

MASTER 90-Day Execution Blueprint

Clubhouse + Large Scale P3 + Phase 3 Framing-to-Finish

Date: 2026-04-14

Scope: Ordered completion plan from Day 1 to Day 90 with overage/shortfall protection controls.

1) Critical Objective Hierarchy (Completion Order)

Tier 1 — C/O and Utility Unlocks (Non-Negotiable)

1. Final approved plan set issued to all utilities/civil parties
2. SWEPCO transformer/conduit decision in writing
3. Pool equipment installed (plaster unblock)
4. JE/Otis/ATT critical tie-ins completed
5. Final fire suppression head installed
6. Striping (fire lane + parking)

Tier 2 — Structural/Production Throughput Continuity

7. Mechanical labor recovery (no-show risk eliminated)
8. Insulation and sheetrock contracts executed
9. R Plan and plant plan release packages finalized
10. Top-out/trim materials complete for last 4P

Tier 3 — Expansion Trigger and 90-Day Value Delivery

11. NBRS + Encore trigger package resolved (Tex decision path)
12. HUD timeline maintained for 90-day close target
13. Slab and phase milestone delivery (12/12 target)
14. NOI + material efficiency controls embedded

2) 90-Day Phase Timeline

Phase 1 (Day 1–30): Stabilize + Unblock Critical Path

- Lock all red blockers to dated owners
- Close all plan approval dependencies
- Convert verbal approvals to written approvals
- Stand up daily command board and escalation cadence

Deliverable at Day 30:

- All C/O-critical blockers either complete or date-certain with signed commitments
- Utility/civil approvals unlocked for P3 sequence

Phase 2 (Day 31–60): Execute + Throughput Scale

- Drive construction and finishing sequence with no labor gaps
- Run material controls against schedule (prevent stockout/waste)
- Hold weekly variance review against budget and milestone plan

Deliverable at Day 60:

- Stable production/finish flow with no unresolved Tier-1 blockers
- Active NOI and cost controls producing visible trend improvements

Phase 3 (Day 61–90): Closeout + Expansion Readiness

- Complete remaining critical milestones
- Finalize HUD-ready documentation and decision trail
- Lock Tex expansion triggers and implementation package

Deliverable at Day 90:

- Program completion package with KPI outcomes, variance closure, and expansion-ready decision set

3) Ordered Checklist (Master)

A) Daily Control Checklist

- Top 5 RED items reviewed by 8:00 AM
- Owner + due date + acceptance criteria confirmed per item
- Midday blocker review completed
- 6:15 PM executive digest delivered

B) Weekly Control Checklist

- Milestone variance report complete
- Cost-overrun watchlist updated
- Shortfall recovery actions assigned
- Contract and permit status reconciled
- 7-day lookahead approved

C) Financial Protection Checklist (Overage/Shortfall)

- Any projected overage >2.5% escalated same day
- Any schedule slip >48 hours requires recovery plan
- Purchase/contract changes require written CO and approval
- Material usage variance tracked weekly by phase
- Vendor payment disputes resolved in writing with target date

4) Overage & Shortfall Prevention System

Redline Thresholds

- Cost variance >2.5% (phase-level)
- Productivity variance >10%
- Critical milestone delay >2 days
- Utility dependency unresolved >3 business days

Required Response (within 24h)

1. Root cause identified
2. Impact quantified (cost/schedule/NOI)
3. Recovery owner assigned
4. Revised completion date approved
5. Executive decision logged

5) Governance Structure

- **Program Lead:** Russ
- **Execution Leads:** Zac, Tracy, Dylan, Jeremy, Stephan
- **Field Command:** Gerardo + site supervisors

Non-Negotiable Rule

No verbal-only approvals on critical path items. Written signoff required.

6) Success Definition at Day 90

- Tier-1 blockers closed
- Critical path milestones delivered
- NOI and cost controls stabilized
- HUD and expansion trigger documents decision-ready
- No unmanaged overage/shortfall exposures