

GALLANT PROJECT SOLUTIONS LLC

Service-Disabled Veteran-Owned Small Business · Veteran-Owned Small Business · SBA Registered

Gallant Requirements Workbook
REGISTER v2.0 · CYCLE 1 — 50% SCHEMATIC DESIGN · EXCERPT

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

Field	Value
Project	Heritage Health Campus — Northstar Ambulatory Care Clinic
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	2025-07-18 00:00:00
Project Phase	Schematic Design
Delivery Method	Hybrid — Base Building CMAR; Tenant Improvement A/E-led
Methodology Applied	Doc 5 v2.2.2 · Doc 4 v1.6.4
Total active requirements	124 (113 GOVERNING · 8 PENDING · 3 CONFLICT-PENDING)
Verification events	276 across five stages · 13 verified at Design QA
Active conflicts	4 open of 8 logged
Open owner decisions	8 open of 23 tracked
Quality check	12 of 12 Gate 2 integrity tests PASS — CLEAR FOR RIR GENERATION

This document is an excerpt, not the deliverable.

A client receives the complete working workbook as a spreadsheet — sixteen sheets, all 124 requirement records across a forty-eight-field schema, all 276 verification events, and the twelve Gate 2 integrity tests as live formulas that recompute whenever the register changes. This PDF reproduces a representative slice so the structure can be evaluated without opening the file. Every table below states how many rows are shown against how many exist.

Heritage Health Campus and Northstar Ambulatory Care Clinic are illustrative. The field schema, classification rules, conflict routing, decision closure trail, and the twelve integrity tests are exactly what Gallant delivers on a paid engagement. Provided for evaluation, not as a project record. Project dates are as originally recorded.

Read Me

The first sheet in the workbook. What it is, how to read it, and a live snapshot computed from the register.

Item	Content
WHAT THIS WORKBOOK IS	—
Purpose	The client-owned record of every requirement governing this project: where each came from, what it obligates, who verifies it, what conflicts with it, and what decisions remain open. It is the authoritative dataset behind the Requirements Intelligence Report™.
Ownership	This workbook belongs to the client. Standard Excel, no proprietary format, no platform subscription, no lock-in.
Method	Requirements are extracted from source documents, normalized, classified, and compared against the baseline. Each new document is compared and every difference is classified: new, matching, supplementing, superseding, or in conflict.
What Gallant does not do	Gallant identifies and routes conflicts. It does not resolve them. Every conflict carries a named decision owner.
HOW TO READ IT	—
Start here	Summary for project state, then Top_Priority_Items for what needs attention, then Decision_Register for what the owner must act on.
Definitions	Field_Definitions defines every column in Requirements_Register plus the Verification_Matrix fields, including controlled vocabularies. Consult it before entering data.
Full statements	Requirements_Register carries the full normalized requirement statement. All other sheets use ten-word summaries for scannability.
Validation	Gate2_Validation computes twelve integrity tests against this workbook. Every result is a live formula. A workbook is not released for report generation until all twelve read PASS.
USING THE TEMPLATE	—
Data rows	Enter data from row 3 down on every sheet. Row 1 is the banner, row 2 is the header. Formulas cover rows 3–500 on the register and 3–200 on Source_Documents.
Example rows	Each sheet carries an italic example row showing expected format. Verification_Matrix carries two, showing that one requirement produces one row per verification event. Delete example rows before populating.
Computed cells	Every count on Read Me, Summary, and Gate2_Validation is a formula. Never overwrite a computed cell with a typed number — a typed count is true the day it is written and wrong thereafter.
Scope variants	Environmental, NEPA, and restoration engagements use the Doc 7 taxonomy extension and add a Taxonomy Extension sheet. Requirements_Register field names change per Doc 7; every other sheet is unchanged.
LIVE SNAPSHOT	—
Total requirements	124
GOVERNING	113
Open owner decisions	8
Active conflicts	4
Risks rated HIGH	8
Gate 2 disposition	12 of 12

Summary — complete

Register state, document set, and gate disposition. **Every value below the divider is computed.** The Report Date is the date of issue, not the date of generation.

Metric	Value	Notes
Project	Heritage Health Campus — Northstar Ambulatory Care Clinic	Enter at engagement setup
Client	Heritage Development Partners / Northstar Health System	—
Register Version	v2.0	Must match the RegisterVersionAfter of the latest Source_Documents entry
Run ID	HHC-REG-010	—
Run Type	Cycle 1 — 50% Schematic Design	Baseline Run has no prior cycle to compare
Report Date	2025-07-18	Date of issue, not date of generation
Project Phase	Schematic Design	—
Delivery Method	Hybrid — Base Building CMAR; Tenant Improvement A/E-led	Hybrid structures name both components
Methodology Applied	Doc 5 v2.2.2 · Doc 4 v1.6.4	Stated on every RIR cover page
COMPUTED — do not overwrite	—	—
Total Active Requirements	124	GOVERNING + CANDIDATE + all other active states
GOVERNING	113	—
CANDIDATE	0	Extracted, pending validation
PENDING	8	—
CONFLICT-PENDING	3	—
GAP	0	—
Open Decisions	8	Target: 0 before authorization to enter the next phase
Decisions Overdue	0	Escalated to Top_Priority_Items regardless of criticality
Decisions Resolved	15	—
Active Conflicts	4	—
Conflicts Resolved	4	—
Critical-impact records	31	—
Critical concentration	25.0%	Ceiling is 30%. Above it, no further Critical records without written owner acknowledgment.
Risks assessed	10	—
Risks rated HIGH	8	—
Intelligence flags raised	4	—
Documents Processed	15	Cumulative from Source_Documents
Requirements Added — cumulative	124	Sum of RequirementsAdded across all Source_Documents entries. Per-cycle counts are reported in RIR Section 11.
Scope-adding events this cycle	0	Zero on a Baseline Run — reporting begins at Cycle 1

Sheet Inventory

Sixteen sheets. Every count a client reads is computed from a formula, never typed.

Sheet	Columns	Populated rows	In this excerpt
Read Me	4	23	Included
Field_Definitions	7	55	Included
Summary	3	30	Included
Source_Documents	13	15	Included
Requirements_Register	48	124	Included
Decision_Register	10	23	Included
Conflict_Register	9	8	Included
Risk_Register	18	11	Included
Requirement_Event_Register	15	124	Included
Event_Register_Summary	4	25	Included
Traceability_Matrix	11	124	Included
Verification_Matrix	12	276	Included
Change_Impact_Matrix	7	124	Included
Intelligence_Flags	5	4	Included
Top_Priority_Items	9	12	Included
Gate2_Validation	6	16	Included

Field Definitions — 18 of 55 shown

The register carries forty-eight fields. Eighteen are shown; the workbook defines all of them, with controlled vocabularies where the field is constrained.

