

GENERAL PHASING CONDITIONS & GUIDELINES

1. PEDESTRIAN ACCESS IS TO BE MAINTAINED AT ALL TIMES. A MINIMUM 8-FOOT WIDE PATH SHALL REMAIN ALONG EACH BUILDING FACADE (MINIMUM 11-FOOT ALONG EAST SIDE DUBUQUE FOR FIRE ACCESS) UNTIL SUCH TIME AS THE SIDEWALK IS TO BE DEMOLISHED, PAVED AND REOPENED TO THE PUBLIC. THE DEMOLITION, PAVING AND REOPENING SHALL BE SCHEDULED SO WORK IS COMPLETED WITHOUT INTERRUPTION OR DELAY.
2. WHEN THE 8-FOOT MINIMUM PEDESTRIAN ACCESS ADJACENT TO THE FACADE IS BLOCKED, A TEMPORARY PATH WITHIN THE NEWLY PAVED CENTRAL CORRIDOR SHALL BE PROVIDED TO MAINTAIN CONTINUOUS ACCESS ON BOTH SIDES OF E. COLLEGE ST. AND DUBUQUE ST.
3. PROPERTY AND BUSINESS OWNERS SHALL BE NOTIFIED ONE WEEK PRIOR TO SITE PREPARATION AND CONSTRUCTION IN THE VICINITY OF THEIR BUILDING. NOTICE SHALL AGAIN BE GIVEN 48 HOURS PRIOR TO WORK.
4. WORK THAT LIMITS ACCESS TO OR THROUGH A BUILDING ENTRANCE OR INTERRUPTS WATER SERVICE SHALL BE COORDINATED WITH ANY AFFECTED PROPERTY OWNER, BUSINESS OWNER, THE CITY OF IOWA CITY AND THE IOWA CITY FIRE DEPARTMENT.
5. DURING PERIODS OF NON-CONSTRUCTION TEMPORARY SURFACING MUST BE INSTALLED IN INTERSECTIONS, SIDEWALKS AND BE MAINTAINED BY CONTRACTOR
6. TEMPORARY ACCESS TO BUSINESSES MAY INCLUDE 4" THICK PCC, BRIDGING, PLANKING. OR OTHER METHODS APPROVED BY THE CITY OF IOWA CITY.
7. CONTRACTOR SHALL PROVIDE SUFFICIENT ACCESS FOR DELIVERIES AND TRASH REMOVAL DURING CONSTRUCTION.
8. CITY TO PROVIDE SIGNS FOR EACH BUSINESS FOR CONTRACTOR TO MAINTAIN AND MOVE DURING CONSTRUCTION PHASING.
9. CONTRACTOR AND CREW RESPONSIBLE FOR FINDING PARKING FOR PERSONAL VEHICLES OUTSIDE OF PROJECT AREA.
10. DURING ALL STAGES OF WORK, CONTRACTOR TO MAINTAIN AN AVERAGE OF .5 FC WITH TEMPORARY LIGHTING AT ALL AREAS ACCESSIBLE TO PEDESTRIANS, THAT ARE BEING USED, THROUGHTOUT CONSTRUCTION. STYLE AND PROPOSAL FOR LIGHTING TO BE COORDINATED AND APPROVED BY CITY. IF NECESSARY AND APPROVED BY CITY, AREAS REQUIRING WORK AFTER DARK TO COMPLY WITH IDOT LIGHT LEVEL SPECIFICATIONS.

GENERAL TRAFFIC NOTES

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. ALL TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
3. TRAFFIC CONTROL MEASURES SHALL BE IN PLACE ANY TIME THE CONTRACTOR IS PERFORMING WORK IN THE CITY RIGHT-OF-WAY.
4. COORDINATE WITH TRANSIT-CITY OF IOWA CITY, CAMPUS POLICE, FIRE AND AMBULANCE, OTHERS AS NECESSARY.

