



DORMITORY AUTHORITY STATE OF NEW YORK

Metrics to Quantify Performance Goals (DASNY)

For 4/1/2021-3/31/2022

Goal 1: Deliver projects/services of high quality on-time and on-budget.

Construction Metrics:

- **Actual completion date compared to scheduled completion date. ***

DASNY completed 20 of 44 full service construction projects that were over \$1 million in value by the scheduled completion date.

- Additional information: The seven schedule-critical SUNY housing projects were delivered in time for student occupancy.
- Additional information: 8 of the projects were delivered within 6 months after the scheduled completion date.
- Additional information: The remaining 16 projects were delivered between 7 and 56 months after the scheduled completion date due to one or more of the following: covid-19 workforce impacts, design errors, changes/delays requested by the client, contractor performance issues, and/or unforeseen field conditions.

- **Actual cost compared to authorized budget.**

For projects completed with a value over \$1 million, DASNY completed 34 of 44 full service construction projects within the authorized budget.

- Additional information: Total authorized budget for the 44 projects was \$388.6 million. These 44 projects were delivered for an estimated cost at completion of \$375.0 million, which is \$13.6 million, or 3.5%, under the total budget for all completed projects.
- Additional information: 4 of the 10 projects that were over budget were within 5% of the total authorized budget.
- Additional information: The remaining 6 projects were over budget by \$5.3 million, or 1.4%, of the total authorized budget for all 44 projects.

* Scheduled completion date is a contractual date, set at the time the contract is awarded, and represents the date the contractor is obligated to complete all of the work required in the contract. DASNY measures as “on time” any project that completes within a month of the date established as Scheduled Completion Date. For all SUNY residence hall projects, DASNY establishes a Scheduled Completion Date that is consistent with when the campus needs to occupy the building by rather than the actual contract completion date. Adjustments are made to the Scheduled Completion Date for any client approved program change that impacts the schedule.

Public Finance Metrics:

- **Days to Market** – Goal is to achieve 100% success in meeting these expected timeframe ranges.

- **Existing clients:** (Resolution to Proceed to closing): 90 – 120 days.

Eight of the ten bond issues that closed during the reporting period for existing clients met the 90 – 120 day goal.

Additional information: the financing for one of the bond issues that fell outside of the benchmark goal period was delayed due to approvals related to the acquisition of the Bronxville campus.

Additional information: the financing for one of the bond issues that fell outside of the benchmark goal period was delayed as the library worked with its architects on a revised project design and with the Town of Hempstead to obtain the necessary site plan approval. A kickoff call for the transaction was held on January 5, 2022, Actual days to market from the kickoff call was 57 days.

- **New clients:** (Resolution to Proceed to closing): 150 – 180 days.

The bond issue that closed during the reporting period for a new client did not meet the 150 – 180 day goal.

Additional information: the financing was delayed due to project modifications, subsequent amendments to the project's certificate of need, and the delay in obtaining the final Guaranteed Maximum Price Construction Contract from the contractor.

- **Pooled financings:** (Resolution to Proceed to closing): 150 – 180 days.

The two bond issues that closed during the reporting period for pooled financing clients met the 150 – 180 day goal.

- **State-supported debt financings:** Did DASNY meet the DOB calendar/timeline for pricing and closing? Yes/No.

Yes, the three state-supported debt financings that closed during the reporting period met the DOB calendar/timeline for pricing and closing.

- **Pricing** – Compare bond price/yield at initial sale to bond price/yield in secondary market trading (taking into consideration any market moves).

DASNY reviews every fixed rate negotiated pricing to determine whether or not the transaction was fairly priced. This review involves reviewing all trades from the time the bonds are free to trade for a period of three consecutive business days. The review involves each maturity of the transaction. DASNY is looking for large trades, \$1 million or more where the price of the trade is higher than the initial offering price. A higher price would result in a lower yield and may indicate that the transaction was unfairly priced. The review and determination takes into consideration market fluctuation, credit spreads and any other factors that might affect the price from the time of sale through the end of the review period. For the period 4/1/2021-3/31/2022, price/yield at initial sale was compared to price/yield in the secondary market for all DASNY bond issues that were issued through a public negotiated offering. After evaluating against the above criteria, DASNY determined that 13 negotiated transactions were fairly priced. In the case of one negotiated financing, the borrower entity had a contract with a banking firm to undertake best efforts to sell the bonds. Such contract did not include a requirement to underwrite bonds. It should be noted that, in addition to the negotiated offerings, two transactions were privately placed.

Goal 2: Employ a professional, highly-trained, and expert workforce.

- **Education** – Track number of employees with (highest degree):
 - undergraduate degrees.

As of March 31, 2022, 263 of the 443 permanent, salaried employees possess an undergraduate degree.
 - graduate degrees.

As of March 31, 2022, 119 of the 349 professional level, permanent, salaried employees possess a graduate or advanced/professional degree.
- **Licenses** – Track number of employees with:
 - licenses/certifications (including, but not limited to, architects, engineers, LEED professionals, accountants, internal auditors and attorneys).

