

Note: Revised answer to the following question: 12 and 56

**QUESTIONS AND ANSWERS
T201880102.01**

Yellow highlighting = previous questions answered in this posting: Questions 73 through 80

**BEAR ADMINISTRATION BUILDING
DEMOLITION AND RECONSTRUCTION, NEW CASTLE COUNTY**

Friday, February 07, 2020

Q #	Question	Answer
NOTE: RESPONSES TO THE FOLLOWING QUESTIONS HAVE BEEN REVISED: QUESTIONS 12 AND 56		
85	We've contacted Artesian Water to obtain pricing for the materials as specified in Addendum 3 but Artesian does not have pricing available at this time. Indications are they will not have pricing in time for the bid submission. Please establish an allowance for the materials or remove from the scope of work as we are unable price the work properly.	An allowance has been established for the 4" Meter Vault (including internal piping, valves, assemblies, etc.) in the Breakout Sheet for 710500 Water Main and Accessories in Addendum 4.
84	Please provide specifications for the FRP skirt board shown under the watertable flashing at details 1 & 3 A 503	A. Specification 066500 Exterior Plastic Trim will be provided with Addendum 4 as the specification for the FRP skirt board.
83	Please clarify where CRYSTALLINE WATERPROOFING specified in section 071616 is required?	It is required at foundation walls. Refer to architectural building sections and wall sections.
82	Section 064116 PLASTIC LAMINATE CLAD ARCHITECTURAL CABINETS under section 2.1.A.1 calls out to provide certificates from AWI certification program. Would DelDOT consider waiving the AWI certification as long as AWI standards of quality are met for the fabricated plastic laminate clad casework?	DelDOT will not waive the certification requirement at this time.
81	Ref Sheet A 103 Roof Plan; under detail note 1 A 103 there is a "NOTE: SPOT ELEVATIONS RELATIVE TO SECOND FLOOR FINISH FLOOR" The only spot elevations provided are for the Entry Canopy Roof. Please confirm the spot elevations are intended to be from the 2nd floor or the 1st floor.	The spot elevations at the Entry Canopy are relative to the first floor.

Q #	Question	Answer
Wednesday, February 05, 2020		
80	Various wall section details lack continuous AV Barrier transitions from vertical to horizontal plane. Please provide details that show AV Barrier continuity from the wall plane through the soffit details and into the roof AV Barrier.	Contractor shall detail and seal air and vapor barrier terminations and transitions to comply with air and vapor barrier testing requirements as defined in the specifications. Methodology and detailing will be coordinated during submittal review.
79	Refer to section detail 1 on A 312 – please clarify the insulation material and thickness shown between the exterior wall and vertical leg of the roof parapet.	The insulation shown is R-30 polyiso board insulation. See PVC roofing specification for more information.
78	Is there any fiber or copper backbone cables needed between server room and second floor data closet?	Inside plant wiring will be completed by other. The contractor will need to provide two 4" schedule 80 PVC conduits between Room 110 and Room 216.
77	Is there a server room dwg detail that shows communication racks and or a ladder tray design? This applies to server room 110 and the IDF closet on the second floor?	Communication racks will be completed by others.
76	Answer to question 49 leaves ambiguity and assigns design responsibility on the contractor. Since this is not a design/build project please provide a foundation plan with established footing elevations from finish floor coordinated with finish grade and proposed U.G. MEP requirements.	Information within the contract documents is adequate for the contractor to coordinate internally on the requirements.
75	In addendum 3, the water service specification has the contractor purchasing materials from Artesian Water. It is my understanding from past projects that Artesian Water sells the material to the OWNER for installation by an approved contractor. The owner is also required to put up a bond for the work to be performed. Please clarify the process with Artesian Water.	Per Artesian, the water connection is now considered a service and the proposed items will not be required to be purchased from Artesian Water Company. Artesian Water company will supply the meter for the project. See Addendum 4.
74	Will Del Dot be providing the F Borrow fill for the basement at the Bear site? Alternatively, would Del Dot wish for us to provide a furnished/in place price?	F Borrow fill shall be furnished and placed per Item 209006 of DelDOT Standard Specifications.

