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State University of New York Residence Hall Program

Capital Plan Request – Spring 2026



Agenda



Res Hall Capital Program

- Capital Planning Overview
- Cap Plan Strategies
- AiM Data Overview
- Project Funding Options



Capital Plan Request

- Overview of Worksheets
- Changes to 2026 Request
- Questions ?



Capital Plan Reminders / Events

- Capital Plan and future bond
sale
- Questions?



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Residence Hall Capital Plan

- Capital Plan Request – Spring 2026
 - Distributed to: business officers, physical plant administrators, & residence life personnel
 - Completed plans are to be returned by **May 7th**
 - **Must be signed by business officer**

- Areas of Emphasis
 - Solvency
 - Debt Service Coverage/Additional Bonds Test Ratios
 - **Alignment with stability plans**
 - **Capturing data on unaffordable projects**



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Stability Plans vs Capital Plan



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- Capital Plans and Stability Plans need to be in sync
- All changes in either plan needs to be reported





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Residence Hall Capital Planning

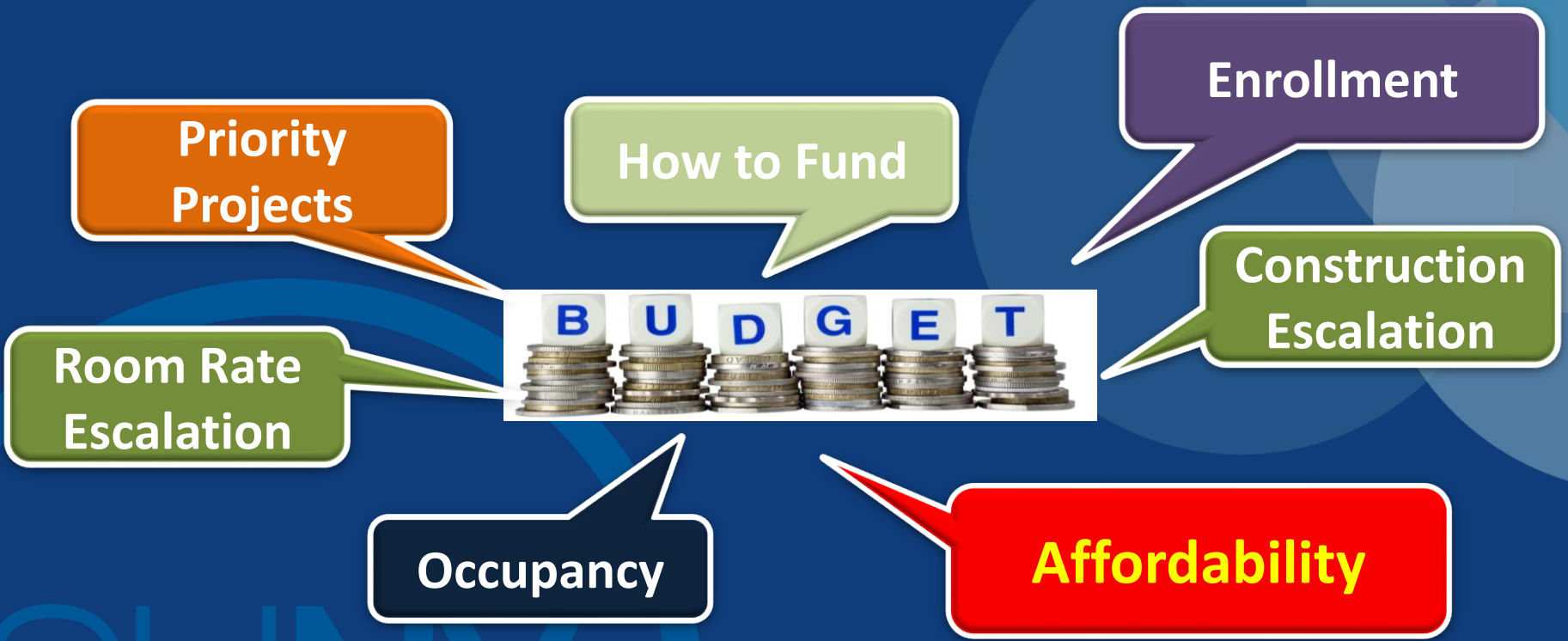


- Fully engaged campus team
- Year-round process
- Flexibility is very important
- Should coordinate with SUCF capital plans

