

GENERAL CONSTRUCTION PHASING NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR SEQUENCING AND COORDINATION OF CONSTRUCTION PHASING. REFER TO SPECIFICATIONS FOR PROJECT GENERAL REQUIREMENTS, INFECTION CONTROL, SPECIAL NOTES AND PROJECT SCHEDULE.

- CONTRACTOR SHALL PROVIDE ALL SUB-PHASING ACTIVITIES AS REQUIRED FOR WORK OCCURRING BETWEEN VARIOUS PHASES.
- CONTRACTOR SHALL REFER TO ALL DEMOLITION AND CONSTRUCTION DRAWINGS FOR AN UNDERSTANDING OF THE SPECIFIED SCOPE OF WORK.
- CONTRACTOR SHALL MAINTAIN EGRESS PASSAGEWAYS AT INTERIOR OF BUILDING 112 DURING PROJECT DURATION. CONTRACTOR SHALL ALSO MAINTAIN ALL EGRESS/EXIT DOORS OF THE BUILDING COMPLEX.
- CONTRACTOR SHALL REFER TO DRAWING G-003 FOR INFECTION CONTROL PLANS AND NOTES.
- CONTRACTOR SHALL NOTE ALL EXISTING PLUMBING, MECHANICAL AND ELECTRICAL SERVICES AND SYSTEMS THAT ARE SCHEDULED TO REMAIN WITHIN BUILDING 112 SHALL REMAIN FULLY OPERATIONAL AND FUNCTIONAL FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL NOTE THAT BUILDING 112 SHALL BE OCCUPIED BY THE ENGINEERING STAFF THAT OPERATES THE FACILITY.
- CONTRACTOR SHALL NOTE THAT THE TWO EXISTING BOILERS LOCATED IN EAST BOILER ROOM 105 ARE SCHEDULED TO REMAIN AND SHALL BE FULLY OPERATIONAL FOR THE COMPLETE DURATION OF THIS PROJECT. ALL RELATED EQUIPMENT WHICH OPERATES WITH THESE TWO BOILERS SHALL ALSO REMAIN IN FULL OPERATION.
- PRIOR TO START OF WORK, THE CONTRACTOR SHALL CONFIRM THAT ALL PROCUREMENTS ARE APPROVED, COMPLETED AND SCHEDULED FOR PRODUCTION AND DELIVERY TO THE JOB SITE IN ACCORDANCE WITH THE APPROVED FINAL BASELINE SCHEDULE AND GENERAL CONSTRUCTION PHASING NOTE 11.

- TWO (2) WEEKS PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL CONDUCT A GO/NO-GO MEETING WITH THE CONTRACT OFFICER (CO) AND CONTRACT OFFICER REPRESENTATIVE (COR) TO CONFIRM THAT THERE ARE NO FORESEEABLE DELAYS WHICH COULD POTENTIALLY IMPACT THE SCHEDULE COMPLETION DATE.
- IF FORESEEABLE DELAYS ARE ANTICIPATED, THE CONTRACTOR SHALL DEFER THE START OF WORK ONE (1) ADDITIONAL YEAR TO THE FOLLOWING HEATING SEASON. FORESEEABLE DELAYS THAT ARE NOT BEYOND THE CONTROL OF THE CONTRACTOR WILL NOT BE COMPENSATED.
- THE THREE (3) EXISTING 30,000 LBS/HR BOILERS TO BE REPLACED SHALL REMAIN IN OPERATION UNTIL THE SUMMER SEASON STARTING MAY 1ST. THE THREE (3) NEW REPLACEMENT BOILERS SHALL BE INSTALLED AND SHALL BE FULLY OPERATIONAL BY THE FOLLOWING HEATING SEASON STARTING ON OCTOBER 1ST.
- REFER TO "CONSTRUCTION PHASING NOTES" FOR ADDITIONAL INFORMATION.

CONSTRUCTION PHASING NOTES

PHASE 0

- CONSTRUCTION STARTUP AND SITE MOBILIZATION
- CONTRACTOR SHALL REFER TO CONTRACT AGREEMENT NOTICE TO BIDDERS, GENERAL CONDITIONS AND DIVISION 01 SPECIFICATIONS FOR CONTRACT PRE-CONSTRUCTION REQUIREMENTS.
 - CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING TO COORDINATE PROJECT START-UP AND RELATED SITE MOBILIZATION AND CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 01 32 16.15 "PROJECT SCHEDULES" FOR A DESCRIPTION OF CONTRACTOR SCHEDULING REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE WRITTEN TWO (2) WEEK NOTICE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

