

## City of Westminster

### Addendum 3

Additional Q&A's and Information for RFB #26-04  
Exterior Repairs of the Building at 1838 Emerald Hill Lane



March 30, 2026  
City of Westminster  
Attn: Bid Questions

RE: RFB #26-04 Exterior Repairs at 1838 Emerald Hill Ln

Below are a list of RFI/Questions pertaining to the scope of work for exterior repairs referenced above

#1 – Can you confirm whether replacement of deck boards on the 2<sup>nd</sup> level deck (above covered porch) are to be included?

\*In order to replace existing rail posts, deck boards around each post will need to be removed (see #1 above). If 2<sup>nd</sup> level decking is going to be replaced, then this is no problem.

If decking is not to be replaced, it's very likely deck boards will be damaged beyond repair when removed, especially given current condition of deck boards.

Do you have any specifications on what to use to replace damaged deck boards on 2<sup>nd</sup> level (this is only applicable if replacement of all decking is not included in scope of work)

**2<sup>nd</sup> level decking is not being replaced. If boards around the posts must be replaced, please include them in your bid.**

#2 – Can you confirm whether replacement of stair treads/risers leading up to the 2<sup>nd</sup> level deck are to be included?

**Stair treads/risers are not to be replaced.**

#3 – The solicitation calls for rail posts to be removed/replaced.

Please note- the existing posts are 7" x 7". There are no pre-fabricated vinyl or aluminum rail posts available with those dimensions. In order to reuse the existing handrails, the new posts must be the exact same dimension as existing posts (otherwise the spacing between posts will change and existing rail sections will not work).

\*We suggest replacing posts with 6x6 treated lumber posts (which are a true 5-1/2" x 5-1/2") and laminate all 4 sides of the post using 3/4" Azek PVC Trim boards (along with an Azek PVC Cap). The resulting post dimensions would be 7" x 7" and will work with existing rail sections.

\*\*Per #1 above, in order to replace posts, existing decking will need to be removed/replaced.

**Wood posts are acceptable if they are encased/covered with aluminum, vinyl, or PVC.**

#4 – Are we able to bring a 45' boom lift on site to power wash and paint?

**Yes**

#5 – Will contractor be required to warranty paint on deck boards? It is our experience that painted deck boards do not hold up to foot traffic and will start chipping and flaking well before the 5 year period.

**This would be a manufacturer's warranty, not the contractor's.**