



NYAPPA
New York Chapter of APPA



DASNY
Dormitory Authority
of the State of New York

2025 NYAPPA Summer Conference

July 22, 2025
Niagara Falls, NY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO

Stephen Curro, PE

Managing Director,
Design and Construction



DASNY
Dormitory Authority
of the State of New York

Agenda

DASNY introduction

Residence Hall Program &
project delivery options

Past, present and future SUNY projects

DASNY 2025 goals & updates

Questions



DASNY
Dormitory Authority
of the State of New York

Agenda

DASNY introduction

Residence Hall Program &
project delivery options

Past, present and future SUNY projects

DASNY 2025 goals & updates

Questions



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

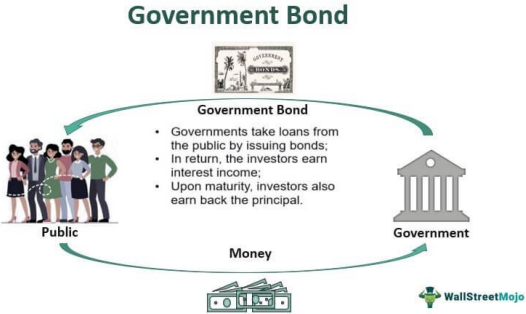
We commit to **deliver exceptional service and professional expertise** on every **financing and construction project** for our **clients and the public**, in a **cost-effective** manner, while **advancing the policy goals of New York State**.

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

The Dormitory Authority – Business Lines



Design & Construction



Public Finance



Grant Funding

THE DORMITORY AUTHORITY

2025 NYAPPA Winter Conference

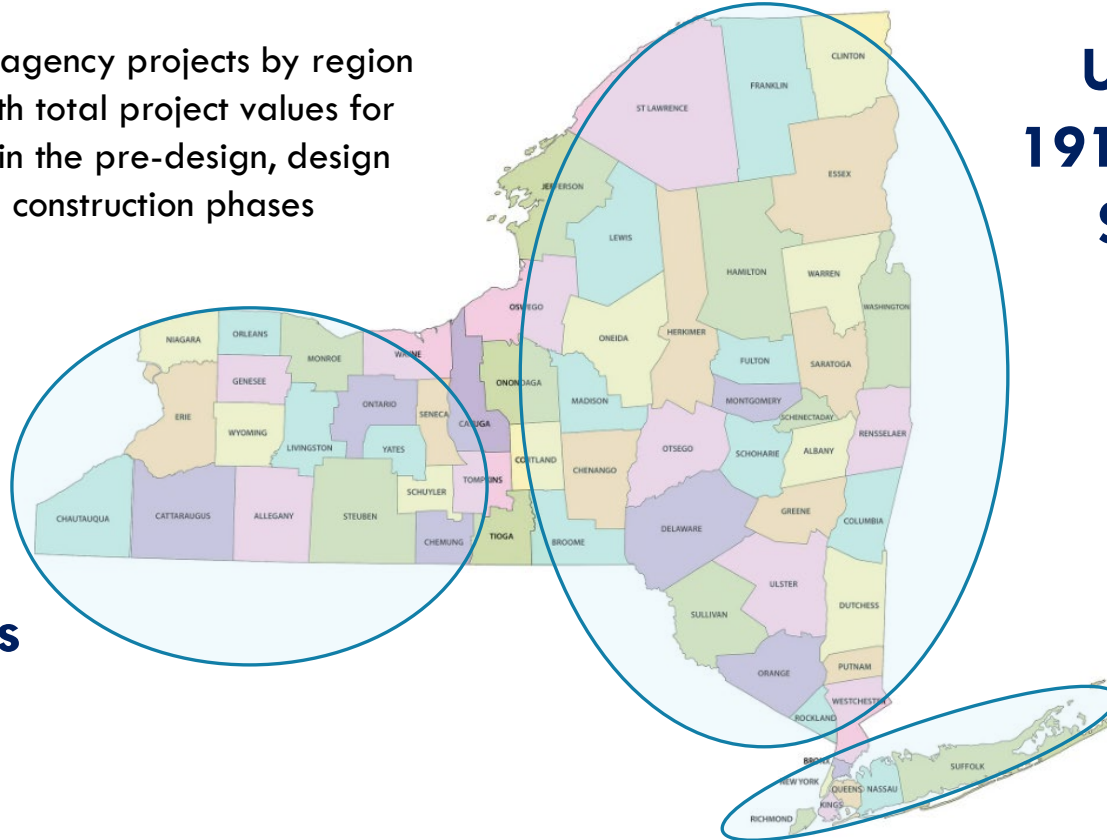
The Dormitory Authority - D/C Services

- ✓ 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 for projects in the pre-design, design and construction phases

