Appendix A
Roof Diagrams and Measurements

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334

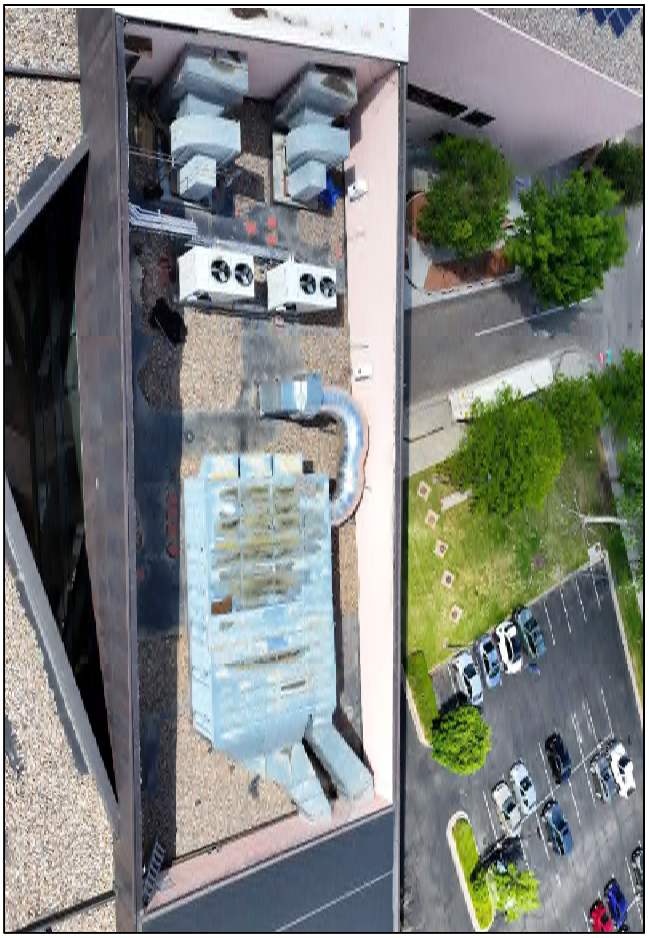
Mechanical Roof
Diagram and Measurements

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334



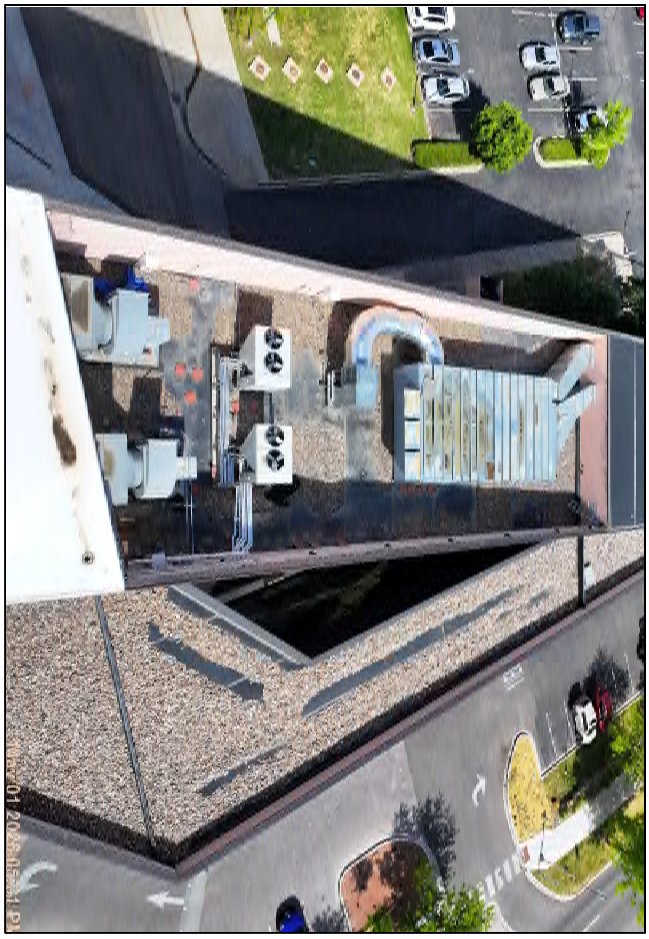
Professional Construction Services 11877 W. 80th Ave. Arvada, CO 80005	Job # 23350	**Building Image** Pueblo City & County Library - Mechanical Roof 100 E Abriendo Ave. Puebloe, CO 80014	Scale: N.T.S. 06/25/2026	SHEET SP.1

