



AGENDA REPORT

City Council

DATE:	October 22, 2024
TO:	Mayor Martinez and Members of the City Council
FROM:	Councilmembers McLaughlin and Robinson
Subject:	Project Labor Agreement for Neighborhood-Scale Building Decarbonization Project
FINANCIAL IMPACT:	N/A
PREVIOUS COUNCIL ACTION:	On February 27, 2024, the City Council heard a presentation on this project and agreed to move forward with this Richmond Clean Energy and Healthy Homes project.
STATEMENT OF THE ISSUE:	Richmond is embarking on a new, equitable model of building decarbonization with this neighborhood-scale project that allows all residents of one area regardless of demographics to receive the benefits of energy efficient, healthy and resilient homes at once.
RECOMMENDED ACTION:	ADOPT a resolution to support entering into a Project Labor Agreement (PLA) for the Richmond Clean Energy and Healthy Homes project and DIRECT staff to work with the Contra Costa Building Trades and Construction Council and other partners on this project to finalize such a PLA – Councilmembers Gayle McLaughlin (510-620-6636) and Doria Robinson (510-620-6568).

DISCUSSION:

On February 27, 2024, the Richmond City Council heard a presentation from the Alliance of Californians for Community Empowerment (ACCE) to embark on a neighborhood-scale building decarbonization project and voted to move forward with the project.

This project proposes a group of houses (based on recommendations from PG&E) to receive deep energy efficiency retrofits, high-efficiency electric appliances such as heat pumps and electric panel upgrades, onsite solar, electric vehicle charging and battery storage to improve indoor air quality, lower utility bills and improve participants resilience in the case of power outages and natural disasters.

City staff has taken the lead on submission of an Environmental Protection Agency (EPA) Community Change Grant to fund this project. The grant was submitted on September 6, 2024.

MCE has agreed to manage the project with ACCE doing community outreach. In addition, as stated in the February 27 presentation, given the importance of having skilled workers (with good pay and benefits) and quality construction, there is a need to have union labor, with priority given to Richmond residents, on this project. Discussions have occurred with the Contra Costa Building Trades and Construction Council who are on board with this and are enthusiastic about partnering on this project. As the City of Richmond has done numerous times in the past, the best outcome for this project will be through a Project Labor Agreement.

DOCUMENTS ATTACHED:

Attachment - Resolution