Western
86 Projects
\$ 269M



Upstate
191 Projects
\$ 3.2B

Downstate
577 Projects
\$ 4.3B

The Dormitory Authority - SUNY

- **Residence Halls**
 - New Builds (SUNY Polytechnic Institute, 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)



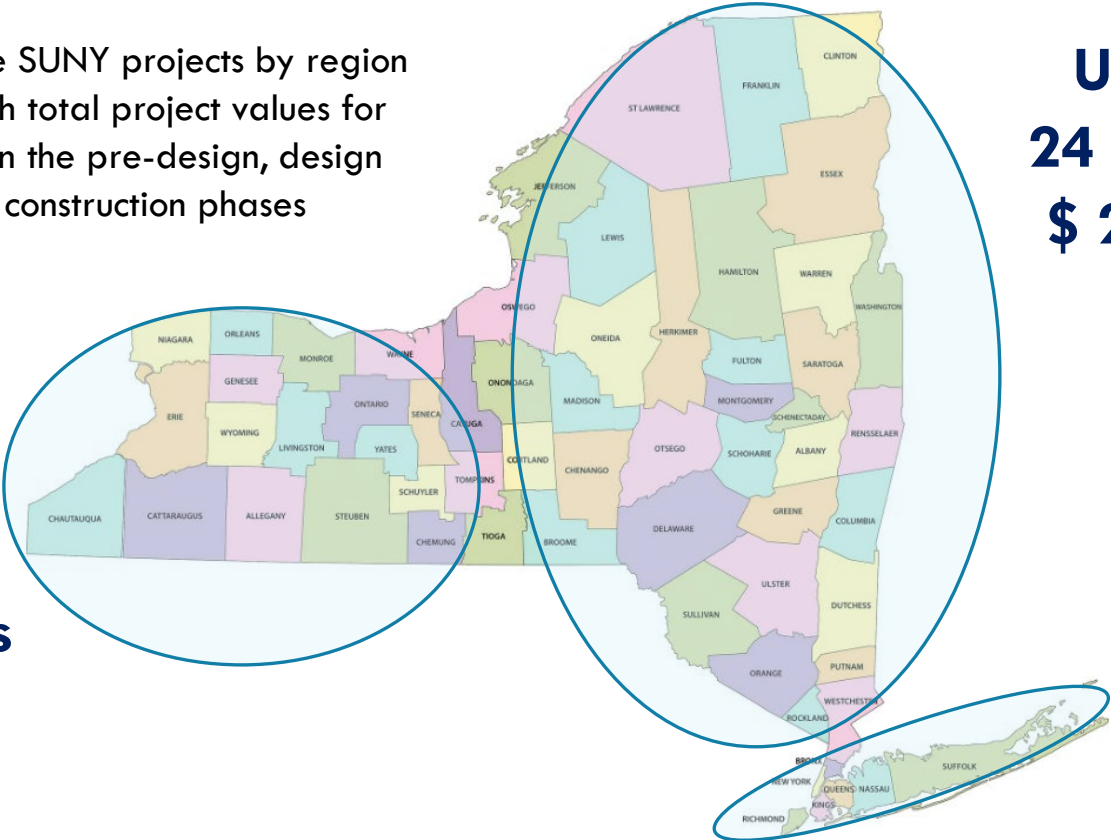
The Dormitory Authority – SUNY D/C Business

Full-service SUNY projects by region along with total project values for projects in the pre-design, design and construction phases

Upstate
24 Projects
\$ 204.9M

Western
28 Projects
\$ 44.7M

Downstate
1 Projects
\$ 188.5M



The Dormitory Authority - Stats

Construction expenditures for FY '25 were \$898M;

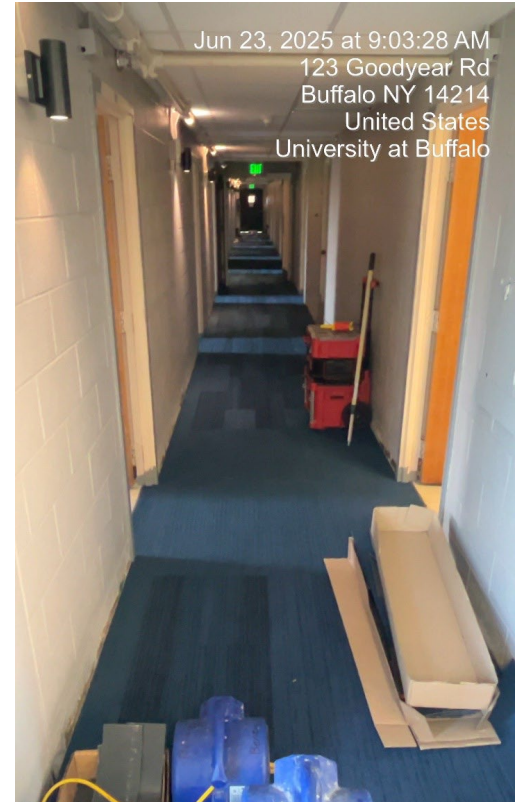
The past five fiscal years' average construction expenditures is \$667M per year;

