

Denver Regional Council of Governments

Request for Applications (RFA)

Building Policy Collaborative Jurisdictional Support Subaward Program

Open: June 2, 2025

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Section 1 – Subaward Program Information

In August 2024, the Denver Regional Council of Governments [received a \\$199.7 million Climate Pollution Reduction Grant](#) (CPRG) to develop a Building Decarbonization Program focused on reducing climate pollution from the building sector. DRCOG has heard from local government stakeholders that many local jurisdictions lack the staff capacity or bandwidth to pursue policies that would have a climate benefit, and support is needed in staffing up jurisdictions to enable the work that leads to emissions reduction.

The workplan for this program includes a \$39 million policy component to support pollution reduction and healthy buildings by advancing consistent, coordinated and ambitious high-performance building policy across the region. The Building Policy Collaborative (BPC) will individually support the DRCOG region’s jurisdictions over five years to implement new, above-state-minimum building energy codes and performance standards; equipment replacement standards; permitting reform; embodied carbon standards; and professional licensure requirements. The BPC provides local governments with capacity-building subawards and problem-solving through peer-to-peer collaboration and research capacity. The BPC also will ensure jurisdictions are fully connected with the grant's rebates or incentives, advising, workforce development and community offerings.

This Building Policy Collaborative consists of a \$34.8 million Jurisdictional Support Subaward Program, a \$2.5 million Building Policy Collaborative, and \$1 million for research on local policy adoption. The Jurisdictional Support Subaward Program consists of two rounds: this first-round Jurisdictional Support Subaward Program, and a second competitive round that will launch in Spring 2026, both of which will support local jurisdictions in adopting and implementing building decarbonization policies that will improve building energy efficiency

and reduce climate pollution emissions. These programs will run through the end of the DRCOG CPRG grant on October 19, 2029.

Section 2 – Subaward Goals

The goals of the first round of Jurisdictional Support Subaward are:

1. Reduce building-related climate pollution emissions through local policy change.
2. Support jurisdictions in BPC participation, which will develop a regional Building Decarbonization Roadmap and provide space for jurisdictions to jointly address policy adoption, implementation and enforcement challenges.
3. Support jurisdictions' capacity to adopt and implement local building decarbonization policies (electric-preferred building codes, streamlined heat pump permitting, energy benchmarking and other policies), maximizing regional consistency.
4. Accomplish the goals of the Decarbonize DRCOG work plan, navigating the entire region toward implementing under- or near-zero emission policies for new construction.

Section 3 – Eligibility

Eligible Applicants

Eligible applicants include any jurisdiction within the DRCOG planning area, or partnerships among more than one of those jurisdictions. A DRCOG jurisdiction must be the lead applicant, but other organizations such as Community Based Organizations (CBOs) or nonprofits may be included in the proposal and may be able to act as sub-awardees, subject to approval along with any additional paperwork needed to meet federal subaward requirements.

BPC Participation and Letter of Commitment

Building Policy Collaborative participation is required to be eligible for any funding allocation. Jurisdictions must meet the two following criteria to qualify for an award. A community must have:

- At least one representative, or their designee, actively engage in the BPC, with a goal of attending 75% of meetings and to meaningfully participate in content review and collaborative discussions.
- A letter of commitment signed by the chief elected official or senior administrative official (e.g., City Manager). DRCOG will develop a form letter available at the [Building Policy Collaborative website](#). DRCOG does not require a formal vote or council approval of any new policy to be eligible.

Eligible Uses

Jurisdictional Support Subawards can be used in several ways to implement ambitious, above-state-minimum, **building decarbonization policies** at the local level. It is up to the applicant(s) how they want to be supported by this award opportunity. For the purposes of this subaward, building decarbonization policies are defined as policies addressing climate pollution and other pollutant emissions from building operations by addressing the efficiency of space heating and cooling, and water heating systems, rather than energy generation. Applicants may identify multiple eligible uses of funding up to their total eligible award amount. Upon approval of a subaward, DRCOG will work with applicants to identify project timelines and key performance metrics for each eligible use to be incorporated into the subaward agreement.

