

# Unified Execution Plan — LR / NWA / TEX

## Consolidated from Last 3 PDFs + Excellence Completion Recommendations

**Date:** 2026-04-13

**Purpose:** Merge current schedule + Phase 3 large scale + Clubhouse road-to-CO into one execution command document.

### 1) Strategic Priority Stack (in order)

1. **CO-Critical completion items** (Clubhouse + site striping + final systems tie-ins)
2. **Phase 3 civil/utilities unlocks** (plan approvals, SWEPCO decision, storm/water dependencies)
3. **R Plan revision + LR 6-building Phase 3 pace**
4. **Tex trigger decisions** (NBRS, Encore letter, 8-unit release)
5. **HUD 90-day close and slab milestones**

### 2) Consolidated Critical Path (Red Items)

#### ***A) Clubhouse — CO Critical***

- HVAC vent cover closeout (12x 3", 2x 4")
- Pool equipment installation (required before plaster)
- JE Systems integrations (elevator, maglock, strike, gate)
- Final fire suppression head install
- Electrical/plumbing trim completion
- Parking + fire lane striping

#### ***B) Phase 3 Large Scale — Site Critical***

- Final approved plans (blocking transformers/streetlights/water/storm/striping)
- SWEPCO transformer/conduit path decision
- Written RR retaining wall signoff from Jordan
- Asphalt account reconciliation + quote reactivation
- Mailbox location + updated 911 addressing

#### ***C) Program Critical***

- R Plan revised and issued
- LR 6-building Phase 3 progress stabilization
- HUD loan progress tracking to 90-day close

### 3) 72-Hour Action Plan

#### **Day 1 (Today)**

***Must Complete***

- Issue final approved plan package to all utilities/civil stakeholders
- Place and confirm HVAC vent cover order + delivery ETA
- Get written RR wall signoff from Jordan
- Schedule SWEPCO transformer/conduit decision call
- Confirm pool equipment owner, location, and install date

***Deliverable by EOD***

- Red/Yellow/Green board with owners + due dates

**Day 2 (Tomorrow)**

***Must Complete***

- Execute LR site review blocks and capture field variance list
- Finalize R Plan revision package for issuance
- Lock JE Systems completion sequence with Otis/ATT dependencies
- Striping vendor confirmation for parking + fire lane

***Deliverable by EOD***

- CO critical completion board with dated sequence

**Day 3 (Wednesday Partial)**

***Must Complete***

- Close infrastructure changes (6–7) and leasing execution check
- Confirm Tex trigger status (NBRS + Encore letter)
- Publish executive summary for Go/No-Go gates

***Deliverable by Midday***

- Decision memo: Tex next-step readiness + funding/status impacts

**4) Excellence Completion Framework (How to finish right)**

***Standard 1 — No Open Ends***

Every line item must include:

- owner,
- due date,
- acceptance criteria,
- escalation path.

***Standard 2 — One Source of Truth***

Use one live tracker with these columns:

- Item
- Site

- Owner
- Status (R/Y/G)
- Dependency
- Due Date
- Last Update

### ***Standard 3 — CO-Critical First***

Any non-CO item cannot consume priority resources until CO-critical tasks are green.

### ***Standard 4 — Daily Command Rhythm***

- 8:00 AM: 15-min control standup
- 1:00 PM: blocker clear session
- 6:00 PM: closeout report submission
- 6:15 PM: executive digest with hard asks

### ***Standard 5 — Written Signoff Discipline***

No verbal-only approvals on critical engineering/civil items.

Written signoff required before progression.

### ***Standard 6 — Dependency-First Scheduling***

Map and lock these dependency chains explicitly:

- Plan approval → Utility release → Field execution
- Pool equipment → Plaster → CO readiness
- Encore letter → Tex release → Unit rollout

### ***Standard 7 — Variance Recovery***

For every >2 day slip:

- root cause,
- recovery action,
- owner,
- revised completion date,
- executive approval.

## **5) Owner-Focused Priority Assignments**

### ***Zac***

- Plan approvals finalization
- Gutters confirmation path
- Utility/civil unblock coordination

### ***Tracy***

- Pricing and trust/alignment execution controls

- Contract/pay line-item clarity and dispute prevention

### ***Dylan + Denise***

- Bot/data optimization and 30/60/90 plan delivery
- Leasing/staff execution support alignment

### ***Connor***

- CO/polish scheduling and AI workflow governance model
- Management AI operating model without VPS dependency

### ***Gerardo / Field***

- Subcontractor sequencing
- Delivery/unloading
- Concrete/pump scheduling
- On-site supervision continuity

## **6) Program Trigger Dashboard**

### ***Tex Go Trigger***

- NBRS + door section supports threshold
- Encore/letter in hand
- 8-unit release criteria met

### ***Financial Trigger***

- HUD loan 90-day close remains on track
- 12/12 slab target in 90 days tracked weekly
- Cash-out impact and +\$5M delta documented

## **7) Executive Closeout (Daily)**

Report by 6:15 PM must show:

1. Red items still open
2. New blockers created
3. Owner accountability misses
4. Hard decisions needed by leadership

## **Final Recommendation**

Run this as a command model for the next 7 days:

- CO-critical first,
- utilities/civil unlock second,
- expansion decisions by objective trigger only.

This produces the fastest path to completion with quality, accountability, and schedule integrity.