Projected construction expenditures for FY '26 will be approximately \$900M;

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

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

DASNY utilized outside design professionals on over 99.9% of our projects during FY '25



Agenda

DASNY introduction

**Residence Hall Program &
project delivery options**

Past, present and future SUNY projects

DASNY 2025 goals & updates

Questions



DASNY
Dormitory Authority
of the State of New York

SUNY Residence Hall Program

Memorandum of Understanding
The State University of New York
AND

The Dormitory Authority of the State of New York
October 3, 1997

“...**WHEREAS**, pursuant to the SUNY Board of Trustees' policy as set forth in "Rethinking SUNY", SUNY has devolved to the individual campuses certain control and responsibility for selecting the entity (the (*Dormitory*) Authority, the SUCF, SUNY or OGS) which will implement the design, construction, reconstruction, rehabilitation or improvement of the residence hall facilities for SUNY; and...”

SUNY Residence Hall Program

Campus-Let Agreement

The Dormitory Authority of the State of New York

AND

The State University of New York

AND

The State University Construction Fund

July 20, 2007*

* Agreement was amended in December 2021

SUNY Residence Hall Program

Campus-Let Agreement

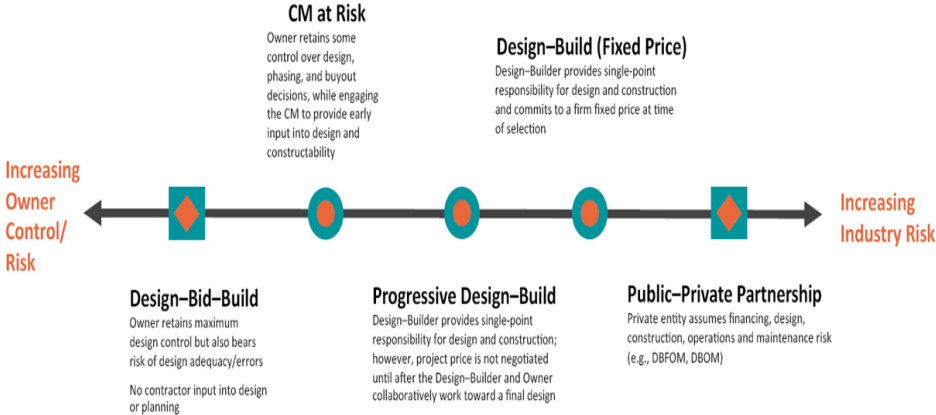
“...From time to time SUNY shall seek DA's agreement to construct, acquire, reconstruct, rehabilitate and improve University Facilities by submitting to DA for each such University Facility a Project Request and Certification in the form attached as Exhibit A.

“...SUNY will undertake construction, acquisition, reconstruction, rehabilitation of each University Facility pursuant to a memorandum of understanding executed by the Fund, SUNY and the respective State-operated institution in the form attached as Exhibit C.”

SUNY Residence Hall Program

Alternative delivery methods have been available to DASNY since the inception of the Residence Hall Program. Methods include:

- Design-bid-build
- Design-build
- Progressive design-build
- Bid by invitation
- CM-build
- CM at risk
- CM as agent
- JOC



FY 2025 – 26 NYS Budget

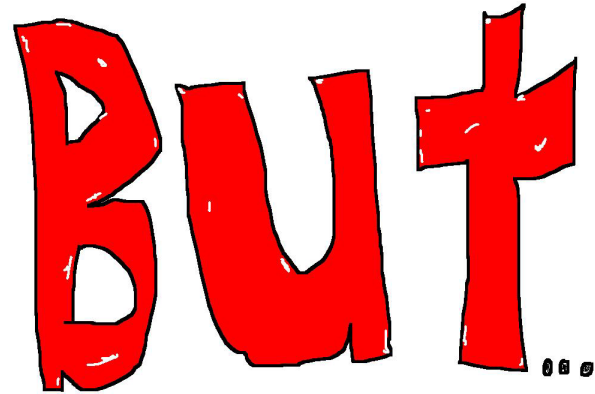
Increasing Speed, Equity, and Efficiency in Capital Project Delivery

“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...”

SUNY Residence Hall Program

Through the 2025 – 26 NYS Budget language related to alternative delivery methods, SUCF know can utilize these methods:

Design-bid-build
Design-build
Progressive design-build
Bid by invitation
CM-build
CM at risk
CM as agent



BUT

SUNY Residence Hall Program

...**What about the campuses and campus let projects?**

“For the purposes of this act: (a) (i) "authorized state entity“ shall mean the New York state thruway authority, the department of transportation, the office of parks, recreation and historic preservation, the department of environmental conservation, the New York state bridge authority, the office of general services, the dormitory authority, the urban development corporation, the state university construction fund, the New York state Olympic regional development authority and the battery park city authority.”

