NEW YORK STATE | DASNY Dormitory Authority of the State of New York

2025 NYAPPA Winter Conference

February 4, 2025
Saratoga Springs, NY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO

Stephen Curro, PE

Managing Director,
Design and Construction

NEW YORK STATE | DASNY
Dormitory Authority of the State of New York

Agenda

DASNY introduction
Past, present and future SUNY projects
State of the State impact on DASNY / SUNY
Alternative delivery methods
DASNY 2025 Goals
Questions

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NEW YORK STATE | DASNY Dormitory Authority of the State of New York

The Dormitory Authority

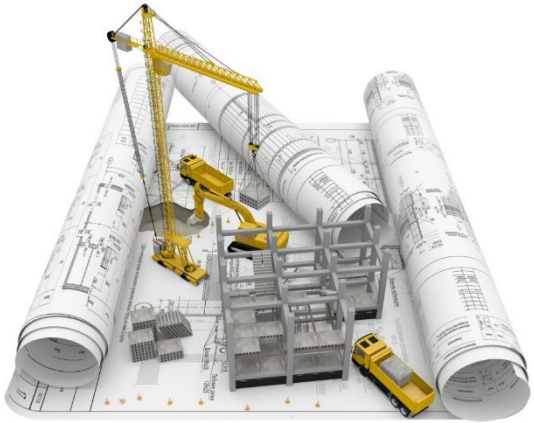
DASNY is a public benefit corporation initially established by legislation in 1944 to finance and construct dormitories for the New York State teachers' colleges.

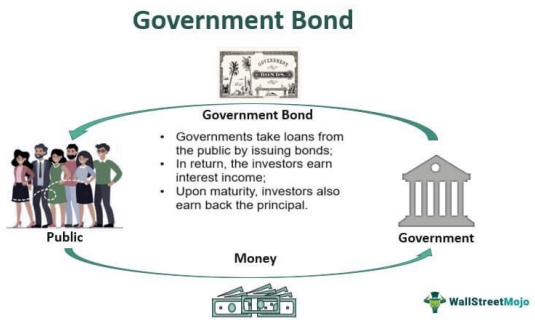
Mission Statement

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 – Business Lines





Design & Construction

Public Finance

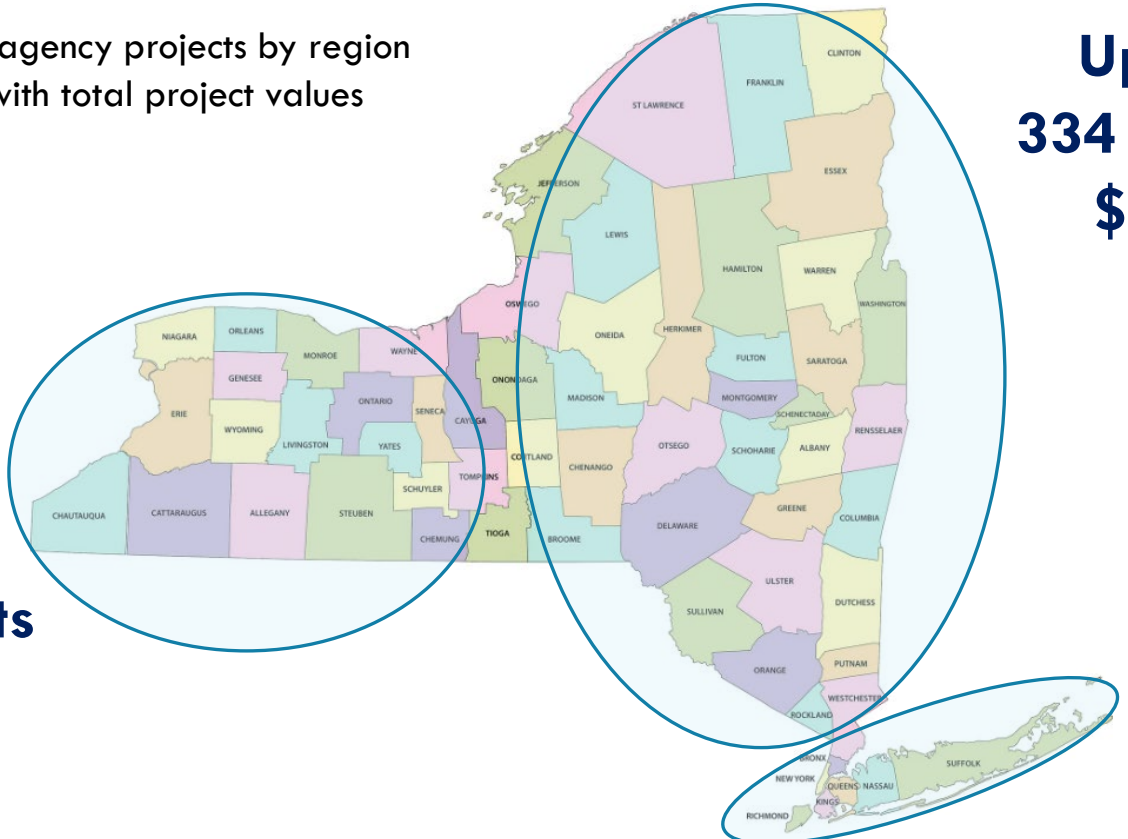
Grant Funding

The Dormitory Authority - D/C Services

- ✓ 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 – Regional D/C Business