MIDAM GAS LINE ABANDONMENT & RELOCATION NOTES

1. FEBRUARY 2018: COMPLETE ATTACHMENT EASEMENTS FOR 132, 108, 110 AND 112 COLLEGE ST (THESE ADDRESSES HAVE NO REAR ACCESS TO THE ALLEY) ONCE THESE ARE CONFIRMED. INTERIOR PIPING BID WILL BE RELEASED. NEW ALLEYWAY METER SETS WILL BE COMPLETED IN THIS TIME.
2. FEBRUARY/MARCH 2018: INTERIOR PIPING COMPLETED.
3. MARCH 2018: SERVICE TIE-OVERS AND METER SETS INSTALLED. 4" STEEL GAS MAIN WILL BE ABANDONED IN THE PED MALL AT THIS POINT. ABANDONMENT WILL BE AT THE CORNER OF S LINN ST AND COLLEGE ST SHOWN BELOW. THIS ABANDONMENT WILL TAKE PLACE BENEATH THE SIDEWALK WHERE THE GAS LINE IN PURPLE SHOWN BELOW TEES. ALL GAS MAIN IN THE PEDESTRIAN MALL WILL BE ABANDONED. MIDAM WILL HAVE ACTIVE GAS MAIN AND SERVICES IN ALL ADJOINING ALLEYS TO THE PEDESTRIAN MALL.
4. INSTALLATION OF 2-INCH PLASTIC GAS MAIN WITHIN THE ALLEY AND ACROSS DUBUQUE STREET DURING PHASE 1.

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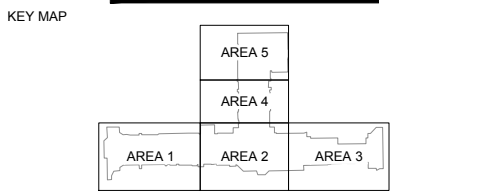
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TITLE & LOGO
PEDESTRIAN MALL IMPROVEMENTS
IOWA CITY, IA



NO. DATE REVISION

PRINCIPAL IN CHARGE PROJECT MANAGER
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PROTECT TEAM MEMBER(S)
CC / EH / PN / SS

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TITLE
PROJECT PHASING
PLAN

PROJECT NO.
16034
MILESTONE / DATE
CONSTRUCTION SET 04/04/2018

SHEET NO.



ACCESS NOTES		
ADDRESS	BUSINESS	ACCOMMODATIONS / IMPACT MITIGATION
118 E COLLEGE	FILM SCENE	1) ONE ENTRANCE 2) DELIVERY IN PED MALL ENTRY TRASH IN ALLEY 3) MONDAY AND TUESDAY PREFERRED PAVING DAYS
110 E COLLEGE	DONNELLYS PUB	1) ONE ENTRANCE IN FRONT 2) DELIVERIES THROUGH FRONT DOOR 3) MONDAY THROUGH WEDNESDAY PREFERRED FOR CONSTRUCTION
108 E COLLEGE	SAUCE	1) ONE ENTRANCE 2) DELIVERIES THROUGH FRONT DOOR 3) MONDAY THROUGH WEDNESDAY PREFERRED FOR CONSTRUCTION
103 E COLLEGE	WELLS FARGO	1) TWO ENTRANCES 2) SATURDAY AND SUNDAYS PREFERRED PAVING DAYS
105 E COLLEGE	RAYGUN	1) TWO ENTRANCES, ONE OFF CLINTON 2) TRASH IN THE ALLEY AND DELIVERIES ON CLINTON 3) WEEKDAYS PREFERRED FOR CONSTRUCTION
105 E COLLEGE	SCULPT	1) ONE ENTRANCE 2) DELIVERIES THROUGH FRONT TRASH AROUND ALLEY THROUGH FRONT 3) THURSDAYS AND FRIDAYS PREFERRED PAVING DAYS
109 E COLLEGE	EL PATRON	1) CONTRACTOR TO COORDINATE WITH OWNER
112 E COLLEGE	MONDO'S SALOON	1) ONE ENTRANCE 2) BACK DOOR FOR DELIVERIES AND TRASH 3) MONDAYS AND TUESDAYS PREFERRED FOR PAVING
115 E COLLEGE	GRAZE	1) ONE ENTRANCE 2) BACK DOOR FOR DELIVERIES AND TRASH 3) MONDAYS AND TUESDAYS PREFERRED PAVING
118 E COLLEGE	VELVET COAT	1) ONE ENTRANCE 2) DELIVERIES THROUGH THE FRONT DOOR TRASH THROUGH ALLEY 3) SUNDAYS AND MONDAYS PREFERRED PAVING DAYS
121 E COLLEGE	REVIVAL	1) TWO ENTRANCES OFF PEDESTRIAN MALL 2) DELIVERIES THROUGH FRONT AND BACK DOORS 3) MONDAY - WEDNESDAYS PREFERRED PAVING DAYS 4) ACCESS REQUIRED AT ONE OF THE TWO ENTRANCES ALL DAY
221 E COLLEGE	FORMOSA	1) CONTRACTOR TO COORDINATE WITH OWNER

PHASE 1 B

LATE START DATE:
SUBSTANTIAL COMPLETION:
ESTIMATED DURATION:
WORK TASKS :

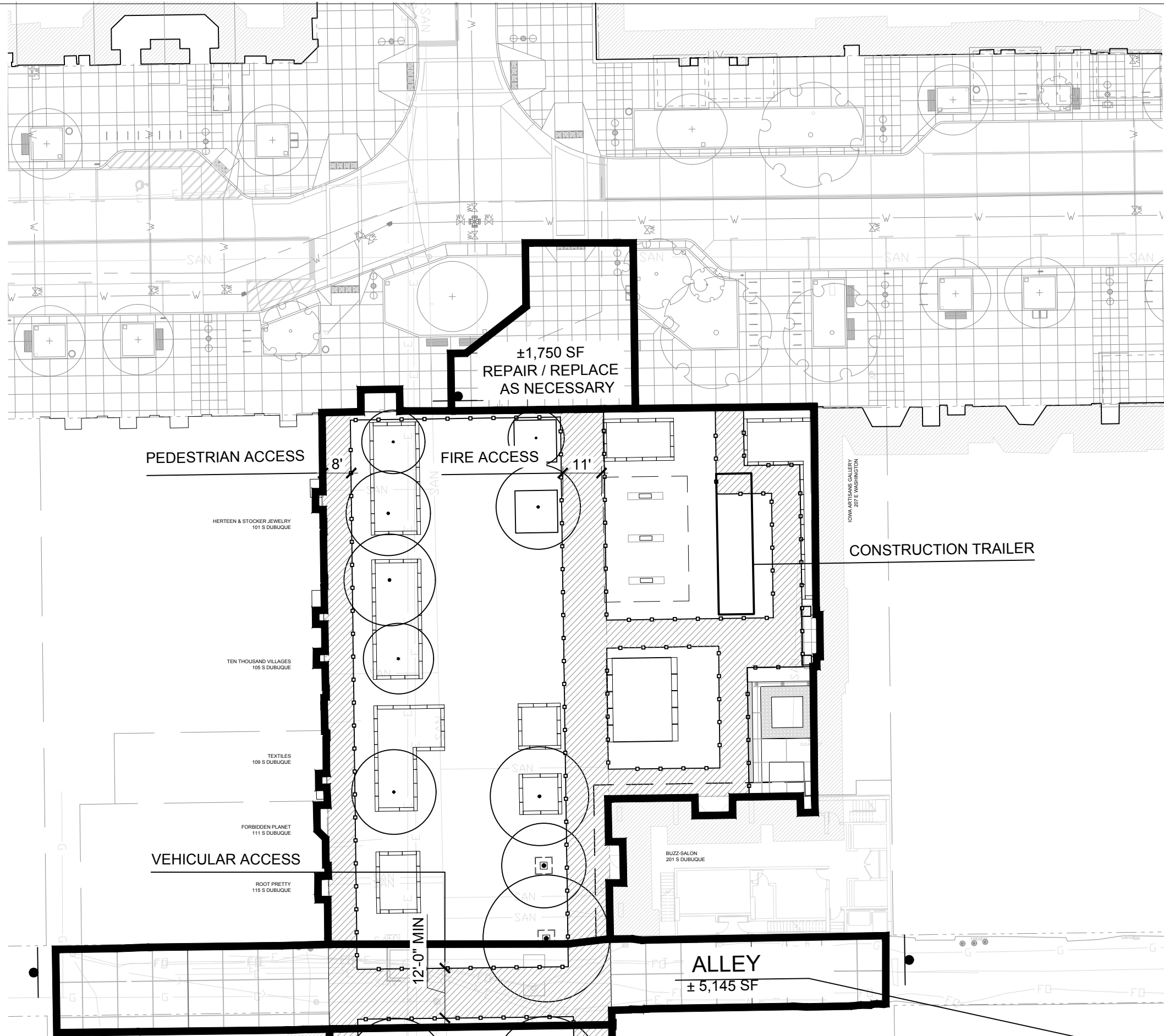
APRIL 30, 2018
OCTOBER 31, 2018
27 WEEKS
DEMO
UTILITIES
FOOTINGS / STAIRS
IPE FENCE / WALL 6-8 WEEK LEAD TIME
BHMP SHADE STRUCTURE / ALTERNATE 2 (LEAD TIME 2 MONTHS)
WATERPROOFING / GRANITE SHOPS / LEAD TIME (BUILDING ENTRY)
STORY WALL (12 WEEK LEAD TIME FOR STONE)
PCC BASE
SOIL / IRRIGATION
HANDRAILS (SHOP / FABRICATED)
LIMESTONE WALLS
PAVERS
@ END SITE FURNISHINGS AND PLANTINGS

PHASE 1A

LATE START DATE:
SUBSTANTIAL COMPLETION:
ESTIMATED DURATION:
WORK TASKS :

APRIL 30, 2018
JULY 31, 2018
13 WEEKS
DEMO
UTILITY
TRENCH DRAIN
COLORED P.C.C.
TERRACE
SUBDRAIN IN PLANT BED
CONDUIT
LIMESTONE WALLS

GRANITE TREADS / GRANITE PAVER REPLACEMENT
AREA INTAKE IN PLANT BED
PCC BASE
STAGE CANOPY / ALTERNATE 1 (LEAD TIME 2 MONTHS)
LIGHTING (LEAD TIME 8-10 WEEKS)
PAVERS
SOILS / IRRIGATION
FOOTINGS (PCC FOOTINGS, CANOPY, WALLS)
@ END SITE FURNISHINGS AND PLANTINGS



LEGEND

- CONSTRUCTION FENCE, 6' CHAIN LINK FENCE
- ALL BUSINESSES OPEN DURING CONSTRUCTION SIGN
- CONSTRUCTION ENTRANCE TRUCK TRAFFIC AHEAD
- ALL BUSINESSES OPEN DURING CONSTRUCTION. PROVIDE A MINIMUM 8' WIDE WALKWAY ADJACENT TO BUILDING. 11' WIDE MINIMUM FOR FIRE TRUCK ACCESS ALONG EAST SIDE DUBUQUE STREET AS NOTED ON PLAN

GENERAL PHASING NOTES

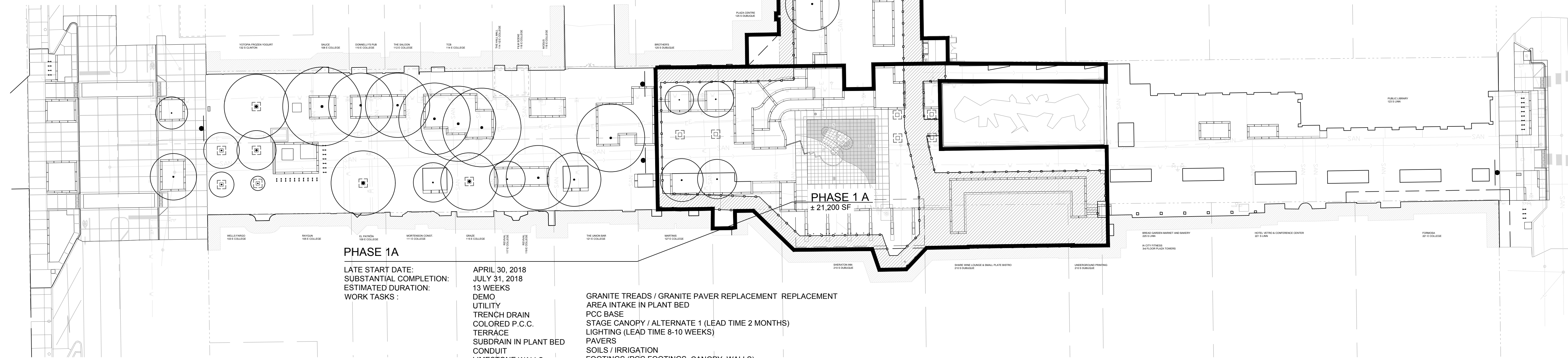
PHASE 1 . PEDESTRIAN MALL DUBUQUE STREET CORRIDOR

- INSTALL 6-FOOT CHAIN LINK FENCE AND OTHER PEDESTRIAN TRAFFIC CONTROL DEVICES PROVIDING A MINIMUM 8' WALKWAY ADJACENT TO BUILDING FACE ON THE WEST SIDES AND 11' ON THE EAST SIDE OF DUBUQUE STREET WITHIN THE PEDESTRIAN MALL.
- REMOVE SIDEWALK PAVEMENT AND OTHER ITEMS IDENTIFIED FOR DEMOLITION AS NEEDED TO COMPLETE WORK TO PHASING LIMITS.
- INSTALL PEDESTRIAN TRAFFIC CONTROL CLOSING SIDEWALK AS REQUIRED DURING WATER SERVICE INSTALLATION.
- INSTALL WATER MAIN. OBTAIN PASSING TEST(S).
- INSTALL WATER SERVICES. MAINTAIN 8' PEDESTRIAN ACCESS TO BUSINESSES AT ALL TIMES. OBTAIN PASSING TEST(S).
- INSTALL OTHER UTILITIES, PAVEMENT WITHIN PHASE LIMITS, PLANTER WALLS AND CURBS, LIGHTS AND OTHER IMPROVEMENTS WITHIN PHASE LIMITS. MAINTAIN 8' PEDESTRIAN ACCESS TO BUSINESSES AT ALL TIMES.
- BRIDGING, SCHEDULING AND OTHER METHODS SHALL BE USED TO MAINTAIN BUSINESS ACCESS AT ALL TIMES. METHODS SHALL BE USED TO PROVIDE SECURITY AND WEATHER PROTECTION TO EXISTING BUILDING SPACES DURING VAULT REPAIR OPERATIONS.
- CONSTRUCTION TRAILER TO BE RELOCATED AS NECESSARY.
- DURING ALL STAGES OF WORK, CONTRACTOR TO MAINTAIN AN AVERAGE OF .5 FC WITH TEMPORARY LIGHTING AT ALL AREAS ACCESSIBLE TO PEDESTRIANS, THAT ARE BEING USED, THROUGHOUT CONSTRUCTION. STYLE AND PROPOSAL FOR LIGHTING TO BE COORDINATED AND APPROVED BY CITY. IF NECESSARY AND APPROVED BY CITY, AREAS REQUIRING WORK AFTER DARK TO COMPLY WITH IDOT LIGHT LEVEL SPECIFICATIONS.

PHASE 1 ALLEY CRITICAL CLOSURE

14 ALLOWABLE CLOSURE DAYS
5 DAY TEMPORARY CLOSURE FOR UTILITY INSTALLATION ACROSS ALLEY
NOTE:

- ONCE ALLEY IS CLOSED, IT IS TO REMAIN CLOSED UNTIL COMPLETION OF ALL WORK WITH THE EXCEPTION OF THE UTILITY INSTALLATION ACROSS THE ALLEY COVERED UNDER THE 5 DAY TEMPORARY CLOSURE.
- WORK INCLUDES COORDINATION WITH MIDAM ON THERE INSTALLATION OF 2-INCH PLASTIC GAS MAIN WITHIN THE ALLEY AND ACROSS DUBUQUE ST.



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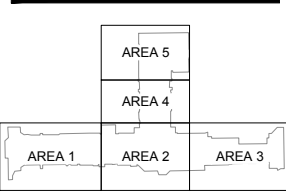
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TITLE & LOGO

PEDESTRIAN MALL IMPROVEMENTS
IOWA CITY, IA

KEY MAP



NO.

DATE

REVISION

PRINCIPAL IN CHARGE

BD

PROJECT MANAGER

AC

PROTECT TEAM MEMBER(S)

CC / EH / PN / SS

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PHASE 1 PLAN

PROJECT NO.

16034

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04/04/2018

SHEET NO.

D103

ACCESS NOTES

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PHASE 2

EARLY START DATE: MAY 13, 2019
SUBSTANTIAL COMPLETION: OCTOBER 31, 2019
ESTIMATED DURATION: 25 WEEKS
WORK TASKS : DEMO
UTILITIES
LIMESTONE WALLS
FOOTINGS
STORY WALL (12 WEEK LEAD TIME FOR STONE)
PCC STREET PAVING
TRAFFIC SIGNALIZATION
PCC BASE
PAVERS
SOILS / IRRIGATION
@ END SITE FURNISHINGS AND PLANTINGS

LEGEND

- CONSTRUCTION FENCE, 6' CHAIN LINK FENCE
- ALL BUSINESSES OPEN DURING CONSTRUCTION SIGN
- CONSTRUCTION ENTRANCE TRUCK TRAFFIC AHEAD
- ALL BUSINESSES OPEN DURING CONSTRUCTION. PROVIDE A MINIMUM 8' WIDE WALKWAY ADJACENT TO BUILDING. 11' WIDE MINIMUM FOR FIRE TRUCK ACCESS ALONG EAST SIDE DUBUQUE STREET AS NOTED ON PLAN

GENERAL PHASING NOTES

PHASE 2 . COLLEGE STREET

- INSTALL 6-FOOT CHAIN LINK FENCE AND OTHER PEDESTRIAN TRAFFIC CONTROL DEVICES PROVIDING A MINIMUM 8' WALKWAY ADJACENT TO BUILDING FACE ON BOTH THE NORTH AND SOUTH SIDES OF COLLEGE STREET WITHIN THE PEDESTRIAN MALL.
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SUBDRAIN IN PLANT BED
CONDUIT
AREA INTAKE IN PLANT BED
GRANITE TREADS / GRANITE CAULKING
PCC BASE
PAVERS
SOIL / IRRIGATION
@ END SITE FURNISHINGS AND PLANTINGS

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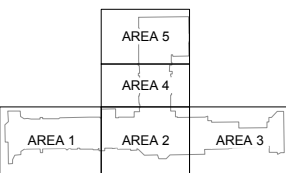
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TITLE & LOGO

PEDESTRIAN MALL IMPROVEMENTS
IOWA CITY, IA

KEY MAP



NO. DATE REVISION

PRINCIPAL IN CHARGE PROJECT MANAGER

BD AC

PROTECT TEAM MEMBER(S)

CC / EH / PN / SS

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PHASE 2 PLAN

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SHEET NO.

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