...**so, no campus let alternative delivery options.**

FY 2025 – 26 NYS Budget

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 Budget

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

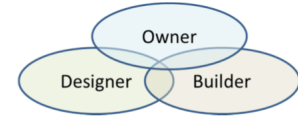
BUT...

Alternative project delivery budget language sunsets after two years!

And, what is the reaction from the contracting community?

BUT..., this doesn't impact DASNY's Residence Hall Program!

Alternative delivery methods

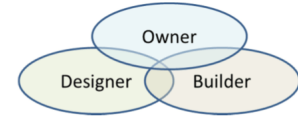


Which delivery method is best?

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?

Alternative delivery methods



Which delivery method is best?

And:

- ✓ Is the WICKS (multi-trade contract) project delivery system desirable for campus let residence hall projects?



**The Making of a Lawsuit:
Chapter One**

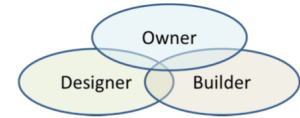
SUNY Residence Hall Program

Project Labor Agreement: depending on the dollar value of the project, a PLA may be required (i.e., project value is greater than \$10m)

This is the case for the use of 074 funds / campus cash / revolving loan financing.

This is NOT the case for bond financing as bond financing is not an appropriated funding source.

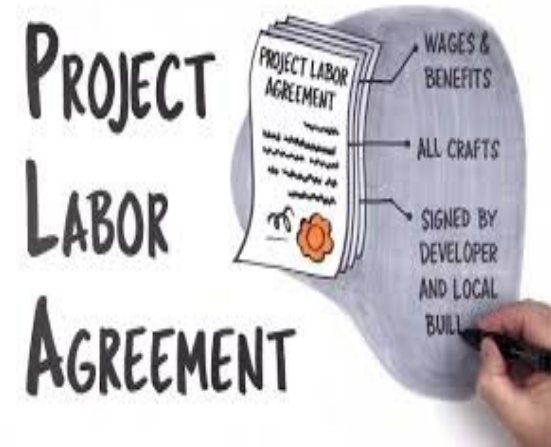
Alternative delivery methods



Which delivery method is best?

And:

- ✓ Is a Project Labor Agreement desirable for campus let residence hall projects?



SUNY Residence Hall Program

Thoughts on residence hall construction and contractor involvement / pricing / performance:

- 1. Outside factors (i.e., economy, market conditions, demographics, public versus private, labor, material escalation, tariffs, etc.);**
- 2. Political factors (i.e., public procurement, MWBE / SDVOB, prevailing wage, alternative project delivery methods, etc.);**
- 3. Contractual factors (i.e., no damage for delay, notice provisions, insurance requirements, indemnity / hold harmless language, etc.)**

FY 2025 – 26 NYS Budget

Increasing Speed, Equity, and Efficiency in Capital Project Delivery

“Increasing Opportunities for MWBE’s in State Procurement: 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...

