



REQUEST FOR BID

Exterior Stucco for Greenhorn Valley Branch

REQUEST FOR BID DATE: August 4th, 2026

BIDS DUE: August 21st, 2026

RFB # 05-2026

1. General Information:

- A. Overview:** The Pueblo City-County Library District, hereinafter ("PCCLD") is soliciting bids from qualified contractors to provide all labor, materials, equipment, supervision, permitting support, cleanup, and related services necessary to remove existing exterior siding and replace it with a durable stucco exterior system at the Greenhorn Valley Library located at **4801 Cibola Drive Colorado City, CO 81019**.

The intent of the project is to improve the exterior durability, weather resistance, appearance, and long-term maintainability of the building while ensuring compliance with applicable building codes, manufacturer requirements, and industry best practices.

B. RFB Schedule:

RFB issued:	August 4th, 2026
On-Site Visit on/before:	August 14th, 2026
Inquiries Due by 3:00 pm:	August 17th, 2026
Bids due by 3:00 pm:	August 21st, 2026

Mandatory Onsite Visit: August 14th, 2026 at 9:00 am or by appointment prior to this date and time. Contact Alan Rocco via E-mail: alan.rocco@pueblolibrary.org.

- C. List of Appendices:** The following documents are attached to and incorporated into this RFB by reference:
- *Appendix A:* Interior Blueprint, Exterior Diagram, and Measurements
 - *Appendix B:* Exterior Images of Greenhorn Valley Branch
- D. RFB Submittal:** Bids are to be submitted via email, clearly identified with the RFB number and RFB title plus the word "Submittal" or "Bid" in the email subject field, with all attachments, **no later than 3:00 pm local time on August 21st, 2026** to:

Bri Reyes
Pueblo City-County Library District
Email: bri.reyes@pueblolibrary.org

Submittals without this subject identification may be considered routine emails, and may not be properly addressed. Each complete bid should include a scanned copy of the signed original with all required attachments. All bids are to be created using a recent version of Microsoft Office Word and/or .pdf file. Bids received after the above required date and time will be received, but will not be considered and will be rejected for lateness. PCCLD shall provide confirmation of receipt of bid, if no confirmation is sent, bid will not be considered.

- E. All bids submitted will become property of the PCCLD and will be considered a public document under applicable Colorado State law.
- F. **Points of Contact:** Questions and requests for clarification regarding this RFB must be addressed via US mail or email by 3:00 pm August 17th, 2026 to:

Pueblo City-County Library District
ATTN: Alan Rocco, Facility Superintendent
100 E. Abriendo Avenue
Pueblo, CO 81004
Email: alan.rocco@pueblolibrary.org

Questions and requests for clarifications may be sent via email, provided that the RFB number, Title, and the words “question” and/or “clarification” are identified in the subject area of the email. Questions and requests without this subject identification may be considered routine emails, and may not get properly addressed.

All questions and requests for clarification will be responded to on PCCLD’s web site <http://www.pueblolibrary.org/about/requests> (click on request for bids) to **all** respondents by August 18th, 2026 by 5:00 p.m. Any responses by the PCCLD that are considered to be a change in the terms, conditions, and specifications of this RFB will be posted on the web site as an addendum. No communications of any kind may be considered a change to the terms, conditions, and specifications in this RFB unless posted as an official addendum on the web site.

Communication from any other source, other than the above, should be considered as invalid with regard to this RFB.

2. General Terms & Conditions:

- A. **Interested Parties:** All interested vendors are invited to submit a bid in accordance with the terms, conditions, and specifications contained herein.
- B. **Tax Exemption:** PCCLD, as a local government entity, is exempt from sales and use taxes. Bidders shall inform all prospective subcontractors and suppliers from whom they expect to obtain services or supplies of the tax-exempt status of PCCLD. Following the contract award, an exemption certificate will be furnished by PCCLD if the vendor requests.
- C. **Expenses:** PCCLD assumes no liability for payment of expenses incurred by vendors in the preparation and submission of bids in response to this invitation.
- D. **Non-Discrimination:** The vendor agrees not to refuse to hire, discharge, promote, or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

- E. Governing Law:** The laws of the State of Colorado shall govern any contract executed between the successful vendor and PCCLD. Further, the place of performance and transaction of business shall be deemed to be in the County of Pueblo, State of Colorado, and in the event of litigation, the exclusive venue and place of jurisdiction shall be Pueblo County in the State of Colorado.
- F. Confidentiality:** Bid submitted to PCCLD for consideration shall be subject to Colorado Open Record Law, Section 24-72-201, et seq., C.R.S., after award is made.
- G. Termination of Contract:** PCCLD may, by written notice to the successful vendor, terminate the contract if the vendor has failed to perform its service in a manner satisfactory to PCCLD per specifications defined in the contract and/or RFB. The date of termination shall be stated in the notice. PCCLD may cancel the contract upon thirty days written notice for any reason other than cause. This may include, but is not limited to, PCCLD's inability to continue with the contract due to the elimination or reduction in funding.
- H. Non-Appropriation:** PCCLD presently intends to carry out and perform all of the terms and conditions of an awarded contract, and reasonably believes that funds in amounts sufficient to pay all amounts payable hereunder can legally be provided and made available for that purpose, and PCCLD shall include in its annual budget request amounts sufficient to pay all sums payable pursuant to an awarded contract. Notwithstanding the foregoing, the parties hereto recognize that it is possible that in any given fiscal year the PCCLD funds might not be available. PCCLD shall have the right to cancel any awarded contract at the end of any calendar year during the term hereof that governmental funding from Pueblo County, Colorado, is not granted for the subsequent calendar year. PCCLD shall advise the vendor of its intention to cancel the awarded contract due to lack of funds on or before the end of any such calendar year and submit therewith to the vendor satisfactory evidence showing PCCLD's inability to obtain the required revenues for the coming calendar year. Upon such cancellation PCCLD shall be released from all further liability under any awarded contract. The right granted to PCCLD by this provision may only be exercised for the express reason stated and for no other reason.
- I. Confidentiality of Information:** The vendor acknowledges that the vendor will, or may, be making use of, acquiring or adding to information about certain matters and things which are confidential to PCCLD and which information is the exclusive property of PCCLD, including, but not limited to: Internal personnel and financial information, vendor names and other vendor information (including vendor characteristics, services and agreements), purchasing and internal cost information, internal services and operational manuals, and the manner and methods of conducting PCCLD's business.

3. Bid Preparation:

- A. Exceptions and Deviations:** Any exceptions to or deviations from these Terms & Conditions must be identified, in writing, on an attachment to the bid submission. PCCLD reserves the right to accept or reject, at its sole discretion, any exceptions or deviations by the vendor.
- B. Substantive Bids:** By submitting a bid, the vendor guarantees that (1) its bid is genuine and is not made in the interest of, or on behalf of, any undisclosed person, firm, or corporation; (2) it has not directly or indirectly induced or solicited any other respondent to put in a false or sham bid; (3) it has not solicited or induced any other person, firm, or corporation from proposing; and (d) it has not sought by collusion to obtain for itself any advantage over any other vendor or over PCCLD.
- C. Minimum Qualifications:** To be considered for selection, vendors must meet at least the following minimum qualifications:
- (1) **Established Business.** Vendor must have been actively engaged in providing stucco contracting services, or substantially equivalent services, for a minimum of three (3) years immediately preceding the release date of this RFB.
 - (2) **Customer Satisfaction, Financial Resources and Ability to Perform.** Vendors must be able to show proof that they have an established satisfactory record and have sufficient financial support, equipment, and organization to ensure that they can satisfactorily execute the services to be performed per this RFB.
 - (3) **Legal Compliance.** Vendors must be in compliance with all applicable laws, rules, regulations, and ordinances of the City of Pueblo, the State of Colorado and the United States.
 - (4) **Insurance:**

The vendor shall not commence work until it has procured, maintains, and provides proof of the policies of insurances and liabilities listed below. The vendor will not be relieved of any liability, claims, or other obligations in conjunction with the signed agreement with the Library by reason of its failure to procure or maintain the necessary insurance and liabilities. Failure on the part of the vendor to obtain such insurance and liabilities prior to, and during the term of the contract, will constitute a breach of contract in which the Library has the right and may immediately terminate the signed agreement. The Library reserves the right to request and receive a copy of any policy related to services provided to the Library.

 - (a) *Commercial General Liability:* The vendor shall secure and maintain, during the term of agreed contract and for such additional time for service being performed, Commercial General Liability Insurance issued to and covering the liability of the vendor with respect to all work performed by vendor and its third-party vendors under the contract, to be written on a comprehensive policy form. This insurance

shall be written in amounts not less than \$1 million for each occurrence and aggregate for personal injury including death and bodily injury and \$1 million for each occurrence and aggregate for property damage. This policy of insurance shall name the Pueblo City-County Library District, its agents, officers and employees as additional insured. This policy shall have all necessary endorsements to provide coverage without exclusion for explosion and collapse hazards, underground property damage hazard, blanket contractual coverages, as well as Owners' and vendors' Protective Liability (OCP) coverage. The policy shall also provide coverage for contractual liability assumed by the vendor under the provisions of the contract and "Completed Operations and Projects Liability" coverage.

- (b) *Workers Compensation Insurance:* The vendor shall procure and maintain Workers Compensation Insurance, fully complying with the provisions of the Worker's Compensation Act of the State of Colorado, during the period of this contract and for such additional time as work on this project is being performed

D. Submission Information and Documents: The following information and documents shall be included in the bid submission:

- (1) Name of company, address, telephone number, email address, website URL, and contact person's name.
- (2) Vendors awarded the contract must submit a completed and signed IRS Form W9 and provide Certificate of Insurance to PCCLD before the contract begins.
- (3) Key Personnel: PCCLD prefers a single account relationship manager. In the vendor's bid, list names, titles and locations of the primary and backup employees who will be assigned to PCCLD's account. Also, include certifications, education, experience and qualifications of personnel. The vendor must establish one person to serve as project manager and liaison to the PCCLD project manager. PCCLD looks to the vendor to inform the needs of the project, maintain a cohesive schedule, and coordinate, oversee and manage work produced. Therefore, the vendor must establish a work schedule for all parties to ensure timely completion of the project. In addition to the start and completion of various construction stages, the schedule shall also show percentages of work to be completed at any given time, as well as significant dates that will serve as check points to determine compliance with approved schedule.
- (4) Describe your qualifications and experience in providing exterior stucco installation for similar institutions and similar circumstances.
- (5) Competitive Position: Describe what differentiates the vendor's service from that of other competitors. Include in the discussion how the vendor

keeps abreast of current and future trends. Discuss the vendor's approach to communication.

- (6) Describe your firm's approach to providing services to PCCLD as described in the "Scope of Work" and elsewhere in this RFB.
- (7) Customer References: Provide references from at least three (3) customers to which the vendor has provided the services required under this RFB. These should be recent customers with needs comparable to those of PCCLD. Select a mix of long-standing and new customers. Library or other governmental references are preferred. References should include a contact name and phone number and address of reference.
- (8) Acknowledgment of Appendices: The vendor shall confirm they have reviewed the technical specifications in **Appendix A** and the site conditions shown in **Appendix B**.
- (9) Acknowledgment of Addenda: Vendors must explicitly acknowledge any addenda posted to the PCCLD website prior to the submission deadline.
- (10) Provide a sample engagement document to include costs to PCCLD for the services as proposed.
 - a. Costs should be itemized by:
 - i. Labor
 - ii. Materials
 - iii. Permitting Fees
 - iv. Total Price

E. Signatures: The bid must be submitted in ink, signed by an officer or person qualified to bind the proposing company.

F. Withdrawal of Bid: A Vendor may withdraw its own bid at any time prior to the bid due date and time as identified herein. After that date and time, no vendor may withdraw its bid for any reason. All bids shall be valid for a period not less than 90 calendar days after the bid due date.

4. Selection:

A. Vendor Selection: No bid will be considered unless it is complete. All bids submitted will be first screened to determine minimum vendor qualifications as outlined in this RFB. The bids will be ranked, based on total cost and the ability of the proposing vendor to provide the required services effectively. Bids that do not meet these minimum requirements will automatically be rejected and shall not undergo further evaluation.

B. Right of Acceptance and Rejection: PCCLD reserves the right to accept or reject any or all bids and to waive any formalities, informalities, and deviations, which, in its opinion, best serve the interests of PCCLD. PCCLD is not bound

to accept the lowest priced bid, but will select the bid that represents the best value for PCCLD.

- C. Negotiation:** Subsequent to the Bid due date, PCCLD reserves the right to negotiate terms and conditions with vendors. PCCLD reserves the right to negotiate modifications to a bid with a single vendor without obligation to negotiate similar modifications with other vendors.

5. Scope of Work: The scope of this bid is as follows:

- 1) The Contractor shall furnish all labor, materials, equipment, supervision, permits (if required), and incidentals necessary to complete the stucco installation and/or repair project in accordance with applicable building codes, manufacturer specifications, and industry standards at Greenhorn Valley Library located at **4801 Cibola Drive Colorado City, CO 81019.**
 - a. Review **Appendix A** for detailed building measurements and substrate diagrams.
 - b. Review **Appendix B** for photographic visual reference of the current exterior conditions and siding types to be removed.
- 2) The Contractor shall:
 - a. Inspect all designated exterior wall surfaces and identify areas requiring replacement.
 - b. Remove all siding where required.
 - c. Prepare all surfaces, including cleaning, patching, and repairing substrate materials as necessary.
 - d. Install weather-resistant barrier, metal lath, corner bead, flashing, and reinforcement where required.
 - e. Apply a stucco system in accordance with manufacturer recommendations.
 - f. Match the existing texture, color, and finish of adjacent surfaces unless otherwise specified by the Owner.
 - g. Seal all joints, penetrations, windows, doors, and other transitions with appropriate sealants to prevent water intrusion.
 - h. Protect adjacent landscaping, windows, doors, roofing, sidewalks, and other building components from damage during construction.
 - i. Remove all construction debris daily and maintain a clean, safe work site throughout the project.
 - j. Perform a final inspection with the Owner to verify that all work has been completed satisfactorily.
 - k. Complete work within 90 days of executed contract.
- 3) **Deliverables**
 - a. Completed stucco installation and/or repairs.
 - b. Uniform texture and color matching existing surfaces.
 - c. Clean job site free of debris and excess materials.

- d. Warranty documentation for workmanship and manufacturer materials.

4) Quality Requirements

- a. All work shall comply with applicable local building codes and ASTM standards.
- b. Materials shall be new and free from defects.
- c. Workmanship shall be performed by qualified personnel experienced in stucco installation.
- d. Contractor shall correct any deficiencies identified during the final inspection at no additional cost to the Owner.

5) Warranty

- a. The Contractor shall provide a minimum one-year workmanship warranty from the date of final acceptance.
- b. Manufacturer warranties for materials shall also be transferred to the Owner where applicable.

6. Evaluation and Selection

PCCLD will review bids submitted by the RFB deadline and select a winning firm. PCCLD reserves the right to interview a short list of proposing firms. PCCLD will negotiate a contract with the selected firm. PCCLD will select the proposed services and terms that are most advantageous to it.

7. Right of Acceptance and Rejection

PCCLD reserves the right to accept or reject any or all bids and to waive any formalities, informalities, and deviations, which, in its opinion, best serve the interests of PCCLD. PCCLD is not bound to accept the lowest priced bid, but will select the bid that represents the best value for PCCLD.

