



1 CRITICAL PATH METHOD

PHASING NARRATIVE - GENERAL

Work under this Contract shall be divided into phases. The Contractor shall perform all work in each phase in the sequence shown on the phasing plan except that, the Contractor may elect, through his own efforts, to submit an alternate phasing plan. If an alternate phasing plan is submitted, the Contractor shall verify that conflicts have been eliminated between his phasing plan and the original phasing plan. All work in each phase must be completed – to the greatest extent possible – prior to the commencement of subsequent phases.

PROJECT DELIVERY

The Phasing Narrative assumes the traditional method of Contract Drawing production and phases under the Design/Build project delivery method. Therefore, design and construction shall run concurrently upon approval of a final floor plan and construction packages issued thereafter. Factors such as the VA's need for a more advanced schedule may require alternate techniques of design and construction such as fast-tracking and therefore, the need for several construction packages. The DB project delivery method is well-equipped to accommodate fast-track or other techniques to suit the project and as such, should not pose problems beyond the DB team's capabilities.

For the purposes of this narrative, the Design Phase below is used to illustrate when construction packages could be released upon final approvals of each design phase and the according to the Contractor's proposed work plan.

Phase each portion of the work to coincide with material and equipment production and deliveries.

DESIGN PHASE (to run concurrently with the Construction Phase)

A 222-day (7.5 month) design duration is anticipated and shall run concurrently with the Construction Phase.

The design phase will include the submission and approval of Design Development (DD) and Contract Document (CD) design phases. The DB team will submit completed design documents to the VA at the end of each design phase and then participate in design reviews following the VA's review period. After approval is secured at the end of each design phase, the DB team will then proceed to the next design phase.

The conceptual implementation of construction packages after the DD and CD design phases are indicated below; however, circumstances may require that the DB team modify these suggestions for proficiency and/or expediency. Time allotments for each design phase and the time required for approval by the VA are approximations and are in addition to the construction schedule. Construction packages are not to be considered construction phases, as multiple design packages/construction phases may run concurrently.

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Anticipated design phases, duration, and development of design/construction packages:

- Schematics - Not applicable to the DB team; provided in this Level 1 RFP document.
- Design Development - Design duration approximately 90 days.
- Design Development Approval - Design duration approximately 21 days.
 - Package #1: Demolition and site clearing/preparation.
 - Package #2: Civil Site: Rough grading, rough paving, erosion and sedimentation control, stormwater pollution prevention, stormwater management, storm sewer, underground utilities, landscaping.
- Contract Drawings - Duration approximately 60 - 90 days.
- Contract Drawings Approval - Duration approximately 21 days.
 - Package #3: Structural steel and reinforcing
 - Package #4: Slabs, foundations and underground plumbing
 - Package #6: HVAC Controls
 - Final Package #7: General construction

CONSTRUCTION PHASE (to run concurrently with the Design Phase)

A 480-day (16 month) construction schedule duration is anticipated and shall run concurrently with the design phase.

General descriptions of each phase are as follows and are not intended to encompass all of the Contractor's activities:

PHASE I - Preparation:

Upon the receipt of the Notice to Proceed and prior to the start of Phase II, the Contractor shall start and complete all contractual work involved in Phase I; including all temporary signage to direct traffic flow, main public entrance, and parking. Additional phase activities include:

- Contractor Mobilization
- Comply with applicable Division 01 General Requirements.
- Notify local authorities of Project and provide review opportunity.
- Conduct or procure from the VA, utility and topographic surveys.
- Conduct survey of historical trees to be salvaged. Mark trees to remain.
- Coordinate "informational campaign" with Resident Engineer. This campaign will allow the station to provide information on a campus-wide scale to the staff and Veterans concerning construction activities.
- Verify all occupants in the Project boundary have vacated the premises.
- Prepare site for demolition activities.

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- Provide safeguards, including warning signs, barricades, temporary fences, warning lights, and other similar items that are required for protection of all personnel and pedestrians during demolition and removal operations.
- Notify and coordinate with Resident Engineer potential utility interruptions.
- Notify station and CFM of phase completion.

PHASE II - Demolition:

Upon completion of Phase I and prior to the start of Phase III, the Contractor shall start and complete all contractual work involved in Phase II.

- Disconnect, cap, and/or remove existing utilities to a distance of at least 30 feet from the proposed building footprint; reroute utilities as required.
- Remove Buildings T-100 and T-101; verify if buildings will be demolished or relocated with the VA Resident Engineer. The Contractor will be responsible for disconnecting existing utilities, including but not limited to sanitary, water, electric, gas, and communication, servicing these building prior to removal. The existing utilities shall either be abandoned in place or removed as directed by the facility engineer.
- Remove all remaining permanent structures.
- Rough grade proposed southeast parking lot and establish as staging and/or construction lay-down yard.
- Notify Resident Engineer of phase completion.

PHASE III - Earthwork and Utilities:

Upon completion of Phase II and prior to the start of Phase IV, the Contractor shall start and complete all contractual work involved in Phase III.

- Commence earthwork and foundation excavation.
- Install site utilities.
- Stake building slab perimeter.
- Notify Resident Engineer of phase completion.

PHASE IV - Foundations and Plumbing:

Upon completion of Phase III and prior to the start of Phase V, the Contractor shall start and complete all contractual work involved in Phase IV.

- Locate plumbing stub-outs.
- Locate and stake column footings.
- Install foundations and footings.
- Notify Resident Engineer of phase completion.

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PHASE V - Structural Steel Erection:

Upon completion of Phase IV and prior to the start of Phase VI, the Contractor shall start and complete all contractual work involved in Phase V.

- Erect structural steel.
- Notify Resident Engineer of phase completion.

PHASE VI - Building Construction:

Upon completion of Phase V and prior to the start of Phase VII, the Contractor shall start and complete all contractual work involved in Phase VI.

- Erect exterior framing, roofing, and sheathing to close building in.
- Install temporary power and HVAC.
- Concurrent installations - MEP, interiors
- Final grading, paving base, sidewalks.
- Perimeter fencing and security infrastructure.
- Disconnect temporary utilities.
- Notify Resident Engineer of phase completion.
- PMRS and PSAS equipment installation, hook-up, and adjusting.

PHASE VII - Utility Connections:

Upon completion of Phase VI and prior to the start of Phase VIII, the Contractor shall start and complete all contractual work involved in Phase VII.

- Final utilities tie-in to campus infrastructure.
- Notify Resident Engineer of phase completion.

PHASE VIII - Final Sitework:

Upon completion of Phase VII and prior to the start of Phase IX, the Contractor shall start and complete all contractual work involved in Phase VIII.

- Install asphalt paving and stripe parking lot.
- Install final site improvements.
- Notify Resident Engineer of phase completion.

PHASE IX - Final Inspection and Project Close-out:

Upon completion of Phase VIII, the Contractor shall start and complete all contractual work involved in Phase IX.

- Inspect completed construction (punch list) and document items requiring corrective action by the Contractor.

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- Complete final project close-out documents.

Total Project Duration: Approximately 480 days (16 months)

SPECIAL PHASING REQUIREMENTS

The Contractor shall perform all work in or adjacent to VA occupied areas in such a manner to ensure:

- The continuous and uninterrupted use of all occupied areas, including the applicable utility systems serving these areas.
- Protection of patients and personnel in occupied areas from the hazards and dust associated with a construction environment.
- The work areas are to be kept clear, clean, and free of loose debris, construction materials and partially installed work which would create a safe hazard or interfere with patient and personnel duties and traffic. The Contractor shall keep the areas clean at all times.
- Temporary interruptions or shutdown of any utility or electrical/mechanical system should be requested from the Resident Engineer 48 hours prior to the desired time, and should be performed at times other than the station's normal hours of operation or as directed by the Resident Engineer.
- Two weeks (14 calendar days) prior to starting work in any phase the Contractor shall notify the Resident Engineer, in writing, of date he plans to complete the preceding phase. In no case will the Contractor begin work in any phase without obtaining written approval from the Resident Engineer.
- The sequence of work and durations as shown on the phasing diagram CPM-1.0 are contractual and the Contractor must complete all work in each phase with the VA inspecting and accepting the work, prior to the Contractor proceeding to the next scheduled phase.

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PHASING DIAGRAM

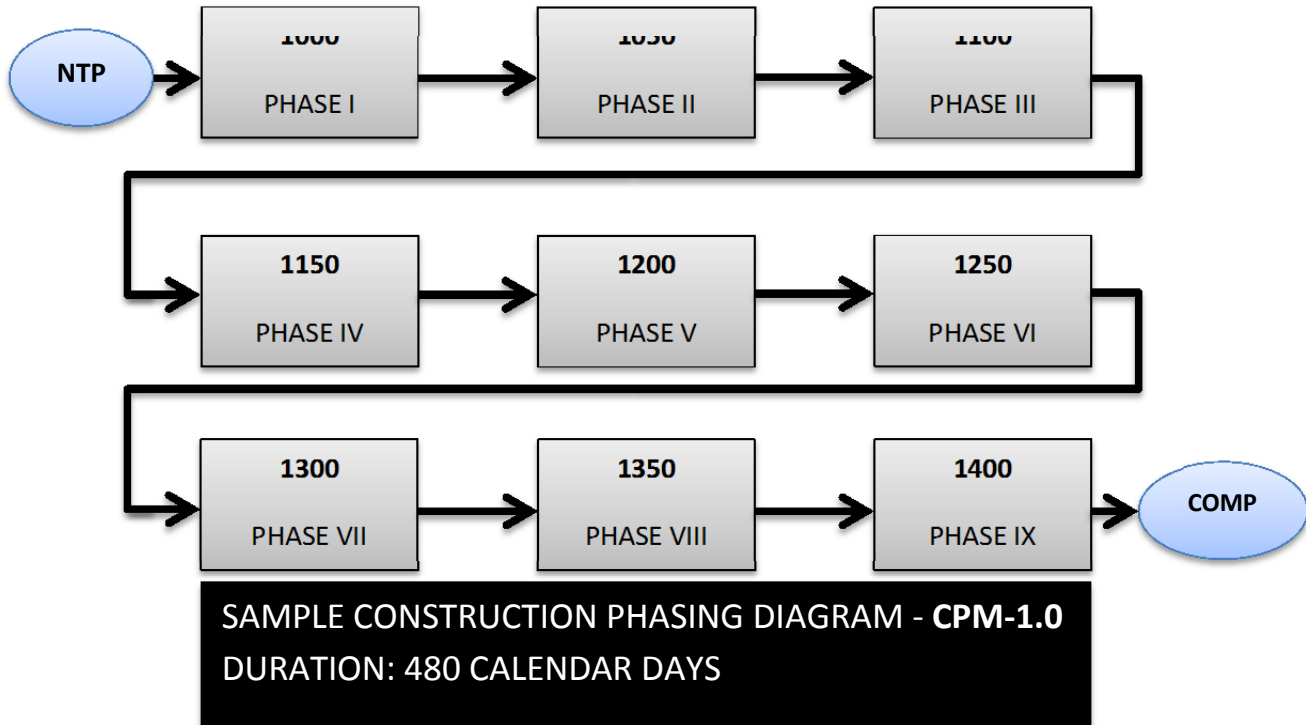


Figure 5-7: Sample Construction Phasing Diagram

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