N





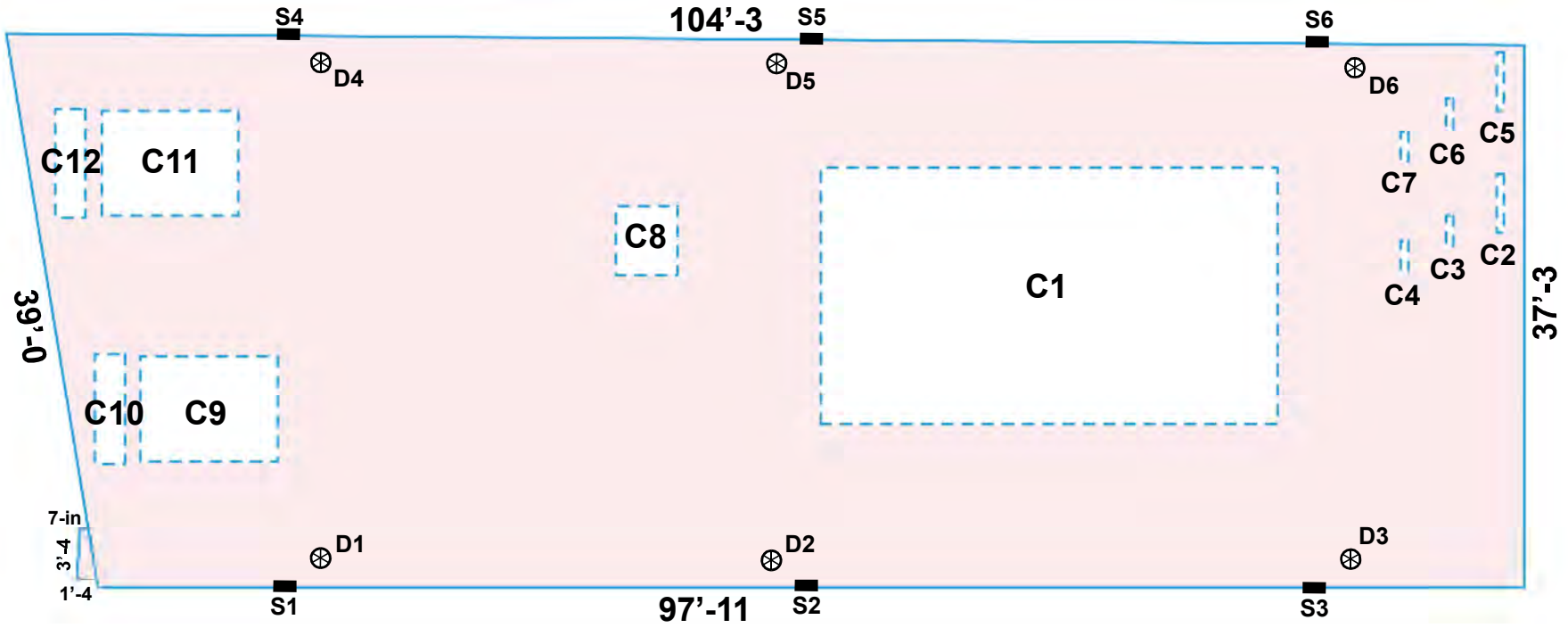




Professional Construction Services 11877 W. 80th Ave. Arvada, CO 80005	**Job #** 23350	**Roof Photos** Pueblo City & County Library - Mechanical Roof 100 E Abriendo Ave. Puebloe, CO 80014	Scale: N.T.S. 06/25/2026	**SHEET** **SP.2**



Professional Construction Services 11877 W. 80th Ave. Arvada, CO 80005	Job # 23350	**Roof Image** Pueblo City & County Library - Mechanical Roof 100 E Abriendo Ave. Puebloe, CO 80014	Scale: N.T.S. 06/25/2026	SHEET RD.3



N

CURB DETAILS

Curb #	Description	Dimensions			Perim.	
		Length	Width	Height	Length	Area
CURBS		IN	IN	IN	LF	SF
1	RTU	375.0	211.0	19.0	97.67	154.64
2	Support Curb	72.0	6.0	4.0	1.00	0.33
3	Support Curb	25.0	6.0	4.0	5.17	1.72
4	Support Curb	25.0	6.0	4.0	1.00	0.33
5	Support Curb	72.0	6.0	4.0	13.00	4.33
6	Support Curb	25.0	6.0	4.0	5.17	1.72
7	Support Curb	25.0	6.0	4.0	1.00	0.33
8	RTU	55.0	50.0	10.5	17.50	15.31
9	RTU	113.0	87.0	6.0	33.33	44.44
10	Exhaust Curb	90.0	25.0	8.0	19.17	12.78
11	RTU	113.0	87.0	6.0	33.33	44.44
12	Exhaust Curb	90.0	25.0	8.0	4.17	2.78
	TOTALS	90.00	43.42	8.46	231.50	283.17

SHEET RD.4

Scale: N.T.S.

