

GALLANT REQUIREMENTS WORKBOOK

REGISTER v2.0 · SD BASELINE

HERITAGE HEALTH CAMPUS

Northstar Ambulatory Care Clinic — Floors 1 & 2

Project	Heritage Health Campus / Northstar Ambulatory Care Clinic
Register Version	v2.0 (SD Baseline — Documents D1–D15 processed)
Total Active Requirements	124 (113 GOVERNING + 8 DECISION-PENDING + 3 CONFLICT-PENDING)
Active Conflicts	4 OPEN / 4 RESOLVED · Documents Processed: 15 (D1–D15)
Methodology	Gallant Methodology v1.4 (May 2026)
Quality Check	9 of 10 internal integrity tests cleared; 1 minor template item documented
Prepared By	Gallant Project Solutions LLC — Greg Tuite, PE PMP

About this workbook

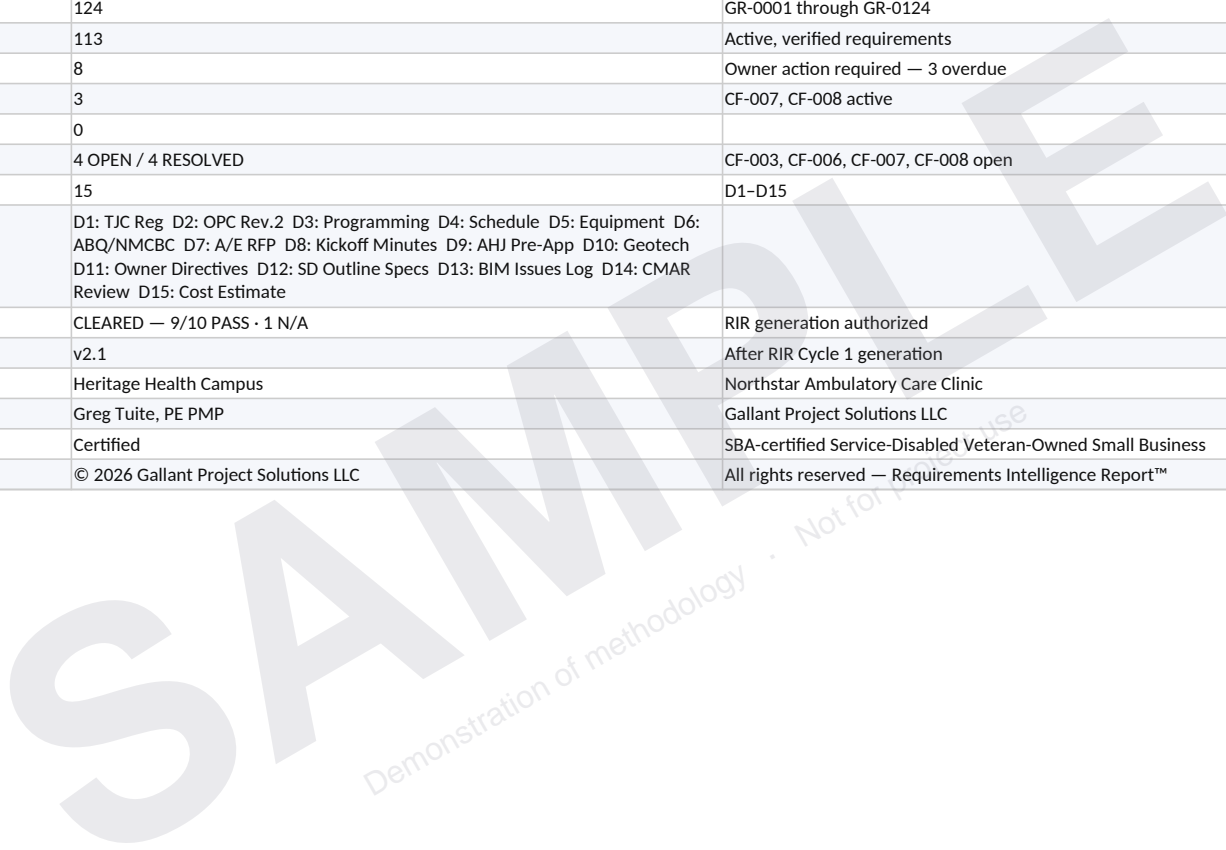
This is the working data file underneath the Cycle 1 Requirements Intelligence Report. The eight tabs that follow show the structured record: the master register of binding requirements, the open owner decisions, the active conflicts, the chronological document lineage, the workbook integrity check, the verification matrix, and the ranked priority items. Project name, organizations, and individuals have been substituted with generic references; requirement counts, conflict counts, dollar figures, deadlines, and the analytical structure are preserved exactly as Gallant produces them in live work.

Print view truncated for presentation. The Requirements Register prints 18 of 43 columns at landscape page width; clients receive the complete 43-column register and all underlying data in the working .xlsx workbook.

GALLANT PROJECT SOLUTIONS LLC · HERITAGE HEALTH CAMPUS · REQUIREMENTS REGISTER v2.0

Methodology: Doc 5 v1.4 / Doc 4 v1.3 · SD Baseline · Documents D1–D15 Processed · Gate 2 CLEARED

