

CONSTRUCTION PHASE PLAN (SCHEDULE, LOGISTICS, SEQUENCING)

STRAVIK Construction Group · Controlled Document

Document No.	Revision	Effective Date	Document Owner	Status
STV-OPS-PLN-002	00 (Initial Issue)	2026-10-24	[VICE PRESIDENT / OPERATIONS]	Issued for review / pending approval

Management system alignment: This document is aligned with ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018 requirements as applicable. STRAVIK Construction Group does not claim third-party certification to these standards. Florida Certified General Contractor License No. [FL LICENSE NO.].

REVISION HISTORY

Rev.	Date	Description of Change	Prepared By	Approved By
00	2026-10-24	Initial issue for STRAVIK Construction Group	[PREPARED BY]	Michael Gaya, President

1. PURPOSE

To define the construction methodology, logistics, phasing and sequencing for safe and efficient project execution, coordinating all disciplines, resources and site operations in alignment with the approved Project Execution Plan (STV-OPS-PLN-001) and contractual requirements.

2. SCOPE

This Construction Phase Plan applies to all STRAVIK Construction Group projects and governs:

- Construction sequencing and milestone scheduling.
- Site layout and logistics management.
- Access, storage, temporary works and utilities planning.
- Coordination among trades, subcontractors and suppliers.
- Health, safety and environmental integration into construction activities.

3. PROJECT INFORMATION

Field	Entry
Project Title	[PROJECT NAME]
Client / Owner	[OWNER]
Contract No.	[CONTRACT NO.]

Field	Entry
Project Manager	[NAME]
Construction Manager	[NAME]
Site Address	[SITE ADDRESS]
Start Date / Completion Date	[DATE] / [DATE]
Baseline Duration	[DURATION]
Contract Value	[CONTRACT VALUE]

4. RESPONSIBILITIES

Role	Responsibility
Project Manager	Overall coordination, communication with client and control of project milestones.
Construction Manager	Directs field execution, sequencing and logistics; ensures subcontractor coordination.
Planning Engineer	Prepares and updates the detailed construction schedule and look-ahead plans.
QA/QC Manager	Ensures all construction activities meet quality standards and inspection hold points.
HSE Manager	Implements site safety controls, logistics planning and emergency access routes.
Site Engineer / Foreman	Executes daily work per the sequence plan and approved shop drawings.

5. CONSTRUCTION SEQUENCE STRATEGY

Typical phases are listed below; durations are set per project.

Phase	Description / Scope of Work	Duration (Days)	Dependencies / Constraints
Phase 1 – Mobilization	Site setup, fencing, temporary utilities, signage and mobilization of key equipment.	[DAYS]	Permit issuance, access availability
Phase 2 – Foundations & Substructure	Excavation, footings, pile caps, slab-on-grade.	[DAYS]	Survey control, soil testing complete
Phase 3 – Superstructure	Columns, beams, floor slabs, structural frames.	[DAYS]	Formwork cycles, concrete curing
Phase 4 – Building Envelope	Masonry, façade, roofing, waterproofing.	[DAYS]	Structural frame complete
Phase 5 – MEP Rough-Ins	Electrical, plumbing, HVAC rough-in, fire suppression.	[DAYS]	Slab and wall readiness
Phase 6 – Interior Works	Drywall, flooring, ceilings, painting, fixtures.	[DAYS]	MEP testing and approval
Phase 7 – Testing & Commissioning	MEP system tests, QC inspections, pre-handover checks.	[DAYS]	All systems complete

Phase	Description / Scope of Work	Duration (Days)	Dependencies / Constraints
Phase 8 – Closeout & Demobilization	Punch lists, cleaning, as-builts, turnover.	[DAYS]	Client walkthrough complete

6. CONSTRUCTION SCHEDULE (SUMMARY)

Milestone	Target Date	Responsible Party	Remarks
Notice to Proceed	[DATE]	Project Manager	
Mobilization Complete	[DATE]	Construction Manager	
Foundation Completion	[DATE]	Site Engineer	
Structure Completion	[DATE]	QA/QC	
Envelope Completion	[DATE]	Construction Manager	
MEP Completion	[DATE]	MEP Supervisor	
Finishes Complete	[DATE]	QA/QC	
Substantial Completion	[DATE]	Project Manager	
Final Handover	[DATE]	Client / Consultant	

7. SITE LOGISTICS PLAN

Include a site layout plan (separate drawing or appendix) showing:

- Site boundaries, fencing and entry points.
- Material laydown and storage areas (including secured laydown yards where available).
- Crane, hoist and equipment positioning.
- Temporary offices, rest areas and first-aid stations.
- Firefighting equipment and emergency exits.
- Waste segregation, water and power distribution routes.
- Traffic management and pedestrian walkways.

All logistics shall comply with the Corporate HSE Manual (STV-HSE-MAN-001) and the Project-Specific Safety Plan (STV-HSE-PLN-004).

8. RESOURCE LOADING & UTILIZATION

Resource Category	Description / Strategy
Manpower	Phased mobilization plan by trade; updated weekly.
Equipment	Equipment allocation matrix (cranes, lifts, concrete pumps, etc.) with maintenance schedules.
Materials	Delivery schedule linked to procurement plan and site capacity.

Resource Category	Description / Strategy
Subcontractors	Defined scope per phase, monitored by weekly progress meetings.

9. RISK & CONSTRAINT MANAGEMENT

- Conduct pre-construction risk workshops to identify high-risk activities.
- Integrate method statements and JHAs into each phase.
- Track constraints in the Constraint Log (design changes, material delays, access issues).
- Review risks weekly in progress meetings with mitigation status updates.

10. QUALITY & SAFETY INTEGRATION

- Each construction phase follows approved Inspection & Test Plans (STV-QMS-PRO-003).
- Critical hold points are monitored jointly by QA/QC and client representatives (STV-QMS-PRO-010).
- Safety requirements (PPE, barricades, lifting permits, confined space entries) are phase-specific and approved before work starts.
- During hurricane season, the Hurricane Preparedness Plan (STV-HSE-PLN-022) applies.

11. COMMUNICATION & REPORTING

- Daily coordination meetings between field supervisors.
- Weekly progress meetings with client and consultant.
- Monthly reports summarizing progress, delays, corrective actions and safety statistics.
- Updated 3-week look-ahead schedules distributed to all stakeholders.

12. PLAN REVIEW

Reviewer	Department	Signature / Date	Comments
Project Manager	Operations		
Construction Manager	Field Execution		
Planning Engineer	Project Controls		
QA/QC Manager	Quality		
HSE Manager	Safety		
President	Corporate		
Client / Consultant	External		

13. RECORD RETENTION

This plan and all revisions are retained for 10 years following project completion in the document management system (**DOCUMENT MANAGEMENT SYSTEM**) per STV-GOV-POL-011.

APPROVAL

Role	Name	Title	Signature	Date
Prepared By	[PREPARED BY]	[TITLE]		
Reviewed By	[QUALITY / HSE MANAGER]	[TITLE]		
Approved By	Michael Gaya	President		

This document is reviewed at least annually, or upon significant organizational, legal or operational change, and re-issued under document control per STV-GOV-POL-011.