Labour, Jobs and Cost Impact of A Transition to Clean Construction in Cities

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USA

Posting date: May 27th 2022
Submission deadline: June 23, 2022, 11:00 pm GMT
1. **C40 Cities Climate Leadership Group**

The C40 Cities Climate Leadership Group connects more than 90 of the world’s greatest cities, representing 750+ million people and one-quarter of the global economy. Created and led by cities, C40 is focused on tackling climate change and driving urban action that reduces greenhouse gas emissions and climate risks, while increasing the health, wellbeing, and economic opportunities of urban citizens.

The current chair of C40 is Mayor of London Sadiq Khan; three-term Mayor of New York City Michael R. Bloomberg serves as President of the Board. C40 is governed by a Steering Committee made up of C40 member city mayors, elected by their peers to represent the geographic diversity of the network. Currently, the C40 Steering Committee includes the mayors of Accra, Boston, Copenhagen, Dhaka, Dubai, Hong Kong, London, L.A., Medellin, Milan, Seoul, and Tokyo.

C40’s work is made possible by three strategic funders: Bloomberg Philanthropies, the Children’s Investment Fund Foundation (CIFF), and Realdania.

C40 supports mayors and cities to be a leading force for climate action around the world, accelerating climate action at the city level to align with a 1.5-degree pathway, and supporting the global leadership of mayors on the most critical climate and equity questions of the day. As part of this, we define and amplify cities’ calls to national governments for greater support and autonomy in creating a sustainable future, and for policy and funding mechanisms that remove barriers to urban climate action. Working across multiple sectors and initiative areas, C40 convenes networks of cities and provides a suite of services in support of their efforts, including direct technical assistance; facilitating peer-to-peer exchange; and research, knowledge management, communications, and advocacy support.

As a climate organisation of the world’s greatest cities, C40 supports its members to move on to a low carbon development pathway, adapt to climate change, curb GHG emissions, and engage in partnerships among themselves and with global organisations, national governments, the private sector, and civil society.

C40 Cities Climate Leadership Group, Inc. is a U.S. not-for-profit 501(c)(3) registered organisation, working with the world’s megacities to tackle climate change. With offices in London and New York, and people working across the globe, C40 has about 220 staff members. Around a half are UK based, around a tenth are US based, the remainder covers roughly another 15 countries. C40 is continuing to expand with plans to register entities in other countries this year. C40 Inc. in the U.S. would remain as the party entering into contracts and handling most financial transactions for all its global affiliates.

2. **About the Clean Construction Programme**

The C40 Clean Construction Programme supports cities in the transition to resource-efficient, resilient and zero-emission construction systems that will deliver thriving, resilient and healthy communities, especially for the most vulnerable. The programme examines the means to
address the embodied emissions of construction – the emissions associated with the extraction, manufacturing, assembly, transport, maintenance and end-of-life sorting of construction materials. It also explores ways to strengthen climate resilience and address the health and socio-economic impacts and solutions of the construction industry, by looking at inclusive, safe, resilient and healthy urban spaces, flourishing circular industries and protected local environments that generate better air quality for millions of people around the world.

3. Summary and Background of the Project

By 2050 another 2.5 billion people are expected to live in urban areas. A billion new homes need to be built globally by 2025. This means construction of buildings and infrastructure equivalent to a city the size of Milan (1.5 million people) per week until 2050. The construction sector is responsible for over 23% of global GHG emissions, on top of consuming over 30% of global resources. Business as usual in the construction sector significantly contributes to a world on track for 3°C or more of over-heating.

National governments are seeing infrastructure and construction as one of the main engines of the economic recovery from the COVID-19 crisis, supported by increased public funding and stimulus packages. For instance, China has positioned ‘new infrastructure’ construction as a key policy pillar of its post-pandemic economic recovery, investing heavily in the country’s own infrastructure, not just to build new roads, railway lines and sewage systems but also to make the equipment necessary for those projects1. The UK Government is investing £5bn to accelerate infrastructure projects in its economic recovery plan2. The Biden Administration has tabled a $1 trillion plan to overhaul and upgrade US infrastructure3.