Customer-agency projects by region along with total project values



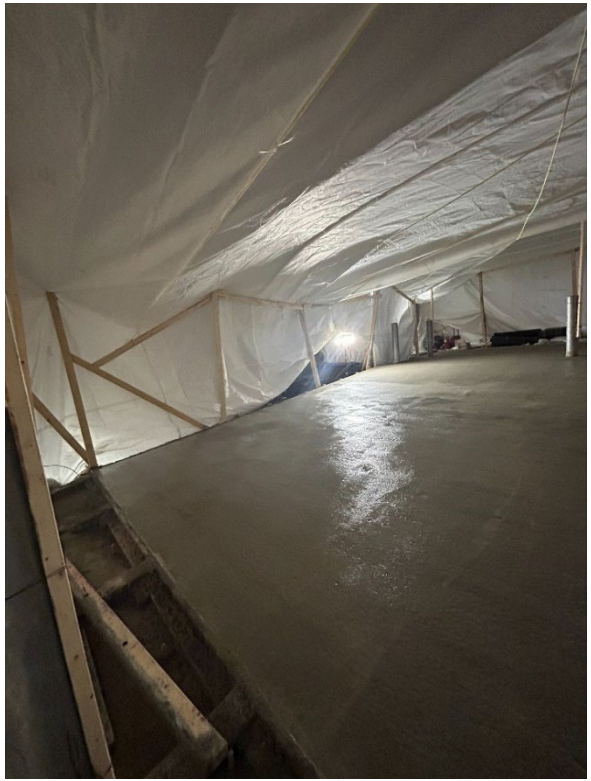
Upstate
334 Projects
$ 3.6B

Western
145 Projects
$ 420M

Downstate
767 Projects
$ 6.6B

The Dormitory Authority - SUNY

- **Residence Halls**
  - New Builds (SUNY IT, Binghamton, Cortland)
  - 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, Erie, Herkimer, Jefferson, Mohawk Valley, Monroe, Rockland, Tompkins, Ulster, Westchester)



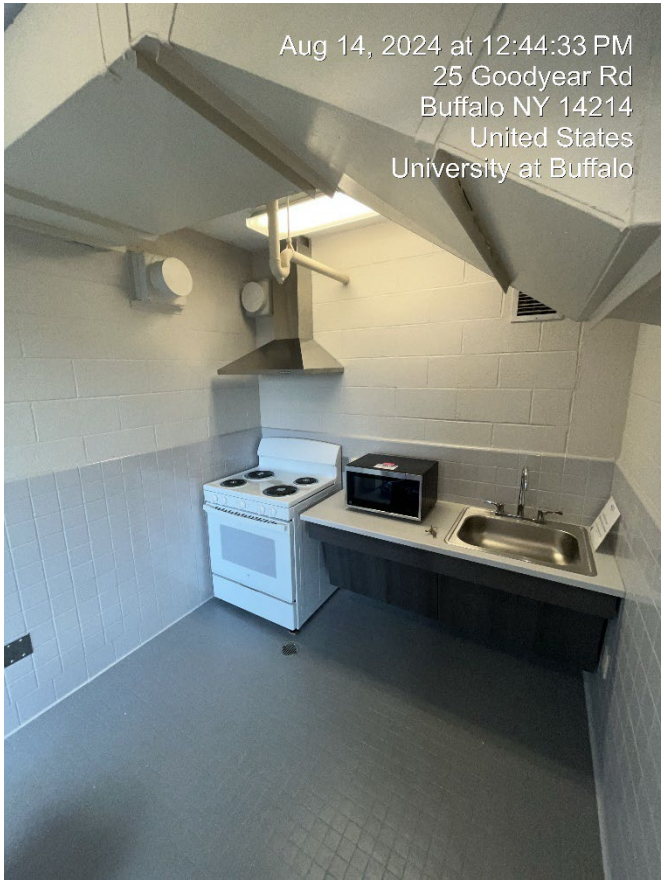
The Dormitory Authority - Stats

1,246 full and modified service projects

$10.6B / $3.1B in predesign phase

- CUNY: $1.9B
- Dept of Health: $1.7B
- Mental Hygiene: $1.6B
- SUNY: $464M
- Miscellaneous: 225M*

*Data as of December 2024



The Dormitory Authority - Stats

Construction expenditures for FY ‘24 were $753M;

The past five fiscal years’ average construction expenditures is $634M per year;

Projected construction expenditures for FY ‘24 will be approximately $875M;

New 2024 full-service projects: 238 at $447M;

New 2024 modified-service projects: 133 at $2.3B;

DASNY utilized outside design professionals on over 99.9% of our projects during FY ‘24

The Dormitory Authority – 2024 Procurements

Type	Number*	Value
Professional Services	84	45,122,423
Work Authorizations	2,081	100,123,903
Construction	2,158	1,172,931,241
Job Order Contracting	458	31,322,422
Purchasing	1,230	125,890,476
Total Procurement	**6,011**	**$1,475,390,465**

* Figures include both original commitments and changes

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Summer 2024 Summer Projects

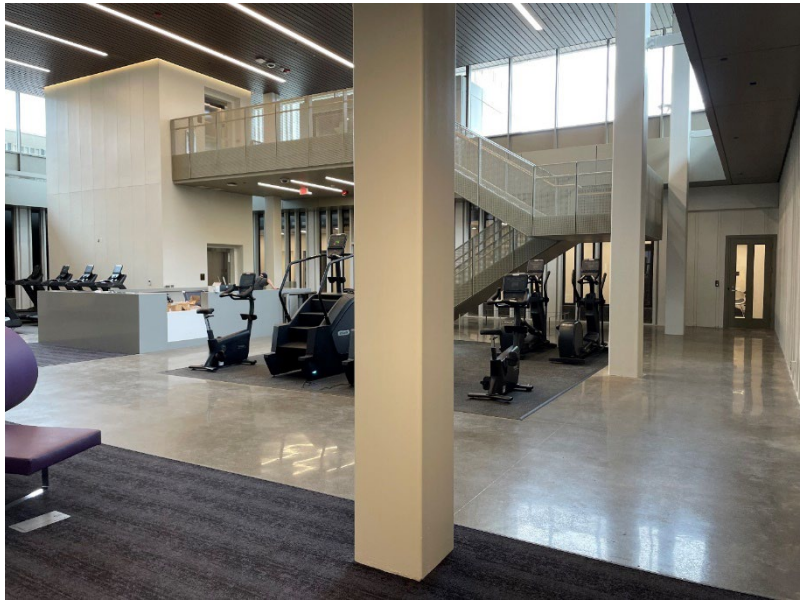
Institution	Project Title	Construction 2024	Construction Finish
SUNY at Albany	ALBSU-Liberty Terrace Facade	$ 1,301,033	08/09/2024
SUNY at Albany	ALBSU-Livingston Tower Refresh	$ 3,449,512	08/09/2024
SUNY at Buffalo	BUFSU-Ellicott Boiler Ph2	$ 672,252	08/02/2024
SUNY at Buffalo	BUFSU-Ellicott High Re-Roof P2	$ 1,220,502	08/02/2024
SUNY at Buffalo	BUFSU-Evans High Roof Rpr	$ 1,415,715	08/02/2024
SUNY at Buffalo	BUFSU-Fargo High Roof Rpr	$ 1,190,199	12/16/2024
SUNY at Buffalo	BUFSU-Goodyear Hospitality Upg	$ 2,369,248	09/06/2024
SUNY at Buffalo	BUFSU-Spaulding Main Lounge	$ 1,066,013	09/04/2024
SUC At New Paltz	NEWPZC-Bliss & Gage Elev Repl	$ 603,966	08/14/2024
SUC At Oneonta	ONTAC-Various Hall IT Upgrades	$ 1,022,649	07/31/2024
		$ 14,311,088	

