlines the work that must be completed to achieve the project goals and objectives.
 - May include design, construction, and any necessary permits or approvals.
- Project scope should be clear and comprehensive, ensuring all parties understand what work needs to be done.

CRITICAL COMPONENTS OF AN OPR

3. DESIGN AND CONSTRUCTION STANDARDS

- Outlines the project's design and construction requirements, including:
 - Materials
 - Finishes
 - Equipment and Systems
- Should be detailed and comprehensive, ensuring that the project meets the owner's expectations while adhering to required standards and regulations.

4. PROJECT SCHEDULE AND MILESTONES

- Outlines the specific timeline for the project, including key milestones and deadlines.
- Should be realistic and achievable
 - Taking into consideration design and construction lead times, weather, and other potential delays.

CRITICAL COMPONENTS OF AN OPR

5. BUDGET AND COST CONTROLS

- Outlines the specific budget for the project and the measures that will be taken to ensure that the project stays within budget.

6. COMMISSIONING AND TESTING REQUIREMENTS

- Outlines the specific requirements for commissioning and testing, ensuring that the project meets the owner's requirements and functions as intended.
- Should be planned early in the project to ensure that the finished project meets the owner's expectations and is fully operational.

DEVELOPING AN OPR

WHO IS THE AUTHOR OF AN OPR?

- Although reasonable to conclude that the owner is the author, most do not have the resources in house to produce an OPR.
- Author should be an individual (or group) on the **consultant's** team.

WHEN SHOULD AN OPR BE DEVELOPED?

- An OPR should be developed as early in the design process as possible, ideally during the **pre-design phase**, but no later than the commencement of detailed design.

WHO IS INVOLVED IN THE DEVELOPMENT OF AN OPR?

- An OPR is a document with many inputs from many different parties. To complete the document, various individuals and teams will need to provide feedback and information throughout, including:
 - **Owner/Owner's Rep/Tenant/User:** The primary task is to identify the Owner's Project Requirements. There may be several different people filling this role.



DEVELOPING AN OPR

- **Facility Manager:** Equipment/system performance goals must relate strongly to the ability of facility management to operate and maintain the installed equipment/systems.
- **Consultant/Architect/Designer:** Accountable for creating and managing the development of the OPR.
- **Construction Manager (CM)/General Contractor (GC):** Should understand the document and identify any issues relating to budget, schedule, and constructibility.
- **MEP Engineer/Contractor:** Similar to the CM/GC, the mechanical, electrical, and plumbing disciplines (depending on project type and complexity) should understand the document and identify any issues related to budget, schedule, and constructibility.
- **DASNY DPM, CPM, Director of Sustainability, Energy & Environmental Programs**



DEVELOPING AN OPR

OWNER'S PROJECT REQUIREMENT WORKSHOP

- An OPR workshop should be arranged and facilitated by the consultant at project kick-off.
 - Consultant should ensure the correct parties are in attendance (owner, designer, facilities team, tenant/user, DASNY design/construction team).
- All information and inputs relative to the subject project should be obtained
 - Differences of opinion or unresolved items should be fully documented for future reference.
- Good idea to have regular workshops to discuss and agree on all items required.
- Once the OPR is agreed upon, it should be fully reviewed and approved by the owner.

COMMON MISTAKES TO AVOID

1. Failing to involve all stakeholders in the process

- Failing to involve all stakeholders (owner, design team, construction team, etc.) can result in miscommunication and misalignment, leading to delays, cost overruns, and potential project failure.

2. Having the wrong team develop the OPR

- Per ASHRAE, the OPR is created by the owner or owner's representative, not the architect or contractor
- Operational requirements are heavily MEP design driven
 - DASNY consultants have the design and operational knowledge to translate user descriptions into engineering terms.

3. Throwing it away

- OPRs created to just “check the box” are a waste of time.
- OPRs are living documents
 - Updated with design, construction, and owner changes

COMMON MISTAKES TO AVOID

4. Creating the OPR too late

- The OPR must be documented before the Basis of Design (BOD)
 - BOD records concepts, calculations, decisions, and product selections used to meet the OPR and to satisfy regulatory requirements.
 - BOD must be the design team's response to the OPR, not the design team's best guess at what the owner wants.
- If the OPR is created during detailed design, it can result in changes which add cost and delay.

