



Guide to Construction Planning

In this guide, you'll learn the details of construction planning, including why it's important and how to complete the process before the work begins. When you have a construction plan to follow, it's easier to complete assigned tasks promptly without delays and frustration.

Before construction can begin on any project, whether it's a home, commercial property, bridge, or anything else that requires the work of skilled contractors, it's crucial to create a detailed construction plan.

Without a construction plan, there would be a complete lack of guidance and understanding of the project details, materials needed, work required, and more. In addition, the plan covers the permits that must be obtained before work begins. Without legal licenses from the city where the construction will take place, the worksite can get shut down, ultimately delaying the building process and putting many contractors out of work for extended periods.

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The Importance of a Construction Plan

The construction plan lays the foundation for everything that will occur throughout the construction process. It's a reference point for project managers, architects, engineers, and dozens of contractors hired to complete various tasks throughout the construction phase. If there is no plan, there is no guidance and no way to determine what steps should occur to get the ball rolling and the project moving forward.

The Primary Details Included in the Plan

Every construction plan should include the following details, making it easier for everyone involved in the process to complete the required steps as safely and efficiently as possible.

- Thorough project details that cover the specific one should take from start to finish.
- Illustrations providing an example of what the property will look like when contractors complete the work involved.

- Architectural blueprints designed by experienced architects that offer an enhanced visual of what the finished project will look like
- Timeline of events that includes details of when the project will begin and how long it should take to complete different tasks before reaching the completion date
- People involved in the process, from project managers to contractors, including labourers, electricians, plumbers, and more

While these are the details most commonly included in the construction plan, some will have extra information added. It all depends on the size and specific type of project in the works.

What Goes Into the Construction Planning Process?

Although construction planning may seem simple and relatively straightforward, it's more complex than most realise and involves a step-by-step process. These steps will typically occur throughout four separate phases:

- #1. The Discussion:
- #2. The Preparation
- #3. The Process
- #4. The Completion:

#1. The Discussion: Beginning of the Project

It all begins with a discussion of the project. You may know what you need to build, whether a property for personal or commercial use, but you still need to discuss the details with professionals. The details may include the length of time the project will take, the expectations of the client, and any ideas you would like to have included during the designing process before the architect begins working on the illustrations and providing you with blueprints.

#2. The Preparation: Pre-Construction Tasks

The pre-construction tasks include working on building plans with expert architects who can show you different design ideas and make adjustments when necessary. You'll also want to work on developing safety requirements that contractors must follow when on the job and apply for the permits required to build in the designated area legally. It's the perfect time to gather team members who will work on this project to go over the building plans.

#3. The Process: Active Labor

After preparation is complete, it's time for active labour, which is when the construction phase begins. During construction, all contractors should be regularly supplied with protective safety gear to drastically reduce the risk of injury throughout the gruelling, strenuous building process. The active labour can take as little as a few weeks or even several months, depending on the size of the project and the contractors hired to play an integral role in this process.

#4. The Completion: Tying Up Any Loose Ends

The final phase is the most exciting. It's a time when everything is coming together, and it's finally possible to see the fruits of your labour. But, of course, it's also a time when you'll need to tie up any loose ends before closing out the construction phase. For example, even when the contractors are no longer working because the new build is complete, you may want to have a cleanup crew pick up after the construction mess and perform a final inspection to ensure everything turned out as expected.

Who Handles the Construction Plan?

The project manager is most often responsible for the construction plan. Playing an essential role in the overall success of the construction process, the project manager will work with numerous professionals throughout each phase, including architects, engineers, and assorted contractors.

Although the project manager may be primarily responsible for developing the construction plan, it's equally important for everyone involved to refer to it.

Because the plan includes crucial details on equipment needed, the number of contractors hired to complete specific tasks, and how the building should look, everyone working on the project can reference it.

The Responsibilities of the Project Manager

The project manager has one of the most critical roles out of everyone involved and may complete the following tasks:

- **Creating & Assigning Tasks** - Choosing tasks that need to be completed and delegating specific contractors to get the job done

- Monitoring the Workload - Ensuring that workers don't have more to do than they can handle while monitoring the work completed each day
- Providing Safety Equipment - Offering safety equipment to workers to help reduce risks and keep them protected as they work
- Track Hours - Reviewing the number of hours worked by various contractors on the project, ensuring to pay for the service provided

Because the project manager has such challenging tasks to complete regularly, it helps to utilise software and tools designed to reduce the risk of manual error and keep users well-informed on project-related details.

How to Create a Custom-Tailored Construction Plan

If you'd like to create a custom-tailored construction plan, take these steps to achieve the best possible outcome.

#1. Work on Project Details

The first part of the planning process involves listing out all the details. These details include what the building will look like, its purpose, and how to achieve great results so that the finished project is everything you expected it to be.

#2. Estimate Your Expenses

The next step involves the estimation of expenses. The expenses may include the cost of labor, renting or purchasing equipment, and various supplies needed to complete every phase of the construction process.

#3. Determine the Contractors & Equipment Needed

It's also necessary to determine the contractors you'll need to hire and the equipment used to complete construction, such as a boom lift, forklift, bulldozers, and more. Depending on the project,

it may be necessary to enlist help from numerous contractors across the board, including those involved in building, working with electrical equipment, and even installing plumbing fixtures.

#4. Apply for and Receive the Necessary Permits

Applying for and receiving permits to do the work is an absolute necessity. Without the proper permits, contractors can't legally begin the building process. If they get started and don't have the permits, the construction site will likely get shut down and fined.

Do You Need Specific Documents to Create a Construction Plan?

There are several documents required during construction planning. These documents include:

- **Work Breakdown Structure** - The Work Breakdown Structure, otherwise known as WBS, will break tasks into different categories and sections for various contractors involved in the building process.
- **Contract Agreements** - It's crucial to have agreements in writing with different contractors, ensuring that all contractual obligations are met.

- Work Orders - These documents would include the specific orders for contractors to follow while on the job.
- Risk Management Plan - The goal is to mitigate risks while keeping workers safe. A risk management plan helps with that process, protecting contractors from hazards that put them at risk of sustaining severe and potentially catastrophic injuries.

Although these are some of the most important documents to have when creating a construction plan and working on the building phase, they're not the only documents that come in handy. Additional documents may include the communication plan and schedule details.

How to Bring the Construction Team Together

While the plan helps bring the construction team together, it's also crucial to ensure everyone is on the same page by going over the details. Using apps and tools designed to improve collaborations and assigning leaders to each team will help keep everyone well-informed and productive throughout each construction phase.

Achieve a Successful Outcome on Construction Projects with Construction Planning

The key to achieving a successful outcome on any construction project is to focus on developing a detailed construction plan. You can utilise different tools, such as Next Planning, to make scheduling and planning a simple and seamless experience. The tool enables users to handle scheduling, collaborate with team members throughout the process, and monitor milestones with minimal frustration by keeping everything organised and easily accessible.

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