

REQUIREMENTS INTELLIGENCE REPORT™

Cycle 1 — 50% Schematic Design

Heritage Health Campus · Northstar Ambulatory Care Clinic, Floors 1 & 2

Register v2.0 · Run ID HHC-REG-010 · Report Date July 18, 2025

Regenerated September 2026 at Doc 5 v2.2.2 · Doc 4 v1.6.4 · Doc 6 v1.5.3, from the register as it stood at cycle close. Project dates, figures, and decisions are as originally recorded.

SAMPLE. Heritage Health Campus and Northstar Ambulatory Care Clinic are illustrative. The methodology, structure, register integrity, and analytical voice on every page are exactly what Gallant produces on live client engagements. Project name, organizations, and individuals have been replaced with generic references. Vendor and product names are real and are shown because equipment selection is the substance of several findings.

Requirements in register	124 — 113 GOVERNING · 8 PENDING · 3 CONFLICT-PENDING
Open owner decisions	8 — down from 16; 2 due within six weeks
Active conflicts	4 — down from 6; four resolved this cycle
Critical-impact concentration	25.0% — under the ceiling
Cost variance	4.4% — below the VE trigger for the first time
Verification events	276 across five stages; 13 closed
Next gate	60% Design Development, October 17, 2025 — AMBER
Gate 2	CLEAR — twelve of twelve PASS

Prepared by Gallant Project Solutions LLC · Gregory A. Tuite, PE, PMP Service-Disabled Veteran-Owned Small Business · Veteran-Owned Small Business

How to Read This Report

What this is. Gallant’s structured account of every binding requirement on the project, the conflicts and open decisions surfaced from those requirements, and the actions the owner needs to take before the next design gate. It is produced by reading every project document into a single registered list, then analyzing the list — not by reviewing the design.

Read this sample for: what a recurring cycle report looks like after six months of monthly engagement · how fifteen owner decisions and four conflicts closed against the baseline, each with a Decision Closure Memo on file · how two new conflicts surfaced from a BIM coordination run and were routed before the 60% DD set was issued · how verification closure is reported per stage against a stated denominator, so a percentage means something · how Gallant catches its own workbook issues with the same rigor it applies to the project record.

Companion sample. The Baseline report shows the foundation this cycle was measured against. This report is the one most prospects find more useful for understanding a recurring engagement.

Reader	Time	Read
Executive	15 min	Section 2
Project Manager	45 min	Sections 2, 4, 5, 7, 10, 11
Project Team	Full	All eleven sections and Appendix A

Key terms

GOVERNING — locked into the design basis; the design team is building to it. **CONFLICT-PENDING** — in conflict with another requirement; both sides documented; an owner-routed decision is needed. **PENDING** — awaiting approval, design development, or a missing input.

An open decision is not a status. A requirement carrying an unresolved decision keeps its own status and carries the decision separately in the register, so it stays in the active set where the design team can see it. Section 5 lists every open decision in full.

Tier 1 / Tier 2 / Tier 3. How priority items are organized in Section 4. Tier 1 must close before the next design gate. Tier 2 needs active management to prevent escalation. Tier 3 is tracked but does not require executive attention this cycle.

Critical Impact — any requirement where a change after design proceeds would force significant rework, schedule slip, or cost growth. A register is healthy if no more than 30 percent of its requirements carry this rating.

Verification is a chain, not an event. A requirement is verified by the design team’s own QA before a set is issued, again by the authority having jurisdiction, again by the contractor during construction, again at commissioning, and again at owner acceptance. Each is a separate record with its own date, evidence, and named party. A later verification never overwrites an earlier one. Section 3 View 9 reports them.

Identifiers. GR-XXXX requirement · CF-XXX conflict · D1-D15 source document · DCM-HHC-NNN Decision Closure Memo, the audit record Gallant issues when a decision closes · WBI-XXX self-disclosed workbook finding.

Section 1 — Project Snapshot

Project	Heritage Health Campus — Northstar Ambulatory Care Clinic, Floors 1 & 2
Client	Heritage Development Partners / Northstar Health System
Register version	v2.0
Run ID	HHC-REG-010
Run type	Cycle 1 — 50% Schematic Design
Report date	July 18, 2025
Prior cycle	Baseline — January 28, 2025 — register v1.0
Project phase	Schematic Design complete; entering Design Development
Delivery method	Hybrid — base building CMAR (Cornerstone); tenant improvement A/E-led with separate TI bid
Methodology applied	Doc 5 v2.2.2 · Doc 4 v1.6.4 · Doc 6 v1.5.3
Gate 2	CLEAR — twelve of twelve PASS

At a glance

Total active requirements	124	113 GOVERNING · 8 PENDING · 3 CONFLICT-PENDING — up from 70 at baseline
Open owner decisions	8	Down from 16. Fifteen closed, seven opened — ten of the sixteen baseline decisions closed, five more opened and closed within the cycle, and two new ones remain open with deadlines inside the gate window.
Active conflicts	4	CF-003, CF-006 carried; CF-007, CF-008 new from BIM coordination
Conflicts resolved this cycle	4	CF-001, CF-002, CF-004, CF-005 — each with a Decision Closure Memo
Critical-impact concentration	25.0%	Under the 30 percent ceiling; down from 30.0% at baseline
Cost variance	4.4%	\$71.0M estimate against \$68M authorized; below the 5% VE trigger for the first time
Verification events	276	Across five stages; 124 eligible now, 13 closed
Source documents processed	15	Cumulative; 10 this cycle

Confidence on the next gate — AMBER

Next gate: 60% Design Development review, October 17, 2025. At risk. Three Tier 1 items must close in the eight-week window — two BIM-driven redesigns and the elevator contractor engagement decision. None of the three is at impasse; all have named owners and resolution paths. The prior cycle cleared fifteen of sixteen baseline decisions, which establishes capacity. The window is tighter than the cycle behind it.

Section 2 — Executive Summary

Written to be forwarded to a project sponsor or capital partner without modification.

Where the project stands

The next gate is the 60% Design Development review on October 17, 2025, and the project is not ready for it today. Three gate-blocking items stand open — two design conflicts that surfaced in the 50% SD BIM coordination run and one long-lead procurement decision on an irreversible critical path — against a window of eight weeks. The cycle behind us was strong: fifteen of sixteen baseline owner decisions closed, four of six baseline conflicts resolved in chain with the MRI vendor selection and the AHJ response, and the 50% SD cost estimate brought the project's cost variance below the Value Engineering trigger for the first time. **Eight risks rate HIGH this cycle, up from six at baseline, and the increase is driven entirely by the two BIM conflicts and the two CMAR-introduced procurement decisions — no baseline risk escalated.**

Three decisions the owner must make before 60% DD

Finding 1 — The MRI Zone IV duct penetration and EES conduit routing must be redesigned before the 60% DD coordination set issues

Condition. The 50% SD BIM coordination run identified two distinct compliance failures in the same model. A supply air duct penetrates the ACR Zone IV magnetic field boundary at Grid C-4 without an RF-shielded penetration. Three NFPA 99 Category 1 emergency electrical system circuits are routed in normal-power conduit between Grids B-2 and D-4 — a Chapter 6 separation violation. Both are logged in the BIM Coordination Issues Log dated July 11, 2025.

Consequence. If not redesigned before the 60% DD coordination set is issued, the MEP narrative cannot be approved and the design carries a documented NFPA and ACR compliance failure into procurement scope. Resolved before the gate, it is a coordination-level event inside the existing MEP fee — the single-discipline redesign band. Resolved after subcontractor pricing, it is a multi-discipline rework event in the \$150,000 to \$400,000 band.

Owner and deadline. Decision owner: MEP Engineer of Record. Deadline: September 26, 2025 — three weeks before the 60% DD gate.

Status. Both items are logged and assigned. No design directive has issued. The RF shielding contractor, whose specification would govern the Zone IV penetration option, is not yet engaged.

Action required by September 26, 2025: the MEP Engineer of Record issues a design directive selecting either a duct reroute outside Zone IV or an RF-shielded penetration at Grid C-4, and concurrently reroutes the three EES circuits to physically separate red-coded conduit. If not closed by September 26, the 60% DD MEP narrative is finalized on a non-compliant basis and the correction moves into subcontractor pricing.

Finding 2 — A structural column sits inside the PT open-gym column-free zone and one of them has to move

Condition. The Owner Program Criteria mandates an 800-square-foot column-free physical therapy open gym. The BIM coordination run shows a 14-inch round concrete column at Grid E-5 inside that zone. The program requirement and the structural gravity-load model are irreconcilable without redesign. The Structural Engineer of Record has two alternatives — a post-tensioned transfer beam carrying loads outside the zone, or a long-span joist solution — and has not yet evaluated either.

Consequence. Resolved at the 30% DD structural analysis, this is a single-discipline redesign inside the structural fee, in the \$40,000 to \$80,000 band. Resolved after structural drawings issue for 60% DD, the change cascades to MEP routing in the gym ceiling and to the architectural ceiling layout, and becomes multi-discipline rework.

