NEW YORK STATE OF OPPORTUNITY.

Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

Questions and Answers – Round 2

Request for Information ("RFI")
for
Monitoring and Analysis of Energy Usage
for the Asset Management of Properties in Portfolios

Issued: August 4, 2020

1. **(a)   Do you happen to know the estimated funding source, or budget for this project? If so, has funding for an RFP been secured?**
    (b)   Is this a new requirement? Or is there an incumbent vendor providing these services? If there is an incumbent, would you be able to provide the contract number, vendor name, and term of the contract?
    (c)   Is there a timeline for an RFP to be released? If not, what steps are expected to make a decision on releasing an RFP?
    (d)   Finally, is there any way the procurement department and their operations is being impacted or anticipated to be impacted by the current coronavirus pandemic?

    The agency is in the initial stages and requesting information for potential options and strategies currently available for monitoring, collecting, analyzing and comparing the energy and water usage of its multifamily residential properties. The agency has been benchmarking energy consumption since 2014 in our various housing portfolios. This is not a procurement process and cannot speak to the rest of your requests. Thank you for submitting.

2. **(a)   Who is reading the questions and our RFI responses? We're looking to understand the appropriate amount of detail to include depending on their role(s).**
    (b)   What kind of follow-up is expected after submissions?
    (c)   Will you be looking to speak with respondents?
    (d)   Do you have a timeline for that?

    Answer posted to HCR website 7/9/2020.

3.	(a) How did you baseline your sustainability metrics in 2015, and can we have access to those results/sources/calculations/etc.? Was it done purely using utility statements?

(b) Would you be able to offer an example of your existing HCR's Mitchell-Lama projects reports as referenced on Section 6 of this report? Would you expect the two to be integrated?

(c) How often do you expect to receive 'interval data'? What sample-rate of data are you looking to obtain? (30 seconds, 5 minutes, hourly, daily)

(d) How do you calculate 'water intensity' and 'carbon intensity'?

(e) Is a hybrid solution acceptable? For example, are you willing to accept manually input data from some of your properties, as well as collecting data from sensors, and integrating other data digitally?

(f) What sustainability certification will your properties have? Is it internal/external standard?

(g) How do you rate the importance of the following attributes of data collection - fast, inexpensive, or accurate, and robust?

(h) Do you have a budget established for this initiative? If so, what is it?

(i) Are you only interested in property envelope/comprehensive data? Or is individual circuit/system data the goal?

(j) Is data for each tenant unit required or building envelope only?

(k) What % of buildings have onsite meters for building envelope?

(l) What % of buildings have tenant unit meters?

(m)	Are you only interested in property envelope/comprehensive (trunk) data? Or is individual (branch) data the goal?

(n) Is data for each tenant unit required or building envelope only?

(o) What % of buildings have onsite meters for building envelope?

(p) What % of buildings have tenant unit meters?

(q) Are you only interested in property envelope/comprehensive data? Or is individual circuit/system data the goal?

(r) What % of buildings have onsite meters for building envelope?

(s) What % of buildings have tenant unit meters?

(t) Are you expecting to monitor any on-site generation? Solar, diesel, geo-thermal, back-up generation, etc.?

(u) What % of buildings have onsite generation for building envelope?

(v) What % of buildings have onsite generation for tenant units?

(w) What existing systems will be accessing the data collected?

(x) What are the interfaces?

(y) Will data access be push-based (data platform calls other system) or pull-based (other system calls data platform)?

(z) Does the chosen solution need to be GDPR-compliant?

(aa)	Will there be any customer or PII shared?

(bb)	Are there any other data compliance policies required?

(cc)	Will the Service Provider be responsible for data retention or HTFC?

(dd)	If Service Provider, how long will data retention be required?

