

General Contractor Community

Minor Maintenance Program



DASNY

Opportunities for General Contractors

In 2011, DASNY, at the request of the New York State Department of Mental Hygiene (DMH), which consists of the Office for People With Developmental Disabilities (OPWDD), the Office of Mental Health (OMH) and Office of Addiction Services and Supports (OASAS), developed a Community Minor Maintenance (CMM) Program to undertake smaller construction projects throughout the State of New York.

CMM Program projects are typically a single scope of work ranging in value from \$10,000-\$80,000 and generally consist of exterior work including roof replacement, driveway replacement, and renovations or replacement of exterior decks, windows, stairways, and entrances. Occasionally, interior renovations such as kitchen and bathroom rehabilitation, painting and flooring replacement may also be undertaken under the CMM Program.

Work under the CMM Program may be accomplished through either a Job Order Contract (JOC) or a General Contractor (GC) Minor Maintenance contract. The GC Minor Maintenance contract method provides a more expedited contracting process and provides a more cost-effective method of managing and supervising the work.

Under the GC Minor Maintenance contracting method, a general contractor, through a competitive procurement process, is awarded a regional contract based upon an agreed upon mark-up percentage. The general contractor's mark-up percentage covers their cost for supervising and coordinating the work as well as their overhead, profit and insurances. The general contractor applies the mark-up percentage to any sub-contractor performing work on a CMM Program project. For each project, the general contractor is required to solicit at least three quotes for the scope of work.

Under the CMM Program, each GC Minor Maintenance contract is for a term of two years with a two-year renewal option and has a maximum contract value of \$1,000,000 per term.



“Diversity at DASNY is not just about meeting mandates. It’s about bringing top talent, multiple perspectives, and best solutions to every project. This is why a commitment to business enterprises owned by minorities and women permeates everything we do.”

– Michael M. Clay
Senior Director, Procurement |
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General Contractor Community Minor Maintenance Contracts by Region

The CMM Program is separated into 10 regions across the State as set forth below:



Description of Contract	Region Number	Region Name	Counties
General Construction	1	New York City	New York (Manhattan), Bronx, Queens, Kings (Brooklyn), Richmond (Staten Island)
General Construction	2	Long Island	Nassau and Suffolk
General Construction	3	Hudson Valley	Dutchess, Orange, Sullivan and Ulster
General Construction	4	Rockland	Putnam, Rockland and Westchester
General Construction	5	Capital District/ Mohawk Valley	Albany, Columbia, Greene, Fulton, Herkimer, Montgomery, Oneida, Otsego, Rensselaer, Saratoga, Schenectady, Schoharie, Warren and Washington
General Construction	6	North Country	Clinton, Essex, Franklin, Hamilton Jefferson Lewis and St. Lawrence
General Construction	7	Binghamton/ Southern Tier	Broome, Chemung, Chenango, Delaware, Steuben, Schuyler, Tioga and Tompkins
General Construction	8	Syracuse /Central	Cayuga, Cortland, Madison, Onondaga, and Oswego
General Construction	9	Rochester/Finger Lakes	Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates
General Construction	10	Buffalo/ Western	Allegheny, Cattaraugus, Chautauqua, Erie and Niagara

For more information, contact DASNY's Construction Contracts unit : ccontracts@dasny.org

