Request for Proposals: Adaptive Reuse Feasibility & Concept Design, 100 S. Main Street

Questions and Answers | November 26, 2026

The following questions were submitted by a proposing firm. PURA is sharing the questions and answers with all firms so that every proposer has the same information. Questions are due November 30, 2026, and proposals are due January 11, 2027 at 5:00 PM Mountain Time. Questions about this RFP should be directed to Shawn Carlson, Special Programs Manager.

Q1. **The RFP includes ideas on programming. Where did these initial programming ideas come from? Related: Has PURA had any initial discussions about the use classifications (bar, auditorium/amphitheater, indoor rec) with City Planning / HARP Authority?**

A. The program came from PURA's redevelopment planning presented to the PURA Board of Commissioners on September 8, 2026, which identified the vacant former call center for adaptive reuse with a dance hall, restaurant, entertainment uses and an outdoor pavilion. The site is zoned HARP 2, and the City's Planning Director has advised that Planning and Zoning Commission review is required before construction or exterior alterations. City Planning attended the site visit. PURA has not discussed specific use classifications with City Planning. Confirming allowable uses is part of the selected team's scope.

Q2. **Are there any preliminary thoughts on the budget for construction? (Order of magnitude is helpful)**

A. PURA has not established a construction budget for this project. Order-of-magnitude cost estimates are one of the deliverables of this study.

Q3. **Are any tenants or operators identified (even if only in a conceptual sense) for any of the 3–4 uses, or is the study to support tenant recruitment?**

A. No tenants or operators have been selected. The uses named in the RFP are concepts to be tested, and the images in the RFP are for illustration only and do not represent proposed tenants or designs. The study is meant to show what the building and site can support and to inform future tenant recruitment.

Q4. **Is there a form of contract established for the feasibility work? And if so, are insurance limits established?**

A. Contract terms, insurance requirements and coverage limits will be set during contract negotiations and must be met before the contract is signed.

Q5. **Is there a target presentation date for the feasibility study (specific board meeting?)**

A. Proposals are due January 11, 2027. Staff expects to bring a recommendation to the PURA Board after review. The date for presenting the finished study will be set with the selected team, based on its proposed schedule.

Q6. **Who owns 100 S Main now?**

A. The property is privately owned.

Q7. **If PURA intends to acquire the property, is there an anticipated acquisition timeline and funding strategy?**

A. PURA will work with the bank on the acquisition timeline and funding.

Q8. **Please let us know what existing conditions documents are available, or might become available during the study: ALTA survey, title commitment, Phase I ESA, asbestos testing, lead testing, soils study, condition reports, utility design capacity information, past permit documents, or as-built drawings.**

A. City zoning documents are available on the City of Pueblo's website. The architectural plans are posted on PURA's website and on BidNet. PURA does not have an ALTA survey, title commitment, Phase I ESA, asbestos or lead survey, soils report, condition reports or utility capacity studies. Identifying any further surveys or testing needed is part of the selected team's scope.

Q9. **Will the selected team have access to the building and site for investigations during feasibility work?**

A. Yes. PURA will coordinate reasonable access for the selected team's investigations, scheduled in advance and subject to the owner's consent.

Q10. **Would participation on the feasibility study team preclude a development or operator partner from participating in future sale or lease opportunities?**

A. Participation does not by itself disqualify a firm from future opportunities, which would follow PURA's procurement and conflict-of-interest requirements. The selected team must disclose any actual or potential conflicts.

Q11. **Does PURA have any preliminary thoughts for the outdoor venue, like existing events looking for a new home that might land here, or some ideas about future event frequency?**

A. PURA has not committed to specific events or operators for the outdoor venue. Teams should recommend uses, capacity, event frequency and support needs as part of the concept.
