

The 9 Construction Phases and Key Contacts

Review the nine phases of construction projects in addition to potential contact titles to connect with as you prospect.

1. PLANNING PHASE: Construction projects must comply with local land-use planning policies including zoning and building code requirements.

Contact Titles:

- Assessors
- Surveyors
- Attorneys
- Inspectors
- Geotechnical Engineers
- Geotechnical Geologists

2. FINANCE PHASE: Financial planning ensures adequate safeguards and contingency plans are in place before the project is started and ensures that the plan is properly executed over the life of the project.

Contact Titles:

- Mortgage bankers
- Accountants
- Cost Engineers
- Building Estimators
- Public-Private Partnerships (PPPs)
- Private Finance Initiatives (PFIs)

3. LEGAL PHASE: A construction project is a complex net of construction contracts and other legal obligations, each of which all parties must carefully consider.

Contact Titles:

- Legal Advisors
- Attorneys

4. PROCUREMENT PHASE: the process of securing goods and services for the project.

Contact Titles:

- Architect
- Engineer
- Project Coordinator
- Construction Manager
- Trade Contractors

5. DESIGN PHASE: the translation of designs into reality.

Contact Titles:

- Lead Designer
- Architects
- Civil Engineers



- Mechanical Engineers
- Electrical Engineers
- Structural Engineers
- Fire Protection Engineers
- Planning Consultants
- Archaeological Consultants

6. ON-SITE CONSTRUCTION PHASE: the building process.

Contact Titles:

- General Contractor and subcontractors
- Project Managers
- Superintendents
- General Laborers
- Human Resources
- Site/Plant Managers



7. COMMISSIONING AND HANDOVER: Commissioning is the process of verifying that all subsystems of new building work as intended to achieve the owner's project requirements and as designed by the project's architects and engineers.

Contact Titles:

- Owner
- Engineer
- Construction/Project Manager
- Contractor
- Independent Third Party

8. MAINTENANCE PHASE: involves functional checks, servicing, repairing or replacing of necessary devices, equipment, machinery, building infrastructure, and supporting utilities in industrial, business, governmental, and residential installations.

Contact Titles:

- Preventative Maintenance
- Planned Maintenance
- Predictive Maintenance
- Condition-based maintenance

9. DEMOLITION PHASE: Demolition is the discipline of safely and efficiently tearing down buildings and other artificial structures.

Contact Titles:

- Asbestos Abatement
- Removal of Hazardous Materials
- Disconnecting Utilities
- Rodent Baiting
- Heavy Equipment Operators