Agenda

DASNY introduction

Residence Hall Program &
project delivery options

Past, present and future SUNY projects

DASNY 2025 goals & updates

Questions



DASNY
Dormitory Authority
of the State of New York

SUNY Capital Projects

Ten Eyck Hall

Enhanced Refresh

University at Albany

\$13.3m

Architecture +

LeChase Construction

CM Build

August 2025 Completion



SUNY Capital Projects

Ten Eyck Hall

Enhanced Refresh

University at Albany

\$13.3m

Architecture +

LeChase Construction

CM Build

August 2025 Completion



SUNY Capital Projects

Bleecker Hall

Enhanced Refresh

University at Albany

\$15.4m

Architecture +

LeChase Construction

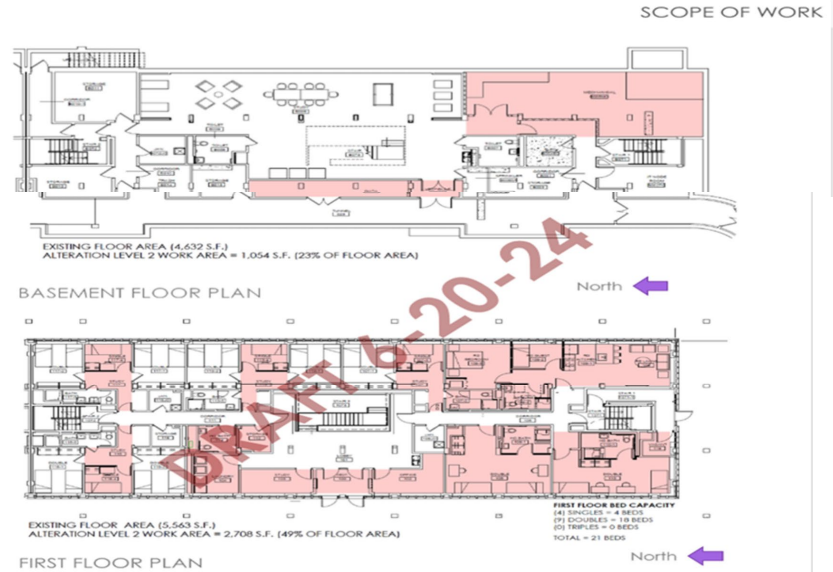
CM-Build

July 2026 Completion



SUNY Capital Projects

Van Cortlandt Hall
Enhanced Refresh
University at Albany
\$16.8m
Architecture +
LeChase Construction
CM-Build
July 2027 Completion



SUNY Capital Projects

New 350 Bed Residence Hall

SUNY Binghamton

\$63.2m

Trudeau Architects (Bridging)

Newman Architects and

KBE Building Corporation

Design Build

June 2027 Completion



SUNY Capital Projects

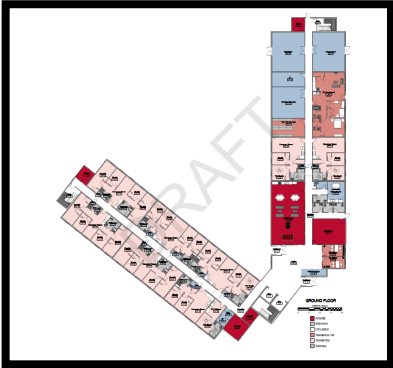
New 200 Bed Residence Hall

SUNY Cortland

\$36m

Design Build

May 2028 Completion



SITE PLAN NOTES
1. THE PROPOSED RESIDENCE HALL WILL BE CONSTRUCTED ON THE SOUTHWEST CORNER OF THE SITE.
2. THE PROPOSED RESIDENCE HALL WILL BE A TWO-STOREY BUILDING WITH A TOTAL FLOOR AREA OF 10,000 SQ. METERS.
3. THE PROPOSED RESIDENCE HALL WILL BE A DESIGN BUILD PROJECT.
4. THE PROPOSED RESIDENCE HALL WILL BE COMPLETED BY MAY 2028.
5. THE PROPOSED RESIDENCE HALL WILL BE A 200-BED RESIDENCE HALL.
6. THE PROPOSED RESIDENCE HALL WILL BE A DESIGN BUILD PROJECT.
7. THE PROPOSED RESIDENCE HALL WILL BE COMPLETED BY MAY 2028.
8. THE PROPOSED RESIDENCE HALL WILL BE A 200-BED RESIDENCE HALL.



