



SUNY Capital

NYAPPA

Summer Conference

July 16, 2024

SUNY

State University
Construction Fund

INTRODUCTIONS:

Robert Haelen: Capital Budget, Market Conditions, and Capital Planning

Senior Vice Chancellor for Capital Facilities and Fund General Manager

Robert Wetmore: Clean Energy Master Plans

Director of Capital Program Management & Finance

Nora McCabe: Project Labor Agreements

Deputy General Manager for Administration and Operational Services

Jeff VanDenburgh: Workload, Staffing, and Project Highlights

Deputy General Manager for Design & Construction



ESF Marshall Hall



CAPITAL BUDGET

STATE UNIVERSITY OF NEW YORK

CAPITAL BUDGETS, 2022 to 2025

IN MILLIONS

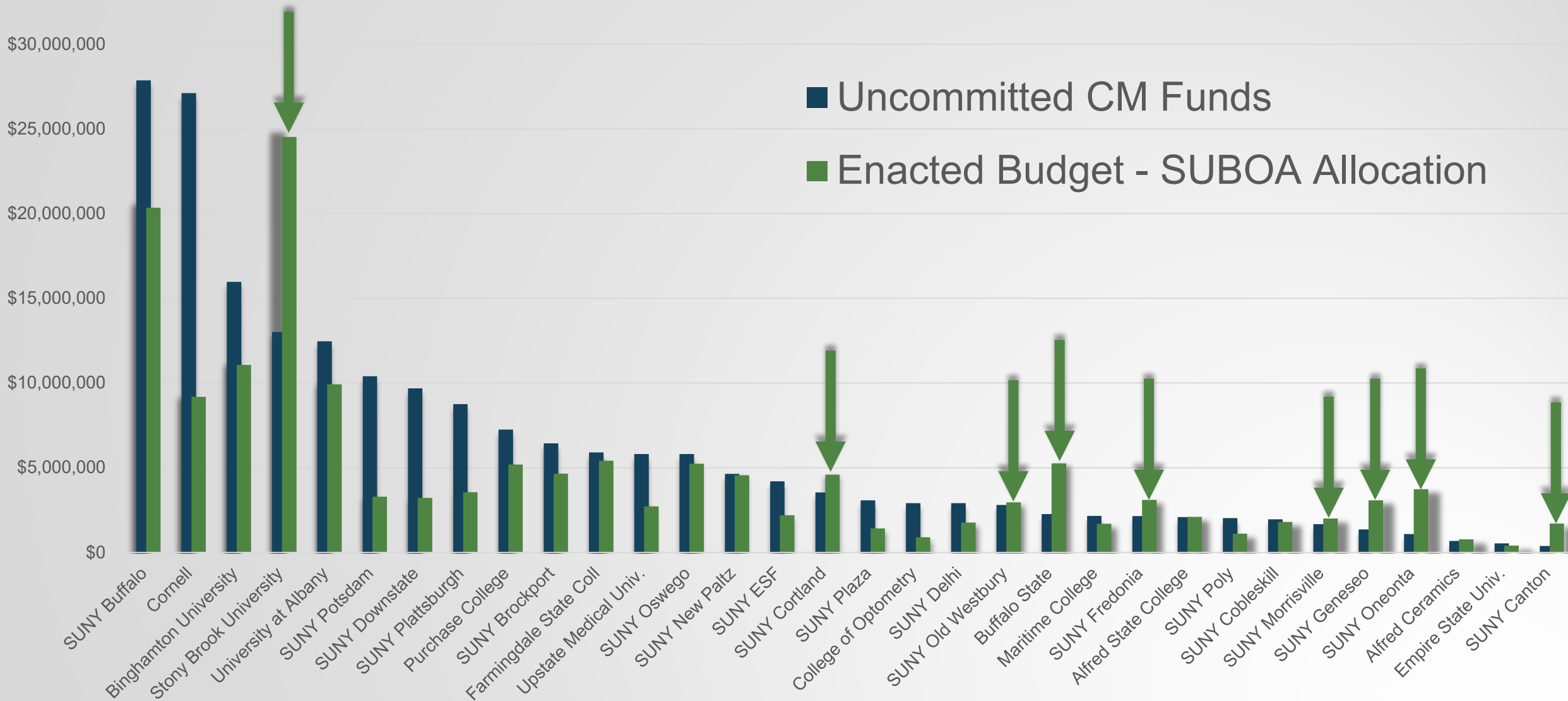
Program	2023/24 Enacted	2024/25 Requested	2024/25 Executive	2024/25 Enacted
Educational Facilities				
- Critical Maintenance	650.0	1,000.0	550.0	550.0
- Building Enhancements & New Construction	470.0	-	100.0	160.0
- Renovation of Educational Opportunity Center	-	-	-	-
- Research Facility Improvements	200.0	*745.0	-	-
- Healthcare Workforce Innovation Fund	-	75.0	-	-
- Clean Energy Implementation Fund	-	100.0	-	-
Subtotal, Educational Facilities	1,320.0	1,920.0	650.0	710.0
Hospitals				
- Maintenance & Initiatives	150.0	150.0	0.0	150.0
Residence Halls				
- Pay-as-you-go Capital	75.0	75.0	75.0	75.0
Community Colleges				
- 50% State Share	106.0	138.2	138.2	138.2
TOTAL	\$1,651.0	\$2,283.2	863.2	\$1,073.2

NOTES:

The 2024/25 Enacted Capital Budget also provides \$500M for the Albany Nanotech Ultraviolet Lithography Center, \$100M Cash Funded Capital for Academic Programs, \$250.0M for the Empire NY AI Consortium which consists of SUNY, CUNY, and other public research institutions, and reauthorization of all prior year SUNY Capital Programs appropriations totaling \$5.6B.

The 2024/25 request of \$745 million for Research Facility Improvements was the first year of a two-year request totaling \$1.5B.

\$200M Uncommitted Critical Maintenance Funds v. \$550M in FY 2024/25 Enacted Budget SUBOA Allocation, by Campus



Evolution of SUNY Capital Funding & Decision-Making

***Politically-
Driven***

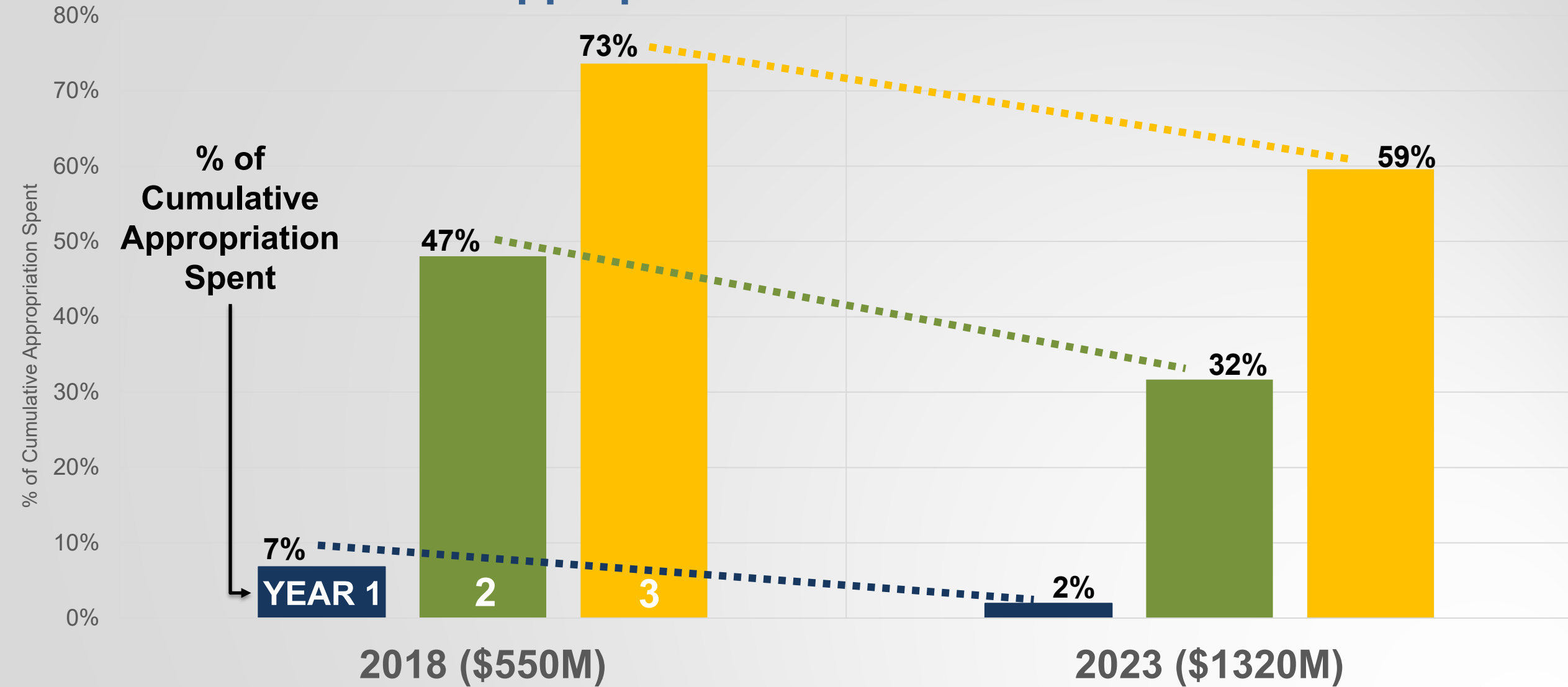
***SUNY
Decisions***

Progression over 15 years

2009

2024

Comparison of First Three Years of Spending Levels for Appropriation Year 2018 v. 2023



A scenic view of a city at sunset. On the left, a large, ornate church steeple with a clock face is visible. The sun is low on the horizon, creating a bright orange and yellow glow across the sky. The sky is filled with scattered clouds, some of which are illuminated by the setting sun. The city skyline is visible in the background, with various buildings and trees. The overall atmosphere is peaceful and serene.

MARKET CONDITIONS

U.S. Producer Price Index for CONSTRUCTION MATERIALS

2019 to Jan 2024



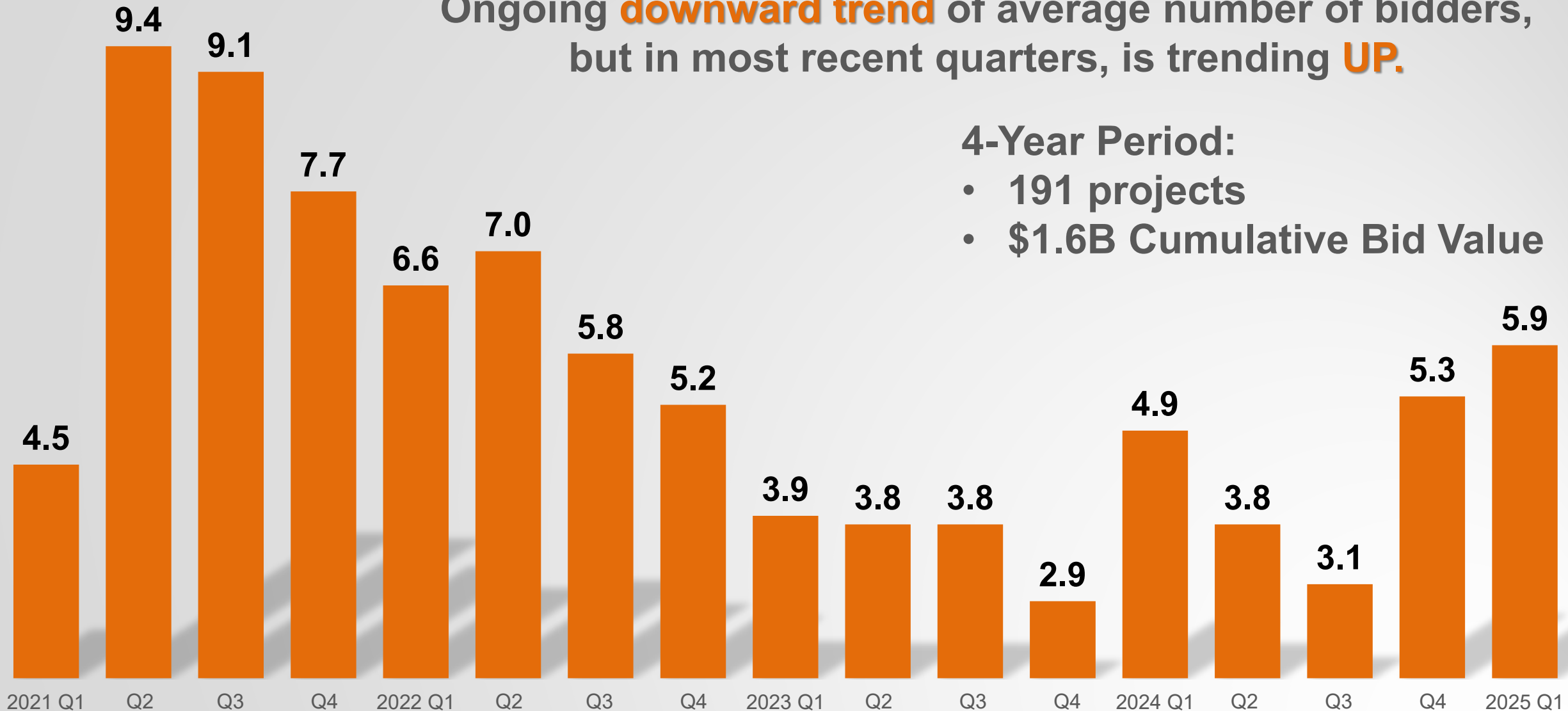
Average Number of Fund Project Bidders, 2021 Q1 to 2025 Q1

Ongoing **downward trend** of average number of bidders, but in most recent quarters, is trending **UP**.