Q #	Question	Answer
73	The existing building has a large basement and it appears the new proposed building will be slab on grade. How does Del Dot wish to handle the large amount of structural fill required ?	The existing building and proposed building are not within the same footprint. The existing building will be backfilled with Item 209006 – Borrow Type F

Friday, January 31, 2020

72	Regarding 221316 Sanitary Waste and Vent Piping. Will you accept all the underground sanitary piping within 5 feet of the building be run with standard cast iron piping and remove the extra heavy cast iron piping requirement? There are recent DelDOT projects that have removed the extra heavy requirement and allowed for standard cast iron piping to be installed underground. Extra heavy cast iron is twice the cost and requires longer lead times.	We cannot accept standard cast iron piping at this time. Please provide materials as specified in the bid documents.
71	Please approve our Thermal Solutions boilers to be acceptable manufacturers.	See response to Question 69.

Friday, January 24, 2020

70	Requesting that Leviton be added to the list of approved manufacturers due to the fact they own the components and Chargepoint owns the network.	It is assumed that this question is referring to the vehicle charging stations. Per coordination with Chargepoint, they manufacture their own charging stations. Charging stations shall be by one of the approved manufacturers or substation request will be required.
69	Will a Thermal Solutions APX425C boiler on this project be accepted as a substitute to the listed manufacturers in the technical	Thermal Solution - Apex Series was added as an approved manufacturer by Addendum No. 2.

Wednesday, January 22, 2020

68	Will a Johnson Controls / Simplex fire alarm system be accepted as a substitute to the listed manufacturers of fire alarm systems in the technical specifications?	Your substitution request did not include enough information. A substitution request shall be submitted per Specification 016000 with documentation verifying the proposed system meets the specification requirements.
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Q #	Question	Answer
67	The written specification for section 122413 - Roller Window Shade indicates both manual & electro shades. There are no details nor indicators identifying manual shades. Can you advise if manual roller window shades are to be included in the project scope?	Manual roller shades shall be provided in the following spaces with exterior windows: Private offices: 103,104,118,119,120,121,122,123,124,125,126,127, 128,129,140,141,142,143,144,146,205, 206,217,218,219, 220, Open office areas: 115,131, 212 Conference rooms 107, 117, 203, 204 Lunch/Vend: 213 Motorized shades shall be provided in the following spaces: Training Room 106.
66	Looking for clarification on the "Exit lighting photocell control assembly" under item #763504 Site Work. Are these the 2 head emergency battery units? Where are these 11 assemblies located on the plans?	This pay item is for the photocell controlling the exterior lighting as indicated by key note 2 on sheet E-101. The quantity for this item should be 1.

Friday, January 17, 2020

65	Sheet M-601 say RTU's are to include factory installed VFC's. Sheet E-203 say the VFC's are located in room 112. Division 262923 states they are to be pad mounted. Looking for clarification on who provides and installs the VFC's, where they are located, and who is responsible for terminations and start up?	VFC's are to be provided by the RTU manufacturer per M-601, and will be installed at the unit location. The contractor is responsible for coordinating terminations and startup.
64	On page A-601 the glass types are showing GL-1- GL-3 but in the storefront and Curtainwall they have a GL-4. Please clarify which one is wanted.	GL-4 is required for insulated spandrel panels as indicated. All glazing types shall be by the same manufacturer. GL-4 shall have the manufacturers standard opacifier placed on surface #4 and all lights shall be heat strengthened.
63	Is the lateral from the manhole to 5' outside the building required to be installed by a plumber, or can this portion be installed by the site contractor (not plumbers)? If so, please provide a special provision explanation of scope of work.	The sanitary lateral from the manhole to 5' outside the building can be installed by the contractor (non-plumber). Although the work can be done by the contractor, a plumber will be required to witness the connection of SP-4 into the existing sanitary manhole.
62	Can the AISC requirement be waived for both the plant and the erection.	No, this requirement will not be waived.

