



MAGNUM CONSTRUCTION SERVICES INC.

CONSTRUCTION PHASE PLAN (SCHEDULE, LOGISTICS, SEQUENCING)

Document Code: MCS-OP-F02 | **Revision:** 1.0 | **Effective Date:** October 31, 2025

1. PURPOSE

To define the construction methodology, logistics, phasing, and sequencing for safe and efficient project execution.

This plan outlines the detailed approach for coordinating all disciplines, resources, and site operations in alignment with the approved **Project Execution Plan (MCS-OP-F01)** and contractual requirements.

2. SCOPE

This Construction Phase Plan applies to all **Magnum Construction Services Inc.** 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.
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3. PROJECT INFORMATION

Project Title

Client / Owner

Contract No.

Project Manager

Construction Manager



Project Title

Site Address

Start Date / Completion Date

Baseline Duration

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 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 as per the sequence plan and approved shop drawings.

5. CONSTRUCTION SEQUENCE STRATEGY

Phase	Description / Scope of Work	Duration (Days)	Dependencies / Constraints
Phase 1 – Mobilization	Site setup, fencing, temporary utilities, signage, and mobilization of key equipment.	15	Permit issuance, access availability

Phase	Description / Scope of Work	Duration (Days)	Dependencies / Constraints
Phase 2 – Foundations & Substructure	Excavation, footings, pile caps, slab-on-grade.	45	Survey control, soil testing complete
Phase 3 – Superstructure	Columns, beams, floor slabs, structural frames.	60	Formwork cycles, concrete curing
Phase 4 – Building Envelope	Masonry, façade, roofing, waterproofing.	40	Structural frame complete
Phase 5 – MEP Rough-Ins	Electrical, plumbing, HVAC rough-in, fire suppression.	55	Slab and wall readiness
Phase 6 – Interior Works	Drywall, flooring, ceilings, painting, fixtures.	50	MEP testing and approval
Phase 7 – Testing & Commissioning	MEP system tests, QC inspections, pre-handover checks.	30	All systems complete
Phase 8 – Closeout & Demobilization	Punch lists, cleaning, as-builts, turnover.	20	Client walkthrough complete

6. CONSTRUCTION SCHEDULE (SUMMARY)

Milestone	Target Date	Responsible Party	Remarks
Notice to Proceed		Project Manager	
Mobilization Complete		Construction Manager	
Foundation Completion		Site Engineer	
Structure Completion		QA/QC	
Envelope Completion		Construction Manager	
MEP Completion		MEP Supervisor	



Milestone	Target Date	Responsible Party	Remarks
Finishes Complete		QA/QC	
Substantial Completion		Project Manager	
Final Handover		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.
- 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 Project HSE Plan (MCS-HSE-Manual).

8. RESOURCE LOADING AND 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.
Subcontractors	Defined scope per phase, monitored by weekly progress meetings.

9. RISK AND 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** (e.g., design changes, material delays, access issues).
- Review risks weekly in progress meetings with mitigation status updates.

10. QUALITY & SAFETY INTEGRATION

- Each construction phase must follow approved **Inspection & Test Plans (ITPs)**.
- Critical hold points to be monitored jointly by QA/QC and Client representatives.
- **Safety** requirements (PPE, barricades, lifting permits, confined space entries) shall be phase-specific and approved prior to work start.

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. APPROVALS

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



13. RECORD RETENTION

This Construction Phase Plan and all associated revisions shall be retained for **10 years** following project completion.

Electronic and hard copies must be maintained within the **QMS Document Control System (SharePoint / ERP)** for reference and audit purposes.