As of March 31, 2022, out of 349 professional level, permanent, salaried employees, DASNY had 106 employees with a total of 147 professional licenses/certifications.
- **Employee Development and Training** – Track number of hours devoted to:
 - Professional development training.

DASNY staff received 5,646 hours of professional development training during the reporting period.
 - NYS required training.

DASNY staff received 1,759 hours of NYS required training during the reporting period.
 - Tuition reimbursement.

Seven DASNY staff received tuition reimbursement during the reporting period in the pursuit of bachelor's degrees or master's degrees.
- **Ethics Training** – Track number of hours employees are trained in ethics.

DASNY staff received 802 hours of ethics training during the reporting period.

Goal 3: Seek to advance the public policy goals of New York State.

- **Meet or exceed MWBE Utilization Goals. ****
 - 30% MWBE Corporate Goal: 18% MBE; 12% WBE. In addition, DASNY shall retain the option to utilize a combined MWBE goal of 30%.
 - Continue tracking applicable Construction Goal on contracts applicable to Executive Law 15-A.

DASNY's MWBE utilization for the period 4/1/2021-3/31/2022 was 37.65%. DASNY achieved 20.03% for MBEs and 17.62% for WBEs.
- **Meet or exceed SDVOB Utilization Goals.**
 - 6% SDVOB Corporate Goal

DASNY's SDVOB utilization for the period 4/1/2021-3/31/2022 was 2.14%.

Additional information: Currently there are approximately 989 SDVOB firms certified statewide. As a result, the SDVOB participation is challenging to attain across DASNY's platform of Construction, Professional Services, Commodities & Services and Non-Construction related Professional Services. However, DASNY was ranked #7 in SDVOB disbursements out of (97) Executive Agencies/Public Authorities statewide according to the NYS Office of General Services for fiscal year 2020-21, quarters 3 and 4 and fiscal year 2021-22, quarters 1 and 2.

** MWBE utilization goals are subject to adjustment in accordance with applicable law, including the procedures at 5 NYCRR Part 140 which permit under certain circumstances modification of applicable utilization goals.

- **Establish DASNY as a leading sustainability public builder.**

- Report on number of projects registered or certified under third party standards

In the reporting period, there was one new registration and one new rating (certification). SUNY Albany Beverwyck and Schuyler Halls received a LEED gold rating.

- Report on adherence to Executive Orders and mandates:

- EO#4

DASNY is striving to be compliant with the goals of EO #4. DASNY is 100% compliant with reporting. DASNY is updating training and oversight related to green procurement and initiating a new contract for waste/recycling that will include reporting information under EO#4.

- EO#166

DASNY is compliant with reporting needs to-date.

- Report on energy efficiency and renewable energy work:

The intent for future reporting is to define number of projects completed and aggregate energy use savings of those projects. This process is in development and will take time to design and implement. At this point we have no available data for the deliveries listed below.

- Energy Performance Projects
- Commissioning, Retro-Commissioning, Operations & Maintenance Consulting
- Energy Consulting and Energy Efficiency Program Projects



Metrics to Quantify Performance Goals (NGH)

4/1/2021-3/31/2022

Goal 1: Avoid the Dormitory Authority having any liability arising out of NGH property.

- **No judgments or settlements against the Authority arising out of NGH property.**

For the period 4/1/2021-3/31/2022, there have been no judgments or settlements against the Dormitory Authority arising out of the ownership of real or personal property formerly owned by NGH.

Goal 2: Maximize offset to the State service contract payments for bondholder payments.

- **Lease payments received annually.**

A lease payment in the amount of \$1,059,938 was received on 7/9/2021. A lease payment in the amount of \$2,283,669 was received on 3/31/2022.

- **90% of lease payments reimburse/offset past and/or current State financial obligations.**

For the period 4/1/2021-3/31/2022, the Corporation incurred net costs of \$93,991.83 in maintaining, operating, and administering the property. Rent receipts during the period were \$3,343,607. 97% of lease payments were used or are available to reimburse/offset past and/or current State financial obligations.



DORMITORY AUTHORITY STATE OF NEW YORK

Metrics to Quantify Performance Goals (Atlantic Avenue)

4/1/2021-3/31/2022

Goal 1: Avoid DASNY having any liability arising out of ownership and use by others of real and personal property formerly owned by Interfaith Medical Center.

- **No judgments or settlements against DASNY arising out of ownership and use by others of real and personal property formerly owned by Interfaith Medical Center.**

For the period 4/1/2021 - 3/31/2022, there have been no judgments or settlements against DASNY arising out of ownership and use by others of real and personal property formerly owned by Interfaith Medical Center.

Goal 2: Make the Corporation's real property available to not-for-profit users which will provide healthcare services to members of the community.

- **Majority of square footage of Corporation's real property is occupied by not-for-profit healthcare service providers.**

100% of the square footage of the Corporation's real property is occupied by or for the benefit of a not-for-profit healthcare service provider.

Goal 3: Make the Corporation's real property available to not-for-profit users which will provide services to members of the community in which the property is located.

- **Three-fourths of square footage of Corporation's real property is occupied by not-for-profit entities.**

100% of the square footage of the Corporation's real property is occupied by or for the benefit of a not-for-profit entity.