Q #	Question	Answer
61	Q&A list has not been updated since 1/10/2020 please update list so we can distribute the answers to our subcontractors.	Q&A list has been updated.
60	There has been multiple subcontractor requests to extend the bid date. Please consider an extension to this bid date.	The bid date has been extended until February 11, 2020 per Addendum No. 2.
59	Make and model of VMS system (video management system)	The video management system will be part of a separate contract.
58	Make and model of access control system.	The access control system will be part of a separate contract.
57	Can you please provide more information and details on the floor boxes and poke through's on the drawings. Dimensions, style, color, finishes, type.	A. Provide boxes similar to the following: 1. Training Room 106 – Wiremold 880 Series with aluminum flip lid 2. First Floor Conference Room – Wiremold RFB Series with brushed Aluminum cover. 3. Second Floor Conference Room – Wiremold 4AT with aluminum cover
56	Please consider allowing 24hrs after bid delivery to submit the (8) pages of “Schedule Items” along with the (5) page breakout sheet. We will be receiving multiple bids leading up to bid time, and will not have enough time to go over the scope of the project, mark-up and type them onto your form.	The eight (8) pages of Schedule of Items and five (5) breakout sheets must be submitted with your bid documents. The five (5) breakout sheets must be submitted either with your bid documents or within seven (7) calendar days following the bid due date by the lowest apparent bidder.

Q #	Question	Answer
55	<p>Is owner providing the water and air test on the frames or are we to provide the testing? In the specs section for :</p> <p>Section 084113 storefront frames and Section 084413 curtainwall, Field Quality Control, Testing Agency, specifies " Engage a qualified testing agency to perform tests and inspections. "</p> <p>Is owner providing?</p> <p>Section 084113 storefront frames and Section 084413 curtainwall, Field Quality Control, Field Quality Control Testing, Water-Spray Test: specifies "Before installation of interior finishes has begun, areas designated by Architect shall be tested according to AAMA 501.2 and shall not evidence water penetration."</p> <p>What location is the Architect designating to perform the test?</p>	<p>Contractor is responsible for all air and water testing required per the contract. Owner is providing third party commissioning to validate results of all contractor facilitated tests. Refer to addendum #2.</p>
54	<p>Is the 451 frames that are called for the specs 081216 for the interior frames only? And if so can we use 450 framing being they want 1/4" glass and 450 framing is for the interior?</p>	<p>(Basis of design manufacturer) Kawneer Trifab 450 or 451 shall be acceptable. Glazing shall be center set as indicated on drawings. Framing for exterior openings is indicated in specifications 084113, 084413, and 086300.</p>
53	<p>Glass specs calls for a tint with HS and the tint color is clear. Is there going to be a tint or clear glass.</p> <p>If clear glass is what they want can we use annealed glass instead of HS glass and just tempered the glass where is required?</p>	<p>Glazing will be clear. Heat strengthened glass shall be provided as specified</p>
52	<p>Will you accept Albireo Energy to be recognized as a BAS vendor utilizing the Tridium Niagra Front End BAS with Alteron BACnet controllers?</p>	<p>Your substitution request did not include enough informatio. A substitution request shall be submitted per Specification 016000 with documentation verifying the proposed system meets the specification requirements.</p>
51	<p>Can Glen Gery Brick be added as an approved manufacturer of the face brick?</p>	<p>We reject the request for Glen Gery Brick and would like to stick with the three manufacturers listed in the spec, as this was carefully thought out and coordinated with the rest of the material palette.</p>

Q #	Question	Answer									
50	Which contractor is responsible for providing the Duct Smoke Detectors?	Duct smoke detectors are required per the contract documents. It is the GC's responsibility to determine means and methods including source of procurement and means of installation. The owner has no input as to which sub-contractor is to provide for this scope of work.									
49	Note #2 on S-101 states that the bottom all exterior foundations to be 3-0 below finish grade however no top or bottom of footing elevation is provided relative to the finish floor elevation. Please establish top (or bottom) of footing elevations for all footings showing necessary steps as required to accommodate finish grading. Without this information it is not possible to give an accurate bid.	Prior to submitting bids, contractor to estimate footing elevations based on final grades relative to finished floor and step footings as required. Refer to grading plan for final grades.									
48	Please provide signage details or signage schedule for the exterior signage located on drawing A201.	<p>Please refer to updated specification 101419 in upcoming Addendum for more details.</p> <table border="1"> <thead> <tr> <th>Sign</th> <th>Size</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>BEAR ADMINISTRATION BUILDING</td> <td>10" tall characters</td> <td>Fabricated channel, LED backlit see spec</td> </tr> <tr> <td>DelDOT Logos</td> <td>48" square</td> <td>Fabricated channel, LED backlit see spec</td> </tr> </tbody> </table>	Sign	Size	Type	BEAR ADMINISTRATION BUILDING	10" tall characters	Fabricated channel, LED backlit see spec	DelDOT Logos	48" square	Fabricated channel, LED backlit see spec
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Friday, January 10, 2020

47	Is the use of M/C cable acceptable where concealed in walls & ceilings for branch circuit wiring?	EMT shall be used concealed in ceilings and interior walls per specification section 260533-3.1(B)(4).
46	What type of fixtures are in Rooms 10B & 209?	Rooms 101B and 209 both have "Type IE" Linear LED fixtures. See Fixture Schedule for additional Information.
45	What type of fixtures are surface wall mounted in 1STA stairs & 2STA stairs?	1STA and 2STA wall Mounted fixtures are "Type O" decorative Wall mounted fixtures. See Fixture Schedule for additional Information.

Q #	Question	Answer
44	What type of fixtures are mounted on the surface opposite of the “F” fixtures in the 1st & 2nd floor gang restrooms?	Fixtures located vertically in between mirrors are Linear Square Vanity LED.
43	What is used for lighting control in Rooms/Areas 101, 102, 105 Corridor, 139 Corridor, 202 Corridor, 1STA stairs & 2STA stairs?	All Lighting in referenced areas have no Lighting controls, and are intended to remain on.
42	The RFP states the completion time for the contract is 677 calendar days. In the event the contractor’s approved construction schedule is less than 677 days, will the contractor be compensated for delays not caused by the contractor if they extend the approved contractor’s construction schedule but do not extend beyond the 677 day completion schedule in the RFP?	Standard Specification 108.04.A “Progress Schedule Chart” states “Fully use, but do not exceed, the specified Contract duration in the Progress Schedule Chart.” The contractor’s schedule must use the full contract time to be approved.

Wednesday, January 08, 2020

41	What is flooring finish in Room 138? Finish schedule shows C1 but graphic shows C1 and C2.	Finish schedule has been updated to reflect CT1 and CT2 in Room 138. Refer to A-711 for intended layout.
40	What is flooring finish in Room 111? Finish schedule shows C1 but graphic shows ceramic tile.	Finish schedule indicates CT1 for flooring finish in room 111. A-711 has been updated accordingly.
39	Does the elevator get flooring? If yes, what type?	Yes. Refer to General Finish Note #4 on sheet A-701
38	At the Prebid meeting the subject of 20% self-perform work requirement was brought up. The only time self-perform work requirement is discussed in the project specifications is on the Bid Criteria & Reference Sheet as one of the five criteria that must be met on project references. Since this is a building construction project and not a road or site project, we are asking that the self-perform work requirement be waived as one of the criteria.	The 20% self performance criteria will not be waived.
37	Under the project manual table of contents a Section 019113 Commissioning General Requirements is mentioned. There appears to be no such section included in the project manual. Please confirm if this is required?	This was added as part of Addendum No. 2.

Q #	Question	Answer
36	Section 263600, please confirm required transition type of ATS-1. Is it to be open transition type with in-phase monitor or delayed transition type ATS with a third programmed neutral switch position in addition to the normal and emergency switch positions?	ATS shall be delayed transition Per 263600-2.2(D)
35	Please confirm ATS-1 is to be 4-pole with switched neutral?	ATS shall be 4 pole per Drawing E-603
34	Section 263600, 2.1, E. 1. Specifies the ATS is to be provided with short time withstand rating for three cycles. Please confirm if this is required or if an ATS that has coordinated specific breaker rating is acceptable to meet the 35KAIC rating on drawing E-603 for ATS-1?	ATS shall be rated for 35kAIC. Coordinated specific breaker rating is not acceptable
33	Section 263213.14, 2.09, G. 2. Specifies generator enclosure shall be provided with a temperature-controlled exhaust fan to prevent operation when engine is running. This requirement does not make much sense as when the engine is not running there would be no need for an exhaust fan. Please confirm exhaust fan requirement can be excluded on this generator?	Exhaust fan is not required.
32	Section 263213.14, 2.09, G. 1. Specifies the generator enclosure shall be provided with automatic dampers at the inlet and discharge. Automatic dampers are an expensive added accessory on the generator enclosure. Please confirm if this is required or if fixed intake and fixed vertical discharge are acceptable on generator enclosure?	Fixed Louvers are acceptable.
31	Section 263213.14, 2.09, B. specifies the generator enclosure to be a “walk-in enclosure” type. This type of enclosure takes up much more space, is more expensive, and requires a custom third-party enclosure vendor. Please confirm what was actually intended and is acceptable is a standard factory skintight” generator enclosure from generator manufacturer?	Enclosure shall be vandal resistant, sound attenuating, weather proof, and aluminum per specification section 263213.14-2.9(A). Walk-in enclosure is not required.

Q #	Question	Answer
30	Section 263213.14, 2.7, B. specifies the generator circuit breaker is to be “electrically operated” which is typical for generators in paralleling applications. This appears to be only a single 500 KW generator application. Please confirm that an electrically operated breaker is not required?Generator breaker will be provided with an electronic LSI trip unit however.	Electrically operated breaker is not required. Breaker shall have an LSI electronic trip unit.
29	Section 263213.14, 2.2, C. specifies generator is to comply with EPA Tier 4 requirements. At this 500 KW size EPA requirement is only Tier 2 certification. Please confirm generator is to supply standby, back-up power only and a Tier 2 EPA certified unit is acceptable in lieu of Tier 4 rating? A Tier 4 500 KW diesel unit would require expensive exhaust aftertreatment and additional equipment to meet this Tier rating. It does not appear necessary or typical for this application. A Tier 2 rating is typical industry standard for a 500 KW diesel generator.	Tier 2 rating for the generator is acceptable.
28	The plans and specifications do not include lightning protection for the roof top equipment. Will lightning protection be required?	Lightning protection is not required.
27	When will the prebid notes and attendance sheet be available?	Pre-bid minutes will be posted upon receipt, attendance sheets have been posted.
26	Please confirm if wood top rail at stairs as shown in detail 2/A-404 is to be stained or painted.	Wood top rail shall be stained to match flush wood door finish.
25	Details/ cut throughs for example on 2/A-313 indicate R-30 rigid insulation at curtain wall head at roof. Note 4/A-501 shows two layer R-19 insulation. Please confirm which type and number on layers are to be provided at this location.	Inquiry is unclear as indicated details do not correspond to requested information. Roof system requires R-30 minimum insulation, in minimum of (2) layers per specification 075419. Refer to roof plan, details, and specification. Wall insulation requires R-19 mineral wool batts in stud cavity, and 2” rigid insulation on exterior side of sheathing. Refer to wall sections, details, and specification 072100.

Q #	Question	Answer
24	Specification 095113 Acoustical Panel Ceilings states to install hold down clips in areas indicated. No areas appear to be indicated as such on plans. Please advise if and were hold down clips are to be provided.	No hold down clips are required.
23	Specification section 092900 Gypsum Board states lists Level 5 finish “where indicated on drawings”. No areas appear to be marked with level 5 finish on plans. Please advise if and where a level 5 wall finish is required.	No level 5 finish areas are required.
22	Specification 061053 for Rough Carpentry notes “Utility Shelving”. Non appears to be shown on plans. Please advise where this woos utility shelving is to be installed and if it is to be stained or painted.	Refer to revised sheets A-401 and A-402 indicating utility shelving locations. Shelving shall be painted.
21	Per detail 17/A-702 please advise for the wood ceiling cloud if there is a specification, manufacture/ make/ model, details, etc or if this is a custom item. Please advise if these wood clouds are to be stained or painted (factory painted or field painted).	Wood clouds shall be field built metal stud framing, substrate, and finish materials as indicated on A-702
20	Please provide a specification for the Roof Hatch.	Refer to item 2.8 Mechanical Roof Hatch Assembly in revised specification 075419.
19	In the Fiber Cement Siding spec (074646), for the wood grain siding, the selected factory finish is Redwood. For the smooth siding panels, the specification calls for factory priming, and color “Black” per drawing A-201. Should the smooth panels be factory finished or field painted?	Specification 099113 provides information regarding field finishing of fiber cement panels (smooth). Factory finishing of fiber cement panels (smooth) is acceptable.
18	Pedestrian crossings PC-1 and PC-5 are listed on Civil construction plan #6, but not called out. Are these to be detectable warning surfaces? Is there a preferred detectable warning surface manufacturer?	Yes, they are to have detectable warning truncated domes. See the standard detail for Pedestrian Connections 1 and 5 in the DELDOT Standard Construction Details on the Deldot.gov website. Acceptable manufacturers are Nitterhouse and Hanover.

Q #	Question	Answer
17	Section 200 of Site Plan #3 indicates removal of fencing and inlets, but no removal of existing fencing or inlets is shown on Civil demo plan #5. Please confirm there is no fencing, or inlets to be removed.	Any fencing or inlets that are impacted by the proposed construction will be removed under item 211000 – Removal of Structures and Obstructions. This item includes the inlet that is being replaced by new drainage inlet #6. This will also include any fencing required to be removed for utility or lighting installation, if necessary.
16	Permanent seeding is referenced in the bioretention area per section A. A. Should permanent seeding be used in all other locations where grass is to be installed?	Yes.
15	Please define the equipment and enclosure labeled D-8 to the east of the building on Civil demo plan #5. Is all of the equipment and enclosure to be removed? Is there any associated utility piping that is to be removed?	The enclosure houses HVAC equipment, piping, wiring, electrical accessories, etc. Yes, all of the enclosure, equipment, accessories and piping are to be removed by the contractor.
14	Should the area to the north of the existing sidewalk north of the existing building that is to be removed D-6, but south of the existing sawcut line D-1 be removed, similar to the D-2 paving to the northwest per Civil demo plan #5? See sketch for clarified location.	The existing hot mix in the area mentioned shall be removed full-depth.
13	No continuing maintenance duration was selected for the elevators in spec section 142400-1.6.C. Please define the continuing maintenance period length.	One-year duration. Refer to revised section 142400.
12	Please advise if Unit Pricing Breakdown can be submitted within 5 business days after due date.	No. See response to Question 56.
11	Please advise if Self-Performance by bidder can be reduced from 20% to 10%.	No, it will not be reduced.
10	We are looking for a copy of the sample contract agreement type that would be issued to the successful bidder.	The contract will be generated after bids are received.
9	There does not appear to be any signage specifications for ADA interior room identification signage. Is the signage package only for dimensional letters? If not, please provide specifications for ADA interior room identification signage.	Refer to revised sheet A-611 and new specification 101423.16 Room Identification Panel Signage.

Q #	Question	Answer
8	Please provide the make and model number of the video management system.	The video management system will be part of a separate contract.
7	Please provide make and model number of the access control system.	The access control system will be part of a separate contract.

Thursday, January 02, 2020

6	Site drawings, Keynote 1, Sheet E-002, call for Type 7 Junction Well for fiber. Details 4 and 5 on Sheet E-602 show Junction Well 1 and 4, but not Junction Well 7. Please provide information for Junction Well 7.	See the standard detail for a Junction Well Type 7 in the 2018 DELDOT Standard Construction Details.
5	Will AISC for the steel fabricator and installer be waived on this project?	No, AISC for the steel fabricator will not be waived.
4	SS-3 is Hanex "Steel." This is a discontinued color. Please advise.	The solid surface color specified as SS-3 "Steel" by Hanex" is still available. They can contact Bill Shimmel, Bill.shimmel@tpsi33.com if they need assistance.

Thursday, December 26, 2019

3	Is the GC required to abate any hazardous material from the existing building?	The contractor is not required to abate any hazardous material. Special Provision 202560 – Contaminated Material outlines how the contractor is required to remove hazardous material from the demolition and store it in the staging area. Please review the Asbestos Abatement Report found on the Bid Solicitation Web Page. The only identified hazardous material in the report that cannot be abated before demolition of the building is the mastic on the elevator car.
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Q #	Question	Answer
2	Are the foundations for the existing building to be left in place or removed?	The existing building foundations can remain in place if they do not interfere with proposed parking lot construction. The contractor's demolition shall include the removal of all existing building elements to a minimum of 2 feet below the proposed bottom of the 8" GABC layer to mitigate against reflective cracking in the proposed pavement. Additional building elements may need to be removed to a deeper level as needed for underground utility construction, drainage construction, pole bases, and other miscellaneous items. All demolition items are incidental to Item 211000-Removal of Structures and Obstructions.
1	Are there any plans of the existing building construction available?	We are unable to locate plans for the existing office building.