Col #	Field Name	Description	Controlled Vocabulary / Values
A	RequirementID	Stable unique identifier. Format: GR-XXXX. Never reused or reassigned.	GR-0001, GR-0002...
B	RequirementUID	Universal unique identifier for cross-system traceability.	MHC-FR-001
C	ParentRequirementID	Links child requirements to parent for hierarchical traceability. — if no parent.	GR-XXXX or —
D	HierarchyLevel1	Top-level document or division grouping (e.g., Functional Requirements).	Free text
E	HierarchyLevel2	Section-level grouping (e.g., Clinical Services).	Free text
F	HierarchyLevel3	Subsection or clause reference (e.g., Primary Care).	Free text
G	RequirementType	Nine values per Doc 4 Section 1.4. Labels are used in full — an abbreviated entry is not a valid value. Exactly one per record.	Functional / Performance / Regulatory & Compliance / Security & Life-Safety / Schedule & Milestone / Budget & Cost / Physical & Interface / Sustainability & Environmental / Operational & Maintenance
H	RequirementCategory	Discipline-specific category.	Clinical — Primary Care / Mechanical — HVAC / Structural — MRI / etc.
I	RequirementStatement	Normalized atomic requirement in "The [system] shall [condition]" form. Full statement — not abbreviated.	Free text — normalized
J	RequirementSubject	Primary system, component, or process governed by the requirement. Fingerprint field.	Free text
K	RequirementIntent	Purpose: safety / operational control / environmental protection / performance constraint / compliance. Fingerprint field.	Free text
L	GoverningParameter	The specific measurable or enforceable parameter being controlled. Fingerprint field.	Free text
M	NumericConstraint	Numeric threshold, dimension, tolerance, or limit. Preserved exactly as written. Fingerprint field.	Free text — exact source value
N	Condition	Circumstances or triggers under which the requirement applies. Fingerprint field.	Free text
O	ExceptionOrQualifier	Explicit exclusions or carve-outs stated in the source.	Free text or None
P	SourceType	SourceDocumentType per Doc 6 Classification Schema controlled vocabulary. CoordinationLog covers BIM issue logs, clash reports, and coordination meeting records: Gallant extracts the resolution obligation such a document records and tracks it to closure. Gallant does not track clash status and does not perform clash detection. ApplicabilityDetermination covers the code analysis and any document establishing which codes, editions, and standards govern; it scopes extraction and is not itself a requirements source. RegulatoryReview covers AHJ plan review comments, permit conditions, and alternate means determinations. DesignQARecord covers the internal QC review record and peer review comment log — the evidence artifact for the Design QA verification stage, distinct from the DesignDoc it examines.	Code / Standard / OwnerCriteria / OwnerBudgetAuth / BasisOfDesign / ProgramDoc / OFEDoc / ProcurementDoc / DesignDoc / VendorDesign / ConceptNarrative / ScopeRespMatrix / Submittal / RFI / ChangeOrder / OMDoc / CoordinationLog / ApplicabilityDetermination / RegulatoryReview / DesignQARecord
Q	SourceDocument	Source document name and version.	Free text
R	SourceSection	Section, clause, or paragraph reference within the source document.	Free text

Source Documents Log — complete

Append-only. The project's chain of custody — defensible to an owner, a lender, a contracting officer, or an auditor.

EntryN umber	DocumentName	DocumentType	VersionRevisio n	DocumentIssueD ate	ProcessingDate	ProcessingMode	RegisterVersionAfter
1	Northstar TJC Regulatory Requirements Summary v1.0	Regulatory Requirements Summary	v1.0	2025-01-15	2025-01-28	Single-pass	v2.0
2	Heritage Health Campus Owner Program Criteria Rev. 2	Owner Program Requirements	Rev. 2	2024-12-10	2025-01-28	Single-pass	v2.0
3	Heritage Health Campus Programming Document v1.0	Owner Budget Authorization	v1.0	2024-12-01	2025-01-28	Single-pass	v2.0
4	Heritage Health Campus Milestone Schedule v1.0	Program Schedule Document	v1.0	2024-12-01	2025-01-28	Single-pass	v2.0
5	Northstar Clinic Equipment Schedule v1.0	OFE Document	v1.0	2025-01-22	2025-01-28	Single-pass	v2.0
6	Albuquerque/NM Commercial Building Code (14.7.2 NMAC — 2021 NMCBC)	AHJ-Adopted Code	Effective July 19, 2023	2023-07-19	2025-01-28	Single-pass	v2.0
7	Heritage Health Campus A/E Request for Proposals v1.0 — HHC-2025-AE-001	Request for Proposals	v1.0	2025-04-15	2025-05-01	Single-pass	v2.0
8	Heritage Health Campus A/E Design Services Kickoff Meeting Minutes — May 12, 2025	Meeting Minutes	Official Record	2025-05-14	2025-05-14	Single-pass	v2.0
9	NM CID/NM DOH AHJ Pre-Application Determination — NM-CID-HFS-2025-0603-HHC · June 3, 2025	AHJ Determination Letter	Official	2025-06-03	2025-06-03	Single-pass	v2.0
10	Geotechnical Consultant Geotechnical Report SGA-2025-0158 — June 6, 2025	Geotechnical Report	Final	2025-06-06	2025-06-06	Single-pass	v2.0
11	Heritage Health Campus Owner Written Design Directives HHC-ODD-001 — June 13, 2025	Owner Written Design Directives	HHC-ODD-001	2025-06-13	2025-06-13	Single-pass	v2.0
12	Architect of Record (AOR) SD Outline Specifications HHC-SPEC-SD-001 — July 11, 2025	SD Outline Specifications	HHC-SPEC-SD-001	2025-07-11	2025-07-11	Single-pass	v2.0
13	Architect of Record (AOR) 50% SD BIM Coordination Issues Log Rev 0.5 — July 11, 2025	50% SD BIM Coordination Issues Log	Rev 0.5	2025-07-11	2025-07-11	Single-pass	v2.0
14	Cornerstone Construction CMAR Constructability Review SC-HHC-CR-SD-001 — July 18, 2025	CMAR Constructability Review	SC-HHC-CR-SD-001	2025-07-18	2025-07-18	Single-pass	v2.0
15	Cost Consultant 50% SD Cost Estimate — July 18, 2025	50% SD Cost Estimate	July 18, 2025	2025-07-18	2025-07-18	Single-pass	v2.0

Requirements Register — 14 of 124 shown

Fourteen records shown across the fields most often read. The workbook carries all 124 across forty-eight fields.