Metric	Value	Notes
Register Version	v2.0	SD Baseline — D1–D15 processed
Run ID	HHC-REG-010	SD Baseline run under Doc 5 v1.4
Run Type	SD Baseline — Documents 1–15	
Total Requirements	124	GR-0001 through GR-0124
GOVERNING (Active)	113	Active, verified requirements
DECISION-PENDING	8	Owner action required — 3 overdue
CONFLICT-PENDING	3	CF-007, CF-008 active
SUPERSEDED	0	
Active Conflicts	4 OPEN / 4 RESOLVED	CF-003, CF-006, CF-007, CF-008 open
Documents Processed	15	D1–D15
Docs Processed List	D1: TJC Reg D2: OPC Rev.2 D3: Programming D4: Schedule D5: Equipment D6: ABQ/NMCBC D7: A/E RFP D8: Kickoff Minutes D9: AHJ Pre-App D10: Geotech D11: Owner Directives D12: SD Outline Specs D13: BIM Issues Log D14: CMAR Review D15: Cost Estimate	
Gate 2 Status	CLEARED — 9/10 PASS · 1 N/A	RIR generation authorized
Next Version	v2.1	After RIR Cycle 1 generation
Project	Heritage Health Campus	Northstar Ambulatory Care Clinic
Analyst	Greg Tuite, PE PMP	Gallant Project Solutions LLC
SDVOSB / VOSB	Certified	SBA-certified Service-Disabled Veteran-Owned Small Business
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HERITAGE HEALTH CAMPUS - GALLANT REQUIREMENTS REGISTER v2.0 - SD BASELINE - 124 REQUIREMENTS - © 2026 GALLANT PROJECT SOLUTIONS LLC - SDV08/VO58																		
Requirement ID	HierarchyLevel1	HierarchyLevel2	HierarchyLevel3	RequirementType	RequirementStatement	NumericalConstraint	SourceDocument	VerificationMethod	ResponsibleDiscipline	RequirementStatus	ChangeImpactLevel	CriticalityCategory	DecisionFlag	DecisionType	DecisionOwner	DecisionDeadline	DecisionStatus	ConflictLevel
GR-0001	Functional Requirements	Clinical Services	Primary Care	Functional	The clinic shall provide primary care services supporting a minimum of 60 scheduled patient encounters per operating day across 16 exam rooms.	60 encounters/day minimum	Heritage Health Campus Owner Program Criteria Rev. 2	Test	Architecture	GOVERNING	High	High	shall	TIC accreditation			N/A	
GR-0002	Functional Requirements	Clinical Services	Medical Imaging	Functional	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.	1 X-ray Class 1 + 1 MRI Class 2 (1.5T)	Heritage Health Campus Owner Program Criteria Rev. 2	Inspection	Architecture / Structural	GOVERNING	Critical	Critical	N	TBD UNRESOLVED	Northstar Biomedical Engineering – Biomedical Engineering Lead	June 13, 2025	Resolved	
GR-0003	Functional Requirements	Clinical Services	Physical Therapy	Functional	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.	4 open stations + 2 private rooms + 1 hydrotherapy	Heritage Health Campus Owner Program Criteria Rev. 2	Inspection	Architecture	GOVERNING	Moderate	High	shall	PT equipment plan	June 13, 2025	Open	N/A	
GR-0004	Functional Requirements	Accreditation	TIC AHC	Functional	The clinic shall achieve Joint Commission Ambulatory Health Care (TIC AHC) accreditation on Day 1 of operations.	Day 1 accreditation	Heritage Health Campus Owner Program Criteria Rev. 2	Demonstration	All disciplines	GOVERNING	Critical	Critical	shall comply	accreditation			N/A	
GR-0005	Functional Requirements	Patient Flow	Reception	Functional	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.	Unobstructed direct visual	Heritage Health Campus Owner Program Criteria Rev. 2	Inspection	Architecture	GOVERNING	Moderate	Moderate	unobstructed	visual sightline			N/A	
GR-0006	Functional Requirements	Patient Waiting	Zones	Functional	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.	20 seats PC / 10 seats imaging minimum	Heritage Health Campus Owner Program Criteria Rev. 2	Inspection	Architecture	GOVERNING	Moderate	Moderate	shall not be combined	zone separation			N/A	
GR-0007	Functional Requirements	Clinical Services	Telemedicine	Functional	The clinic shall include two dedicated telemedicine rooms with integrated AV equipment, high-bandwidth data, and acoustic treatment achieving minimum absorption coefficient 0.20 (200-300Hz).	2 rooms + absorption coefficient ≥ 0.20	Northstar TIC Regulatory Requirements Summary v1.0	Test	Architecture / Acoustic	GOVERNING	Moderate	Moderate	shall	acoustic standard			N/A	
GR-0008	Functional Requirements	HPAA Compliance	Acoustic Privacy	Functional	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.	PHI not intelligible through partitions	Heritage Health Campus Owner Program Criteria Rev. 2	Test	Architecture / Acoustic	GOVERNING	High	High	shall prevent	PHI disclosure			N/A	
GR-0009	Performance Requirements	Lighting	Clinical Task	Performance	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.	50 fc minimum at work surface + tunable white LED	Heritage Health Campus Owner Program Criteria Rev. 2	Test	Electrical	GOVERNING	Moderate	Moderate	shall provide	at work surface height			N/A	
GR-0010	Performance Requirements	HVAC	Clinical Ventilation	Performance	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.	6 total ACH / 2 OAA ACH minimum	Northstar TIC Regulatory Requirements Summary v1.0	Test	Mechanical	GOVERNING	High	High	shall achieve	during operating hours			N/A	
GR-0011	Performance Requirements	HVAC	Isolation Room	Performance	Isolation room shall achieve minimum 12 total ACH with minimum 2 OAA ACH, maintained negative pressure relative to adjacent corridor. Pressure differential monitored continuously with audible alarm.	12 ACH minimum / negative pressure / continuous monitoring	Northstar TIC Regulatory Requirements Summary v1.0	Test	Mechanical	GOVERNING	Critical	Critical	shall achieve	at all times			N/A	
GR-0012	Performance Requirements	HVAC	MRI Environment	Performance	MRI magnet room temperature shall be maintained 65-72°F year-round with RH 30-60% year-round. MRI equipment room shall be maintained 65-72°F year-round with 24/7 dedicated cooling.	65-72°F / RH 30-60% (magnet room); 65-72°F/24/7 (equipment room)	Northstar Clinic Equipment Schedule v1.0	Test	Mechanical	GOVERNING	High	High	shall be maintained	year-round 24/7			N/A	
GR-0013	Performance Requirements	Plumbing	Hot Water	Performance	Domestic hot water shall be maintained at minimum 119°F at the point of use at all clinical handwashing stations. Thermostatic mixing valves (TMV) shall be provided at all clinical fixtures.	119°F minimum at point of use	Heritage Health Campus Owner Program Criteria Rev. 2	Test	Plumbing	GOVERNING	High	High	shall be maintained	at all clinical fixtures			N/A	
GR-0014	Performance Requirements	Electrical	UPS Runtime	Performance	UPS backup power for PACS workstations and IT/server room shall provide minimum 30-minute runtime at full design load.	30-minute minimum at full design load	Heritage Health Campus Owner Program Criteria Rev. 2	Test	Electrical	GOVERNING	Moderate	Moderate	shall provide	at full design load			N/A	
GR-0015	Performance Requirements	Structural	PT Hydrotherapy	Performance	PT hydrotherapy whirlpool area shall have dedicated 200A electrical service, waterproof floor-to-ceiling tile, and floor drain within 12 inches of whirlpool unit.	200A electrical + waterproof finishes + floor drain 12" from unit	Northstar Clinic Equipment Schedule v1.0	Inspection	Electrical / Architecture	GOVERNING	High	High	shall have	PT hydrotherapy			N/A	
GR-0016	Performance Requirements	Acoustic	Exam Room Isolation	Performance	Acoustic separation between exam rooms sharing a common wall shall achieve minimum STC 45. Acoustic separation between exam rooms and adjacent corridors or waiting areas shall achieve minimum STC 45.	STC 45 minimum	Northstar TIC Regulatory Requirements Summary v1.0	Analysis + Test	Architecture / Acoustic	GOVERNING	High	High	shall achieve	between adjacent exam rooms			N/A	
GR-0017	Schedule & Milestone Requirements	Pre-Design	Program Issuance	Schedule	Owner Program Criteria Rev. 2 shall be issued and accepted as the governing clinical program document prior to Schematic Design initiation.	Issued prior to SD initiation	Heritage Health Campus Programming Document v1.0	Inspection	Program Management	GOVERNING	Low	Low	shall be issued	before SD NTP			N/A	
GR-0018	Schedule & Milestone Requirements	Pre-SD	MRI Model Decision	Schedule	MRI model and vendor shall be confirmed in writing by Northstar Biomedical Engineering no later than June 13, 2025, before 50% SD submittal.	June 13, 2025	Northstar Clinic Equipment Schedule v1.0	Inspection	Program Management	GOVERNING	Critical	Critical	N	TBD UNRESOLVED	Northstar Biomedical Engineering – Biomedical Engineering Lead	June 13, 2025	Resolved	
GR-0019	Schedule & Milestone Requirements	Pre-SD	ICRA Delivery	Schedule	ICRA shall be completed by Northstar infection preventionist and transmitted to A/E no later than June 27, 2025, before 50% SD submittal.	June 27, 2025	Northstar TIC Regulatory Requirements Summary v1.0	Inspection	Mechanical / Program Management	DECISION-PENDING	Critical	Critical	Y	TBD UNRESOLVED	Northstar – Infection Preventionist	June 27, 2025	Open	
GR-0020	Schedule & Milestone Requirements	Pre-SD	Geotechnical Report	Schedule	Geotechnical investigation report shall be received from Geotechnical Consultant prior to 50% SD structural narrative development.	Prior to 50% SD structural narrative	Heritage Health Campus Milestone Schedule v1.0	Inspection	Structural	GOVERNING	High	High	N	TBD UNRESOLVED	Heritage Development Partners – Owner's PM	OVERDUE – June 6, 2025	Resolved	
GR-0021	Schedule & Milestone Requirements	Pre-SD	AHJ Pre-Application	Schedule	AHJ pre-application inquiry to NM DDM concerning applicable FGI edition and AHJ occupancy classification shall be submitted no later than May 23, 2025.	Submitted May 23, 2025	Heritage Health Campus Milestone Schedule v1.0	Inspection	Architecture / Regulatory	GOVERNING	Critical	Critical	N	CONDITIONAL	Architect of Record (A/R) – ADR Project Architect	May 23, 2025	Resolved	
GR-0022	Schedule & Milestone Requirements	DD Phase	Generator Procurement	Schedule	Generator procurement shall be initiated no later than October 31, 2025 (30% DD milestone). Procurement shall not begin before BCR 003 scope allocation is resolved.	Procurement initiated by October 31, 2025	Northstar Clinic Equipment Schedule v1.0	Inspection	Electrical / Program Management	DECISION-PENDING	Critical	Critical	Y	CONDITIONAL	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	October 31, 2025	Open	
GR-0023	Schedule & Milestone Requirements	DD Phase	RF Shielding Engagement	Schedule	RF shielding specialty contractor shall be engaged no later than October 31, 2025 (30% DD). RF shielding engagement shall not precede MRI model confirmation (GR-002).	Engaged by October 31, 2025	Northstar Clinic Equipment Schedule v1.0	Inspection	Architecture / Electrical	DECISION-PENDING	High	High	Y	CONDITIONAL	Northstar / GC Preconstruction	October 31, 2025 (after GR-0018)	Open	
GR-0024	Schedule & Milestone Requirements	Construction	MRI Pre-enclosure	Schedule	MRI magnet shall be set in final installed position before final wall enclosure of the MRI magnet room. Wall enclosure shall not proceed until documented by dated field report and photographs.	Magnet set before wall enclosure	Northstar Clinic Equipment Schedule v1.0	Inspection	Architecture / Structural / CMAR	GOVERNING	Critical	Critical	shall be set	prior to wall enclosure			N/A	
GR-0025	Schedule & Milestone Requirements	Construction	Electrical Energize	Schedule	Primary electrical service to the clinical tenant shall be energized no later than March 2027, providing minimum 90 days before targeted commissioning start.	Energized by March 2027	Heritage Health Campus Milestone Schedule v1.0	Inspection	Electrical	GOVERNING	High	High	shall be energized	before commissioning start			N/A	
GR-0026	Schedule & Milestone Requirements	SD Phase	50% SD Deliverable	Schedule	50% SD deliverables including Initial BOD narrative shall be submitted by A/E to Owner and Gallant no later than July 11, 2025.	Submitted by July 11, 2025	Heritage Health Campus Milestone Schedule v1.0	Inspection	Architecture / A/E Team	GOVERNING	High	High	shall be submitted	by July 11, 2025			N/A	
GR-0027	Budget & Cost Requirements	Project Budget	TPC Authorization	Budget	Total Project Cost shall not exceed \$68,000,000 Board authorized TPC. Variances exceeding 5% require written Board re-authorization before proceeding.	\$68,000,000 maximum	Heritage Health Campus Programming Document v1.0	Analysis	Cost Management	GOVERNING	Critical	Critical	shall not exceed	at all phases			N/A	
GR-0028	Budget & Cost Requirements	TI Allowance	Clinical TI Budget	Budget	Clinical TI construction cost shall not exceed \$14,200,000 TI Allowance per executed NNN lease Exhibit D.	\$14,200,000 maximum	Heritage Health Campus Programming Document v1.0	Analysis	Cost Management	GOVERNING	Critical	Critical	shall not exceed	all TI phases			N/A	
GR-0029	Budget & Cost Requirements	Generator	Scope Allocation	Budget	Generator scope allocation (200kW base building vs. 350kW combined EES minimum) shall be assigned in writing between Heritage and Northstar's Owners' Resp prior to 50% SD scope approval.	Written allocation of 200kW+350kW upsize cost split	Heritage Health Campus Programming Document v1.0	Inspection	Cost Management / Electrical	GOVERNING	Critical	Critical	N	EMBEDDED-CHOICE	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	July 11, 2025	Resolved	
GR-0030	Budget & Cost Requirements	VE	Value Engineering	Budget	DD cost estimate shall be reconciled against BCR-003. If variance exceeds 5%, A/E shall prepare VE options log for Owner review before CD NTP.	5% variance triggers VE review	Heritage Health Campus Programming Document v1.0	Analysis	Cost Management	GOVERNING	High	High	shall prepare VE options	at 60% DD			N/A	
GR-0031	Physical & Interface Requirements	Space Program	Clinical GSF	Physical	Clinical tenant improvement shall achieve total 24,000 GSF across Floors 1 and 2. A/E shall report any deviation from GSF target to both Heritage and Northstar at 50% SD.	24,000 GSF	Heritage Health Campus Owner Program Criteria Rev. 2	Analysis	Architecture	GOVERNING	High	High	shall achieve	Floors 1 and 2			N/A	
GR-0032	Physical & Interface Requirements	Space Program	Exam Room NSF	Physical	Exam rooms shall provide minimum 100 NSF clear floor area exclusive of toilet rooms and casework. Four accessible exam rooms shall provide minimum 140 NSF.	100 NSF standard / 140 NSF accessible (4 rooms)	Northstar TIC Regulatory Requirements Summary v1.0	Inspection	Architecture	GOVERNING	High	High	shall provide	all 16 exam rooms			N/A	
GR-0033	Physical & Interface Requirements	Imaging Suite	MRI Room Dimensions	Physical	MRI suite minimum net areas: Magnet Room 700 NSF; Equipment Room 200 NSF (NOTE: GE SIGNA option requires 240 NSF – see OAI-001); Control Room 150 NSF.	Magnet: 700 NSF / Equipment: 200 NSF (Siemens) or 240 NSF (GE) / Control: 150 NSF	Northstar Clinic Equipment Schedule v1.0	Inspection	Architecture	GOVERNING	High	High	N	TBD UNRESOLVED	Northstar Biomedical Engineering (via GR-0018)	June 13, 2025 (per SDR-002)	Resolved	
GR-0034	Physical & Interface Requirements	Physical Therapy	PT Gym Dimensions	Physical	PT open gym shall provide minimum 1,200 NSF with minimum 10-foot clear ceiling height. No structural columns shall intrude into the open gym area.	1,200 NSF / 10 ft clear ceiling minimum / column-free	Heritage Health Campus Owner Program Criteria Rev. 2	Inspection	Architecture / Structural	GOVERNING	High	High	shall provide	PT open gym			N/A	
GR-0035	Physical & Interface Requirements	Circulation	Corridor Width	Physical	Clinical patient corridors on Floors 1 and 2 shall be minimum 8 feet (96 inches) clear width. Staff-only and back-of-house corridors shall be minimum 44 inches clear.	8 ft patient / 44 in staff minimum clear	Northstar TIC Regulatory Requirements Summary v1.0	Inspection	Architecture	GOVERNING	Critical	Critical	N	CONDITIONAL	AOR + NM DCH (A/E response)	Per SDR-005 – May 23, 2025	Resolved	
GR-0036	Physical & Interface Requirements	HVAC	Clinical AHU Separation	Physical	Dedicated AHUs serving the clinical component shall be physically and ductwork-separated from residential and retail HVAC systems. Clinical AHUs located in dedicated mechanical room.	Dedicated AHUs, separate ductwork, dedicated mechanical room	Heritage Health Campus Owner Program Criteria Rev. 2	Inspection	Mechanical	GOVERNING	High	High	Y	EMBEDDED-CHOICE	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	July 11, 2025	Open	

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Requirement ID	HierarchyLevel1	HierarchyLevel2	HierarchyLevel3	RequirementType	RequirementStatement	NumericalConstraint	SourceDocument	VerificationMethod	ResponsibleDiscipline	RequirementStatus	ChangeImpactLevel	CriticalityCategory	DecisionFlag	DecisionType	DecisionOwner	DecisionDate	DecisionStatus	ConflictRefs
GR-0037	Physical & Interface Requirements	Plumbing	Water Riser	Physical	A separate domestic water riser shall serve clinical Floors 1 and 2. An isolation valve accessible without entering clinical patient areas shall be provided at the base of the clinical riser.	Separate riser + isolation valve accessible from non-clinical area	Heritage Health Campus Owner Program Criteria Rev 2	Inspection	Plumbing	GOVERNING	Moderate	Moderate	shall serve	clinical Floors 1 and 2	—	—	N/A	
GR-0038	Physical & Interface Requirements	Medical Gas	Rough-in Locations	Physical	Medical gas rough-in (O ₂ , outlet + vacuum outlet) shall be provided at minimum: Isolation room (1 each), MRI patient prep/recovery bay (2 bays, 1 each). Additional locations per OASIS.	O ₂ + vacuum at isolation room and 2 MRI prep/recovery bays	Heritage Health Campus Owner Program Criteria Rev 2	Inspection	Plumbing	DECISION-PENDING	High	High	Y	TBD-UNRESOLVED	Northstar Clinical Director	Prior to 50% SD	Open	
GR-0039	Physical & Interface Requirements	Structural	MRI Point Load	Physical	MRI magnet room structural design shall accommodate the magnet point load with a dedicated vibration isolation system. Structural design shall not be finalized without confirmed vendor data sheet.	25,000 lb total est. (magnet-specific; Siemens 7,000 lb magnet / GE 8,100 lb magnet)	Northstar Clinic Equipment Schedule v1.0	Analysis	Structural	GOVERNING	Critical	Critical	N	TBD-UNRESOLVED	Northstar Biomedical Engineering (via GR-0038)	June 13, 2025	Resolved	
GR-0040	Physical & Interface Requirements	Structural	PT Hydrotherapy Slab	Physical	PT hydrotherapy whirlpool area structural slab shall be rated for minimum 150 psf plus water load of installed unit (EQ-046, est. 900 lbs full). Waterproof membrane under all the finishes.	150 psf + 900 lb water load / waterproof membrane required	Northstar Clinic Equipment Schedule v1.0	Inspection	Structural / Architecture	GOVERNING	High	High	shall be rated	PT hydrotherapy area	—	—	N/A	
GR-0041	Physical & Interface Requirements	O/E Integration	Equipment Input Drawings	Physical	All O/E items in Equipment Schedule v1.0 shall be reflected in A/E Construction Documents with confirmed facility input requirements (electrical, plumbing, structural, etc.) by 50% CD.	All 54 Equipment Schedule items reflected in CDs with confirmed inputs	Northstar Clinic Equipment Schedule v1.0	Inspection	Architecture / All Engineering	GOVERNING	High	High	shall be reflected	50% CD submittal	—	—	N/A	
GR-0042	Regulatory & Compliance Requirements	TJC AHC	Accreditation Framework	Regulatory	The clinic shall comply with all Joint Commission Ambulatory Health Care accreditation standards applicable to a new facility providing primary care, imaging, and physical therapy.	Full TJC AHC accreditation standards	Northstar TJC Regulatory Requirements Summary v1.0	Demonstration	All disciplines	GOVERNING	Critical	Critical	shall achieve	Day 1 operations	—	—	N/A	
GR-0043	Regulatory & Compliance Requirements	FGI	Governing Standard	Regulatory	The clinical facility design shall comply with the applicable edition of FGI Guidelines for Design and Construction of Outpatient Facilities as confirmed by NM DOH AHI Planning basis FGI 2022.	FGI 2022 (planning basis) or FGI 2018 (if AHI confirms 2018 adoption)	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture	GOVERNING	High	High	N	CONDITIONAL	Architect of Record (A/R) [AHI submittal]	May 23, 2025	Resolved	
GR-0044	Regulatory & Compliance Requirements	Occupancy	AHC Classification	Regulatory	Floors 1-2 clinical occupancy shall be classified as AHC per NFPA 101 Chapter 20. Classification shall be confirmed with NM DOH before 20 corridor widths and egress design are finalized.	NFPA 101 Chapter 20 AHC – subject to AHI confirmation	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture / Fire Protection	GOVERNING	Critical	Critical	N	CONDITIONAL	Architect of Record (A/R) [AHI response]	Per SMI-005	Resolved	
GR-0045	Regulatory & Compliance Requirements	NFPA 99	Healthcare Facilities Code	Regulatory	Clinical areas shall comply with NFPA 99 (2021) for medical gas systems, Category 1 EES, equipment grounding in all patient care spaces, and IPS in imaging areas.	Full NFPA 99 (2021) compliance – medical gas, EES, grounding, IPS	Northstar TJC Regulatory Requirements Summary v1.0	Test + Inspection	Electrical / Plumbing	GOVERNING	Critical	Critical	shall comply	all clinical areas	—	—	N/A	
GR-0046	Regulatory & Compliance Requirements	Egress	Life Safety	Regulatory	Clinical occupancy egress shall comply with NFPA 101 Chapter 20. Exit travel distance shall not exceed 150 ft. Minimum 2 enclosed exit stairs with pressurization per IBC 9109.	150 ft max travel distance / 2 enclosed stairs / pressurized per IBC 9109	Northstar TJC Regulatory Requirements Summary v1.0	Analysis + Inspection	Architecture / Fire Protection	GOVERNING	Critical	Critical	shall comply	conditional on AHC confirmation	—	—	N/A	
GR-0047	Regulatory & Compliance Requirements	Sprinkler	Fire Protection	Regulatory	Clinical component shall have full automatic sprinkler protection per NFPA 13. Separate sprinkler risers shall serve clinical Floors 1-2) and residential Floors 3-7 occupancies.	NFPA 13 full coverage / separate clinical and residential risers	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Fire Protection / Architecture	GOVERNING	Critical	Critical	shall have full protection	Floors 1-7	—	—	N/A	
GR-0048	Regulatory & Compliance Requirements	Imaging	FGI Class 1/2	Regulatory	Imaging suite shall include one Class 1 diagnostic radiography room and one Class 2 imaging room per FGI 2022 9-3.3. Load exceeding by qualified radiation physicist.	Class 1 (X-ray) + Class 2 (MRI) per FGI 2022 9-3.3	Northstar TJC Regulatory Requirements Summary v1.0	Analysis + Inspection	Architecture / Structural	GOVERNING	High	High	shall include	Imaging Suite	—	—	N/A	
GR-0049	Regulatory & Compliance Requirements	MRI	ACR Siting	Regulatory	MRI siting shall comply with ACR Technical Standard for Diagnostic MRI. Zone IV access shall be controlled. Ferromagnetic screening at Zone III/IV boundary.	ACR Zone I-IV compliance / controlled access Zone III and IV	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture / Electrical	GOVERNING	Critical	Critical	shall comply	MRI suite	—	—	N/A	
GR-0050	Regulatory & Compliance Requirements	Acoustic	Clinical/Residential STC	Regulatory	Floor/ceiling assembly between Level 2 clinical and Level 3 residential shall achieve minimum STC 40 / IIC 55. Post-tensioned flat plate alone does not achieve this – acoustic overlay required.	STC 40 / IIC 55 minimum	Northstar TJC Regulatory Requirements Summary v1.0	Analysis + Test	Structural / Architecture / Acoustic	GOVERNING	High	High	shall achieve	Level 2/3 assembly	—	—	N/A	
GR-0051	Regulatory & Compliance Requirements	Hand Hygiene	Sinks	Regulatory	Hand-washing sinks shall be provided in every exam room, treatment room, triage room, and isolation room. Placement governed by ICRA per FGI 2022 92.1-7.2.2.8.	One hand-washing sink per clinical room per ICRA	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture / Plumbing	DECISION-PENDING	High	High	Y	CONDITIONAL	Northstar Infection Preventionist	June 27, 2025 (per SMI-003)	Open	
GR-0052	Regulatory & Compliance Requirements	HVAC	ASHRAE 170	Regulatory	Clinical areas shall comply with ANSI/ASHRAE/AHJ Standard 170 (2021) ventilation requirements. HVAC design shall meet minimum ACH, OA fraction, pressure relationships, and filtration per ASHRAE 170 Table 7.1.	Full ASHRAE 170 Table 7.1 compliance for all clinical space types	Northstar TJC Regulatory Requirements Summary v1.0	Test	Mechanical	GOVERNING	High	High	shall comply	all clinical areas	—	—	N/A	
GR-0053	Regulatory & Compliance Requirements	Plumbing	Fluid Disposal Sinks	Regulatory	A fluid disposal sink (hopper/clinical sink) shall be provided in primary care soiled utility room and imaging soiled utility room per FGI 2022 92.1-7.3.	One hopper in primary care soiled utility + one in imaging soiled utility	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture / Plumbing	GOVERNING	Moderate	Moderate	shall be provided	primary care and imaging soiled utilities	—	—	N/A	
GR-0054	Regulatory & Compliance Requirements	ADA	Accessibility	Regulatory	All clinical spaces shall comply with 2010 ADA Standards for Accessible Design. Minimum 60-in. turning radius in all exam rooms, treatment rooms, and patient toilet rooms.	2010 ADA Standards / 60-in. turning radius minimum	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture	GOVERNING	High	High	shall comply	all clinical spaces	—	—	N/A	
