

OPERATIONAL MED/SURG BEDS:				
PHASE:	BEDS AT START	BEDS DEMOLISHED	BEDS DURING PHASE	BEDS AT END
PHASE 1A	28	0	28	28
PHASE 1B	28	8	20	36
PHASE 2A	36	16	20	32
PHASE 2B	32	0	32	32
PHASE 3	32	4	28	28

PHASING PLAN GENERAL NOTES

- A. PHASE 1A SHALL CONSIST OF THE MAJOR ADDITION.
- B. PHASE 1B SHALL CONSIST OF RENOVATIONS ADJACENT TO THE ADDITION. THESE AREAS WILL BEGIN AFTER THE ADDITION STRUCTURE IS IN PLACE.
- C. PHASE 2A SHALL CONSIST OF PATIENT ROOM RENOVATIONS ON THE EAST PORTION OF THE BUILDING. THIS PHASE SHALL BEGIN AFTER PHASE 1 IS OCCUPABLE.
- D. PHASE 2B SHALL CONSIST OF RENOVATIONS TO THE EXISTING COMMON BATHROOMS AND THE COMPLETION OF SUPPORT SPACES IN THE NURSING CORE. THE EXISTING COMMON BATHROOMS MUST REMAIN OPERATIONAL UNTIL NEW PATIENT ROOMS BEING CONSTRUCTED IN PHASES 1 AND 2 ARE OCCUPABLE.
- E. PHASE 3 SHALL CONSIST OF RENOVATIONS TO THE SOUTH PORTION OF THE WING INTO NEW OFFICES AND SUPPORT FUNCTIONS. THIS PHASE SHALL BEGIN AFTER PHASE 2 IS OCCUPABLE.
- F. RENOVATION OF MAIN CORRIDOR FINISHES SHALL OCCURE AT NIGHT DURING PHASE 2. COORDINATE SCHEDULING OF FINISH INSTALLATION WITH VA ENGINEER. PORTIONS OF FLOORING SHALL BE REMOVED AND REINSTALLED IN SINGLE NIGHT. PORTION OF CORRIDOR WIDTH (MIN. 4'-0") MUST REMAIN OPEN AT ALL TIMES FOR STAFF ACCESS AND EGRESS.
- G. ALL TEMPORARY PARTITIONS SHALL CONSIST OF WALL ASSEMBLY TYPE A3AS, TO BE ONE HOUR RATING, TO GO UP TO DECK.
- H. STAGING TO OCCUR ON SOUTH WEST CORNER OF SITE. COORDINATE WITH OWNER.
- I. ASBESTOS ABATEMENT TO OCCUR BY PHASING. REFERENCE SPECIFICATIONS.

PHASING NARRATIVE

General Notes

-Coordinate with owner when shut down of systems will occur to minimize disruption of existing services - all levels and all phases.
-All Levels - basement - fourth will be impacted by construction.
-Owner coordinated risk assessment to occur prior to construction commencement and during phasing transitions - all phases.

Phase 1a

Basement Level:
Demolition and installation of fire protection sprinkler, steam, hydronic, domestic plumbing, piping and storm piping.

Ground Level:

Site work and prep for new structural elements
Installation of new steps, foot stoop, hand railing, guardrails, and paving as necessary for existing requirements.
Owner to continue to use existing lab and dental area rooms during phase 1A.

1st Level:

Demolish all elements as indicated in demolition and phasing drawings.
Build entire 1st level addition as shown in phasing drawings.
Install equipment. Coordinate with owner.
Reference plans for pneumatic tube system placement.

2nd Level:

Demolish all elements as indicated in demolition and phasing drawings.
Build entire 2nd level addition as shown in phasing drawings.
Install equipment. Coordinate with owner.
Reference plans for pneumatic tube system placement.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Owner to continue to use existing patient rooms during phase 1a.

3rd Level:

Demolish all elements as indicated in demolition and phasing drawings.
Build entire 3rd level addition as shown in phasing drawings.
Install equipment. Coordinate with owner.
Reference plans for pneumatic tube system placement.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Owner to continue to use existing patient rooms during phase 1a.

Phase 1b

Ground Level:

1st Level:
Demolish existing wall assemblies, doors, windows, ceilings, finishes and equipment, and associated MEP and structural items as shown in phasing plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Install equipment. Coordinate with owner.
Install temporary point of entrance/ connection between phase 1A and south wing.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Patients on existing west side to be relocated to other rooms during phase 1b.

2nd Level:

Demolish existing wall assemblies, doors, windows, ceilings, finishes and equipment, and associated MEP and structural items as shown in phasing plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Install equipment. Coordinate with owner.
Install temporary point of entrance/ connection between phase 1A and south wing.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Patients on existing west side to be relocated to other rooms during phase 1b.

Phase 2a

Ground Level:

2nd Level:
Remove existing equipment. Salvage. Return to owner or prep for reinstallation.
Demolish existing wall assemblies, doors, ceilings, finishes and equipment, and associated MEP and structural items as shown in phasing plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Install equipment. Coordinate with owner.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Owner to continue to use phase 2b zone (bathroom facilities) through phase 2a.
Patients on existing east side to be relocated to other rooms during phase 2a.

3rd Level:

Remove existing equipment. Salvage. Return to owner or prep for reinstallation.
Demolish existing wall assemblies, doors, ceilings, finishes and equipment, and associated MEP and structural items as shown in phasing plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Install equipment. Coordinate with owner.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Owner to continue to use phase 2b zone (bathroom facilities) through phase 2a.
Patients on existing east side to be relocated to other rooms during phase 2a.

Phase 2b

Ground Level:

Install pneumatic tube system in lab as shown.

1st Level:

Install pneumatic tube system in mechanical room as shown.

2nd Level:

Remove existing equipment. Salvage. Return to owner or prep for reinstallation.
Demolish existing wall assemblies, doors, ceilings, finishes and equipment, and associated MEP and structural items as shown in phasing plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Install equipment. Coordinate with owner.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Patients able to occupy areas in zone 1a and 2a.

3rd Level:

Remove existing equipment. Salvage. Return to owner or prep for reinstallation.
Demolish existing wall assemblies, doors, ceilings, finishes and equipment, and associated MEP and structural items as shown in phasing plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Install equipment. Coordinate with owner.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Patients able to occupy areas in zone 1a and 2a.

Phase 3

Basement Level:

Mechanical, Electrical and Plumbing Work

Ground Level:

Mechanical, Electrical and Plumbing Work

1st Level:

Mechanical, Electrical and Plumbing Work

2nd Level:

Demolish existing wall assemblies, doors, ceilings, finishes and equipment and associated MEP and structural items as shown in plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Install equipment. Coordinate with owner.

3rd Level:

Demolish existing wall assemblies, doors, ceilings, finishes and equipment and associated MEP and structural items as shown in plans.
Install temporary partitions as necessary for construction as shown in phasing plans.
Complete construction in zone as indicated, including all mechanical, electrical, plumbing and fire protection sprinkler.
Provide temporary ductwork, medical gas, fire protection sprinkler, steam, hydronic, domestic plumbing and storm piping to keep existing services operational and functional.
Install equipment. Coordinate with owner.

Phase 1a
5996 SF

Phase 3
4604 SF

Phase 1b
167 SF

Phase 1b
350 SF

Phase 2b
506 SF

Phase 2a
2355 SF

Phase 1b
833 SF

1F
1/8" = 1'-0"

FULLY SPRINKLERED
100% CONSTRUCTION DOCUMENTS

CONSULTANTS:



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To Solve. To Excel. Together.

Drawing Title
3RD LEVEL PLAN - PHASING

Approved: Project Director

Project Title
Sioux Falls VA Health Care System
Acute Inpatient Medical Unit Addition
and Renovation

Location
1A Medical Center
2901 W. 22nd Street, PO Box 5046
Sioux Falls, SD 57117-5046

Date
08/06/12

Checked
Checker

Drawn
EOO

Project Number
438-369

Building Number
5

Drawing Number
5-GI113

Dwg. 5 of 123

Office of
Construction
and Facilities
Management

Department of
Veterans Affairs