4-Year Period:

- 191 projects
- \$1.6B Cumulative Bid Value

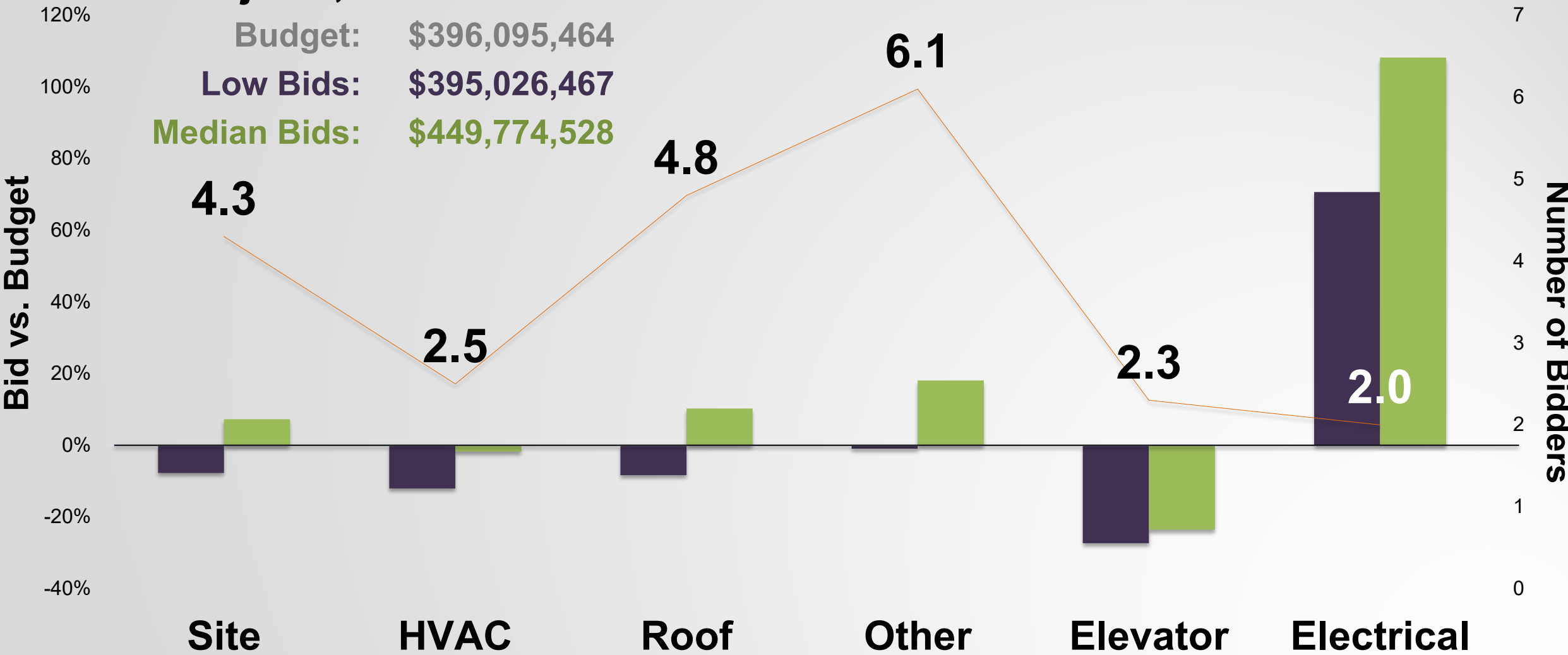
AVERAGE NUMBER OF BIDDERS



Bid Results by Project Type, July 2024 to June 2025

1-Year Period:
39 Projects, 22 Bidders

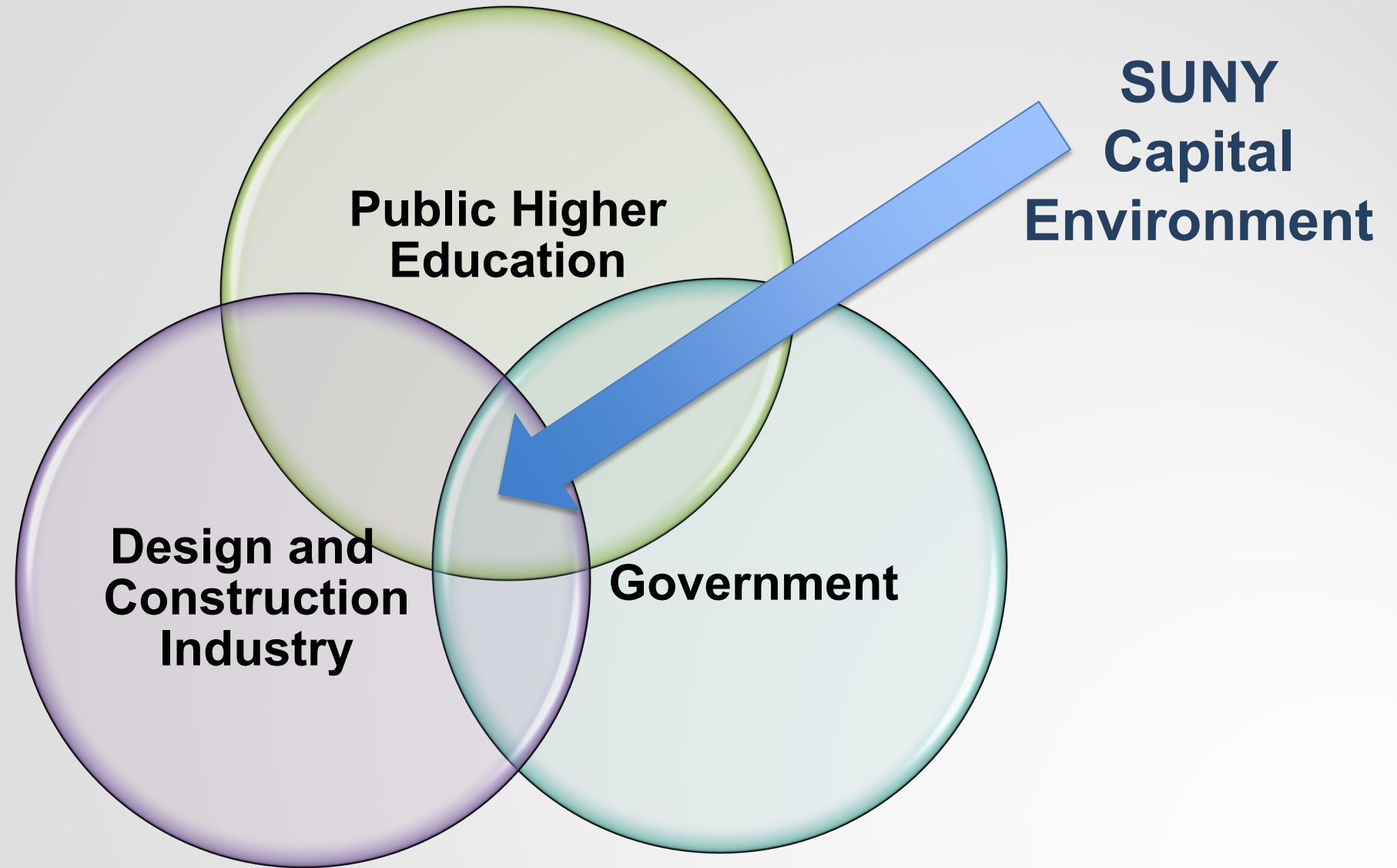
Budget: \$396,095,464
Low Bids: \$395,026,467
Median Bids: \$449,774,528





MACRO-LEVEL ISSUES AND THE IMPACT ON CAPITAL PLANNING

The SUNY State-operated Capital Environment



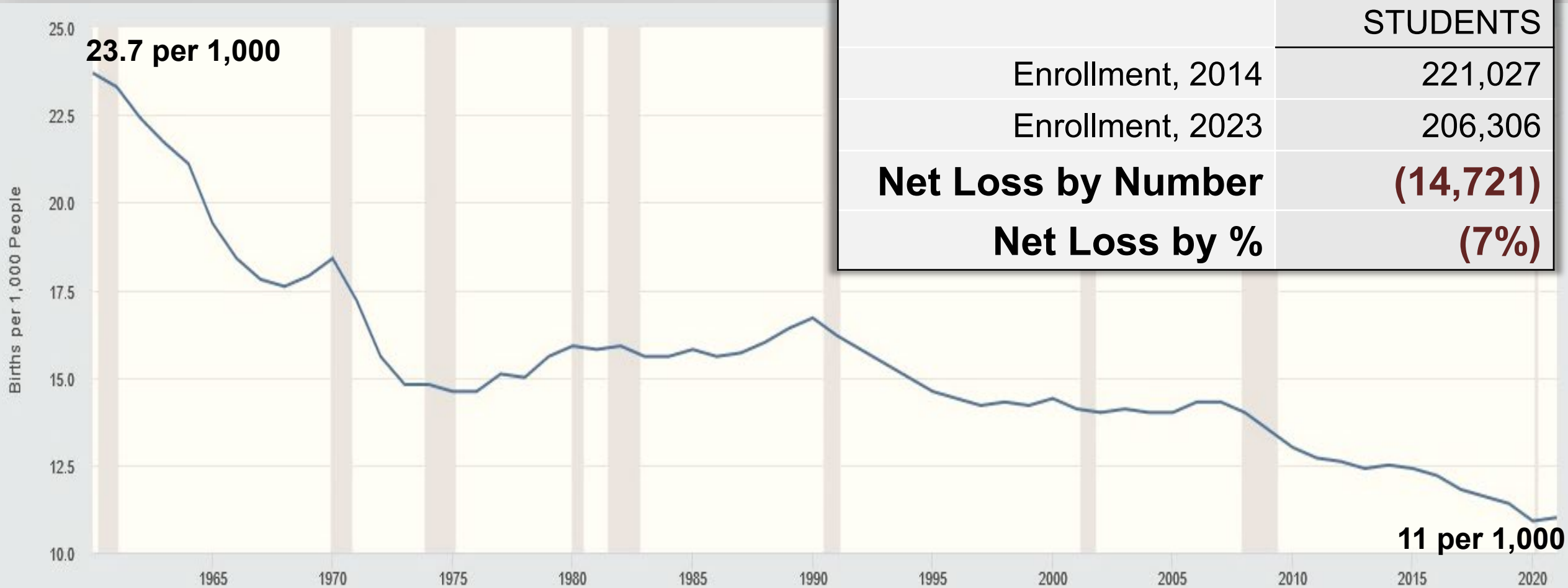


SUNY Capital Need
Far Exceeds
Financial Resources

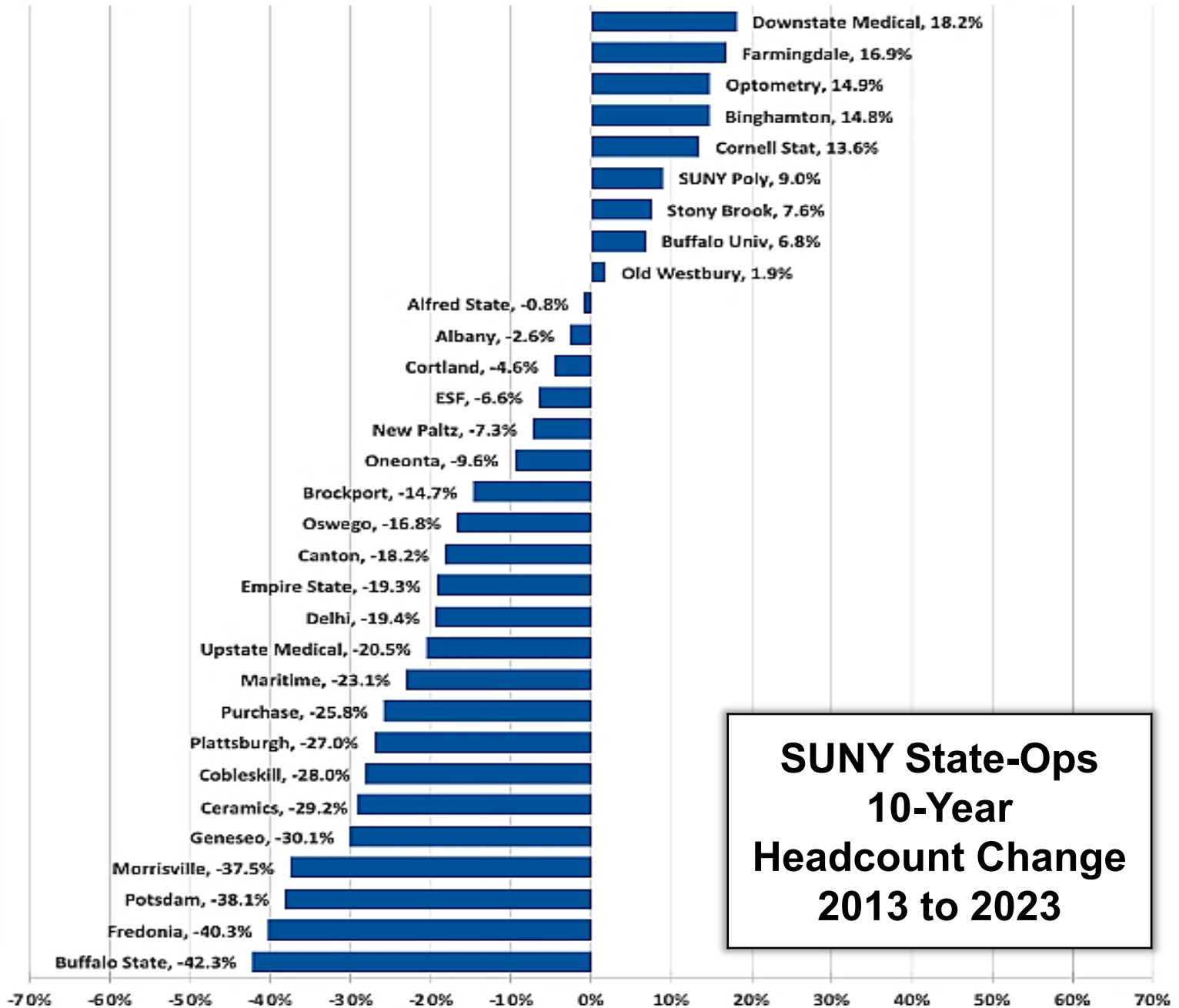
**\$1B to \$1.5B
Annually**
is Needed to Address
Rate of Decay and
Existing Backlog