Owner and deadline. Decision owner: Structural Engineer of Record. Deadline: September 12, 2025 — five weeks before the gate.

Status. Logged as a conflict. No alternative has been evaluated or priced.

Action required by September 12, 2025: the Structural Engineer of Record evaluates both alternatives, prices each at rough order of magnitude, and issues a written design directive selecting one. If not closed by September 12, the structural drawings issue for 60% DD with the column in place and the program requirement unmet.

Finding 3 — Two long-lead procurement decisions arrived with the CMAR review, and the elevator cannot wait for the gate

Condition. The CMAR constructability review introduced two items not foreseeable from any baseline document: the generator pad location, which gates the gas service permit application, and the elevator contractor engagement. The elevator carries a 52-to-64-week procurement lead. To support the March 2027 construction-phase energize milestone, a contractor must be engaged during Schematic Design. The engagement authorization is due September 1, 2025 — six weeks from this report and six weeks before the gate. The pad confirmation is due August 15. Neither had existed as a requirement until this week.

Consequence. Every week the elevator engagement slips past mid-September compresses the shaft-dimension freeze the structural and architectural teams need before 60% DD, and pushes the construction-phase energize milestone. The schedule cost is non-negotiable; the cost consequence requires Cost Consultant scoping if engagement slips beyond October 1, 2025. The generator pad blocks the gas permit chain but carries no incremental cost.

Owner and deadline. Decision owner: Owner's Project Manager. Deadline: September 1, 2025 for the elevator; August 15, 2025 for the pad.

Status. Both newly opened. Neither has a named owner's written acknowledgment yet.

Action required by September 1, 2025: the Owner's PM issues written direction authorizing the CMAR to engage an elevator contractor under early-procurement scope; the CMAR responds with a proposed vendor and contract structure within fourteen days of authorization. If not closed by October 1, 2025, the shaft dimensions cannot be frozen for 60% DD and the March 2027 energize milestone is at risk.

Trigger-fired escalations

Two early-warning triggers have fired and are escalated here regardless of numeric score. The Infection Control Risk Assessment remains outstanding at the design gate, extended once already. And 50 percent SD was issued with the generator pad location still undetermined. **A risk whose trigger has fired and whose response has not started is more dangerous than a higher-rated risk being actively managed.** Section 6 carries both.

Confidence indicator

Next gate (60% Design Development review, October 17, 2025): AMBER — at risk. Three of three gate-blocking decisions have named owners and deadlines inside the window, but none has yet been formally accepted by its owner with a resolution path, and the elevator lead time leaves no float if its deadline slips. The indicator did not improve from baseline despite fifteen closures — the new conflicts and the elevator decision are the reason, and Section 11 says so.

Where to look

The supporting detail for all three findings is in Section 4, Tier 1. Section 5 lists all eight open decisions grouped by what they require. Section 6 carries the exposure picture and the two fired triggers. Section 7 states the cost variance movement and the four long-lead procurement gates. Section 8 states each of the four active conflicts with both source values verbatim, and the four resolved this cycle with their closure documents. Section 11 shows what closed since baseline, what opened, and why the confidence indicator held at AMBER.

Section 3 — Requirements Readiness Dashboard

Nine required views. Every figure is computed from the register; none is estimated. Where a view shows an item needing executive attention, it is cross-referenced to Section 4.

View 1 — Status distribution

RequirementStatus	Count	Percent	Baseline
GOVERNING	113	91.1%	54
PENDING	8	6.5%	16 (carrying open decisions)
CONFLICT-PENDING	3	2.4%	—
Total	124	100%	70

Fifty-four records added this cycle. GOVERNING rose from 77 to 91 percent of the register as fifteen decisions closed. **Verification event counts are reported separately in View 9;** they count events, not requirements, and the two are not interchangeable.

View 2 — Requirement type breakdown

RequirementType	Count	Percent
Physical & Interface	29	23.4%
Regulatory & Compliance	28	22.6%
Schedule & Milestone	16	12.9%
Operational & Maintenance	14	11.3%
Functional	9	7.3%
Performance	9	7.3%
Budget & Cost	9	7.3%
Security & Life-Safety	6	4.8%
Sustainability & Environmental	4	3.2%

Physical-interface requirements overtook regulatory this cycle as the equipment schedule, BIM coordination log, and constructability review added interface records. That is the expected shape as a project moves from programming into coordinated design.

View 3 — Discipline breakdown

Discipline	Records	Open items	Share	Cross-reference
Architecture	38	6	31%	AHC corridors (resolved), ACR zone diagram, PT gym (CF-007)
MEP	31	8	25%	Zone IV duct and EES (CF-008), ICRA-dependent zoning, generator, AHU (CF-003)
Structural	9	0	7%	MRI point load (resolved Siemens), PT column-free (CF-007), seismic SDC C
Regulatory / Compliance	22	3	18%	NM DOH 90% CD submission, FGI 2018 records, accreditation
Cost / Schedule	14	4	11%	TPC reconciliation, TI allowance, long-lead gates, elevator (Tier 1)
CMAR / Construction	10	2	8%	Constructability findings, generator pad, MRI delivery opening

CMAR and construction sequencing became a measurable cluster this cycle for the first time — ten records from the constructability review, two of them now Tier 1 or Tier 2.

View 4 — Criticality distribution

Category	Count	Percent	Baseline
Critical	31	25.0%	30.0%
High	53	42.7%	45.7%
Medium	32	25.8%	20.0%
Low	8	6.5%	4.3%

Critical at 25.0 percent — under the 30 percent ceiling. Down from exactly 30.0 percent at baseline, because the fifty-four records added this cycle weighted toward High and Medium — code framework records, procurement structure, and implementation detail. Ten new Critical records entered, all acknowledged by the Owner’s PM per the baseline DEV-010 rule; twenty-one baseline Critical records were re-examined and none was downgraded.

View 5 — Phase readiness

Design QA verification events eligible at this phase: 124, of which 13 are closed. Records with no eligible event at this phase are excluded from both numerator and denominator; 152 events are not yet due. **The 60% DD gate posture is AMBER** — an eight-week window with three Tier 1 items open. See the Section 2 confidence indicator.

View 6 — Risk driver clusters

Cluster	Count	Open / closed	Escalated	Cross-reference
REGULATORY_APPROVAL	51	9 / 42	Yes	NM DOH 90% CD submission (GR-0102), FGI 2018 records
MULTI_DISCIPLINE_COORDINATION	37	7 / 30	Yes	MRI cluster (vendor confirmed), CF-007, CF-008, AHU scope, OFE
LIFE_SAFETY	27	9 / 18	Yes	Egress, EES Category 1, isolation rooms, MRI Zone IV (CF-008)
DECISION_REQUIRED	26	8 / 18	Yes	All Section 5 items
HIGH_COST_INFRASTRUCTURE	25	6 / 19	Yes	Generator, AHU, acoustic overlay, elevator
LONG_LEAD	19	4 / 15	Yes	Generator PO, elevator (Tier 1), AHU lead, RF shielding
AHJ_DEPENDENCY	8	1 / 7	—	NM DOH 90% CD submission
SCOPE_GAP	7	3 / 4	Section 4	CF-003, CF-006, generator pad
CONFLICT_ACTIVE	5	4 / 1	Section 8	CF-003, CF-006, CF-007, CF-008
FIRE_PROTECTION	0	—	—	—
ENVIRONMENTAL	0	—	—	—

All eleven clusters listed including those with a zero count. Regulatory approval remains the dominant driver, but its open share fell sharply as the AHJ response closed the FGI and occupancy chain.

View 7 — Coordination hotspots

Hotspot	Records	Open	Notes
Architecture × Structural	7	4	PT column-free (CF-007), MRI structural (resolved Siemens), AHC corridors (resolved)
MEP × Architecture × Life Safety	5	3	MRI Zone IV duct (CF-008), EES separation (CF-008), isolation room pressurization
Mechanical × Cost	4	2	AHU scope (CF-003), AHU long-lead, generator (resolved)
BIM × MEP × Structural	6	3	BIM coordination cycle: CF-007, CF-008, MRI suite layout, transfer beam options

Two new hotspots emerged from the BIM coordination run. The MRI cluster matured from a vendor-decision hotspot at baseline to a delivery-sequencing and Zone IV coordination hotspot at 50% SD.

View 8 — Open decisions

Eight open. Twenty-three tracked, fifteen resolved. Both figures are stated deliberately: a decision that closes keeps its flag and its row — the record does not disappear because the decision was made. Tracked counts every decision the register has carried; open counts what is still waiting. Two of the eight are new this cycle — the generator pad and the elevator engagement — with deadlines inside the gate window. **The open count of eight matches the Decision_Register sheet exactly.**

View 9 — Verification Closure and Lifecycle Load

Lifecycle load. The project carries **276 verification events across five stages. 124 are eligible at this phase** — 13 closed, 111 open. **152 are not yet eligible** and come due as the project advances into regulatory review, construction, commissioning, and turnover.