GR-0055	Regulatory & Compliance Requirements	Plumbing	Toilet Room Ratio	Regulatory	Patient toilet rooms shall be provided at minimum 1 per 6 exam rooms per FGI 2022 92.1-3.2. All accessible. One with barrier-free clearances (60-in. turning radius minimum).	1 per 6 exam rooms minimum / all accessible / 1 barrier-free	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture	GOVERNING	High	High	shall be provided	Floors 1-2	—	—	N/A	
GR-0056	Regulatory & Compliance Requirements	EES	Category 1	Regulatory	Clinical floors shall be served by Category 1 Essential Electrical System per NFPA 99. Dedicated ATS for clinical EES, separate from residential. Generator per IBC-003 decision.	NFPA 99 Category 1 / dedicated clinical ATS / generator per IBC-003	Northstar TJC Regulatory Requirements Summary v1.0	Test	Electrical	DECISION-PENDING	Critical	Critical	Y	CONDITIONAL	Owner's PM + Tenant Facilities Lead (per IBC-003)	July 11, 2025	Open	
GR-0057	Sustainability & Environmental Requirements	ENERGY	ASHRAE 90.1	Sustainability	The building shall comply with ASHRAE 90.1-2019 as adopted by the City of Albuquerque. Energy compliance report shall be included in the 50% CD submittal.	Full ASHRAE 90.1-2019 compliance per City of Albuquerque adoption	Heritage Health Campus Programming Document v1.0	Analysis	Mechanical / Electrical	GOVERNING	Moderate	Moderate	shall comply	design through construction	—	—	N/A	
GR-0058	Sustainability & Environmental Requirements	Waterproofing	PT Hydrotherapy	Sustainability	PT hydrotherapy area shall have waterproof membrane beneath all floor and wall tile finishes, extending minimum 18 in. above finished floor on all walls. Floor sloped to drain at minimum 1/8 in./ft.	Waterproof membrane + 18-in. wall coverage + 1/8 in./ft. minimum slope	Heritage Health Campus Owner Program Criteria Rev 2	Inspection	Architecture	GOVERNING	Moderate	Moderate	shall have	PT hydrotherapy area	—	—	N/A	
GR-0059	Sustainability & Environmental Requirements	Drainage	Floor Drains	Sustainability	Floor drains shall be provided in PT hydrotherapy area, primary care soiled utility room, imaging soiled utility room, and all janitor's closets (one per floor).	PT hydrotherapy + 2 soiled utilities + 2 janitor closets (one per floor)	Heritage Health Campus Owner Program Criteria Rev 2	Inspection	Plumbing / Architecture	GOVERNING	Low	Low	shall be provided	required locations	—	—	N/A	
GR-0060	Security & Life-Safety Requirements	Access Control	Clinical Entry	Safety	Controlled access shall be provided at the clinical suite entry from the shared building lobby on each clinical floor. Card readers or keypads integrated with Heritage base building access control system.	Card reader or keypad at each clinical floor entry / integrated with base building system	Heritage Health Campus Owner Program Criteria Rev 2	Demonstration	Electrical / IT	GOVERNING	High	High	shall be provided	all clinical entry points	—	—	N/A	
GR-0061	Security & Life-Safety Requirements	Egress	Life Safety	Safety	AHC occupancy egress shall comply with NFPA 101 Chapter 20. Exit travel distance not exceeding 150 ft. Minimum 2 enclosed exit stairs with IBC 9109 pressurization.	150 ft max travel / 2 enclosed stairs / IBC 9109 pressurization	Northstar TJC Regulatory Requirements Summary v1.0	Analysis + Inspection	Architecture / Fire Protection	GOVERNING	Critical	Critical	shall comply	conditional on AHC confirmation	—	—	N/A	
GR-0062	Security & Life-Safety Requirements	Security	Camera Coverage	Safety	Security cameras shall provide coverage of: clinical entry (min 2), primary care waiting (min 2), imaging waiting (min 1), staff corridors (min 4), medication room (1), IT/server room (1).	12 cameras minimum at specified clinical locations	Heritage Health Campus Owner Program Criteria Rev 2	Inspection	Electrical / IT	GOVERNING	Moderate	Moderate	shall provide coverage	all specified locations	—	—	N/A	
GR-0063	Security & Life-Safety Requirements	MRI	Zone Access Control	Safety	MRI Zone III and Zone IV boundaries shall be controlled access at all times per ACR guidelines. Ferromagnetic screening station (EQ-023) at Zone III/IV boundary.	Controlled access Zone III and IV / ferromagnetic screening at Zone III boundary	Northstar TJC Regulatory Requirements Summary v1.0	Inspection + Demonstration	Architecture / Electrical / Safety	GOVERNING	High	High	shall be controlled	all MRI operations	—	—	N/A	
GR-0064	Security & Life-Safety Requirements	Workplace Violence	Prevention	Safety	Facility design shall support annual workplace analysis for workplace violence prevention per TJC. Controlled entry, unobstructed egress routes, and staff duress alarms infrastructure required.	Controlled entry + unobstructed egress routes + duress alarm infrastructure	Northstar TJC Regulatory Requirements Summary v1.0	Inspection	Architecture / Electrical	GOVERNING	Moderate	Moderate	shall support WPV prevention	all operating conditions	—	—	N/A	
GR-0065	Operational & Maintenance Requirements	MRI Operations	24/7 Cooling	Operational	MRI equipment room shall have dedicated precision cooling providing 24/7 capability independent of building HVAC. Critical failure alarm to MRI console and BAS. Temperature continuously logged.	24/7 dedicated cooling / critical failure alarm / continuous temperature logging	Northstar Clinic Equipment Schedule v1.0	Test	Mechanical / Controls	GOVERNING	High	High	shall have	24/7 year-round	—	—	N/A	
GR-0066	Operational & Maintenance Requirements	IT Operations	Server Room Cooling	Operational	IT/server room (PACS server and network core) shall have 24/7 dedicated cooling independent of building HVAC. No overhead water lines in server room.	24/7 dedicated precision cooling / no overhead water lines	Heritage Health Campus Owner Program Criteria Rev 2	Test	Mechanical	GOVERNING	High	High	shall have	24/7 year-round	—	—	N/A	
GR-0067	Operational & Maintenance Requirements	Electrical	ATS Maintenance	Operational	Clinical tenant ATS shall be separate from residential ATS. ATS shall have test provisions accessible without de-energizing clinical EES. Located in tenant electrical room Level 1.	Separate from residential ATS / test provisions accessible / Level 1 tenant electrical room	Northstar Clinic Equipment Schedule v1.0	Test + Inspection	Electrical	GOVERNING	High	High	shall be separate	Level 1 tenant electrical room	—	—	N/A	
GR-0068	Operational & Maintenance Requirements	IT	PACS Infrastructure	Operational	PACS base infrastructure (console, fiber backbone, junction boxes) shall be installed by contractor as TI scope. PACS server hardware and reading workstations are O/E by Northstar.	Console, fiber backbone, junction boxes as TI scope / PACS hardware as O/E	Northstar Clinic Equipment Schedule v1.0	Inspection	IT / Electrical	GOVERNING	Moderate	Moderate	shall be installed	imaging and reading suite	—	—	N/A	
GR-0069	Operational & Maintenance Requirements	Maintenance Access	Equipment Clearance	Operational	All filter racks, fan coil units, VAV terminals, and plumbing cleanouts in the clinical component shall be accessible from walkable surface without ladders or scaffolding. Minimum 36-in. clearance at all maintainable MEP equipment.	Accessible from walkable surface / 36-in. clearance minimum at all MEP equipment	Heritage Health Campus Owner Program Criteria Rev 2	Inspection	Architecture / Mechanical	GOVERNING	Moderate	Moderate	shall be accessible	all clinical MEP equipment	—	—	N/A	
GR-0070	Operational & Maintenance Requirements	Closout	O&M Delivery	Operational	OSM manuals, as-built drawings, and equipment warranties shall be delivered to Northstar facilities management no later than 30 calendar days after project substantial completion.	Delivered within 30 calendar days of substantial completion	Heritage Health Campus Programming Document v1.0	Inspection	Architecture / CMAR	GOVERNING	Low	Low	shall be delivered	within 30 days of substantial completion	—	—	N/A	
GR-0071	Regulatory & Compliance Requirements	NMCC	Governing Standard	Regulatory	All commercial construction within the City of Albuquerque jurisdiction shall comply with the 2021 New Mexico Commercial Building Code (NMCCBC / 14.7.2 NMCC), which adopts by reference the 2021 International Building Code with New Mexico amendments. NMCCBC is effective July 19, 2023 and is administered by the NM Regulation and Licensing Department.	Effective July 19, 2023	Albuquerque/NM Commercial Building Code (14.7.2 NMCC – 2021 NMCC)	Inspection	Architecture / All disciplines	GOVERNING	High	High	shall comply	all commercial construction	—	—	N/A	
GR-0072	Sustainability & Environmental Requirements	ENERGY	NMCEC	Sustainability	The Energy Conservation Code of the Heritage Health Campus commercial construction shall comply with the New Mexico Commercial Energy Conservation Code (NMCEC / 14.7.3 NMCC), applied in conjunction with the NMCEC. The NMCEC governs energy conservation for general commercial construction in New Mexico and takes precedence over standards ASHRAE 90.1-2019 references where NM amendments apply.	Applied concurrently with NMCCBC (14.7.2 NMCC)	Albuquerque/NM Commercial Building Code (14.7.2 NMCC – 2021 NMCC)	Analysis	Mechanical / Electrical	GOVERNING	Moderate	Moderate	shall apply	all commercial construction	—	—	N/A	