U.S. Birth Rate from 1960 to 2020 and SUNY Enrollment Data

SUNY State-Ops Data



Source: World Bank

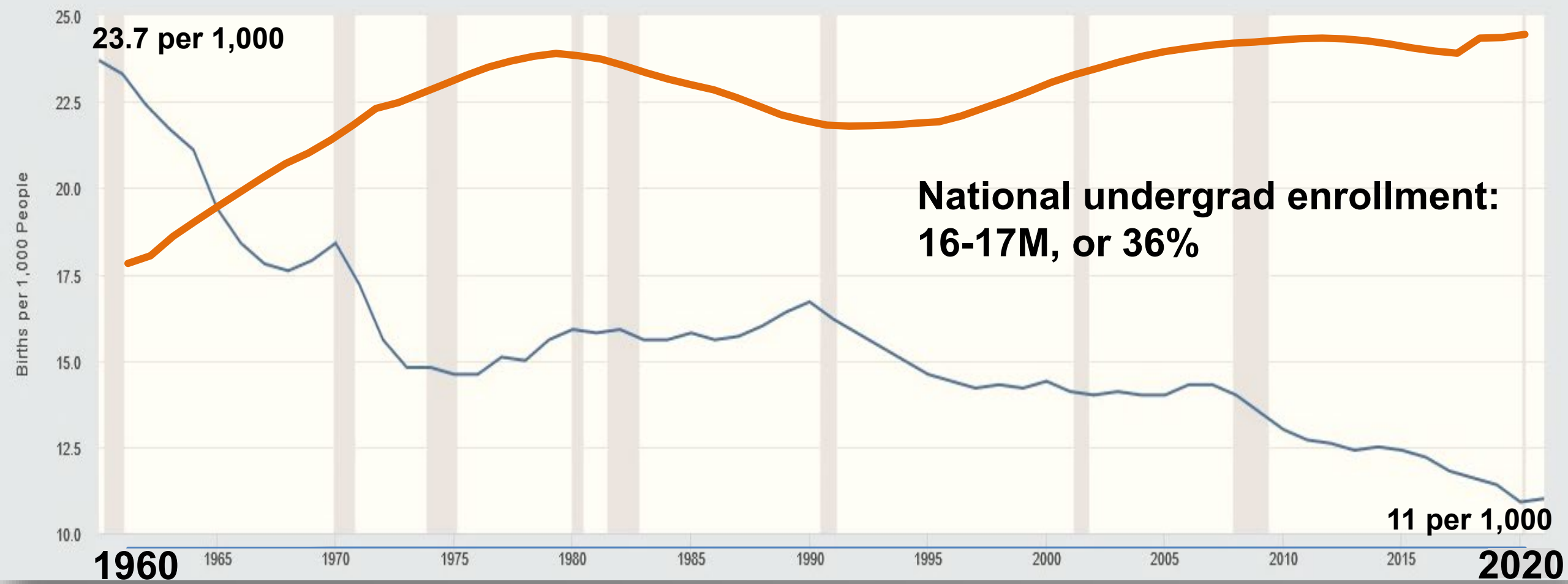


**SUNY State-Ops
10-Year
Headcount Change
2013 to 2023**

U.S. Births from 1960 to 2020 and Demographics by Age Group

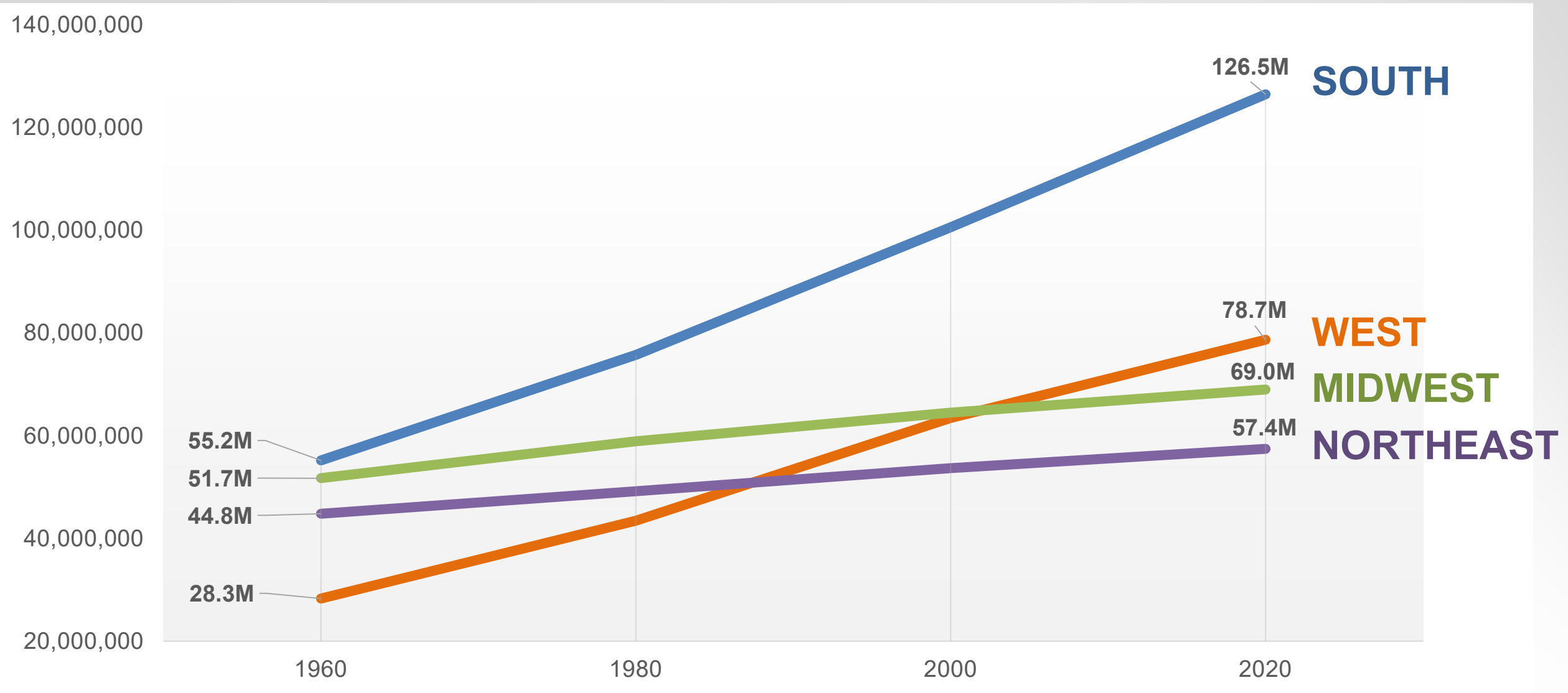
US 1960, 15–24-year-old: 24M
NYS 1970, 15-24-year-old: 2.97M

US 2022, 15–24-year-old: 44M
NYS 2022, 15-24-year-old: 2.5M



Source: World Bank

Population by U.S. Region



Source: U.S. Census and USAFacts.org

Other Factors Impacting Enrollment

- Challenges with FAFSA and frustrations with application process
- Affordability
- Concerns over debt
- Perceived value of a college degree
- Numerous employment opportunities that don't require a degree
- More interest in trades/vocations

CAMPUS PLANNING MUST BE MORE
THOUGHTFUL AND TARGETED THAN EVER.

DATA IS KEY.

WHERE YOU ARE FINANCIALLY, AND WITH
ENROLLMENT, IS CRITICAL TO THE PLANNING
PROCESS.

Data Sources for Planning

- FCI
- Immediate Renewal Needs
- Current Replacement Value
- Asset Data

- Top 5 SUNY Programs
- Historical SUNY Enrollment Information
- SUNY Enrollment Projections
- Campus Program Enrollment Trends

- Building Information
- Building Space by Use
- Global Space Data
- Project Scope and Documented Justification

SUNY Cash Reserve Report

Other factors:

- Campus operating/financial health
- Allocated funding that isn't moving
- Project readiness, including budgeting and pre-scoping
- Campus staff capacity

SUNY Space Utilization Targets...Really?

Room Type	Student Station Size (NSF)	Room Utilization 40 hours/Week Monday - Friday	Seat Utilization Target
Classrooms	22-28 NSF	30 Hours (75%)	80% (67%)
General/Open Computer Labs	35-40 NSF	30 Hours (75%)	80%
Class Labs, Natural & Social Science	50-60 NSF	24 Hours (60%)	80%
Class Labs, Arts & Vocational Tech	Up to 115 NSF	25 Hours (60%)	80%

Project 0710XX – Fine Arts – Anderson Center

Binghamton University Campus-Level Information:

- FCI: 15% (better than systemwide average of 19%)
- Immediate Renewal Needs: \$442M
- Top 5 Programs (SUNY Fact Sheet)
 - Business Administration
 - Computer Science
 - Biological Sciences
 - Psychology
 - Economics
- Enrollment
 - Increased by 3% from Fall 2018 (17,768) to Fall 2019 (18,312)
 - Peak Enrollment Since Fall 2010: 18,312 in Fall 2019
- Cash Reserve Report (June 2023) – Campus rated 'A'

Fine Arts Building (0002) – Organized Activities:

- CRV: \$174M
- Immediate Renewal Needs: \$67M
- FCI: 38%
- Date Built: 4/1/1960
- GSF: 304,239
- Recent/Other Projects:
 - In Design: 071071 Replace Roof
 - Construction Bid: 071079 Mo
 - Complete: 071010 Replace F
 - Complete: 071011 Rehab F

Asset Data:

Department	Department Description	Sum of Square Footage (Org Occ)	Proportion (NASF CIP / NASF Building)	Prorated Immediate Renewal Need	Prorated CRV
0002	FINE ARTS BLDG.				
	CONVEYING				
	ELECTRICAL				
	ENVELOPE				

Project Predicate Sheet – 041046 Renovate Corey

SUNY Poly Campus-Level Information:

- FCI 7% (better than systemwide average FCI)
- Immediate Renewal Needs: \$77M
- Top Programs (SUNY Fact Sheet):
 - Physical Education (All Grades)
 - Combined Early Childhood / Childhood
 - Exercise Science
 - Sports Management
 - Business Economics
- Enrollment
 - Down 2% from Fall 2018 (6,858) to Fall 2019 (6,712)
 - Peak Enrollment Since Fall 2010: 7,358 in Fall 2010
- Cash Reserve Report (June 2023) – Campus rated 'A'

Corey College Union (0032) – Student Service:

- CRV: \$51M
- IRN: \$22M
- FCI: 43%
- Date Built: 7/1/1967
- GSF: 89,500
- Recent/Other Projects:
 - Completed Projects include Renovate Food Ser (2015)

Project Justification (eBuilder):

Asbestos-containing fireproofing remains in open plenums above hazard. Its presence also hinders ongoing maintenance and upgr half the building has already been abated and renovated under se remains and should be removed as soon as possible for safe occupancy, maintenance, and use of the building.

Project Scope (eBuilder):

Abate asbestos-containing fireproofing above ceilings in partial areas of each floor; approximately 40,000 GSF total. Includes incidental abatement in chases and basement. 'Low intensity' renovations from the ceilings to underside of decks above plus related essential abatement or reconstruction. Little or no reconfiguration of spaces planned. Demolish and replace with new ceilings, lights & misc.