5. Not developing one at all

- Development of an OPR is a **quality** focused process
 - Quality is defined by meeting or exceeding the expectations of the owner.
 - To verify quality, the design and construction teams must know the owner's requirements.



Agenda

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Questions

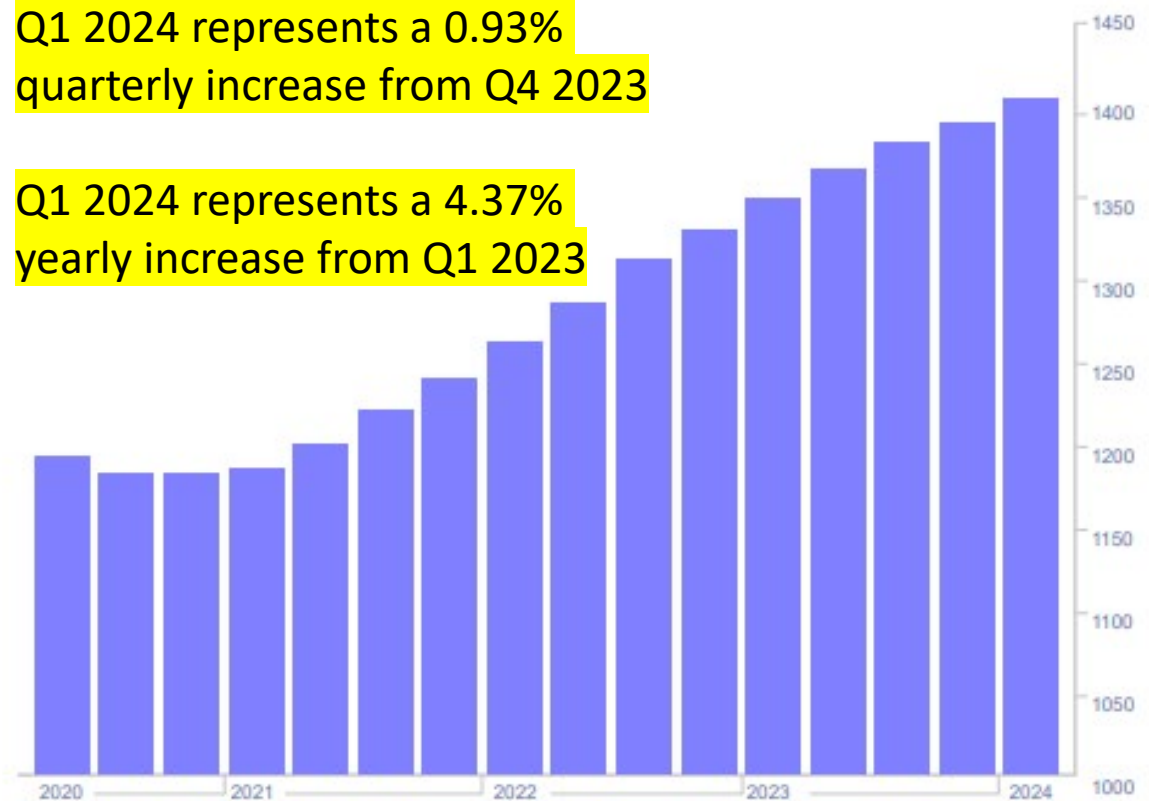


Turner Building Cost Index

2024 First Quarter Forecast

“Mega projects in the advanced technology markets across the United States continue to have a significant draw on the workforce. Workforce development programs are bringing diverse and young labor into the skilled trades which is a great sign for the future of our industry. There has been a stabilization of most material prices, with exception to copper and aluminum where we are experiencing increases since February 2024. While lead times for mechanical and electrical equipment may be somewhat shorter than previous months, they are still quite long and need to be a focus for project schedules.”