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Requirement ID	HierarchyLevel1	HierarchyLevel2	HierarchyLevel3	RequirementType	RequirementStatement	NumericalConstraint	SourceDocument	VerificationMethod	ResponsibleDiscipline	RequirementStatus	ChangeImpactLevel	CriticalityCategory	DecisionFlag	DecisionType	DecisionOwner	DecisionDeadline	DecisionStatus	Conflict/Refs	
GR-009	Physical & Interface Requirements	MRI Suite	Siemens MAGNETOM Arta Design Basis	Physical	The MRI suite design shall be based on the following Siemens Hahnbeck MAGNETOM Arta 1.5T (Production Code RQ26). Design parameters: magnet weight 7,700 lbs, total system weight approx. 25,000 lbs; magnet room clear dimensions 24' x 5' 8" (minimum 42" STS); equipment room 20' 0" minimum, RF shielding per ETS-Lindgren standard specification for MAGNETOM Arta; new overhead power lines to be installed in the equipment room.	7,700 lbs magnet - 25,000 lbs total; 432 SF magnet room - 200 NSF equip room - 4 inch quench pipe	Heritage Health Campus Owner Written Design Directives HHC-ODD-001 - June 13, 2025	Design Review + Commissioning	Architecture / Structural / Electrical	GOVERNING	Critical	Critical	N	N/A			N/A		
GR-010	Physical & Interface Requirements	PT Suite	Class IV LASER infrastructure	Physical	The PT private treatment room 2 shall include infrastructure for a Class IV Therapeutic LASER system (Summit L20W; dedicated 20A/120V GFCI-protected circuit; ANSI Z338.1 Class IV laser safety signage at room entry and all penetrations into the 8-foot laser safety zone; room layout accommodating 8-foot radius laser safety zone.	20A / 120V / GFCI - 8-foot safety zone radius	Heritage Health Campus Owner Written Design Directives HHC-ODD-001 - June 13, 2025	Inspection	Electrical / Architecture	GOVERNING	Moderate	Moderate	N	N/A			N/A		
GR-011	Budget & Cost Requirements	TI Allowance	Generator Upsize Cost Allocation	Budget	Norristar Health System shall fund the generator upsize cost from 200kW to 250kW (estimated \$180,000 - \$240,000) driven against the \$14,200,000 TI Allowance per NNN Lease Exhibit D. Heritage (Landlord) scope: 200kW base building generator for life safety loads. Norristar (Tenant) scope: incremental cost of upsize to 250kW minimum for NFPA 99 Category 1 EES.	\$180,000 - \$240,000 Incremental upsize cost from \$14,200,000 TI Allowance	Heritage Health Campus Owner Written Design Directives HHC-ODD-001 - June 13, 2025	Document Review	Program Management	GOVERNING	High	High	N	N/A			N/A		
GR-012	Regulatory & Compliance	Submittals	Submittal Schedule	Regulatory	A complete submittal schedule shall be submitted to Owner within 30 days of Notice to Proceed. Submittals required for all Division 31 mechanical equipment, Division 23 electrical HVAC systems, and Division 26 EES components. Submittal review period: 14 calendar days. Two review cycles maximum before Owner decision.	30 calendar days NTP - 14-day review - 2 cycles max	Architect of Record (AOR) SD Outline Specifications HHC-SPEC-SD-001 - July 11, 2025	Document Review	Program Management	GOVERNING	Moderate	Moderate	N	N/A			N/A		
GR-013	Operational & Maintenance Requirements	Closeout	O&M Manuals and As-Builts	Operational	O&M manuals, as-built drawings, and equipment warranties shall be delivered to Norristar Health System facilities management no later than 30 calendar days after Substantial Completion, organized by MasterFormat CSI Division. As-built model (include the +1FC export) required. All clinical equipment commissioning records shall be included.	30 calendar days after Substantial Completion	Architect of Record (AOR) SD Outline Specifications HHC-SPEC-SD-001 - July 11, 2025	Document Review	Program Management	GOVERNING	Moderate	Moderate	N	N/A			N/A		
GR-014	Regulatory & Compliance	BM Coordination	Clash Detection Protocol	Regulatory	The A/E team shall maintain a federated BIM model in Autodesk Revit. Clash detection reports using Navisworks are required at 50% SD, 60% DD, and 90% CD. The A/E shall maintain a coordination log and transmit to Owner's Representative within 3 business days of each clash detection run.	3 business days transmit after each clash detection run	Architect of Record (AOR) SD Outline Specifications HHC-SPEC-SD-001 - July 11, 2025	Document Review	Architecture / All Engineering	GOVERNING	Moderate	Moderate	N	N/A			N/A		
GR-015	Physical & Interface Requirements	MRI Suite	Zone IV RF Duct Penetration	Physical	All supply air ducts entering the MRI Zone IV envelope shall be provided with RF-shielded duct penetrations or routed outside the Zone IV boundary. No unshielded duct penetrations are permitted in the ACB/without Zone IV boundary.	Zero unshielded duct penetrations in Zone IV	Architect of Record (AOR) 50% SD BIM Coordination Issues Log Rev 0.5 - July 11, 2025	Design Review + RF Testing	Mechanical / Architecture	CONFLICT PENDING	Critical	Critical	N	N/A			N/A		
GR-016	Physical & Interface Requirements	PT Suite	Open Gym Column Free Span	Physical	The PT open gym area shall be column-free for the full 800 SF minimum program area. The structural system shall provide a long-span solution eliminating the column at Grid E 5.	800 SF column free minimum	Architect of Record (AOR) 50% SD BIM Coordination Issues Log Rev 0.5 - July 11, 2025	Design Review	Structural / Architecture	CONFLICT PENDING	High	High	N	N/A			N/A		
GR-017	Physical & Interface Requirements	PT Slab	Level 3 Floating Floor FTC	Physical	The Level 3 residential floor design shall account for the acoustic floating floor system required by MW-D06 Amendment MM-003/STC 60/RC 50. The floating floor adds approximately 3-4 inches to finished floor height at Level 3. Level 3 floor-to-ceiling clearance design shall incorporate this addition.	3-4 inches additional FH at Level 3	Architect of Record (AOR) 50% SD BIM Coordination Issues Log Rev 0.5 - July 11, 2025	Design Review	Architecture / Structural	GOVERNING	High	High	N	N/A			N/A		
GR-018	Physical & Interface Requirements	EES	EES Circuit Physical Separation	Regulatory	All NFPA 99 Category 1 EES circuits shall be routed in physically separate conduit from normal power circuits. Red color coding is required on all EES conduit. Three EES circuits currently shown in normal power conduit at Grid B to D-4 (vertical corridor) shall be re-routed.	Zero EES circuits in normal power conduit	Architect of Record (AOR) 50% SD BIM Coordination Issues Log Rev 0.5 - July 11, 2025	Inspection	Electrical	CONFLICT PENDING	High	High	N	N/A			N/A		
GR-019	Physical & Interface Requirements	MRI Suite	MRI Delivery Opening	Physical	Construction documents shall include a temporary hex delivery opening in the east wall of the imaging suite (minimum 10 ft x 10 ft) that is formed but not closed during the structural slab pour at Level 2. A temporary partition detail shall permit weather protection while remaining removable for MRI delivery. The construction schedule shall include a milestone: THE DELIVERY OPENING SHALL BE INSTALLED BY THE END OF THE STRUCTURAL SLAB POUR PERMIT APPLICATION TO SERVICE INSTALLATION FOR COMMERCIAL HIGH-PRESSURE GAS SERVICE. The gas service route from Lomas Blvd main to the generator pad shall be confirmed in the SD site plan before permit submission.	10 ft x 10 ft minimum - 4 weeks minimum lead before enclosure	Conestoga Construction CMAR Constructability Review SC-HHC-CR-SD-001 - July 18, 2025	Schedule Review + Field Inspection	Architecture / Structural	GOVERNING	Critical	Critical	N	N/A				N/A	
GR-020	Schedule & Milestone Requirements	Utilities	Gas Service Permit Timeline	Schedule	THE DELIVERY OPENING SHALL BE INSTALLED BY THE END OF THE STRUCTURAL SLAB POUR PERMIT APPLICATION TO SERVICE INSTALLATION FOR COMMERCIAL HIGH-PRESSURE GAS SERVICE. The gas service route from Lomas Blvd main to the generator pad shall be confirmed in the SD site plan before permit submission.	12-week minimum lead from permit to service installation	Conestoga Construction CMAR Constructability Review SC-HHC-CR-SD-001 - July 18, 2025	Schedule Review	Electrical / Civil	GOVERNING	High	High	N	N/A			N/A		
GR-021	Physical & Interface Requirements	Site	Generator Pad Location	Physical	Generator pad location shall be confirmed in SD site plan drawings before permit submission. Generator exhaust routing requires 20-foot minimum clearance from building openings. Site constraints on the 1.4-acre site require early coordination of generator pad location with exhaust routing design.	20-foot minimum exhaust clearance from building openings	Conestoga Construction CMAR Constructability Review SC-HHC-CR-SD-001 - July 18, 2025	Design Review	Architecture / Electrical / Civil	DECISION PENDING	High	High	Y	TBD UNRESOLVED	Architect of Record (AOR) / Southwest MEP	2025-08-15	Open		
GR-022	Schedule & Milestone Requirements	Elevator	Contractor Engagement - SD Phase	Schedule	Elevator contractor engagement shall begin during SD phase. The 52-64 week lead time for 4-cab, 7-stop commercial elevator systems requires immediate procurement initiation. Elevator shaft dimensions and all dimensions shall be confirmed in SD drawings before elevator contract execution.	52-64 week lead time; 4 cabs, 7 stops	Conestoga Construction CMAR Constructability Review SC-HHC-CR-SD-001 - July 18, 2025	Schedule Review	Architecture / Structural	DECISION PENDING	Critical	Critical	Y	TBD UNRESOLVED	Architect of Record (AOR) / Structural Engineer of Record (SER)	2025-09-01	Open		
GR-023	Budget & Cost Requirements	SD Estimate	Base Building Budget	Budget	Total project cost at 50% SD shall be tracked against the \$48M TPC ceiling. Current 50% EES estimate: Base Building \$30,927,000 (landlord baseline) by \$1,673,000 due to VE-01 foundation savings; Residential \$25,295,000 (owner baseline) by \$955,000 due to MM-003 acoustic (overlay); Retail \$985,000. Clinical TI \$12,180,000. Total SD estimate: \$67,387,000 - within \$48M TPC ceiling with \$19.3M contingency.	\$67,387,000 SD estimate - \$19,300,000 remaining contingency	Cost Consultant 50% SD Cost Estimate - July 18, 2025	Cost Review	Program Management	GOVERNING	Critical	Critical	N	N/A				N/A	
GR-024	Budget & Cost Requirements	TI Allowance	SD TI Estimate	Budget	Clinical TI Allowance utilization at 50% SD: Base TI construction \$9,380,000; Medical equipment installation \$895,000; Clinical MEP \$1,380,000; Clinical electrical \$1,270,000; Generator upsize (SCR-003) \$220,000; Class IV LASER infrastructure \$18,000. Total TI estimator: \$13,473,000. Remaining TI allowance vs. \$14,200,000 ceiling: \$727,000.	\$13,473,000 estimate - \$727,000 remaining TI allowance	Cost Consultant 50% SD Cost Estimate - July 18, 2025	Cost Review	Program Management	GOVERNING	Critical	Critical	N	N/A				N/A	

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Req ID	Requirement Statement (Summary)	Decision Type	Trigger Language	Required Action	Decision Owner	Deadline	Status
GR-0002		TBD-UNRESOLVED	model TBD — MRI vendor under active		Northstar Biomedical Engineeri	June 13, 2025	Resolved — see register notes
GR-0018		TBD-UNRESOLVED	model TBD — vendor under active eva		Northstar Biomedical Engineeri	June 13, 2025	Resolved — see register notes
GR-0019		TBD-UNRESOLVED	not yet completed		Northstar — Infection Preventi	June 27, 2025	Open
GR-0020		TBD-UNRESOLVED	not yet received		Heritage Development Partner	OVERDUE — June 6,	Resolved — see register notes
GR-0021		CONDITIONAL	FGI edition confirmation pending		Architect of Record (AOR) —	May 23, 2025	Resolved — see register notes
GR-0022		CONDITIONAL	Procurement shall not begin before		Owner's PM (Heritage) + K. Oka	October 31, 2025	Open
GR-0023		CONDITIONAL	shall not precede MRI model confirm		Northstar / GC Preconstruction	October 31, 2025 (Open
GR-0029		EMBEDDED-CHOICE	shall be assigned in writing — cost		Owner's PM (Heritage) + K. Oka	July 11, 2025	Resolved — see register notes
GR-0033		TBD-UNRESOLVED	200 NSF (Siemens) vs. 240 NSF (GE)		Northstar Biomedical Engineeri	June 13, 2025 (per	Resolved — see register notes
GR-0035		CONDITIONAL	conditional on AHC occupancy confir		AOR + NM DOH (AHJ)	Per SMR-005 — May	Resolved — see register notes
GR-0036		EMBEDDED-CHOICE	Exhibit D is silent — procurement b		Owner's PM (Heritage) + K. Oka	July 11, 2025	Resolved — see register notes
GR-0038		TBD-UNRESOLVED	additional locations per OAI-004		Northstar Clinical Director	Prior to 50% SD	Open
GR-0039		TBD-UNRESOLVED	25,000 lb point load — vendor-speci		Northstar Biomedical Engineeri	June 13, 2025	Resolved — see register notes
GR-0043		CONDITIONAL	FGI 2022 planning basis — AHJ confi		Architect of Record (AOR) (May 23, 2025	Resolved — see register notes
GR-0044		CONDITIONAL	AHC classification assumed — pendin		Architect of Record (AOR) (Per SMR-005	Resolved — see register notes
GR-0051		CONDITIONAL	placement governed by ICRA — not ye		Northstar Infection Prevention	June 27, 2025 (per	Open
GR-0056		CONDITIONAL	conditional on BCR-003 generator re		Owner's PM + Tenant Facilities Lead (per BC	July 11, 2025	Open
GR-0098		TBD-UNRESOLVED	written owner confirmation required		Northstar Clinical Operations	June 13, 2025	Resolved — see register notes
GR-0099		CONDITIONAL	ceiling track selection TBD — EMBED		Northstar Clinical Operations	June 13, 2025	Resolved — see register notes
GR-0100		TBD-UNRESOLVED	145 vs. 150 units — developer evalu		Heritage Development Partner	June 13, 2025	Resolved — see register notes
GR-0103		TBD-UNRESOLVED	Licensed infection preventionist not yet identified		Northstar Health System	2025-09-01	Resolved — see register notes
GR-0121		TBD-UNRESOLVED	Generator pad location shown TBD on 50% SD site plan		Architect of Record (AOR) / Southwest MEP	2025-08-15	Overdue
GR-0122		TBD-UNRESOLVED	Elevator shaft dimensions not confirmed in 50% SD drawings		Architect of Record (AOR) + Structural Engineer of Record (SER)	2025-09-01	Overdue