(ee)   **What service availability targets are required for data collection, aggregation, presentation, and reporting?**

(ff) **What Mean-Time-To-Recovery (MTTR) is expected in the event of primary system failure or disaster?**

(gg)   **Is push reporting a requirement? If so, to whom and how frequent?**

(hh)   **Is there a need/requirement to share building monitoring sustainability efforts with residents on property? Via onsite displays? Via social media? If so, at what kind of time interval?**

(ii) **Is there a need/requirement for building personnel or tenants to be notified via email/sms messages in real-time of properties consuming utility resources outside of your designated thresholds?**

(jj) **Is a mobile app required? If so, for which user group (HTFC, Building Operators, Tenants, other)?**

(kk)   **What are the key BI scenarios that HTFC will want to report on?**

(ll) **What are the key BI scenarios that Building Operators will want to report on?**

(mm)   **What is your timeline to begin implementing a solution?**

(nn)   **Do you have milestones you'd like to hit to roll this out to all properties?**

(oo)   **What % of properties are under direct HTFC facilities management?**

(pp)   **What are the other models for facilities management (property management, borough management, other)?**

(qq)   **Will this project be optional or mandatory for all properties?**

(rr) **What percentage do you anticipate rolling this out to?**

(ss)   **What is the funding model? Centralized, decentralized, mixed?**

(tt) **How will implementation to the different property types be motivated? Incentivized, penalized, other?**

The agency is in the initial stages and requesting information for potential options and strategies currently available for monitoring, collecting, analyzing and comparing the energy and water usage of its multifamily residential properties. This is not a request for procurement and we therefore cannot respond to your inquiry. Thank you.

4. **Section 6 - Page 7: The Service Provider also assists the project with obtaining its annual energy and water use data from their utility company and local water supplier. All energy and water use data must be submitted to HCR's account in the EPA's Energy Star Portfolio Manager (PM) by May 1st of each year.**

   Question: How will this data be provided from the service provider? Are there APIs that allow access to their data? What is the frequency of the data available (minute, hour, etc)?

   The agency is in the initial stages and requesting information for potential options and strategies currently available for monitoring, collecting, analyzing and comparing the

energy and water usage of its multifamily residential properties. Please review Addendum #1 available at: https://hcr.ny.gov/system/files/documents/2020/07/200714_addendum-1_energybenchmarking_final.pdf

5. Section 1, Page 3: "HTFC now seeks to improve and expand its benchmarking initiative. The purpose of this Request for Information (RFI) is to gain knowledge of the latest technology, innovation and expertise in HTFC's evaluation of properties for energy efficiency and resiliency."

Question 1: How does HTFC define resiliency, and what are the priorities for HTFC in terms of resiliency (for example: extreme weather events and flooding, heat waves, backup power, etc.)?

Section 6, Page 6: "To date, the program has been instituted in nearly all of HCR's Mitchell-Lama projects. Recently, HTFC has expanded the benchmarking program to include all properties larger than 25,000 square feet and located outside of New York City that have received funding from HTFC as well other types of HCR-supervised projects."

Question 2: How many properties are under 25,000 square feet and does HTFC wish to eventually include those properties in this program? To understand sense of scale, can HTFC please provide a breakdown of the total number of HTFC-funded and HCR-supervised projects, with a breakdown by building size: under 25,000 square feet, 25,000-50,000 square feet, over 50,000 square feet?

The agency is in the initial stages and requesting information for potential options and strategies currently available for monitoring, collecting, analyzing and comparing the energy and water usage of its multifamily residential properties.

Question 1: Please review Addendum #1 available at:
https://hcr.ny.gov/system/files/documents/2020/07/200714_addendum-1_energybenchmarking_final.pdf

Question 2: Please visit https://hcr.ny.gov/hcr-multifamily-asset-map for an overview of HCR's portfolios.

6. I was wondering if you can extend the deadline because of the current global COVID-19 situation.

The deadlines have been extended. For additional information, please review the timeline in Addendum #1 available at:
https://hcr.ny.gov/system/files/documents/2020/07/200714_addendum-1_energybenchmarking_final.pdf

NEW YORK STATE OF OPPORTUNITY.

Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

Questions and Answers – Round 1

Request for Information ("RFI")
for
Monitoring and Analysis of Energy Usage
for the Asset Management of Properties in Portfolios

Issued: July 10, 2020

1. **Who is reading the questions and our RFI responses? We're looking to understand the appropriate amount of detail to include depending on their role(s).**

   A team of approximately 10 HCR housing professionals will be involved in the review process. The team will have a diverse background of housing knowledge and the current benchmarking program.

2. **What kind of follow-up is expected after submissions? Will you be looking to speak with respondents? Do you have a timeline for that?**

   For the RFI timeline, refer to Section 4 of the RFI titled "*Calendar of Events and Milestones.*"

   -REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY-