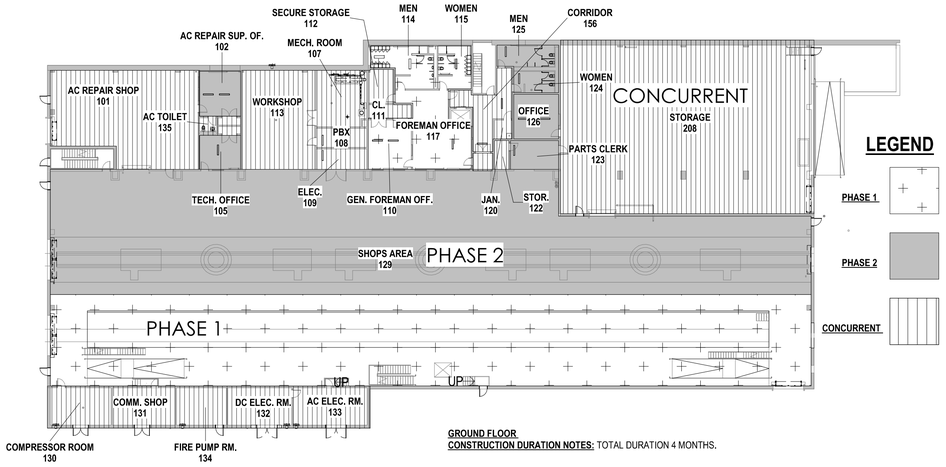


GROUND FLOOR
CONSTRUCTION DURATION NOTES: TOTAL DURATION 4 MONTHS.

1 GROUND FLOOR - PHASING PLAN
SCALE: 1" = 30'-0"

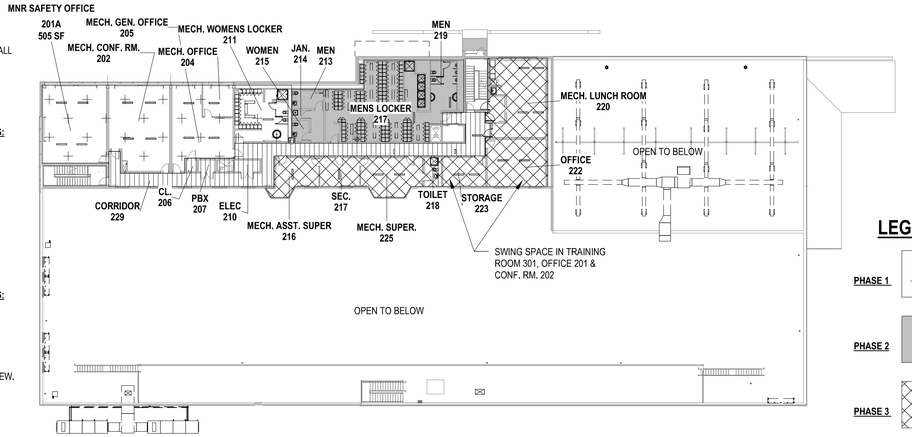
PHASE 1 - GROUND FLOOR (SHOP AREA) NOTES:
1. DEMOLISH CONCRETE SLAB ON GRADE, INSTALL POST AND EXTEND TRACK 44.
2. PREPARE SURFACES AND PAINT CEILINGS.
3. REMOVE AND INSTALL LIGHTING FIXTURES.
4. PROVIDE EPOXY COATING ON FLOOR.
5. INSTALL SPRINKLER HEADS.

PHASE 1 - GROUND FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES, LOCKERS, AND BENCHES.
2. INSTALL DUCTWORK, VAV, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND WAINSCOTING TILES AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, LOCKERS AND BENCHES, ELECTRICAL.
8. INSTALL CEILING TILES.

PHASE 2 - GROUND FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES.
2. INSTALL DUCTWORK, VAV, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. INSTALL NEW ROLL UP DOOR.

CONCURRENT (WITH ANY PHASE) NOTES:
WORK CAN BE DONE WITHOUT RELOCATING PERSONNEL/ LOCKERS.

1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES.
2. INSTALL DUCTWORK, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND INSTALL NEW.
7. INSTALL ELECTRICAL.
8. INSTALL CEILING TILES.
9. INSTALL EXTERIOR WINDSCREENS.
10. INSTALL EXTERIOR DOORS.
11. INSTALL EXTERIOR SIGNAGE.
12. INSTALL INTERIOR SIGNAGE.



SECOND FLOOR
CONSTRUCTION DURATION NOTES: TOTAL DURATION 6 MONTHS.

2 SECOND FLOOR - PHASING PLAN
SCALE: 1" = 30'-0"

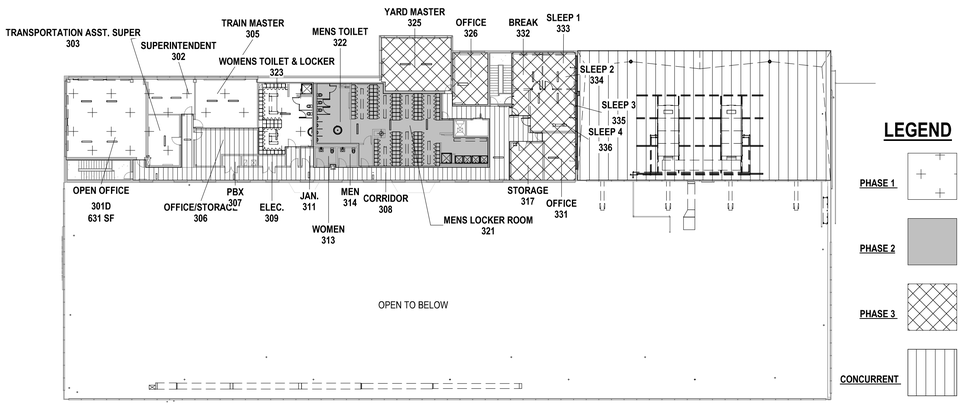
PHASE 1 - SECOND FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES, LOCKERS, AND BENCHES.
2. INSTALL DUCTWORK, VAV, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND WAINSCOTING TILES AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, LOCKERS AND BENCHES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. RELOCATE LOCKERS FROM ROOM 211 TO ROOM 301 FOR TEMPORARY LOCKER ROOM.

PHASE 2 - SECOND FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES.
2. INSTALL DUCTWORK, REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING WAINSCOTING TILES AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, LOCKERS AND BENCHES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. RELOCATE LOCKERS FROM ROOM 217 TO ROOM 301 FOR TEMPORARY LOCKER ROOM.

PHASE 3 - SECOND FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES.
2. INSTALL DUCTWORK, VAV, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. INSTALL NEW DOORS.

CONCURRENT (WITH ANY PHASE) NOTES:
WORK CAN BE DONE WITHOUT RELOCATING PERSONNEL/ LOCKERS.

1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES.
2. INSTALL DUCTWORK, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND INSTALL NEW.
7. INSTALL ELECTRICAL.
8. INSTALL CEILING TILES.
9. INSTALL INTERIOR SIGNAGE.



THIRD FLOOR
CONSTRUCTION DURATION NOTES: TOTAL DURATION 6 MONTHS.

1. YARD MASTER OFFICE TO BE TEMPORARY RELOCATED TO OFFICE 326. UPON COMPLETION OF YARD MASTER OFFICE, CONTRACTOR WILL RELOCATED OFFICE FURNITURE BACK TO RENOVATED YARD MASTER OFFICE. CONTRACTOR TO COORDINATE WITH MOE PERSONNEL FOR MNR TO RELOCATE PANELS.

3 THIRD FLOOR - PHASING PLAN
SCALE: 1" = 30'-0"

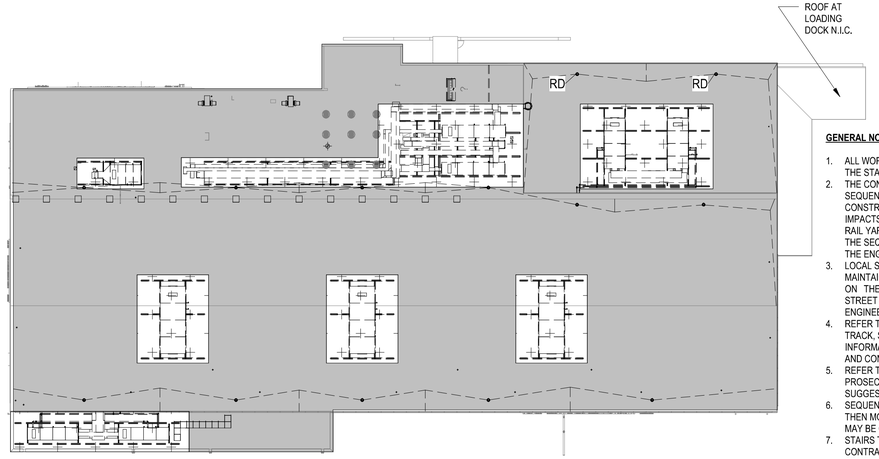
PHASE 1 - THIRD FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES, LOCKERS, AND BENCHES.
2. INSTALL DUCTWORK, VAV, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND WAINSCOTING TILES AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, LOCKERS AND BENCHES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. RELOCATE LOCKERS FROM ROOM 323 TO ROOM 301 FOR TEMPORARY LOCKER ROOM.

PHASE 2 - THIRD FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES.
2. INSTALL DUCTWORK, REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING WAINSCOTING TILES AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, LOCKERS AND BENCHES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. RELOCATE LOCKERS FROM ROOM 321 TO ROOM 301 FOR TEMPORARY LOCKER ROOM.

PHASE 3 - THIRD FLOOR (OFFICE AREA) NOTES:
1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES, PLUMBING FIXTURES.
2. INSTALL DUCTWORK, VAV, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND INSTALL NEW.
7. INSTALL PLUMBING FIXTURES, ELECTRICAL.
8. INSTALL CEILING TILES.
9. INSTALL NEW DOORS.
10. INSTALL NEW ROOF ACCESS DOOR AND STOREFRONT.

CONCURRENT (WITH ANY PHASE) NOTES:
WORK CAN BE DONE WITHOUT RELOCATING PERSONNEL/ LOCKERS.

1. REMOVE CEILING TILES, GRID, DUCTWORK, LIGHT FIXTURES.
2. INSTALL DUCTWORK, AND REGISTERS.
3. INSTALL LIGHTING FIXTURES.
4. INSTALL CEILING GRIDS.
5. PREP SURFACES AND PAINT.
6. REMOVE EXISTING FLOORING AND INSTALL NEW.
7. INSTALL ELECTRICAL.
8. INSTALL CEILING TILES.
9. INSTALL EXTERIOR SIGNAGE.
10. INSTALL INTERIOR SIGNAGE.



ROOF LEVEL
CONSTRUCTION DURATION NOTES: TOTAL DURATION 3 MONTHS.

4 ROOF LEVEL - PHASING PLAN
SCALE: 1" = 30'-0"

PHASE 1 - ROOF (OFFICE AREA) NOTES:
1. REMOVE EXISTING HVAC/ AHU UNITS WITH ASSOCIATED DUCTWORK.
2. MODIFY NEW STEEL DUNNAGE.
3. INSTALL NEW HVAC/ AHU UNITS WITH ASSOCIATED DUCTWORK.

PHASE 2 - ROOF (OFFICE AREA) NOTES:
1. REMOVE EXISTING ROOF MEMBRANE AND INSULATION DOWN TO METAL DECKING IN SECTIONS.
2. INSTALL NEW ROOFING.
3. REMOVE EXISTING AND INSTALL NEW LIGHTING PROTECTION SYSTEM.
4. INSTALL NEW ROOF ACCESS STAIR.
5. INSTALL NEW AWNINGS.

GENERAL NOTES:

1. ALL WORK DEPICTED IN THIS CONSTRUCTION PHASING PLAN IS TO BE PART OF THE STAMFORD MOE CONTRACTOR'S WORK UNLESS OTHERWISE NOTED.
2. THE CONSTRUCTION PHASING PLAN AS DEPICTED ARE A SUGGESTED SEQUENCE OF CONSTRUCTION THAT REPRESENTS AN OVERALL PROJECT CONSTRUCTION PHASING WHICH DOES NOT IMPEDE OR MINIMIZES THE IMPACTS TO THE FUNCTIONS OF THE METRO-NORTH RAILROAD/ STAMFORD RAIL YARD DURING THE STAMFORD MOE CONSTRUCTION. ANY CHANGES TO THE SEQUENCING OF THE WORK MUST BE REQUESTED AND APPROVED BY THE ENGINEER PRIOR TO THE COMMENCING OF ANY PROPOSED CHANGES.
3. LOCAL STREET AND STAMFORD RAIL YARD TRAVEL PATHS SHALL BE MAINTAINED AT ALL TIMES DURING THE PHASING UNLESS OTHERWISE NOTED ON THE PLANS. ANY CONTRACTOR PROPOSED CHANGES TO THE LOCAL STREET AND STAMFORD RAIL YARD TRAVEL PATHS MUST BE APPROVED BY THE ENGINEER.
4. REFER TO CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS, TRACK, STRUCTURAL, FIRE ALARM AND ELECTRICAL FOR ADDITIONAL INFORMATION REGARDING DEMOLITION, REMOVAL, AND/OR INSTALLATION AND CONSTRUCTION OF WORK.
5. REFER TO SPECIFICATION GENERAL CONDITIONS SECTION 1.20-1.08 PROSECUTION AND PROGRESS FOR ADDITIONAL INFORMATION REGARDING THE SUGGESTED CONSTRUCTION SEQUENCING.
6. SEQUENCE CONSTRUCTION BASED ON STARTING WITH THE GROUND FLOOR, THEN MOVING UP TO SECOND, THIRD, AND ROOF. CONCURRENT OFFICE AREA MAY BE COMPLETED AT ANY PHASE PER FLOOR.
7. STAIRS TO MAINTAIN OPERATION THROUGH THE DURATION OF THE PROJECT. CONTRACTOR TO DESIGNATE (1) DEDICATED PROTECTED CONSTRUCTION STAIR WHILE THE OTHER IS UNTOUCHED AND OPEN TO OCCUPANTS.
8. MAINTAIN CORRIDOR BETWEEN STAIRS AS FREE OF DEBRIS AND OBSTRUCTIONS AS POSSIBLE DURING CONSTRUCTION.
9. ROOM 301 TO BE FIT-OUT AS TEMPORARY LOCKER ROOM DURING SECOND FLOOR AND THIRD FLOOR LOCKER ROOM RENOVATIONS.
10. NEW FURNITURE IN ROOMS 201A, 201B, 201C, 301A,301B, 301C, 301D IS NOT IN CONTRACT. CONTRACTOR TO COORDINATE FURNITURE INSTALLATION WITH VENDOR DURING PHASE 2, 3, AND CONCURRENT .
11. CONTRACTOR TO COORDINATE ALL TEMPORARY POWER/ DATA CONNECTIONS TO BE USED DURING SWING SPACE OCCUPATION FOR COMPLETE OPERABILITY OF FACILITY.
12. REFER TO CIVIL PHASING PLANS FOR ADDITIONAL INFORMATION.
13. PROVIDE TEMP PATCHING OF ACTIVE ROOF LEAKS DURING CONSTRUCTION TO PROTECT NEW COMPLETED WORK BELOW.
14. WORK ITEMS IDENTIFIED UNDER THE PHASES IS NOT A COMPLETE LIST OF SCOPE OF WORK ACTIVITIES, BUT PROVIDES A LIST OF MAJOR ITEMS TO BE PERFORMED UNDER THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK AND PHASING.
15. INSTALL TEMPORARY HEATING/ AIR CONDITIONING AS REQUIRED.

LEGEND
PHASE 1
PHASE 2
PHASE 3
CONCURRENT

REV.	DATE	REVISION DESCRIPTION

DESIGNER/DRAFTER: F. ALVES CHECKED BY: R. BRAREN

SIGNATURE/ BLOCK:

Michael Baker INTERNATIONAL
100 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

PROJECT NUMBER: 0301-0509
PROJECT DESCRIPTION: IMPROVEMENTS TO THE STAMFORD MAINTENANCE OF EQUIPMENT (MOE) FACILITY
TOWN(S): STAMFORD, CT
DRAWING TITLE: CONSTRUCTION STAGING - ARCHITECTURAL - PHASING PLAN

DRAWING NO. ARC-006
SHEET NO. 15.12