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Conflict ID	Conflict Type	Req ID A	Req ID B	Conflict Description	Value / Obligation A	Value / Obligation B	Recommended Action	Status
CF-001	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.	OPC §4.2: '150 kW minimum for clinical TI loads — confirm with electrical engineer during SD'	Programming Doc SC: 'Base building generator 200kW life safety loads' — separate from clinical EES	Heritage PM and Northstar Facilities to align on 350kW combined minimum. Assign cost responsibility for 200kW→350kW upsized (\$180K-\$260K est.) in written project memo before 50% SD gate. CMAR to include generator in construction schedule with 20-28 week lead	RESOLVED
CF-002	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.	OPC §B Imaging Suite: MRI Equipment Room 200 NSF	Equipment Schedule EQ-021 Note: 'GE SIGNA requires ~240 NSF equipment room vs. 200 NSF current program'	MRI vendor selection (OAI-001, GR-0018) resolves this conflict. Design team proceeds on Siemens 200 NSF basis. If GE is selected, imaging suite floor plan requires revision — 40 NSF reallocation. A/E to flag in 50% SD area compliance summary.	RESOLVED
CF-003	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.	OPC §4.1: 'Northstar requires dedicated HVAC systems serving the clinical component, separate from the base building residential and retail systems'	Programming Doc SC / NNN Lease Exhibit D: Exhibit D is silent on clinical AHU procurement — not listed as Landlord Work or Tenant Work	Heritage PM and Northstar Facilities to resolve AHU scope boundary in writing (project memo or lease side letter) before 50% SD gate. CMAR cannot begin AHU procurement (12-18 week lead) without scope assignment. A/E to identify AHU locations in 50% SD	OPEN
CF-004	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.	Equipment Schedule EQ-020: 'Siemens MAGNETOM Altea — magnet weight 7,700 lbs'	Equipment Schedule EQ-020 Note: 'GE SIGNA also under evaluation — est. magnet weight ~8,100 lbs'	Structural engineer proceeding on Siemens 7,700 lb basis per kickoff meeting agreement. If GE is selected, structural MRI room slab and foundation design must be revised. Vendor decision required by June 13, 2025 (GR-0018 / SMR-002) before 30% DD structural narrative is finalized.	RESOLVED
CF-005	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.	TJC Summary RQ-002: 'For all new construction, the organization shall comply with the latest adopted edition of the FGI Guidelines per the AHJ jurisdiction'	TJC Summary / AHJ confirmation: NM DOH adoption of FGI 2022 not confirmed in any source document. AHJ may require FGI 2018.	A/E to submit pre-application to NM DOH by May 23, 2025 (GR-0021 / SMR-005) confirming: (1) applicable FGI edition; (2) NM-specific amendments; (3) AHC occupancy classification. Design proceeds on FGI 2022 basis. If FGI 2018 confirmed, A/E to identify all affected requirements and issue design directive.	RESOLVED
CF-006	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.	TJC Summary RQ-019: 'Minimum STC 60 between clinical floors (Levels 1-2) and residential floors (Level 3 and above). Floor/ceiling assembly between Level 2 clinic and Level 3 residential must achieve STC 60 / IIC 55.'	Programming Doc SC / OPC: Neither document budgets for acoustic overlay (\$80K-\$150K est.) or assigns scope responsibility (base building vs. residential TI)	Acoustic subconsultant to confirm minimum assembly meeting STC 60 at 30% DD analysis. A/E to identify cost allocation of acoustic overlay to Owner (Heritage or Northstar) before 60% DD. Cost to be incorporated in BCR-004 VE review at DD gate.	OPEN
CF-007	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.	GR-0003: '800 SF column-free open gym' per Owner Program Criteria	GR-0116 / BIM-010: '14-inch round concrete column at Grid E-5 within PT open gym'	Structural Engineer of Record (SER) to evaluate long-span alternative at Grid E-5 at 30% DD (post-tensioned transfer beam or long-span joist). Structural revision required before 60% DD.	OPEN
CF-008	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 §6 violation at Grid B-2 to D-4.	GR-0115: ACR Zone IV requires zero unshielded duct penetrations in Zone IV boundary	GR-0118: NFPA 99 Ch. 6 requires EES circuits physically separated from normal power	MEP-EOR: (1) reroute supply duct outside Zone IV OR provide RF-shielded penetration at Grid C-4; (2) reroute 3 EES circuits to separate conduit with red color coding. Both items resolve before 60% DD.	OPEN