1. **Staff capacity*** - Add new staff to expand the jurisdiction's capacity to accomplish new policy adoption, assist educational efforts for building permit applicants, ensure policy compliance, and achieve emissions reductions in either or both areas (sometimes located in different departments):
 - New construction and major remodel: an energy code specialist
 - Existing buildings: an energy benchmarking and upgrade specialist

Funding cannot supplant existing staff funding, although allowances may be made for the expansion of job duties or an upgrade from part-time to full-time employment. Full-time employees supported by the staff capacity element of this subaward are not limited to staff working solely on building decarbonization efforts; however, applicants should identify an estimate of the time, expenses and budget assumptions relative to the new capacity a jurisdiction is creating and how the capacity serves the purposes of the subaward.

Example staff capacity: Staff salaries or external administrative support for:

- Energy/emissions code updates, adoption and implementation.
- Overseeing permitting, benchmarking, inspection and reporting-system upgrades to support more sophisticated energy policy.
- Costs associated with relevant staff, including those with jurisdictions with contract building departments, to participate in the BPC; inform and shape regional policy goals, roadmaps, and policy package proposals; and ensure local policy is consistent in approach.

**Please note: Navigators who will assist community members and contractors in accessing incentives, rebates and credits related to code updates are already funded through a separate component of the DRCOG grant and are not eligible to be funded through Jurisdictional Support Subawards.*

2. **Training and certification** - Institutionalizing in-house energy policy expertise among existing staff to allow them to effectively implement advanced building policy.

Example:

- Purchase training and associated certification fees for in-house staff*
 - i. LEED, Certified Energy Manager (CEM), BPI certifications
 - ii. Conference and training attendance to become familiar with advanced energy codes, performance standards and high-performance building design and technology

**Please note: Certification and training for inspectors, contractors, designers and the construction community — policy and code training, and energy training for both contractors and inspectors — are already funded through the workforce component of the DRCOG grant as well as the Colorado Energy Office (CEO). DRCOG will work with participating jurisdictions to access these other trainings through the BPC. Eligibility for BPC Jurisdictional Support Funding is limited to training not provided by CEO at the time of application.*

3. **Permitting and systems support** - Emissions goal tracking systems to verify effectiveness of policy.

- Permitting reform to enable and expedite high-performance applications.
- Permitting process and applicant support for energy/emissions codes/standards.
- Systems administration.
- Software licenses and support for climate pollution reduction and other data-tracking requirements.

Example:

- Purchase, license and implement software and administrative systems or update existing systems to track electrification rates and climate pollution reductions (at baseline and after policy adoption), sharing these systems regionally where possible for consistency and economy of scale.

4. **Technical assistance**** - Technical assistance for specific projects related to building decarbonization policy development, coordination, piloting and implementation.

- Research to support local policy implementation where not covered by the Policy Research component of the grant.
- Legal counsel and support to address preemption challenges to building decarbonization policies.
- Technical assistance for building decarbonization-related inspection and enforcement programs.

- Data collection for coordination and evaluation. Note that data collection and analysis proposals will require an EPA Quality Assurance Project Plan (QAPP).
- Support for developing or updating sustainability plans, strategic plans, comprehensive plans or long-range plans related to building decarbonization efforts.

Example:

- Contract a vendor to support the integration of the BPC Roadmap into local sustainability plans and long-range planning documents.

*** Many technical assistance options are also available through the Colorado Energy Office (CEO). Eligibility for Jurisdictional Support Subaward funding is limited to technical assistance not provided by CEO at the time of application.*

5. **Jurisdiction-led community engagement and coordination efforts***** - Community and stakeholder engagement and education on advancing building policies to ensure policy is supported and feasible to implement, resulting in higher compliance rates and emissions reductions.

- Community engagement activities around energy and/or emissions code updates.
- Peer-to-peer and elected-official coordination.
- Direct consultation with subject matter experts (e.g., CBOs).
- Funding to compensate participation in building policy public processes, especially income qualified populations.
- Industry engagement or outreach to builders and developers, on behalf of multiple jurisdictions.

Examples:

- Conduct research to inform proposals or answer anticipated questions during engagement, coordinated with the Policy Research component of the grant.
- Develop an engagement plan that encompasses and integrates local stakeholders.
- Contract an engagement facilitator where necessary; leverage DRCOG capacity where possible.

****Note: Decarbonize DRCOG includes a community engagement program that will facilitate subawards to community-based organizations (CBOs), develop centralized community engagement and communications materials, and provide community engagement opportunities with target audiences throughout the grant period. However, jurisdictions are encouraged to propose reasonable activities and expenses for engagement with local stakeholders through the policy development, adoption and*

implementation process.

6. **Custom measure to support climate pollution reductions from the building sector**
 - Propose a measure not listed above that advances building decarbonization policy and reduces emissions (subject to review by DRCOG).

Ineligible Uses

This subaward is intended to support the adoption, implementation and enforcement of **local building decarbonization policies**. Ineligible uses include local solar, electric vehicle, weatherization and other infrastructure projects, rebates or other incentives.

Subaward funds should not be used in a manner that duplicates the work being done by other aspects of the DRCOG Building Decarbonization Program. These program services include:

1. Incentive Program Services:
 - a. Incentives for individual equipment installations with measures similar to existing utility demand side management programs. Residential, commercial and multifamily building measures will be considered during program design.
2. Energy Advising Program Services:
 - a. Individual consultations for home and building owners contemplating or working on energy efficiency or beneficial electrification projects.
3. Innovation Pilot Program Services:
 - a. Small subawards for innovative business models. For-profit companies and non-profit entities (CBOs and human-service providers) will be eligible.
4. Communications and Marketing:
 - a. Brand strategy and creation; communications campaign; public relations and targeted advertising buys; website design; customizable toolkits for area stakeholders.
5. Community Engagement: ***except as identified in the Eligible Use section above.**
 - a. Subawards to community-based organizations to assist with public involvement; participation incentives and stipends; transcreation and interpretation services; language- and culturally diverse collateral design and ad placement.
6. Workforce and industry development:
 - a. Career services for jobseekers; funding for critical wraparound services; job fairs/outreach plans; employer engagement.
 - b. Contractor support, including stipends for contractors to attend heat pump trainings; navigation services for heat pump projects; mall business scaling programs.

Section 4 – Partnerships

Applicants are strongly encouraged to partner with other local governments in the region, including counties, to collaborate on Jurisdictional Support Subaward applications that will enable effective policy implementation. This includes pooling subawards in a manner that would enable a lead applicant to provide services consistent with the eligible uses identified above to partner jurisdictions. Partnerships should submit a single application, with a single jurisdiction as the lead. If a partnership is awarded under this program, **the lead applicant will be responsible** for distribution of pooled funds or services among members of the partnership, fulfilling reporting requirements as defined by EPA, and management of all reporting, engagement and communication with DRCOG on behalf of the partnership.

Section 5 – Funding Allocation

Subaward Totals

Jurisdictional subawards will be allocated through two rounds, both of which will run through the end of the DRCOG CPRG grant on October 19, 2029. The first round of funding will allocate the entire \$34,800,000 as formula funds across all jurisdictions in the DRCOG area. Jurisdictions are scored and assigned to one of eight funding tiers, based on the following weighted criteria:

- 2025 Population (30%)
- 2025 Jobs (45%)
- Projected population growth 2025-2050 (10%)
- Projected job growth 2025-2050 (15%)

These scoring criteria are based on the current socioeconomic data maintained by DRCOG. Population is used as a proxy for residential building stock, jobs as a correlate for commercial real estate. The relative weighing of population to jobs is based on the climate pollution inventory that was developed for the [DRCOG Priority Climate Action Plan](#) (see Figure 4), where 22% of emissions come from residential buildings and 30% come from commercial buildings. Current population and jobs as of 2025 represent 75% of the total score; future projections from 2025-2050 represent the remaining 25% of the score. The score is calculated as:

$$\begin{aligned} \text{Score} = & (30 \times \text{community's \% of total DRCOG population in 2025}) + \\ & (45 \times \text{community's \% of total DRCOG jobs in 2025}) + \\ & (10 \times \text{community's \% of total DRCOG projected population growth 2025-2050}) + \\ & (15 \times \text{community's \% of total DRCOG projected job growth 2025-2050}) \end{aligned}$$

Maximum award amounts are determined as:

Score	Max Award
≤ 14	\$50,000
15 to 24	\$100,000
25 to 59	\$300,000
60 to 124	\$600,000
125 to 249	\$900,000
250 to 349	\$1,200,000
350 to 500	\$1,500,000
501+	\$2,000,000

Award tiers were established based roughly on an estimated cost of \$600,000 to hire one staff person for four years. A table listing the tier assignment of each local jurisdiction can be found attached to this document in Appendix A.

A second round of funding will consist of a competitive subaward process awarding any funds remaining unallocated from the formula round. Launch for the competitive round is planned for Spring 2026. The second round will focus on:

- **New participation:** By communities that did not participate in Round 1.
- **Innovation:** Projects introducing novel, scalable solutions.
- **Impact:** Emphasis on measurable climate pollution reductions and community benefits.
- **Replicability:** Projects with potential for adoption by other jurisdictions.

Section 6 – Subaward Amounts, Reporting, Coordination, Project Delays, Reimbursement.

Amounts

Award applications should specify the intended funding level for each eligible use applied for, broken down into one-year intervals over a four-year period of performance. Staff capacity awards are estimated to be a maximum of \$125,000 per position per year in salary plus benefits and indirect costs, or \$600,000 total over four years. For technical support, applicants should provide a time estimate of the initiatives they intend to complete.

Reporting

Every lead applicant that is selected for subaward funding will be required to submit reports to DRCOG at a regular cadence with information required by both U.S. EPA and DRCOG. These reports' content and their regularity will be defined in the final program participation document agreed to by the subaward applicant(s) and DRCOG.

Coordination with DRCOG

The final program participation document agreed to by both parties will specify the cadence of required meetings (virtual and in-person) between sub-awardees and DRCOG staff. DRCOG will work with work with sub-awardees to amend budgets and project timelines as necessary.

Project delays

Project delays occur when an element of a proposal has not been initiated or is delayed during a given reporting period. For proposals that identify more than one year of funding, each element of the proposal will be reviewed during project coordination meetings with DRCOG staff to determine whether the objectives for that element have been initiated within the identified timeline. If an element of a proposal is delayed by more than one year, subawardees will be requested to appear before the DRCOG Building Decarbonization Program Technical and Oversight Committees to explain the reasons for the delay(s). These committees will make a recommendation to the DRCOG Board, which may take actions including, but is not limited to:

- Establishing a deadline for initiating the project element.
- Canceling the funding for the project element and returning it to DRCOG for reprogramming.

Reimbursement for subawards (four-year budget period)

DRCOG is limited by EPA fiscal rules to pay only for work that has been performed. Thus, subawardees will be required to invoice DRCOG monthly for costs related to this subaward as reimbursement.

Sample subaward award amount:

Year	Award Amount	Average Monthly Reimbursement
Year 1	\$125,000	\$10,417
Year 2	\$125,000	\$10,417
Year 3	\$125,000	\$10,417
Year 4	\$125,000	\$10,417

Section 7 – Resources and Support

The Denver Regional Council of Governments will develop an application template that local jurisdictions can use in developing their subaward submittal. DRCOG staff will provide local government support in the application process including defining goals, timelines and outcomes. In furtherance of any of the eligible uses identified in Section 2, local jurisdictions

may procure services from vendors that DRCOG is contracting with as part of the Decarbonize DRCOG program. DRCOG will post a list of services that vendors may be able to provide to the [Building Policy Collaborative website](#), which also includes contact information, resources and up-to-date office hours and webinars.

Section 8 – Application Materials

Application Form

Interested applicants should submit the DRCOG Jurisdictional Support Subaward Program application form posted to the [Building Policy Collaborative website](#). Materials and information required for this form include:

- Identifying the applying entity.
- Point of contact information.
- Narrative proposal summarizing the goals and objectives of the proposal; target measures that the proposal aims to impact; the need the proposal responds to; and how the funds will help achieve goals and objectives.
- Demonstration of how the proposal fulfills the goals of the Jurisdictional Support Subaward identified in Section 2 of this document, including a brief narrative description of how the proposed activities will lead to climate pollution reductions.
- Information on collaborations between jurisdictions (optional).
- Project budget and timeline (template included in the application form).
- Letter of commitment from an elected official or senior administrative official (City Manager, Mayor, etc.) see template letter of commitment.

Proposed Budget

Applicants should identify which eligible uses a jurisdiction is applying for and how much total funding a jurisdiction is applying for and include a budget (template provided) that outlines the proposed expenditures and the associated projects/programs that will result from the specified funding. Applicants should also include a two-to-three sentence detailing how each eligible use a jurisdiction applies for will lead to policy implementation.

In addition to the overall budget proposal, applicants representing a partnership/collaboration should include a budget proposal from each member that outlines the proposed spending for each member. The total of all proposed expenditures in each member budget proposal should add up to the overall proposed expenditures of the overall budget proposal.

Timelines/Deliverables

Staff capacity and/or additional uses funded by the DRCOG Jurisdictional Support Subaward Program must result in new policy implementation, increased policy compliance, and/or

significantly scaled-up emissions-reducing projects or programs. Applicants should include information on proposed deliverables resulting from the subaward proposal and any applicable timeline for those proposed activities.

Applicant Commitment Documentation

For coalition applications, applicants are required to submit a letter of commitment from all members and clarify they are applying with other jurisdictions or organizations that have the authority to apply for and administer these funds.

Section 9 – Application Process and Timeline

Application Submission

All application materials, including the application form and any supporting documentation, should be emailed to buildingpolicy@drcog.org in either PDF or Word format, with the exception of any proposed budgets, which should be in Excel format.

Application Process

This Request for Applications (RFA) is issued by DRCOG, and the DRCOG contact listed in these instructions is the sole point of contact concerning this RFA. During the solicitation process for this RFA, all applicant questions regarding RFA requirements should be submitted to jurisdictionalsupport@drcog.org. Applicants are responsible for monitoring the publication of modifications to this solicitation on the DRCOG website.

Applicants are not to rely on any other statements that alter any specification or term or condition of the solicitation unless otherwise published on the DRCOG website. The applicant's point of contact will be notified directly of application results.

RFA Response Material Ownership

All material submitted in response to this solicitation becomes the property of DRCOG after the application has been submitted.

Participation Agreement

Applicants chosen for awards will enter into a binding Participation Agreement with DRCOG defining the timelines of funding, reimbursable amounts, reporting requirements and other requirements for participation in the subaward program.

Application Timeline

This subaward program will be open beginning June 2, and all applications are due no later than

5pm on October 31, 2025. Applications will be reviewed on a rolling basis.

- **June 2** | Jurisdictional Support Subaward applications open and rolling subaward review by DRCOG staff begins.
- **October 31** | Closing deadline for Jurisdictional Support Subawards.
- **December 17** | All Jurisdictional Support Subawards awarded.
- **Spring 2026** | Round 2 subawards open.

Section 10 – Application Acceptance and Award Notification

DRCOG staff will review all applications under this subaward program on a rolling basis. DRCOG staff will contact jurisdictions with any feedback before recommending proposals for approval for contract negotiations by the DRCOG Finance and Budget Committee at its monthly meeting. Upon approval, DRCOG staff will contact applicants to proceed with development of a subaward agreement that will establish final award funding amounts; terms and conditions; the scope of work to be completed by the sub-awardee; the information required to be reported to DRCOG throughout the project; and any additional terms or information necessary to execute a sub-awardee agreement. DRCOG anticipates a one-to-two-month timeline for contracting with local jurisdictions after contract negotiations have been authorized by the DRCOG Finance and Budget committee. A final subaward agreement between the applicant and DRCOG will constitute initiation of participation in this subaward program.