PHASE I

- ASBESTOS ABATEMENT WORK
- CONTRACTOR SHALL PERFORM ALL HAZARDOUS MATERIAL REMOVAL OF THE SPECIFIED ASBESTOS CONTAINING BUILDING MATERIALS, ACM.
 - CONTRACTOR SHALL PROVIDE ALL SERVICES RELATED TO THE ASBESTOS ABATEMENT OF THE RESPECTIVE EXISTING MATERIALS WHICH OCCURS ON THE THREE BOILERS SCHEDULED FOR REMOVAL. REFER TO SPECIFICATIONS, APPENDIX "B" FOR THE "LIMITED ASBESTOS INSPECTION REPORT" DATED OCTOBER 1, 2015.
 - CONTRACTOR SHALL PROVIDE ALL SERVICES RELATED TO THE ASBESTOS ABATEMENT OF THE EXISTING THERMAL SYSTEM INSULATION, TSI, (PIPE INSULATION) ON SELECTED HYDRONIC PIPING SYSTEMS SCHEDULED TO BE REMOVED. THE ASBESTOS CONTAINING PIPE INSULATION SCHEDULED FOR ABATEMENT IS PRIMARILY LOCATED AT THE WEST BOILER ROOM AREA.
 - CONTRACTOR SHALL PROVIDE ALL SERVICES RELATED TO THE ASBESTOS ABATEMENT OF THE EXISTING ROOFING MATERIALS THAT BECOME UNCOVERED AT SELECTED ROOF AREAS.
 - THE ASBESTOS ABATEMENT WORK SHALL BE COMPLETED 100% PRIOR TO THE START OF THE DEMOLITION PHASE OF WORK.
 - REFER TO SPECIFICATIONS FOR ASBESTOS ABATEMENT REPORT DATED OCTOBER 1, 2015.

