

LITTLE ROCK LITERATE RECOVERY PLAN

75-Day Build SLA Reset | Executive Recovery Framework

Prepared for: Russ

Objective: Restore predictable cycle time where each building completes in ≤ 75 days under normal conditions.

Current Reality: Most buildings are ~50% complete and have remained in progress ~6 months.

1) EXECUTIVE DIAGNOSIS

The site is not failing from lack of activity; it is failing from lack of flow.

Work is occurring, but not converting to completed, inspected, and turned units at a stable rate.

This indicates systemic throughput breakdown across handoffs, inspections, and constraint removal.

Primary signal:

- Strong closeout motion on Lots 25/40
- Broad drag elsewhere from HVAC failures/holds, framing holds, rework loops, and incomplete closeout sequencing

Recovery thesis:

- Move from trade-by-trade motion to lot-by-lot completion accountability
- Enforce a 75-day clock per lot with no “silent aging” allowed
- Treat every failed inspection and hold as a same-day executive exception

2) OPERATING STANDARD (NEW)

Non-negotiable site standard:

- 0-75 days from start to certificate-ready completion per lot (normal status)

Lot age status bands:

- Green: Day 0-45 (on plan)
- Yellow: Day 46-60 (risk)
- Red: Day 61-75 (critical)
- Black: Day 76+ (executive escalation; recovery mode)

Definition of “complete”:

- All finals passed (plumbing, gas, electrical, HVAC, building)
- Punch list closed
- Final clean complete
- Turnover-ready with no pending material/inspection blockers

3) LOT CLASSIFICATION (BASED ON CURRENT SNAPSHOT)

READY TO CLOSE (finish/finals path active)

- Lot 40: strongest closeout momentum; electrical final passing
- Lot 25: closeout active; electrical final rescheduled; near completion

AT RISK (active work but dependency-sensitive)

- Lots 31-34: patio progress, but exterior door/hardware change-order dependency
- Lots 53-54: trim/door work in motion; roof repairs indicate rework pressure

BLOCKED / RECOVERY REQUIRED

- Lot 56: HVAC-related hold/re-block pattern
- Lots 26, 27, 28, 38, 39: framing holds + HVAC failed inspections

UNKNOWN / NEED FIELD VERIFICATION IN 24H

- Lots 36, 52, 55, 57: prior progress exists, no current milestone confirmation

4) TOP 5 BLOCKERS (WITH CORRECTIVE STANDARD)

1. HVAC inspection failure loop
 - Standard fix: Pre-inspection quality gate + same-day correction crew + 24h reinspection booking.
2. Framing holds blocking downstream trades
 - Standard fix: Daily framing strike team; no lot remains on framing hold >48 hours.
3. Material dependency (doors/hardware)

- Standard fix: Approved alternate SKU protocol + central expeditor + substitution authority at PM level.
4. Rework churn (roof/trim/fit issues)
- Standard fix: Root-cause tagging at lot level; repeat issue gets superintendent-level containment plan.
5. Weak closeout sequencing
- Standard fix: Final-10-day checklist with fixed order: trade finals -> punch -> clean -> turn.

5) 7-DAY RECOVERY SPRINT (WAR-ROOM MODE)

Day 1 (Reset)

- Publish full lot aging board (day-in-system per lot)
- Name single owner per lot
- Separate all lots into Ready / At Risk / Blocked / Unknown

Day 2 (Constraint Burn-down)

- Close all Unknown statuses with field verification
- Launch HVAC correction blitz on failed lots
- Lock door/hardware substitutions for affected lots

Day 3 (Inspection Conversion)

- Reinspect all corrected HVAC/electrical lots
- Target: remove $\geq 60\%$ of current inspection blockers

Day 4 (Closeout Acceleration)

- Push Lots 25/40 through full final pipeline
- Begin punch/clean schedule on next two most advanced lots

Day 5 (Flow Stabilization)

- Release framing-held lots to downstream trades
- Enforce handoff windows and no idle lot transitions

Day 6 (Turnover Week Prep)

- Freeze next-week finals calendar
- Material and labor lock for top 8 lots by readiness

Day 7 (Executive Review)

- Report: starts, completions, inspections passed/failed, aging movement
- Reset next 7-day targets by lot

6) 30-DAY PERFORMANCE TARGETS

- Cut 76+ day lots by $\geq 50\%$
- Increase final inspection first-pass rate to $\geq 85\%$
- Reduce average blocker duration to ≤ 48 hours
- Achieve consistent weekly turnover cadence (minimum agreed target per week)

7) GOVERNANCE CADENCE

Daily (15 min): Lot flow huddle

- Yesterday completions
- Today blockers
- 48h commitments by owner

Twice weekly: Executive production review

- Aging distribution
- Inspection pass rate
- Rework rate
- Throughput vs 75-day SLA

Weekly: Recovery scorecard issued

- Green/Yellow/Red by lot
- Blocker trend and owner accountability

8) NON-NEGOTIABLE RULES

- No lot can sit in "in progress" without a dated next milestone.

- Any failed inspection is escalated same day with owner and correction timestamp.
- Any lot >75 days requires written recovery path and daily executive visibility.
- Throughput is measured by completed lots, not activity volume.

9) EXECUTIVE CLOSING

At ~50% completion after ~6 months, the issue is not effort; it is system control. This plan restores schedule integrity by forcing visible lot aging, rapid blocker removal, and completion-first execution to re-establish a <=75-day normal-cycle standard.