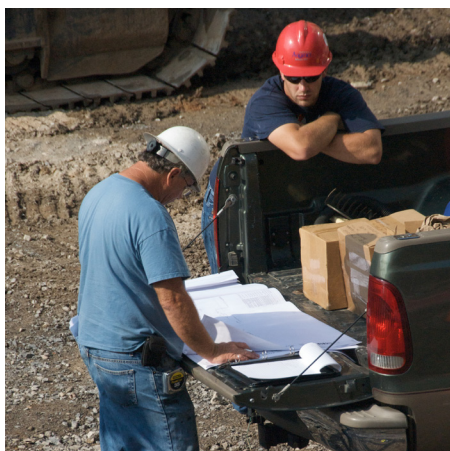




**DASNY**

Kathy Hochul | Governor  
Alfonso L. Carney | Chair  
Reuben R. McDaniel, III | President & CEO



**PLANNING, DESIGN AND  
CONSTRUCTION SERVICES**





## Dormitory Authority of the State of New York (DASNY)

is a national leader in the municipal bond market and one of its most prominent public builders. DASNY sets the tone for project delivery. DASNY is a leader in sustainable construction, and ensures the participation of minority-, women-, and service-disabled, veteran-owned businesses through every step of the construction process.

"Our clients know DASNY for three things: quality, value, and service."

Stephen D. Curro, P.E.

Managing Director of Construction  
DASNY

## Our Mission

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.

### Full or Flexible: Which Does Your Project Need?

Our services are designed to meet your needs. We can provide complete project management or supply just the services you select.

### Design and Construction

From concept to completion, your project is in experienced, professional hands, **working toward your goal** of an **on-time, on-budget** project.

- **Planning:** Architect evaluation and selection. Bidding oversight
- **Financial Management:** Budgeting, contract management, and cost reporting
- **Scheduling:** Coordinating and maintaining construction schedules
- **Design Oversight:** Management of design professionals throughout the project

- **Design Review:** Review for quality control, code compliance, and sustainability goals

- **Construction Oversight:** Providing on-site management throughout the construction phase of your project

### Extending Your Reach, Your Control

You can count on DASNY's experienced staff to work for you. Full service projects can have on-site field staff and office support as necessary. DASNY Planning, Design and Construction staff, including design and construction phase managers and field staff, can coordinate and supervise every aspect of your construction project.

**As your agent**, DASNY will help provide a smooth process, with added **value provided by our staff of design and construction professionals**. Our experience extends to balancing established budgets within your programming needs. Our goals are:

- Delivering on-time and on-budget projects
- Providing quality products
- Functioning as a value-added service provider
- Achieving energy efficiency and sustainable operations

# Complete Management or Services-As-Needed

We can custom fit any of our services to meet your project's needs:

- We can deliver all aspects/phases of your project
- We are able to deploy experienced, licensed, certified staff for the services you require
- We have term consultants with diverse capabilities on contract, ready to deploy

## Pre Design

- Conduct programming and feasibility studies
- Oversee State Environmental Quality Review (SEQR)/Uniform Land Use Review Procedure (ULURP)
- Develop and maintain project schedules
- Select planning and design professionals
- Integrate and coordinate all LEED and sustainability requirements
- Develop project budgets

## Design

- Manage design professionals
- Provide interior design and management services (where applicable)
- Provide design review
- Advance project goals including sustainability goals such as energy efficiency, durability, and use of healthy products
- Expedite Certificate of Need review for Article 28 Facilities
- Provide code compliance review
- Select and manage other professional service firms including construction manager, material testing, cost estimating, commissioning, scheduling, etc.
- Issue building permits and Certificate of Occupancy for certain programs
- Oversee and manage commissioning

## Bid and Award

- Obtain competitive bids for construction contracts
- Provide job order contracting
- Procure and maintain builder's risk insurance
- Provide guidance, insight, and compliance with programmatic requirements including: MWBE & SDVOB utilization, prevailing wage, domestic steel, etc.
- Utilize DASNY Project Labor Agreement (PLA), allowing single prime bidder for projects.
  - Five boroughs in NYC
  - Project or program specific outside of NYC
- Clearly communicate project's sustainability goals

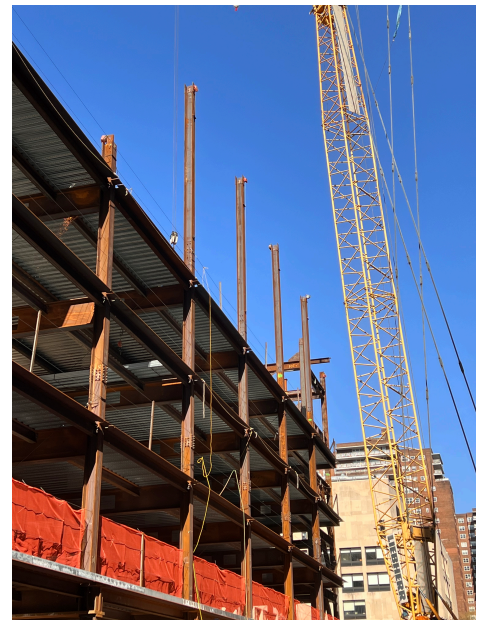


## Construction and Fit Out

- Deploy leading technology such as Oracle's (Primavera) Contract Management (construction management) and P6 (scheduling) databases during construction
- Assemble documentation for LEED
- Administer project financial management, including reporting and cash flow modeling
- Manage construction contractors through each stage of the construction process
- Require construction manager or prime contractor to develop and enforce a safety plan for compliance with state, local, and OSHA standards
- Conduct field oversight of day-to-day construction activities
- Oversee special inspections and materials testing
- Hold, manage, and pay contracts
- Manage and inspect construction activities for adherence to fire/life safety standards and regulations, including acceptance testing
- Observe and inspect the quality of construction
- Provide technical assistance as necessary
- Manage and oversee environmental concerns related to construction
- Analyze and negotiate change orders and claims
- Purchase and/or design furniture, fixtures and equipment

## Project Close-Out

- Provide training on building systems
- Analyze and negotiate contract claims
- Manage warranties and guarantees
- Complete and present energy audits
- Conduct final condition surveys
- Recommend facility management solutions
- Secure as-built drawings
- Serve as permitting agency







## A Green Approach

DASNY registers all of its new construction and significant renovation projects into the appropriate Leadership in Energy and Environmental Design (LEED) rating system, setting the goal for greener buildings early in the process. Your project's specific environmental goals include type of building, materials used, system synergies, and other projects planned or under way. Let our team of LEED accredited professionals guide you through your construction project.

## Commissioning Guidelines

New York State has long been a leader in creating a coordinated, long-term energy policy. Commissioning is recommended on all New York State buildings. Our Commissioning Guidelines provide a consistent methodology for use on all projects.

## Experienced Staff: Hands-on Coordination and Supervision

Our design and construction staff includes design and construction phase managers, and field staff coordinators and supervisors who oversee your construction project. **Acting as your agent**, we serve as your liaison with groups and individuals involved in your project. Your satisfaction with every phase of your project is our paramount concern. And we strive for even more: **We work to add value to every phase of every project.**

## A Two-way Communications Process

We understand the value and importance of clearly defining your project needs. We take pride in providing clear and complete communications with our customers, explaining issues as they arise and working together toward solutions, while providing pertinent guidance and information along the way. We listen; we value your input; we learn about your goals; and, work together to achieve them. Through an open dialogue and sharing our **professional expertise**, the entire client-DASNY team can make informed decisions resulting in a project that will meet your needs.

## For More Information

**Stephen D. Curro, P.E.**  
Managing Director Construction  
518.257.3271  
scurro@dasny.org

**Downstate New York**  
**Michael N. Stabulas**  
Managing Senior Director,  
Downstate Construction  
212.273.5090 (office)  
917.295.5623 (mobile)  
mstabula@dasny.org

**Upstate New York**  
**Molly Larkin**  
Director, Upstate Design &  
Construction  
518.257.3275 (office)  
518.949-5465 (mobile)  
mlarkin@dasny.org

**Western New York**  
**Rob Ryan**  
Director, Construction and  
Western NY Operations  
585.450.8401 (office)  
716.801.5662 (mobile)  
rryan@dasny.org



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