PHASE II

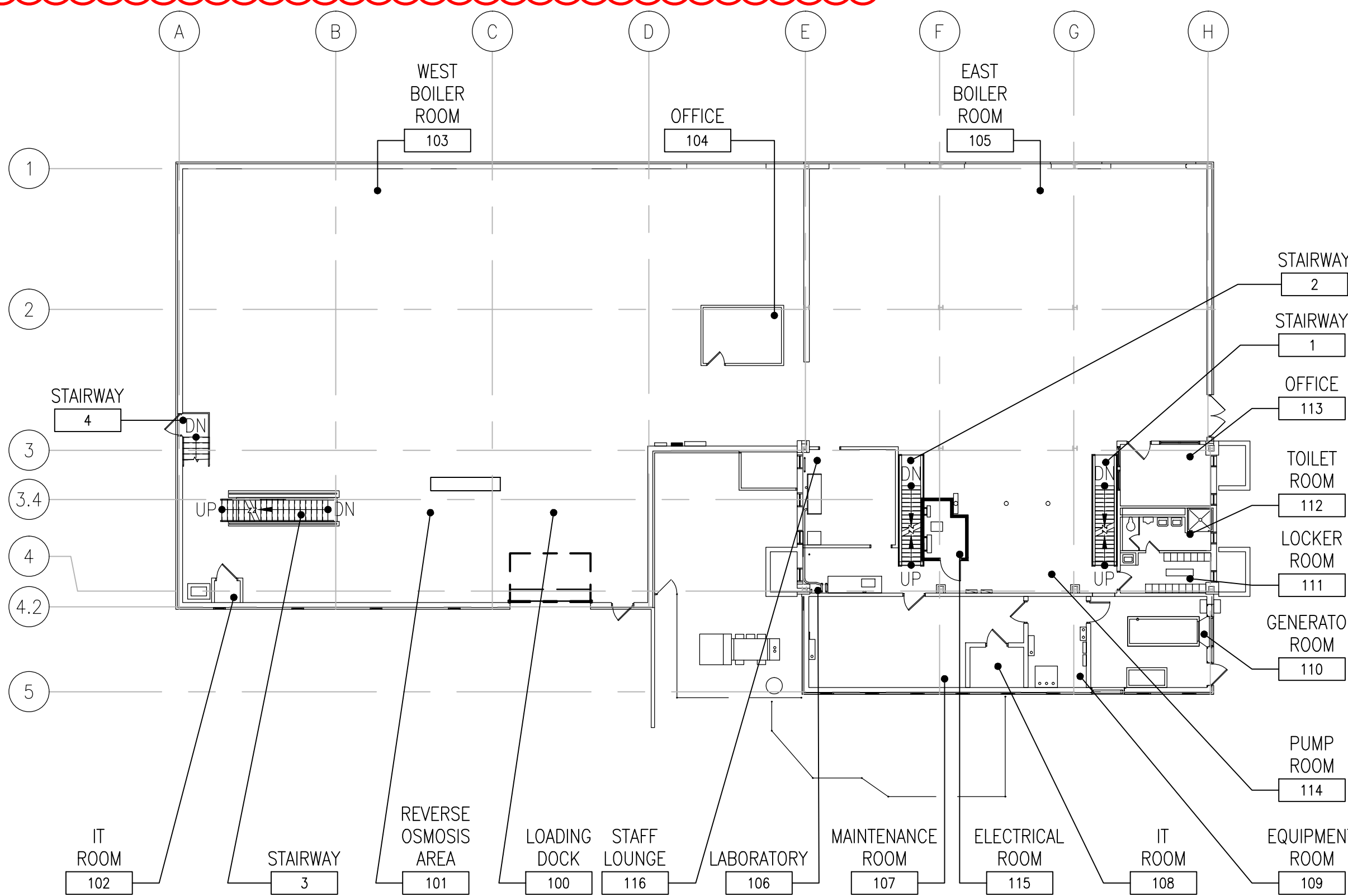
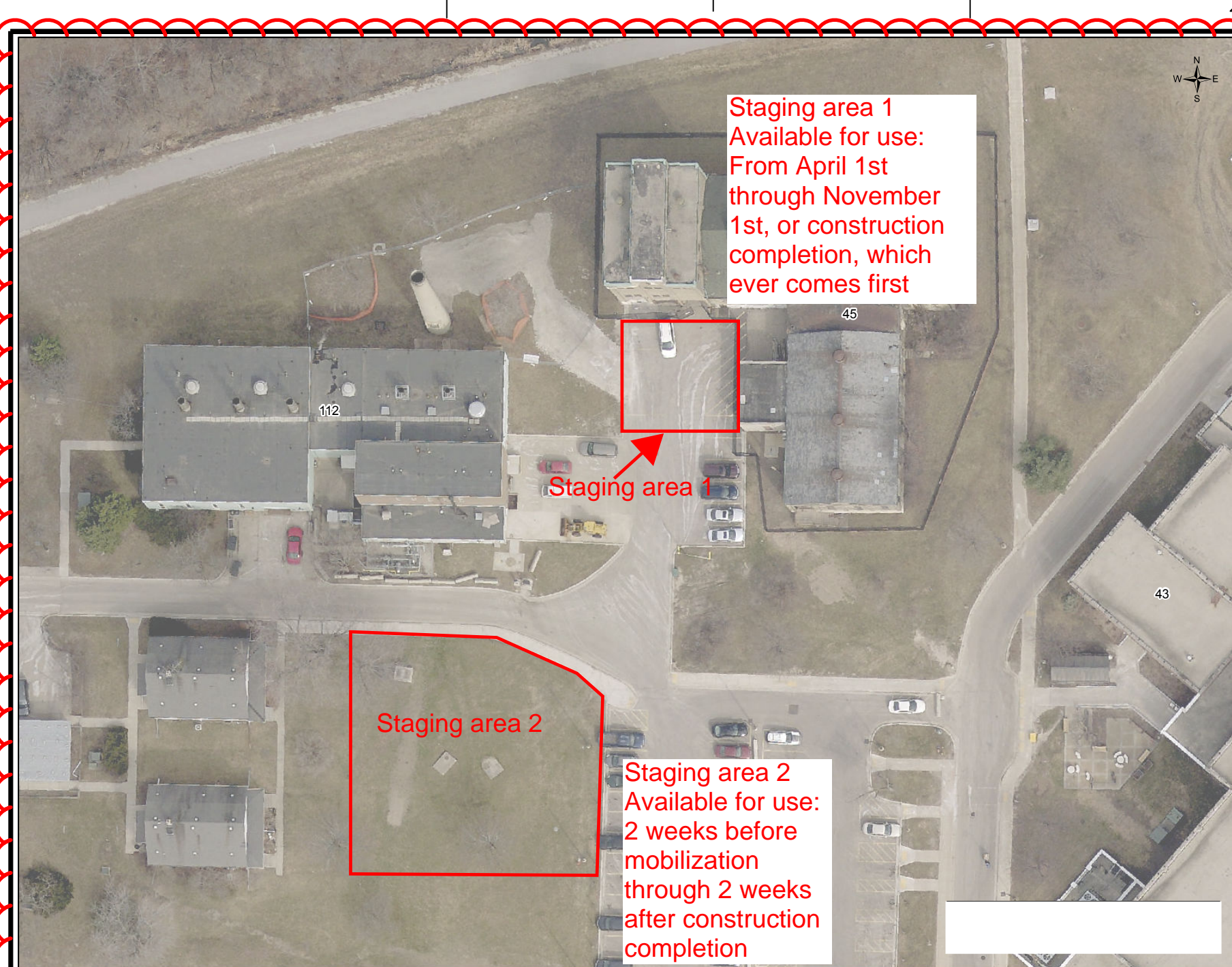
- DEMOLITION WORK
- CONTRACTOR SHALL REMOVE AND DISCARD THE THREE EXISTING BOILERS, BURNERS, ECONOMIZERS UNITS, FLUE STACKS, CONTROLS AND ALL OTHER RELATED COMPONENTS LOCATED IN THE WEST BOILER ROOM 103.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING HYDRONIC PIPING SYSTEMS LOCATED IN WEST BOILER ROOM 103.
 - CONTRACTOR SHALL REMOVE AND DISCARD THE EXISTING REVERSE OSMOSIS SYSTEM LOCATED IN REVERSE OSMOSIS AREA 101.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING HYDRONIC PIPING SYSTEMS WHERE IDENTIFIED ON THE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR REMOVE AND DISCARD SELECTED EXISTING AIR COMPRESSORS LOCATED IN THE BASEMENT LEVEL MECHANICAL ROOM B100. THESE AIR COMPRESSORS SERVICE THE BUILDING TEMPERATURE CONTROL EQUIPMENT.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING STEEL CATWALK SYSTEMS LOCATED AT THE THIRD FLOOR LEVEL.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING EXTERIOR MASONRY WALL CONSTRUCTION AT THE EAST BUILDING ELEVATION FOR EQUIPMENT ACCESSIBILITY/STAGING.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING ELECTRICAL POWER SYSTEMS WHICH SERVICE THE SCHEDULE EQUIPMENT BEING REPLACED.
 - CONTRACTOR SHALL REMOVE AND RELOCATE EXISTING POWER WIRING/CONDUITS AND EXISTING TELECOMMUNICATION CONDUITS CABLE/FIBER OPTIC AT FIRST FLOOR LEVEL LOADING DOCK AREA 100.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING INTERIOR LIGHTING FIXTURES LOCATED AT THE THIRD LEVEL MECHANICAL ROOM 300.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING ROOFTOP MOUNTED MECHANICAL COMPONENTS ASSOCIATED WITH THE THREE BOILERS SCHEDULED TO BE REPLACED.
 - CONTRACTOR SHALL REMOVE AND DISCARD SELECTED EXISTING LIGHTNING PROTECTION SYSTEMS AT THE HIGH ROOF AREAS AT SPECIFIED MECHANICAL COMPONENTS.

PHASE III

- CONSTRUCTION WORK
- CONTRACTOR SHALL INSTALL THREE BOILERS, BURNERS, ECONOMIZERS UNITS, FLUE STACKS, CONTROLS AND RELATED BOILER COMPONENTS LOCATED AT THE WEST BOILER ROOM 103.
 - CONTRACTOR SHALL INSTALL HYDRONIC PIPING SYSTEMS FOR THE THREE NEW BOILERS AND ASSOCIATED STEAM HEADER ASSEMBLY LOCATED AT THE WEST BOILER ROOM 103.
 - CONTRACTOR SHALL INSTALL REVERSE OSMOSIS SYSTEM AND RELATED COMPONENTS AT THE REVERSES OSMOSIS AREA 101.
 - CONTRACTOR SHALL INSTALL HYDRONIC PIPING SYSTEMS AND RELATED CIRCULATION PUMPS LOCATED AT THE FIRST LEVEL PUMP ROOM 114.
 - CONTRACTOR SHALL INSTALL THE AIR COMPRESSORS AND RELATED COMPONENTS LOCATED IN THE BASEMENT LEVEL MECHANICAL ROOM B100.
 - CONTRACTOR SHALL INSTALL EXTERIOR DOOR UNIT AND RELATED COMPONENTS.
 - CONTRACTOR SHALL INSTALL STRUCTURAL STEEL FRAMING AT THIRD FLOOR CATWALK LEVEL.
 - CONTRACTOR SHALL INSTALL DEARATOR AND SURGE TANKS COMPLETE WITH ASSOCIATED SUPPLY/RETURN AND VENT PIPING SYSTEMS AT EQUIPMENT ROOM 300.
 - CONTRACTOR SHALL INSTALL GYPSUM BOARD PARTITION SYSTEM AND ASSOCIATED DOOR AND FRAME UNIT AT FIRST FLOOR LEVEL PUMP ROOM 114.
 - CONTRACTOR SHALL INSTALL ELECTRICAL POWER SYSTEMS FOR ALL NEW MECHANICAL EQUIPMENT.
 - CONTRACTOR SHALL INSTALL ROOFTOP MOUNTED BOILER FLUE STACKS FOR THE THREE NEW BOILER UNITS AT THE HIGH ROOF AREA OVER THE WEST BOILER ROOM 103.
 - CONTRACTOR SHALL INSTALL LIGHTNING PROTECTION CONDUCTORS AT THE NEW ROOF TOP MECHANICAL COMPONENTS SCHEDULED TO BE INSTALLED.

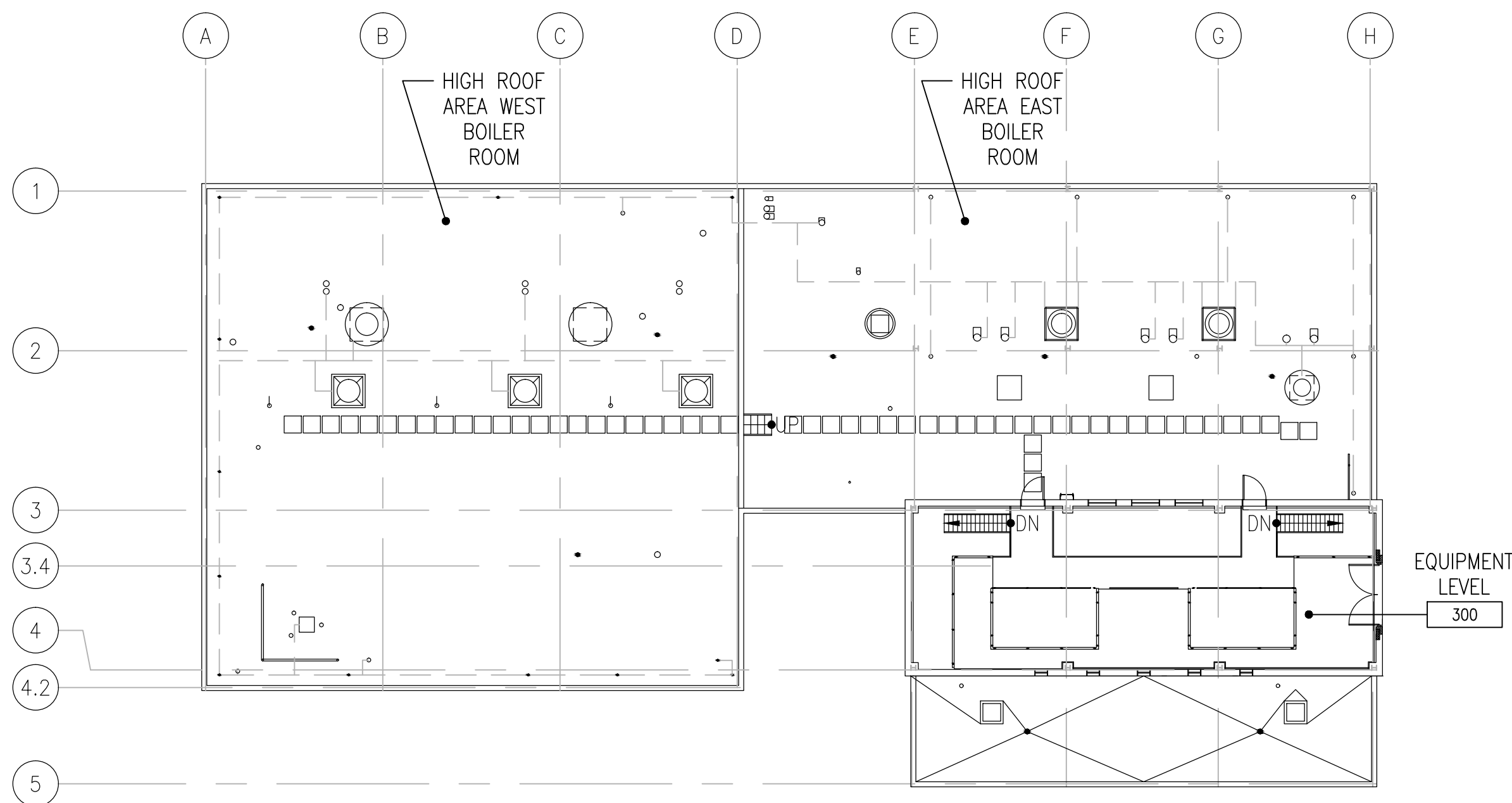
PHASE IV

- COMMISSIONING
- THE COMMISSIONING OF SPECIFIED NEW MECHANICAL SYSTEMS SHALL BE CONTRACTED BY THE VA WITH OTHERS.
 - THE FOLLOWING COMPONENTS ARE A PARTIAL LISTING FOR REFERENCE. FOR A COMPLETE LIST REFER TO SPECIFICATIONS, SECTION 01 91 00.



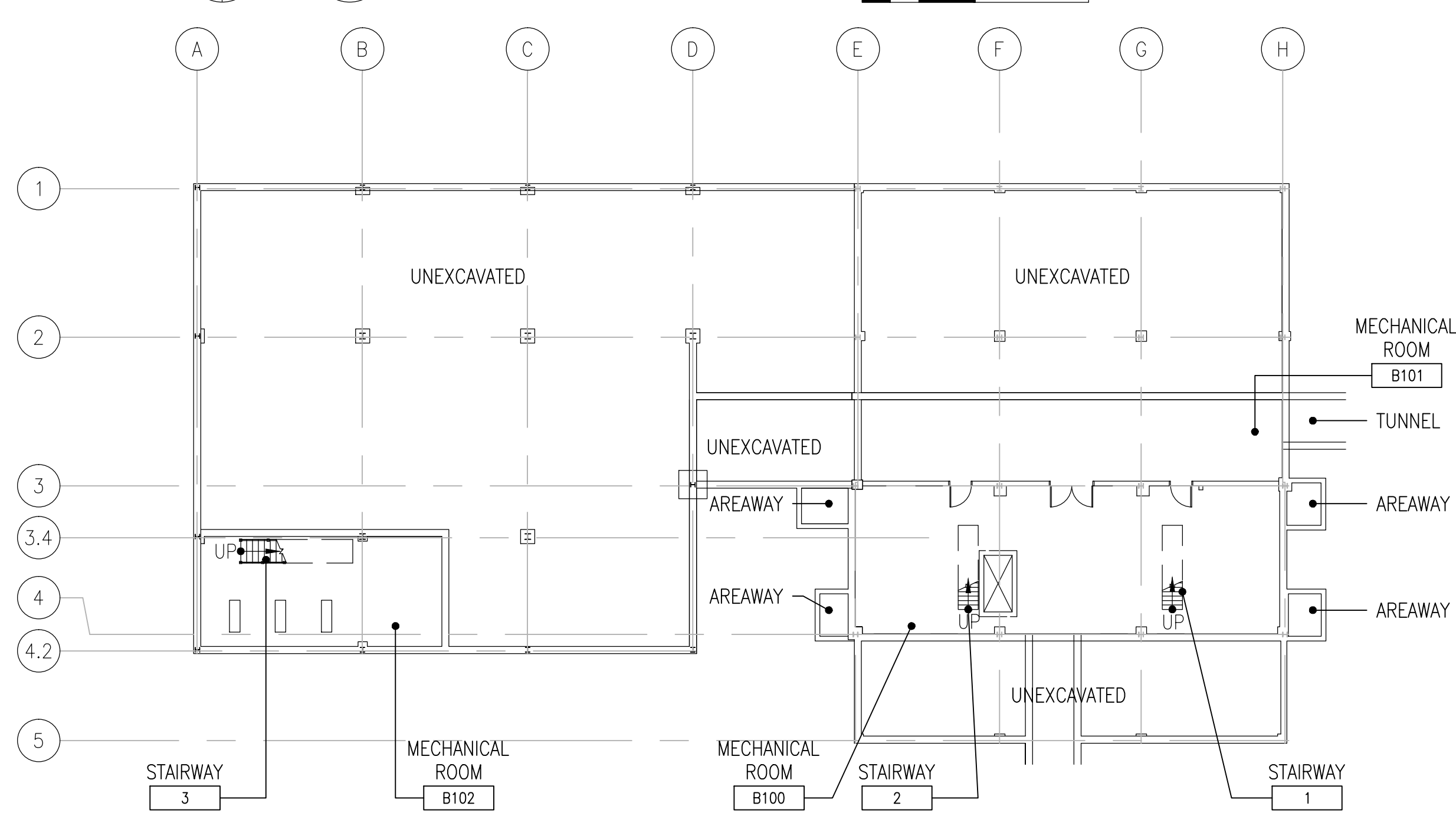
2 FIRST FLOOR - CONSTRUCTION PHASING PLAN

1/16"=1'-0"



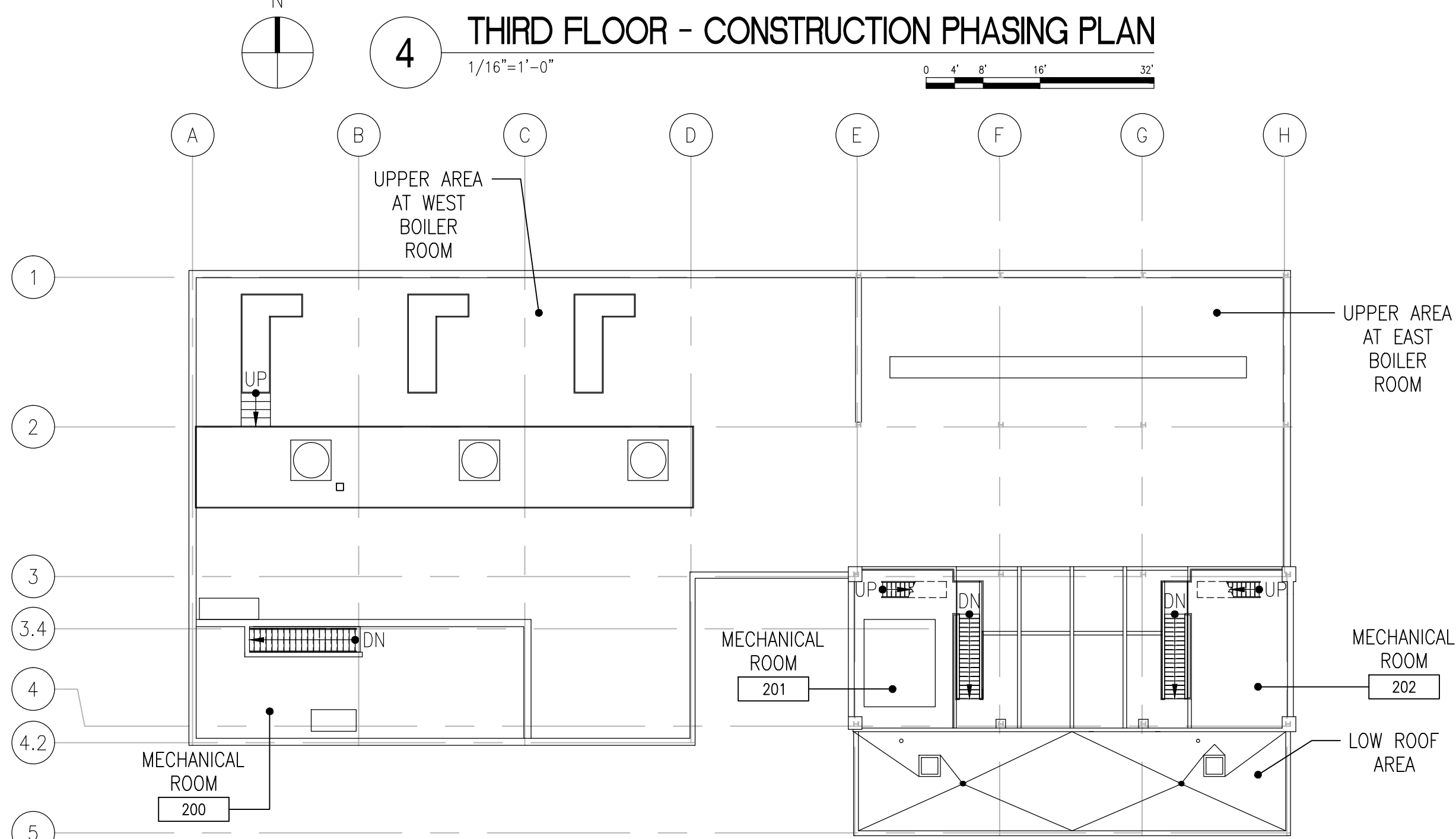
4 THIRD FLOOR - CONSTRUCTION PHASING PLAN

1/16"=1'-0"



1 BASEMENT LEVEL - CONSTRUCTION PHASING PLAN

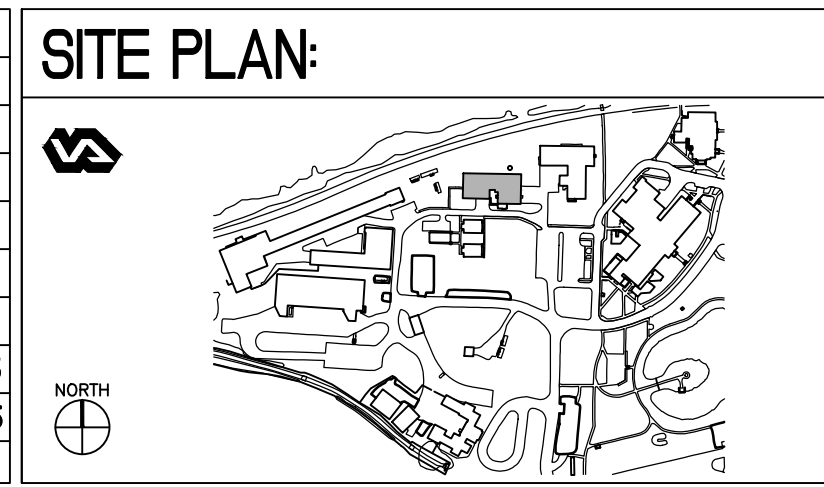
1/16"=1'-0"



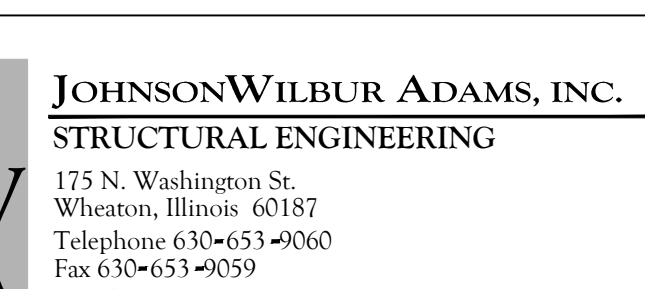
3 SECOND FLOOR - CONSTRUCTION PHASING PLAN

1/16"=1'-0"

AMENDMENT 2	02/28/2018
AMENDMENT 1	02/21/2018
BID DOCUMENTS	10/13/2015
95% CONSTRUCTION DOCUMENTS SUBMITTAL	09/15/2015
65% CONSTRUCTION DOCUMENTS SUBMITTAL	08/03/2015
35% SCHEMATIC DESIGN SUBMITTAL	05/20/2015
Revisions:	Date



ENGINEERS + CONSULTANTS:



ARCHITECT + ENGINEERS:



Drawing Title
CONSTRUCTION PHASING PLANS

Approved Project Director

Project Title
**REPLACE (3) BOILERS
BUILDING 112**

Location
MILWAUKEE, WISCONSIN

Date
10/13/2015

Checked
EM

Drawn
CM + EM

Project Number
695-15-116

Building Number
112

Drawing Number
G-004

Office of
Construction
and Facilities
Management

Department of
Veterans Affairs

ABBREVIATIONS

CPD	CONDENSATE PUMP DISCHARGE
FW	FEEDWATER
HPR	HIGH PRESSURE RETURN (STEAM CONDENSATE)
HPS	HIGH PRESSURE SUPPLY (STEAM)
LPR	LOW PRESSURE RETURN (STEAM CONDENSATE)
LPS	LOW PRESSURE STEAM
PCR	PUMPED CONDENSATE RETURN
RO	REVERSE OSMOSIS

MECHANICAL CONSTRUCTION PLAN NOTES

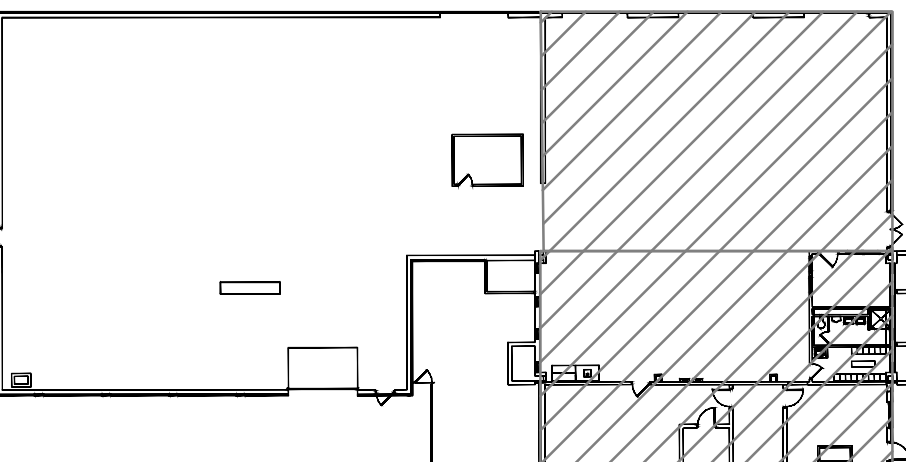
- MAKE CONNECTION TO EXISTING 8" HPS MAIN AT THIS LOCATION FOR SPS BYPASS.
- 3" RO PIPE. SEE SHEET 'M-104' FOR CONTINUATION.
- EXISTING 6" HPS FROM BOILER.
- 1 1/2" HPR. SEE SHEET 'M-107' FOR CONTINUATION.
- EXISTING 5" PCR. SEE SHEET 'M-107' FOR CONTINUATION.
- EXISTING 1" LPR. SEE SHEET 'M-107' FOR CONTINUATION.
- MAKE CONNECTION TO EXISTING FEEDWATER PIPING AT THIS LOCATION.
- EXISTING 5" PCR DN THRU FLOOR.
- INSTALL NEW SHUT-OFF VALVE IN EXISTING RO SUPPLY PIPE AT THIS LOCATION. VALVE SHALL BE CLOSED WHEN 'DA-2'/ST-2' ARE OPERATING AND OPEN WHEN 'DA-1'/ST-1' ARE OPERATING.
- MAKE CONNECTION TO EXISTING 3" RO PIPING AT THIS LOCATION.
- OPEN VALVE WHEN 'BFP-4', 'BFP-5', OR 'BFP-6' ARE ON. CLOSE VALVE WHEN 'BFP-1', 'BFP-2', OR 'BFP-3' ARE ON.
- VALVE SHALL BE OPEN WHEN 'DA-2'/ST-2' ARE OPERATING AND CLOSED WHEN 'DA-1'/ST-1' ARE OPERATING.
- MAKE CONNECTION TO EXISTING 1 1/2" HPR PIPE AT THIS LOCATION.
- THE SPS (STERILIZATION PROCESS STEAM) BYPASS LINE MUST BE INSTALLED PRIOR TO SHUTTING DOWN THE STEAM SYSTEM, AND THE BYPASS PIPE MAY BE INSTALLED BY THE VA PRIOR TO BEGINNING THE NEW CONSTRUCTION. CONTRACTOR SHALL VERIFY WHETHER THE BYPASS HAS ALREADY BEEN INSTALLED PRIOR BEGINNING THE NEW WORK.

PIPING NOTES:

- SOME PIPING MAY BE SHOWN OFFSET FROM ITS ACTUAL LOCATION FOR CLARITY. FIELD VERIFY ALL PIPE SIZES AND LOCATIONS PRIOR TO PERFORMING ANY NEW WORK.
- ALL VALVES AND EQUIPMENT MUST BE INSTALLED SUCH THAT THEY ARE ACCESSIBLE FROM THE FLOOR OR CATWALKS. PROVIDE CHAIN WHEELS ON ALL VALVES AS NEEDED FOR ACCESSIBILITY.

EAST BOILER ROOM - MECHANICAL CONSTRUCTION PLAN

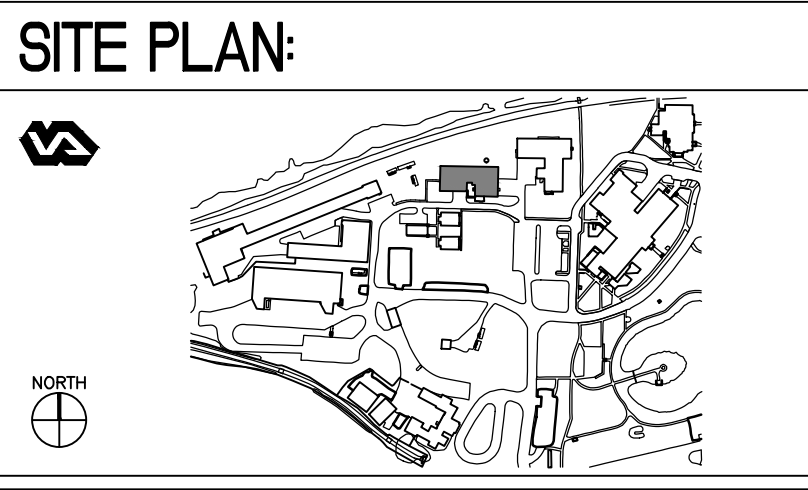
1/4"=1'-0"



KEY PLAN
NTS



AMENDMENT 2	02/28/2018
AMENDMENT 1	02/21/2018
BID DOCUMENTS	10/13/2015
95% CONSTRUCTION DOCUMENTS SUBMITTAL	09/15/2015
65% CONSTRUCTION DOCUMENTS SUBMITTAL	08/03/2015
35% SCHEMATIC DESIGN SUBMITTAL	05/20/2015
Revisions:	Date



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Drawing Title EAST BOILER ROOM - MECHANICAL CONSTRUCTION PLAN	
Approved Project Director	

Project Title REPLACE (3) BOILERS BUILDING 112	
Location MILWAUKEE, WISCONSIN	
Date 10/13/2015	Checked SAT
Drawn DGG	

Project Number 695-15-116	Office of Construction and Facilities Management
Building Number 112	
Drawing Number M-104	