



RESPONSES TO INQUIRIES — RFB # 05-2026

Exterior Stucco for Greenhorn Valley Branch

The following page(s) are Pueblo City-County Library (PCCLD) responses to inquiries submitted by the 3:00 pm, August 17th, 2026 deadline.

RFB 05-2026 Exterior Stucco for Greenhorn Valley Branch

1. **Stucco Clearance / Grading Allowance** - DCPS understands that the new stucco system will require a minimum 4-inch clearance between the bottom of the stucco and finished grade. Based on existing conditions, portions of the east and west elevations appear to require regrading to achieve the appropriate clearance. As the solicitation documents do not include a grading plan or associated design information, may bidders establish an allowance of \$7,500 for surveying, design, and grading required to achieve the specified clearance?

PCCLD Response: Would not be part of this request for bids but can be a separate bid. Bidders should not include an allowance for surveying, design, or grading in this bid. If grading or site work is required to achieve proper clearance, it will be handled under a separate solicitation and contract. Bids for this RFB should focus exclusively on the stucco scope of work as defined in the bid documents.

2. **Concealed Damage Allowance – Section 5.2(c)** – section 5.2(c) of the Scope of Work addresses conditions that may be discovered following removal of the existing exterior materials. Because the extent of any concealed damage cannot be determined prior to demolition, may bidders establish an allowance of \$2,500 for repair of concealed damage encountered during the work? If not, please clarify how bidders should account for concealed damage within their bid.

PCCLD Response: Bidders may include clearly identified allowances in their cost proposal for any items that are appropriate and/or relevant to the bid. Currently, there is no known existing concealed damage to the structure. If concealed damage is encountered during the removal of existing materials, the contractor must halt work in the affected area and immediately notify the PCCLD Facilities Manager. Any necessary repairs and associated costs will be evaluated, addressed, and approved through a formal change order process at that time.

3. **Stucco Color / Finish – Section 5.2(f)** – Regarding the stucco color and finish requirements identified in Section 5.2(f), please clarify whether the intent is for the new stucco to match the color of the existing stucco or to maintain a contrasting color similar to the existing siding.

PCCLD Response: The intent is for the new stucco to match the color of the existing siding that is being replaced, maintaining the building's current contrasting color scheme. PCCLD will provide the specific color code/match to the awarded contractor prior to the start of work.

4. **Electrical Meter Base – East Elevation** – An existing electrical meter base is located on the east elevation with siding extending behind the assembly. In lieu of removing and resetting the meter base, would it be acceptable to install a foam

band around the perimeter of the meter base and terminate the new stucco system at the foam band?

PCCLD Response: Yes, installing a foam band (architectural foam trim) around the perimeter of the electrical meter base and terminating the new stucco system at the foam band is an acceptable alternative to removing and resetting the meter base. The contractor must ensure all terminations are properly flashed and sealed to prevent water intrusion per the manufacturer's specifications.

5. **Transition Details** – Please provide, or clarify the intended treatment for, the following transitions associated with the new stucco system:

- Stone veneer to new stucco
- Existing stucco to new stucco
- New stucco at gable ends where no soffit is present

If specific transition details are not prescribed, please confirm whether the contractor may utilize manufacturer-recommended details appropriate for the selected stucco system and existing conditions.

PCCLD Response: PCCLD does not prescribe specific transition details for these areas. The contractor shall utilize and strictly adhere to the stucco system manufacturer's recommended transition details and specifications for joining new stucco. All transitions must ensure a watertight seal and comply with applicable building codes.

6. **Material Staging** – Will the contractor be permitted to stage materials and equipment on the east and/or west sides of the building during construction? If staging restrictions or designated staging areas apply, please provide those requirements so they can be incorporated into the bid and project approach.

PCCLD Response: Material and equipment staging will be permitted exclusively on the West side of the building. The awarded contractor will coordinate with the PCCLD Facilities Manager prior to construction to determine the exact boundaries of the staging area to ensure library operations and patron access are not disrupted.