Attilio Rivetti
Vice President





Q2 2024 Construction Market Overview Takeaways:

“Following strong industry performance in 2023, sentiment has improved for opportunities and growth in 2024. Nonresidential construction made up 55.9 percent of total construction spending in 2023, and nonresidential construction spending grew 20.1 percent overall.

“FMI forecasts that total engineering and construction spending in the U.S. will end 2024 up 5 percent from 2023. Total construction spending rose 7.1 percent in 2023 from 2022, according to the [U.S. Census Bureau](#).





Q2 2024 Construction Market Overview Takeaways:

“The fastest-growing nonresidential construction segments were manufacturing (71.3%), sewage and waste disposal (26.7%), conservation and development (23.9%), lodging (19.6%), and highway and street (18.0%). Meanwhile, residential construction spending fell 5.9 percent overall.

“After a period of decline in 2023, building material prices have been rising in 2024. Strong backlog and volatility in the supply chains of some commodities, specifically in the electrical category, remain a risk to cost inflation for those products and support continued lead time challenges.



National

Architecture firm billings soften further in March

Graphs represent data from March 2023-March 2024.



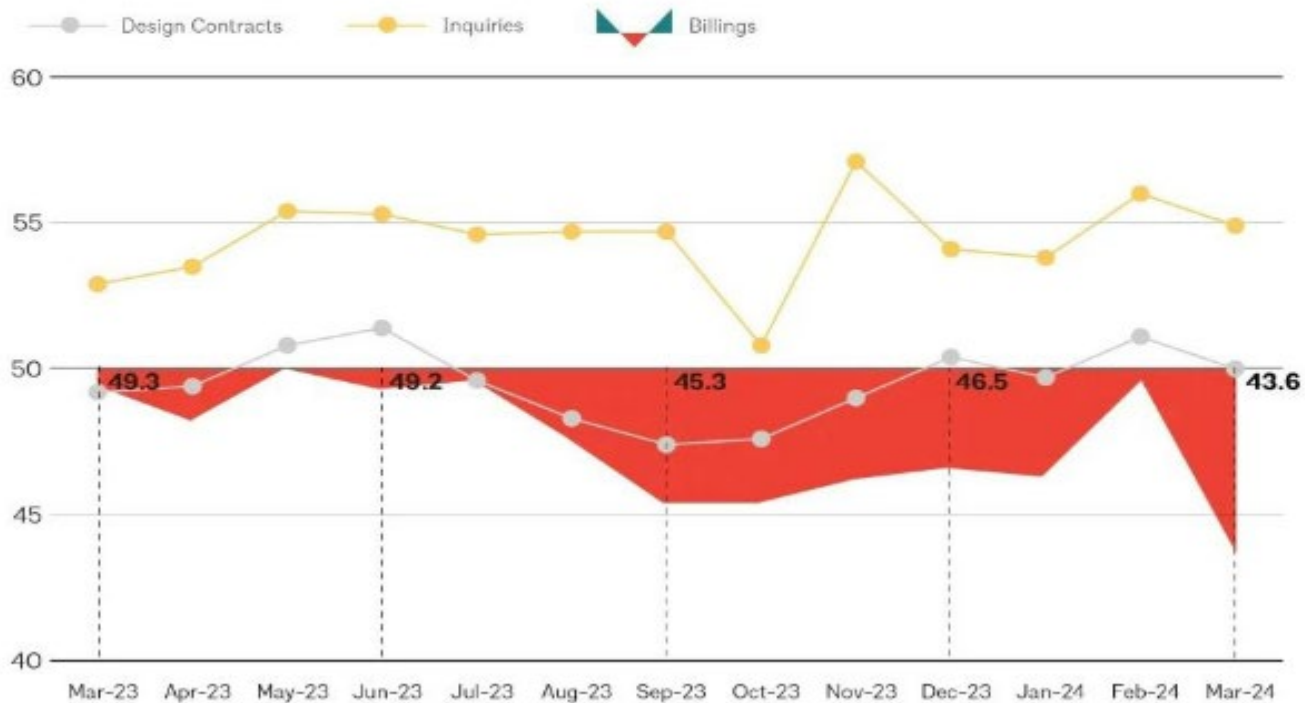
Above 50



Below 50



No change from previous period



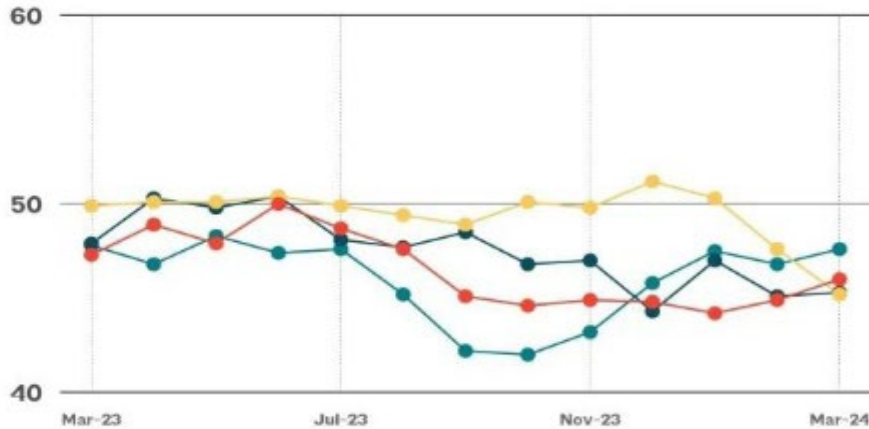
Source: AIA/Deltek Architecture Billings Index (ABI), April 2024

Architectural Billings Report

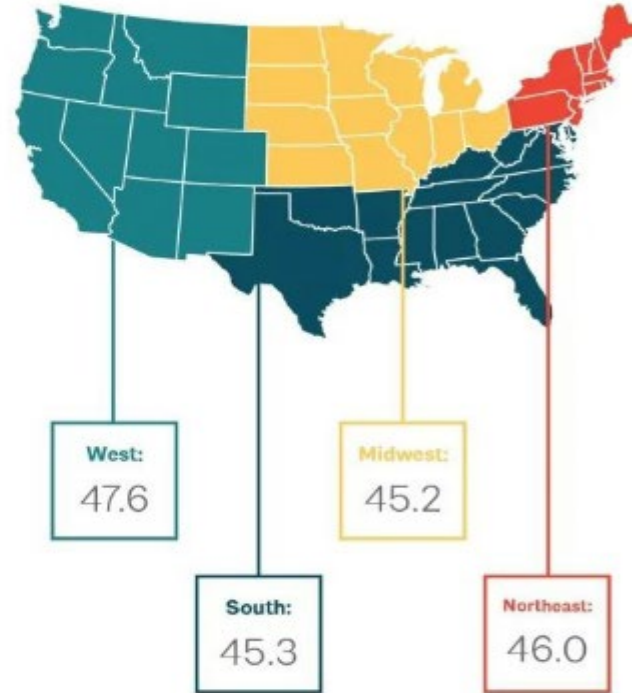
Regional

Business conditions remain weak across the country

Graphs represent data from March 2023–March 2024 across the four regions. 50 represents the diffusion center. A score of 50 equals no change from the previous month. Above 50 shows increase; Below 50 shows decrease. 3-month moving average.



Source: AIA/Deltek Architecture Billings Index (ABI), April 2024



Supply Chain and Labor

Employment Cost Index

The following chart illustrates year-to-date through December 2023 percent (%) changes in the Employment Cost Index (ECI) for total compensation in select labor categories.