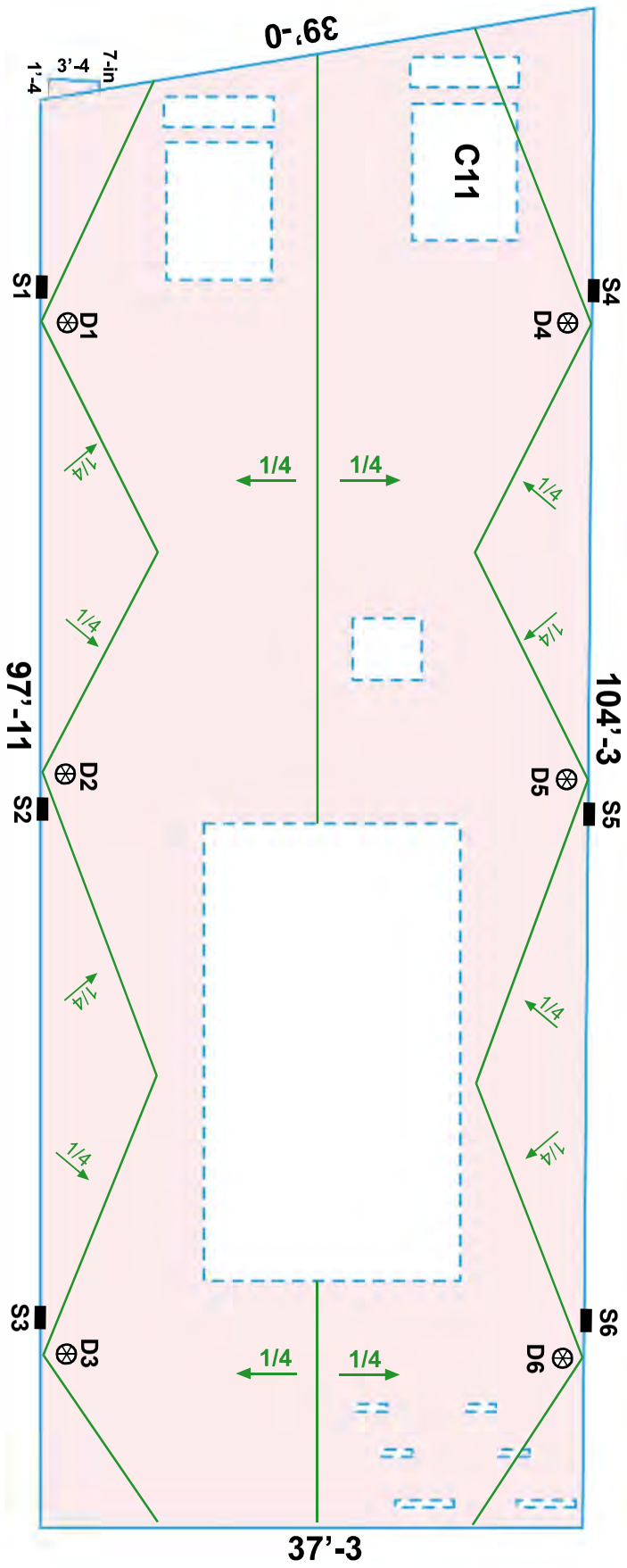
06/25/2026

Roof Diagram

Pueblo City & County Library - Mechanical Roof
100 E Abriendo Ave. Pueblo, CO 80014

Job # 23350

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005



Professional Construction Services 11877 W. 80th Ave. Arvada, CO 80005	Job # 23350	**Taper Diagram** Pueblo City & County Library - Mechanical Roof 100 E Abriendo Ave. Pueblo, CO 80014	Scale: N.T.S. 06/25/2026	SHEET RD.5

N

Roof Report

Prepared by Professional Construction Services

100 East Abriendo Avenue, Pueblo, CO 81004

3060 sqft

2 facets

Predominant pitch 0/12

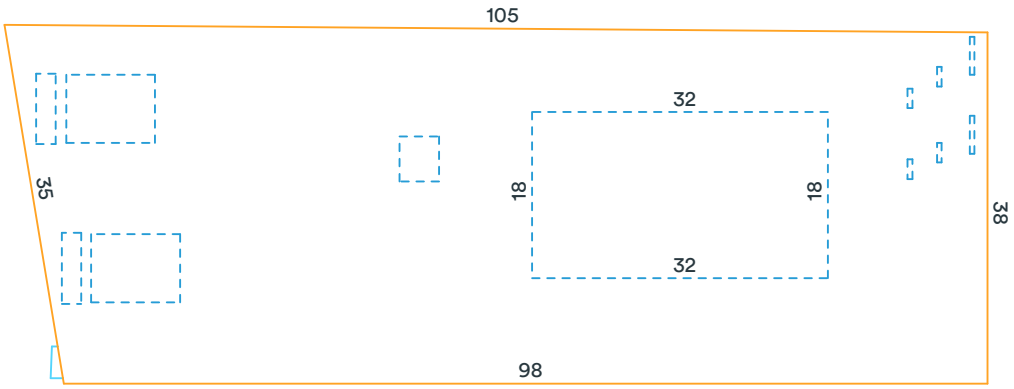


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Length measurement report

100 East Abriendo Avenue, Pueblo, CO 81004

- Eaves: 0ft 0in
- Ridges: 0ft 0in
- Step flashing: 0ft 0in
- Unspecified: 5ft 3in
- Valleys: 0ft 0in
- Rakes: 0ft 0in
- Transitions: 0ft 0in
- Hips: 0ft 0in
- Wall flashing: 259ft 6in
- Parapet wall: 278ft 0in



Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.

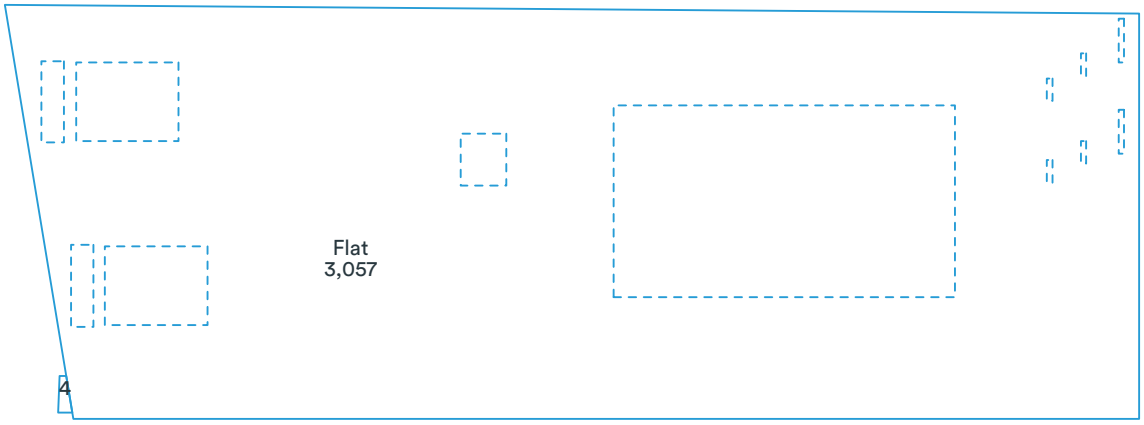
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Area measurement report

100 East Abriendo Avenue, Pueblo, CO 81004

Total roof area: 3060 sqft
Pitched roof area: 3 sqft
Flat roof area: 3057 sqft
Two story area: 0 sqft
Two layer area: 0 sqft

Predominant pitch: 0/12
Predominant pitch area: 0 sqft
Unspecified pitch area: 3060 sqft

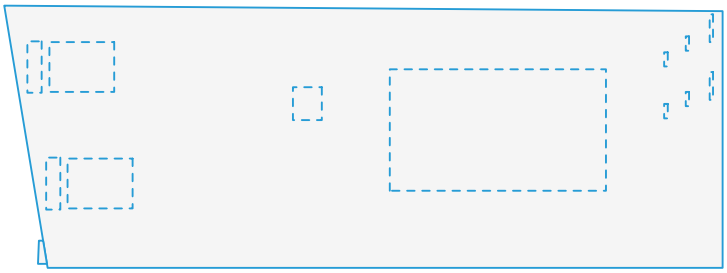


Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.