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Key Capital Planning Elements





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Capital Planning Challenges

- Lack of funding for traditional projects
- Construction escalation outpacing revenue growth



**Construction
Escalation**

Out of
SUNY's Control

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Renovation Alternatives

Ways to reduce project budgets:

Code Implications

Level 1 Alteration

➔ Level 2 Alteration

Level 3 Alteration



Building Codes

Asbestos
Abatement

NYS - Energy
Initiatives

Sprinkler
Systems

Additional savings opportunities:

- Manage project internally - no DASNY Fees
- Use campus labor for portions of work



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Enhanced Refresh – UAlbany Model

Budget

~\$15M Budget

- DASNY managed
- Offline 12 months
- 1 building per year
- Most systems updated
- No movement of walls to keep costs down





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Enhanced Refresh – Oneonta Model

Budget

\$3-\$5M

Focused Renovations

- Campus Managed
- Utilize campus staff
- Hallways
- Lounges
- Entryways
- ADA Upgrades
- Limited bathroom
- Limited major systems
- Bedrooms not touched





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Res Hall Refresh



Budget

- \$500K for 200 bed dorm

Scope

- DASNY managed
- DASNY interior design
- Lobby paint/carpet
- Lounge paint
- Branded carpets
- Wall signage
- Bedroom furniture
- Lounge/hallway furniture



AiM Overview

What is AiM and what can it do?

- AiM is an integrated workplace management system
- Used by SUNY to track all property and space and is managed by the SUCF and SUNY OCF.
- Used to track building/grounds asset data including renewal needs (\$ and timing)
- Available integrated O&M work order management module

Implementation began in 2017 w/ initial data upload of property, space, and asset data.

Serialized Asset List – 5 total

Serialized Assets - 5 Total

- may require more detailed manufacturer and model data
- requires size data (unit of measure in () below)
- not all assets apply to every building

Elevator (Landings)

Traction
Hydraulic
Hybrid
Escalator

Emergency Generator (KW)

Diesel
Natural Gas
Propane

Roof Type (Sq Ft)

Type 1 (EPDM, TPO or Built-up)
Type 2 (slate, metal, green)

Chiller (Tons)

Centrifugal
Screw
Absorption
Recipricating
Other

Boiler (MBH)

HTHW
MTHW
LTHW
Steam



Measured Asset List – 18 total

Measured Assets - 18 Total

- renewal costs calculated off the square footage of the building
- not all assets apply to every building

- | | |
|--------------------------|---|
| 1 BUILDING DIST WIRING | 10 HVAC DISTRIBUTION |
| 2 PRIMARY ELECTRICAL | 11 CEILING/WALLS/DOORS/FLOORS |
| 3 LIGHTING SYSTEMS | 12 EMERGENCY BATTERY AND LIGHTING |
| 4 TELECOM AND DATA DIST | 13 FIRE DETECTION SYSTEMS |
| 5 EXTERIOR DOORS | 14 FIRE SPRINKLER - WET/DRY) |
| 6 EXTERIOR WALLS | 15 SECURITY AND ACCESS SYSTEMS |
| 7 EXTERIOR WINDOWS | 16 PLUMBING DISTRIBUTION |
| 8 AIR HANDLING UNITS | 17 PLUMBING FIXTURES |
| 9 HVAC AND BLDG CONTROLS | 18 FOUNDATIONS / SUPER STRUCTURE / STAIRS |



AiM Asset Data

- Refer to campus specific data sent out with the cap plan request



Project Funding Options

■ Campus Cash

- Disbursements for all Capital projects should be made from 074 account, not from 330 operating account
- Allocation requests for these projects can be submitted at anytime
- May be used to fund DASNY managed projects
 - Contract established in SFS for DASNY prior to commencement of project. All contracts, including design, that exceed \$75k are subject to review by OSC
 - Process for OSC review of DASNY contracts can be found on the Office for Capital Facilities website

Project Funding Options

- **Revolving Loan** - Loans administered and managed by SUNY System Administration. Loan requests must be reviewed and approved by working group and CFO.
 - Interest Rate – 3.50%
 - Term – 15 years
 - Max loan amount - \$4m/campus, larger requests will be reviewed by CFO
 - Timing – loans generally issued in February, can be flexible
 - Debt Service – directly charged against your operating account semi-annually (December and June)
 - Logistics – funds deposited directly into campus' 074 account. Can be used for hard \$ campus let projects or DASNY managed projects. Allocation must set-up in campus 074 account by OCF to allow for disbursement of funds
 - Uses – all projects, including DASNY managed – same contract review by OSC as hard \$



Project Funding Options

- **DASNY Bonds** Sales will generally cover 15 months of planned expenditures. The next bond sale is slated for late 2026 or early 2027.
 - Term – 15 year or 30 year
 - Interest Rate - varies, rates used in plan are estimates
 - Max loan amount – none
 - Timing – bond funds should be available to fund projects starting this summer
 - Debt Service – collected from room rents and held at T&F. Debt service on the bonds is paid from these accounts in December (interest only) and June (principal and interest).
 - Logistics – vendors paid directly by DASNY from bond proceeds
 - Uses – all projects including campus lets.
 - Campus let documents can be found on OCF website
 - Guidance on OSC contracts for bonded campus lets can be found on the OCF website



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Residence Hall Capital Plan

Tabs colored orange for informational purposes only, red may require user input

- “Part 1 - Last Years Cap Plan”
 - No Change from previous years

- “Part 3 – DASNY Project Budget Rpt”
 - Listed are all active projects in DASNY’s system as of 2/28/26, this sheet is used to populate the cash flow values on “Part 4 LTD Cash Flow Bonding”





Residence Hall Capital Plan

- “Part 4 – LTD Cash Flow Bonding” – input may be required
 - This spreadsheet is used to identify projects that require additional cash-flow bonding/debt service that needs to be accounted for. **If sheet is blank no action is required by the campus.**
 - Listed are all active projects that were in DASNY’s system as of 2/28/26 or were included in the September bond sale that have either a portion or the entire project budget allocated from cash flow bonds.
 - Please review the results shown in the “Future Bonding to Account For” section. If it is decided that additional bonding is not required, please enter a (negative) value in the “Additional/(Cutback)” section of this sheet. This means the project is currently over funded and will need to be cutback.



“Part 5 – Current Debt Service” – no input required

- The actual debt service figures as of 6/26, they include:
 - Debt service from the new \$ and refinancing in July '25
 - Adjustment to the 2023 sale
 - SUNY Revolving Loan debt service for loans issues as of April 2026
- These new projected debt service amounts are linked to “Part 8 – Total Debt Service”
- Please note that until the 2025 sale is completely spent, the respective debt service will remain as shown and the actual adjustment will not be made until all proceeds are disbursed (estimated to be done in 2027-28)



Residence Hall Capital Plan

“Part 6 - New Capital Plan” – input required

- This sheet allows us to quantify the project dollars needed for both bonded and hard dollar work.
- The “Bonded” or “HD Cash” dollar values you enter should be the **additional project budget needed to let contracts.** Please do not list projects that already have their full budgets already approved or those with full allocation in SFS.
- If a project is already partially funded, place that amount in the “CURRENTLY in DASNY's system or SFS” column and utilize the “Bonded” or “HD Cash” columns to reflect the balance of project budget needed to fully fund the project.

Residence Hall Capital Plan

“Part 6 - New Capital Plan” – input required

- Please note that the date section of this sheet is shaded pink. **All** projects must have dates entered in this section or the plan will be returned. Project dates are critical and are used to determine the timing and sizing of future bond sales and used to calculate debt spread on Part 7. Please note, **full dates must be entered for 2030 and beyond**, excel has issues recognizing the correct century.
- Please note new section shaded yellow labeled **“SUCF Project Involved”**. Please mark Y in this column if the project is associated w a larger SUCF campus wide project (ie: campus wide electrical distribution upgrades involving res halls)

Residence Hall Capital Plan

“Part 6B – Omitted Critical Projects” - input required

- Used to identify critical projects that campuses can't currently afford to do
- Projects entered here are informational only
- Please limit to no more than 10 projects
- Include the most critical projects and try not to make this a “wish list” of projects if money wasn't an issue
- Contact Don Smith or work with DASNY rep if you have questions on project budgets – “ballpark” estimates are fine
- Drop down provided for “Justification”
 - Critical – life/safety related
 - High Importance – Asset in failure
 - Med Importance – asset old or in poor condition/aesthetics



Residence Hall Capital Plan

“Part 7 – Borrowing Spread by Year” – no input required

- All debt service for projects entered on Part 6 is automatically calculated and spread across the corresponding future years. For this sheet to function correctly all dates must be populated on Part 7.
- Data from Part 4 is also carried over to this sheet to ensure all debt service is accurately accounted for. Will be included in the 2025-26 FY.
- This data is automatically carried over to future borrowing on Part 8.



Residence Hall Capital Plan

“Part 8 - Total Debt Service” – no action required

- Options are listed as estimates of what the cost of borrowing will be in future years.
 - Bond rates that are shown represent **estimated** 2025 bond sale rates, revolving loan rates are set at 3.5%
- The next sale is planned for the Spring/Summer 2025.
- For new projects that you add to “Part 6”, or for amounts not accounted for in Part 4, the value of future borrowing is entered in 2025-26 and beyond in either the bonded or revolving loan fields.

“Part 8B – DASNY Campus Cash Projects”

- This sheet is used to identify remaining spending for existing projects funded by cash and managed by DASNY
- Includes all cash draws sent to DASNY as of 3/31
- There will an additional request done in April/May that should be factored into these figures
- Remaining balances should be accounted for at the bottom of Part 9 – Cash Flow sheet in either 25-26 or 26-27 FY



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“Part 9 - Cash Flow”

- Actual year end values have been populated through 2024-25.
- Utilize BI to update projections for year-end 2025-26
- Actual 2026-27 O&M and R&R reserve have been populated using 2024-25 operating expenses and the hard \$ spending in the 2025-26 capital plan
- Most expenditures are linked to escalation factors at top of the sheet...these can be used, or **user can manually enter values**
- Revenues in out years are calculated using room rate increases along with revenue producing occupancy figures
- Fields that need to be populated have been intentionally left blank and are highlighted in yellow. Please manually enter the projections for the current fiscal year in these fields

Residence Hall Capital Plan

“Part 9 - Cash Flow”

- Please note that the room rate increase factor has been changed to 0% for the entire 10-year plan. Please adjust accordingly to reflect realistic and attainable rate increases.
- New in 2025, fringe rates have been cleared out. Please consult finance group to determine the pooled offset rate the campus has chosen
- All campuses should try to submit plans that are solvent and reflect overall positive cash balances throughout the life of the plan. Any plans submitted in the “red” will be reviewed with campuses.
- All campuses should try to plan to an ABT/DSC Ratio of 1.40 to help offset the campuses that are below the 1.20 requirement.



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Capital Plan – Questions



- Next
 - Capital Planning Process

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Capital Plan Reminders

Project dates are critical – even on cash projects

Revenue Producing Occupancy is important – impacts revenue projections

The first 5 years of the plan are most critical ... we need to size and time future bond sales

Room Rate Escalation – reasonable and attainable

Cash Balances – should plan to be solvent and not grow without plans to utilize excess cash

DSC/ABT – needed to perpetuate program

Should align with your stability plans



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Capital Plan – Upcoming Actions

Plans are delivered to OCF for analysis - May

OCF/Campus - follow-up with questions/issues –
May/June

Project list will be reviewed for feasibility and
affordability - June

Rev Loan requests will be reviewed, and approval will
be communicated back to campuses – July/August

OCF shares with DASNY for reasonableness - Sept

Throughout the year ... if changes occur, inform OCF



May 7th – 10-year Capital Plan due

Early May – Res Hall Program Overview

- Format - webinar
- Goal – provide an overview of the structure of res hall program and help inform campuses of current processes and provide guidance and identify resources
- Target Audience – facilities, finance, residence life, and procurement staff

Winter 2026/27 – Next bond sale





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Final Questions