Asset Data:

FRANK C. MOORE HL	CONVEYING	PNA-ELEVATOR	2020	\$138,806
	ELECTRICAL	PNA-ELECT-DIST-SECONDARY	2041	\$358,108
		PNA-ELECT-PRIMARY SERVICE	2027	\$110,630
		PNA-LIGHTING	2031	\$416,621
		PNA-TELCOM-DATA	2022	\$158,911
	ENVELOPE	PNA-EXTR-DOOR	2020	\$34,532
			2031	\$34,532
		PNA-EXTR-WALL	2027	\$1,364,329
		PNA-EXTR-WINDOW	2020	\$113,188
		PNA-ROOF	2025	\$785,722
	HVAC	PNA-AIR HANDLING UNITS	2037	\$378,891
		PNA-BMS	2040	\$282,010
		PNA-HVAC-DISTRIBUTION	2057	\$1,340,988
	INTERIOR	PNA-INTERIOR FINISHES	2041	\$2,030,346
	LIFE SAFETY	PNA-FIRE DETECTION-ALARM	2031	\$118,623
		PNA-FIRE SPRINKLER	2051	\$205,593
		PNA-SECURITY	2029	\$20,783
	PLUMBING	PNA-PLUMB-DISTRIBUTION	2025	\$393,599
		PNA-PLUMB-FIXTURES	2041	\$88,888
	SUPERSTRUCTURE	PNA-STRUCTURE	2043	\$177,455

Programs in Building:

Department	Department Description	Sum of Square Footage (Org Occ)	Proportion (NASF CIP / NASF Building)	Prorated Immediate Renewal Need	Prorated CRV
86.01	PHYSICAL PLANT ADMINISTRATION	8,201	49%	\$ 4,327,954	\$ 7,027,981
86.03	CUSTODIAL SERVICES	3,133	19%	\$ 1,653,394	\$ 2,684,875
86.25	LANDSCAPE AND GROUNDS MAINTENANCE	173	1%	\$ 91,298	\$ 148,255
89.37	RESIDENCE HALL RESIDENCE HALL - HOUSING ADMINISTRATION	5,136	31%	\$ 2,710,447	\$ 4,401,379

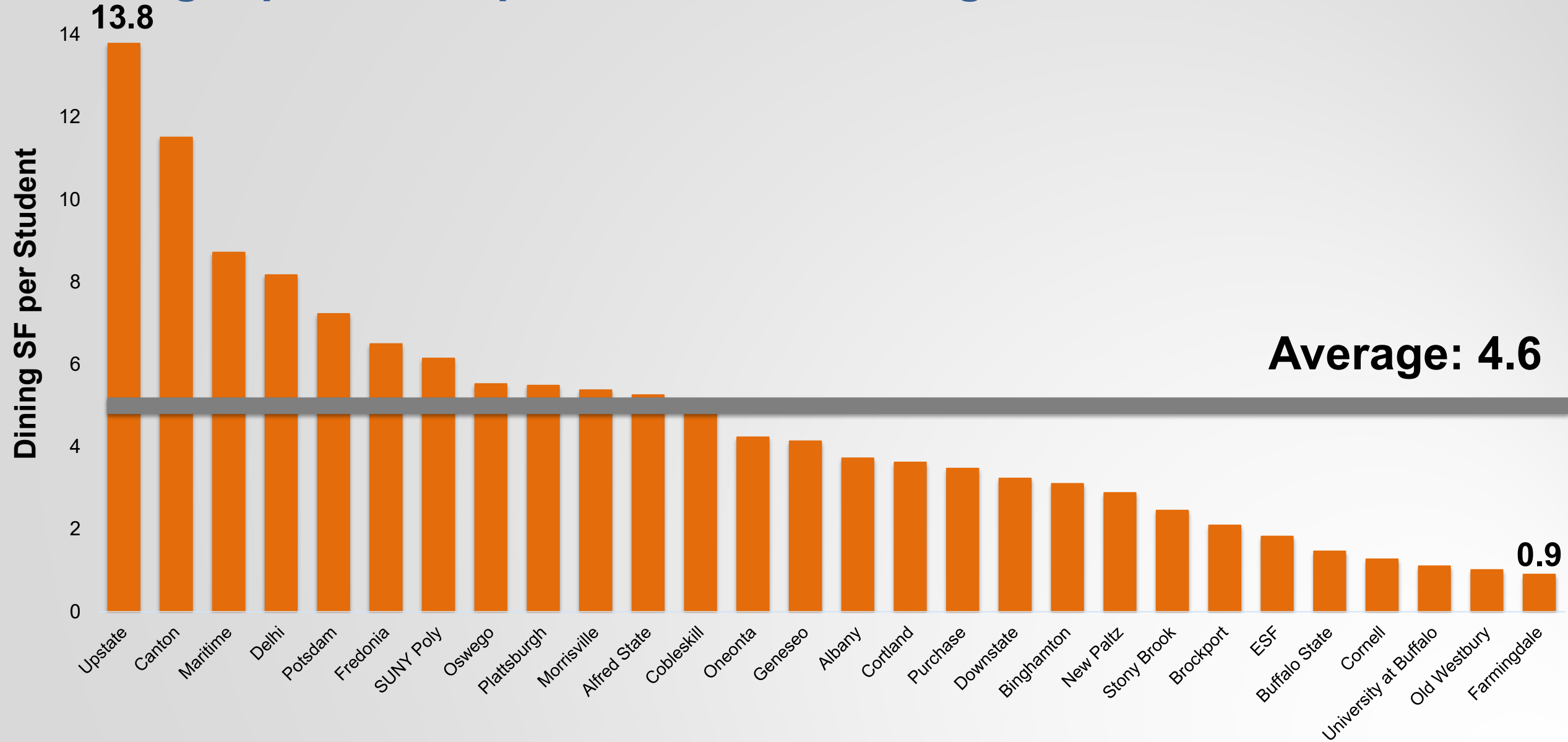
Program Enrollment Summary:

- **86.01 – Physical Plant Administration** – Moving out of Moore and into Building 50
 - Dewitt Clinton Center is the only other building on campus with space assigned as CIP 86.01, with 4,011 NSF.
 - **86.25 Landscape and Grounds Maintenance** is only in Moore, Dewitt Clinton, & Salt Storage.
- **89.37 Housing Administration** – Total of 442,962 NSF across campus, in 14 buildings.

EXAMPLE OF DATA USES



Dining Square Foot per Student for Dining Locations over 1,690 SF

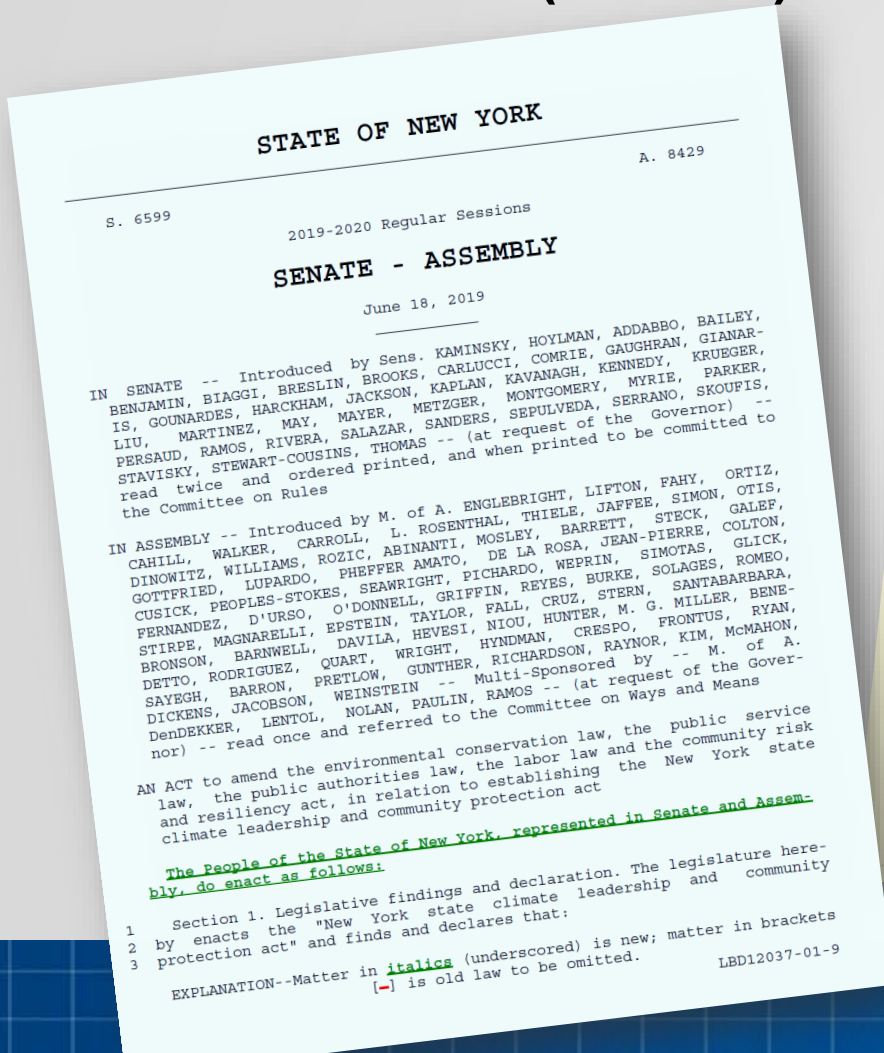


CLEAN ENERGY MASTER PLANS

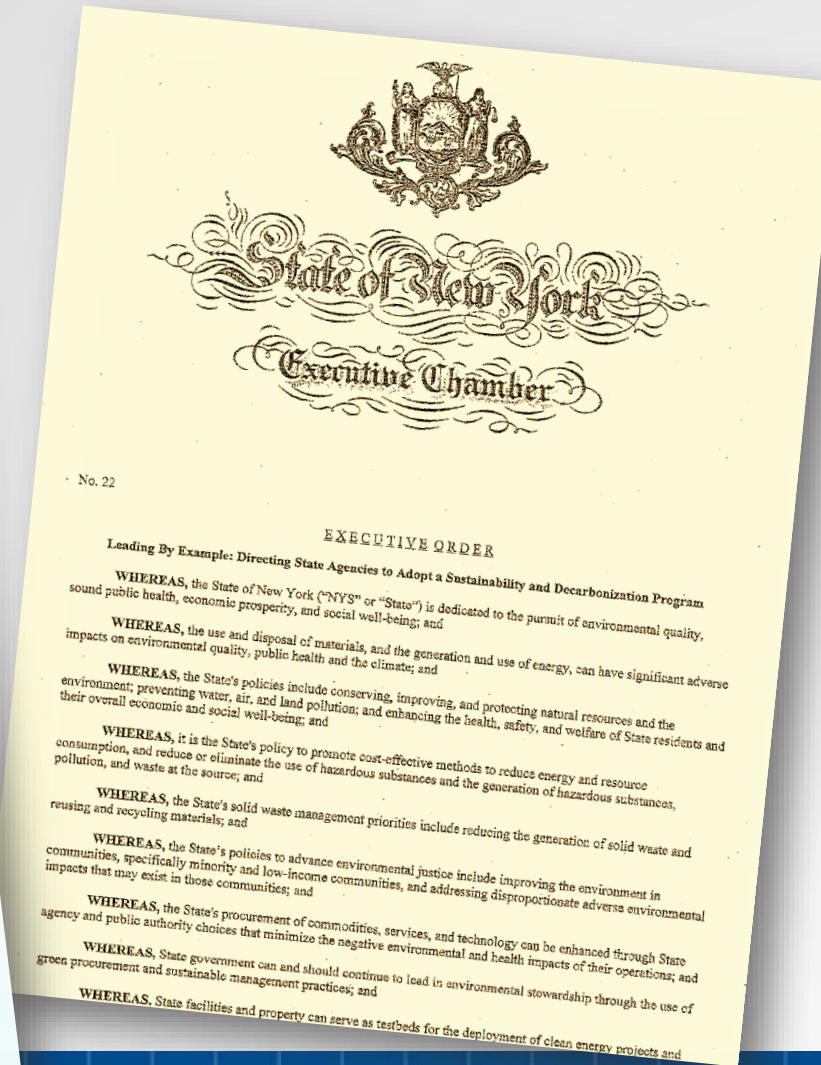


Legislative Drivers

2019: Climate Leadership and Community Protection Act (CLCPA)



2022: Executive Order 22



2025 – 2020: BuildSmart



Affected entities with utility bills >\$300,000 will conduct an energy master plan in lieu of individual building energy audits. Energy master plans should identify and prioritize short-term, high-impact opportunities and establish a long-term plan to meet EO 22.

Clean Energy Master Plans: Management and Delivery

In 2022, the Fund and Campuses initiated contracts with Consultant Engineering firms to develop Campus Clean Energy Master Plans (CEMPs) for 2024-2050, with interim targets for 2030.

INTENT OF THE CEMP's:

Provide supporting information to drive long-term, proven, cost-effective building upgrades and infrastructure changes that comply with NYS legislative requirements.