RequirementID	RequirementStatement	RequirementType	SourceType	SourceDocument	RequirementStatus	CriticalityCategory	RiskDrivers
GR-0001	The clinic shall provide primary care services supporting a minimum of 60 scheduled patient encounters per operating day across 16 exam rooms.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	High	DECISION_REQUIRE
GR-0002	The clinic shall provide medical imaging services including one Class 1 diagnostic radiography room and one Class 2 MRI room, 1.5T closed-bore, model TBD per OAI-001.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	Critical	DECISION_REQUIRE LONG_LEAD MULTI_DISCIPLINE_COORDINATION
GR-0003	The clinic shall provide physical therapy services in a dedicated suite containing minimum 4 open gym treatment stations, 2 private treatment rooms, and one hydrotherapy area with whirlpool.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	High	DECISION_REQUIRE
GR-0004	The clinic shall achieve Joint Commission Ambulatory Health Care (TJC AHC) accreditation on Day 1 of operations.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	Critical	REGULATORY_APPROVAL LIFE_SAFETY
GR-0005	Primary care patient reception shall have direct, unobstructed visual sightlines to the patient waiting area. No intervening walls, blind corners, or visual barriers are permitted.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	Medium	LIFE_SAFETY
GR-0006	Patient waiting shall be provided in two separate designated zones: primary care waiting (minimum 20 seats) and imaging waiting (minimum 10 seats). Zones shall not be combined.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	Medium	LIFE_SAFETY
GR-0007	The clinic shall include two dedicated telemedicine rooms with integrated AV equipment, high-bandwidth data, and acoustic treatment achieving minimum absorption coefficient 0.20 (250–2000 Hz).	Functional	Standard	Northstar TJC Regulatory Requirements Summary v1.0	GOVERNING	Medium	MULTI_DISCIPLINE_COORDINATION
GR-0008	All clinical spaces shall prevent inadvertent disclosure of PHI through acoustic means. Conversations in exam rooms shall not be clearly intelligible in adjacent exam rooms, corridors, or waiting areas.	Functional	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	High	REGULATORY_APPROVAL LIFE_SAFETY
GR-0009	Task lighting in all exam rooms, procedure rooms, and treatment rooms shall provide a minimum of 50 footcandles at work surface height. Exam rooms shall include tunable white LED (3000K–5000K).	Performance	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	Medium	MULTI_DISCIPLINE_COORDINATION
GR-0010	Clinical exam rooms shall achieve minimum 6 total air changes per hour (ACH) with minimum 2 outdoor air ACH. No recirculation to adjacent clinical zones.	Performance	Standard	Northstar TJC Regulatory Requirements Summary v1.0	GOVERNING	High	REGULATORY_APPROVAL LIFE_SAFETY
GR-0011	Isolation room shall achieve minimum 12 total ACH with minimum 2 OA ACH, maintained negative pressure relative to adjacent corridor. Pressure differential monitored continuously with audible alarm.	Performance	Standard	Northstar TJC Regulatory Requirements Summary v1.0	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL
GR-0012	MRI magnet room temperature shall be maintained 65–72°F year-round with RH 30–60% year-round. MRI equipment room shall be maintained 65–75°F year-round with 24/7 dedicated cooling.	Performance	OFEDoc	Northstar Clinic Equipment Schedule v1.0	GOVERNING	High	LIFE_SAFETY LONG_LEAD MULTI_DISCIPLINE_COORDINATION
GR-0013	Domestic hot water shall be maintained at minimum 110°F at the point of use at all clinical handwashing stations. Thermostatic mixing valves (ASSE 1070) shall be provided at all clinical fixtures.	Performance	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	High	REGULATORY_APPROVAL LIFE_SAFETY
GR-0014	UPS backup power for PACS workstations and IT/server room shall provide minimum 30-minute runtime at full design load.	Performance	OwnerCriteria	Heritage Health Campus Owner Program Criteria Rev. 2	GOVERNING	Medium	HIGH_COST_INFRASTRUCTURE

One Requirement, All Forty-Eight Fields — GR-0029

This is what a single row of the register carries. GR-0029 is the generator scope allocation — a requirement that was in conflict at baseline, carried an owner decision, resolved by written directive, and closed with a Decision Closure Memo. **Every one of these fields is populated for every one of the 124 requirements.**

# Field	Value
1 RequirementID	GR-0029
2 RequirementUID	HHC-BCR-003
3 ParentRequirementID	GR-0027
4 HierarchyLevel1	Budget & Cost Requirements
5 HierarchyLevel2	Generator
6 HierarchyLevel3	Scope Allocation
7 RequirementType	Budget & Cost
8 RequirementCategory	Cost Control — Generator
9 RequirementStatement	Generator scope allocation (200kW base building vs. 350kW combined EES minimum) shall be assigned in writing between Heritage and Northstar Owner's Reps prior to 50% SD gate approval.
10 RequirementSubject	Generator — Scope Allocation
11 RequirementIntent	Cost control — scope boundary
12 GoverningParameter	Generator upsize cost allocation
13 NumericConstraint	Written allocation of 200kW→350kW upsize cost delta
14 Condition	Prior to 50% SD gate
15 ExceptionOrQualifier	Exhibit D silent on generator upsize
16 SourceType	OwnerBudgetAuth
17 SourceDocument	Heritage Health Campus Programming Document v1.0
18 SourceSection	Section C / NNN Lease Exhibit D
19 VerificationMethod	Inspection
20 VerificationAuthority	Gallant / Owner — written memo in project file before 50% SD gate
21 Applicability	Pre-50% SD
22 ResponsibleDiscipline	Cost Management / Electrical
23 ResponsibleStakeholder	Heritage PM + Northstar Facilities
24 ScopeResponsibility	TBD — scope allocation required

# Field	Value
25 DesignDriver	Generator procurement and EES design blocked pending resolution
26 RequirementStatus	GOVERNING
27 ChangeImpactLevel	Critical
28 ImpactDomains	Electrical / Cost / Schedule
29 ContractTraceability	NNN Lease Exhibit D (silent)
30 Confidence	Medium
31 Notes	CONFLICT-C003 active. OPC estimates 150kW clinical; Programming Doc base building generator 200kW life safety; combined = 350kW minimum per NFPA 99. Cost delta est. \$180K–\$260K. Neither document assigns it. CLOSED by D11 Directive 5: BCR-003 RESOLVED. 350kW generator confirmed. Northstar bears upsize cost (\$180K–\$260K) from T1 Allowance. CF-001 RESOLVED.
32 CriticalityScore	93
33 CriticalityCategory	Critical
34 RiskDrivers	DECISION_REQUIRED HIGH_COST_INFRASTRUCTURE SCOPE_GAP
35 KeywordFlags	cost responsibility not assigned
36 DecisionFlag	Y
37 DecisionType	EMBEDDED-CHOICE
38 TriggerLanguage	shall be assigned in writing — cost delta not assigned
39 DecisionOwner	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)
40 DecisionDeadline	July 11, 2025
41 DecisionStatus	Resolved
42 ConflictRefs	CF-001
43 DecisionResolutionMemo	DCM-HHC-003
44 LifecyclePhase	Construction
45 RequirementSourceAuthority	Owner (Heritage)
46 RequirementSourceReference	—
47 SourceDocumentID	D3
48 CoordinationDependencies	—

Verification Matrix — the staged chain — 16 of 276 shown

One row per requirement per verification event. A requirement is verified by design QA before a set is issued, again by the authority having jurisdiction, again by the contractor in construction, again at commissioning, again at owner acceptance. Each is a separate record with its own date, evidence, and named party — a later event never overwrites an earlier one. GR-0001 appears three times below; GR-0002 shows Verified at Design QA with its Construction QA event Not Yet Due.