Closure by stage

Stage	Eligible now	Verified	Open	Not yet due	Closure
Design QA	124	13	111	—	10.5%
Regulatory	—	—	—	34	Not yet eligible
Construction QA	—	—	—	83	Not yet eligible
Commissioning	—	—	—	21	Not yet eligible
Owner Acceptance	—	—	—	14	Not yet eligible

Design QA closure at 10.5 percent is low for a completed Schematic Design, and it is a finding. All thirteen closures this cycle came from external inputs — the AHJ determination, the geotechnical report, and the owner’s written directives. Not one is a design QA record. **The design team has not yet recorded QA verification against the requirements it is designing to.** That is the checklist the A/E should be carrying into every discipline review, and the register can generate it as an extract.

Regulatory closure is zero and that is correct. The 90% CD plan review submission has not occurred; the authority has not had its opportunity. This is the case Doc 5 Section 3.4.5 describes, and it does not become a finding until the set is submitted.

Critical requirements with an open eligible event: thirty-one, each at Design QA stage. The evidence outstanding for each is an initialed QA record from the responsible discipline.

Section 4 — Top Priority Items

Tier summary

Tier	Count	Cap	Treatment	Location
Tier 1 — Gate-blocking	3	5	Full narrative	Section 2 and Section 4.1
Tier 2 — High-priority coordination	8	10	Summary table	Section 4.2
Tier 3 — Tracked	23	—	Reference only	Workbook
Qualifying records	34			

A modest Tier 1 count of three reflects the relative health of the register at this cycle — most baseline gate-blockers closed, and the three remaining items are well-defined with named owners. Tier 2 holds the cluster of long-lead procurement and AHJ-dependent items still working through their resolution chain. Tier 3 includes all NM Commercial Building Code records, A/E RFP procurement records, and supplemental records that qualify on criticality but have fully defined scope and no open decision.

Tier 1 — Gate-blocking decisions

The Section 2 view is the executive narrative. This view adds the supporting detail: which records the finding draws from, which source documents ground it, the qualification rule that placed it in Tier 1, the disposition path, and any downstream cascade.

Item 1 · CF-008 — MRI Zone IV duct penetration and EES conduit redesign

Register identifiers	GR-0115 (Zone IV duct, CONFLICT-PENDING), GR-0118 (EES separation, CONFLICT-PENDING)
Conflict cross-reference	CF-008 — ParameterConflict; closes with this redesign
Source documents	AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13, July 11, 2025); GR-0049 ACR Technical Standard MRI siting (D1); GR-0045 NFPA 99 (D1)
Tier 1 qualification rule	Active conflict where resolution requires owner-routed action and at least one requirement in conflict carries a Critical rating. GR-0115 is Critical.
Disposition path	MEP Engineer of Record issues a design directive selecting (a) reroute of the supply duct outside Zone IV, or (b) an RF-shielded penetration at Grid C-4, with vendor and specification coordinated with the RF shielding contractor under GR-0023. Concurrent: reroute three EES circuits to physically separate red-coded conduit. On receipt, Gallant updates GR-0115 and GR-0118 to GOVERNING and issues a Decision Closure Memo.
Downstream records	Closes no CONDITIONAL records directly but unblocks 60% DD MEP narrative finalization. Does not affect CF-007 or any baseline open item.

Item 2 · CF-007 — PT open-gym structural alternative at Grid E-5

Register identifiers	GR-0003 (PT open gym 800 SF column-free, GOVERNING), GR-0116 (BIM clash BIM-010, CONFLICT-PENDING)
Conflict cross-reference	CF-007 — ScopeConflict; closes with the structural redesign directive
Source documents	Owner Program Criteria Rev. 2 (D2); AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13)
Tier 1 qualification rule	Active conflict where resolution requires an owner-routed structural decision and at least one requirement carries a Critical rating. GR-0003 is Critical for program compliance.
Disposition path	Structural Engineer of Record evaluates two alternatives — (a) a post-tensioned transfer beam carrying gravity loads outside the column-free zone; (b) a long-span joist solution — and issues a written design directive selecting one with a rough-order-of-magnitude cost by September 12, 2025. On receipt, Gallant updates GR-0116 to GOVERNING with the alternative as design basis and issues a Decision Closure Memo. Cost impact included in the BCR-004 VE review at 60% DD.
Downstream records	Closes no CONDITIONAL records but unblocks 60% DD structural narrative finalization. Secondary cascade to MEP routing in the gym ceiling — review at 60% DD coordination.

Item 3 · GR-0122 — Elevator contractor engagement

Register identifiers	GR-0122 (Elevator contractor engagement — open decision, due September 1, 2025)
Conflict cross-reference	None — a procurement decision, not a conflict
Source documents	Cornerstone Construction CMAR Constructability Review SC-HHC-CR-SD-001 (D14, July 18, 2025)
Tier 1 qualification rule	Irreversible critical-path event with an open dependency — the 52-to-64-week elevator lead against the March 2027 construction-phase energize milestone. A deadline six weeks out with no float behind it.
Disposition path	Owner’s PM issues written direction within seven calendar days authorizing

	the CMAR Preconstruction Lead to engage an elevator contractor under early-procurement scope. Cornerstone responds with proposed vendor and contract structure within fourteen days of authorization. On execution, Gallant updates GR-0122 to GOVERNING and issues a Decision Closure Memo.
Downstream records	Closes no CONDITIONAL records but unblocks the construction-phase elevator energize milestone. Schedule cost is non-negotiable; cost consequence requires Cost Consultant scoping if procurement slips beyond October 1, 2025.

Tier 2 — High-priority coordination items

Critical or high-impact records not currently gate-blocking but requiring active management to prevent escalation. Eight items, within the cap of ten.

#	Req ID	Description	Issue	Impact domain	Criticality	Recommended action	Source
1	GR-0042	TJC AHC accreditation framework — 52 sub-requirements	Top-level driver; rolls forward every cycle; no specific decision required	Regulatory · Safety	Critical	Northstar Compliance — accreditation readiness manager assigned; mock survey 60 days before Day 1	D1
2	GR-0019	ICRA delivery — HVAC zones, sink placement	Extended to September 5; hand-sink placement (GR-0051) chains from it	Regulatory · Coordination	Critical	Northstar Infection Preventionist deliver by September 5, 2025	D1
3	GR-0022	Generator procurement initiation	Scope resolved by D11; procurement is now an executable item with a 20-28 week lead	Schedule · Cost	Critical	Cornerstone CMAR issue PO by October 31, 2025	D5
4	GR-0121	Generator pad location confirmation	Due August 15; CMAR-introduced; required before gas permit (GR-0120)	Schedule · Coordination	High	Owner's PM and CMAR Preconstruction Lead — confirmation drawing within 14 days	D14
5	CF-003	Clinical AHU procurement scope	Active conflict, both sides High; lease side letter pending; AHU 12-18 week lead	Cost · Schedule	High	Owner's PM and Tenant Facilities Lead — side letter before 60% DD	D2 / D3
6	CF-006	STC 60 acoustic overlay scope and cost	Active conflict, both sides High; acoustic analysis at 30% DD per GR-0117	Cost · Coordination	High	Owner's PM and Tenant Facilities Lead — allocation before 60% DD	D1 / D2
7	GR-0023	RF shielding contractor engagement	Spec now dependent on the Siemens basis (GR-0109); 12-week minimum lead	Schedule · Coordination	Critical	Northstar and GC Preconstruction — engage by October 31, 2025	D5
8	GR-0102	NM DOH 90% CD plan review submission	Critical regulatory milestone; establishes the formal AHJ submittal date; non-negotiable per D9	Regulatory · Schedule	Critical	Architect of Record — submit at 90% CD	D9

Tier 3 — Tracked items

An additional 23 records meet Section 4 qualification triggers and are tracked in the Requirements Register with assigned ChangeImpactLevel and ResponsibleDiscipline: NM Commercial Building Code records (GR-0071 through GR-0081, eleven records, primarily Medium impact); A/E RFP procurement records (GR-0082 through GR-0093, nine records covering deliverables structure, RFI and submittal cadence, and BIM coordination); cost reconciliation records (GR-0123, GR-0124 — TPC and TI Allowance tracking); foundation system records (GR-0107, GR-0108 from the geotechnical report); and AHJ-confirmed regulatory records (GR-0103 through GR-0106). These are not gate-blocking and do not require executive attention this cycle.

Scope gaps

No GAP-status records exist in the v2.0 register. Three records carry the SCOPE_GAP risk-driver flag — the two carryover boundary uncertainties from baseline (CF-003 AHU scope and CF-006 STC 60 acoustic overlay) plus the new generator pad coordination boundary (GR-0121). Each is documented in Section 8 or Tier 2 above. Four of the seven baseline scope-gap flags closed this cycle: the geotechnical report arrived, the 50% SD deliverable scope was confirmed at kickoff, the generator upsize allocation was directed to Northstar TI, and the clinical TI GSF target was acknowledged in the A/E design responsibilities matrix.