Summer 2025 Summer Projects

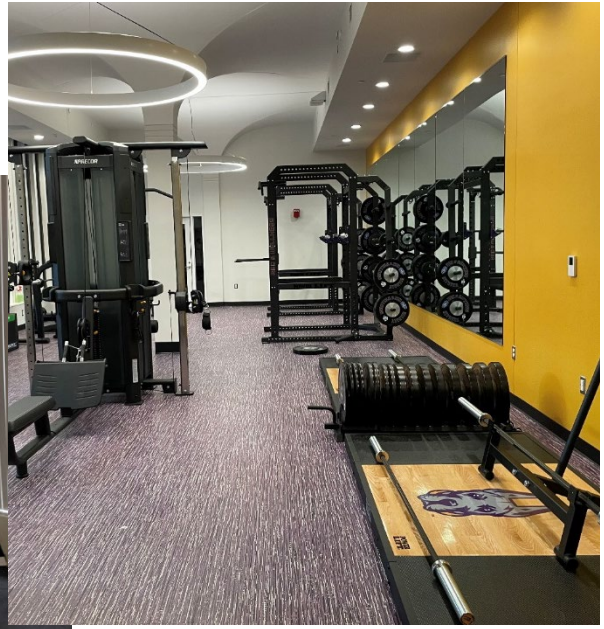
Institution	Project Title	Construction 2025	Construction Finish
SUNY at Buffalo	BUFSU-Ellicott Roof Phase 4	$ 1,631,265	08/15/2025
SUNY at Buffalo	BUFSU-Evans Staff Apart Reno	$ 2,398,080	01/31/2025
SUNY at Buffalo	BUFSU-Fargo Boiler Replacement	$ 1,078,000	08/20/2025
SUNY at Buffalo	BUFSU-Fargo Electrical Ph 4	$ 523,333	08/01/2025
SUNY at Buffalo	BUFSU-Goodyear Reno Lounges	$ 2,200,000	08/29/2025
SUNY at Buffalo	BUFSU-Governor Interior Upgr	$ 4,925,441	08/29/2025
SUNY at Buffalo	BUFSU-Richmond Electrical Upgr	$ 311,201	08/01/2025
SUNY at Buffalo	BUFSU-Spaulding Electric Ph5	$ 1,811,000	08/01/2025
SUC At New Paltz	NEWPZC-Bliss BR Ceiling Abate	$ 1,667,931	07/25/2025
SUC At New Paltz	NEWPZC-Bliss Mech & Bath Renov	$ 2,909,248	07/25/2025
SUC At New Paltz	NEWPZC-Esopus & Lenape Control	$ 8,146,073	01/12/2025
SUC At New Paltz	NEWPZC-Gage Bath Renov	$ 7,243,520	12/31/2025
SUC At New Paltz	NEWPZC-Ridgeview HVAC Mold	$ 1,156,685	01/03/2025
		$ 36,001,777	

SUNY Capital Projects

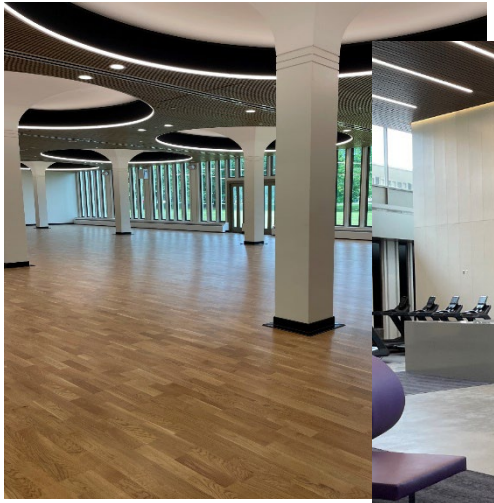
Colonial Quad
and Wellness Center
University at Albany
$46.9m
EYP Architecture & Engineering
LeChase Construction
CM at Risk

