

SECTION 01 1216  
PHASING OF THE WORK

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Requirements for phasing of Work include logistics, phasing, and completion of designated phases prior to commencement of subsequent phases.

1.02 RELATED REQUIREMENTS

- A. Section 01 1100: Summary of Work.
- B. Section 01 1219: Phasing of Work – Appendix A.
- C. Section 01 3300: Submittal Procedures.
- D. Section 01 3113: Project Coordination.
- E. Section 01 3213: Construction Schedule.
- F. Section 01 5000: Construction Facilities and Temporary Controls.
- G. Section 01 7700: Contract Closeout.

PART 2 - PRODUCTS (Not used)

PART 3 - EXECUTION

3.01 SUBMITTALS

- A. CONTRACTOR shall submit a Project site logistics plans in accordance with and as required by this Section.

3.02 LOGISTICS

- A. Prior to commencement of Work, CONTRACTOR shall prepare and submit to OAR, a detailed Project site logistic plan, in same size and scale of Drawings, setting forth CONTRACTOR plan of Work relative to following, but not limited to, items:

- 1 Hauling route shall be in accordance with local ordinances a truck access route to and from Project site.

2. The identification of any overhead wire restrictions for power, street lighting, signal or cable.
  3. Local sidewalk access and street closure requirements.
  4. Protection of sidewalk pedestrians and vehicular traffic.
  5. Project site fencing and access gate locations.
  6. Construction parking.
  7. Material staging or delivery areas.
  8. Material storage areas.
  9. Temporary trailer locations.
  10. Temporary service location and proposed routing of all temporary utilities.
  11. Location of temporary or accessible fire protection.
  12. Trash removal and location of dumpsters.
  13. Concrete pumping locations.
  14. Crane locations.
  15. Location of portable sanitary facilities.
  16. Mixer truck wash out locations.
  17. Traffic control signage.
  18. Perimeter and site lighting.
  19. Storm Water Pollution Prevention Plan – SWPPP.
  20. Stockpile or lay down areas.
  21. Security lighting
- B. Revised Project site logistic plan may be required by OAR for separately identified phases of Work as set forth in this Section.
- C. CONTRACTOR is responsible for securing and/or obtaining all approvals and permits from authorities having jurisdiction relative to any activities set forth in Article 3.02.A.

## 3.03 PHASING OF THE WORK

- A. Project will be constructed in separate Milestone increments, as identified or as described in this Section or Contract Documents. Phasing will also delineate Work to be completed in each designated phase. Unless otherwise approved or directed by OWNER, each phase shall be completed according to approved Baseline Schedule prior to commencement of next subsequent phase. CONTRACTOR shall incorporate and coordinate Work of Separate Work Contracts relative to this Project into the Phasing and Construction Schedule.
- B. CONTRACTOR shall install all necessary Work for, but not limited to, power, lighting, signal, HVAC, drainage, and plumbing systems in phased Work before completion of designated phase. All valves, pull boxes, stub outs, temporary capping, and other Work necessary for phased completion and operation of all necessary systems shall be provided whether or not such Work is specifically identified in Contract Documents.

## 3.04 PHASING OF THE WORK – GENERAL

- A. CONTRACTOR shall prepare Construction Schedule in order to complete Work and related activities in accordance with phasing plan as established in Appendix “A”. CONTRACTOR shall include all costs to complete all Work within Milestones or Contract Time.
- B. OWNER will be seriously damaged by not having all Work completed within Milestones or Contract Time. It is mandatory Work be complete within Milestones or Contract Time.

## 3.05 PHASING OF THE WORK – SPECIFIC

- A. CONTRACTOR shall prepare Construction Schedule, and shall complete following, but not limited to Milestones, as shown in Section 01 1219 – Appendix A and within designated phases in accordance with following:
1. Phase 1 – Delivery of Modular Classrooms to the Site – COMPLETED by LAUSD
  2. Phase 1 & 2 Mobilization, Construction of Temporary Classrooms, Restroom Building, ramps, underground utilities (including moves) - **(110)** calendar days: Milestone #1 and Milestone #5
  3. Phase 3 Construction: Modernization of Building H and Site Work (including moves) – **(153)** calendar days:
  4. Phase 4 Construction: Modernization of McBride and Site Work, installation of Ansul System in Grand View Kitchen Building (including moves) – **(222)** calendar days:

5. Administrative Closeout – **(30)** calendar days: Milestone 15.
- B. The Contract Time shall be a total of **(515)** calendar days from date of commencement of Contract Time.

END OF SECTION

# James J. McBride CTC / Grand View Blvd ES Phasing and Relocation Plan

Combined Summary Schedule for  
Design and Procurement

Updated: 09/19/2024

Grand View Blvd. ES

No.	Existing Program	Moves No. 1A/1B Summer Break 25	From / To	Move No. 2 Winter Break 25	From / To	Move No. 3 Summer Break 26	From / To	Final Program	No.
GV1	UTK (1)			Not Moving				UTK (1)	GV1
GV2	UTK (2)			Not Moving				UTK (2)	GV2
GV3	UTK (3)			Not Moving				UTK (3)	GV3
GV4	Kindergarten (1)			12/20/25 - 1/04/26	GV4 to GV5	F		PALS	GV4
GV5	Speech Therapy			12/20/25 - 1/04/26	GV5 to GV30	F		Kindergarten (1)	GV5
GV6	Kindergarten (2)			Not Moving				Kindergarten (2)	GV6
GV7	Kindergarten (3)			12/20/25 - 1/04/26	GV7 to GV9	F		IDS	GV7
GV8	School Set Aside				See M020 Below			RSP	GV8
GV9	School Set Aside				See GV7 above			Kindergarten (3)	GV9
GV10	UTK (4)			Not Moving				UTK (4)	GV10
GV11	Not Programmed							Not Programmed	GV11
GV12	2nd Grade Dual (1)			12/20/25 - 1/04/26	GV12 to GV17	F		1st Grade (1)	GV12
GV13	3rd Grade (1)			12/20/25 - 1/04/26	GV13 to GV21	F		1st Grade (2)	GV13
GV14	2nd Grade Dual (2)			12/20/25 - 1/04/26	GV14 to GV18	F		1st Grade (3)	GV14
GV15	Not Programmed							Not Programmed	GV15
GV16	3rd Grade (2)			12/20/25 - 1/04/26	GV16 to GV26	F		1st Grade (4)	GV16
GV17	School Set Aside			12/20/25 - 1/04/26	See GV12 above			2nd Grade (1)	GV17
GV18	2nd Grade Dual (3)			12/20/25 - 1/04/26	GV18 to GV19	F		2nd Grade (2)	GV18
GV19	3rd Grade Dual (3)			12/20/25 - 1/04/26	GV19 to GV27	F		2nd Grade (3)	GV19
GV20	3rd Grade Dual (4)			12/20/25 - 1/04/26	GV20 to GV28	F		2nd Grade (4)	GV20
GV21	4th Grade Dual (1)	7/26/25 - 8/09/25	GV21 to GV50	F				3rd Grade (1)	GV21
GV22	5th Grade (1)	7/26/25 - 8/09/25	GV22 to GV53	F				Occ / Phy Therapy	GV22
GV23	Rediscovery	6/11/25 - 6/20/25	GV23 to Storage	S	12/20/25 - 1/04/26	Storage to GV28	F	MDS	GV23
GV24	4th Grade Dual (2)	6/11/25 - 6/20/25	GV24 to GV28	S				MDS Restrooms	GV24
		7/26/25 - 8/09/25	GV28 to GV51	F					
GV25	4th Grade (3)	6/11/25 - 6/20/25	GV25 to GV28	S				MDS	GV25
		7/26/25 - 8/09/25	GV28 to GV52	F					
GV26	5th Grade Dual (2)	7/26/25 - 8/09/25	GV26 to GV54	F				3rd Grade (2)	GV26
GV27	5th Grade Dual (3)	7/26/25 - 8/09/25	GV27 to GV55	F				3rd Grade (3)	GV27
GV28	Parent Center	6/11/25 - 6/20/25	GV28 to GV34	F				3rd Grade (4)	GV28
GV29	Not Programmed						See GV23 above	After School / Rediscovery	GV29
GV30	Intervention							Intervention / Speech Therapy	GV30
GV31	Ready Set Go							Ready Set Go / Garden Foundation	GV31
GV32	Not Programmed							Not Programmed	GV32
GV33	Not Programmed							Coordinator	GV33
GV34	Not Programmed		See GV28 above					Parent Center	GV34
GV35	To be Demosed	6/11/25 - 6/20/25	Empty Stored Materials to Demo Buildings					Demosed	GV35
GV36									GV36
GV37									GV37
GV38									GV38
GV43	PS Arts							PS Arts	GV43
GV44	PS Arts							PS Arts	GV44
GV50			See GV21 above					4th Grade Dual (1)	GV50
GV51			See GV24 above					4th Grade Dual (2)	GV51
GV52			See GV25 above					4th Grade Dual (3)	GV52
GV53			See GV22 above					5th Grade Dual (1)	GV53
GV54			See GV26 above					5th Grade Dual (2)	GV54
GV55			See GV27 above					5th Grade Dual (3)	GV55

James J. McBride

No.	Existing Program	Moves No. 1 Summer Break 25	From / To	Move No. 2 Winter Break 25	From / To	Move No. 3 Summer Break 26	From / To	Final Program	No.
M000	NA					6/01/26 - 6/14/26	FHS to McBride	CTC Administration	M000
M001	1st Grade Dual			12/20/25 - 1/04/26	M001 - GV12	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M001
M002	1st Grade Dual			12/20/25 - 1/04/26	M002 - GV13	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M002
M003	1st Grade Dual			12/20/25 - 1/04/26	M003 - GV14	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M003
M004	Garden School Foundation			12/20/25 - 1/04/26	M004 - GV31	6/01/26 - 6/14/26	FHS to McBride	CTC Culinary Class	M004
M005	Not Programmed					6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M005
M006	MDS			12/20/25 - 1/04/26	M006 - GV23	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M006
M007	PAL			12/20/25 - 1/04/26	M007 - GV4	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M007
M010	1st Grade Dual			12/20/25 - 1/04/26	M010 - GV16	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M010
M012	Occ / Phy Therapy			12/20/25 - 1/04/26	M012 - GV22	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M012
M014	2nd Grade Dual (4)			12/20/25 - 1/04/26	M014 - GV20	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M014
M015	Not Programmed					6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M015
M016	MDS			12/20/25 - 1/04/26	M016 - GV25	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M016
M017	Not Programmed					6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M017
M018	Prime Time			12/20/25 - 1/04/26	??	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M018
M019	IDS			12/20/25 - 1/04/26	M019 to GV7	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M019
M020	RSP			12/20/25 - 1/04/26	M020 to GV8	6/01/26 - 6/14/26	FHS to McBride	CTC Classroom	M020

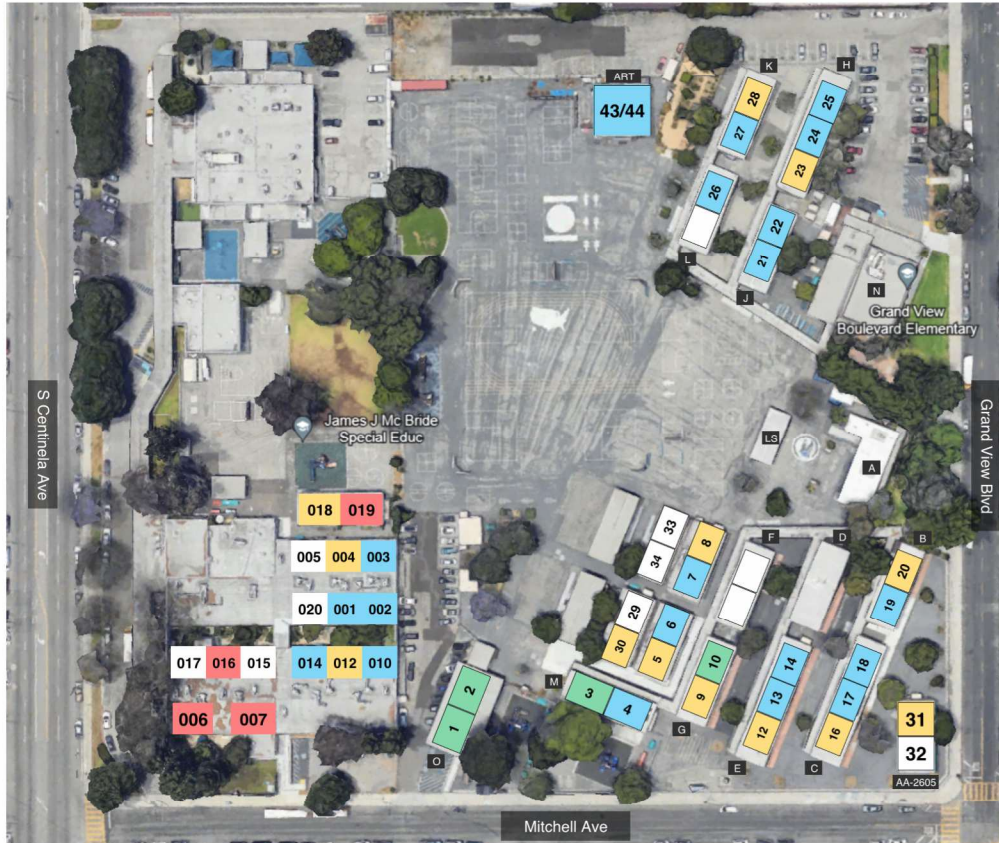
**SITE ADAPTATION  
EXISTING SITE**

2025												2026						
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG

**McBride**

**Grandview ES**

- 1 UTK
- 2 UTK
- 3 UTK
- 4 Kindergarten (1)
- 5 Speech Therapy
- 6 Kindergarten (2)
- 7 Kindergarten (3)
- 8 School Set Aside
- 9 School Set Aside
- 10 UTK
- 12 2nd Grade Dual (1)
- 13 3rd Grade (1)
- 14 2nd Grade Dual (2)
- 16 3rd Grade (2)
- 17 School Set Aside
- 18 2nd Grade Dual (3)
- 19 3rd Grade Dual (3)
- 20 3rd Grade Dual (4)
- 21 4th Grade Dual (1)
- 22 5th Grade (1)
- 23 Rediscovery
- 24 4th Grade Dual (2)
- 25 4th Grade (3)
- 26 5th Grade Dual (2)
- 27 5th Grade Dual (3)
- 28 Parent Center
- 30 Intervention
- 31 Ready Set Go
- 001 1st Grade Dual (1)
- 002 1st Grade Dual (2)
- 003 1st Grade Dual (3)
- 004 Garden School Foundation
- 006 MDS
- 007 PAL
- 010 1st Grade Dual (4)
- 012 Occ/Phy Therapy
- 014 2nd Grade Dual (4)
- 016 MDS
- 018 Prime Time
- 019 IDS
- 020 RSP

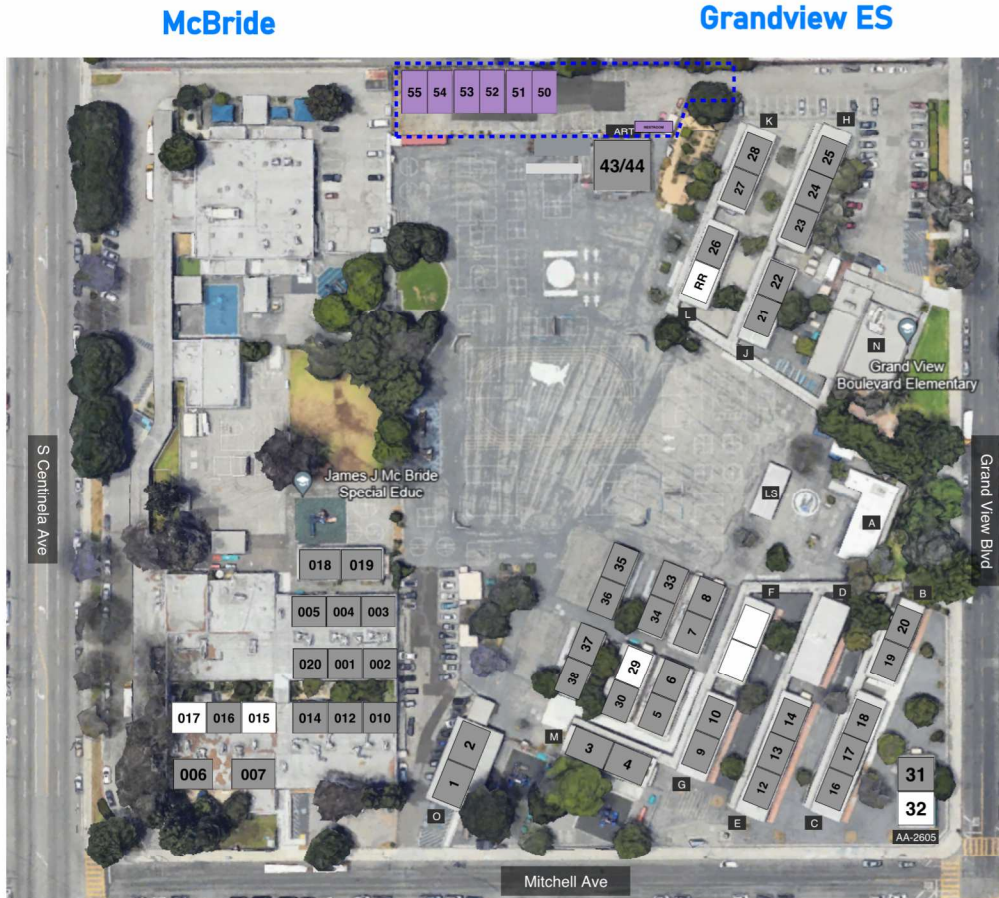


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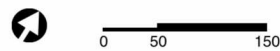
- CLASSROOM
- SPECIAL EDUCATION
- PRE K
- SCHOOL SET ASIDE

**SITE ADAPT  
PHASE 1 (3-months)**

2025												2026						
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG



- Scope of Work:
- Delivery and Refurbishment of three modular buildings with six classrooms and restroom by LAUSD Housing Unit (PEX not on site).
  - AREA OF WORK



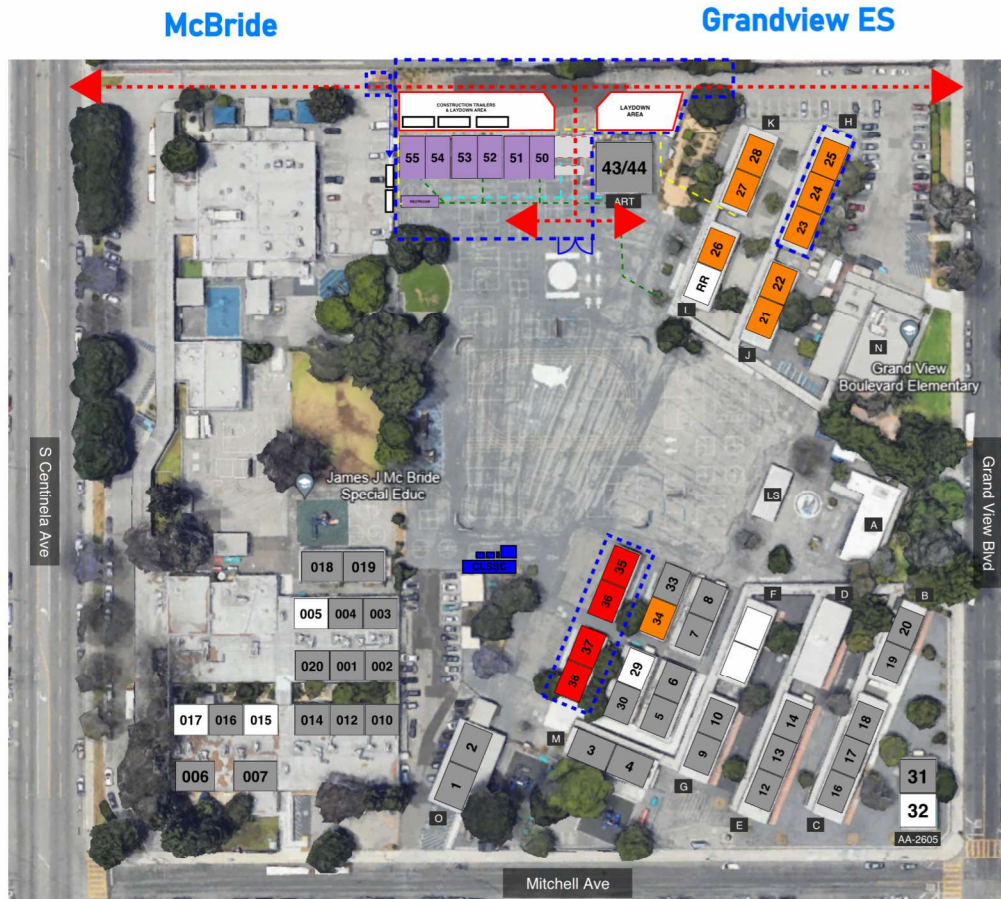
**SITE ADAPTATION**

**PHASE 2 (4-months) Construction of Temp Classrooms**

2025												2026							
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	

MOVE #1A

--- FIRE LINE



Scope of Work:

Temporary relocation of containers on sites.

Site work & utilities for new modular buildings.

Permanent placement of three modular buildings with six classrooms and restroom building.

Empty & Demo of Grand View ES Portable Classrooms (35-38) during Summer Break 2025

- TO BE DEMOLISHED (LAUSD TO REMOVE THE CONTENT)
- Move #1A: Grand View Building H to designated spaces for construction
- ELECTRICAL
- WATER
- SANITARY LINE
- AREA OF WORK



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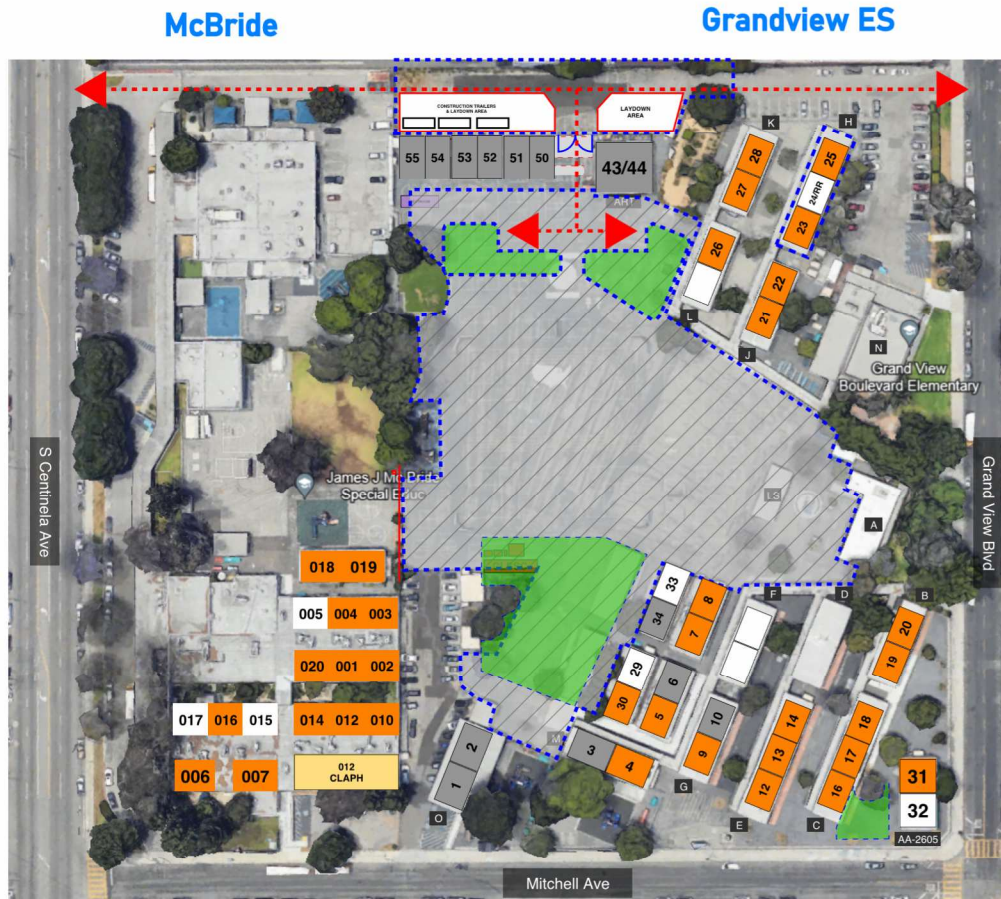


**SITE ADAPTATION**

**PHASE 3 (5-months) Modernization of Building H**

2025												2026							
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	
MOVE #1B												MOVE #2							

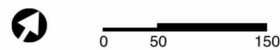
--- FIRE LINE



**Scope of Work:**

- Site Work / Landscape
- Modernization of Building H

- NEW LANDSCAPE
- SITE IMPROVEMENTS
- Move #1B: Grand View ES internal move for modernization of Building H
- Move #2: All McBride classrooms to Grand View ES and other Grand View ES internal moves.
- AREA OF WORK



**SITE ADAPTATION**

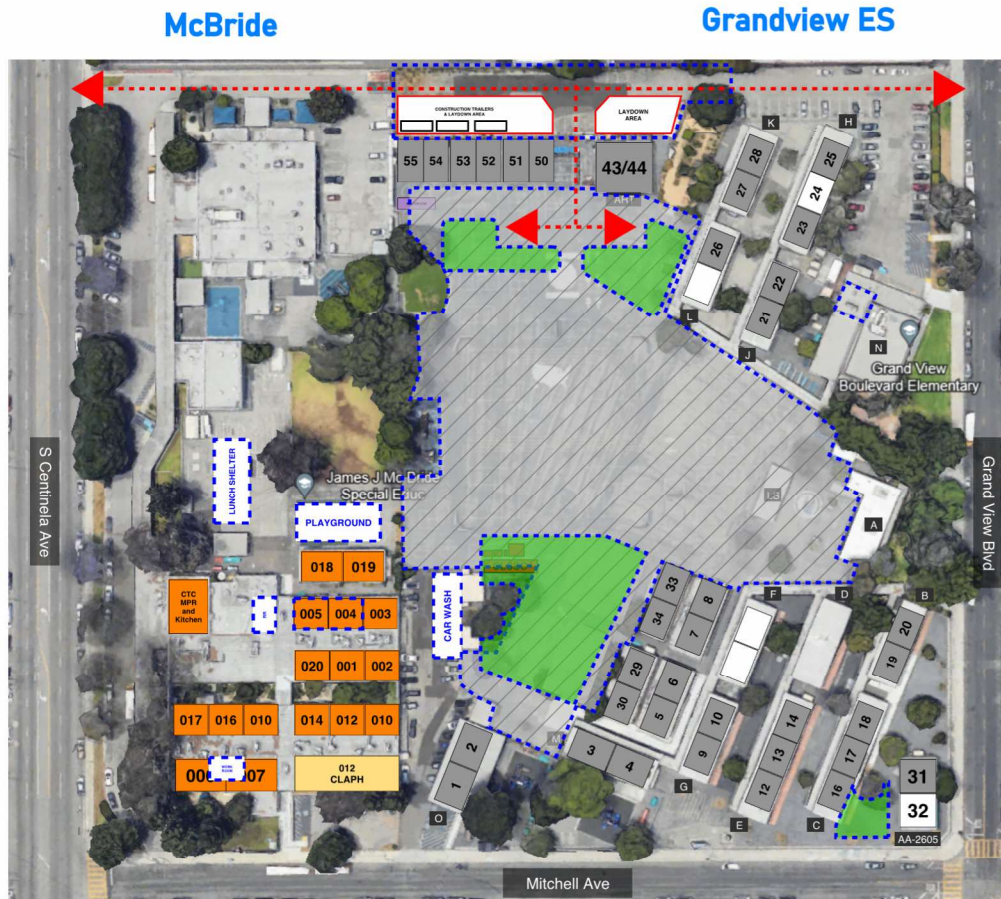
**PHASE 4 (7-months) Modernization of McBride Classrooms & Site Work**

2025												2026						
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG

MOVE #2

MOVE #3

----- FIRE LINE



**Scope of Work:**

Make Ready McBride Classrooms for Fairfax HS  
CTC Relocation (Rooms 004, 005, RR, and  
Workroom).


Site Work / Landscape / Lunch Shelter / Sealcoat

Painting of rooms at McBride by M&O.

Installation of ANSUL System in Grand View Kitchen

Final Cleanup

 NEW LANDSCAPE

 Move #2: All McBride classrooms to Grand  
View ES and other Grand View ES internal  
moves.

Move #3: Relocation of CTC program from  
Fairfax HS to McBride(11 classrooms)

 AREA OF WORK

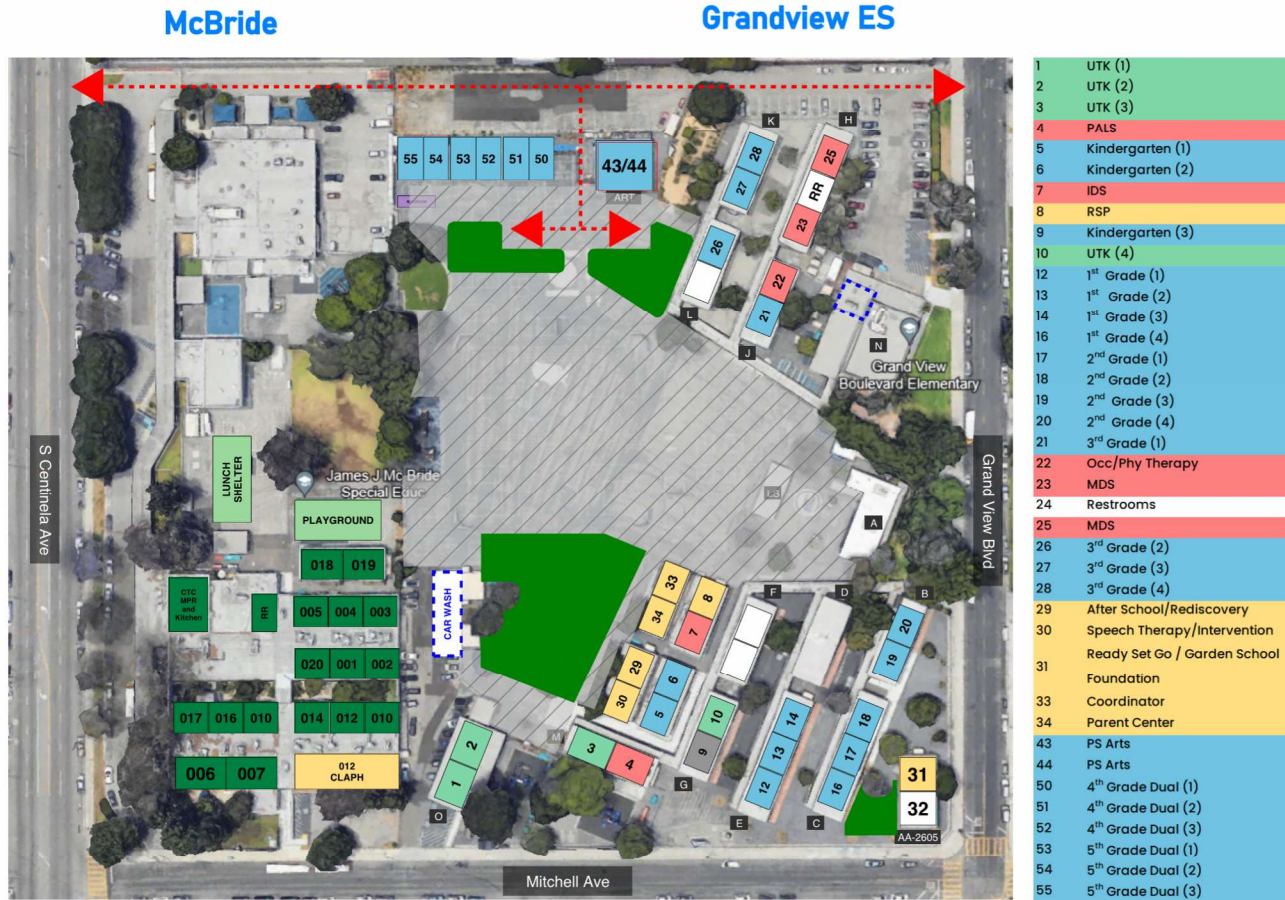


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**SITE ADAPTATION  
FINAL SITE PLAN**

2025												2026						
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG

----- FIRE LINE



**LEGEND**

	CLASSROOM
	SPECIAL EDUCATION
	PRE K
	SCHOOL SET ASIDE
	CTC

## 01 1219– PHASING OF THE WORK

## APPENDIX A – MILESTONES

CONTRACTOR shall commence performance of the Contract upon the date specified in the Notice to Proceed and shall furnish sufficient forces, facilities and materials, work such hours, including extra shifts and overtime operations, so as to fully perform the Work in accordance with the following Milestones.

<b>Milestone</b>	<b>Description</b>	<b>Schedule</b>	<b>Liquidated Damages Amount Per Calendar Day</b>
No. 1	<u>Notice to Proceed</u> : Is established in accordance with Articles 1.34 and 2.2 of the General Conditions.	As determined in the NTP.	
No. 2	<u>Critical Shop Drawings &amp; Submittals Complete</u> : Is defined as CONTRACTOR prepared Shop Drawings and Submittals that are either critical or near critical to the overall Substantial Completion of the Project. Milestones may include, but not be limited to, DSA Deferred Approvals steel Shop Drawings, excavation support system drawings, seismic calculations, shoring system drawings, or any long lead fabrication/procurement item requiring Shop Drawings.	30 calendar days after the effective date of the NTP.	N/A

<b>Milestone</b>	<b>Description</b>	<b>Schedule</b>	<b>Liquidated Damages Amount Per Calendar Day</b>
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\* Milestone date to be determined by CONTRACTOR during development of the Construction Schedule and submitted to the OAR for approval.

Milestone	Description	Schedule	Liquidated Damages Amount Per Calendar Day
No. 3	<u>Completion of Mobilization activities</u> : Is defined as CONTRACTOR mobilization completed, logistics plan submittal and approval (access, gates, parking, trailer locations, signage), site fencing complete, temporary offices complete (trailers- fully functional with furniture, office equipment, network connection and office supplies., storage bins, dumpsters), temporary Utilities complete (water, electric, phone, sanitation, fire protection), Project signage complete, obtain all required permits, implementation of Storm Water Pollution Prevention measures, submission of CONTRACTOR Safety Plan as per OCIP, submission of CONTRACTOR Hazard Communication Plan as per OCIP.	30 calendar days after the effective date of the NTP.	N/A
No. 4	Field Verification of Site and Reference Documents. CONTRACTOR to execute Acceptance of Field Conditions form.	30 calendar days after the effective date of the NTP	N/A
No. 5	<u>Baseline Schedule Complete</u> : Is defined as an OAR approved baseline schedule that meets all the requirements outlined in Division 01 Sections 01 3213 and 01 1216.	60 calendar days after the effective date of the NTP.	N/A
No. 6	<u>Site Underground Utilities Complete and Placement Modular Classrooms and Restroom Building in permanent location ready of Beneficial Occupancy</u> : Shall be separately listed for each building and is defined as all underground utilities (mechanical, electrical, and plumbing) installed from the point of supply to five feet outside the building line, inspected by the PROJECT INSPECTOR.	110 calendar days after the effective date of the NTP.	N/A

\* Milestone date to be determined by CONTRACTOR during development of the Construction Schedule and submitted to the OAR for approval.

Milestone	Description	Schedule	Liquidated Damages Amount Per Calendar Day
No. 7	<u>HVAC Equipment complete for Modular Classrooms and Restroom Building</u> : Shall be separately listed for each building and is defined as all HVAC ducting installed, system fans and units operational, controls installed and operational, inspected by the PROJECT INSPECTOR.	<u>110</u> calendar days after the effective date of the NTP.	N/A
No. 8	<u>HVAC Test and Balance for Modular Classrooms and Restroom Building</u> : Shall be separately listed for each building and is defined as HVAC equipment fully tested and balanced with verified test and balance reports submitted to ARCHITECT.	<u>110</u> calendar days after the effective date of the NTP.	N/A
No. 9	OWNER Beneficial Occupancy by Phase: Allow a minimum of 15 calendar days for the move and setup for each phase. This applies to both temporary relocations on site and final relocation for Beneficial Occupancy.	(provided by CONTRACTOR prior NTP).	N/A
No. 10	<u>PHASE 2:</u> Modernization of Building H and Site Work (including moves).	153 calendar days after the effective date of the NTP	N/A
No. 11	<u>PHASE 3:</u> Modernization of McBride and Site Work, installation of Ansul System in Grand View Kitchen Building (including moves).	<u>222</u> calendar days after the effective date of the NTP.	N/A
No. 12	OWNER Beneficial Occupancy by Phase: Allow a minimum of 10 calendar days for the move and setup for each phase. This applies to both temporary relocations on site and final relocation for Beneficial	TBD* (provided by CONTRACTOR	

\* Milestone date to be determined by CONTRACTOR during development of the Construction Schedule and submitted to the OAR for approval.

Milestone	Description	Schedule	Liquidated Damages Amount Per Calendar Day
	Occupancy.		
No. 13	<u>Weather Rain Impact Allowance: The CONTRACTOR shall place a cumulative rain impact allowance activity for all phases of the Work combined between the LAUSD controlled schedule contingency allowance activity and the Substantial Completion milestone with no other concurrent activities per Specification Section 01 3213.</u>	This should be shown in the Preliminary Construction Schedule and in the Proposed Baseline schedule as an activity on the critical path of the project.	N/A
No. 14	<u>Substantial Completion:</u> Is established in accordance with Article 14.12-14.13 of the General Conditions.	485 calendar days after the effective date of the NTP.	\$1,500.00 Amounts as indicated in the Supplementary Conditions.
No. 15	<u>Contract Completion:</u> Is established in accordance with Article 14.18-14.19 of the General Conditions.	515 calendar days after the effective date of the NTP.	N/A

## END OF SECTION

\* Milestone date to be determined by CONTRACTOR during development of the Construction Schedule and submitted to the OAR for approval.