SUNY CORTLAND - NEW RES HALL
BRIDGING DOCUMENTS



SUNY Capital Projects

New Academic Building

**10 Story Classroom New Build
Adjacent to Feldman Hall**

Fashion Institute of Technology

\$189m

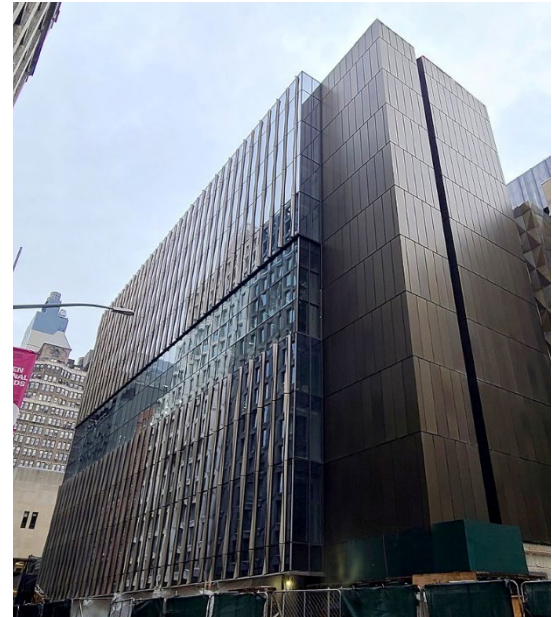
SHoP Architects

EE Cruz – Foundation

Forte Construction - Superstructure

Design Bid Build

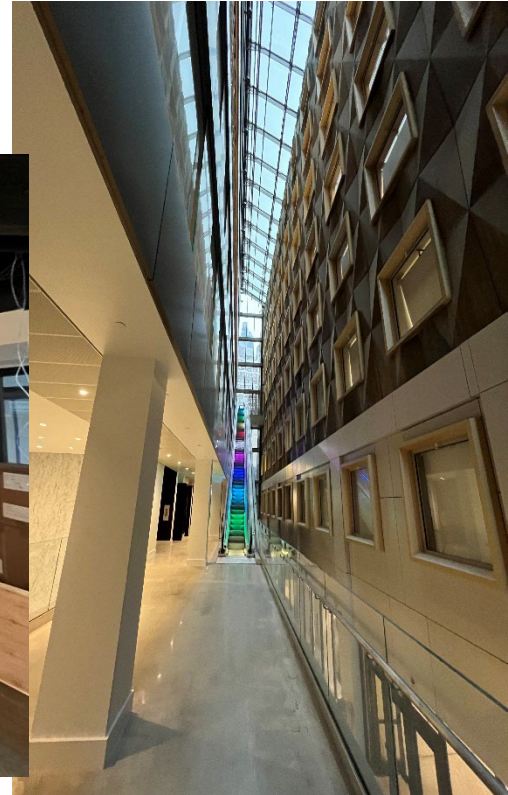
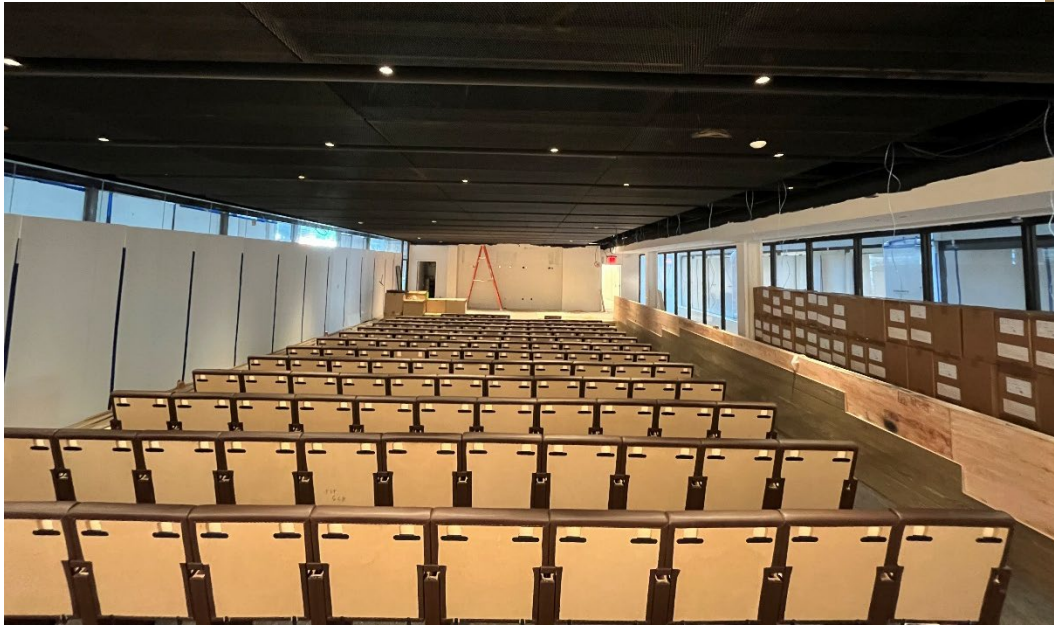
July 2025 Completion Date



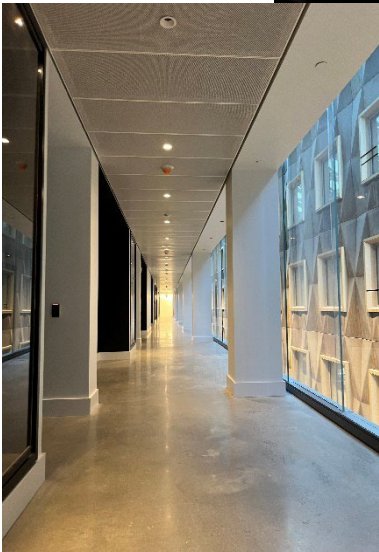
SUNY Capital Projects



SUNY Capital Projects



SUNY Capital Projects



SUNY Capital Projects

Mohonk Hall

**Renovation and Fourth
Floor Addition**

SUNY New Paltz

\$49.3m

Architecture +

Consigli Construction

CM at Risk

July 2025 Completion

[SUNY Mohonk Progress](#)



