



Request for Proposal Phase 2: Consultant for advancing equitable building decarbonization in buildings owned by people of color

Proposal due date: **December 5, 2022**

Proposal budget: **\$60,000 - \$70,000**

Overview

The Institute for Sustainable Communities (ISC) has more than thirty years of experience working at the intersection of climate and equity, along with a considerable network of partners located throughout the United States and Asia. Our mission is to support communities around the world in addressing environmental, economic, and social challenges to build a better future shaped and shared by all. Our programs focus on building a culture of collaboration, fostering greater equity and inclusion, transitioning to a low-emission economy, and increasing resilience in the face of climate disruption.

ISC, with support from CBRE, is implementing a one-of-a-kind program that aims to advance a deep decarbonization and energy efficiency model for commercial buildings in the United States owned by people of color. The specific objectives of the program are the following:

1. Development and execution of steep decarbonization and energy efficiency roadmaps and the design of a benchmarking energy use and GHG emissions database for commercial buildings owned by people of color
2. Development of innovative financial products and incentives and increasing the access of sustainability funding and financing resources for people of color building owners.

Overall, the project aims at successful development and demonstration of decarbonization for buildings owned by people of color, which can then be replicated across the United States.

This Phase 2 RFP is a continuation of the Phase I outcomes which is primarily focused on identification of three pilot cities/regions for the duration of the program. Accordingly, ISC seeks to work with ***individuals and/or organizations*** as consultants to support the program by developing a roadmap to building decarbonization including barriers, challenges to implementation, and recommendations for solutions.

The Consultant will be responsible for the following specific tasks in Phase 2:

Roadmap for minority-owned building decarbonization

Based on the work conducted in Phase 1, the consultant is expected to provide a clear roadmap for implementing building decarbonization solutions for the three (3) selected locations. The solution framework suggested in the roadmap should have provision to address all possible barriers and challenges including technical, financial, institutional, social etc. This is an important and critical activity for successful implementation of the program. The key aspects expected to be detailed in the proposed roadmap include, but are not limited to:

1. Identification of commercial buildings owned by people of color in each pilot location.
2. Energy consumption and GHG emission assessment of the commercial buildings identified in item 1.
3. Development of decarbonization roadmaps for the buildings identified in item 1.
4. Creation of implementation models for accelerating adoption of building decarbonization solutions in the selected cities/regions along with roles and responsibilities of potential stakeholders, including but not limited to government, technical providers, regional entities, utilities, community based organizations, etc.
5. Research and assessment of existing financial tools and incentives, and proposed new ones to address gaps.
6. Assessment of market opportunities and challenges for adoption of building decarbonization solutions, including information local technology suppliers for identified potential solutions.
7. Identification of potential best practices related to energy monitoring and operation, clean tech retrofit solutions, and potential decarbonization.
8. Identification of approaches to strengthen the local ecosystem to ensure long-term sustainability of the proposed/potential solution (i.e, fulfill capacity needs, awareness creation to motivate behavioral shifts for decarbonization, streamlining of the existing incentive schemes/policies with solution framework).
9. Incorporation of incentives/motivation/co-benefits mechanism for building owners to adopt decarbonization solutions, such as energy independence (e.g., owning energy sources and distribution systems), resiliency, health and safety, and interconnectedness to other clean energy solutions (e.g., 15 minute city community planning).
10. Assessment of existing policies and regulatory framework that enables or hinders building decarbonization and accordingly formulate policy solutions to current obstacles including local ordinances and state and federal policies.

DELIVERABLES

1. *Per location, develop a database of commercial buildings owned by people of color, including name of building, size, ownership, use, energy consumption, GHG emissions*
2. *Per location, develop decarbonization roadmaps for buildings owned by people of color based on the database created.*
3. *Per location, assess existing and proposed financial instruments for commercial building decarbonization and access for people of color building owners.*

4. *Per location, assess the policy and regulatory landscape for commercial building decarbonization*
5. *Per location, identify relevant local partners and collaborators to form a 'Leadership Alliance'*

TIMELINE

- RFP issued: November 10, 2022
- Proposal deadline: December 5, 2022
- Award Selection: December 14, 2022
- Project period: January 18, 2022 - April 5, 2022

SUBMISSION REQUIREMENTS

Interested consultants must provide information indicating that they are qualified to perform the services, along with cost information.

Please submit proposals via email to Russell Paez at rpaez@sustain.org, with "*RFP – Consultant for advancing equitable building decarbonization work Phase 2*" in the subject line. Proposals must be submitted by December 5, 2022 at 5 PM PT. The proposal must include the following:

- An expression of interest letter, with detailed name, contact person and contact details (½ page)
- Narrative document outlining the vision for the work along with suggested methodology, work plan and/or other technical inputs for the assignment (maximum 3 pages)
- Description of qualifications in a CV (maximum 2 pages)
- Two references who can speak to Consultant's successful completion of similar work
- Budget information. The Consultant should submit a detailed cost proposal including professional fee, for the activities defined above in the scope of work.

Questions can be submitted in an email to Russell Paez at rpaez@sustain.org with "*Questions – Consultant for advancing building decarbonization work Phase 2*".

About ISC

Founded in 1991, the Institute for Sustainable Communities (ISC) is a not-for-profit organization that builds the capacity of local leaders and organizations to address important global issues including climate change, sustainable development, and environmental protection, resulting in embedded capacity and lasting change. The Institute for Sustainable Communities (ISC) designs and leads community-led and locally-led climate change projects in the United States and six countries in South and Southeast Asia. Our mission is to help communities tackle equity,

environmental, economic, and social root causes that undermine community resilience. We're committed to equitable, healthy, green solutions, and the creation of a better future shaped and shared by all.