While the intention is to create jobs, pushing business-as-usual construction would prove damaging4. By overlooking and disregarding clean construction principles and materials impacts, urban air pollution will intensify due to construction sites, significant embodied emissions will be released and locked in the atmosphere, exacerbating the climate crisis (see figure iii below), more resources will be extracted, contributing to the ecosystems and biodiversity crisis; and cities’ resilience to future pandemic and climate shocks will be undermined.

Building Back Better should be understood, literally, as tackling the negative impacts of the construction sector on the people and the planet. The opportunity for change has never been so timely and cities, with C40 support, have a narrow window of opportunity to embed Clean Construction considerations into their green and just recovery plans.

Cities are the greatest drivers of construction and have a role to play in influencing the industry and national governments. Yet the dramatic impacts of COVID-19 have seen cuts in municipal budgets, and negative impacts on real estate and business sectors.

1 “China Tries its favourite economic cure: more construction” New York Times; The Chinese government is considering spending up to RMB 2.8 trillion (US$394 billion) in local government special bonds to spur infrastructure investment (Reuters); “China bets on 'new infrastructure' to pull the economy out of post-Covid doldrums” Merics
4 “Florida accused of push for 'roads to nowhere' under cover of pandemic” The Guardian
To make the political argument, we need to address the barriers to clean construction in cities, debunk the myths around it, and make a strong and compelling case for embedding clean construction into green and just recovery plans. The purpose of this project is to provide this analysis to C40 and its cities, enabling them not only to act locally but to influence national government recovery plans.

4. Proposal Guidelines

This Request for Proposal represents the requirements for an open and competitive process. Proposals will be accepted until **June 23, 2022, 11:00 pm GMT**. Any proposals received after this date and time will not be accepted and will be returned to the sender. All proposals should include clear timetables, how they would work with C40, clear costs and detail on experience in this area.

The proposal should clearly indicate the required input from C40 staff, timeline of implementation, and any required background work or set up. Furthermore, the submission should show how the respondent intends that the project governance and management should work. This should, as a minimum, cover proposed working partnership with C40, key roles and responsibilities, reporting, change requests, escalation of issues, sign-off of work stages, and acceptance criteria.

Respondents are also required to set out any risks and assumptions made in planning this work. Where risks are identified appropriate management and mitigation strategies should also be outlined.

The proposal should include details on how a risk assessment would be completed and what that would include.

If the organisation submitting a proposal must outsource or contract any work to meet the requirements contained herein, this must be clearly stated in the proposal. Additionally, all costs included in proposals must be all-inclusive to include any outsourced or contracted work. Any proposals which call for outsourcing or contracting work must include a name and description of the organisations being contracted.

All costs must be itemised to include an explanation of all fees and costs.

Contract terms and conditions will be negotiated upon selection of the winning bidder for this RfP. All contractual terms and conditions will be subject to review by the C40 legal department and will include scope, budget, schedule and other necessary items pertaining to the project.

5. Project Purpose and Description

The purpose of this Request for Proposal is to solicit proposals from various organisations and/or candidates, conduct a fair and extensive evaluation based on criteria listed herein, and select the organisation(s) or candidate(s) who is/are best able to satisfactorily deliver the outcomes and outputs described below.
C40 is looking for a consultant, a team of consultants, and/or academics with collective expertise covering areas of strong and compelling storytelling, economic analysis, quality of jobs analysis, policy and political strategy development, and knowledge related to clean construction and just transition. If applicable, C40 welcomes consortiums consultants and/or academics to apply under one proposal to best respond to the objectives of this project.

The purpose of this consultancy project is to provide quantified (where possible) and qualitative analysis, knowledge, and a political narrative on the labour, jobs and cost impact of a transition to Clean Construction that will support C40 cities in including clean construction principles into their climate action plans, green and just recovery plans and construction sector labour policies.