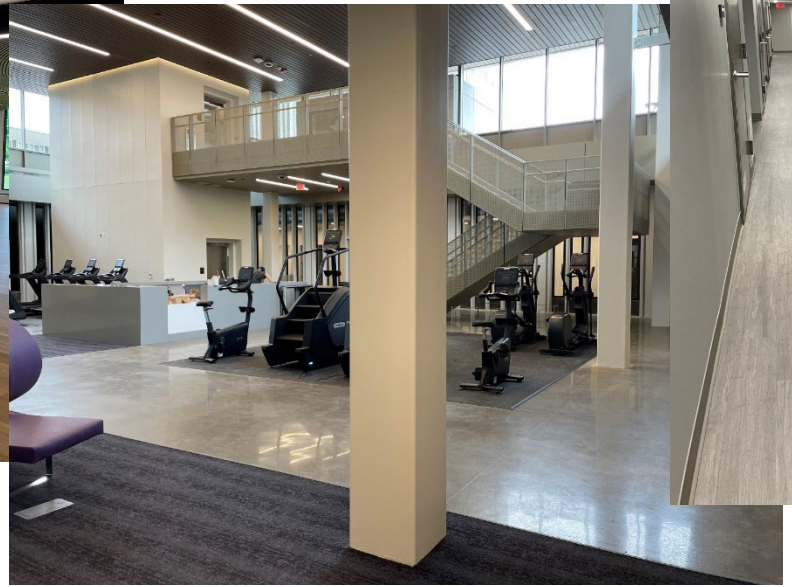


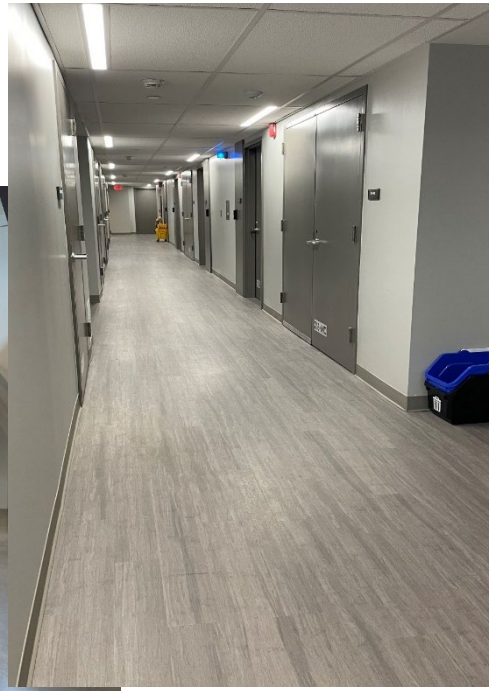
Colonial Quad



Colonial Quad



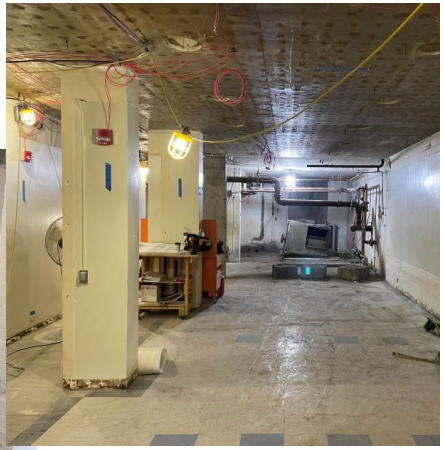




Colonial Quad

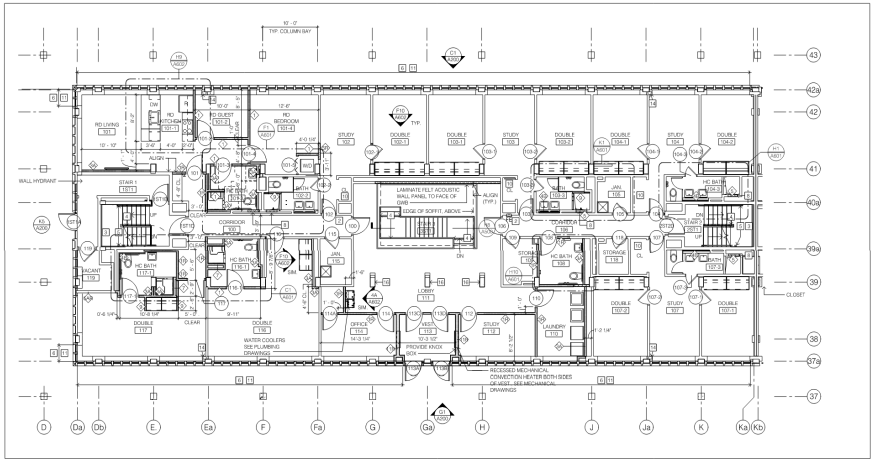
SUNY Capital Projects

Ten Eyck Hall Refresh Project
University at Albany
$9.7m
Architecture +
LeChase Construction
CM - Build



SUNY Capital Projects

Bleecker Hall Refresh Project
University at Albany
$12.3m (anticipated)
Architecture +
LeChase Construction
CM - Build

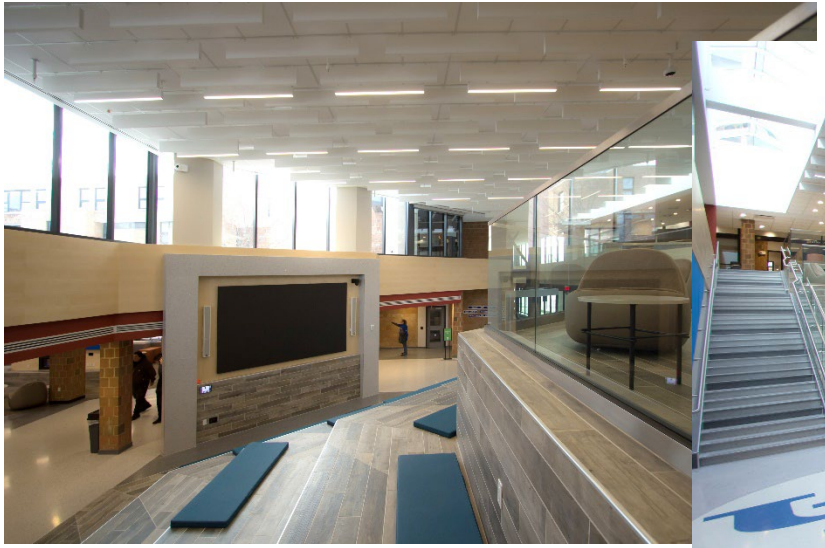


SUNY Capital Projects

Ellicott Welcome Center
University at Buffalo
$25.1m
Mach Architecture PC
LeChase Construction
CM Build

Ellicott Welcome Center

Ellicott Welcome Center

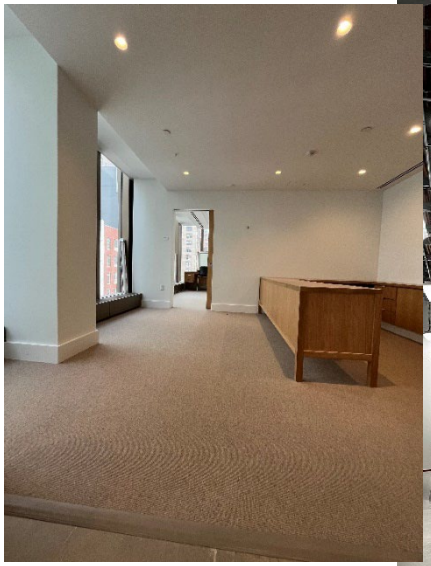


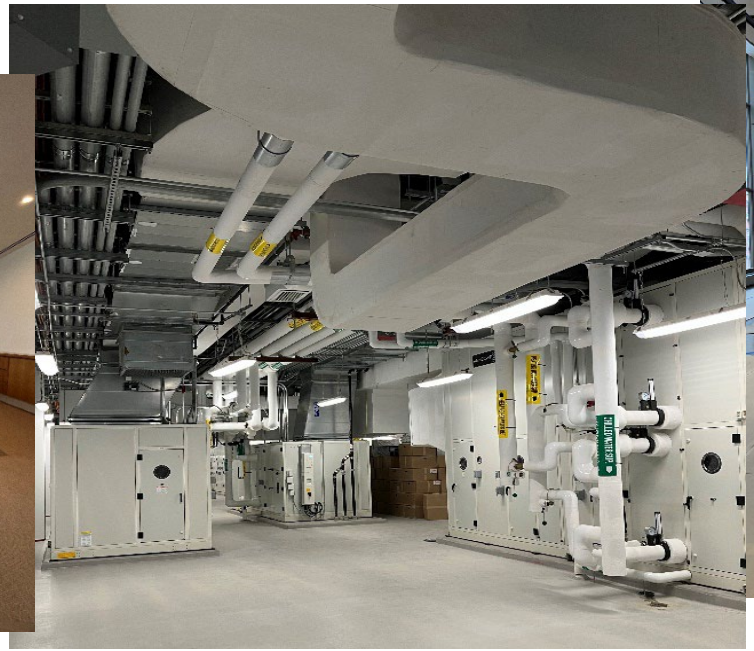
Ellicott Welcome Center

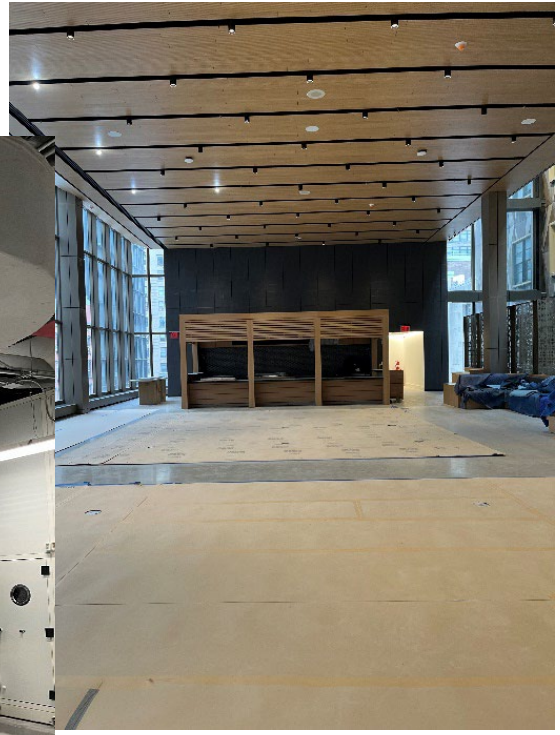
SUNY Capital Projects

New Academic Building
Fashion Institute of Technology
$189m
SHoP Architects
EE Cruz – Foundation
Forte Construction - Superstructure
Design – Bid – Build

