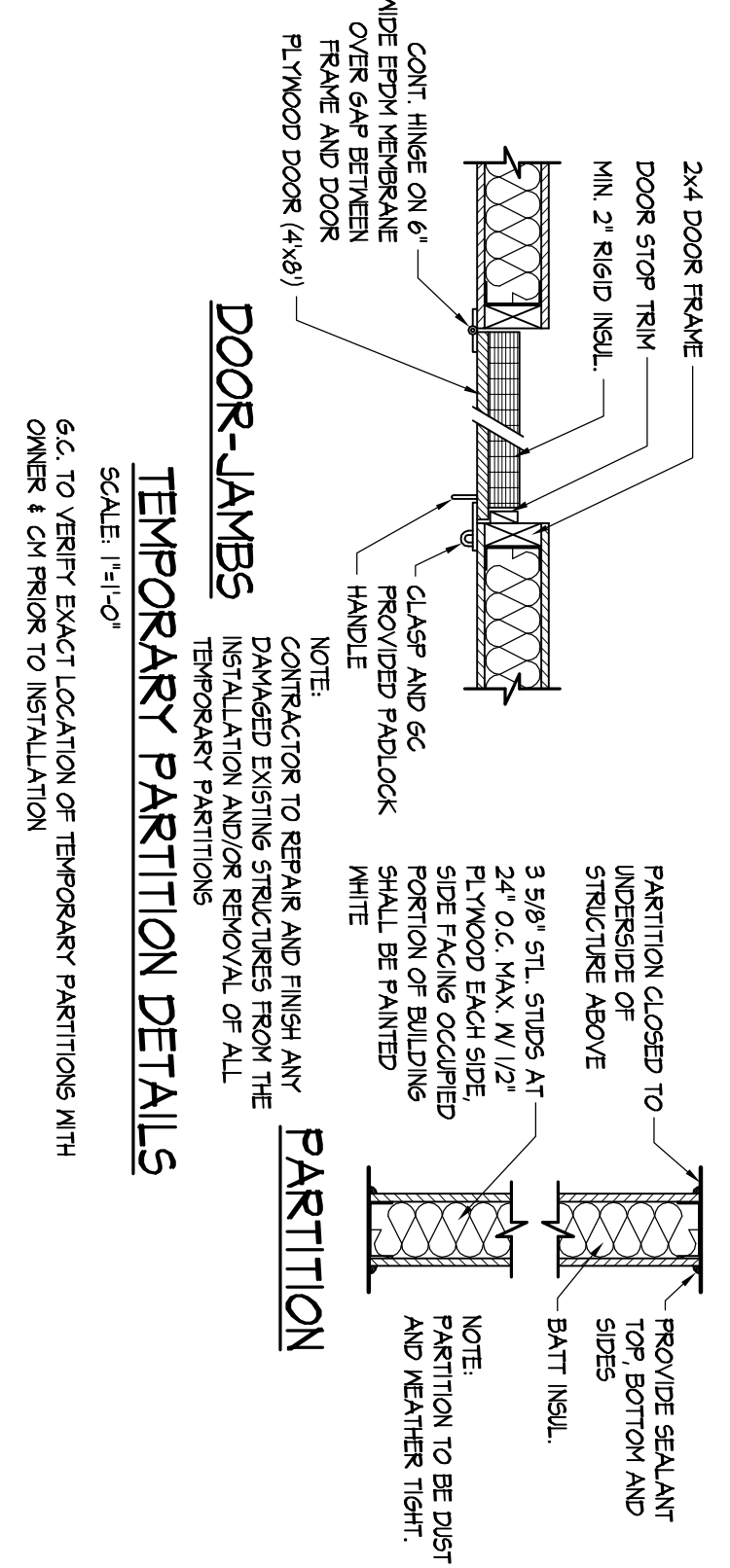
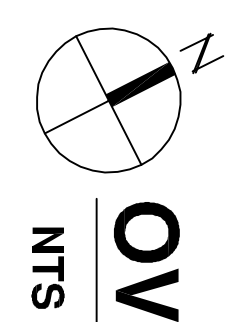


OVERALL PHASING PLAN



GENERAL DRAWING NOTES:

1. REFER TO THE PHASING DRAWINGS FOR SCOPE OF THE WORK.
2. THE PHASING AND PROJECT MILESTONE DATES ARE APPLICABLE TO ALL SHEETS.
3. REFER TO DRAWING PH-1 FOR THE PHASING AND PROJECT MILESTONE DATES FOR THE AREAS AFFECTED.
4. REFER TO DRAWING PH-1.1 FOR THE PHASING AND PROJECT MILESTONE CONSTRUCTION NOTES.
5. REFER TO THE CIVIL DRAWINGS FOR THE SITE AREAS AFFECTED.