The project will focus on up to six case study cities analysis with the aim to:

1. Assess the labour, jobs and cost impacts of a transition to clean construction in cities, including evaluation of quantity, quality and type of jobs
2. Debunk the false perceptions around clean construction through a combination of compelling narrative, evidence and city-specific analysis
3. Make an economic case for clean construction

6. Project Outputs

The project will focus on up to six C40 cities covering all C40 regions to ensure the narrative resonates regionally and globally. The research will cover all types of buildings and infrastructure within the selected cities.

The selected team will work to produce three deliverables to help C40 accomplish the objectives of the project. The three key deliverables include:

1. Project-level modelling (quantitative analysis) of type of jobs and net job creation under business-as-usual (BAU) construction practices and recovery plans versus clean construction ones
2. A city-level analysis of distribution and quality of jobs, comparing BAU with clean construction
3. Compelling and evidence-based global and regional narratives to debunk myths and encourage inclusive city action on clean construction.

C40 will work with the selected team to finalise the list of case study cities to include in the analysis. Where detailed recovery plans exist at the city level, these should be used as a starting point for the analysis. Consideration should be given to the regional application of the results from each city analysis. Global application and conclusions should also be drawn to have a holistic narrative.

7. Project Scope

Stage 1. Project inception – A deep dive into the scope of the project and ensure everyone is on the same page about the deliverables. The team will also hold a review session with C40 jobs assessment experts to capture the learnings so far. The project team will lay out a clear plan of engagement.
Stage 2. City selection – Up to six case study cities will be chosen through an application process, ensuring a diverse geographic representation of C40 cities. Cities will be required to demonstrate their interest and need for such an analysis and the required resources (staff capacity) to participate in the project. The cities will be selected based on predefined criteria.

Stage 3. Project scoping – C40 and the consultant will work closely with the case study cities to identify their specific labour, jobs and costs priorities to ensure the right entry points are targeted in the research. This will be done through interviews with city officials and experts in cities.

Stage 4. Literature review – A focused literature review will be conducted to collect the most relevant and robust evidence that debunks the myths around clean construction and make a strong economic case for clean construction. The key priorities identified in the scoping will help define the scope of the literature review. Output: global and regional narratives covering the case study cities of all literature review evidence.

Stage 5. Modelling – A quantitative analysis of project level examples of the impact on employment and ideally cost. It will need to: (i) define BAU vs clean construction project scenarios; (ii) source city-relevant employment multipliers for BAU vs clean construction; (iii) estimate costs of BAU vs clean construction; (iv) combine multipliers and costs to estimate employment; (v) estimate impact on jobs locally within the city to understand local impact vs impact across the whole supply chain. We expect a range of technical specialists and academic experts to support the modelling to effectively target the most recent, relevant and robust work. Output: robust, easy to understand example of how clean construction impacts employment in each case study city, excel file of analysis for up to six cities, word doc for technical methodology.

Stage 6. Quality of jobs assessment – A local level analysis to understand the distribution and quality of jobs generated through clean construction. We request you outline a methodology to undertake this assessment in your proposal. Output - analysis of distribution and quality of jobs.

Stage 7. Final deliverables development – The results from the entire project will be synthesised into the final deliverables in a concise and compelling manner to meet the goals set out in the scoping analysis and over the barriers identified there. This would include professional copy-editing and engaging design based on C40 visual identity and guidelines. Output: Strong compelling narrative to address the labour, jobs and cost impact to clean construction, make an economic case for clean construction, and debunk the myths around it.

8. Project Operations

C40 will hire a Clean Construction Research Officer who will be responsible for all coordination and engagement with the case study cities and experts. The research officer will undertake all logistical coordination between the consultant, the case study cities, C40 internal teams, and other relevant stakeholders. The research officer will be closely involved in the research and analysis as well as a detailed review of the research.
The consultant will be responsible for conducting the research and modelling components along with delivery of final results.