Clean Energy Master Plans: Management and Delivery

32 CEMPs, 28 completed, 4 in progress:

- 10 Consulting Engineers, 1 self-performed
- 17 eligible campuses utilized the NYSERDA FlexTech Program for potential partial reimbursement of \$3.1M

Clean Energy Master Plans: Management and Delivery

- Addressed all state-owned facilities
- Coordinated with Campus, OCF, and DASNY
- Evaluated existing campus systems, central plants, building inventories, regional factors, existing power grid and connections to campuses, etc.
- Identified a minimum of 3 scenarios
- Most scenarios achieved full compliance with CLCPA and EO 22

Clean Energy Master Plans ~ Thematic Findings

1. Operational Changes, Maintenance, and Repair
(generally non-capital expenditures)
2. Building-level Upgrades
3. Campus Site Infrastructure Upgrades

Clean Energy Master Plans: Example of Campus Summary

Scenario	Systems Description	Estimated Construction Costs			Annual Emissions
		Campus Level Upgrades	Building Level Upgrades	Total	
	Business as Usual-No change in MEP (steam system)	NA	NA	NA	
1A	Centralized 4-pipe System Ground Source Heat Pump + Air Source Heat Pump + Electric Peaking + TTES	\$88,087,646	\$103,013,240	\$191,100,885	
1B	Centralized 4-pipe System Ground Source Heat Pump + Air Source Heat Pump + Natural Gas Peaking + TTES	\$85,638,980	\$103,013,240	\$188,652,220	
2	Centralized 4-pipe Cascade Air Source Heat Pump (Heating Only) + water to water Heat Pump + Electric Peaking + TTES	\$72,990,725	\$103,013,240	\$176,003,965	
3	Centralized 2-pipe heating only Cascade Air Source Heat Pump + water to water Heat Pump + Electric Peaking + Local Cooling HRC + TTES	\$78,290,867	\$103,013,240	\$181,304,106	
4	Ambient Loop Ground Source Heat Pump 2-pipe	\$102,301,816	\$103,013,240	\$205,315,056	

Consultant: Ramboll **Date of Report:** December 2023 **Date of Summary:** June 27, 2024
Number of Buildings: 68 (1.35M GSF)
BuildSmart 2025: Baseline (2015)- 144,883 MMBTU; Goal- 51,242 MMBTU
Total Energy Consumption (MMBTU): 124,302 (weather normalized); **Not Weather Normalized:** 120,267 (2019-2020 level)
Annual Green House Gas Emissions (MTCO_{2e}): 6,474 (2015 level). Data for 2015 is not available.
CLCPA (based on 1990): Reduce GHG emissions 40% by 2030 (2,884 MTCO_{2e} permitted) & 85% (971 MTCO_{2e} permitted) by 2050.
Campus Electrical Capacity: all scenarios will require an upgrade to the electrical service.

- Scenario 1b: requires a new dedicated 2,500KVA, 13.8KV service upgrade and unit substation to serve heat pumps at the new energy center.
- Scenarios 1a, 2, & 3: in addition to the substation and dedicated 13.8 K service, the electric boiler will need one 400 A, 4.16 KV switch gear and a new transformer to power the boilers. Scenario 3 will also require electrical upgrades to the transformers and feeders serving Fieldhouse, Vroman Hall, Weiting Hall, Dix Hall, Pearson Hall, and Mackey.
- Scenario 4 (ambient loop): requires a new 5,000 KVA transformer with a dedicated 13.8 KV service upgrade to feed equipment in the new energy center. Building electrical upgrades will be required to the transformers and feeders serving Fieldhouse, Vroman Hall,

avoid combustion of fossil fuels.

MTCO_{2e}-Metric Tons CO₂ equivalent; **MMBTU**-Million BTUs; **HRC**- Heat Recovery Chiller; **T**-Thermal Energy Storage

Scenario 1a & 1b: The heat pump equipment is in the new energy center and distribute LTV scenarios include both a GSHP and an ASHP to satisfy the baseload. The ASHP produce part heat extracted from the geothermal borefield. This arrangement improves the seasonal balance and distribute LTW at approximately 140 degrees. Heat is extracted and/or rejected from either electric boiler for peaking and scenario 1b uses gas boiler for peaking.

Scenario 2: Uses an ASHP and a water-to-water heat pump in a cascaded arrangement and geothermal borefield in this scenario. The base heat load is extracted from the air. Cooling and air source chillers.

Scenario 3: This scenario is the same as scenario 2 with the exception that the chillers are located in the new energy center.

Scenario 4: This is an ambient loop where the water-to-water heat pumps are in the building and extract and reject heat.

Recommended Next Steps:

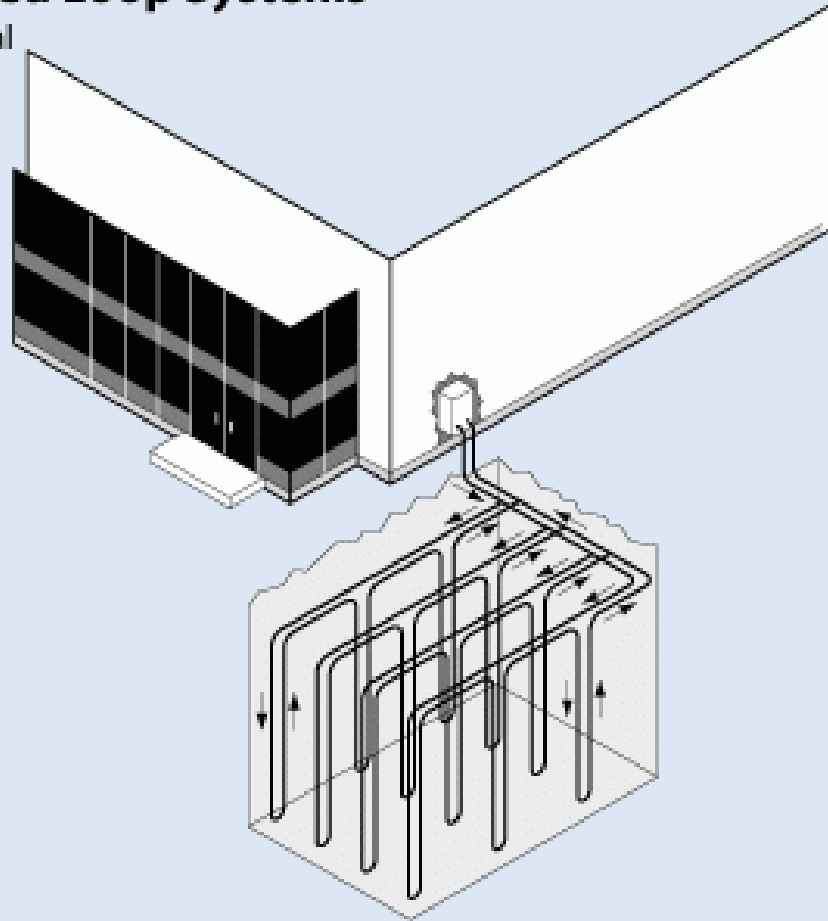
- Implement Energy Efficiency Measures (EEM).
 - EEM-1: LED lighting retrofit.
 - EEM-2: Retro commissioning.
 - EEM-3: Building Automation System (BAS) control measures
 - EEM-4: Implement pump differential pressure reset.
 - EEM-5: Multizone VAV static pressure reset.
 - EEM-6: Implement demand control ventilation.
 - EEM-7: Airside economizer controls.
 - EEM-8: Implement steam trap maintenance program.
- Conduct a geothermal test bore to determine the soil characteristics.
- Install building level submetering.
- Replace all mechanical equipment replacement for low temperature hot water.
- Establish a detailed strategy to convert campus from steam to low temperature hot water.
- Construct new energy center.
- Install thermal energy storage tanks.
- Develop low temperature network to connect to the energy center.

Overview of System Technology ~ Types of Heat Pumps

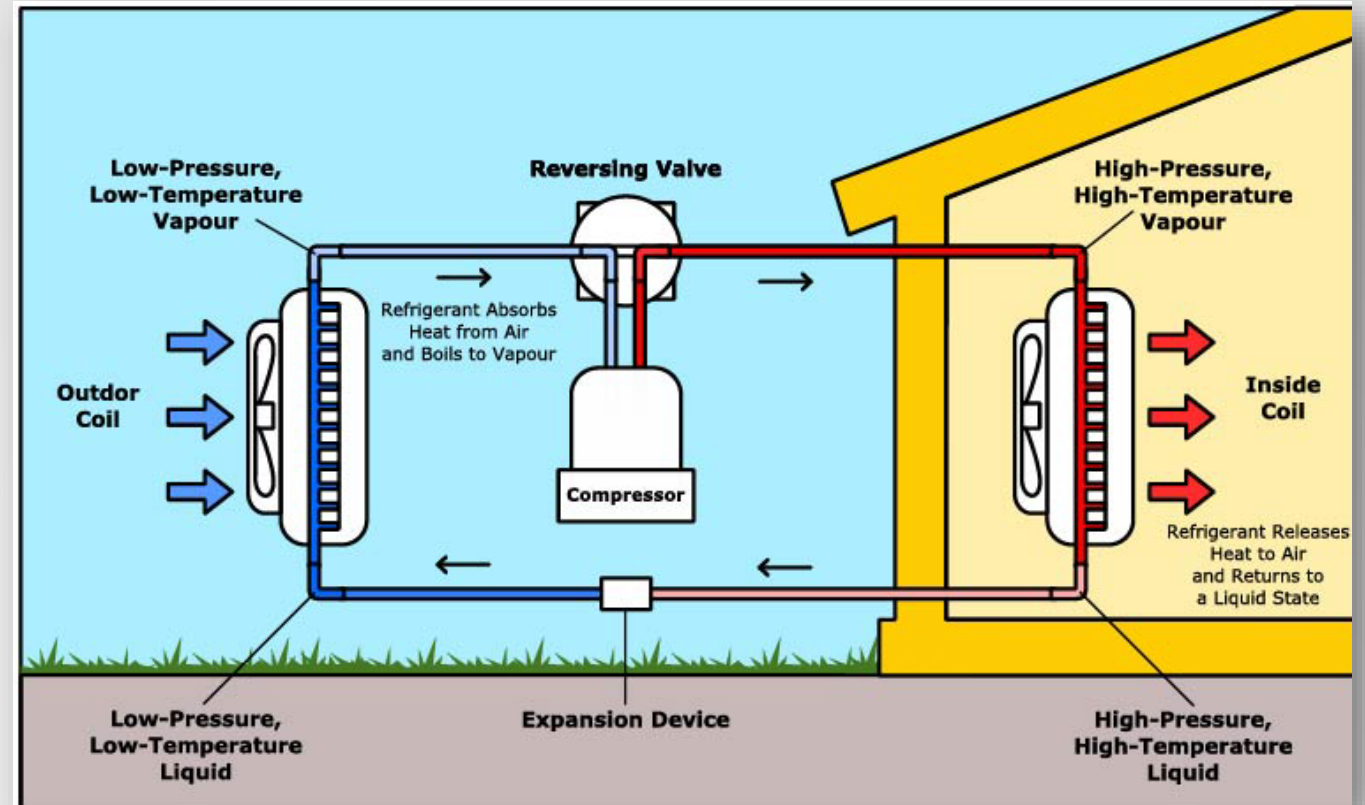
Ground Source Heat Pump

Closed Loop Systems

Vertical



Air Source Heat Pump



CEMPs Challenges and Next Steps

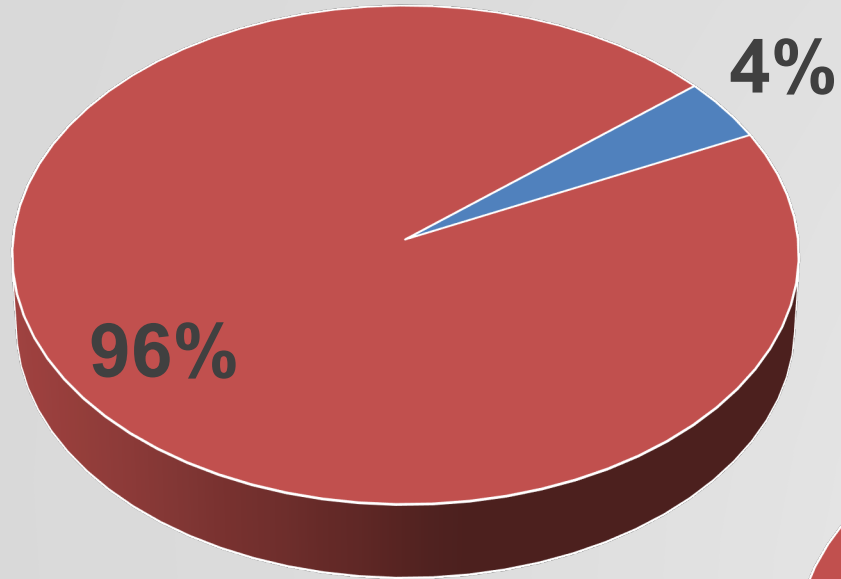
- Compile all CEMP Plans into a SUNY System Plan
- Differentiate for Educational Facilities, Residence Halls, and Hospitals
- Evaluate the proposed options and their benefits, costs, and risks
- Update SUNY and Fund policies for consistency with CEMPs

CEMPs Challenges and Next Steps

- Coordinate CEMP efforts with all planned capital improvement projects
- Translate long-range plans into achievable and actionable plans
- Confirm total capital costs and total funding need
- Explore potential funding mechanisms