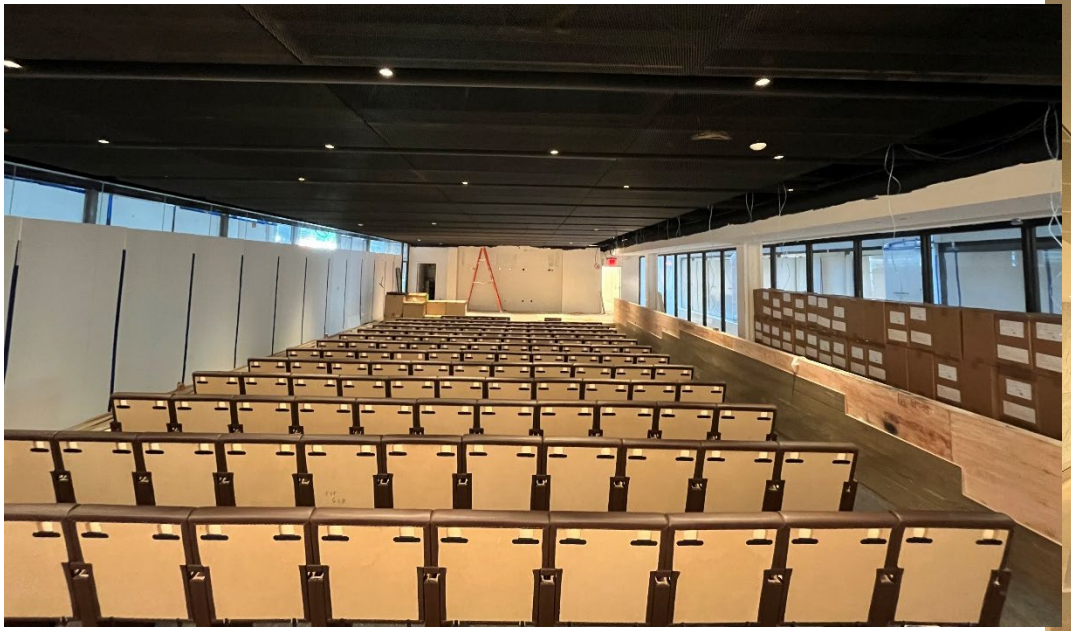
New Academic Building

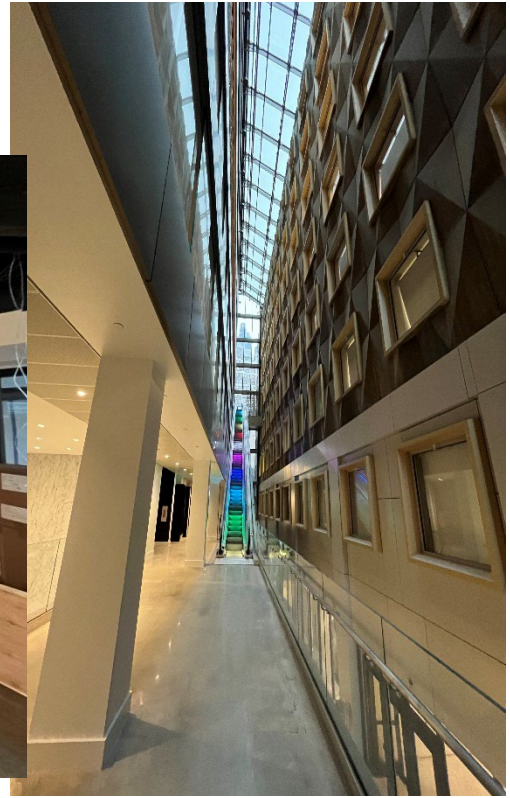




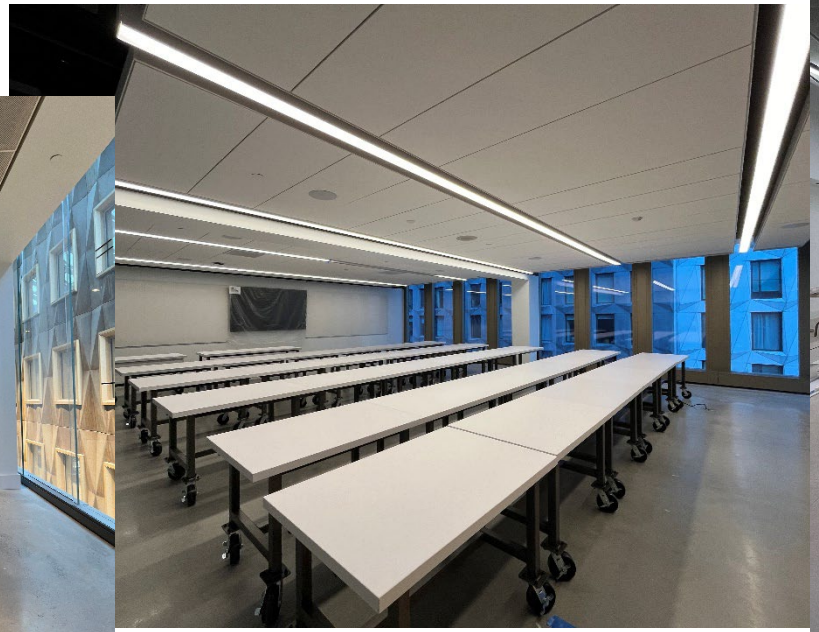


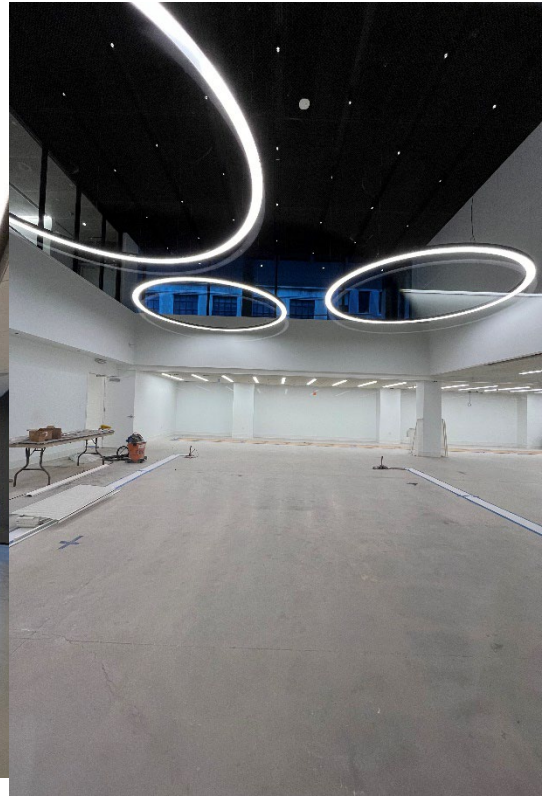
New Academic Building





New Academic Building



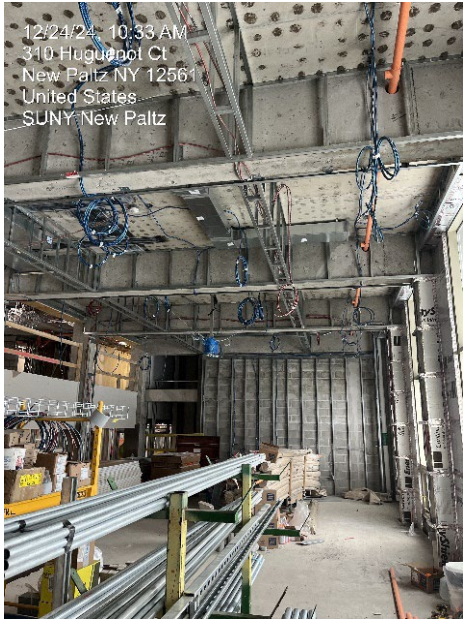


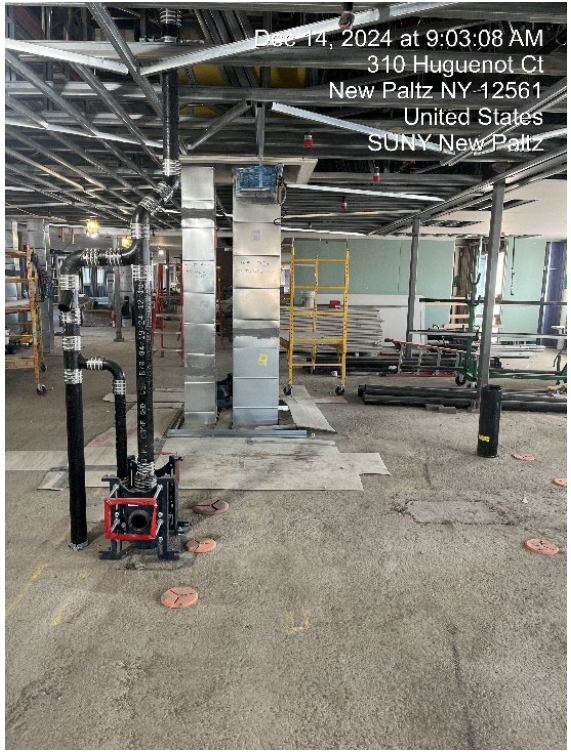
SUNY Capital Projects

Mohonk Residence Hall
New Paltz
$49.4m
Architecture +
Consigli Construction
CM at Risk