VerificationEventID	Requirement ID	VerificationStage	VerificationMethod	VerificationAuthority	Evidence Required	VerificationStatus	VerificationDate
VE-00001	GR-0001	Design QA	Test	Northstar Clinical Operations — throughput simulation at 60% DD	Design QA checklist, initialed	Open	—
VE-00002	GR-0001	Construction QA	Inspection	Northstar Clinical Operations — throughput simulation at 60% DD	Inspection or submittal review record	Not Yet Due	—
VE-00003	GR-0001	Commissioning	Test	Northstar Clinical Operations — throughput simulation at 60% DD	Functional performance test record	Not Yet Due	—
VE-00004	GR-0002	Design QA	Inspection	Northstar Biomedical Engineering — equipment installation verified	Design QA checklist, initialed	Verified	2025-07-18
VE-00005	GR-0002	Construction QA	Inspection	Northstar Biomedical Engineering — equipment installation verified	Inspection or submittal review record	Not Yet Due	—
VE-00006	GR-0003	Design QA	Inspection	Northstar Clinical Operations — space program verification	Design QA checklist, initialed	Open	—
VE-00007	GR-0003	Construction QA	Inspection	Northstar Clinical Operations — space program verification	Inspection or submittal review record	Not Yet Due	—
VE-00008	GR-0004	Design QA	Demonstration	TJC AHC accreditation survey result	Design QA checklist, initialed	Open	—
VE-00009	GR-0004	Construction QA	Inspection	TJC AHC accreditation survey result	Inspection or submittal review record	Not Yet Due	—
VE-00010	GR-0004	Commissioning	Test	TJC AHC accreditation survey result	Functional performance test record	Not Yet Due	—
VE-00011	GR-0005	Design QA	Inspection	Architect of Record (AOR) — SD floor plan review and field verification	Design QA checklist, initialed	Open	—
VE-00012	GR-0005	Construction QA	Inspection	Architect of Record (AOR) — SD floor plan review and field verification	Inspection or submittal review record	Not Yet Due	—
VE-00013	GR-0006	Design QA	Inspection	Architect of Record (AOR) — seat count and zone separation at SD	Design QA checklist, initialed	Open	—
VE-00014	GR-0006	Construction QA	Inspection	Architect of Record (AOR) — seat count and zone separation at SD	Inspection or submittal review record	Not Yet Due	—
VE-00015	GR-0007	Design QA	Test	Acoustic subconsultant — field measurement at commissioning	Design QA checklist, initialed	Open	—
VE-00016	GR-0007	Construction QA	Inspection	Acoustic subconsultant — field measurement at commissioning	Inspection or submittal review record	Not Yet Due	—

Conflict Register — complete

Gallant identifies, types, and routes. Gallant does not resolve conflicts. Both source values and the recommended action for each conflict are stated in full in the Requirements Intelligence Report, Section 8.

ConflictID	Requirement A	Requirement B	ConflictType	What Is Happening (plain language)	ConflictStatus
CF-001	GR-0027	GR-0029	ParameterConflict	Generator capacity: OPC estimates 150kW minimum for clinical EES; Programming Doc base building generator 200kW for life safety. Combined NFPA 99 Category 1 requirement = 350kW minimum. Neither document acknowledges the combined load requirement or assigns the cost delta.	Resolved
CF-002	GR-0033	GR-0002	ParameterConflict	MRI equipment room area: OPC programs 200 NSF for equipment room. Equipment Schedule lists both Siemens MAGNETOM Altea (200 NSF equipment room) and GE SIGNA Creator (240 NSF equipment room) as under active evaluation. Two contradictory equipment room sizes in the same source document.	Resolved
CF-003	GR-0036	GR-0028	ScopeConflict	Clinical AHU scope boundary: OPC requires dedicated clinical AHUs separate from base building residential and retail HVAC systems. Programming Document references NNN Lease Exhibit D (Landlord Work / Tenant Work Matrix) which is silent on AHU procurement. Neither base building nor TI scope is explicitly assigned.	Open
CF-004	GR-0039	GR-0018	ParameterConflict	MRI structural design basis: Equipment Schedule lists both Siemens MAGNETOM Altea (magnet weight 7,700 lbs) and GE SIGNA Creator (magnet weight ~8,100 lbs) as under active evaluation. Structural engineer cannot design to two different point loads simultaneously. 400 lb difference is structurally significant in PT flat plate design.	Resolved
CF-005	GR-0043	GR-0044	AuthorityConflict	Governing FGI edition: TJC Regulatory Requirements Summary requires compliance with FGI 2022 Outpatient Guidelines. TJC standard requires compliance with the 'latest adopted edition' per AHJ. No document in the 5-source set confirms that NM DOH has adopted FGI 2022. Pre-application research indicates NM DOH may be on FGI 2018.	Resolved
CF-006	GR-0050	GR-0031	ScopeConflict	STC 60 assembly cost and scope: TJC document requires STC 60 / IIC 55 between Level 2 clinical and Level 3 residential. This performance cannot be achieved by the 8-inch post-tensioned flat plate structural system alone. Acoustic overlay or floating floor system on the residential side is required. Neither the OPC nor the Programming Document allocates the cost or assigns scope responsibility for this acoustic upgrade.	Open
CF-007	GR-0003	GR-0116	ScopeConflict	PT open gym column-free requirement vs. structural model: PIR requirement mandates 800 SF column-free PT open gym. BIM clash BIM-010 shows a 14-inch concrete column at Grid E-5 within the required column-free zone. Program requirement and structural model are irreconcilable without design revision.	Open
CF-008	GR-0115	GR-0118	ParameterConflict	MRI Zone IV duct penetration and EES conduit routing: Two separate NFPA/ACR compliance failures identified in BIM coordination run. (1) Supply air duct penetrates ACR Zone IV boundary without RF-shielded penetration at Grid C-4. (2) Three EES circuits routed in normal power conduit per NFPA 99 Section 6 violation at Grid B-2 to D-4.	Open

Decision Register — 12 of 23 shown

An open decision is not a status. The requirement keeps its own status and carries the decision separately, so it stays in the active set. Resolved decisions keep their row and their closure memo reference.

Requirement ID	DecisionType	What Must Happen to Close	DecisionOwner	DecisionDeadline	DecisionStatus	DecisionResolutionMemo
GR-0002	TBD-UNRESOLVED	OAI-001: MRI vendor under active evaluation — Siemens vs. GE. Structural point load, equipment room size, and RF shielding spec all vendor-dependent. CLOSED by D11: Siemens MAGNETOM Altea 1.5T confirmed per HHC-ODD-001 Directive 1. GE option eliminated. Design basis locked.	Northstar Biomedical Engineering — Biomedical Engineering Lead	June 13, 2025	Resolved	DCM-HHC-001
GR-0018	TBD-UNRESOLVED	Gate blocker. Siemens vs. GE under active evaluation. Structural point load: Siemens 7,700 lb vs. GE 8,100 lb. Equipment room: 200 NSF (Siemens) vs. 240 NSF (GE). CONFLICT-C002 active. CLOSED by D11: MRI vendor confirmed — Siemens MAGNETOM Altea 1.5T. SMR-002 CLOSED.	Northstar Biomedical Engineering — Biomedical Engineering Lead	June 13, 2025	Resolved	DCM-HHC-001
GR-0019	TBD-UNRESOLVED	Gate blocker. ICRA not received. HVAC zone boundaries cannot be finalized without ICRA. TJC accreditation requires ICRA at programming stage.	Northstar — Infection Preventionist	2025-09-05 00:00:00	Open	—
GR-0020	TBD-UNRESOLVED	OVERDUE. Report authorized December 2024. Not yet received. Site Class D assumed. VE-01 (\$180K–\$340K foundation savings) unavailable until report received. CLOSED by D10: Geotech report SGA-2025-0158 received June 6, 2025. Site Class C confirmed. OVERDUE status cleared. VE-01 activated.	Heritage Development Partners — Owner's PM	OVERDUE — June 6, 2025	Resolved	DCM-HHC-004
GR-0021	CONDITIONAL	DF-NEW-001 active: NM DOH on FGI 2018, not 2022. AHC occupancy unconfirmed. 8 ft corridor width requirement conditional on AHC confirmation. CLOSED by D9: AHJ pre-application response received June 3, 2025. SMR-005 CLOSED. CLOSED by D9: AHJ pre-application response received June 3, 2025. SMR-005 CLOSED.	Architect of Record (AOR) — AOR Project Architect	May 23, 2025	Resolved	DCM-HHC-002
GR-0022	CONDITIONAL	20–28 week procurement lead. If not ordered by October 2025, generator cannot arrive for June 2026 construction start energize requirements.	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	October 31, 2025	Open	—
GR-0023	CONDITIONAL	12-week minimum lead. Shielding vendor and spec depend on confirmed MRI vendor per GR-0018. Conditional on OAI-001 resolution.	Northstar / GC Preconstruction	October 31, 2025 (after GR-0018)	Open	—
GR-0029	EMBEDDED-CHOICE	CONFLICT-C003 active. OPC estimates 150kW clinical; Programming Doc base building generator 200kW life safety; combined = 350kW minimum per NFPA 99. Cost delta est. \$180K–\$260K. Neither document assigns it. CLOSED by D11 Directive 5: BCR-003 RESOLVED. 350kW generator confirmed. Northstar bears upsize cost (\$180K–\$260K) from TI Allowance. CF-001 RESOLVED.	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	July 11, 2025	Resolved	DCM-HHC-003
GR-0033	TBD-UNRESOLVED	CONFLICT-C002 active: OPC programs 200 NSF equipment room; GE SIGNA option requires 240 NSF. Vendor selection per OAI-001 resolves conflict. CLOSED by D11: MRI equipment room 200 NSF confirmed for Siemens MAGNETOM Altea. CF-002 RESOLVED.	Northstar Biomedical Engineering (via GR-0018)	June 13, 2025 (per SMR-002)	Resolved	DCM-HHC-001
GR-0035	CONDITIONAL	DF-001: AHC occupancy assumed pending AHJ confirmation per GR-0042. 8-ft corridor widths designed on AHC basis. If Group B confirmed, SD corridor widths may be revised. CLOSED by D9: AHC occupancy confirmed → 96-inch (8-foot) corridor requirement locked. DF-001 RESOLVED. CLOSED by D9: AHC occupancy confirmed → 96-inch (8-foot) corridor requirement locked. DF-001 RESOLVED.	AOR + NM DOH (AHJ response)	Per SMR-005 — May 23, 2025	Resolved	DCM-HHC-002
GR-0036	EMBEDDED-CHOICE	CONFLICT-C003 active: OPC requires dedicated clinical AHUs; Exhibit D silent on whether AHUs are Landlord Work or Tenant Work. Procurement authority and cost assignment unresolved.	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	July 11, 2025	Resolved	DCM-HHC-003 (partial)
GR-0038	TBD-UNRESOLVED	OAI-004: Northstar clinical director to confirm whether additional medical gas locations are required beyond isolation room and MRI prep. Open action item.	Northstar Clinical Director	Prior to 50% SD	Open	—

Risk Register — complete

Every score is computed from its likelihood and impact inputs, never typed. Impact is assessed separately for budget, schedule, and quality; overall impact is the worst of the three. **A risk whose early-warning trigger has fired and whose response has not started appears in the executive summary regardless of its numeric score.**

Risk ID	Linked Req / Conflict	Risk event (what could go wrong)	Likelihood	Impact: Budget	Impact: Schedule	Impact: Quality/Compliance	Rating	Owner
R-01	CF-008 / GR-0115, GR-0118	MRI Zone IV duct penetration and NFPA 99 EES conduit routing conflict unresolved — rework of MEP routing and possible RF-shielding failure at inspection	H	M	H	H	HIGH	MEP Engineer of Record
R-02	GR-0019 / GR-0051	ICRA not received from infection preventionist — HVAC zone boundaries and sink counts cannot be finalized; gate blocker	H	M	H	H	HIGH	Northstar — Infection Prevention
R-03	GR-0022 / GR-0056	Generator procurement not initiated by Oct 2025 — 20–28 week lead pushes energization past construction need date	M	H	H	M	HIGH	Owner's PM + Northstar Facilities
R-04	GR-0122	Elevator contractor not engaged in SD — shaft dimensions unresolved; lead time on critical path	M	M	H	M	HIGH	AOR + SER
R-05	CF-007 / GR-0116	800 SF column-free PT gym conflicts with structural column at Grid E-3 — long-span redesign or program reduction	H	H	M	M	HIGH	Structural Engineer of Record
R-06	CF-006	STC 60 assembly required by TJC but not budgeted in program — unfunded acoustic scope	M	H	L	M	HIGH	Acoustic subconsultant + Owner's PM
R-07	CF-003	Clinical AHU scope boundary undefined between base building and tenant — dispute over cost responsibility	M	H	M	L	HIGH	Owner's PM (Heritage)
R-08	GR-0023	RF shielding specialty contractor not engaged — 12-week minimum lead; spec depends on MRI model	M	M	H	M	HIGH	Northstar / GC Precon
R-09	GR-0121	Generator pad location TBD at 50% SD — late siting drives civil/electrical rework	M	M	M	M	MEDIUM	AOR / Southwest MEP
R-10	GR-0038	Medical gas rough-in locations unconfirmed — late adds after walls close	M	M	M	M	MEDIUM	Northstar Clinical Director
Rating:	HIGH (6–9)	—	MEDIUM (3–4)	—	LOW (1–2)	—	—	—

Requirement Event Register — 16 of 124 shown

Append-only. Every change to a requirement is recorded as a dated event with the prior value, the new value, and the register version after. Nothing is overwritten; the register carries its history rather than only its current state.

EventID	EventDate	Requirement ID	ChangeEvent	RelationshipClasses	SourceDocument	What Changed (plain language)	RegisterVersionAfter
EV-0001	2025-01-28	GR-0001	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0002	2025-01-28	GR-0002	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0003	2025-01-28	GR-0003	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0004	2025-01-28	GR-0004	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0005	2025-01-28	GR-0005	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0006	2025-01-28	GR-0006	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0007	2025-01-28	GR-0007	Added	NEW	Northstar TJC Regulatory Requirements Summary v1.0	Requirement established at SD Baseline extraction.	v1.0
EV-0008	2025-01-28	GR-0008	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0009	2025-01-28	GR-0009	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0010	2025-01-28	GR-0010	Added	NEW	Northstar TJC Regulatory Requirements Summary v1.0	Requirement established at SD Baseline extraction.	v1.0
EV-0011	2025-01-28	GR-0011	Added	NEW	Northstar TJC Regulatory Requirements Summary v1.0	Requirement established at SD Baseline extraction.	v1.0
EV-0012	2025-01-28	GR-0012	Added	NEW	Northstar Clinic Equipment Schedule v1.0	Requirement established at SD Baseline extraction.	v1.0
EV-0013	2025-01-28	GR-0013	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0014	2025-01-28	GR-0014	Added	NEW	Heritage Health Campus Owner Program Criteria Rev. 2	Requirement established at SD Baseline extraction.	v1.0
EV-0015	2025-01-28	GR-0015	Added	NEW	Northstar Clinic Equipment Schedule v1.0	Requirement established at SD Baseline extraction.	v1.0
EV-0016	2025-01-28	GR-0016	Added	NEW	Northstar TJC Regulatory Requirements Summary v1.0	Requirement established at SD Baseline extraction.	v1.0

Event Register Summary — complete

Computed from the event register. Every value is a formula.

Metric	Value	Basis	Notes
CHANGE EVENTS	—	—	—
Added	124	ChangeEvent = Added	New requirements entering the register.
Revised	0	ChangeEvent = Revised	Existing requirement modified in place.
Replaced	0	ChangeEvent = Replaced	Superseded by a later governing statement.
Retired	0	ChangeEvent = Retired	No longer applicable; record retained inactive.
Clarified	0	ChangeEvent = Clarified	Ambiguity resolved without changing the obligation.
Escalated	0	ChangeEvent = Escalated	Raised in criticality or moved to decision-pending.
Total events	124	All ledger entries	—
RELATIONSHIP CLASSIFICATION	—	—	—
NEW	124	—	At Baseline every record classifies NEW.
MATCH	0	—	—
SUPPLEMENT	0	—	—
SUPERSEDES	0	—	—
SUPERSEDED	0	—	—
CONFLICT	0	—	—
SCOPE CREEP — reported in the RIR	—	—	—
Scope-adding events	0	ScopeImpact = Added Scope	Requirements added or expanded since the prior cycle.
Scope-reducing events	0	ScopeImpact = Reduced Scope	—
Clarifications (no scope change)	0	ScopeImpact = Clarification	Not scope creep. Reported separately so the two are never conflated.
Scope-adding events carrying a ROM	0	—	Every ROM cites a source-document figure or an Appendix A band.
Scope-adding events without a ROM	0	—	Each needs a ROM basis before the RIR is generated.
Unsourced ROM figures	0	ROM Range populated, ROM Basis blank	Must be zero. An unsourced dollar figure is a Gate 1 hard fail.
Cycle note	—	—	On a Baseline Run every event is Added / NEW and scope creep reads zero — there is no prior state to drift from. Scope-creep reporting begins at Cycle 1.
Unsourced ROM figures	0	ROM Range populated, ROM Basis blank	Must be zero. An unsourced dollar figure is a Gate 1 hard fail.
Cycle note	—	—	On a Baseline Run every event is Added / NEW and scope creep reads zero — there is no prior state to drift from. Scope-creep reporting begins at Cycle 1.

Traceability Matrix — 16 of 124 shown

Every requirement traced to its source authority, document, and section — with the count of verification events eligible and verified, both computed live from the Verification Matrix.

Requirement ID	Requirement (10-word max)	Requirement Source Authority	Source Document	Source Section	Responsible Discipline	Lifecycle Phase	Verification Events — Eligible	Verification Events — Verified
GR-0001	The clinic shall provide primary care services supporting a	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 1.1 Clinic Services	Architecture	Commissioning	3	0
GR-0002	The clinic shall provide medical imaging services including	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 1.1 / Section B Imaging Suite	Architecture / Structural	Construction	2	1
GR-0003	The clinic shall provide physical therapy services in a dedi	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 1.1 / Section C Physical Therapy Suite	Architecture	Construction	2	0
GR-0004	The clinic shall achieve Joint Commission Ambulatory Health	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 1 / OPC Overview	All disciplines	Commissioning	3	0
GR-0005	Primary care patient reception shall have direct, unobstruct	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 3.1 Patient Flow and Adjacency	Architecture	Construction	2	0
GR-0006	Patient waiting shall be provided in two separate designated	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section A Primary Care Suite / Section B Imaging Suite	Architecture	Construction	2	0
GR-0007	The clinic shall include two dedicated telemedicine rooms wi	TJC AHC	Northstar TJC Regulatory Requirements Summary v1.0	RQ-018 / TJC AHC	Architecture / Acoustic	Commissioning	3	0
GR-0008	All clinical spaces shall prevent inadvertent disclosure of	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 3.2 Privacy and Acoustic Requirements	Architecture / Acoustic	Commissioning	3	0
GR-0009	Task lighting in all exam rooms, procedure rooms, and treatm	IES	Heritage Health Campus Owner Program Criteria Rev. 2	Section 4.3 Electrical / IES Healthcare Lighting	Electrical	Commissioning	3	0
GR-0010	Clinical exam rooms shall achieve minimum 6 total air change	ASHRAE 170	Northstar TJC Regulatory Requirements Summary v1.0	RQ-009 / ASHRAE 170 Table 7.1	Mechanical	Commissioning	3	0
GR-0011	Isolation room shall achieve minimum 12 total ACH with minim	ASHRAE 170 FGI 2018	Northstar TJC Regulatory Requirements Summary v1.0	RQ-008 / ASHRAE 170 / FGI 2022 Section 2.1-3.6	Mechanical	Commissioning	3	0
GR-0012	MRI magnet room temperature shall be maintained 65–72°F year	Northstar	Northstar Clinic Equipment Schedule v1.0	EQ-020 / EQ-021 Equipment Schedule	Mechanical	Commissioning	3	0
GR-0013	Domestic hot water shall be maintained at minimum 110°F at t	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 4.3 Plumbing	Plumbing	Commissioning	3	0
GR-0014	UPS backup power for PACS workstations and IT/server room sh	Owner (Heritage)	Heritage Health Campus Owner Program Criteria Rev. 2	Section 4.2 Electrical	Electrical	Commissioning	3	0
GR-0015	PT hydrotherapy whirlpool area shall have dedicated 200A ele	Northstar	Northstar Clinic Equipment Schedule v1.0	EQ-046 Equipment Schedule	Electrical / Architecture	Construction	3	0
GR-0016	Acoustic separation between exam rooms sharing a common wall	FGI 2018	Northstar TJC Regulatory Requirements Summary v1.0	RQ-017 / FGI 2022 Table 1-7A	Architecture / Acoustic	Design	2	0

Change Impact Matrix — 13 of 124 shown

What a change to each requirement would touch: impact level, the domains affected, the responsible discipline, which contract holds the scope, and whether the requirement drives design.

Requirement ID	Requirement (10-word max)	Change Impact Level	Impact Domains	Responsible Discipline	Contract Scope	Design Driver
GR-0001	provide primary care services supporting a minimum of 60 scheduled	High	Architecture / MEP / IT	Architecture	NNN Lease — TI scope	Exam room count drives floor plan and NSF allocation
GR-0002	provide medical imaging services including one Class 1 diagnostic radiography	Critical	Architecture / Structural / Electrical / MEP	Architecture / Structural	NNN Lease — TI scope	MRI room structural, RF shielding, and zone design
GR-0003	provide physical therapy services in a dedicated suite containing minimum	Moderate	Architecture / Structural / MEP	Architecture	NNN Lease — TI scope	PT equipment layout drives structural floor load and MEP rough-in
GR-0004	achieve Joint Commission Ambulatory Health Care (TJC AHC) accreditation on	Critical	Architecture / MEP / IT / Operations	All disciplines	NNN Lease — operational commencement	Governs 52 RCR requirements across all disciplines
GR-0005	Primary care patient reception have direct, unobstructed visual sightlines to	Moderate	Architecture	Architecture	NNN Lease — TI scope	Floor plan layout
GR-0006	Patient waiting be provided in two separate designated zones: primary	Moderate	Architecture	Architecture	NNN Lease — TI scope	Waiting zone separation affects floor plan layout on both floors
GR-0007	include two dedicated telemedicine rooms with integrated AV equipment, high-bandwidth	Moderate	Architecture / IT / Acoustic	Architecture / Acoustic	NNN Lease — TI scope	Acoustic treatment and AV infrastructure rough-in
GR-0008	All clinical spaces prevent inadvertent disclosure of PHI through acoustic	High	Architecture / Acoustic	Architecture / Acoustic	NNN Lease — TI scope	Partition STC ratings throughout clinical TI
GR-0009	Task lighting in all exam rooms, procedure rooms, and treatment	Moderate	Electrical / Architecture	Electrical	NNN Lease — TI scope	Lighting fixture type and layout
GR-0010	Clinical exam rooms achieve minimum 6 total air changes per	High	Mechanical / Architecture	Mechanical	NNN Lease — TI scope	HVAC system sizing and VAV terminal unit design
GR-0011	Isolation room achieve minimum 12 total ACH with minimum 2	Critical	Mechanical / Controls	Mechanical	NNN Lease — TI scope	Dedicated exhaust fan with no recirculation; continuous monitoring device
GR-0012	MRI magnet room temperature be maintained 65–72°F year-round with RH	High	Mechanical / Structural / Electrical	Mechanical	NNN Lease — TI scope	Dedicated precision cooling unit 24/7; non-ferrous components in magnet field
GR-0013	Domestic hot water be maintained at minimum 110°F at the	High	Plumbing / Mechanical	Plumbing	NNN Lease — TI scope	Separate clinical domestic water riser with hot water recirculation loop

Intelligence Flags — complete

Observations that are not requirements, conflicts, or decisions but that the owner should know — surfaced during processing and carried forward until addressed.

ID	Flag	Type	What We Found	Why It Matters / Action
IF-01	Nine records cite an FGI edition that no longer governs	Regulatory-Basis Risk	D9 confirmed NM DOH is on FGI 2018 with New Mexico amendments. Nine records carry clause citations to FGI 2022 — Table 1-7A, Section 2.1-3.6, Section 2.1-7.2.2.8 and others — inherited from the TJC Regulatory Summary, which was written on the 2022 planning basis. Each record now shows FGI 2018 as the governing authority against an FGI 2022 clause.	Clause numbering does not carry across editions. Until someone maps each citation to its FGI 2018 equivalent, nine requirements are being designed to text nobody has confirmed still exists. The AHJ response named the remapping as an A/E action and no directive has issued. Architect of Record catalog the nine and reissue before 60% DD.
IF-02	Twenty-five requirements trace to a summary, not to the code that binds them	Traceability Risk	The largest single source block in the register is the Northstar TJC Regulatory Requirements Summary — a consultant document that restates NFPA, ASHRAE, FGI, and ACR provisions rather than being any of them. The binding authority sits one document removed from what the register cites.	A transcription error in the summary propagates into the design and nothing in the record catches it, because the record traces to the summary and the summary agrees with itself. This matters at accreditation survey and in any dispute where the question is what the code actually said. Recommend the nine highest-impact citations be verified against primary text before 60% DD.
IF-03	Both new conflicts came from the model, not the documents	Detection-Coverage	Every baseline conflict was document against document. CF-007 and CF-008 are the first two found by comparing a requirement to the design model, and both surfaced in a single BIM coordination run on July 11. Both are gate-blocking.	Document-to-document comparison had run out of things to find. The conflicts that remain on this project are the kind that only appear once there is geometry to check against, which means detection now depends on BIM coordination running on cadence. If those runs slip, conflicts do not stop arriving — they stop being found until the field finds them.
IF-04	Two unallocated conflicts and two redesigns exceed the TI headroom together	Budget Concentration	TI allowance headroom is \$620,000. CF-003 AHU procurement is \$150,000 to \$280,000 unallocated. CF-006 acoustic overlay is \$80,000 to \$150,000 unallocated. CF-007 and CF-008 carry single-discipline redesign bands, with CF-008 escalating to \$150,000 to \$400,000 if it slips past the 60% DD coordination set.	Each is affordable alone. Together at the high end they exceed the headroom, and the escalation is time-driven rather than scope-driven — the number grows because a date passes, not because anything changes. The four are tracked in different places and nobody currently owns the sum. Recommend they be reported as one exposure at the 60% DD gate.

Top Priority Items — complete

The Section 4 tier assignment from the Requirements Intelligence Report, as a sheet. Tier 1 is gate-blocking; Tier 2 needs active management; Tier 3 is tracked.

Tier	Rank	Requirement ID	Plain-Language Description (10-word max)	Issue	Impact Domain	Criticality Category	Recommended Action
Tier 1	1	CF-008	MRI Zone IV duct penetration and EES conduit routing	Supply duct crosses the ACR Zone IV boundary unshielded, and three NFPA 99 Category 1 EES circuits run in normal-power conduit. Two compliance failures in one coordination run. Records GR-0115, GR-0118.	MEP / Architecture / Life Safety	Critical	MEP Engineer of Record reroute the duct outside Zone IV or provide an RF-shielded penetration at Grid C-4, and move the three EES circuits to separate red-coded conduit. Due September 26, 2025.
Tier 1	2	CF-007	PT open-gym structural alternative at Grid E-5	A 14-inch concrete column sits inside the 800 SF column-free zone the Owner Program Criteria mandates. Program requirement and structural model cannot both stand. Records GR-0003, GR-0116.	Structural / Architecture	Critical	Structural Engineer of Record evaluate the transfer beam and long-span joist alternatives and issue a written directive with ROM cost. Due September 12, 2025.
Tier 1	3	GR-0122	Elevator contractor engagement during SD	Elevator package carries a 52 to 64 week lead against a March 2027 energize milestone. Overdue September 1, 2025.	Architecture / Structural / Schedule	Critical	Owner's PM issue written direction authorizing CMAR to engage the elevator contractor under early-procurement scope within 7 days.
Tier 2	4	GR-0042	TJC AHC accreditation framework	Fifty-two sub-requirements trace to this record and Day 1 accreditation is a lease commencement condition.	All disciplines	Critical	Northstar Compliance assign an accreditation readiness manager. Rolls forward every cycle.
Tier 2	5	GR-0019	ICRA delivery — HVAC zones and sink placement	ICRA governs HVAC zone boundaries, negative-pressure extents, and clinical sink placement. Still outstanding at the design gate.	Mechanical / Architecture	Critical	Northstar Infection Preventionist deliver ICRA by September 5, 2025. Hand-sink placement (GR-0051) closes in chain.
Tier 2	6	GR-0022	Generator procurement initiation	Scope allocation resolved by D11, so procurement is now executable. 20 to 28 week lead against the construction energize date.	Electrical / Cost / Schedule	Critical	Cornerstone CMAR issue purchase order by October 31, 2025.
Tier 2	7	GR-0121	Generator pad location confirmation	50% SD issued with the pad location still undetermined. Required before the gas service permit application. Overdue August 15, 2025.	Architecture / MEP / Civil	High	Owner's PM and CMAR Preconstruction Lead coordinate a confirmation drawing. Unblocks GR-0120.
Tier 2	8	CF-003	Clinical AHU procurement scope boundary	Owner Program Criteria mandates dedicated clinical AHUs. NNN Lease Exhibit D is silent on who procures them. Carried from baseline. Records GR-0036, GR-0028.	Mechanical / Architecture / Cost	High	Owner's PM and Tenant Facilities Lead execute a lease side letter or scope memo before the 60% DD gate. AHU lead time is 12 to 18 weeks.
Tier 2	9	CF-006	STC 60 acoustic overlay scope and cost	TJC requires STC 60 between Level 2 clinical and Level 3 residential. The 8-inch PT flat plate cannot achieve it alone and no document allocates the overlay cost. Records GR-0050, GR-0031.	Structural / Architecture / Acoustic / Cost	High	Acoustic subconsultant confirm the minimum compliant assembly at 30% DD. A/E identify cost allocation before 60% DD.
Tier 2	10	GR-0023	RF shielding contractor engagement	Specification depends on the confirmed Siemens basis. 12-week minimum lead.	Architecture / Electrical / Structural	High	Northstar and GC Preconstruction engage the shielding contractor by October 31, 2025.
Tier 2	11	GR-0102	NM DOH 90% CD plan review submission	Establishes the formal AHJ submittal date and creates a hard CD coordination deadline that backs into DD.	Architecture / All Disciplines / Program	Critical	Architect of Record submit at 90% CD. Non-negotiable per the D9 AHJ response.
Tier 3	—	—	An additional 23 records meet Section 4 qualification triggers and are tracked in the Requirements Register with assigned ChangeImpactLevel and ResponsibleDiscipline. Not gate-blocking; no executive attention required this cycle.	—	—	—	—

Gate 2 — Workbook Integrity

Twelve tests, each a live formula computed against this workbook. The disposition cell computes from the sum of the violation counts and cannot be overridden. **A workbook is not released for report generation until all twelve read PASS.**

Test ID	Test Name	Sheet(s) Tested	Violations	Result
T1	Register record completeness	Requirements_Register	0	PASS
T2	DECISION-PENDING count linkage	Requirements_Register · Decision_Register	0	PASS
T3	DecisionFlag / DecisionType taxonomy compliance	Requirements_Register	0	PASS
T4	Conflict cross-sheet linkage	Requirements_Register · Conflict_Register	0	PASS
T5	Decision assignment integrity	Decision_Register	0	PASS
T6	Lineage and event continuity	Source_Documents · Requirement_Event_Register	0	PASS
T7	Critical-impact verification coverage	Requirements_Register	0	PASS
T8	Critical-impact concentration ceiling	Requirements_Register	0	PASS
T9	Source document traceability	Requirements_Register · Source_Documents	0	PASS
T10	Decision closure audit trail	Requirements_Register	0	PASS
T11	Verification event integrity	Verification_Matrix · Requirements_Register	0	PASS
T12	Summary sheet currency	Summary · Source_Documents	0	PASS

DISPOSITION: CLEAR FOR RIR GENERATION

What this excerpt does not show. Every sheet is represented. Where a sheet is truncated, the page states how many rows are shown against how many exist — the remaining 110 requirement records, 260 verification events, and the balance of the event, traceability, and change-impact rows are in the working workbook a client receives.