



New York Power Authority  
Request For Proposals to  
Develop and/or Coordinate  
**Energy Master Plans**  
for Albany, Buffalo,  
Rochester, Syracuse  
and Yonkers

Inquiry No. Q12-5350MR

## Introduction

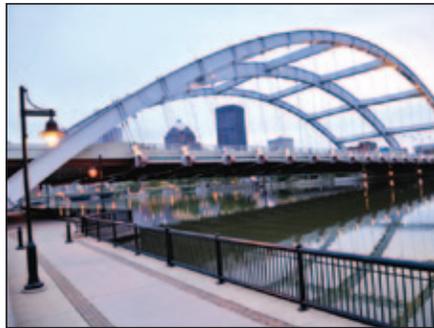
Governor Andrew M. Cuomo has made energy efficiency a centerpiece of his multifaceted efforts to ensure that New York State has the reliable, economical and clean energy it will need to support a growing economy, create jobs, serve its residents and protect the environment for decades to come.

The New York Power Authority (NYPA), the nation's largest state electric utility, is at the forefront in implementing a number of the Governor's energy efficiency initiatives, most prominently his newly launched "Build Smart NY" plan to increase energy efficiency in state government buildings by 20 percent by 2020.

With this Request for Proposals (RFP) for one or more consultants to develop individual Energy Master Plans for the cities of Albany, Buffalo, Rochester, Syracuse and Yonkers and/or to manage, coordinate and oversee the overall effort, the Power Authority is significantly expanding the nature and scope of its traditional energy efficiency programs.

Over nearly two and a half decades, NYPA has financed more than \$1.5 billion in completed energy efficiency and clean energy projects throughout New York State. NYPA energy efficiency programs have generally focused on energy-saving measures such as installation of new lighting; motors; boilers; and heating, ventilation and air-conditioning (HVAC) systems and have been carried out principally in schools, government buildings and other public facilities. The value of such measures has been amply demonstrated, and they are expected to be evaluated as part of the Master Plans for the five designated cities.

Cover photos, from left: Albany State Capitol Building, Buffalo City Hall, Rochester skyline, Onondaga County Courthouse in Syracuse and the Yonkers Recreation Pier. Photos this page, clockwise from top left: the Frederick Douglass-Susan B. Anthony Memorial Bridge in Rochester, Senator John H. Hughes State Office Building in Syracuse and the Buffalo waterfront.



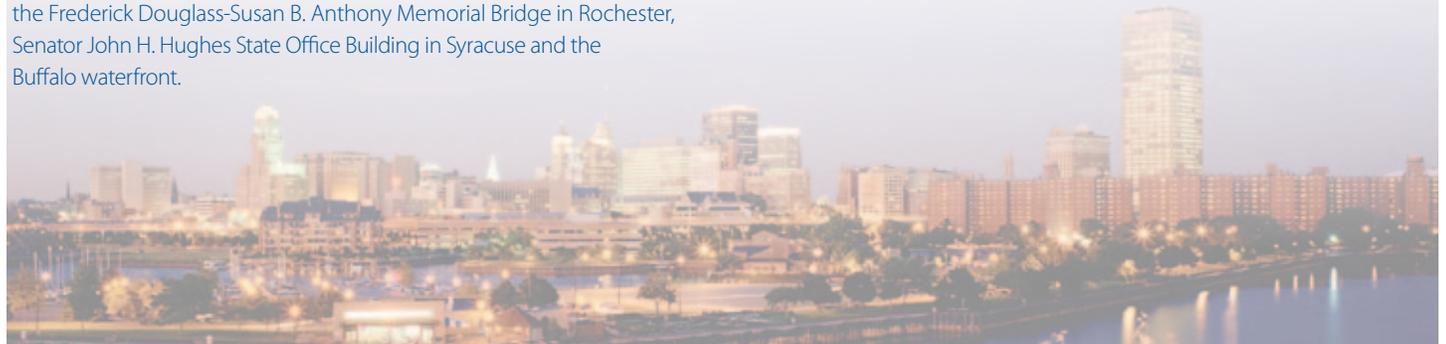
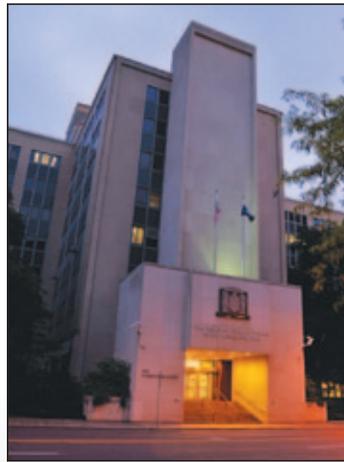
The improvements envisioned for Albany, Buffalo, Rochester, Syracuse and Yonkers, however, will take a far more comprehensive and coordinated approach, encompassing both the public and private sectors in each city and going well beyond energy usage in individual facilities. The new initiatives also will support Build Smart NY and will advance the objectives of the Governor's "NY Works" program, which seeks to enlist the private sector in rebuilding the state's infrastructure and creating jobs.

As discussed in the Schedule of Services included in this RFP, the Master Plans will focus on improving energy efficiency through investigation, analysis and recommendations in four principal areas:

- **Energy Planning and Coordination**
- **Energy Delivery Infrastructure**
- **Transportation Energy Efficiency**
- **Energy Efficiency in Buildings**

In addition to reducing demand on the power grid and strengthening the reliability of the cities' energy infrastructure, the Master Plans will be designed to create jobs in clean energy industries, reduce dependence on imported oil and contribute to a cleaner environment.

Matters addressed in responses to the RFP should range from electricity, natural gas and steam infrastructure to renewable energy and clean vehicles; zoning and traffic patterns; and energy use in city buildings, along with numerous other priorities cited in the Schedule of Services. Proposed plans should also set out strategies for enhancing interaction between government agencies, non-government entities and utility companies.



The Power Authority anticipates that the broad scope of the Master Plans will attract a similarly diverse group of respondents to the RFP. Bids will be welcome from city planners, zoning specialists, builders, engineers, scientists and others with relevant expertise in addition to those with experience specifically tied to energy infrastructure and efficiency.

The Master Plans for Albany, Buffalo, Rochester, Syracuse and Yonkers will draw upon sustainability plans that have been developed in other cities, including “PlaNYC 2030” in New York City and “Sustainable Chicago 2015.” Respondents to the RFP should review the New York City and Chicago plans and those of other major cities in developing their proposals. The successful bidder or bidders will be required to meet personally with officials from New York, Chicago and other large cities to discuss their plans, with NYPA representatives in attendance.



### Strong Potential, Proven Performance

Albany, Buffalo, Rochester, Syracuse and Yonkers are among the largest cities in New York State and offer considerable potential for successful energy efficiency and clean energy initiatives.<sup>1</sup> The Power Authority has already carried out extensive work in all five cities under several of its programs, including those for government buildings, public schools and State University of New York (SUNY) campuses.

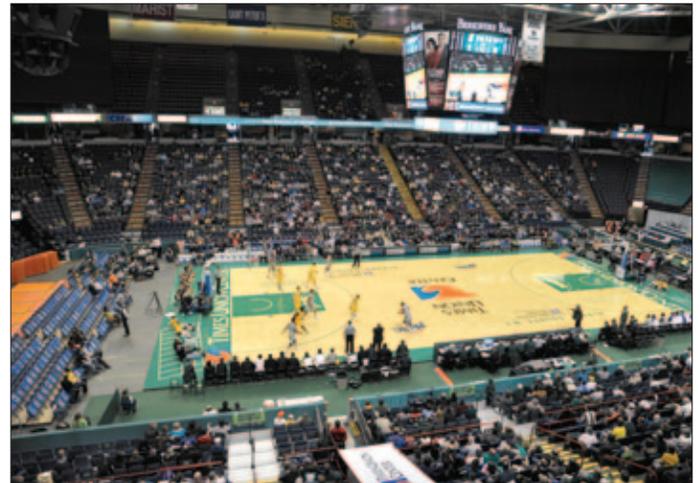


In Albany, NYPA has financed nearly \$60 million in completed projects at 50 state facilities that have included numerous energy efficient lighting and HVAC improvements and the implementation of an energy-saving web-based metering system for New York State’s Office of General Services facilities. In 2012, the Power Authority completed an energy efficiency project at the Times Union Center, focusing on a chiller replacement and HVAC upgrades at the sports arena, and undertook extensive lighting efficiency upgrades in nearly 1,750 classrooms at SUNY Albany.

Over the years, NYPA has completed major energy efficiency projects at 37 Albany public school facilities for an annual savings of \$475,000.

The Power Authority is currently undertaking nine additional energy-saving projects in the city that are expected to yield almost \$2 million in annual savings for Albany taxpayers.

In Buffalo, NYPA has financed more than \$23 million in completed projects at the city’s public schools, including the replacement or retrofitting of coal-burning furnaces at seven schools to permit use of oil or natural gas. Other completed projects are in place at such facilities as the Roswell Park Cancer



Photos, clockwise from top left: Goodyear Hall at the University at Buffalo, the Times Union Center in Albany and the Rundel Memorial Library in Rochester.

<sup>1</sup>Populations according to the 2010 United States census: Albany, 97,856; Buffalo, 261,310; Rochester, 210,565; Syracuse, 145,170; and Yonkers, 195,976.

Institute and Erie County's Edward A. Rath office building and on the campuses of the University at Buffalo and Buffalo State College. In addition, new projects are in construction or development at the two SUNY campuses. Also in Buffalo, NYPA has installed energy efficient refrigerators in more than 1,600 apartments in Municipal Housing Authority buildings.

In Rochester, the Power Authority has completed almost \$4.5 million worth of work at the Rundel Memorial Library and other public buildings and has carried out extensive energy efficiency projects at facilities operated in the city by the SUNY College at Brockport. A project at Blue Cross Arena is currently in the development phase.

Completed Power Authority projects in Syracuse include those at the city's public schools, the Senator John H. Hughes State Office Building, the SUNY College of Environmental Science and Forestry and the SUNY Upstate Medical University, where several sizable new installations are in construction or development.

In Yonkers, NYPA has financed and implemented more than \$18 million in completed projects throughout the city, including more than \$5 million in lighting energy efficiency upgrades at Yonkers public schools. Energy efficiency initiatives spearheaded by NYPA at municipal facilities, valued at more than \$6.5 million, included lighting upgrades, window replacement and HVAC enhancements at facilities such as the Edward J. Murray Memorial Skating Center and the Yonkers Recreation Pier. The Power Authority also financed more than \$6.5 million in energy efficiency upgrades at the Yonkers Wastewater Treatment Plant in connection with the county facility's harnessing of waste gas in a fuel cell to produce electricity for on-site use.

Statewide, NYPA has completed energy efficiency and clean energy projects at nearly 4,000 government buildings, schools and other public facilities. The projects together reduce demand

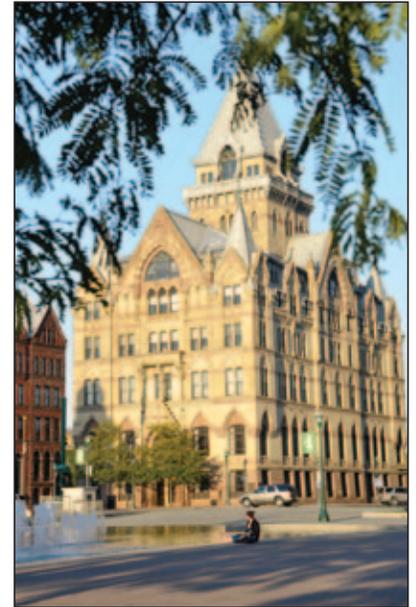
for electricity by about 235 megawatts—equivalent to the output of a medium-sized power plant—and annually save taxpayers more than \$145 million, cut demand for oil by 2.7 million barrels and avoid the emission of more than 860,000 tons of greenhouse gases.

The Power Authority generally oversees project implementation from an initial energy audit through completion and provides up-front financing, recovering its costs by sharing in the savings on customers' energy bills. NYPA will provide similar services, where appropriate, to carry out recommendations included in the Master Plans for Albany, Buffalo, Rochester, Syracuse and Yonkers.

The Power Authority's services have also included helping to make possible the use by state and local governments of clean electric-drive vehicles in their transportation fleets to improve air quality and lessen dependence on oil. Over the years, NYPA has helped to place nearly 1,300 electric and hybrid-electric vehicles into service in municipalities across the state, including Albany, Buffalo, Rochester, Syracuse and Yonkers. An objective of this RFP is to further advance the use of such vehicles.

## A Variety of Initiatives

The Master Plans for the five cities will complement other new and ongoing programs under Governor Cuomo's leadership to advance energy efficiency and related economic and environmental objectives.



Photos, from left: the Edward A. Rath County Office Building in Buffalo and the Syracuse Savings Bank building.

The Governor's issuance of Executive Order 88 in December 2012 inaugurated his Build Smart NY plan and directed state agencies to achieve the ambitious 20 percent improved energy efficiency goal for state buildings. The Power Authority plans to finance a total of \$800 million in energy efficiency and clean energy improvements over the next four years to support Build Smart NY and similar initiatives at county and local government facilities.



NYPA is also pursuing a \$30 million Energy Efficiency Market Acceleration Program (EE-MAP), with a portion of the funding to be used for the Energy Master Plans for Albany, Buffalo, Rochester, Syracuse and Yonkers. EE-MAP is designed to speed the development and marketplace deployment of emerging energy efficiency technologies in New York State. Program funds will be used for research, market development and demonstration projects, with the goals of encouraging private-sector investment, attracting technology companies to the state and creating clean energy jobs.

In September 2012, the Power Authority issued an RFP for a contractor who will identify technologies with significant

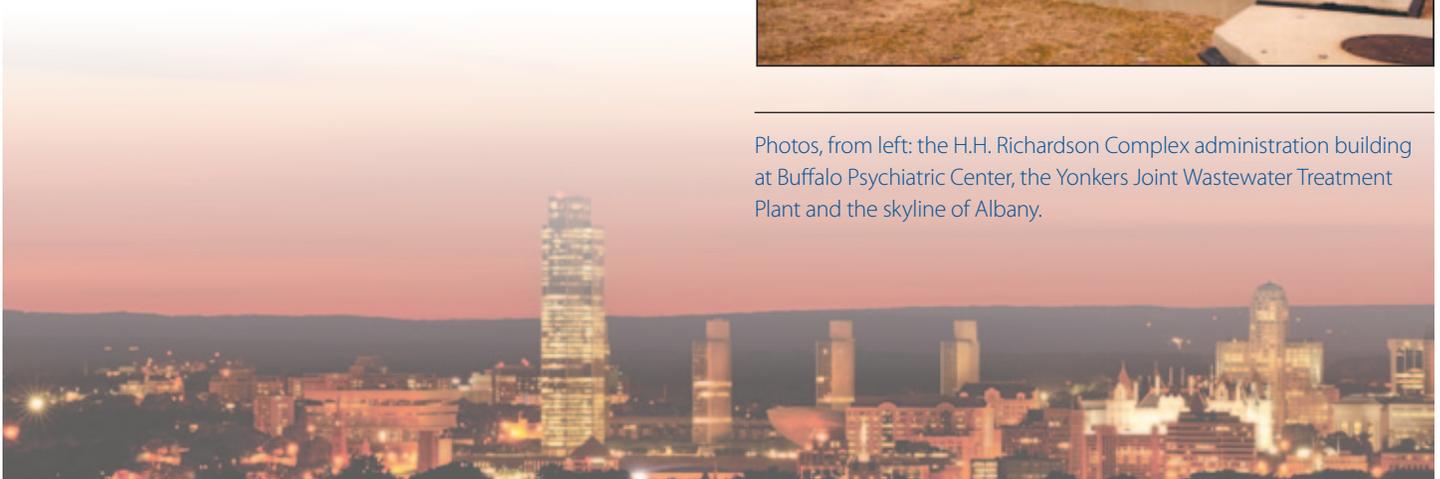
potential for gaining market share; develop market development plans, including strategic alliances; and devise programs to train engineers, contractors, and maintenance service providers in designing and installing energy efficiency projects. NYPA expects to award a contract by mid-2013, stemming from its review of the EE-MAP proposals.

In December 2012, the NYPA Board of Trustees approved the award of contracts to 19 design, engineering and construction firms to support energy efficiency work for the Authority's governmental customers in New York City and Westchester County over the next five years.

Through these and other actions, NYPA is advancing Governor Cuomo's energy efficiency goals on a number of fronts to lower costs to consumers, spur job growth in emerging energy industries, reduce greenhouse gas emissions and bolster the reliability of the state's electric power system. These efforts will continue to rely on partnerships with the private sector in achieving energy-saving improvements. This RFP for consulting services for Energy Master Plans for Albany, Buffalo, Rochester, Syracuse and Yonkers is the latest collaborative endeavor and promises to help ensure that energy efficiency plays a critical role as part of a comprehensive strategy to meet the state's energy, economic and environmental needs.



Photos, from left: the H.H. Richardson Complex administration building at Buffalo Psychiatric Center, the Yonkers Joint Wastewater Treatment Plant and the skyline of Albany.



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## Instructions for Downloading a NYPA Bid Document

1. Through a browser like Internet Explorer, Netscape or Firefox, log onto NYPA's internet webpage at <http://www.nypa.gov>
2. Under **QUICK LINKS** heading on top right side of Home page, select **CURRENT BIDDING OPPORTUNITIES** subheading.
3. [Next screen begins a secure area.] Heading should say **PROCUREMENT OPPORTUNITIES**
4. Logging in for the first time requires registering first. Select Register on right side or on the bottom of page. [Select Login subsequent times thereafter.]
5. Enter all required fields such as name, address and phone number. Most important **field is e-mail address** because NYPA will use it to notify potential bidders of additional addenda when they become available. Also enter a password that you should record somewhere in your personal files.
6. Hit **REGISTER** box.
7. There are numerous selection categories to shadow those in the N.Y. State Contract Reporter. Start by selecting most appropriate ones that you are interested in. Your back arrow will move you to a previous page if desired.
8. For example, CONSTRUCTION & MAINTENANCE is a popular category to demo. [Empty categories say **There are no active RFQ's for this category.**]
9. Currently available bid documents are listed by Number, Description and Due Date. Clicking on one document will open a page that provides more detail.
10. Under the Download heading there will be one or more documents. By selecting each separately, a choice is provided to OPEN the document (displaying it on the monitor screen) or to SAVE the document on your computer or server.
11. All bid documents are in pdf format. Adobe reader must be resident on your computer to open and read such a document. A link to this free program is included on each bid page.
12. Some bid documents require you to separately request included drawings and/or CD's with information. These will be mailed to you at the address you provided when you registered with NYPA.
13. You can change your account information, contact NYPA Procurement if you encounter problems, get copies of forms and log off using selections on right side of each bid page.