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Report summary

100 East Abriendo Avenue, Pueblo, CO 81004



Measurements

Total roof area	3060 sqft
Total pitched area	3 sqft
Total flat area	3057 sqft
Total roof facets	2 facets
Predominant pitch	0/12
Total eaves	0ft 0in
Total valleys	0ft 0in
Total hips	0ft 0in
Total ridges	0ft 0in
Total rakes	0ft 0in
Total wall flashing	259ft 6in
Total step flashing	0ft 0in
Total transitions	0ft 0in
Total parapet wall	278ft 0in
Total unspecified	5ft 3in
Hips + ridges	0ft 0in
Eaves + rakes	0ft 0in

Pitch	N/A
Area (sqft)	3,061
Squares	30.7

	Recommended						
Waste %	0%	10%	12%	15%	17%	20%	22%
Pitched area (sqft)	4	4	4	4	4	4	4
Squares	0.1	0.1	0.1	0.1	0.1	0.1	0.1

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

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East Plaza Deck

Diagram and Measurements

Professional Construction Services
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Fax: 866-459-3334

Roof Report

Prepared by Professional Construction Services

100 East Abriendo Avenue, Pueblo, CO 81004

734 sqft

1 facets

Predominant pitch 0/12

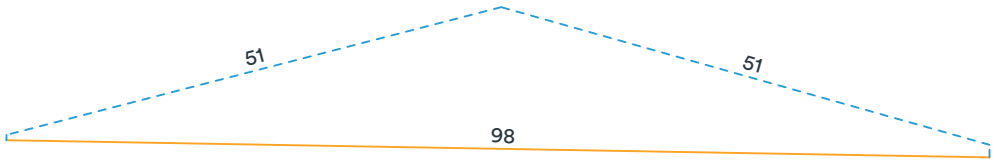


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Length measurement report

100 East Abriendo Avenue, Pueblo, CO 81004

- Eaves: 0ft 0in
- Ridges: 0ft 0in
- Step flashing: 0ft 0in
- Unspecified: 0ft 0in
- Valleys: 0ft 0in
- Rakes: 0ft 0in
- Transitions: 0ft 0in
- Hips: 0ft 0in
- Wall flashing: 103ft 2in
- Parapet wall: 97ft 11in



Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.

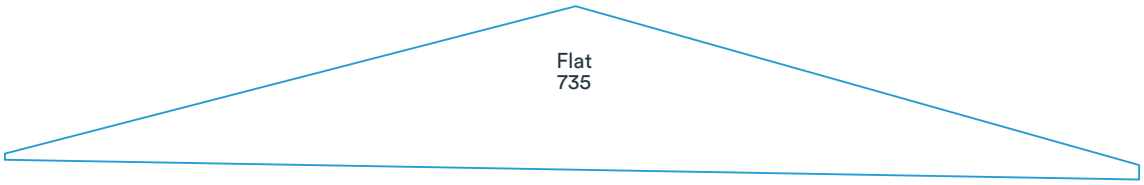
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Area measurement report

100 East Abriendo Avenue, Pueblo, CO 81004

Total roof area: 734 sqft
Pitched roof area: 0 sqft
Flat roof area: 734 sqft
Two story area: 0 sqft
Two layer area: 0 sqft

Predominant pitch: 0/12
Predominant pitch area: 0 sqft
Unspecified pitch area: 734 sqft



Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.

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Report summary

100 East Abriendo Avenue, Pueblo, CO 81004



Measurements

Total roof area	734 sqft
Total pitched area	0 sqft
Total flat area	734 sqft
Total roof facets	1 facets
Predominant pitch	0/12
Total eaves	0ft 0in
Total valleys	0ft 0in
Total hips	0ft 0in
Total ridges	0ft 0in
Total rakes	0ft 0in
Total wall flashing	103ft 2in
Total step flashing	0ft 0in
Total transitions	0ft 0in
Total parapet wall	97ft 11in
Total unspecified	0ft 0in
Hips + ridges	0ft 0in
Eaves + rakes	0ft 0in

Pitch	N/A
Area (sqft)	735
Squares	7.4

Waste %	0%	10%	12%	15%	17%	20%	22%
Flat area (sqft)	735	808	823	845	859	882	896
Squares	7.4	8.1	8.3	8.5	8.6	8.9	9.0

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

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Appendix B
Photos

Pueblo City & County Library
(Rawlings Main Branch)

The following photos were selected to represent the roofing project being bid. Additional photos can be viewed and/or downloaded at the following link
https://app.box.com/s/5rn4ld8ja58kgdld40tqw7apjblkrh8p

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334

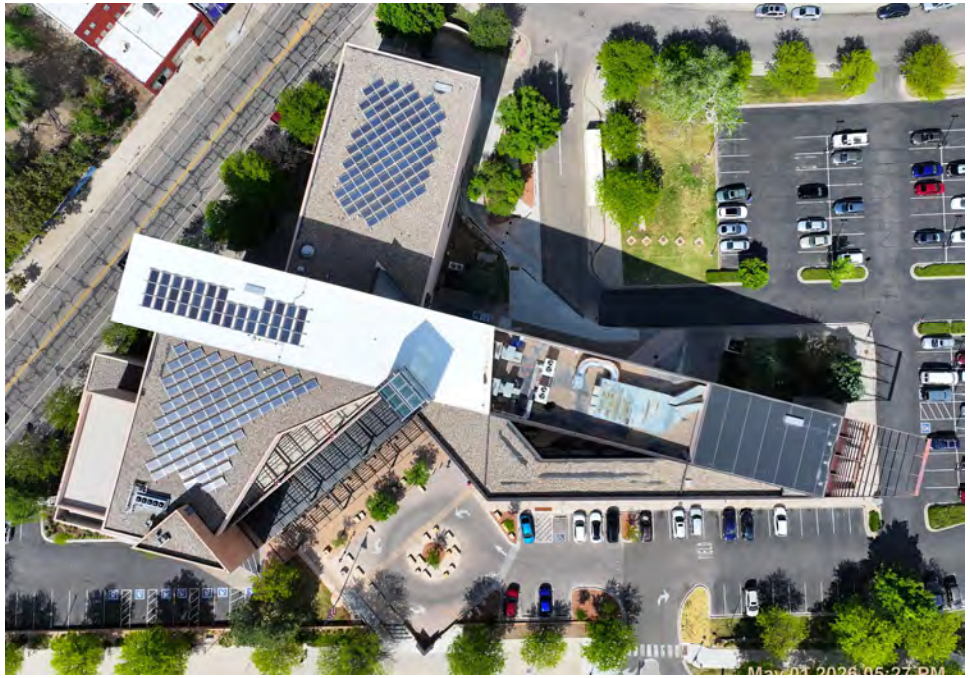
Drone Photos

Mechanical Roof

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334



















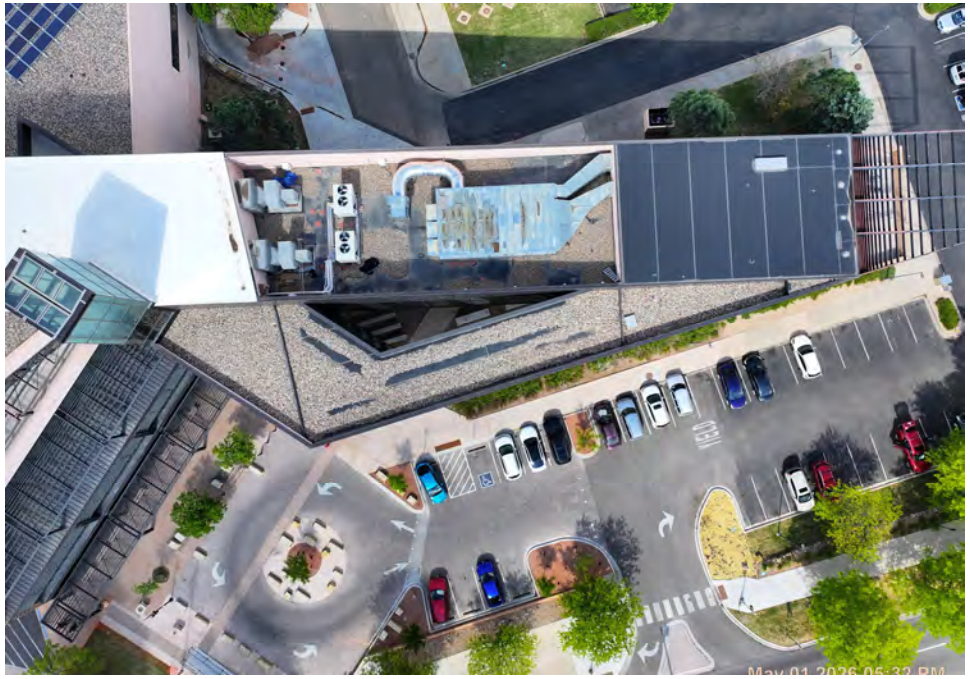














Photos
Mechanical Roof

Professional Construction Services
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Phone: 720-340-7530
Fax: 866-459-3334




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AAON
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STANLEY
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YASKAWA




GRACE
1241 7A J JBB M
060 EPDM





















































Photos
East Plaza Deck

Professional Construction Services
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Phone: 720-340-7530
Fax: 866-459-3334


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Appendix C

Scope of Work and Details

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334

SCOPE OF WORK

Pueblo Library (Rawlings Branch)

08/05/26

	Item	Qty	Unit	Action	Notes
ROOF RECOVER					
1	**D&R Ballast**	30.6	SQ	D&R	Move ballast for repairs and reset when completed
2	**Prepare Surface**	30.6	SQ	Install	Remove dirt and debris from the roof and clean the surface
4	**Cover board**	30.6	SQ	Install	Install new 1/2-inch wood fiber board or high density polyiso board
3	**Membrane**	33.1	SQ	Replace	Membrane swap, remove existing and install new 90-mil membrane
5	**Walls**	278	LF	Install	Install new EPDM flashing at the parapet walls, terminate 12-in up the walls
6	**Term Bar**	278	LF	Install	Install term bar at the perimeter and counterflash
7	**Counterflashing**	278	LF	Install	Install term bar at the perimeter and counterflash
8	**Curbs**	260	LF	Install	Flash curbs with 90-mil EPDM membrane
9	**Counterflashing**	260	LF	Install	Install counterflashing under the flange and over the membrane at curbs
10	**Pipe flashings**	3	EA	Replace	Field flash penetrations, pipe flashings (3/4" to 1-1/4")
11	**Supports**	3	EA	D&R	Detach and reset 9-inch square supports for HVAC duct
12	**Drains**	4	EA	Install	Install new membrane flashings at the 3-inch drains
13	**Scuppers**	4	EA	Install	Install new membrane flashings at the 4" x 10" scuppers
14	**Pipe Stands**	4	EA	D&R	Detach and reset pipe stands
15	**Pavers**	45	EA	Coat	Install ballast walk pavers at curbs
PLAZA DECK RECOVER					
1	**Detach Pavers**	734	SF	D&R	Detach Existing Ballast Pavers at each section during roof recover, reuse pedista
2	**Pedistals**	7.34	SQ	Install	Reuse the exisitng pedistalks and adjust to the new roof height
3	**Prepare Surface**	7.34	SQ	Install	Remove dirt and debris from the roof and clean the surface
4	**Cover board**	7.34	SQ	Install	Install new 1/2-inch wood fiber board or high density polyiso board
5	**Membrane**	7.34	SQ	Replace	Membrane swap, remove existing and install new 90-mil membrane
6	**Walls**	201	LF	Install	Install new EPDM flashing at the parapet walls, terminate 12-in up the walls
7	**Term Bar**	201	LF	Install	Install term bar at the perimeter and counterflash
8	**Pavers**	734	SF	Install	Reinstall pavers with proper 1/4-inch gap between pavers. Cut to fit at wall
GENERAL CONDITIONS					
1	**Access**	30.6	SQ	-	5 story access through freight elevator
2	**Debris Chute**	50	LF	-	Install and use debris chute
3	**Dumpster**	30	YD	-	Dumpster or dump trailer for debris
4	**Load materials**	4.0	HR	-	Crane to load materials
5	**Safety**	1.0	LOT	Install	Safety cones, barricades, and caution tape

CURB DETAILS

Curb #	Description	Counter Flash	Taper Crickets	Dimensions			Perim.	
				Length	Width	Height	Length	Area
CURBS			**SF**	**IN**	**IN**	**IN**	**LF**	**SF**
1	RTU	97.7	250	375.0	211.0	19.0	97.67	154.64
2	Support Curb	1.0	48	72.0	6.0	4.0	1.00	0.33
3	Support Curb	5.2	0	25.0	6.0	4.0	5.17	1.72
4	Support Curb	1.0	0	25.0	6.0	4.0	1.00	0.33
5	Support Curb	13.0	48	72.0	6.0	4.0	13.00	4.33
6	Support Curb	5.2	0	25.0	6.0	4.0	5.17	1.72
7	Support Curb	1.0	0	25.0	6.0	4.0	1.00	0.33
8	RTU	17.5	37	55.0	50.0	10.5	17.50	15.31
9	RTU	33.3	75	113.0	87.0	6.0	33.33	16.67
10	Exhaust Curb	19.2	60	90.0	25.0	8.0	19.17	12.78
11	RTU	33.3	75	113.0	87.0	6.0	33.33	16.67
12	Exhaust Curb	4.2	60	90.0	25.0	8.0	4.17	2.78
	TOTALS	**231.5**	**653.3**	**90.00**	**43.42**	**6.79**	**231.50**	**227.62**

Appendix D
Contingencies

The following contingencies provide unit pricing for additional work to establish the unit cost for potential change order items. This pricing will be considered as part of the Contract for the successful bidder per the Bid Agreement in section 4. On page 6.

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334

List of Contingent Items

Pueblo County Library (EPDM Roof Recover)

7/25/2026

Price the following contingencies per unit adhering to the job specifications included in the project manual. These prices are an extension of the contract and will be used with approved quantities for change orders.

#	Item	Description	Price	Unit
1	Metal roof decking	Clean and paint with rust inhibitive primer or rust converter (minimum 32 SF)		SF
2	Sheathing	Replace damaged or heavily rusted metal roof decking (minimum 100 SF)		SF
3	Insulation	Replace damaged 1.5-inch thick polyiso insulation(minimum 100 SF)		SF
3	Insulation	Replace damaged 3.0-inch thick polyiso insulation(minimum 100 SF)		SF
4	Tapered Insulation	Replace damaged polyiso tapered insulation price per inch of thickness (minimum 100 SF)		SF
7	Cover Board	Replace 1/2-inch wide fiber cover board (minimum 100 SF)		SF
8	Clean Drains	Clean out roof drains at the drain bowl and through the drain to its outlet using rotary cleaner		LF
9	Roof Drain	Replace roof drain roof drain bowl for 3-inch drain		EA
10	Dome Strainer	Install new dome strainer		EA
11	Scupper	Replace metal scupper through existing wall.		EA
14	Curbs	Raise curb no. 8 (55.0 in x 50.0 in) by 3.5 inches		EA
15	Curbs	Raise curb no. 9 or 11 (95.0 x 25.0 in) by 3.5 inches		EA

Notes:

1. Items quoted are to be installed per the Job Specifications and/or the manufacturers installation instructions whichever is more stringent.
2. Heat cable installation is to be quoted per lineal foot and includes installing splices, terminations, and power connection cords as needed.

Appendix E
Product Information

Product Information including brochures, installation instructions, product data sheets, and specifications can be found in the Bid Folder inside the Product Information Folder at the following link:

https://app.box.com/s/i30cf97fewvrbdzs9nehzwtselpcj12y

Professional Construction Services
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Phone: 720-340-7530
Fax: 866-459-3334

Appendix F
Building Code Requirements

The current building codes for this property are those adopted by the Pueblo Regional Building Department (PRBD) which is the authority having jurisdiction (AHJ). The manufacturers' installation instructions are part of the building codes by reference. The entire 2021 building code as adopted and amended by PRBD is included here by reference.

Building Code Requirements

1. 2021 international Residential Code (IRC) with Amendments by PRBD.
2. 2021 international Energy Conservation Code (IECC) with Amendments by PRBD.
3. 2021 international Plumbing Code (IPC) with Amendments by PRBD.
4. 2021 international Plumbing Code (IPC) with Amendments by PRBD.
5. Climatic and geographic design criteria as adopted by the Pueblo Regional Building Department
    i. 115 mph basic wind speed
    ii. Exposure C (based on existing location and exposure)
    iii. Risk Category III (based on building usage)
    iv. Ground Snow Load 20 PSF

The referenced code determines the conditions that are required for the repair or replacement of the existing roof.

A portion of the listed building codes are provided within the project folder inside the Code Requirements sub-folder at the following link: https://app.box.com/s/mnosyg6f1ykkpp4fnznft9yzzr9ywgne

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Fax: 866-459-3334

Professional Construction Services
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Phone: 720-340-7530
Fax: 866-459-3334

Appendix G
Forms

The project forms are available in the following folder to download and edit.

https://app.box.com/s/mnosyg6f1ykkpp4fnznft9yzzr9ywgne

Professional Construction Services
11877 W. 80th Ave. Arvada, CO 80005
Phone: 720-340-7530
Fax: 866-459-3334