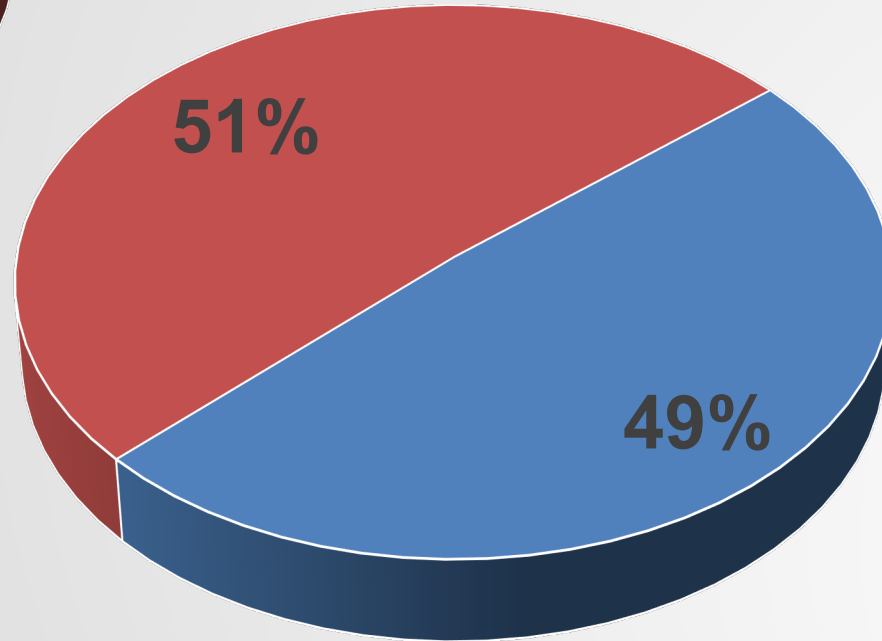
2023 NYS Electric Zero Emission Generation

Downstate

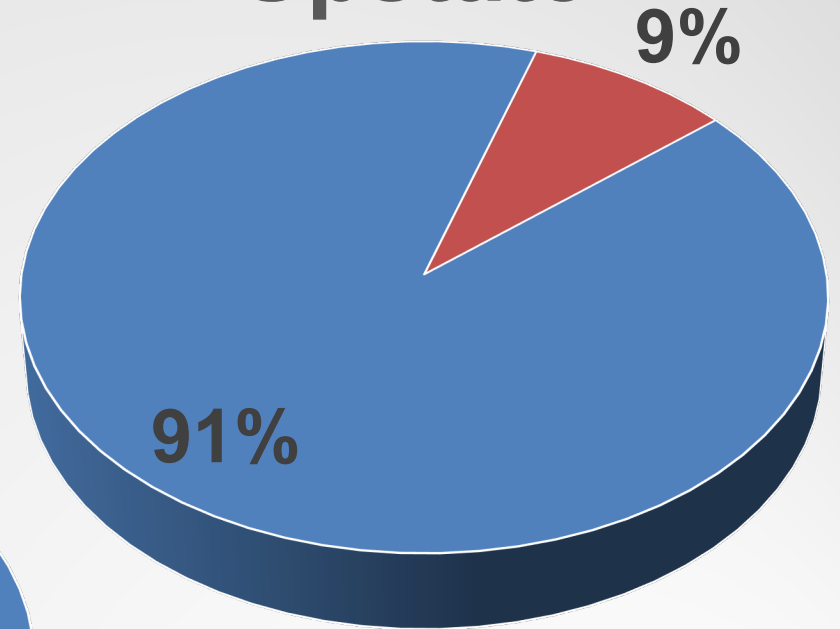


■ Renewable
■ Fossil Fuel

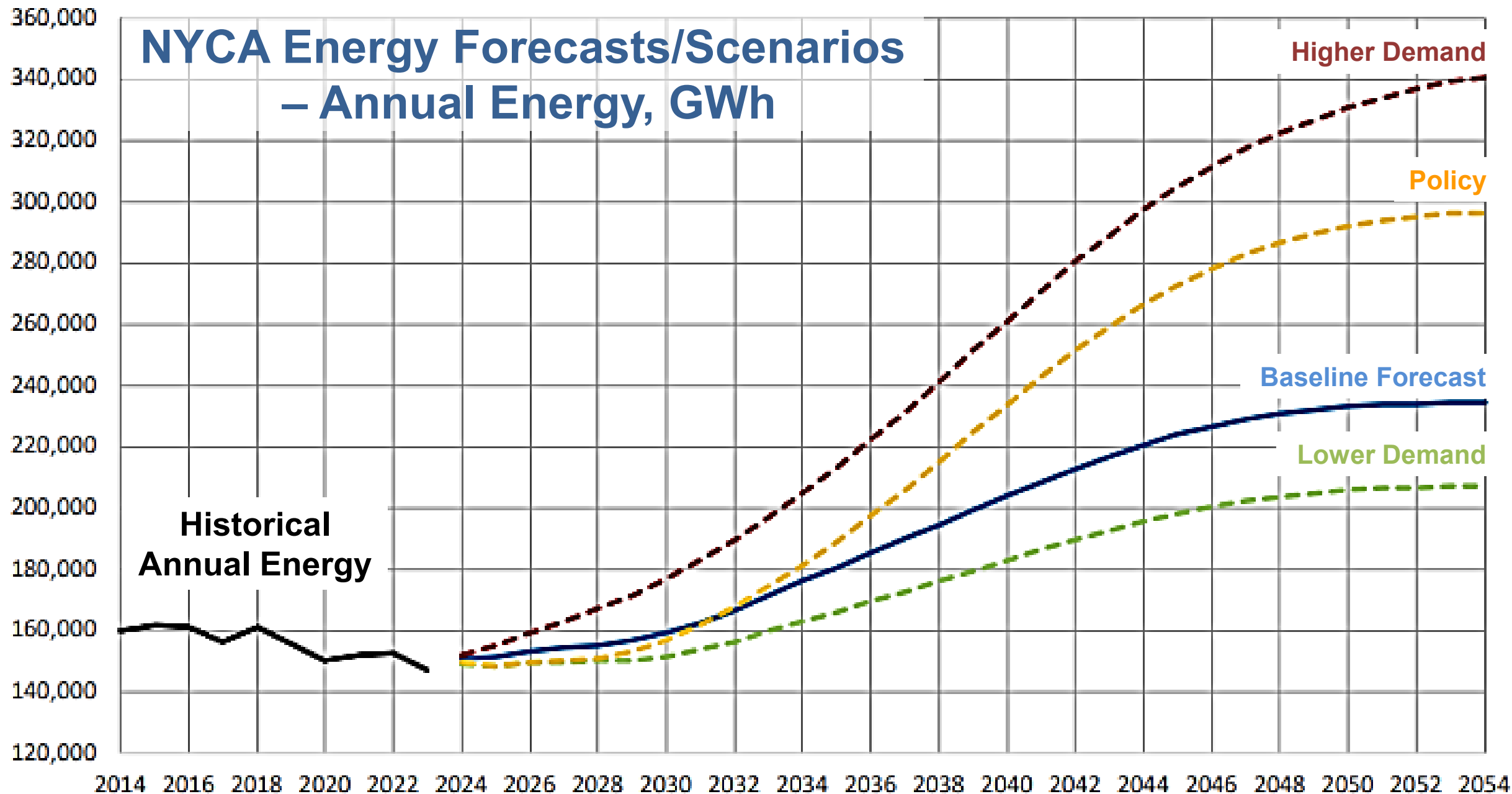
NY State



Upstate



NYCA Energy Forecasts/Scenarios – Annual Energy, GWh





PROJECT LABOR AGREEMENTS

- 2.
- Section 1. Section 370 of the education law is amended by adding a new subdivision 6-a to read as follows:
- 6-a. "Large-scale construction project" shall mean a project the total estimated cost of which the total estimated cost of the contract or contracts exceeds one million dollars or more that is:
- (a) a project performed under the approved master plan of the state university submitted pursuant to subdivision thirteen of section three hundred fifty-five of this chapter; or
- (b) which involves the construction, acquisition, reconstruction, rehabilitation or improvement of academic buildings, dormitories and other facilities, with respect to university-related economic development projects authorized by law pursuant to section three hundred seventy-two-a of this article.

2024 PLA Legislation for Certain SUNY Projects:

Part CC of the 2024-25 Education, Labor and Family Assistance Article VII Budget Bill

- (a) § 2. Section 376 of the education law is amended by adding a new subdivision 11 to read as follows:
- (b) subdivision 11 to read as follows:
- (c) 11. (a) Each contract involving the awarding of a large-scale construction project shall require the use of a project labor agreement, as defined in subdivision one of section two hundred twenty-two of the labor law, for all contractors and subcontractors on the project, consistent with paragraph (a) of subdivision two of section two hundred twenty-two of the labor law, except as otherwise provided in paragraph (b) of this subdivision.
- (d) (b) The fund shall not be required to use a project labor agreement where it determines that such agreement would be inconsistent with paragraph (a) of subdivision two of section two hundred twenty-two of the labor law or state competitive bidding laws. Any such determination shall be provided in a written explanation for a particular project contract by the solicitation date. The goals and requirements of article fifteen-A of the executive law and article three of the veteran law shall apply to all project labor agreements.
- (e) (c) The total cost to the fund is less than that required by the use of a project labor agreement consistent with paragraph (a) of subdivision two of section two hundred twenty-two of the labor law.

WHAT is a Project Labor Agreement?

A pre-hire collective bargaining agreement between a **contractor** and a bona fide **building and construction trade labor organization**.

A Project Labor Agreement (PLA):

- ✓ Requires contractors and subcontractors to use union labor
- ✓ Supersedes other collective bargaining agreements
- ✓ Applies to a specific construction project for the duration of the project, *OR* to all projects on an entire site/area for a defined term

WHY Pursue a PLA (Even if Not Legally Required)?

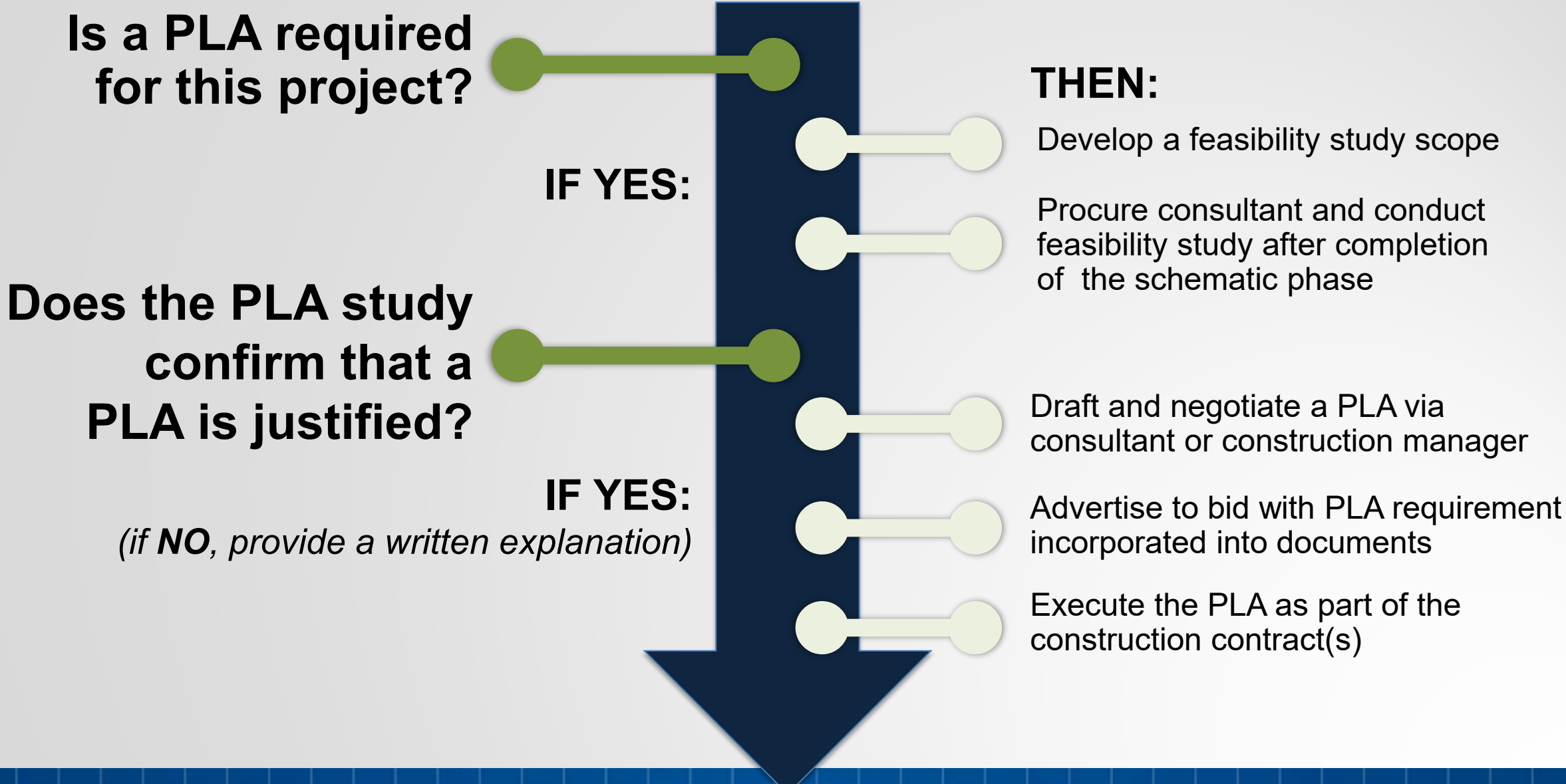
A PLA is meant to:

- Result in the best work at the lowest possible price by generating cost savings through union wage/benefit concessions
(this is the primary objective)
- Prevent favoritism, fraud, and corruption
- Reduce project delays
- Prevent labor unrest

2024 NYS PLA Legislation for Certain SUNY Projects:

- PLA per the process established in NYS Labor Law (Section 222)
- All large-scale construction projects – capital projects with construction contract(s) of \$10M or greater
- Construction projects at State-operated campuses and hospitals
- Requires written explanation if PLA will NOT be used
- Requires MWBE/SDVOB goals apply to PLAs
- Effective January 1, 2025 for any large-scale construction project not yet advertised for bid in the Contract Reporter

HOW: The if/then of the PLA Process



PLA Feasibility Study Content Requirements

- Project Characteristics
(description, scope and complexity, schedule, location and estimates)
- Estimated Craft Labor Needs and Costs
- Summary of Existing Collective Bargaining Agreements
- Regional Economic Conditions and Analyses
- Labor Stability
- MWBE / SDVOB Opportunities
- Enhance Recruiting / Training Programs
- Applicable Recent Projects

PLA Feasibility Study Review

- Are there potential NET cost savings?
*Potential concessions **PLUS**
cost of study and construction management services*
- Consultant should NOT make formal recommendation
- Study findings should NOT be communicated to any other organization or entity other than the Fund/Campus

Moving Forward with a PLA

- Negotiate with the regional Building Construction and Trades Council (BCTC)
Who: Either Study Consultant or Construction Manager
- Execute the PLA Post-Bid
Who Signs: Construction Manager, the BCTC, local unions, and all contractors/subcontractors on project
- Monitor the PLA
Who: Construction Manager

EXAMPLES OF CONCESSIONS THAT DRIVE SAVINGS

- **Flexible Shift Start Times**
- **Productivity Gain 10-Hour Days**
- **Shift Premiums/Night Work**
- **Industry Funds**
- **Union-Apprentice Ratios**
- **Non-Union Apprentice Program**
- **Guaranteed Pay**
- **No Holiday Pay**

EXAMPLES OF CONCESSIONS THAT DRIVE SAVINGS

- **Saturday Make-Ups**
- **Overtime Pay and Scheduling**
- **Offsite Fabrication**
- **Work Break Time Reduction**
- **Coordinated/Staggered Lunch Period**
- **Wage Concessions**
- **Management Rights**
- **Work Disruptions**
- **Grievances/Arbitration**

Issues and Challenges

- Only 20% of construction jobs in NYS are union
- Impact on MWBE/SDBOVs is unknown – particularly Upstate
- Cost of study per project ranges from \$20K to \$60K
- Cost of potential Construction Manager responsible for negotiating, executing and monitoring PLA requirements
- Impact on competition

Next Steps and Ways the Fund and SUNY Can Help

- ✓ Development of policies and procedures
- ✓ Draft scopes for feasibility studies
- ✓ Draft scopes for Construction Manager Services
- ✓ Monitoring approaches (cost, impact on MWBE/SDVOBs, etc.)

An aerial photograph of a university campus during sunset. In the foreground on the left is a large, ornate clock tower with a green patina and a white clock face. The tower has a domed top and classical architectural details. Behind it are several modern university buildings with large windows and flat roofs. In the background, a body of water is visible under a sky with vibrant orange, pink, and purple clouds. The sun is a bright orange circle on the horizon. A semi-transparent white rectangular box is overlaid on the right side of the image, containing the title text.

WORKLOAD AND STAFFING: FUND AND SUNY

Current Construction Challenges Impacting Capital Plans



- ✓ Volatile bid market
 - Supply chain
 - Trade labor shortage
 - Long lead time for mechanical and electrical equipment (up to 19 months in some cases)
- ✓ **Campus facility staff turnover**
- ✓ Inability to fill **professional** positions at the Fund and at the Campuses
- ✓ **Constrained campus operating budgets**

Elements of a Successful Project

- Communication. Communication. Communication.
- Campus engagement – especially early in Design
- Design and drawing reviews
- Phasing / Surge Plans / Strategies
- Constructability / Practicality / Logistics
- Coordination and messaging
- Sensitivity to D&C realities and complexities



Current Volume of Fund-Managed SUNY Capital Projects

- The Fund begins about **50-60 design** projects each year
- The Fund bids about **50 construction** projects each year
- Average project size is **\$10 to \$12M**, though projects can range from very small (under \$500K) to very large (\$100M+)
- Annual disbursements are projected to increase **from \$648M to \$850M+** in the next 3 years.

From January 2022 through
July 2024, the Fund hired
29 employees
but **36** retired or resigned.



Staffing Changes and Challenges

January 2022:

69 total staff in D&C

- **13** Management
- **14** Technical Advisers/Admin
- **19** Design Coordinators
- **23** Construction Coordinators

July 2024:

61 total staff in D&C

- **15** Management
- **12** Technical Advisers/Admin
- **17** Design Coordinators
- **17** Construction Coordinators

Workload Changes and Challenges

January 2023:

- **101** Active Design Projects
- **\$1.7B**
- **103** Active Const. Projects
- **\$1.1B**

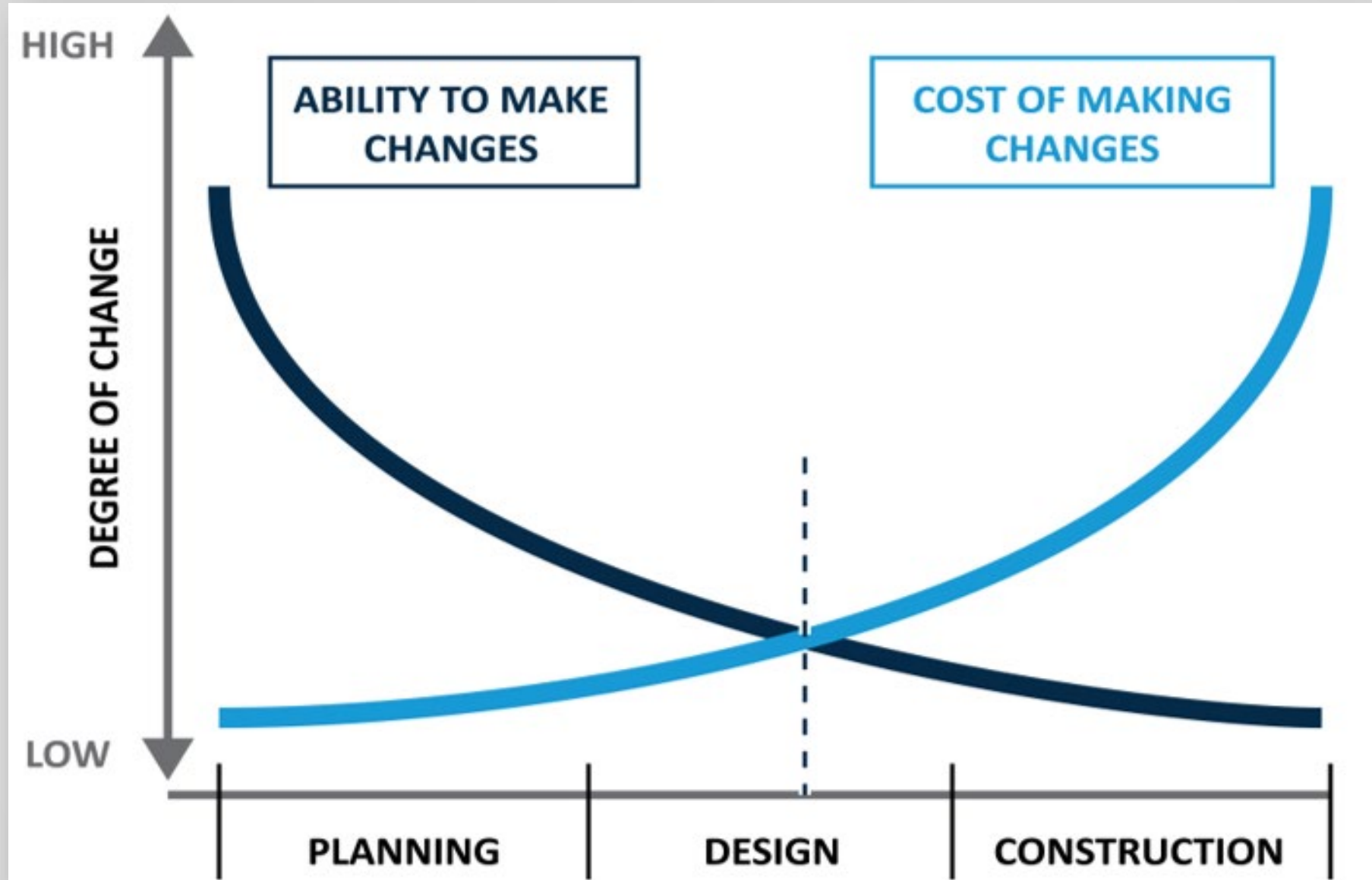
July 2024:

- **108** Active Design Projects
- **\$2.8B**
- **83** Active Const. Projects
- **\$1.1B**

Successful Fund Campus Partnerships – What We Need

- Robust facility staffing at all campuses is a must!
- Facilities staff fulfill the roles and responsibilities related to design document review, coordination with users, messaging to campus community, etc.
- Sometimes help with ‘enabling/surge’ projects
- Coordination of fit-out and occupancy
- Consistent and effective communication to Campus leadership