SUNY Capital Projects

Mohonk Hall

**Renovation and Fourth
Floor Addition**

SUNY New Paltz

\$49.3m

Architecture +

Consigli Construction

CM at Risk

July 2025 Completion



SUNY Capital Projects

Mohonk Hall

**Renovation and Fourth
Floor Addition**

SUNY New Paltz

\$49.3m

Architecture +

Consigli Construction

CM at Risk

July 2025 Completion



SUNY Capital Projects

Mohonk Hall

**Renovation and Fourth
Floor Addition**

SUNY New Paltz

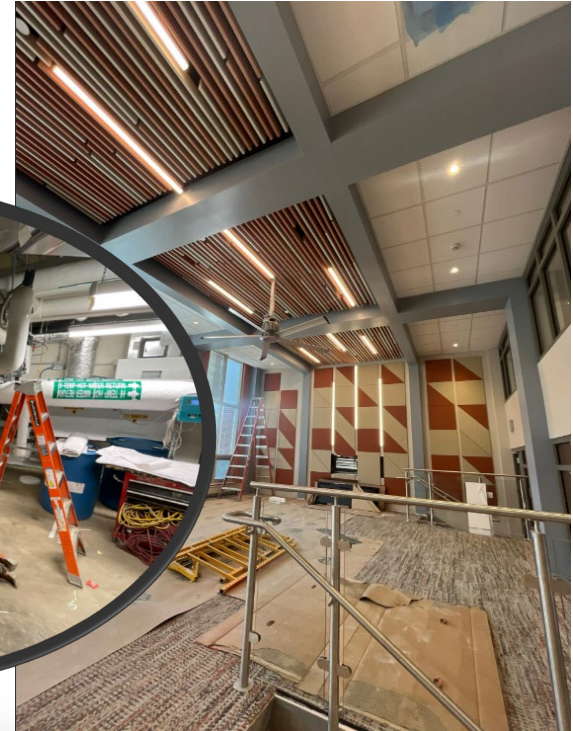
\$49.3m

Architecture +

Consigli Construction

CM at Risk

July 2025 Completion



SUNY Capital Projects

Gage Hall

Bathroom Renovations

SUNY New Paltz

\$9.2m

Mach Architecture

Minhas General Construction

Design Bid Build

December 2025 Completion



SUNY 2025 Summer Projects

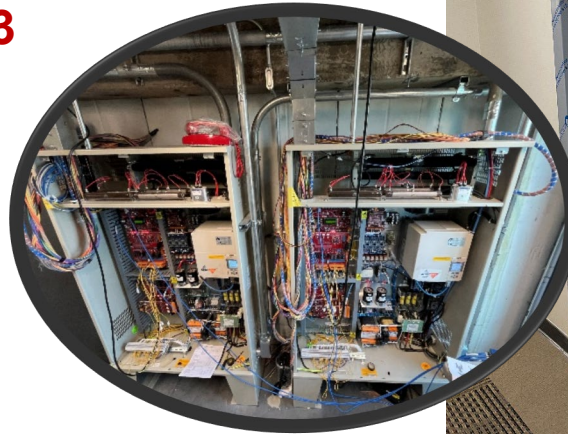
Briggs, **Perry** and Bramley Halls
**Elevator Replacement and
Minor Renovations – P2/3**

SUNY Brockport
\$5.0m

Architectural Resources
Otis Elevator

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Spaulding, Red Jacket, Fargo
and Richmond Halls

Domestic Hot Water / Boilers

University at Buffalo

\$3.4m

M/E Engineers

Willet Builders and

John W. Danforth Company

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Ellicott Complex

**Phase IV - Red Jacket
Roof Replacement**

University at Buffalo

\$2.3m

LaBella Architects

Elmer W Davis, Inc.

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Goodyear Hall

**Lounge, Corridors and Student
Room Upgrades**

University at Buffalo

\$3.3m

DiDonato Associates

Javen Construction Co.

