REQUEST FOR PROPOSALS

Public Notice is hereby given that the Pueblo Urban Renewal Authority (the "Authority") is seeking proposals from qualified architectural firms, builders, contractors, and integrated design-build teams to evaluate the adaptive reuse of the existing building and parking lot at 100 S. Main Street, Pueblo, Colorado 81003 (the "Property"). The selected team will determine whether the building can reasonably be divided into three, and potentially four, separate commercial tenant spaces, consisting of (1) a dance hall and sports bar with a small performance stage, (2) a semi-upscale restaurant oriented toward the Riverwalk, (3) a family entertainment, event, or escape-room venue, and, if feasible, (4) office space, and whether the parking-lot side of the Property can be converted into an outdoor venue with landscaped gathering areas and a large performance stage. Services include an existing-conditions review; code, zoning, utility, and construction feasibility; conceptual floor plans and site plans; order-of-magnitude cost estimates and a preliminary schedule; and a final report and presentation. Initial authorization will cover the feasibility and concept phase, and, subject to satisfactory performance, successful negotiation, available funding, required approvals, and applicable procurement requirements, the selected team may be authorized to continue into final design and construction. Proposals must (1) include a signed cover letter and company overview, including office location, years in business, and the proposed contracting entity, (2) identify the proposed team, including the architect, contractor or cost estimator, engineers, specialty consultants, and project manager, and provide proof of required professional licensure, (3) describe relevant experience with adaptive reuse, entertainment and hospitality, restaurant, performance-venue, outdoor event, and public-sector projects, (4) describe the proposer's technical approach and work plan, (5) contain a proposed schedule for each deliverable, (6) provide a detailed fee proposal by task, with hourly rates, reimbursable expenses, optional services, and a not-to-exceed amount, and (7) provide at least three references for comparable projects completed within the last five years. Proposals will be evaluated on relevant experience, technical approach and understanding of the project, team qualifications and integration, approach to multi-tenant programming and outdoor-venue integration, schedule and responsiveness, and fee proposal and overall value. At least one representative of each proposing team must attend a mandatory site visit at the Property at 1:00 p.m., November 13, 2026, and a proposal from a team that does not attend may be rejected as nonresponsive. Questions must be submitted by November 30, 2026. Information can be found on puebloura.org. Questions and proposals must be submitted electronically in PDF format to, Shawn Carlson, Special Programs Manager, Pueblo Urban Renewal Authority, 115 E. Riverwalk, Suite 410, Pueblo, Colorado 81003, telephone (719) 542-2577, email scarlson@puebloura.org. Responsive proposals must be submitted on or before 5:00 p.m., Mountain Time, January 11, 2027. The Authority reserves the right to (a) reject any and all proposals in whole or in part; (b) waive any and all irregularities in proposals; and (c) commence negotiations with any or all parties who have or may submit proposals before the expiration of the time for submission of proposals.

First Publication: November 1, 2026

Second Publication: November 8, 2026



Concept image for illustration only; not a proposed design

REQUEST FOR PROPOSALS · ADAPTIVE REUSE FEASIBILITY & DESIGN

Reimagining 100 S. Main Street

Existing building and parking lot at 100 S. Main Street, Pueblo, Colorado 81003

Building: 62,718 sq. ft. · Land: 4.756 acres

Architects · Builders · Design-Build

Feasibility and concept first, with the potential to continue into design and construction

Proposals due
Jan. 11, 2027 · 5:00 PM MT

MANDATORY SITE VISIT	QUESTIONS DUE	PROPOSALS DUE
Nov. 13 · 1 PM	**Nov. 30, 2026**	**Jan. 11 · 5 PM**
At 100 S. Main Street	PDF by email	Mountain Time, PDF by email

THE OPPORTUNITY

The Pueblo Urban Renewal Authority is seeking qualified architectural firms, builders, contractors and integrated design-build teams to evaluate the adaptive reuse of the existing 62,718-square-foot building and parking lot, on 4.756 acres, at 100 S. Main Street.

WHAT THE TEAM WILL TEST

Whether the building can be divided into three, and possibly four, commercial tenant spaces, and whether the parking lot can become an outdoor venue:

1. Dance hall and sports bar with a small performance stage
2. Semi-upscale restaurant oriented toward the Riverwalk
3. Family entertainment, event or escape-room venue
4. Office space, if feasible

\+ Outdoor venue on the parking-lot side, with landscaped gathering areas and a large performance stage

THE VISION · CONCEPT IMAGES

These images show the kind of uses PURA wants tested. Names, layouts and designs are illustrative only and are not proposed designs or tenants.



DANCE HALL & SPORTS BAR

With a small performance stage



RIVERWALK RESTAURANT

Semi-upscale, oriented toward the Riverwalk



OUTDOOR VENUE

Landscaped gathering areas and a large stage

SERVICES INCLUDE

- Existing-conditions review
- Code, zoning, utility and construction feasibility
- Conceptual floor plans and site plans
- Order-of-magnitude cost estimates and a preliminary schedule
- Final report and presentation

PHASED WORK

Initial authorization covers the **feasibility and concept phase**. Subject to satisfactory performance, successful negotiation, available funding, required approvals and procurement requirements, the selected team may be authorized to continue into **final design and construction**.

WHAT TO SUBMIT

1. **Signed cover letter and company overview**, including office location, years in business and the proposed contracting entity
2. **Proposed team** (architect, contractor or cost estimator, engineers, specialty consultants and project manager), with proof of required professional licensure
3. **Relevant experience** with adaptive reuse, entertainment and hospitality, restaurant, performance-venue, outdoor event and public-sector projects
4. **Technical approach and work plan**
5. **Proposed schedule** for each deliverable
6. **Detailed fee proposal by task**, with hourly rates, reimbursable expenses, optional services and a not-to-exceed amount
7. **At least three references** for comparable projects completed within the last five years

HOW PROPOSALS ARE EVALUATED

- Relevant experience
- Technical approach and understanding of the project
- Team qualifications and integration
- Approach to multi-tenant programming and outdoor-venue integration
- Schedule and responsiveness
- Fee proposal and overall value

SITE VISIT REQUIRED

At least one representative of each team must attend the site visit at **100 S. Main Street, 1:00 PM, Friday, Nov. 13, 2026**. Proposals from teams that do not attend may be rejected.

SUBMIT & ASK QUESTIONS

Email questions and one PDF proposal to
Shawn Carlson, Special Programs Manager
scarlson@puebloura.org · (719) 542-2577
115 E. Riverwalk, Suite 410, Pueblo, CO 81003

KEY DATES

Site visit **Nov. 13, 2026, 1:00 PM**
Questions due **Nov. 30, 2026**
Proposals due **Jan. 11, 2027, 5:00 PM MT**
More information at puebloura.org

Images are concepts for illustration only. PURA reserves the right to reject any or all proposals in whole or in part, waive irregularities, and negotiate with any or all proposers before the submission deadline.