

Unified Command Dashboard (4.14)

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

Purpose: One-page executive/field command view of critical path, blockers, and next actions.

A) C/O-Critical (Clubhouse)

RED (Immediate)

1. Pool equipment install (plaster blocked until installed)
2. JE Systems + Otis tie-ins (elevator, maglock, strike, gate)
3. Final fire suppression head completion
4. Striping: parking + fire lane
5. Outside screens stabilization issue

YELLOW (In Progress)

- HVAC vent covers ordered (arriving Wednesday)
- Plumbing fixture arrivals (Thursday)
- ATT modem closeout
- Camera spec decision

GREEN / Non-CO Critical

- Fire pit, some furniture/accessories, gutters (as noted)

B) Large Scale P3 Civil/Utilities

RED (Immediate)

1. Final approved plan set (blocks transformer pads, streetlights, water/storm, striping)
2. SWEPCO transformer/conduit decision (parking transformers vs splice/pull stations)
3. Written RR retaining wall signoff from Jordan
4. Water services quote decision
5. Asphalt payment/quote dispute resolution (Tomlinson)
6. Water line approvals path-through (city + health dept)

YELLOW (In Progress)

- Gas main/services/sleeves active
- Curb staking/proofroll sequence
- Sidewalk/bike trail points in progress
- Grading and dirt quantity still being resolved

Key Dependency

No utility/streets full release without final approved plans.

C) Phase 3 to Framing Inspection / Finish Pipeline

Material Position (Mostly Positive)

- Foundation packages: on site
- Lumber: call-off when needed
- Siding: final 4P released, active production/shipping
- Roofing: ordered
- Windows/doors: standing lots supplied, final lots released
- Plumbing top-out mostly on site; minor remaining and next deliveries pending

RED (Execution Risks)

- 1. Mechanical no-show (must re-confirm crew/date)**
- 2. Insulation contract needed (scope exists)**
- 3. Sheetrock contract needed**
- 4. Paint labor contract + color decision pending**
- 5. Final top-out takeoff needed for last 4P**

YELLOW (Watch)

- PTAC inventory split site/warehouse (needs exact count)
- Zip tape shortfall planning (32 rolls)
- Fire foam usage monitoring as inspections begin

D) 72-Hour Action Priority

- 1. Issue/confirm final approved plans (all impacted stakeholders)**
- 2. Lock SWEPCO decision in writing**
- 3. Obtain written Jordan RR signoff**
- 4. Lock pool equipment install date and responsible crew**
- 5. Execute striping schedule for fire lane + parking**
- 6. Execute insulation + sheetrock contracts**
- 7. Resolve mechanical schedule miss and confirm recovery date**
- 8. Publish PTAC warehouse/site count and shortage risk**

E) Owner Command Assignments

- Zac: final plans, utility unblock, gutters follow-up
- Tracy: procurement acceleration + contract closure support
- Dylan: mailbox/911 dependencies and ordering triggers
- Jeremy/Brody/Gerardo: field sequencing, material readiness, recovery from no-shows
- Russ: executive escalations and decision closures

F) Daily Closeout (Required by 6:15 PM)

- Top 5 RED items and owner updates
- New blockers added today
- Slips >48h with recovery action
- Decisions required from leadership by next morning

Success Definition This Week

- Clubhouse C/O blockers moved from RED to YELLOW/GREEN
- P3 utility/civil plan dependency unlocked
- Framing-to-finish pipeline fully contracted with no labor gaps
- Written approvals replacing verbal-only commitments