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Ellicott Complex

Phase VI – Steel Column Frame

Masonry Repairs

University at Buffalo

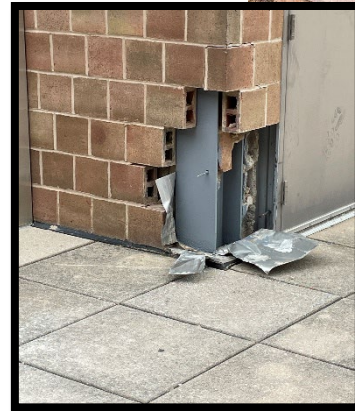
\$2.3m

DiDonato Associates

Morris Masonry Restoration

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Richmond Hall

Electrical Upgrades

University at Buffalo

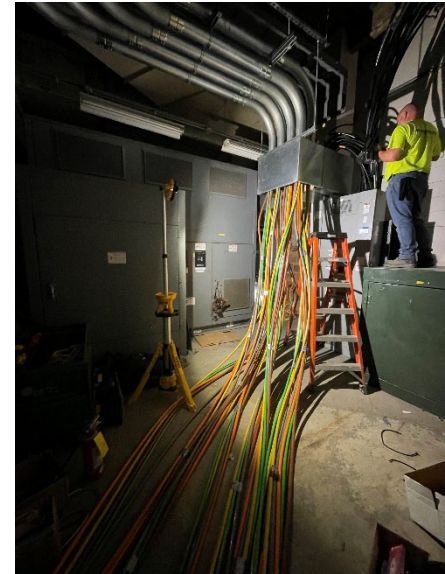
\$2.2m

Labella Associates

Weydman Electric

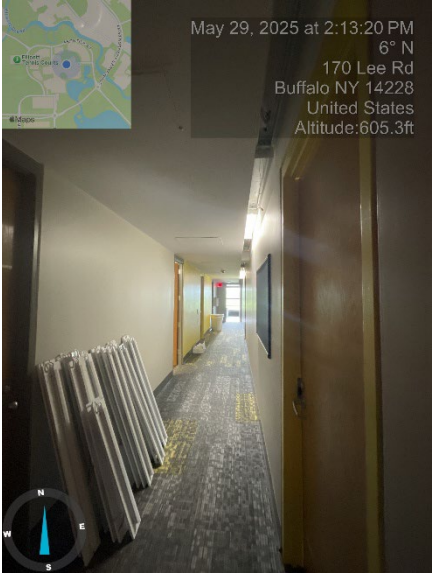
Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Spaulding Hall
Electrical Upgrades
University at Buffalo
\$2.4m
Labella Associates
Frey Electric Construction
Design Bid Build
August 2025 Completion



SUNY 2025 Summer Projects

Roosevelt Hall

**Governors Interior
Upgrades: Flooring,
Heating and Lighting**

University at Buffalo

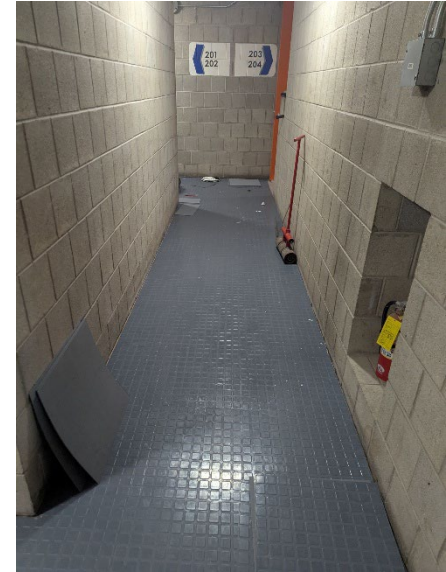
\$7.1m

Mach Architecture

Javen Construction Co.

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Fargo Hall

Electrical Upgrades

University at Buffalo

\$2.0m

Labella Associates

Frey Electric Construction

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Ellicott Complex

Laundry Room Air Conditioning

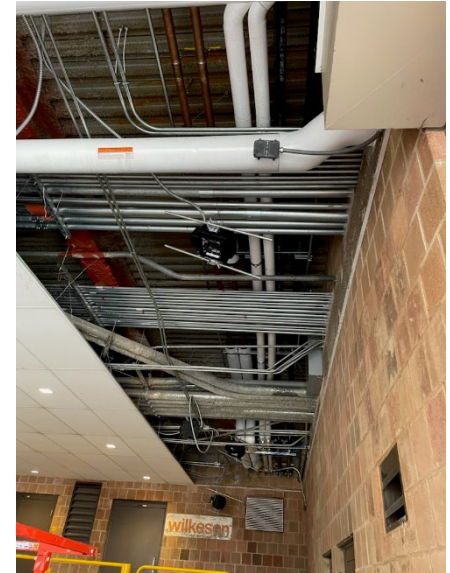
University at Buffalo

\$1.5m

Industrial Management
And Engineering Group
John W. Danforth Company

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Bliss Hall

**Bathroom Renovations and
Mechanical Upgrades - Phase II**

SUNY New Paltz

\$7.6m

Mach Architecture

DiGesare Mechanical

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Bliss Hall

**Bedroom Ceiling Abatement
and Sprinkler System
Installation - Phase II**

SUNY New Paltz

\$6.8m

Mach Architecture

Iron Sword LLC

Design Bid Build

August 2025 Completion



SUNY 2025 Summer Projects

Olde Complex G

Buildings 1 and 2

Roof Replacement – P1

SUNY Purchase

\$3.1m

Superstructures Engineering

P&K Contracting, Inc.

Design Bid Build

August 2025 Completion



Agenda

DASNY introduction

Residence Hall Program &
project delivery options

Past, present and future SUNY projects

DASNY 2025 goals & updates

Questions



DASNY
Dormitory Authority
of the State of New York

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
- MOU's completed for Corning, Dutchess, Nassau and other SUNY Community Colleges

Agenda

DASNY introduction

Past, present and future SUNY projects

State of the State impact on DASNY / SUNY

Alternative delivery methods

DASNY 2025 Goals

Questions



DASNY
Dormitory Authority
of the State of New York

Questions



DASNY
Dormitory Authority
of the State of New York



NYAPPA
New York Chapter of APPA



DASNY
Dormitory Authority
of the State of New York

THANK YOU

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO