

**New York Building Congress
Public Building Committee Meeting**

DASNY: Building New York State

Dormitory Authority - State of New York

**Stephen D. Curro, P.E.
Managing Director, Construction**

December 20, 2011



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.



The Dormitory Authority

That mission has expanded over the years to where the Authority currently provides low cost, tax-exempt financing and construction services for a client base that includes:

- higher educational institutions
- health care providers
- court facilities and
- other public purpose institutions.



The Dormitory Authority

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.



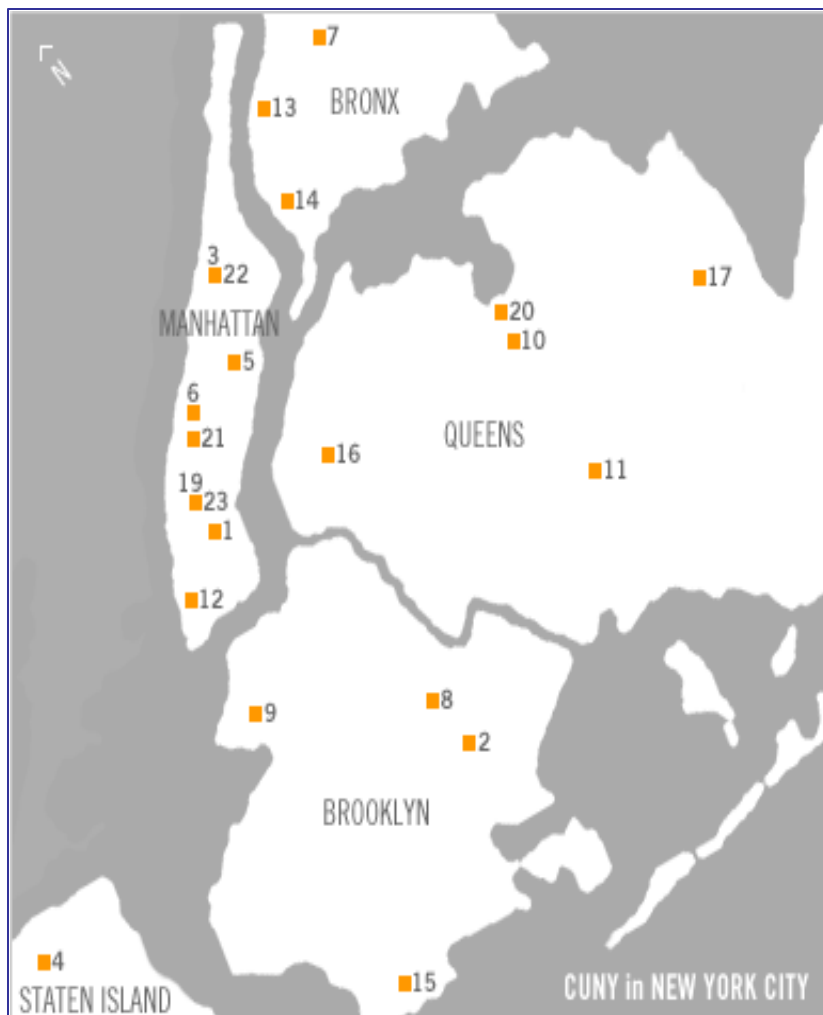
The Authority's Clients

The greater part of DASNY's construction workload is for New York State and New York City agencies:

- City University of New York
- State University of New York
- NYC Health and Hospitals Corporation
- NYS Department of Mental Hygiene
(includes OMH, OPWDD and OASAS)
- NYS Office of Court Administration
- NYC Office of the Chief Medical Examiner
- NYC Mayor's Office of the Criminal Justice Coordinator
- NYS Department of Health
- NYS Education Department



City University of New York



1. Bernard M. Baruch College
2. Brooklyn College
3. The City College
4. College of Staten Island
5. Hunter College
6. John Jay College of Criminal Justice
7. Lehman College
8. Medgar Evers College
9. New York City College of Technology
10. Queens College
11. York College
12. Borough of Manhattan Community College
13. Bronx Community College
14. Hostos Community College
15. Kingsborough Community College
16. LaGuardia Community College
17. Queensborough Community College
18. Macaulay Honors College
19. The Graduate Center
20. The CUNY School of Law
21. The CUNY Graduate School of Journalism
22. The Sophie Davis School of Biomedical Education
23. The CUNY School of Professional Studies



State University of New York

THE STATE UNIVERSITY of NEW YORK



NYC Health and Hospitals Corp.



Manhattan

Bellevue
Coler-Goldwater
Gouverneur
Harlem
Metropolitan
Renaissance

Bronx

Jacobi
Lincoln
Morrisania
North Central Bronx
Belvis
Bronx

Queens

Elmhurst
Queens

Brooklyn

Coney Island
Cumberland
East New York
Kings County
McKinney
Woodhull

Staten Island

Sea View
Mariner's Harbor
Stapleton



The Authority's Construction Program

- 703 full and modified service projects total \$5.7 billion
 - \$600 million in the preliminary phase
- Workload in the downstate area totals \$4.6 billion
 - \$303 million in the preliminary phase
- CUNY programs are the largest with over \$2.45 billion of active work; SUNY capital and minor capital programs total over \$500 million; and Department of Mental Hygiene clients' projects total over \$912 million.



Construction Program Expenditures

- Construction expenditures for FY 10/11 were \$996 million
 - the past four fiscal years' average: \$899 million per year
 - currently on track to surpass last fiscal year's expenditures
- Professional Services Contracts payments totaled over \$290 million in FY 10/11.
- We utilize outside consulting firms on over 99% of our projects.
- Current term consultant agreements: 128
 - Examples: CM, A/E, Energy, Commissioning, Estimating, Materials Testing, Scheduling, etc.



Total Procurement Activity Calendar Year 2011

Type	Number	Value
Professional Services	1,365	\$547,482,371
Construction	3,178	\$362,766,427
Purchasing	1,774	\$83,691,954
Total Procurement	6,317	\$993,940,752



Professional Services Activity

Calendar Year 2011

Type	Number	Value
Contracts	20	\$389,627,664
Amendments	487	\$114,189,900
Term Contracts	39	\$0
Term Contract Work Orders	819	\$43,664,807
Professional Services Total	1,365	\$547,482,371



Construction and Purchasing Activity Calendar Year 2011

Type	Number	Value
Contracts	119	\$251,472,594
Change Orders	2,680	\$87,523,626
JOC Work Orders	368	\$23,506,896
JOC Consultant	11	\$263,311
Construction Totals	3,178	\$362,766,427
Purchase Orders	1,774	\$83,691,954



DASNY Project Management Services

I. Pre-Design and Design phase management services:

- Programming/feasibility
- Design management and reviews
- Code compliance
- LEED/sustainability opportunities
- Interior design

II. Construction phase management services:

- On-site field staff
- Site safety program
- Code enforcement
- Claims analysis and negotiation
- Accounts payable
- Legal services, internal audit and internal affairs
- Project controls
- Permitting (State-owned facilities)



DASNY Project Management Services

III. Procurement:

- Design and construction consultant selection
- Construction contract bidding
- JOC and term consultants
- FF&E purchasing

IV. Other major services:

- M/WBE compliance monitoring and enforcement
- SEQRA and ULURP
- Asbestos and hazardous materials consulting
- Testing and commissioning
- Risk management



2012 Construction Division Initiatives

- Redevelopment of front end documents - update
- Building Information Modeling - direction
- Contract Manager / P6 /DrChecks (SM)
- Project Labor Agreements
- Legislation - Alternative Project Delivery Methods
- Procurement organization



2012 Construction Division Outlook

Downstate:

- City University of New York
- NYC Health and Hospitals Corporation
- Homeless Housing and Assistance Program
- NYS Office of Court Administration
- NYC Office of the Chief Medical Examiner
- Office of Alcohol and Substance Abuse Services
- Office of Mental Health
- Office for People With Developmental Disabilities
- State University of New York - Residence Halls



DASNY Construction: 2012 Challenges

- NYS economic condition
- Aging Construction
Division personnel
- Increased competition
- General Contractors pool
- Limitations on Project
Delivery Methods
- Legislation



DASNY Expectations for Contractors

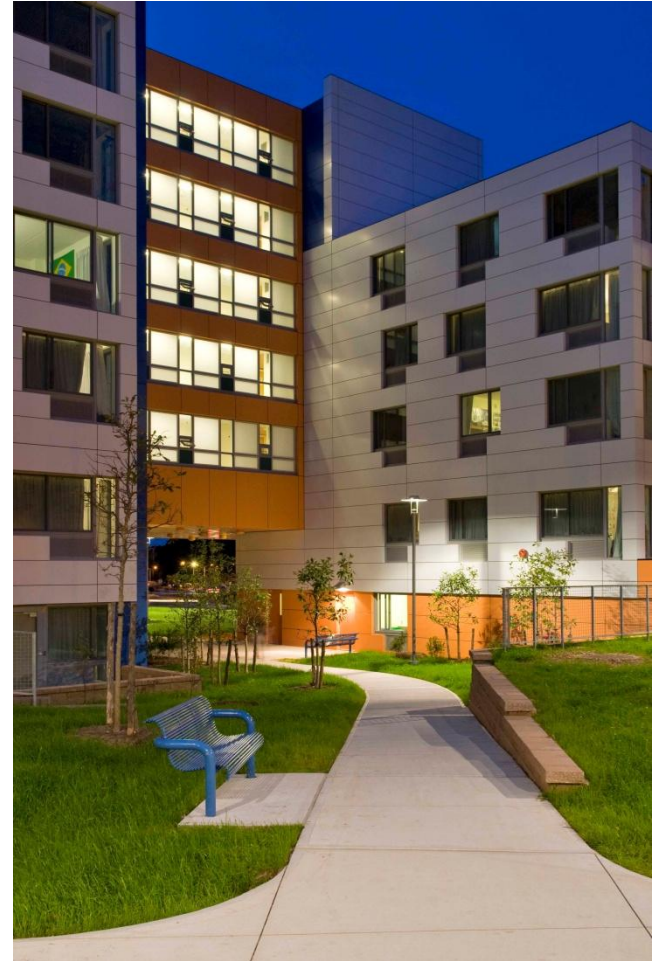
- Submit a responsible bid and be a responsible contractor
- Timely and accurate administrative practices
- Compliance with plans, specifications and contract documents
- Quality plan
- Safety plan
- M/WBE plan
- Comprehensive and realistic schedule
- Experienced and consistent supervision, experienced workforce
- A philosophy of partnership



DASNY and Construction Managers

CM Deliverables:

- Pre-construction services
- Constructability review
- Bid package breakdown
- Estimating
- Coordination
- Scheduling
- Change order processing
- Safety
- Reporting
- System usage
- Administration



DASNY and Construction Managers

- CM Orientation
- Project Health Assessments
- Roundtable Discussions



Locating Our Projects

- NYS Contract Reporter
- McGraw-Hill Construction/Dodge Reports
- Construction Market Data
- Regional Builders' Exchanges
- www.dasny.org
 - construction projects locator
 - consultant opportunities
 - design professional's guide
 - term consultant program information
 - contract boilerplates

Dormitory Authority State of New York
NEW YORK STATE MWBE FORUM
26th Annual Conference & Exposition for Minority & Women-owned Business Enterprises

Mission Statement | DASHY Directory | New York State | Governor Cuomo | DASHY Website Privacy Policy | Site Map

Are you a construction contractor in need of bonding/capital access?

Bronx Mental Health Redevelopment Procurement Opportunities

The Dormitory Authority of the State of New York provides financing and construction services to public and private universities, not-for-profit healthcare facilities and other institutions which serve the public good.

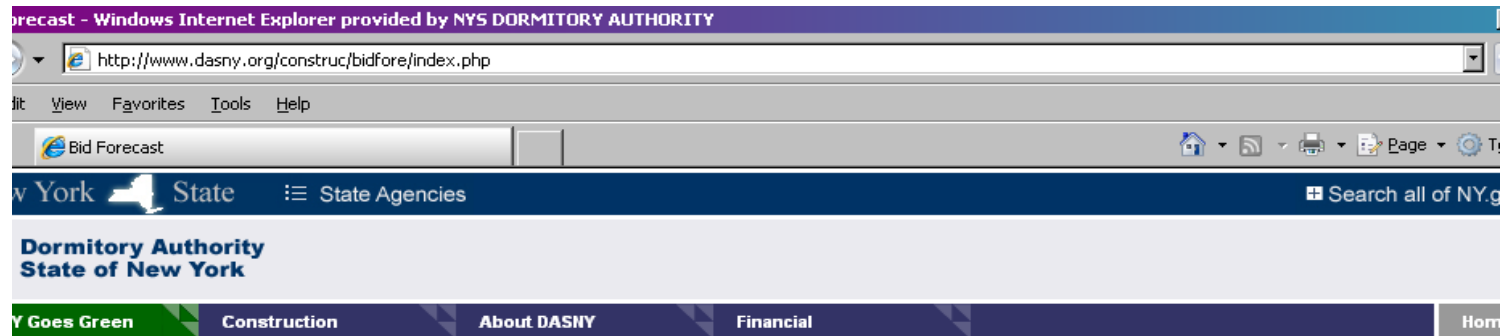
DASHY Goes Green

Construction	About DASHY	Financial
Construction Services	Eligible Organizations	NYS MWBE Task Force
Clients	HECap Board	Financial Services
Consultants	DASHY Organization	Recent & Anticipated Bond Sales
Contractors and Vendors	Headlines & News Releases	Outstanding Bonds & Notes
Forms	Annual Reports/Financial Information	Financing Security Guidelines
MW/SBE Opportunity Programs & Registry	Career Opportunities	Investment Policy and Guidelines
Procurement	Contact Information/Publication Order Forms	Bond Monitoring & Disclosure
Construction	Directions to Offices	Auction Rate Securities
Professional Services	Corporate Integrity Program	Energy Planning Financing Program
Purchasing	Environmental Affairs	Tax-Exempt Equipment Leasing Program
	FOIL	Procurement
	Procurement	

Search our site: Google™ Custom Search



Locating Procurement Opportunities



Professional Services Opportunities and Construction Bid Forecast

Current as of August, 2011

Office of Construction

- [Introduction](#)
- [DASNY Project Management Contacts](#)
- [Guidelines](#)
- [List of Projected Procurement Opportunities](#)
- [Active Construction Procurement Opportunities](#)
- [Active Professional Services Procurement Opportunities](#)
- [Active Purchasing Procurement Opportunities](#)

www.dasny.org



Bronx Mental Health Redevelopment



Package	Project Number	Package Type	Current Planned Advertisement Date	Current Planned Bid Due Date	Estimated value Contact for Drawings and Specifications
Adult Building 156 Beds	273750	Single GC	10-25-11	1-10-12	\$60,000,000 to 65,000,000 STV Bruce Gombos 212-614-7604
Central Services Building	283010	Single GC	02-14-12	03-20-12	\$20,000,000 to 24,000,000 Spector Group George Kuchek 516-365-4240
Children's Building 86 Beds	273730	Single GC	02-14-12	03-20-12	\$40,000,000 to 45,000,000 Architectural Resources Kevin Murrett 716-883-5566
Residential Village Buildings TLR 96 Beds, SRO 48 Beds Safe Horizon/Haven House 20 and 24 Bed Residence	273740 283000 283020	Single GC	03-20-12	04-24-12	\$30,000,000 to 35,000,000 Spector Group George Kuchek 516-365-4240
Building Management System (BMS) Package	300170	Single Prime	04-10-12	05-15-12	\$5,000,000 to 5,500,000 Architectural Resources Kevin Murrett 716-883-5566



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Questions?



Thank You