Labor Category	% Change Sep 2023 – Dec 2023	% Change Dec 2022 - Dec 2023	Labor Category	% Change Sep 2023 – Dec 2023	% Change Dec 2022 - Dec 2023
Private Industry Workers – All	0.9	4.1	Private Industry Workers – Construction	1.0	4.2
Private Industry Workers – All Union	1.7	4.5	Private Industry Workers – Mining, Construction, & Manufacturing – Union	1.1	3.3
Private Industry Workers – All Nonunion	0.5	4.0	Private Industry Workers – Mining, Construction, & Manufacturing – Nonunion	0.8	4.0

Source: U.S. Bureau of Labor Statistics (BLS) Employment Cost Index (ECI), Jan

Supply Chain and Labor

Labor Outlook

- › The construction industry is experiencing pockets of strength, which, combined with labor availability issues, are keeping wages supported.
- › The unemployment rate for construction workers registered 3.8 percent in September 2023, close to historic lows, but increased to 5.4 percent in March 2024, according to the U.S. Bureau of Labor Statistics.
- › Manpower is expected to be especially tight in the summer months. Some contractors stopped accepting bids for summer work between December 2023 and February 2024.
- › Construction, installation, maintenance, repair, transportation, and warehousing worker wages are under the most pressure.



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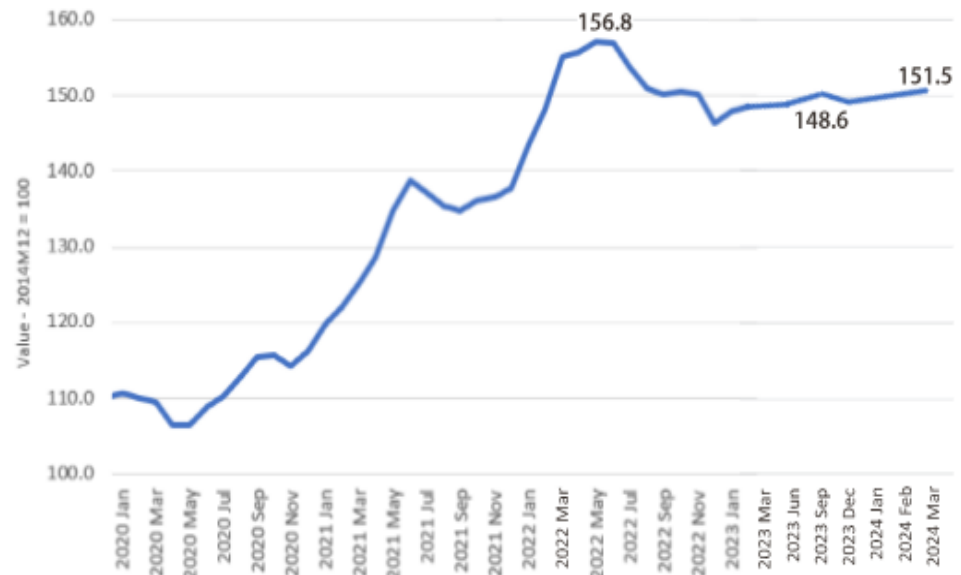
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Commodity/Input Cost Insights

Producer Price Index – Inputs to Construction

- › The PPI – Inputs to Construction came in at 151.5 in March 2024, 1.8 percent higher than the last quarter, as reported by the U.S. Bureau of Labor Statistics.
- › The index has also increased 1.8 percent year-over-year from March 2023. However, the index is down about 3.7 percent since its peak in May 2022.
- › Prices for construction materials have been increasing alongside an uptick in inflation in 2024.

Producer Price Index - Inputs to Construction



Source: Chart Derived from Bureau of Labor Statistics Data

Commodity/Input Cost Insights

Construction Materials

The following chart illustrates year-to-date through March 2024 percent (%) changes for select materials.

Material	% Change from last quarter	% Change Dec 2022 - Dec 2023	Material	% Change from last quarter	% Change Dec 2022 - Dec 2023
Ready Mix Concrete	3.3	7.0	#2 Diesel Fuel	11.4	-6.2
Concrete Pipe	2.5	7.5	Aluminum Shapes	-1.1	-6.6
Paving Mixtures and Blocks	7.6	0.9	Copper and Brass Shapes	2.1	-3.1
Lumber	3.0	-2.7	Flat Glass	0.0	-0.7
Steel Mill Products	0.5	-3.6	Gypsum Products	5.3	1.3
Fabricated Structural Steel	-1.9	-1.0	Steel Pipe and Tube	0.8	-10.3

Source: Select data taken from AGC PPI Tables, Updated 4/11/2024 (compiled from www.bls.gov/ppi)

Supply Chain and Labor

Selected Equipment and Material: General Lead Times (from Internal Survey Results and Supplier/MFG data)*

Material	Lead Time	Cost	Explanation
Switchboards	48-65 weeks (slight improvement for standard)	Increasing	Heavy demand continues. Lead times are generally stabilizing as manufacturers add supply chain and production capacity. Upward price pressure continues across the category.
Panelboards	12-30 weeks (larger/complex up to 40 wks)	Increasing	
Pad Mounted Transformers	52-104+ weeks (varies depending on size)	Increasing	
Switchgear LV	60-72 weeks (stable/slightly increasing)	Increasing	
Switchgear MV	52-70 weeks (steady or slight decrease)	Increasing	
Generators	52-80 weeks (up to 104 weeks for over 1mW)	Increasing	
Chillers (Water Cooled)	32-44 weeks	Slightly Increasing	Demand remains strong. The backlog is steady. Price increases should be small.
Chillers (Air Cooled)	28-42 weeks	Slightly Increasing	
AHUs (Commercial Grade)	28-38 weeks	Slightly Increasing	
AHUs (Custom)	34-54 weeks	Slightly Increasing	
RTUs (<50 ton)	20-32 weeks	Slightly Increasing	
RTUs (>50 ton)	24-40 weeks	Slightly Increasing	
Packaged Rooftop Heat Pumps	16-28 weeks	Stable	
Modular Air-to-Water Heat	24-38 weeks	Stable	

Supply Chain and Labor

Selected Equipment and Material: General Lead Times (from Internal Survey Results and Supplier/MFG data)*

Material	Lead Time	Cost	Explanation
Steel	12-20 weeks	Stable	Some producers announced price increases on select products for 2024.
Millwork	15-25 weeks	Stable	
Elevators	22-37 weeks (up to 48 weeks for high rise)	Stable	
Curtainwall	17-28 weeks	Slightly Increasing	
Roofing	9-16 weeks	Slightly Increasing	Demand is increasing.



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Design Management Strategies

- › The critical elements of design impacted by supply chain shortages and costs should be discussed and design locked down at the earliest stage so options such as alternate specifications or sources can be considered.
- › Encourage domestic or near-shored elements where supply or logistics challenges are known in lieu of internationally sourced elements.
- › Encourage review of prefabricated or modular components versus “kit of parts” purchasing strategies.

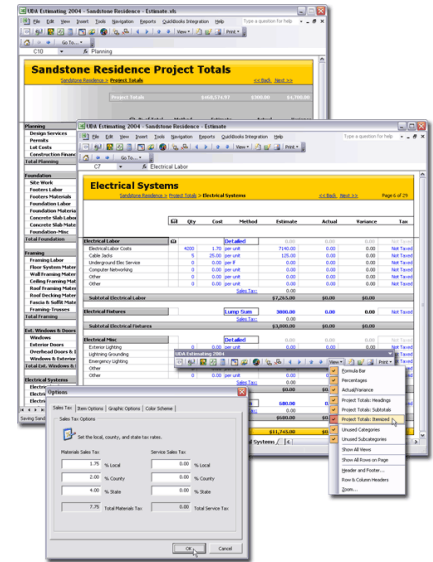


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Estimating Strategies

- › Build appropriate escalation allowances into estimates early in the cost model.
- › Guard against unnecessary contingencies by establishing escalation based on published material indexes.
- › Price out multiple viable shipping options to determine the most affordable route and mode(s) for your project.



DASNY

Schedule Strategies

- › Utilize Gilbane Supply Chain Group and/or trade design-assist partners for early procurement, locking in labor supply and materials.
- › Build travel expenses into the budget to ensure equipment is being fabricated as contracted.
- › Lock in labor as early as possible, particularly for projects during the summer months and for roles impacted most heavily by labor shortages.

NEW
YORK
STATE

DASNY

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