Mohonk Construction

Mohonk Residence Hall





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NEW YORK STATE

DASNY
Dormitory Authority of the State of New York

FY 2025 – 26 NYS SOTS

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

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

FY 2025 – 26 NYS SOTS

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

"**<u>Increasing Opportunities for MWBE's in State Procurement</u>**: Public procurement in NYS is Subject to a wide array of reviews and approvals. To increase the participation of MWBE's in State contracting while also expediting the procurement process, agencies and authorities are fully or partially exempted from certain procurement requirements when making discretionary purchases of up to $750,000 from certified MWBE's. …increase the discretionary purchase thresholds for MWBE's to $1.5m…

FY 2025 – 26 NYS SOTS

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

"**Engage the Dormitory Authority to Speed Municipal Projects**: Communities across the state need investment to build out the libraries, healthcare facilities, and higher education infrastructure that undergird our communities and make New York such an attractive place to live. Getting these projects completed more speedily and at less cost will benefit communities across the State… …advance legislation to allow municipalities to utilize Dormitory Authority of the State of New York's renowned planning, design, procurement and construction management services for projects."

FY 2025 – 26 NYS SOTS

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

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

FY 2025 – 26 NYS SOTS

Reappropriations

- SUNY: $5.8B in reappropriations for capital projects
- CUNY: $4.3B in reappropriations for infrastructure improvements
- OMH: $4.1B in reappropriations for capital projects
- OPWDD: $532M in reappropriations for capital projects
- OASAS: $795M in reappropriations for capital projects

New Appropriations

- SUNY: $2.1B in new appropriations for capital projects ($1.4B in 24 - 25)
- CUNY: $497M in new appropriations for capital projects ($481M in 24 - 25)
- OMH: $604M in new appropriations for capital projects ($596M in 24 - 25)
- OPWDD: $267M in new appropriations for capital projects ($139 in 24 – 25)
- OASAS: $94M in new appropriations for capital projects ($92M in 24 – 25)

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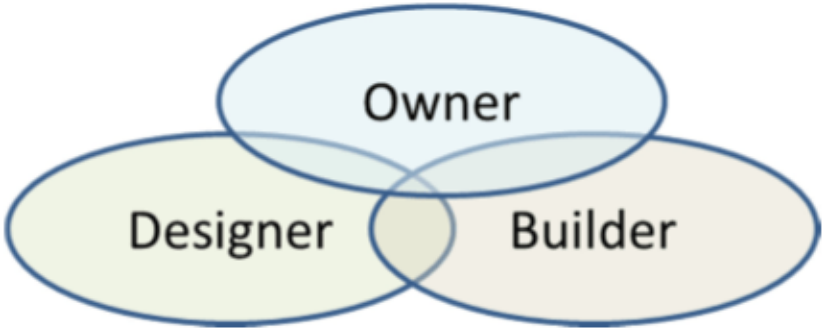
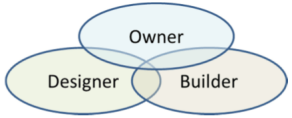
Alternative delivery methods

<u>Alternative project delivery methods</u> are differing and/or custom ways of delivering projects that use knowledge, expertise, collaboration and innovation to shift risk while streamlining design, procurement and construction.



Alternative delivery methods



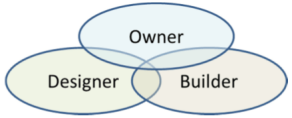
<u>Job Order Contracting (JOC)</u>

Definition: utilization of pre-qualified contractors by trade

Benefits: no bid / award phase for construction contracts, schedule benefits; leverage and control with known contracting entity; contractor can be involved during design phase

Risks: lack of competition; project cost unknown until JOC contractor provides proposal; WICKs – like project delivery as each trade requires a trade-specific JOC contractor; limited use due to self-imposed dollar threshold

Alternative delivery methods



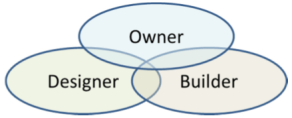
<u>Design – Bid – Build (DBB)</u>

Definition: traditional linear approach to project delivery

Benefits: cost savings via internal (public builder) management and public bidding process; owner controls project design

Risks: project cost unknown until bid phase; owner holds all design and construction contracts (with no control over contractor selection); owner must have expertise in public project delivery to combat project issues; WICKs law; historically leads to litigation on complex projects

Alternative delivery methods



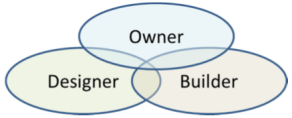
<u>Bid by Invitation (BI)</u>

Definition: traditional linear approach to project delivery; pre-qualification of construction general contractors at bid phase

Benefits: pre-qualification of construction contractors; cost savings via internal (public builder) management and public bidding process; owner controls project design

Risks: project cost unknown until bid phase; owner must have expertise in public project delivery to combat project issues; historically leads to litigation on complex projects

Alternative delivery methods



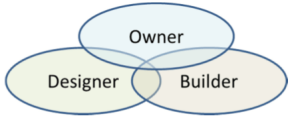
<u>Construction Manager as Agent (CMA)</u>

Definition: CM acts as an agent to the public builder; essentially an extension of staff for the public builder during design, bid/award and construction