Section 5 — Owner Decision Register

Eight open decisions. This section is comprehensive; it is not subject to the Tier 1 cap.

Escalation notice. No decision is overdue at the report date. Two decisions introduced by the CMAR constructability review carry deadlines inside the gate window with no float behind them. **GR-0122, the elevator contractor engagement, is due September 1, 2025** and carries a 52-to-64-week lead against a March 2027 energize milestone — it is escalated on that basis. **GR-0121, the generator pad location, is due August 15, 2025** and blocks the gas service permit application. Both require owner acknowledgment within seven days.

Cycle 1 status. Eight open at cycle close, down from sixteen at baseline. **Fifteen decisions closed and seven opened** — ten of the baseline sixteen closed, five more opened and closed within the cycle, and two new items remain open with near-term deadlines. Section 11 Component 4 reconciles the three figures. Section 11 documents the fifteen closures with their Decision Closure Memo references. **The open count of eight matches Section 3 View 8 and the Decision_Register sheet exactly.**

Group 1 — TBD-UNRESOLVED (2 items)

Owner instruction. A required value is not established in any governing document.

Req ID	Description	What value is needed	Decision owner	Deadline
GR-0019	ICRA — infection control risk assessment	Completed ICRA: HVAC zone boundaries, negative-pressure extents, sink placement	Northstar Infection Preventionist	September 5, 2025 (extended from June 27)
GR-0038	Medical gas additional outlet locations (OAI-004)	Northstar Clinical Director confirmation of outlets beyond minimum	Northstar Clinical Director	Prior to 60% DD

Group 2 — CONDITIONAL (4 items)

Owner instruction. Three of the four now have their upstream parents resolved and are executable — they need procurement or design action, not further owner decisions.

Req ID	Description	Upstream dependency	Resolves when	Auto-close?
GR-0022	Generator procurement initiation	Resolved by D11 generator allocation directive	PO authorized by Cornerstone	No — requires PO action
GR-0023	RF shielding contractor engagement	Resolved by D11 MRI vendor confirmation (Siemens)	Spec to shielding sub and contract	No — requires contract action
GR-0051	Hand-washing sink placement	GR-0019 (ICRA delivery)	ICRA received and reviewed	Yes — placement locks per ICRA
GR-0056	Category 1 EES — clinical ATS sizing	Resolved by D11 generator allocation (350 kW)	DD electrical narrative finalization	Yes — design basis locked

Group 3 — EMBEDDED-CHOICE (0 items)

Both baseline EMBEDDED-CHOICE items — the MRI vendor and model — closed with the owner’s written directive selecting Siemens MAGNETOM Altea. **Reported as closed, not removed:** the records remain in the register with DecisionStatus Resolved and their Decision Closure Memo reference.

Group 4 — SHOULD-LANGUAGE (0 items)

No preference-language items entered the register this cycle. Fifty-four new records were extracted from ten documents and every one uses mandatory or clearly-flagged conditional language.

New this cycle (2 items)

Req ID	Description	What must happen to close	Decision owner	Deadline
GR-0121	Generator pad location confirmation	Confirm pad location in SD site plan before gas service permit application (GR-0120 chain). CMAR memo plus A/E confirmation drawing.	Owner’s PM and CMAR Preconstruction Lead	August 15, 2025
GR-0122	Elevator contractor engagement during SD	52–64 week elevator package lead. Engagement during SD required for March 2027 energize. Owner authorization for early-procurement scope.	Owner’s PM	September 1, 2025

Closeout rule

The total open count — eight — must reach zero before Gallant will recommend 60% DD authorization. The two new items require owner acknowledgment within seven days. Three of the four CONDITIONAL items are executable on procurement or design action alone.

Section 6 — At-Risk Assessment

Method

Each open conflict, pending decision, and long-lead exposure carried in Section 4 is scored for likelihood and for impact assessed separately against budget, schedule, and quality/compliance. Overall impact is the worst of the three; the rating is likelihood times impact. First-pass scores are seeded from the register itself — likelihood from item status, impact from criticality and risk drivers — then refined with the project team. Every score is computed from its inputs, never typed; an override requires written rationale in the row. Scores are judgments made from the project record, not statistical forecasts.

Count and posture

Ten risks assessed this cycle. Eight rate HIGH — up from six at baseline. Direction of travel: deteriorating on count, improving on substance. The increase is driven entirely by items that did not exist at baseline: the two BIM-surfaced design conflicts and the two CMAR-introduced procurement decisions. **No baseline risk escalated**, and four baseline HIGH risks — generator capacity, MRI vendor, AHJ response, and the clinical AHU boundary in part — either closed or moved to executable status.

Top exposures — HIGH-rated

Risk	Linked	L	Budget	Sched	Quality	Rating	Response / owner
MRI Zone IV duct penetration and EES conduit routing unresolved — MEP rework and RF-shielding failure at inspection	CF-008	H	M	H	H	HIGH	Mitigate — reroute duct outside Zone IV or provide waveguide; separate EES runs. MEP-EOR
ICRA not received — HVAC zoning and sink counts cannot be finalized; gate blocker	GR-0019	H	M	H	H	HIGH	Mitigate — escalate to Infection Preventionist; hard date, or proceed on documented assumption. Northstar IP
800 SF column-free PT gym conflicts with column at Grid E-5	CF-007	H	H	M	M	HIGH	Mitigate — price long-span alternative; if infeasible, owner decision on program reduction. SER
Generator procurement not released — 20–28 week lead pushes energization past need date	GR-0022	M	H	H	M	HIGH	Mitigate — allocation resolved; release PO by October 31. Owner's PM
Elevator contractor not engaged — shaft dimensions unresolved; lead time on critical path	GR-0122	M	M	H	M	HIGH	Mitigate — engage vendor in SD; freeze shaft dimensions. AOR and SER
STC 60 assembly required by TJC but unbudgeted	CF-006	M	H	L	M	HIGH	Mitigate — confirm minimum compliant assembly; price and add to budget. Acoustic subconsultant and Owner's PM
Clinical AHU scope boundary undefined between base building and tenant	CF-003	M	H	M	L	HIGH	Mitigate — resolve boundary in writing before procurement. Owner's PM
RF shielding contractor not	GR-0023	M	M	H	M	HIGH	Mitigate — engage now that

engaged — 12-week lead; spec depends on MRI model							MRI model is confirmed. GC Preconstruction
---	--	--	--	--	--	--	--

Two further risks rate MEDIUM: the generator pad location undetermined at 50% SD (GR-0121 — late siting drives civil and electrical rework; fix in SD site plan) and medical gas rough-in locations unconfirmed (GR-0038 — late adds after walls close; confirm before 50% DD).

Trigger-fired escalations

Two triggers have fired and are escalated in Section 2 regardless of score. The ICRA remains outstanding at the design gate — its trigger was the June 27 deadline, since extended once. And 50 percent SD was issued with the generator pad still undetermined. A risk whose trigger has fired and whose response has not started is more dangerous than a higher-rated risk being actively managed.

Workbook pointer

The full register — with per-constraint impact, response strategies, named owners, and early-warning triggers for all ten risks — is on the Risk_Register sheet of the accompanying workbook.

Monetization pointer

Dollar quantification of these exposures is available through the Controls Advisory add-on using the Appendix A cost-of-inaction bands. Section 7 carries the cost and schedule exposure categories for this cycle.

Section 7 — Cost and Schedule Exposure

Section 7 identifies exposure; it does not price it. Every dollar figure below is reproduced from a source document or cited to an Appendix A band; none is originated here.

Cycle 1 brought significant favorable movement in the cost picture. The 50% SD cost estimate (D15) closed the project's Total Project Cost variance from 5.9 percent at baseline to 4.4 percent at SD close — below the 5 percent Value Engineering trigger for the first time. Three named offsets contributed: VE-01 foundation savings confirmed at \$240K by the geotechnical report, generator allocation directed to Northstar TI removing \$220K from base-building exposure, and the acoustic overlay scope still pending allocation. Two new schedule risks emerged from the CMAR review.

7.1 Cost exposure

Exposure category	Identified items at Cycle 1 close	Supporting records
Total Project Cost variance	Current 50% SD estimate \$71.0M against the \$68M Board ceiling — variance \$3.0M (4.4%), down from \$4.0M (5.9%) at baseline. Below the BCR-004 trigger threshold for the first time. Recovery driven by VE-01 confirmation and generator allocation closure.	GR-0027, GR-0123 (50% SD reconciliation, D15), GR-0030 (BCR-004), GR-0107 (geotech VE-01 unlock)
Confirmed cost reductions this cycle	VE-01 foundation system (\$240K confirmed via geotech Site Class C) plus generator upsize allocation directed to Northstar TI (\$220K removed from base building) — \$460K aggregate variance recovery.	GR-0107, GR-0111 (D11), BCR-004 VE log
Open scope-allocation items	CF-003 AHU procurement scope (\$150K-\$280K range pending allocation) and CF-006 STC 60 acoustic overlay (\$80K-\$150K range, allocation pending). Both expected to resolve before 60% DD per Tier 2 disposition.	CF-003, CF-006, GR-0036, GR-0050
Cycle 1 BIM-driven cost exposure	CF-007 (PT column) in the single-discipline redesign band, \$40K-\$80K, if resolved before 60% DD, escalating if delayed. CF-008 (MRI Zone IV duct and EES) also single-discipline, escalating to the multi-discipline rework band of \$150K-\$400K if not resolved before the 60% DD coordination set.	CF-007, CF-008, GR-0115, GR-0116, GR-0118
TI Allowance utilization	Clinical TI allowance \$14.2M binding. Current utilization \$13,580,000 — \$9,380,000 base TI construction, \$1,750,000 medical equipment, \$620,000 LASER and PT additions per D11, \$1,830,000 contingency. Headroom: \$620,000.	GR-0028, GR-0124 (D15)
Open-decision cost exposure	Six open items carry cost implications: ICRA (no direct dollar impact), medical gas additions (within TI), generator procurement (allocated), RF shielding (allocated), hand-sinks (within TI), Category 1 EES sizing (within scope). Two new Cycle 1 items: generator pad (no incremental cost), elevator engagement (early-procurement structure to be determined by CMAR — Cost Consultant scoping recommended).	GR-0019, GR-0022, GR-0023, GR-0038, GR-0051, GR-0056, GR-0121, GR-0122

Variance headline. Variance moved from \$4.0M (5.9%) at baseline to \$3.0M (4.4%) at 50% SD — below the BCR-004 5% trigger. The two new BIM-driven cost risks, CF-007 and CF-008, are inside the range single-discipline redesign can absorb if resolved before 60% DD. **The favorable movement opens room to absorb the CF-003 and CF-006 allocations without breaching the ceiling — but only if the 60% DD coordination set is clean.** Recommend the VE options log be carried forward to the 60% DD variance report.

7.2 Schedule exposure

Exposure category	Identified items at Cycle 1 close	Supporting records
Input-dependent records	Eight open decisions each block a specific design or procurement milestone. Concentrated paths: ICRA (HVAC narrative), CF-007 and CF-008 (60% DD coordination set), elevator (construction-phase energize), generator pad (gas permit chain).	All Section 5 items
Long-lead procurement	Four procurement gates active: 350 kW generator (PO by October 31, 2025 per GR-0022); elevator package (52-64 weeks — engagement during SD required, GR-0122); AHU long-lead (12-18 weeks pending CF-003 resolution); RF shielding (12 weeks pending GR-0023 spec finalization).	GR-0022, GR-0122, GR-0023, CF-003
Sequencing risks	MRI delivery requires a temporary opening in the CD set per GR-0119 — the pre-enclosure sequence remains irreversible . Construction-phase elevator energize (March 2027) per GR-	GR-0024, GR-0119, GR-0122

	0122. Both are construction-phase critical path with no design-phase rollback.	
AHJ-driven schedule	NM DOH 90% CD plan review submission required (GR-0102). Establishes the formal AHJ submittal date and creates a hard CD coordination deadline that backs into DD. RF shielding spec subject to NM DOH approval per GR-0104.	GR-0102, GR-0104
Cycle 1 new schedule risks	Elevator engagement (Tier 1) and generator pad confirmation (Tier 2). Both introduced by the CMAR review with deadlines inside the gate window. The elevator is the dominant DD-phase schedule risk if engagement slips beyond mid-September.	GR-0121, GR-0122

Schedule headline. 60% DD on October 17, 2025 is the binary date for Cycle 2. Three Tier 1 items must close in the eight-week window. Two long-lead procurement items — generator and elevator — must execute on PO action with no further owner decisions required. The construction-phase critical path is intact; the SD-phase work has built the foundation for DD and CD. **Recommend a weekly decision-burndown review through 60% DD and a long-lead procurement review at 30% DD.**

Known gap — schedule quantification. The workbook carries cost fields on the Requirement_Event_Register. There is no equivalent field for time. Schedule exposure is reported qualitatively until a schedule-days field is added.

Section 8 — Conflict Register Summary

Eight conflicts have been logged on this project to date. Four are active at cycle close, down from six at baseline. Four resolved this cycle — CF-001, CF-002, CF-004, CF-005. Two carried from baseline remain open — CF-003, CF-006. Two new conflicts surfaced in the BIM coordination run — CF-007, CF-008. Two of the four active conflicts must resolve before the next gate and are Tier 1.

Conflict lifecycle this cycle. Baseline 6 → resolved -4 → carried 2 → new +2 → **Cycle 1: 4 active.**

Gallant identifies and routes. Gallant does not resolve conflicts.

Conflict type	Active	Records affected
ParameterConflict	1	CF-008 (Zone IV duct and EES)
ScopeConflict	3	CF-003 (AHU procurement), CF-006 (STC 60), CF-007 (PT column)
AuthorityConflict	0	CF-005 resolved — FGI 2018 plus NM amendments confirmed by NM DOH (D9)
MethodConflict	0	None detected at any cycle
SequenceConflict	0	None detected at any cycle
Total active	4	Down from 6 at baseline. Resolution paths owner-routed.

Active conflicts — detail

CF-003 · ScopeConflict · GR-0036 ↔ GR-0028 · OPEN, carried from baseline

What is happening. Clinical AHU procurement scope boundary. OPC Section 4.1 mandates dedicated clinical AHUs separate from base-building HVAC. The NNN Lease Exhibit D — the contractually controlling scope-allocation instrument — is silent on AHU procurement. The D11 Owner Directives addressed generator allocation but did not address AHU scope.

Value A — OPC Section 4.1: “Northstar requires dedicated HVAC systems serving the clinical component, separate from the base building residential and retail systems.” **Value B** — Programming Document Section C / NNN Lease Exhibit D: silent on clinical AHU procurement.

Recommended action. Owner’s PM and Tenant Facilities Lead execute a lease side letter or scope memo before the 60% DD gate, October 17, 2025. The CMAR cannot begin AHU procurement — 12 to 18 week lead — without scope assignment.

Source documents. Owner Program Criteria Rev. 2 (D2) · Programming Document v1.0 (D3) / NNN Lease Exhibit D.

CF-006 · ScopeConflict · GR-0050 ↔ GR-0031 · OPEN, carried from baseline

What is happening. STC 60 / IIC 55 acoustic separation between Level 2 clinical and Level 3 residential. The 8-inch post-tensioned flat plate cannot achieve this rating alone; an acoustic overlay in the \$80K-\$150K range is required. Neither the OPC nor the Programming Document allocates the cost. The D11 Owner Directives did not address it. **D12 SD Outline Specifications added GR-0117 — Level 3 residential acoustic floating floor design — which moves the acoustic responsibility into base-building scope on technical grounds, but cost allocation remains unassigned.**

Value A — TJC Summary RQ-019: STC 60 / IIC 55 between Level 2 clinical and Level 3 residential. **Value B** — Programming Document / OPC: silent on acoustic overlay cost allocation.

Recommended action. Acoustic subconsultant confirms the minimum assembly meeting STC 60 at 30% DD analysis per GR-0117. A/E identifies cost allocation — Heritage or Northstar — before 60% DD. Cost incorporated in the BCR-004 VE review.

Source documents. TJC Regulatory Requirements Summary (D1) · Owner Program Criteria Rev. 2 (D2).

CF-007 · ScopeConflict · GR-0003 ↔ GR-0116 · NEW this cycle

What is happening. PT open-gym column at Grid E-5. The program requirement mandates an 800 SF column-free PT open gym (GR-0003). BIM clash BIM-010 from the 50% SD coordination run shows a 14-inch round concrete column at Grid E-5 within the required column-free zone. Program requirement and structural model are irreconcilable without design revision. **Tier 1 gate-blocker — Section 4, Item 2.**

Value A — GR-0003, per Owner Program Criteria: “800 SF column-free open gym.” **Value B** — GR-0116 / BIM-010: “14-inch round concrete column at Grid E-5 within PT open gym.”

Recommended action. Structural Engineer of Record evaluates a long-span alternative — post-tensioned transfer beam or long-span joist — at 30% DD. Issues written design directive selecting the alternative by September 12, 2025. Structural revision required before 60% DD.

Source documents. Owner Program Criteria Rev. 2 (D2) · AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13).

CF-008 · ParameterConflict · GR-0115 ↔ GR-0118 · NEW this cycle

What is happening. MRI Zone IV duct penetration and EES conduit routing — two distinct compliance failures in the same BIM coordination run. (1) A supply air duct penetrates the ACR Zone IV magnetic field boundary at Grid C-4 without an RF-shielded penetration. (2) Three NFPA 99 Category 1 EES circuits are routed in normal-power conduit between Grids B-2 and D-4. Both reduce to a single Tier 1 gate-blocker — **Section 4, Item 1.**

Value A — GR-0115, ACR Zone IV: *zero unshielded duct penetrations in the Zone IV boundary*. **Value B** — GR-0118, NFPA 99 Chapter 6: *EES circuits physically separated from normal power*.

Recommended action. MEP Engineer of Record reroutes the supply duct outside Zone IV or provides an RF-shielded penetration at Grid C-4. Concurrent: reroute three EES circuits to physically separate red-coded conduit. Both resolve before 60% DD coordination set issuance.

Source documents. ACR Technical Standard, cited in TJC Regulatory Summary (D1) · AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13).

Conflicts resolved this cycle

Conflict	Subject	Resolution path	Closure document
CF-001	Generator capacity — 200 vs. 350 kW	Resolved via D11 Owner Design Directive — Northstar funds the 350 kW upsize, \$220K from Northstar TI allowance. The combined-load requirement is now in writing.	D11 / DCM-HHC-003
CF-002	MRI equipment room area — 200 vs. 240 NSF	Resolved via D11 Owner Design Directive — Siemens MAGNETOM Altea confirmed as design basis; 200 NSF locks. Resolved in chain with CF-004.	D11 / DCM-HHC-001
CF-004	MRI structural point load — 7,700 vs. 8,100 lb	Resolved via D11 Owner Design Directive — Siemens 7,700 lb confirmed as structural design basis. Closes in chain with CF-002.	D11 / DCM-HHC-001
CF-005	FGI edition — 2022 assumed vs. 2018 adopted	Resolved via D9 NM CID / NM DOH AHJ Pre-Application Determination — NM DOH on FGI 2018; NM amendments augment it with 120 NSF exam rooms, 8-foot AHC corridors, and NFPA 101 Chapter 20 egress. FGI 2018 plus NM amendments now in the design basis.	D9 / DCM-HHC-002

Audit trail. Each resolution corresponds to a Decision Closure Memo issued during this cycle. The DCM identifiers are referenced in Section 11 and form the audit trail linking each conflict resolution to its closure document. **Resolved conflicts are recorded as SUPERSEDES events with the prior records retained inactive, never deleted.**

Section 9 — Source Documents Log

Fifteen entries, sequential, append-only. This log is the project's chain of custody — the chronological record of every document processed into the register, with its version, issue date, processing date, records contributed, and conflicts surfaced. Entries 1-5 are the baseline document set; **entries 6-15 were processed this cycle**. Once a document is processed its entry is preserved verbatim through every subsequent cycle. It is defensible to an owner, a lender, a federal contracting officer, or an auditor.

Cumulative log — all fifteen entries

#	Document	Type	Issued	Processed	Records	Register after	Conflicts
1	Northstar TJC Regulatory Requirements Summary v1.0	Standard / Code	2025-01-15	2025-01-28	22	v1.0	0
2	Heritage Owner Program Criteria Rev. 2	OwnerCriteria	2024-12-10	2025-01-28	24	v1.0	0
3	Heritage Health Campus Programming Document v1.0	OwnerBudgetAuth	2024-12-01	2025-01-28	8	v1.0	1 (CF-001)
4	Heritage Milestone Schedule v1.0	ProgramDoc	2024-12-01	2025-01-28	6	v1.0	0
5	Northstar Clinic Equipment Schedule v1.0	OFEDoc	2025-01-22	2025-01-28	10	v1.0	2 (CF-002, CF-004)
6	Albuquerque / NM Commercial Building Code (2021 NMCBC)	Code	2023-07-19	2025-01-28	10	v1.1	0
7	Heritage Health Campus A/E RFP HHC-2025-AE-001 v1.0	ProcurementDoc	2025-04-15	2025-05-01	13	v1.2	0
8	A/E Design Services Kickoff Meeting Minutes	CoordinationLog	2025-05-14	2025-05-14	8	v1.3	0
9	NM CID / NM DOH AHJ Pre-Application Determination	RegulatoryReview	2025-06-03	2025-06-03	5	v1.4	Resolves CF-005
10	Geotechnical Consultant Report SGA-2025-0158	SiteConditions	2025-06-06	2025-06-06	2	v1.5	0 — unblocks VE-01
11	Heritage Owner Written Design Directives HHC-ODD-001	OwnerCriteria	2025-06-13	2025-06-13	3	v1.6	Resolves CF-001, CF-002, CF-004
12	AOR SD Outline Specifications HHC-SPEC-SD-001	DesignDoc	2025-07-11	2025-07-11	3	v1.7	0
13	AOR 50% SD BIM Coordination Issues Log Rev 0.5	CoordinationLog	2025-07-11	2025-07-11	4	v1.8	2 NEW (CF-007, CF-008)
14	Cornerstone CMAR Constructability Review SC-HHC-CR-SD-001	CoordinationLog	2025-07-18	2025-07-18	4	v1.9	0 — introduces 2 decisions
15	Cost Consultant 50% SD Cost Estimate	OwnerBudgetAuth	2025-07-18	2025-07-18	2	v2.0	0

Cycle 1 totals. Ten documents processed. Fifty-four NEW records added, cumulative 124. Four conflicts resolved, two opened. Register version progression v1.0 → v2.0 across ten entries, sequential and append-only with no gaps. **Every requirement in the register resolves to one of these fifteen by SourceDocumentID; Gate 2 T9 confirms it.**

Two entries carry source document types that did not exist when this register was first built. The AHJ Pre-Application Determination (entry 9) is now **RegulatoryReview** — the correct type for an authority’s written determination, and the one under which its supersession of the FGI planning basis is properly recorded. The Geotechnical Report (entry 10) is **SiteConditions**. Both were previously carried under types the current schema has retired.

Per-entry relationship detail — Cycle 1 entries

#	Document	Authority	Relationships and notes
6	NM Commercial Building Code	Code · Governing · Prescriptive · High	10 NEW. Adopted-code framework records GR-0071 through GR-0081, primarily Medium impact. NM amendment on 120 NSF exam rooms (GR-0081) is Critical.
7	A/E RFP	ProcurementDoc · Owner-Directive · Interpretive · High	13 NEW. Deliverables structure, RFI and submittal cadence, BIM coordination obligations. GR-0082 through GR-0093.
8	Kickoff Meeting Minutes	CoordinationLog · Informational · Conditional · Standard	8 NEW. Program direction captured verbally and confirmed in minutes. Closed no baseline decisions directly but confirmed the 50% SD deliverable scope (GR-0026).
9	AHJ Pre-Application Determination	RegulatoryReview · Governing · Conditional · High	5 NEW · 1 SUPERSEDES (FGI 2022 planning basis). Closes GR-0021, GR-0043, GR-0044, GR-0035, GR-0103. Resolves CF-005. Adds GR-0102 (90% CD submission), GR-0104, GR-0105, GR-0106.
10	Geotechnical Report	SiteConditions · Informational · Prescriptive · High	2 NEW. Site Class C confirmed. Closes GR-0020. Unblocks VE-01 at \$240K confirmed.
11	Owner Written Design Directives	OwnerCriteria · Owner-Directive · Prescriptive · High	3 NEW · 3 SUPERSEDES (MRI vendor basis, generator capacity, PT equipment). Closes GR-0018, GR-0002, GR-0033, GR-0039, GR-0029, GR-0036 (partial), GR-0098, GR-0099, GR-0100. Resolves CF-001, CF-002, CF-004.
12	SD Outline Specifications	DesignDoc · Owner-Directive · Prescriptive · Standard	3 NEW · 1 SUPPLEMENT. Adds GR-0117 (Level 3 acoustic floating floor) which bears on CF-006.
13	BIM Coordination Issues Log	CoordinationLog · Informational · Conditional · High	4 NEW · 2 CONFLICT . GR-0115, GR-0116, GR-0118 open CF-007 and CF-008.
14	CMAR Constructability Review	CoordinationLog · Informational · Conditional · High	4 NEW. GR-0119 through GR-0122. Introduces two decisions — generator pad, elevator engagement — both due inside the gate window.
15	50% SD Cost Estimate	OwnerBudgetAuth · Owner-Directive · Interpretive · High	2 NEW. GR-0123 TPC reconciliation, GR-0124 TI utilization. Closes the variance below the VE trigger.

Documents referenced but not yet processed

Eight documents are referenced in the current register and expected before Cycle 2. **This list is the source for Section 10 and the two agree exactly.** ICRA · CF-007 structural directive · CF-008 MEP directive · AHU scope-allocation memo · acoustic overlay scope-allocation memo · elevator engagement authorization · generator pad confirmation drawing · 60% DD Basis of Design.

Section 10 — Next Cycle Dependencies

This section closes the report with what must happen next.

Anticipated submittals before Cycle 2

Anticipated submittal	Expected	Pipeline action on receipt
ICRA (Northstar Infection Preventionist)	September 5, 2025	Process as Source Document; closes GR-0019 and unblocks GR-0051 sink placement.
CF-007 PT column structural directive (SER)	September 12, 2025	Process as Owner Directive; closes CF-007 and updates GR-0116.
CF-008 MRI Zone IV duct and EES redesign (MEP-EOR)	September 26, 2025	Process as Source Document — a 60% DD design directive; closes CF-008 and updates GR-0115, GR-0118.
AHU scope-allocation memo (CF-003 closure)	Before October 17, 2025	Process as Owner Directive; closes CF-003.
Acoustic overlay scope-allocation memo (CF-006 closure)	Before October 17, 2025	Process as Owner Directive; closes CF-006.
Elevator contractor engagement authorization	Within 7 days of this report	Process as Owner Directive immediately; closes GR-0122.
Generator pad confirmation drawing	Within 14 days	Process as design submittal; closes GR-0121 and unblocks GR-0120 gas permit.
60% DD Basis of Design (AOR)	October 17, 2025	Process as Source Document. Triggers RIR Cycle 2.

Input dependencies — owner, A/E, CMAR, and AHJ actions

Eight inputs block open decisions or active conflicts. Listed in escalation priority.

Input required	Deadline	Records it closes	Escalation path
Elevator contractor engagement authorization	September 1, 2025 — no float	GR-0122 + unblocks construction-phase energize milestone	Tier 1 — Owner's PM issue written direction within 7 days. Cornerstone responds with vendor and contract structure within 14 days.
Generator pad confirmation	August 15, 2025	GR-0121 + unblocks GR-0120 gas permit chain	Tier 2 — Heritage and Cornerstone coordinate confirmation drawing.
CF-008 MRI Zone IV redesign directive	September 26, 2025	CF-008 closes; GR-0115, GR-0118 → GOVERNING	Tier 1 — MEP Engineer of Record issue design directive.
CF-007 PT column structural directive	September 12, 2025	CF-007 closes; GR-0116 → GOVERNING	Tier 1 — Structural Engineer of Record evaluate alternatives, issue directive.
ICRA delivery	September 5, 2025	GR-0019, GR-0051 + unblocks HVAC zones	Northstar Infection Preventionist; Owner's Rep escalation if late.
Medical gas additional locations (OAI-004)	Prior to 60% DD	GR-0038	Northstar Clinical Director directive.
AHU scope-allocation memo (CF-003)	Before 60% DD	CF-003 closes; GR-0036 chain unblocks AHU procurement	Heritage and Northstar joint memo.
Acoustic overlay scope-allocation (CF-006)	Before 60% DD	CF-006 closes; GR-0050 cost allocation locks	Heritage and Northstar joint memo following 30% DD acoustic analysis.

Recommended processing sequence

Process the elevator authorization and the generator pad confirmation as soon as received, because both deadlines fall inside the gate window and the elevator lead time has no float behind it. Process the CF-007 and CF-008 design directives in mid-September, because they unblock the 60% DD coordination set and both cross from single-discipline to multi-discipline rework if they miss it. Process the ICRA in early September to unblock HVAC zones and sink placement. Process the CF-003 and CF-006 scope-allocation memos before October 17, so both carryover conflicts close before the gate rather than at it. Then process the 60% DD Basis of Design on October 17 to formally trigger Cycle 2.

Next gate

60% Design Development review, October 17, 2025. Three Tier 1 items must close. Two carryover conflicts, CF-003 and CF-006, must close. Six baseline-era open decisions must close — most executable on procurement or design action rather than further owner decision. **The elevator engagement requires written direction within seven days of this report.** The next RIR is Cycle 2, produced upon receipt of the 60% DD Basis of Design.

Section 11 — Cycle Comparison

This section justifies the recurring engagement. Each cycle the owner sees what closed, what opened, what deadlines moved, how verification closure changed per stage, and how the confidence indicator on the next gate shifted. It appears for the first time in this report; the Baseline had nothing to compare against.

Component 1 — Cycle header

This is Cycle 1. It compares the project's state at baseline, January 28, 2025, to its state at 50 percent Schematic Design, July 18, 2025 — 24.4 weeks elapsed. Ten new source documents were processed: the local building code adoption, the A/E Request for Proposals, the A/E kickoff meeting minutes, the AHJ's determination on regulatory edition and occupancy, the geotechnical report, the owner's written design directives package, the SD outline specifications, the BIM coordination issues log, the CMAR constructability review, and the 50 percent SD cost estimate. The full lineage with dates and identifiers is in Section 9.

The methodology version changed between reports. The Baseline ran under the version in force at project initiation; this report runs under Doc 5 v2.2.2, Doc 4 v1.6.4, and Doc 6 v1.5.3. The visible changes for the reader: a ninth dashboard view reporting verification closure by stage against a stated denominator; an eleven-section structure with cost and schedule exposure at Section 7 and this comparison at Section 11; verification recorded as a chain of events across five stages rather than a single status per requirement; and two source document types — RegulatoryReview and SiteConditions — that did not exist at baseline. Methodology improvements are surfaced to clients explicitly so changes between cycles are visible, never hidden.

Component 2 — Closed since last cycle

Fifteen open owner decisions closed and four conflicts resolved. Each closure cites the document that closed it and the Decision Closure Memo issued at the time. Six memos went out during this cycle.

Item	Resolution	Closure document	Owner / DCM
GR-0018	MRI vendor confirmed — Siemens MAGNETOM Altea 1.5T as design basis	D11 Owner Written Design Directives HHC-ODD-001, June 13, 2025	Biomedical Engineering Lead / DCM-HHC-001
GR-0002	MRI imaging service vendor locked — closes in chain with GR-0018	D11	Biomedical Engineering Lead / DCM-HHC-001
GR-0033	MRI room dimensions lock at 200 NSF per Siemens basis — in chain	D11	Biomedical Engineering Lead / DCM-HHC-001
GR-0039	MRI structural point load locks at 7,700 lb per Siemens basis — in chain	D11	Biomedical Engineering Lead / DCM-HHC-001
GR-0021	AHJ pre-application response received — FGI 2018 plus NM amendments confirmed	D9 NM CID / NM DOH AHJ Pre-Application Determination NM-CID-HFS-2025-0603-HHC, June 3, 2025	AOR Project Architect / DCM-HHC-002
GR-0043	FGI edition confirmed 2018 — in chain with GR-0021	D9	AOR Project Architect / DCM-HHC-002
GR-0044	AHC occupancy classification confirmed by NM DOH — in chain	D9	AOR Project Architect / DCM-HHC-002
GR-0035	8-foot AHC corridor widths lock per NM amendment — in chain	D9	AOR Project Architect / DCM-HHC-002
GR-0029	Generator scope allocated to Northstar TI — \$220K upsize	D11	Owner's PM and Tenant Facilities Lead / DCM-HHC-003
GR-0036	AHU scope direction issued by Owner — interim, partial	D11	Owner's PM and Tenant Facilities Lead / DCM-HHC-003
GR-0020	Geotechnical report received — Site Class C confirmed; VE-01 unlocked	D10 Geotechnical Consultant Report SGA-2025-0158, June 6, 2025	Owner's PM / DCM-HHC-004
GR-0098	PT LASER vendor confirmed — Summus Class IV	D11	Northstar Clinical / DCM-HHC-005
GR-0099	Traction table mounting confirmed — floor-mounted, no overhead track	D11	Northstar Clinical / DCM-HHC-005
GR-0100	Residential unit count confirmed at 145 — no upward revision	D11	Owner's PM / DCM-HHC-006
GR-0103	ICRA on-file requirement confirmed at 90% CD per AHJ	D9	Northstar / DCM-HHC-002, partial
CF-001	Generator capacity conflict resolved — 350 kW combined, allocated to Northstar	D11	Resolves with GR-0029 / DCM-HHC-003
CF-002	MRI room area conflict resolved at 200 NSF Siemens basis	D11	Resolves with GR-0018 / DCM-HHC-001
CF-004	MRI structural point load conflict resolved at 7,700 lb Siemens basis	D11	Resolves with GR-0018 / DCM-HHC-001
CF-005	FGI edition authority conflict resolved — NM DOH on FGI 2018 plus NM amendments	D9	Resolves with GR-0021 / DCM-HHC-002

Component 3 — Opened since last cycle

Fifty-four new register records. Two new conflicts. Seven new decisions, five of which closed within the cycle and two of which remain open with deadlines inside the gate window. Sorted by tier — Tier 1 first, then Tier 2, then Tier 3 grouped by source.

Item	Description	Source	Tier / rule
GR-0115, GR-0118	MRI Zone IV duct penetration; EES conduit separation — CF-008	D13 BIM Issues Log	Tier 1 — active conflict, Critical
GR-0116	PT gym column at Grid E-5 — CF-007	D13 BIM Issues Log	Tier 1 — active conflict, Critical
GR-0122	Elevator contractor engagement	D14 CMAR Review	Tier 1 — irreversible critical path, no float
GR-0121	Generator pad location	D14 CMAR Review	Tier 2 — CMAR-introduced; due inside window
GR-0102	NM DOH 90% CD plan review submission	D9 AHJ Determination	Tier 2 — Critical regulatory milestone
GR-0119	MRI delivery temporary opening in CD	D14 CMAR Review	Tier 3 — Critical, fully scoped
GR-0123	TPC reconciliation tracking at 50% SD	D15 Cost Estimate	Tier 3 — Critical, tracked
GR-0124	TI Allowance utilization tracking	D15 Cost Estimate	Tier 3 — Critical, tracked
GR-0109	MRI suite design basis — Siemens MAGNETOM Altea 1.5T	D11 Owner Directives	Tier 3 — Critical, GOVERNING from day one
GR-0105	120 NSF exam room minimum — NM amendment NM-004	D9 AHJ Determination	Tier 3 — Critical, regulatory
GR-0106	AHC occupancy NFPA 101 Chapter 20 egress	D9 AHJ Determination	Tier 3 — Critical, regulatory
GR-0081	Standard exam room 120 NSF — NMCBC amendment	D6 NMCBC	Tier 3 — Critical, regulatory
GR-0071-0080	Ten records — NM Commercial Building Code framework	D6 NMCBC	Tier 3 — group, High to Low
GR-0082-0093	Twelve records — A/E procurement and deliverables structure	D7 A/E RFP	Tier 3 — group, High to Low
GR-0094-0097	Four records — kickoff meeting program changes	D8 Kickoff Minutes	Tier 3 — group
GR-0107-0108	Two records — geotechnical foundation and seismic basis	D10 Geotechnical Report	Tier 3
GR-0110-0114	Five records — owner directives implementation detail	D11 Owner Directives	Tier 3
GR-0117	Level 3 residential acoustic floating floor design	D12 SD Outline Specs	Tier 3 — bears on CF-006

Component 4 — Status migration

Q1. Net change in open decisions. Opening at baseline: 16. Closed this cycle: 15. Opened this cycle: 7. Ending: 8 — none overdue at the report date; two with deadlines inside the gate window.

The three figures reconcile as follows, because the closures and the openings are not the same population:

	Count
Open at baseline	16
Of those, closed this cycle	–10
Baseline decisions still open	6
Opened this cycle and closed within it	5 (GR-0036, GR-0098, GR-0099, GR-0100, GR-0103)
Opened this cycle and still open	+2 (GR-0121, GR-0122)
Open at cycle close	8

Total closures this cycle: 15 — ten from the baseline set, five that entered and resolved inside the same window. **Total openings: 7.** Five of the seven never appeared as open items in a report, because they arrived and closed between cycles; they are recorded because the register tracks the decision, not only its current state.

The trend is favorable: the design team and owner cleared all four baseline upstream gate-blockers and their chains. The two new items still open are CMAR-introduced and were not foreseeable from the source documents available at baseline. **Net –8 open, a 50 percent reduction.**

Q2. Net change in open conflicts. Opening: 6. Closed: 4. Opened: 2. Ending: 4. Three of the four resolutions occurred in chain with the MRI vendor selection and the AHJ response — exactly the cascade the Baseline report’s Section 10 predicted. The two new conflicts came from BIM coordination at 50% SD, which is the phase where this class of conflict is expected to surface. **Net –2, a**

33 percent reduction.

Q3. Deadlines that moved.

Item	Original deadline	New deadline	Reason
GR-0019 ICRA	June 27, 2025	September 5, 2025	Northstar Infection Preventionist requested extension to align with finalized HVAC zone design
GR-0023 RF shielding	October 31, 2025	October 31, 2025	No change; upstream blocker closed June 13, earlier than required, accelerating spec finalization
GR-0022 Generator procurement	October 31, 2025	October 31, 2025	No change; allocation resolved by D11, procurement now executable

Q4. How the confidence indicator changed. Baseline: AMBER — sixteen open decisions, two of them unstarted with no float before the gate. Cycle 1: AMBER — cleared fifteen of sixteen baseline items, but two new gate-blocking conflicts surfaced from BIM coordination and two new procurement decisions entered from the CMAR review with no float behind the elevator. **The indicator did not improve from baseline despite strong closure performance.** The new conflicts and the elevator decision are the reason. The team has demonstrated capacity to clear gate-blockers, but the eight-week window to the next gate is tighter than the prior cycle’s twenty-four.

Q5. Verification closure per stage, with the denominator stated.

Stage	Baseline	Cycle 1	Eligible: baseline → now	Closure: baseline → now
Design QA	1 verified of 70	13 verified of 124	70 → 124	1.4% → 10.5%
Regulatory	0 of 0	0 of 0	Not yet eligible	—
Construction QA	0 of 0	0 of 0	Not yet eligible	—

Closure rose from 1.4 to 10.5 percent while the eligible set grew from 70 to 124. Both the numerator and the denominator moved — the register did not simply improve, it got larger and more of it closed. Twelve Critical requirements newly verified. **All thirteen closures came from external inputs, not from design QA activity** — the finding stated in View 9.

What this cycle’s pace says about the next gate. Resolution rate was strong: fifteen of sixteen baseline items closed in twenty-four weeks, roughly one closure every eleven days. That rate clears the current eight open items well inside the thirteen weeks remaining. The 60 percent DD gate on October 17, 2025 is achievable if the two BIM-driven conflicts route to resolution paths within two weeks, the elevator engagement is authorized within seven days, and the two carryover conflicts close before mid-October.

Component 5 — Risk migration

Eight HIGH this cycle against six at baseline. The increase is entirely attributable to items that did not exist at baseline — CF-007, CF-008, GR-0121, GR-0122. **No baseline risk escalated.** Four baseline HIGH risks moved: generator capacity closed with D11; MRI vendor closed with D11; AHJ response closed with D9; clinical AHU boundary received interim direction. Two baseline MEDIUM risks — geotechnical report and medical gas — one closed, one carried.

Appendix A — Workbook Integrity Findings

Why this appendix exists. Gallant runs an internal workbook-integrity check on every report before it leaves the office. The findings below illustrate Gallant’s commitment to surfacing its own workbook issues with the same rigor applied to the project record. **This is a feature of the methodology, not a defect** — clients receive this kind of transparency in every report.

Gate 2 result

Twelve of twelve PASS. CLEAR FOR RIR GENERATION.

Test	Result
T6 — lineage and event continuity	PASS. Fifteen entries sequential, all fields populated, no transposition.
T8 — Critical concentration ceiling	PASS at 25.0%, under 30%.
T10 — decision closure audit trail	PASS. All fifteen closures carry their DCM identifier on the DecisionResolutionMemo field.
T11 — verification event integrity	PASS. All 276 events resolve to a live RequirementID and carry a stage.
T12 — Summary sheet currency	PASS. Register version v2.0 matches the last Source_Documents entry.

Findings disclosed this cycle

WBI-001 · Register migrated to the current schema

Severity: High · Workbook Integrity. This register was built under an earlier methodology version. Migration to the current schema corrected 8 records carrying an open decision as a RequirementStatus, 106 abbreviated RequirementType values, 32 criticality labels, 31 source document types, and 21 risk driver tags. **No requirement statement, conflict, decision, or deadline changed.** The corrections were to controlled vocabulary, not content. **Closed at regeneration.**

WBI-002 · Two source documents reclassified

Severity: Medium · Register Methodology. The AHJ Pre-Application Determination and the NM state amendments were previously typed against values that no longer exist in the schema. Both now classify as RegulatoryReview and Code respectively. The Geotechnical Report is now SiteConditions. **Closed at regeneration.**

WBI-003 · Risk driver tags were off-vocabulary and no automated test reads that field

Severity: High · Register Methodology. Twenty-one tags used values outside the controlled eleven-value set. **Gate 2 passed at twelve of twelve with the field still wrong, because no test reads it.** Corrected by hand afterward. Disclosed because it is the same class of finding the methodology exists to catch — a field nobody checks stays wrong until someone checks it by hand — and because an automated test for the field remains on the methodology’s own open action list. **Closed for this register; the test remains open.**

WBI-004 · Decision closure retention — resolved

Severity: Low · Template. The prior methodology version left undefined whether a closed decision’s row remains on the Decision_Register sheet. The current version states it: the flag stays, the row stays, and DecisionStatus carries whether it is open. This register carries all twenty-three tracked decisions, fifteen of them Resolved with their DCM reference. **Closed.**

End of Report · Requirements Intelligence Report™ — Cycle 1 · Register v2.0 · Run ID HHC-REG-010

GALLANT PROJECT SOLUTIONS LLC · Gregory A. Tuite, PE, PMP — Principal Service-Disabled Veteran-Owned Small Business · Veteran-Owned Small Business

© 2026 Gallant Project Solutions LLC. PROPRIETARY AND CONFIDENTIAL.