SECTION 01 12 16

PROJECT PHASING

Notes: This section is intended to describe [if the Project requires] the scope of each phase of Work, and to refer to respective sections of Specifications which cover work under each Phase. Tailor to specific project requirements.

PART 1   GENERAL

1.01   SUMMARY

A.   The [existing building] [facilities] will remain open and operational during the Work [renovations] [expansion]. The Work must be undertaken such that the [existing building] [facilities] can maintain a safe, secure, healthy, comfortable and reasonably convenient environment for its normal operations. The Work shall be completed in Phases such that the User may occupy and use portions of the newly completed Work and vacate other portions of the facility for Builder's access prior to substantial completion of the entire project. Temporary facilities for the User's operations, and other needs are required to provide a similar number and amount of amenities as currently exist. The Builder shall prepare and submit a construction phasing and sequencing plan for approval by the Professional, Project Manager, and User which minimizes the impacts of construction on normal operations in accordance with this Section and the Phasing Plans or an approved alternative plan. The Construction Phasing and Sequencing Plan shall be updated as required during the course of the Work. Updates and revisions must be submitted for approval by the Professional, the Project Manager and User.

1.02   REQUIREMENTS INCLUDED

A.   Summary of Work

B.   Life Safety Plans

C.   Safety and Staging Plan

D.   Phasing Plans

1.03   COMPLIANCE REQUIREMENTS

A.   The various portions of the work shall be complete, functional and operational prior to performing work which disrupts the operations that are to be moved to the new area.

B.   The scheduling requirements of the contract may include proposed alternatives to the phasing included herein, which shall be prominently indicated as deviations. Such deviations do not alter the phasing requirements except as specifically approved. Criteria for acceptance include no increase to disruptions to operations and no extension to the opening dates of the project elements.

C.   Builder shall prepare and submit a construction phasing and sequencing plan for approval by the Professional, the Project Manager and User within 10 days of Award and prior to beginning the Work [demolition and renovation] activities.

D.   Performance criteria for review and acceptance is defined in Section 1.4 below.

E.   The various portions of the work shall be functional and operational prior to performing work which disrupts the operations that are to be moved to the newly completed areas.

1.04   CONSTRUCTION PHASING PERFORMANCE CRITERIA

A.   Safety

1.   Builder must maintain a safe environment for Occupants and Visitors to work around. Clear and protected access and egress routes shall be maintained around construction areas and activities for people, equipment, and vehicles. Provide professionally prepared temporary signage to direct people and traffic along routes not used under normal conditions.

2.   Provide temporary barriers, barricades, and walls as necessary to separate construction areas and activities from Occupants and Visitors.

B.   Health

1.   Contractor must maintain a healthy environment for Occupants and Visitors at all times.

2.   Protect the occupied areas of the [existing building] [facilities] from dust, fumes, and other airborne pollutants. Provide separation walls between construction / renovation areas and occupied areas to protect the occupants. If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MEREV) of 8 shall be used at each return air grille. Replace the filters as needed and at the conclusion of the project.

3.   Protect Occupants and Visitors from excessive or harmful noise exposure.

4.   Maintain occupant access and use of restroom facilities at all times during normal business hours.

5.   Maintain all utility services during the utility relocation or new service work. Maintain utility services throughout the project. If a brief service interruption is required to accomplish the Work, the Professional, the Project Manager and User must be notified in advance. A coordination meeting must be held with the Professional, the Project Manager and User to review service interruption procedures prior to the service interruption.

C.   Comfort

1.   Provide reasonably finished spaces for use by Occupants and Visitors during the progress of the Work. Temporary construction separation walls shall be paint finished or equivalent on public sides.

2.   The HVAC system improvements shall be implemented such that the occupied spaces of the building maintain comfort conditions for its occupants. The comfort conditions must be maintained during normal business hours of 6:30 AM through 10:30 PM. The temperature requirements are 72 to 77 degrees F.

3.   Restrict noisy activities to hours outside of normal business hours defined as 6:30 AM to 10:30 PM unless approved sound mitigating separation is provided.

D.   Convenience

      1.   Maintain Occupants and Visitors access to building amenities, such as vending, seating, and restroom facilities. Relocate moveable amenities as required to maintain access. Provide temporary electrical power to amenities with power requirements at temporarily relocated positions.

      2.   Protect the User's existing equipment during construction activities to prevent damage or contamination due to the progress of the Work.

      3.   Daily clean-up activities must be included in the Phasing and Sequencing Plan for Work in occupied areas performed outside normal business hours.

1.05   PROJECT PHASES

    A.   Phases - [Describe]

      1.   Durations - [State Number of calendar days foe each phase from NTP with the Work]

      2.   Access Limitations - [State access limitations if any]
                Maintain all utility services during the utility relocation or new service work

      3.   Sequencing - [State sequence requirements if any]

PART 2   PRODUCTS (Not Applicable)

PART 3.   EXECUTION (Not Applicable)

END OF SECTION