Benefits: CM can bring packaging, estimating and scheduling expertise to all phases of the project; CM as job shop for labor

Risks: ‘CM has “no skin in the game”; owner holds A/E, CM and construction contracts; project costs are unknown until bid phase; WICKS contracts held by owner; historically leads to litigation on complex projects

Alternative delivery methods



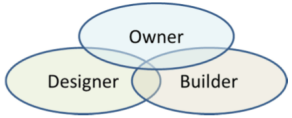
<u>Construction Manager – Build (CMB)</u>

Definition: CM hired during design for pre-construction services including value engineering; CM bids and awards subcontractor packages before contracting with owner; a maximum contract price (MCP) is established, and CM is not “at risk”

Benefits: CM can bring packaging, estimating and scheduling expertise to all phases of the project; CM holds contracts; qualifications-based selection

Risks: owner holds A/E and CM contracts (similar to DBB); separate design and construction phase CM contracts

Alternative delivery methods



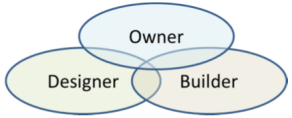
<u>Construction Manager at Risk (CMR)</u>

Definition: CM hired during pre-design and works with designer to shape project; GMP delivered based on prime contractor input; CM holds and manages prime construction contracts

Benefits: CM can bring packaging, estimating and scheduling expertise to all phases of the project; CM holds contracts; early GMP provides cost certainty; qualifications-based selection; CM pre-qualifies primes prior to bid

Risks: owner holds A/E and CM contracts (similar to DBB); cost premium for CM services during design and construction

Alternative delivery methods



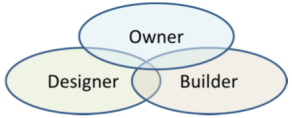
<u>Design – Build (DB)</u>

Definition: builder and designer are one entity; GMP can be issued at contract execution; client requirements furnished via bridging documents

Benefits: single point of contact for owner; reduced change orders; construction progress prior to design complete (schedule); early GMP provides cost certainty; qualifications-based project team selection; integrated design

Risks: owner's perceived loss of control of design; quality level of DB teams materials and systems

Alternative delivery methods



Progressive Design – Build (PDB)

An integrated alternative contract delivery method that includes the owner, designer and contractor collaborating during the design phase of the project for the purpose of scope / budget / schedule definition and efficiency; the designer and builder are combined under one contract to the owner; the builder holds prime construction contracts; design and construction can occur simultaneously; risk mitigation with early builder engagement.

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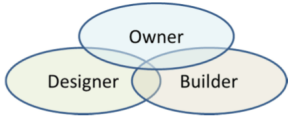
Alternative delivery methods



PDB Benefits

- Qualifications-based selection (DB team of choice)
- DB utilizes “design assist” for early prime(s) engagement
- Open book accounting for prime contractor transparency
- Estimating and construction and owner’s contingencies
- Schedule advantages given design-build methodology
- Complexity of the project benefits from collaboration
- Design-build team’s innovative advantages / relationships
- Early risk identification and mitigation
- Minimizes change orders

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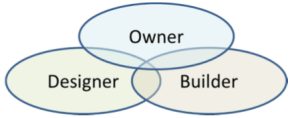
Alternative delivery methods



PDB Risks

- Qualifications-based selection (cost competition impact?)
- Design-build community with limited progressive DB experience
- Contract drafting / negotiation complications and duration
- iGMP / GMP delivered later in the game than preferred
- Descoping requirement may be necessary
- Owner changes along the way (NYS Controllers Office role)
- Owner and design-builder's conflicting agendas
- Limited public use statutorily
- Who owns the contingency?

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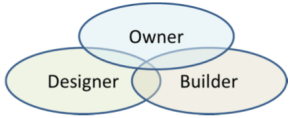
Alternative delivery methods



PDB Mechanics

- Technical requirements developed (bridging documents)
- Procure design-builder via qualifications-based selection
- Obtain target price for the project (cannot be exceeded?)
- Schematic design and delivery of iGMP
- Builder engages design assist companies
- Design development (or later) and delivery of GMP
- GMP approval OR descoping / approval OR DB termination
- Final design and construction progresses
- Substantial construction completion
- Commitment and project closeout

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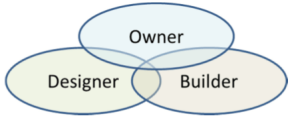
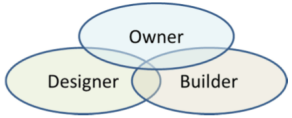
Alternative delivery methods



PDB GMP components

- Direct work
- Estimating contingency (design contingency)
- Insurances (CCIP / BR / payment and performance bonds)
- Designer fixed fee
- General conditions
- Design-builder fixed fee for design services
- Design-builder pre-construction direct salaries and fringes
- Design-builder fixed fee for construction services
- Design-builder construction direct salaries and fringes
- Design-builder contingency

Alternative delivery methods



Which delivery method is best?

Better delivery method questions are:

- ✓ Is the project scope clearly defined?
- ✓ Is the project budget defined?
- ✓ Is the project schedule defined?
- ✓ What is the customer-agency's project timeline?
- ✓ What types of services are required?
- ✓ Are several consultants required to deliver the services?
- ✓ Can the customer-agency let go of design control?
- ✓ What is the customer-agency's risk tolerance?

Agenda

DASNY introduction

Past, present and future SUNY projects

State of the State impact on DASNY / SUNY

Alternative delivery methods

DASNY 2025 Goals

Questions

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CD 2025 Goals and Objectives

- $1B in annual design and construction expenditures
- Reduce open recruitments to zero by 12/31/2025
- FIT, NYS DOH LSPHL, WNY Children's PC
- Complete reorganizations (Upstate / Downstate / PFA)
- CD on one project management system (PMWeb)
- Implement PMWeb Phase II (design focus)
- Project / commitment closeout goals met
- Centralize PM's administrative tasks within PFA
- Orient DASNY's Director, Sustainability
- No meeting Fridays

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Questions

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THANK YOU

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO