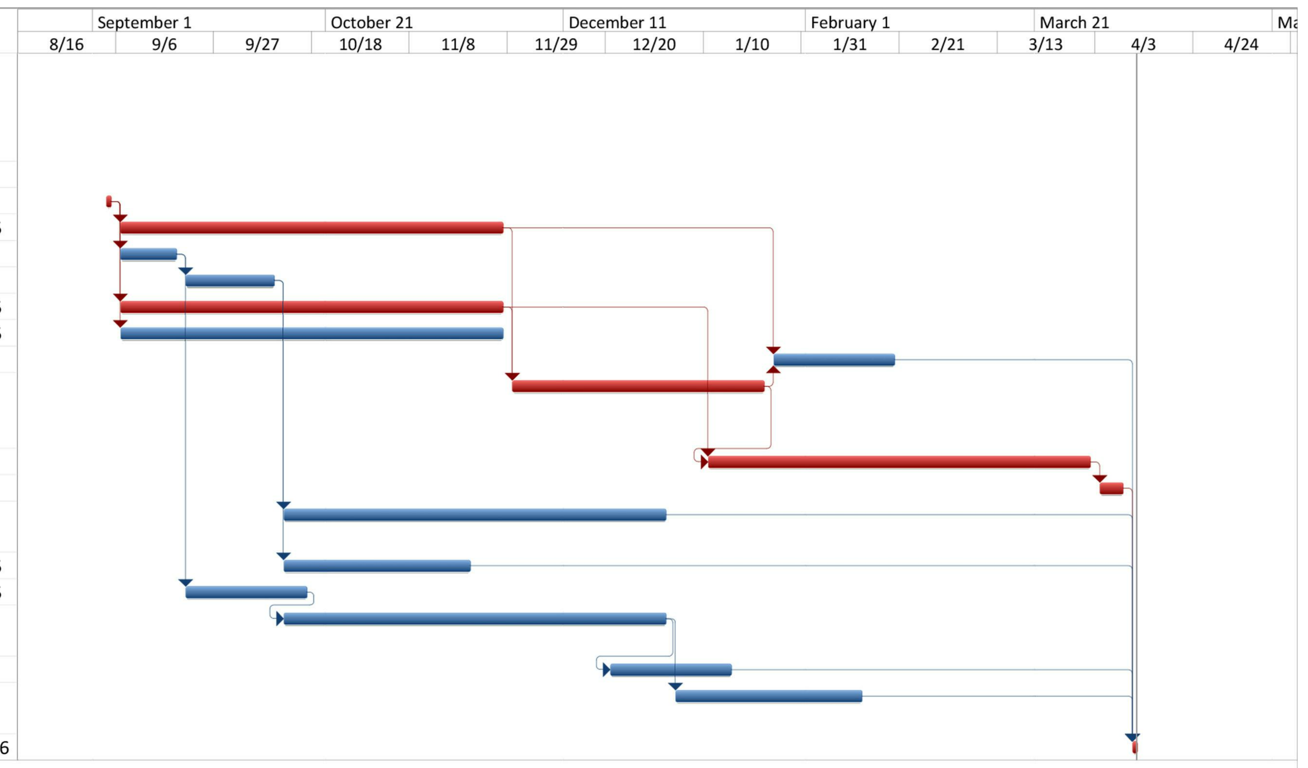
ID		Task Mode	Task Name	Duration	Start	Finish
1			VA SAN JUAN CONSTRUCTION STAGE NO 1 - MOBILIZATION, PERMITTING, PHASE I RENOVATIONS, ASSOCIATED WORK			
2						
3			NTP	1 day	Fri 9/4/15	Fri 9/4/15
4			Permitting	60 days	Mon 9/7/15	Fri 11/27/15
5			Mobilization	10 days	Mon 9/7/15	Fri 9/18/15
6			Activate life safety systems	15 days	Mon 9/21/15	Fri 10/9/15
7			Procurement of Temp Elevators	60 days	Mon 9/7/15	Fri 11/27/15
8			Procurement of Urology HVAC Unit	60 days	Mon 9/7/15	Fri 11/27/15
9			Temp Elevator Shaft Prep (structural)	20 days	Mon 1/25/16	Fri 2/19/16
10			Removal of (1) Existing Freight and (2) Existing Passenger Elevators and Elevator Head Equipment	40 days	Mon 11/30/15	Fri 1/22/16
11			Installation of Temp Elevators	60 days	Mon 1/11/16	Fri 4/1/16
12			Commissioning of Temp Elevators	5 days	Mon 4/4/16	Fri 4/8/16
13			Protective Roof Deck/Egress/Scaffold Systems	60 days	Mon 10/12/15	Fri 1/1/16
14			Safety, Vibration and Noise Systems	30 days	Mon 10/12/15	Fri 11/20/15
15			Loading Dock Site Modifications	20 days	Mon 9/21/15	Fri 10/16/15
16			Loading Dock Archit/Struct/Dock Equip Modifications	60 days	Mon 10/12/15	Fri 1/1/16
17			Construction Site Staging Setup	20 days	Mon 12/21/15	Fri 1/15/16
18			Crane Erection and Material Hoist Installation	30 days	Mon 1/4/16	Fri 2/12/16
19			Completion of Stage 1	1 day	Mon 4/11/16	Mon 4/11/16



Staging: To insure such executions, Contractor shall furnish the Resident Engineer with a schedule of approximate dates on which the Contractor intends to accomplish work in each specific area of site, building or portion thereof. In addition, Contractor shall notify the Resident Engineer two weeks in advance of the proposed date of starting work in each specific area of site, building or portion thereof. Arrange such dates to insure accomplishment of this work in successive stages mutually agreeable to Medical Center Director, Resident Engineer and Contractor, as follows:

Construction Staging Sequence

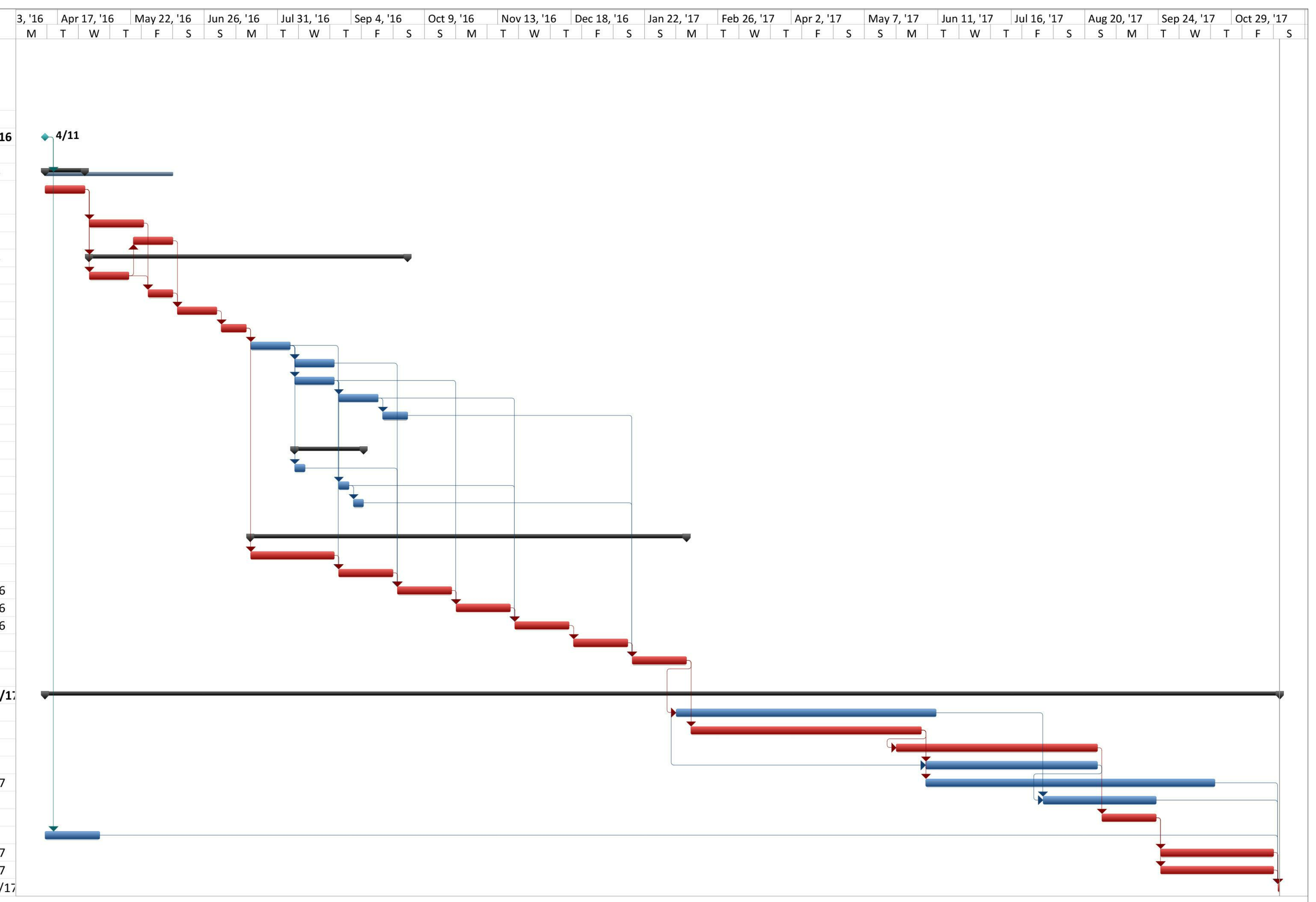
Stage 1 - Mobilization, Building and Site Preparation and associated work (generally includes but not limited to)

i. NTP
ii. Mobilization
iii. Activate life safety systems
iv. Hydraulic elevator procurement, installation and associated work
v. Urology HVAC unit procurement, installation and associated work
vi. Permitting
vii. Staging and roof / safety protection deck systems
viii. Contractor roof /tower access system
ix. Removal of existing passenger elevators (2) and freight elevator (1)
x. Sound and vibration monitoring system installation
xi. Site staging preparation
xii. Loading dock modifications
xiii. Temporary parking and HC access ramps
xiv. Relocate parking: VACHS to relocate existing parking in preparation for the new scope of work and contractor's mobilization.
xv. Traffic: contractor to make necessary traffic circulation modification at the vicinity of the entrance to facilitate construction trucks access.
xvi. Contractor mobilization: contractor to mobilize & provide construction trailers, contractor's parking, staging areas and temporary construction fence and lighting.

Stage 1 - Mobilization, Building and Site Preparation and associated work (generally includes but not limited to)-

A. Start Date - NTP
B. Duration – 7.5 months

ID		Task Mode	Task Name	Duration	Start	Finish
1			VA SAN JUAN CONSTRUCTION STAGE NO 2 - TOWER DEMOLITON AND ASSOCIATED WORK			
2			CONSTRUCTION STAGE NO. 2			
3			**Completion of Stage 1**	**0 days**	**Mon 4/11/16**	**Mon 4/11/16**
4						
5			**Commence Tower Demolition**	**15 days**	**Mon 4/11/16**	**Fri 4/29/16**
6			Secure Tower and Activate Construction Life Safety Systems	15 days	Mon 4/11/16	Fri 4/29/16
7			Disconnect Tower MEP Systems	20 days	Mon 5/2/16	Fri 5/27/16
8			Installation of New Temp Roof on Level 4	15 days	Mon 5/23/16	Fri 6/10/16
9			**Interior Demolition/Has mat Removal**	**110 days?**	**Mon 5/2/16**	**Fri 9/30/16**
10			Level 4	15 days	Mon 5/2/16	Fri 5/20/16
11			Penthouses	10 days	Mon 5/30/16	Fri 6/10/16
12			Level-- Roof	15 days	Mon 6/13/16	Fri 7/1/16
13			Level 9	10 days	Mon 7/4/16	Fri 7/15/16
14			Level 8	15 days	Mon 7/18/16	Fri 8/5/16
15			Level 7	15 days	Mon 8/8/16	Fri 8/26/16
16			Level 6	15 days	Mon 8/8/16	Fri 8/26/16
17			Level 5	15 days	Mon 8/29/16	Fri 9/16/16
18			Level 3	10 days	Mon 9/19/16	Fri 9/30/16
19						
20			**Reshoring**	**25 days?**	**Mon 8/8/16**	**Fri 9/9/16**
21			Reshoring Level 9, 8,	5 days	Mon 8/8/16	Fri 8/12/16
22			Reshoring Level 7, 6	5 days	Mon 8/29/16	Fri 9/2/16
23			Reshoring Level 5,4, 3	5 days	Mon 9/5/16	Fri 9/9/16
24						
25			**Tower Structural Demolition**	**150 days?**	**Mon 7/18/16**	**Fri 2/10/17**
26			Tower Demolition Level Roof/Penthouses	30 days	Mon 7/18/16	Fri 8/26/16
27			Tower Demolition Level 9	20 days	Mon 8/29/16	Fri 9/23/16
28			Tower Demolition Level 8	20 days	Mon 9/26/16	Fri 10/21/16
29			Tower Demolition Level 7	20 days	Mon 10/24/16	Fri 11/18/16
30			Tower Demolition Level 6	20 days	Mon 11/21/16	Fri 12/16/16
31			Tower Demolition Level 5	20 days	Mon 12/19/16	Fri 1/13/17
32			Tower Demolition Level 4	20 days	Mon 1/16/17	Fri 2/10/17
33						
34			**New Construction**	**421 days?**	**Mon 4/11/16**	**Mon 11/20/17**
35			Rebuild Penthouse @ Tower	90 days	Mon 2/6/17	Fri 6/9/17
36			New Remote Penthouses	80 days	Mon 2/13/17	Fri 6/2/17
37			Install New Roof System on Podium	70 days	Mon 5/22/17	Fri 8/25/17
38			Installation of New MEP Equipment in Penthouse	60 days	Mon 6/5/17	Fri 8/25/17
39			Renovation Level 3 to IRM / Swing Space	100 days	Mon 6/5/17	Fri 10/20/17
40			Completion of HVAC to Level 3 Swing Space / IRM	40 days	Mon 7/31/17	Fri 9/22/17
41			Renovation of Union Office @ Bridge	20 days	Mon 8/28/17	Fri 9/22/17
42			Cooler/Freezer Relocation	20 days	Mon 4/11/16	Fri 5/6/16
43			Misc. Renovations for Swing Space	40 days	Mon 9/25/17	Fri 11/17/17
44			Swing space @ walking Freezer	40 days	Mon 9/25/17	Fri 11/17/17
45			Stage 2 Completion	1 day?	Mon 11/20/17	Mon 11/20/17



Stage 2 - Tower Demolition and associated work (generally includes but not limited to)

i. Existing Tower abatement including all NON structural materials inside the tower @ levels 4 through 9 and penthouse
ii. Existing Penthouse abatement including all NON structural materials inside the penthouses
iii. Existing Level 3 abatement including all NON structural material inside the exterior walls
iv. Removal of all UST No. 2 located West of Generator No. 2
v. Installation of new temporary membrane roof @ level 4
vi. Abatement of tower roofing and flashing materials
vii. Phase I Renovation (urology department and associated corridor)
viii. Existing Tower structural and exterior demolition
ix. Existing Penthouse structure and exterior demolition
x. Existing Third Floor exterior window removal
xi. Main penthouse new construction (level 4-6)
xii. Secondary penthouses new construction (penthouses 1,2,3)
xiii. New elevator construction
xiv. Re-roofing complete
xv. Tower abatement sequence-
a. Level 4 (debris removed directly onto roof protection platform)
b. Level Roof
c. Level Penthouse
d. Level 9
e. Level 8
f. Level 7
g. Level 6
h. Level 5 (limited)
i. Level 3 (interior)
xvi. Tower demolition sequence
a. Level Penthouse
b. Level Roof
c. Level 9
d. Level 8
e. Level 7
f. Level 6
g. Level 5 (limited)
h. Level 4 (limited)

Stage 2 - Tower Demolition and associated work (generally includes but not limited to)-

A. Start Date – Stage 1 Completion
B. Duration –10 months (completion date + 17.5 months from NTP)

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BUILDING PARTIALLY SPRINKLERED (RENOVATED SPACES/ NEW PENTHOUSES IN THIS SCOPE OF WORK 100% SPRINKLERED)
BID SET 06/12/2015

NO	REVISIONS	DATE
1	ADDENDUM # 1	07/07/2015
	BID SET	06/12/2015

CONSULTANTS:

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86 THOMAS LEIGHTON BLVD, CUMBERLAND, RHODE ISLAND 02864

ARCHITECTS/ENGINEERS
HDR
1101 King Street Suite 400,
Alexandria, VA 22314

Drawing Title: **CONSTRUCTION STAGING SEQUENCE**

Approved : Project Director

Project Title: **PHASE 3 BUILDING ONE-SEISMIC CORRECTIONS AND RENOVATIONS**

Location: **VA Caribbean Healthcare System, 10 Casia Street, San Juan, PR 00921-3201**

Date: **06/12/2015** | Checked by: **TA** | Drawn: **SH**

Project Number: **672-085A**

Building Number: **1**

Drawing number: **GP-100**

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Office of Construction and Facilities Management

Department of Veterans Affairs