9. RfP and Project Timeline

RfP Timeline:
All proposals in response for this RfP are due no later than June 23, 2022, 11:00 pm GMT

Evaluation of proposals will be conducted from June 24 – June 29, 2022.
If additional information or discussions are needed with any differences during this two-week window, the bidder(s) will be notified.
The selection decision for the winning bidder will be made no later than June 30, 2022.
Notifications to bidders who were not selected will be completed by July 6, 2022.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<tr>
<td>Request for Proposals sent out</td>
<td>May 27, 2022</td>
</tr>
<tr>
<td>Written responses submitted to C40</td>
<td>June 23, 11:00 pm GMT</td>
</tr>
<tr>
<td>Evaluation of written response</td>
<td>June 24 – June 29 2022</td>
</tr>
<tr>
<td>Presentation on submission</td>
<td>July 5, 2022</td>
</tr>
<tr>
<td>Selection decision made</td>
<td>July 6, 2022</td>
</tr>
<tr>
<td>All bidders notified of outcome</td>
<td>July 11, 2022</td>
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Project Timeline:
The project initiation phase must be completed by August 19, 2022
Project planning phase must be completed by September 9, 2022

Selected team should plan for regular communication and check in meetings with C40 throughout the project to allow for iteration.

10. Project Budget

Financial proposals must be submitted in USD (US dollars), including all costs of taxes and administrative fees. In case of need for field trips, travel and maintenance costs must be included in the total value of the proposal. The consultancy will be responsible for the logistical costs, which will be reimbursed later by the C40. Proposals for the total cost of all deliverables (1, 2 and 3) must not exceed a maximum total of USD 86,000. This includes the professional copy editing and engaging deliverables design costs.

Consultants are encouraged to form partnerships with organisations to provide best value for money in all deliverables and areas for the proposal.
The consultancy must indicate agreement with the C40 Terms and Conditions, reflected in Annex 2.

11. Bidder Qualifications

Candidates should consider following elements when responding to this RFP:
- Demonstrate experience in delivery of outputs similar to those defined in this RFP: strong and compelling storytelling, labour and jobs analysis and modelling, economic analysis, quality of jobs analysis, stakeholder analysis and legal analysis as well as political strategy.
- Examples of similar projects in the field of built environment decarbonisation.
- Describe approach to project management and timeline and how consultants will work with C40 project managers.
- Provide a timeframe for tasks and completion of the project
- References from other similar clients
- C40 is subject to the European Union and United Kingdom data protection regulations and the winning proposal must ensure its continued compliance. If a successful proposal will require that you process or control personally identifiable information (PII), please describe your familiarity, and ability to comply, with Directive 95/46/EC and the forthcoming General Data Protection Legislation

We welcome and encourage joint submissions and from a consortium of consultants representing strategic communications, economic analysis and just transition/equity expertise, applied to the built environment.

If the organisation submitting a proposal must outsource or contract any work to meet the requirements contained herein, this must be clearly stated in the proposal. Additionally, all costs included in proposals must be all inclusive to include any outsourced or contracted work. Any proposals which call for outsourcing or contracting work must include a name and description of the organisations being contracted.


Proposals will be evaluated according to the following criteria:

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<tr>
<th>Criteria for evaluation</th>
<th>Weight</th>
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<tr>
<td>Interpretation of the work and proposal for delivery</td>
<td>30 %</td>
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<tr>
<td>Project management - ability to deliver products on time and with quality, schedule of deliveries</td>
<td>25 %</td>
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<tr>
<td>Project team experience and skills</td>
<td>25 %</td>
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<tr>
<td>Cost - effective</td>
<td>20 %</td>
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Proposal submission
Each bidder must submit 1 copy of their proposal to the email address below by June 23, 11:00 pm GMT

Submit to Cécile Faraud, Clean Construction programme manager, cfaraud@c40.org