

Phase 2 Internal Plan (Day 31–60)

Execute + Throughput Scale

Priority Order

1. Mechanical and labor continuity stabilized
2. Framing-to-finish material flow synchronized
3. R Plan + plant plan released and field-aligned
4. Trim/finish pipeline advanced without trade collisions
5. NOI and budget variance cadence embedded weekly

Execution Checklist

- Weekly 7-day lookahead approved each Friday
- Material shortages and waste tracked by building
- Trade sequencing conflicts resolved within 24h
- Site readiness checks completed before each major pour/install
- HUD timeline and documentation status reviewed weekly

Cost/Shortfall Controls

- Cost code variance report issued weekly
- Change orders approved before scope execution
- Productivity shortfall recovery plans assigned

Day-60 Exit Criteria

- No unresolved Tier-1 blockers
- Stable production and finish throughput
- Visible NOI/cost improvement trend in reporting