PHASING LEGEND

- PHASE 1 - PROCUREMENT/MOBILIZATION/COORDINATION**
9/2014 to 12/2014 (3 MONTHS)
 - PHASE 2 - 11/2014 to 8/2015 (10 MONTHS)**
(136,700 SQ. FT) SEE DRAWINGS PH-2.1 & PH-2.2
 - PHASE 2A - 3/2015 to 9/2016 (18 MONTHS)**
(22,800 SQ. FT)
 - PHASE 3 - 8/2015 to 2/2016 (6 MONTHS)**
(71,600 SQ. FT) SEE DRAWINGS PH-3.1 & PH-3.2
 - PHASE 4 - 2/2016 to 8/2016 (6 MONTHS)**
(78,800 SQ. FT) SEE DRAWINGS PH-4.1 & PH-4.2
 - PHASE 5 - 8/2016 to 2/2017 (6 MONTHS)**
(89,200 SQ. FT) SEE DRAWINGS PH-5.1 & PH-5.2
 - PHASE 6 - 2/2017 to 8/2017 (6 MONTHS)**
(86,800 SQ. FT) SEE DRAWINGS PH-6.1 & PH-6.2
- NOTE: EACH PHASE INCLUDES 4 WEEKS MOVE-IN/MOVE-OUT AND 1 MONTH ABATEMENT.

PHASE & PROJECT MILESTONE CONSTRUCTION NOTES

1. ALL WORK IN EACH PHASE MUST BE COMPLETED AS INDICATED.
 2. THE INTENT OF THE PHASING DRAWINGS IS TO GENERALLY SHOW AREAS AND SEQUENCE OF WORK, INCLUDING CONTRACTOR OCCUPIED AREAS, OWNER OCCUPIED AREAS, STAGING AREAS AND TO ESTABLISH CONSTRUCTION MILESTONE DATES FOR EACH ACTIVITY AND PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL AVOID WORK IN ANY PHASE UNLESS THE PHASING DRAWINGS SPECIFICALLY INDICATE THAT SUCH WORK IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE THE PROJECT.
 3. MAINTAIN OWNER ACCESS TO SCHOOL AT ALL TIMES.
 4. ALL UTILITY SHUT-DOWNS MUST BE COORDINATED WITH THE OWNER'S O&M AND MUST BE CONDUCTED DURING PERIODS WHEN THE BUILDING IS UNOCCUPIED. THIS MAY INCLUDE EVENINGS AND WEEKENDS. THIS WORK SHALL BE INCLUDED IN THE BASE BID.
 5. ALL UTILITIES AND SYSTEMS REQUIRED FOR OCCUPANCY MUST BE FULLY OPERATIONAL.
 6. EXISTING UTILITIES MUST REMAIN FULLY OPERATIONAL THROUGHOUT THE ENTIRE FACILITY UNTIL SUCH TIME THAT THE NEW UTILITIES ARE FULLY OPERATIONAL. RELOCATE EXISTING FIRE ALARM LIGHTING, EMERGENCY EGRESS AND ELECTRICAL SYSTEMS INTO TEMPORARY PARTITIONS AS REQUIRED.
 7. CONTRACTOR SHALL LOCATE, VERIFY AND DISCONNECT ALL UTILITIES PRIOR TO BEGINNING EACH PHASE. IF DISCONNECTING A UTILITY IN ONE PHASE AFFECTS THE UTILITY IN A PORTION OF THE BUILDING OCCUPIED BY THE OWNER, THE CONTRACTOR SHALL PROVIDE TEMPORARY OCCUPANCY PARTITIONS TO MAINTAIN FULLY OPERATIONAL UTILITY IN THE PORTION OF THE BUILDING UNTIL SUCH TIME THAT THE NEW UTILITIES ARE FULLY OPERATIONAL.
 8. ALL AREAS NOT DESIGNATED AS WORK AREAS FOR THE PERIODS LISTED WILL BE OCCUPIED BY THE OWNER. ALL CONSTRUCTION ACTIVITIES MUST BE COORDINATED TO PREVENT ANY DISRUPTION OF OWNER USE OF FACILITIES.
 9. ALL PERMANENT SYSTEMS THAT ARE COMPLETED, COMMISSIONED AND PUT INTO OPERATION FOR PHASED OCCUPANCY WILL BE SERVICED BY THE INSTALLING CONTRACTOR.
 10. G.C. TO PROVIDE WEATHER-TIGHT PARTITIONS ON PHASE 2A OPENINGS UNTIL SUCH TIME THAT THE BUILDING ADDITION AND PERMANENT TENS ARE WEATHER-TIGHT AS LOCATED AND DETAILED ON PHASING DRAWINGS.
 11. E.C. WILL BE RESPONSIBLE FOR ALL TEMPORARY PERMANENT CONNECTIONS, WORK OR PROGRAMMING TO PROVIDE OPERATION OF POWER SYSTEMS, PHONES, FIRE ALARM, SECURITY, CLOCK AND INTERCOM SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD TO PERMIT EACH PHASE OF CONSTRUCTION AND KEEP NEW & EXISTING SYSTEMS FUNCTIONING FOR OCCUPANCY.
 12. M.C. TO COMPLETE TEMPORARY / PERMANENT WORK AND MODIFICATIONS TO HAVE SYSTEMS, DUCTWORK, EQUIPMENT AND CONTROLS TO MAINTAIN OPERATION IN OCCUPIED PORTIONS OF THE BUILDING FOR EACH PHASE OF DEMOLITION AND KEEP NEW OR EXISTING SYSTEMS FUNCTIONING FOR OCCUPANCY.
 13. P.C. TO COMPLETE TEMPORARY / PERMANENT WORK AND MODIFICATIONS TO DOMESTIC WATER, ROOF DRAINS, SANITARY SYSTEMS AND SPRINKLER SYSTEMS TO KEEP OCCUPIED PORTIONS OF THE BUILDING IN SERVICE FOR EACH PHASE OF DEMOLITION AND KEEP NEW OR EXISTING SYSTEMS FUNCTIONING FOR OCCUPANCY.
 14. G.C. TO COMPLETE TEMPORARY / PERMANENT WORK AND MODIFICATIONS TO EXTERIOR BUILDING ENVELOPE, SITE INFRASTRUCTURE, ROADWAYS, EGRESS PATHS, DUST CONTROL AND STORAGE TO KEEP OCCUPIED PORTIONS OF THE BUILDING IN SERVICE FOR EACH PHASE OF DEMOLITION AND PROVIDE SYSTEMS FOR NEW CONSTRUCTION AND EXISTING BUILDING OCCUPANCY.
 15. ALL PERMANENT AND TEMPORARY UTILITIES REQUIRED FOR OCCUPANCY FOR ALL PHASES MUST BE INSTALLED AND OPERATIONAL PRIOR TO THE SCHOOL DISTRICT OCCUPANCY. THIS INCLUDES, BUT IS NOT LIMITED TO, THE HEATING AND COOLING SYSTEMS, THE ALARM, TELEPHONE, DATA, ETC.
 16. WORK IN SUBSEQUENT PHASES MAY BE DELAYED BY THE OWNER AND THE C.M. IF APPEARING IN THE PHASING DRAWINGS WILL NOT BE READY FOR OWNER OCCUPANCY AND/OR BEFORE THE DATES INDICATED. ALL PHASE CONTRACTORS WILL BE RESPONSIBLE TO MAKE UP THE DELAY AND MEET ALL OTHER MILESTONE DATES INDICATED IN NO ADDITIONAL COST TO THE OWNER.
 17. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY HEATING AND COOLING IN ALL AREAS OF THE EXISTING BUILDING AND SO THAT THE PERMANENT SYSTEMS ARE FULLY OPERATIONAL PRIOR TO THE SCHOOL DISTRICT OCCUPANCY. THE MECHANICAL CONTRACTOR HAS THE OPTION OF MAINTAINING THE EXISTING SYSTEMS UNTIL SUCH TIME THAT THEY ARE IMPEDING ON THE SCHEDULE AND PROGRESS OF THE WORK IN THAT PHASE. THE REMOVAL OF THE EXISTING SYSTEMS SHALL BE INCORPORATED IN THE COST LOADED SCHEDULE DEVELOPED AND MAINTAINED BY THE GENERAL CONTRACTOR.
 18. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION CONTRACTORS SHALL INSTALL THEIR SYSTEMS WITH TEMPORARY AND/OR PERMANENT VALVES AND TRANSDUCERS AS REQUIRED BY THE PHASING PLAN AND MAKE PROVISIONS FOR FUTURE INS IN SUBSEQUENT PHASES.
 19. ELECTRICAL CONTRACTOR TO PROVIDE BATTERY OPERATED, ILLUMINATED EXIT SIGNS AT ALL TEMPORARY EGRESS BOOMS THROUGH ALL PHASES OF CONSTRUCTION. E.C. SHALL ALSO PROVIDE ADAPTABLE LIGHTING FOR NORMAL AND EMERGENCY OPERATIONS.
 20. ALL CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE SHOP DRAWINGS AND SUBMITTALS AS REQUIRED TO MEET THE PROJECT MILESTONE SCHEDULE INCLUDING SUBMITTALS FOR LONG LEAD TIME ITEMS.
 21. THE GC SHALL BE RESPONSIBLE FOR THE CUTTING OF ALL ROOF OPENINGS, INCLUDING THE ROOF DECK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAIN, PACK, GROUND AND FLASHING OF ALL ROOF OPENINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FLASHING INTO THE CURB, PILE, OR CONDUIT ONCE THE EQUIPMENT HAS BEEN PERMANENTLY SECURED IN PLACE. THE GC SHALL PERFORM THEIR WORK IN SUCH A MANNER THAT WEATHER TIGHT CONDITIONS ARE IN PLACE AT THE CONCLUSION OF EACH DAY. ALL PRIME CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY COVERS TO MAINTAIN WEATHER TIGHT CONDITIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY COVERS TO MAINTAIN WEATHER TIGHT CONDITIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY COVERS TO MAINTAIN WEATHER TIGHT CONDITIONS.
 22. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN BUILDING IN ALL AREAS INCLUDING THE BUILDING AS WELL AS WHEN THE SCHOOL DISTRICT IS NOT OCCUPYING THE BUILDING. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY COVERS TO MAINTAIN WEATHER TIGHT CONDITIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY COVERS TO MAINTAIN WEATHER TIGHT CONDITIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY COVERS TO MAINTAIN WEATHER TIGHT CONDITIONS.
 23. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLETION OF THEIR WORK REQUIRED TO MEET THE BUILDING FLUSH OUT QUALITY TESTING PRIOR TO OCCUPANCY.
 24. WORK TO BE PERFORMED OFF HOURS SHALL INCLUDE THE HOURS FROM 4:00PM THROUGH 6:00PM. WORK HOURS MAY BE PERIODICALLY ADJUSTED DUE TO SCHOOL FUNCTIONS THAT CANNOT BE RELOCATED OR RESCHEDULED UNLESS NOTED OTHERWISE.
 25. NORMAL BUSINESS HOURS REFER TO THE HOURS FROM 7:30AM THROUGH 3:30PM MONDAY THROUGH FRIDAY.
 26. THE BENSALEM TOWNSHIP SCHOOL DISTRICT WILL BE HOLDING TESTS ON THE FOLLOWING DATES:
2014 START: OCTOBER 18, 2014
2014 END: NOVEMBER 18, 2014
2015 START: JANUARY 7, 2015
2015 END: FEBRUARY 13, 2015
2015 START: APRIL 13, 2015
2015 END: MAY 14, 2015
2015 START: OCTOBER 14, 2015
2015 END: NOVEMBER 14, 2015
2015 START: JANUARY 12, 2016
2015 END: FEBRUARY 12, 2016
2015 START: MAY 11, 2016
2015 END: JUNE 11, 2016
- ALL CONTRACTORS ARE TO KEEP CONSTRUCTION DISTURBANCE TO A MINIMUM AND PLAN THEIR WORK ACCORDINGLY. SHOULD THERE BE ANY ISSUES, THE CONTRACTOR WILL BE ASKED TO PERFORM WORK IN ANOTHER AREA OR STOP WORK UNTIL THE ISSUES HAVE BEEN RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS ON THE EXTENSIONS WILL BE ENTERAINED BY THE SCHOOL DISTRICT FOR THIS TEAM.

No.	Date	By	Revisions

ENGINEERING STATUS
PRELIMINARY
NOT FOR CONSTRUCTION

BENSALEM SCHOOL DISTRICT
BENSALEM PENNSYLVANIA
ADDITIONS & ALTERATIONS TO BENSALEM HIGH SCHOOL
PHASING PLANS
NOTES & DETAILS

D'HUY Engineering, Inc.
CONSULTING ENGINEERS: Project Management | Facilities Engineering
Structural Design & Analysis | Forensic Engineering

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Drawn: BS | App'd.: DBP
Date: FEB 2014
Scale: NOTED
Job No.: 90004
Drawing No.: PH-0.1