Opportunity Cost of Making Changes



PROJECT HIGHLIGHTS

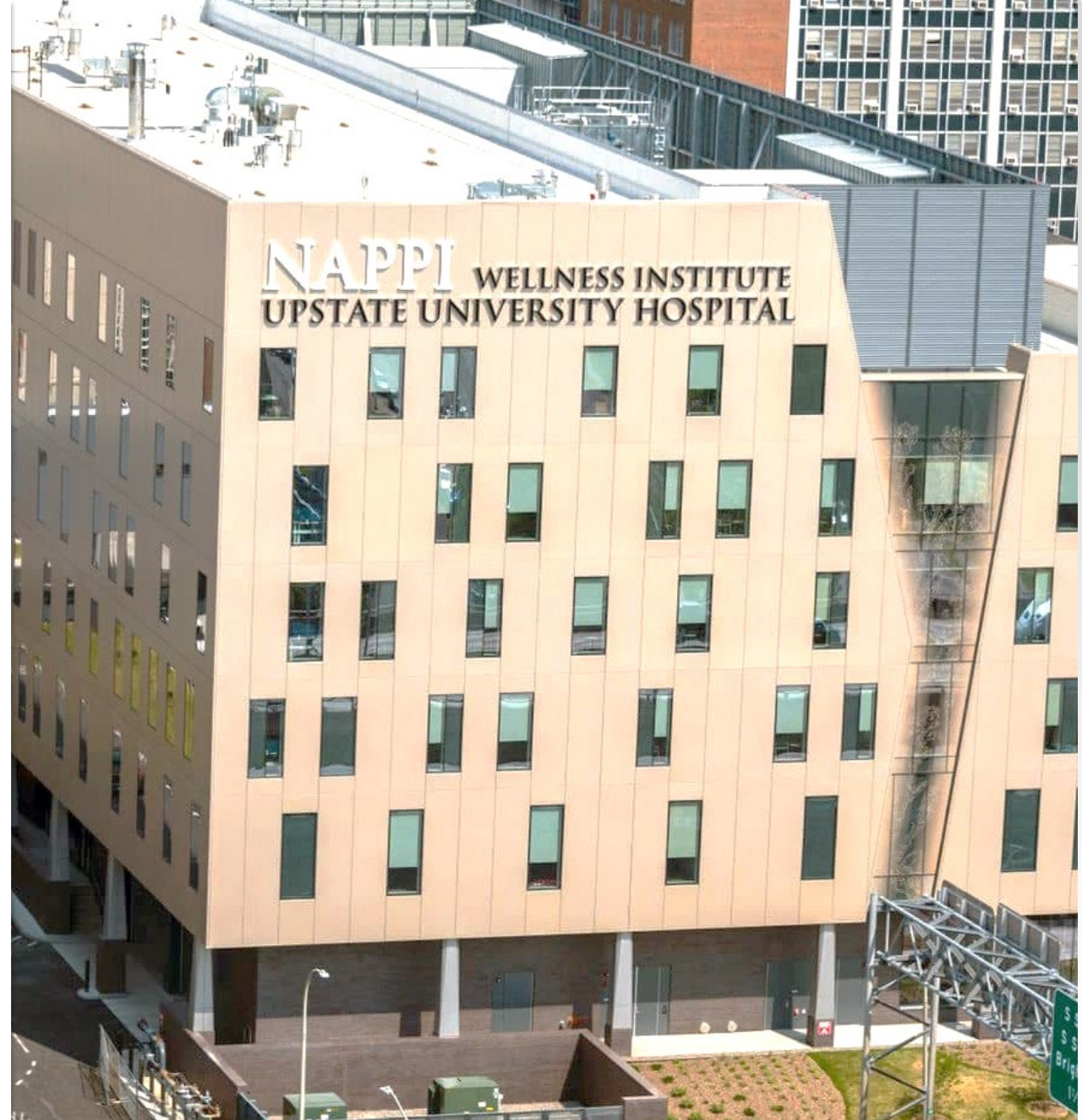




Campus: Upstate

Project: Construct Nappi
Wellness Institute

Total Project Cost: \$158M



Campus: Oneonta

Project: Rehabilitate Alumni Hall

Total Project Cost: \$21.5M

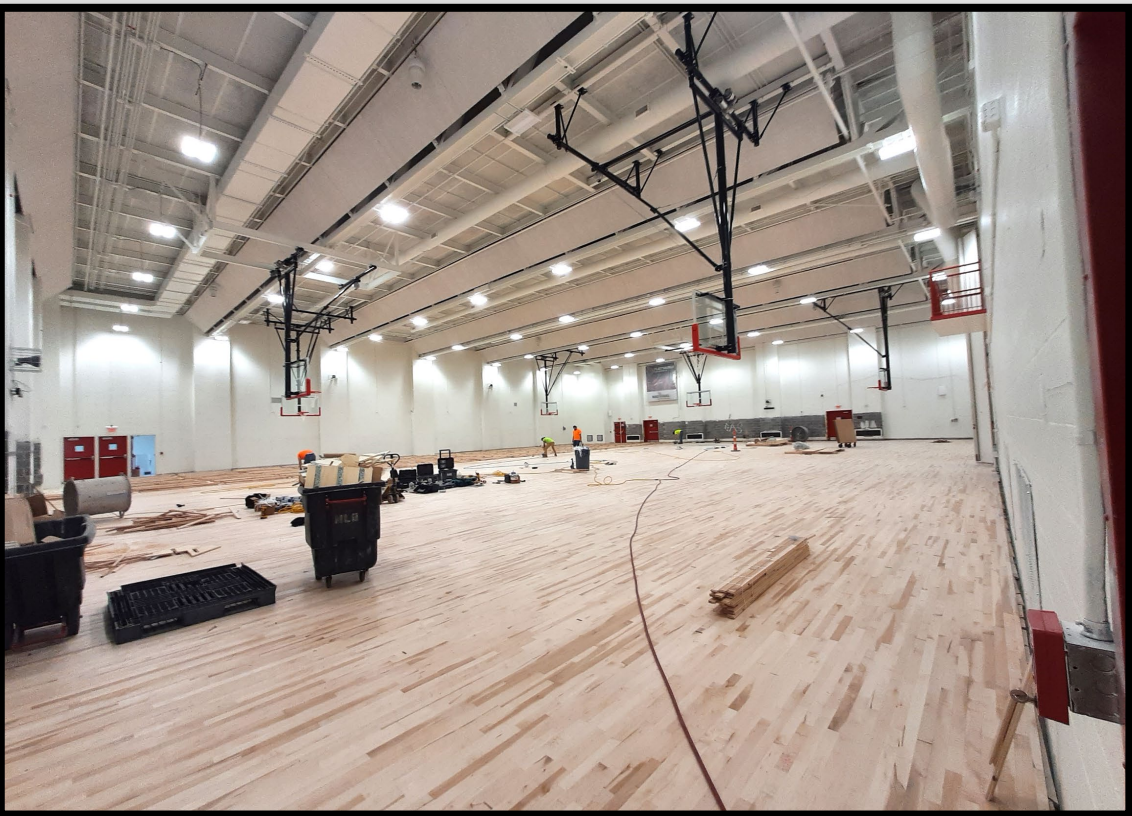


Campus: UB South

Project: Renovate Crosby Hall

Total Project Cost: \$30.5M





Campus: Plattsburgh

Project: Renovate
Memorial Hall

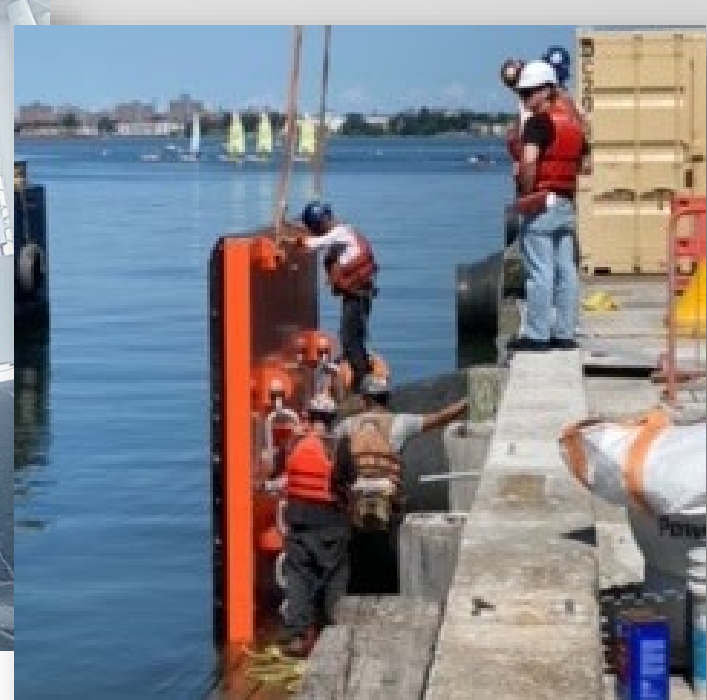
Total Project Cost: \$35.3M



Campus: Brockport

Project: Infrastructure Improvements,
North Campus, Phase 2

Total Project Cost: \$41.9M



Campus: Maritime

Project: Upgrade Pier for New Ship /
Upgrade Utilities for New Ship

Total Project Cost: \$41.2M



Campus: U Albany

Project: Renovate Former
Albany HS for CSEAS

Total Project Cost: \$88M

Campus: Geneseo

Project: Renovate Milne Library

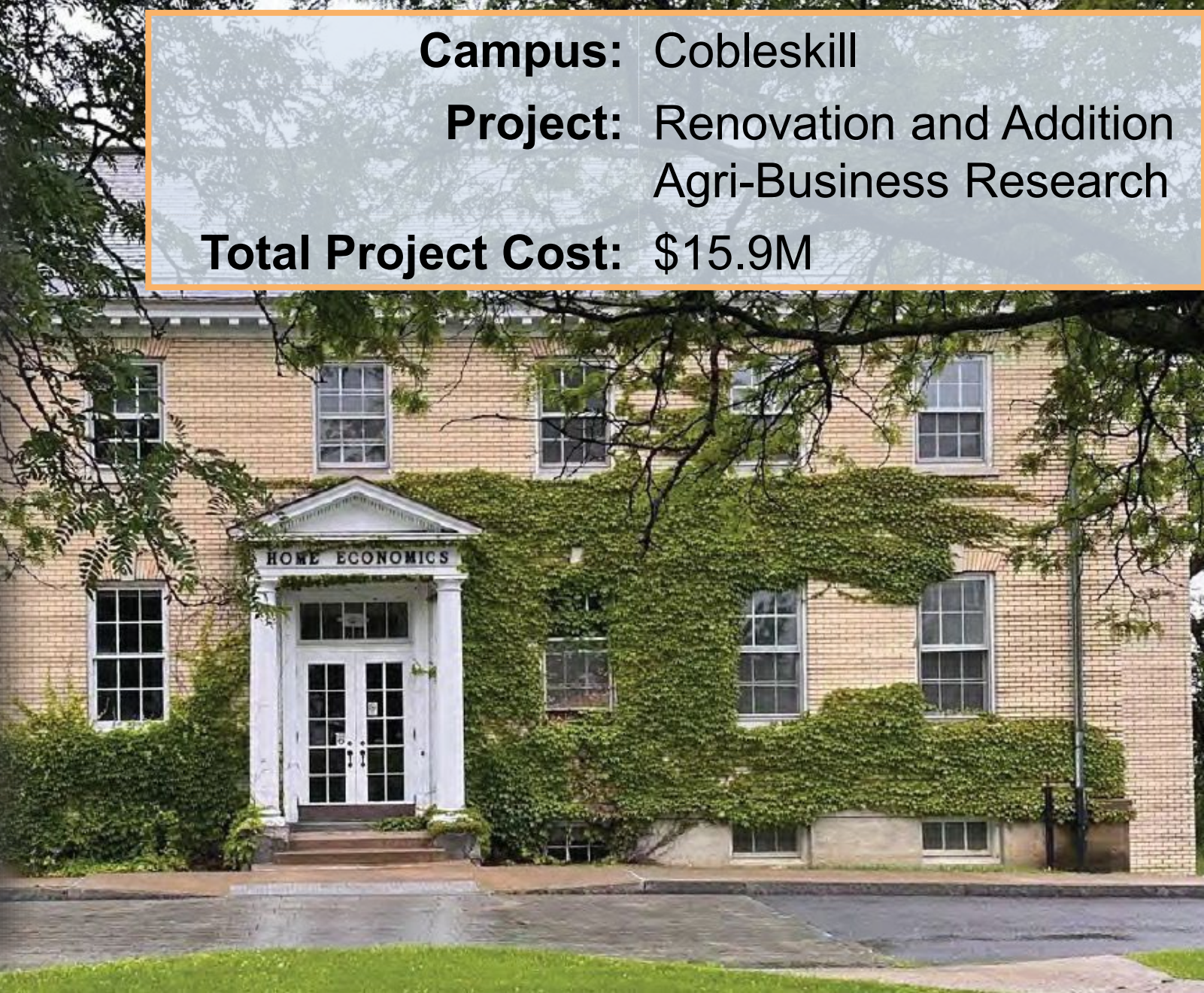
Total Project Cost: \$39.7M



Campus: Cobleskill

Project: Renovation and Addition
Agri-Business Research

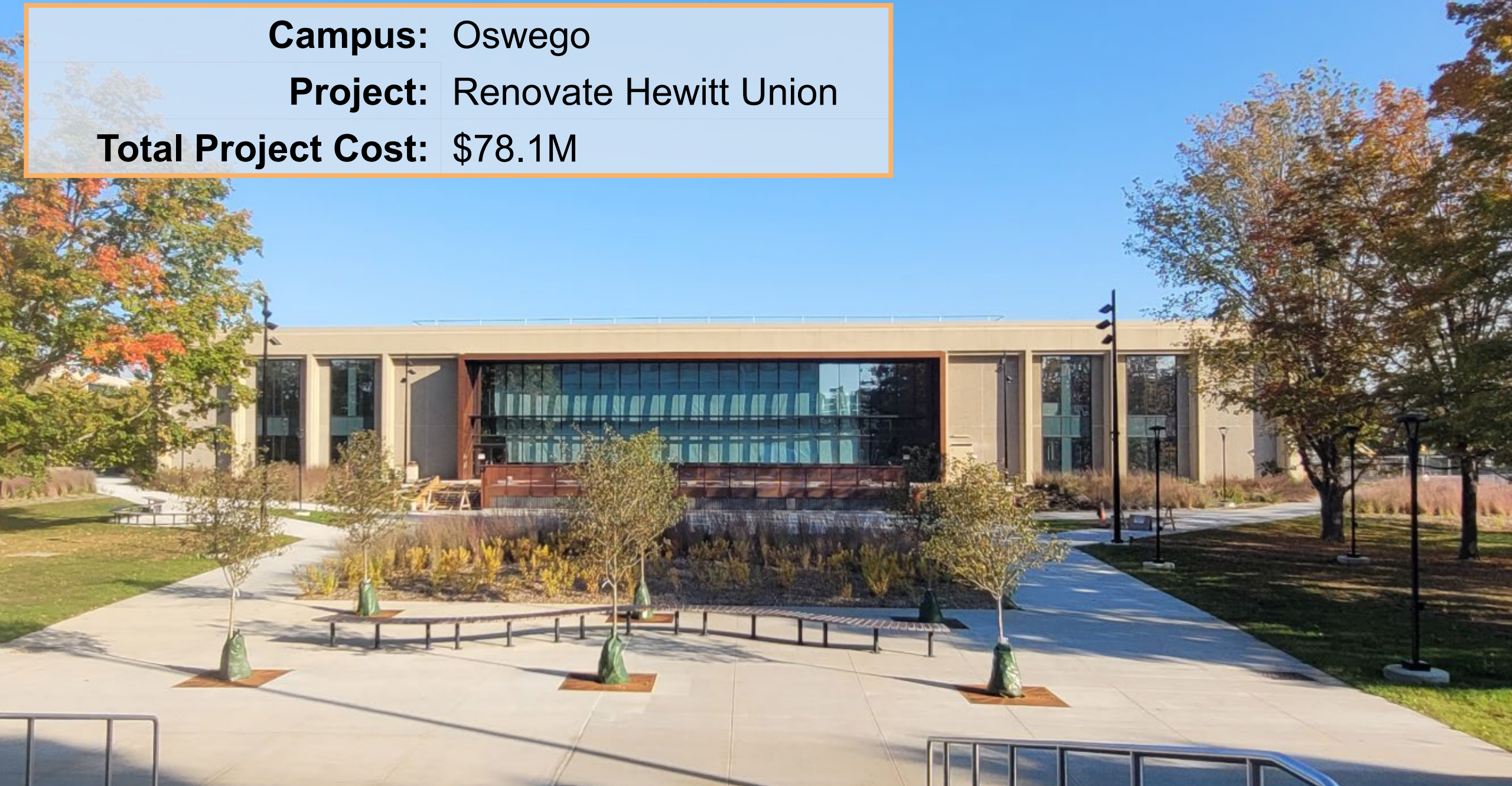
Total Project Cost: \$15.9M



Campus: Oswego

Project: Renovate Hewitt Union

Total Project Cost: \$78.1M



Campus: New Paltz

Project: Renovate College & Shango Hall

Total Project Cost: \$100.1M



Campus: U Buffalo

Project: Clark Hall Renovation

Total Project Cost: \$103.5M



Rendering



Renderings



Campus: Binghamton U

Project: New Lecture Hall

Total Project Cost: \$60M

QUESTIONS?