Appendix A

Community	2025 Pop (30%)	2025 Jobs (45%)	2025- 2050 Pop Growth (10%)	2025- 2050 Job Growth (15%)	Score	Max Award
Silver Plume	219	19	28	6	0	\$50,000
Empire	308	17	9	18	0	\$50,000
Ward	175	10	83	0	0	\$50,000
Jamestown	258	25	73	49	1	\$50,000
Larkspur	253	170	6	0	1	\$50,000
Mountain View	574	246	56	-9	1	\$50,000
Bow Mar	672	150	157	36	1	\$50,000
Fort Lupton	48	753	47	725	2	\$50,000
Deer Trail	1,281	111	108	-1	2	\$50,000
Central City	751	773	-105	1	2	\$50,000
Morrison	272	770	45	91	2	\$50,000
Lakeside	9	1,271	7	-24	3	\$50,000
Foxfield	617	368	547	398	3	\$50,000
Georgetown	1,279	983	152	83	4	\$50,000
Columbine Valley	1,436	338	594	8	4	\$50,000
Idaho Springs	1,535	1,401	-34	260	4	\$50,000
Nederland	1,543	894	296	105	4	\$50,000
Lyons	2,034	878	339	148	5	\$50,000
Unincorporated Gilpin County	4,692	643	557	0	7	\$50,000
Black Hawk	117	3,696	28	1,406	7	\$50,000
Unincorporated Clear Creek County	5,055	2,097	232	491	9	\$50,000
Edgewater	5,553	2,095	175	205	10	\$50,000
Cherry Hills Village	5,618	2,032	365	216	10	\$50,000
Lochbuie	8,432	377	1,261	581	12	\$50,000
Dacono	6,454	1,618	2,268	1,184	16	\$100,000
Federal Heights	15,313	3,524	-832	357	18	\$100,000
Mead	4,952	3,049	4,997	1,530	27	\$300,000
Sheridan	5,656	9,245	2,007	2,336	30	\$300,000

Community	2025 Pop (30%)	2025 Jobs (45%)	2025- 2050 Pop Growth (10%)	2025- 2050 Job Growth (15%)	Score	Max Award
Superior	12,667	4,900	2,768	4,752	30	\$300,000
Castle Pines	13,077	3,099	4,386	1,644	32	\$300,000
Glendale	5,370	14,895	379	286	35	\$300,000
Firestone	15,916	4,656	5,695	1,640	42	\$300,000
Frederick	15,309	7,475	4,540	2,065	43	\$300,000
Bennett	3,747	1,194	13,137	376	50	\$300,000
Louisville	18,968	24,217	1,110	4,634	68	\$600,000
Unincorporated Weld County	10,847	8,385	12,929	3,770	69	\$600,000
Northglenn	38,764	18,123	1,850	2,301	76	\$600,000
Golden	17,793	27,980	1,667	2,105	76	\$600,000
Lafayette	32,129	18,385	6,842	4,469	87	\$600,000
Lone Tree	17,383	31,677	6,035	5,344	98	\$600,000
Wheat Ridge	34,137	25,807	7,161	1,788	105	\$600,000
Erie	36,925	6,679	18,978	4,964	109	\$600,000
Unincorporated Boulder County	40,800	22,467	9,094	6,274	111	\$600,000
Englewood	37,200	32,673	9,753	5,153	130	\$900,000
Littleton	46,745	37,114	12,861	4,483	157	\$900,000
Brighton	42,077	24,186	23,322	7,886	163	\$900,000
Greenwood Village	14,892	78,453	7,894	5,408	193	\$900,000
Parker	62,652	33,005	22,893	13,777	197	\$900,000
Arvada	117,944	41,453	8,344	4,700	214	\$900,000
Castle Rock	80,713	39,651	20,144	19,578	217	\$900,000
Longmont	96,191	58,427	7,498	18,435	225	\$900,000
Unincorporated Arapahoe County	96,329	39,686	24,665	5,886	246	\$900,000
Commerce City	66,129	46,288	34,587	12,319	265	\$1,200,000
Westminster	121,245	64,935	13,850	7,141	281	\$1,200,000
Broomfield	78,810	53,196	36,619	21,019	297	\$1,200,000
Thornton	150,636	42,052	28,273	13,348	310	\$1,200,000
Centennial	104,719	88,814	15,755	13,735	319	\$1,200,000
Boulder	101,931	129,528	6,149	18,778	365	\$1,200,000

Community	2025 Pop (30%)	2025 Jobs (45%)	2025- 2050 Pop Growth (10%)	2025- 2050 Job Growth (15%)	Score	Max Award
Unincorporated Jefferson County	186,240	89,629	10,369	5,131	375	\$1,500,000
Lakewood	159,505	104,035	9,127	7,177	376	\$1,500,000
Unincorporated Adams County	96,332	57,744	69,938	18,867	433	\$1,500,000
Unincorporated Douglas County	214,824	87,562	21,819	24,901	435	\$1,500,000
Aurora	399,758	203,657	118,950	42,465	1,152	\$2,000,000
Denver	729,317	686,694	132,275	133,986	2,434	\$2,000,000
TOTAL	3,393,127	2,296,274	745,122	460,785	10000	\$34,800,000