SAMVP

Demonstration of methodology · Not for project use

HERITAGE HEALTH CAMPUS · GATE 2 WORKBOOK INTEGRITY VALIDATION · v2.0 · PRE-RIR GENERATION CHECK

Test ID	Test Name	Sheet(s) Tested	Rule Summary	Formula / Check	Result
T1	Total active requirement count consistency	Requirements_Register · Summary_Sheet	Count of GOVERNING + DECISION-PENDING + CONFLICT-PENDING on register must equal Total Active Requirements on Summary_Sheet.		PASS
T2	DECISION-PENDING count matches across sheets	Requirements_Register · Decision_Register · Summary_Sheet	Count of DECISION-PENDING on register must equal rows in Decision_Register AND Summary_Sheet value.		PASS
T3	DecisionType taxonomy compliance	Requirements_Register · Decision_Register	Every DECISION-PENDING record's DecisionType must be one of: TBD-UNRESOLVED, CONDITIONAL, EMBEDDED-CHOICE, SHOULD-LANGUAGE. Zero non-compliant records.		PASS
T4	Conflict cross-sheet linkage	Conflict_Detection_Summary · Requirements_Register	Every CF-XXX in Requirements_Register[ConflictRefs] must exist in Conflict_Detection_Summary. ConflictType must use Doc 3 vocabulary. No duplicate CF IDs.	Cross-reference: every ConflictRef value in RR resolves to a CF row. UNIQUE check on CF IDs. ConflictType IN (ParameterConflict, ScopeConflict, AuthorityConflict, MethodConflict, SequenceConflict).	PASS
T5	Decision deadline integrity	Decision_Register	Every DECISION-PENDING record has populated DecisionDeadline. Past-deadline records flagged Overdue.		PASS
T6	Lineage Log continuity	Document_Lineage_Log	EntryNumbers sequential 1-N with no gaps. RegisterVersionAfter, ProcessingDate, DocumentIssueDate all populated. Version values non-decreasing.		PASS
T7	Critical-impact verification coverage	Requirements_Register	Every Critical record has populated VerificationMethod AND VerificationAuthority fields.		PASS
T8	Critical-impact concentration ceiling	Requirements_Register	Critical records ≤ 30% of total active requirements. Breach requires disclosure in Section 3 View 4 but does NOT block RIR generation.		PASS — verify at generation
T9	Source document traceability	Requirements_Register · Document_Lineage_Log	Every distinct SourceDocument value in the register must appear in Document_Lineage_Log. No ghost document references.	Cross-reference: every distinct Requirements_Register[SourceDocument] value must resolve to Document_Lineage_Log[DocumentName]. ← Zero unresolved references.	PASS
T10	Decision Closure Memo audit trail	Decision_Register	N/A for Baseline/Cycle 1. For Cycle 2+: every item where DecisionStatus changed to Resolved since prior cycle must cite a DCM-XXX-NNN identifier.		N/A — Baseline Run

✓ GATE 2 DISPOSITION: CLEAR FOR RIR GENERATION · 9/10 TESTS PASS · 1 N/A (T10 — Baseline Run) · T5 REVIEW: 3 overdue DP items flagged

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Req ID	Requirement Statement (Summary)	Criticality	Verification Method	Verification Authority	Applicability	Status	Notes
GR-0001	The clinic shall provide primary care services supporting a minimum of 60 scheduled patient encounters per operating day...	High	Test	Northstar Clinical Operations — throughput simulation at 60% DD	Floors 1-2, Northstar clinical TI	GOVERNING	16 exam rooms required per program
GR-0002	The clinic shall provide medical imaging services including one Class 1 diagnostic radiography room and one Class 2 MRI ...	Critical	Inspection	Northstar Biomedical Engineering — equipment installation verified	Floors 1-2, Imaging Suite	GOVERNING	OAI-001: MRI vendor under active evaluation — Siemens vs. GE. Structural point I
GR-0003	The clinic shall provide physical therapy services in a dedicated suite containing minimum 4 open gym treatment stations...	High	Inspection	Northstar Clinical Operations — space program verification	Floors 1-2, PT Suite	GOVERNING	OAI-005: PT equipment plan not yet provided. LASER unit and traction table added
GR-0004	The clinic shall achieve Joint Commission Ambulatory Health Care (TJC AHC) accreditation on Day 1 of operations.	Critical	Demonstration	TJC AHC accreditation survey result	Floors 1-2, Northstar clinical TI	GOVERNING	All RCR requirements in this register trace to TJC AHC accreditation as the top-
GR-0005	Primary care patient reception shall have direct, unobstructed visual sightlines to the patient waiting area. No interve...	Moderate	Inspection	Architect of Record (AOR) — SD floor plan review and field verification	Primary Care Suite, Floor 1	GOVERNING	Direct safety requirement. Relates to SLR-001 access control and TJC RQ-024 work
GR-0006	Patient waiting shall be provided in two separate designated zones: primary care waiting (minimum 20 seats) and imaging ...	Moderate	Inspection	Architect of Record (AOR) — seat count and zone separation at SD	Floors 1-2, Northstar clinical TI	GOVERNING	Two zones required; combined zone is not acceptable.
GR-0007	The clinic shall include two dedicated telemedicine rooms with integrated AV equipment, high-bandwidth data, and acousti...	Moderate	Test	Acoustic subconsultant — field measurement at commissioning	Floors 1-2, Telemedicine Rooms	GOVERNING	AV equipment is OFE by Northstar. Infrastructure (conduit, power, data) in TI scop
GR-0008	All clinical spaces shall prevent inadvertent disclosure of PHI through acoustic means. Conversations in exam rooms shal...	High	Test	Acoustic subconsultant — field measurement at commissioning	Floors 1-2, all clinical spaces	GOVERNING	HIPAA is a federal regulatory requirement. Reinforces TJC RQ-017 acoustic isolat
GR-0009	Task lighting in all exam rooms, procedure rooms, and treatment rooms shall provide a minimum of 50 footcandles at work ...	Moderate	Test	MEP Engineer of Record (MEP-EOR) (Electrical) — illuminance measurement at commissioning	All exam rooms, treatment rooms, procedure rooms	GOVERNING	50 fc is IES healthcare standard. Tunable white enables clinical assessment at a
GR-0010	Clinical exam rooms shall achieve minimum 6 total air changes per hour (ACH) with minimum 2 outdoor air ACH. No recircul...	High	Test	MEP Engineer of Record (MEP-EOR) — TAB report at commissioning	All exam rooms, clinical zones	GOVERNING	ASHRAE 170 compliance is a TJC AHC accreditation requirement per RQ-009.
GR-0011	Isolation room shall achieve minimum 12 total ACH with minimum 2 OA ACH, maintained negative pressure relative to adja...	Critical	Test	MEP Engineer of Record (MEP-EOR) — TAB + pressure differential test at commissioning	Isolation Room, Floor 1	GOVERNING	Life safety and infection control. Negative pressure failure = patient and staff
GR-0012	MRI magnet room temperature shall be maintained 65-72°F year-round with RH 30-60% year-round. MRI equipment room shall b...	High	Test	MEP Engineer of Record (MEP-EOR) — 30-day trending post-commissioning	MRI Magnet Room + Equipment Room	GOVERNING	24/7 cooling failure = MRI shutdown. Critical for equipment protection and patie
GR-0013	Domestic hot water shall be maintained at minimum 110°F at the point of use at all clinical handwashing stations. Thermo...	High	Test	MEP Engineer of Record (MEP-EOR) — temperature measurement at commissioning	All clinical handwashing stations, Floors 1-2	GOVERNING	Legionella prevention. ASSE 1070 valves required at point of use to prevent scal
GR-0014	UPS backup power for PACS workstations and IT/server room shall provide minimum 30-minute runtime at full design load.	Moderate	Test	MEP Engineer of Record (MEP-EOR) — UPS runtime test at commissioning	IT Server Room	GOVERNING	30-minute runtime protects in-flight PACS studies during power interruption. OFE
GR-0015	PT hydrotherapy whirlpool area shall have dedicated 200A electrical service, waterproof floor-to-ceiling tile, and floor...	High	Inspection	AOR / MEP-EOR — field verification at substantial completion	PT Hydrotherapy Area	GOVERNING	Whirlpool unit weight 900 lbs full. Structural slab must be rated for 150 psf +
GR-0016	Acoustic separation between exam rooms sharing a common wall shall achieve minimum STC 45. Acoustic separation between e...	High	Analysis + Test	Acoustic subconsultant — calculation at DD + field measurement at commissioning	All exam room partitions, Floors 1-2	GOVERNING	HIPAA and TJC accreditation requirement. See also GR-0008 (HIPAA FR) and RCR-015
GR-0017	Owner Program Criteria Rev. 2 shall be issued and accepted as the governing clinical program document prior to Schematic...	Low	Inspection	Gallant / Owner — document in project record dated Dec 10, 2024	Pre-SD, pre-design phase	GOVERNING	COMPLETE — OPC Rev. 2 issued December 10, 2024.
GR-0018	MRI model and vendor shall be confirmed in writing by Northstar Biomedical Engineering no later than June 13, 2025, before...	Critical	Inspection	Gallant — written vendor confirmation in project record	Pre-SD gate	GOVERNING	Gate blocker. Siemens vs. GE under active evaluation. Structural point load: Sie
GR-0019	ICRA shall be completed by Northstar infection preventionist and transmitted to A/E no later than June 27, 2025, before 50...	Critical	Inspection	Gallant — ICRA document in project record with A/E receipt confirmation	Pre-SD gate	DECISION-PENDING	Gate blocker. ICRA not received. HVAC zone boundaries cannot be finalized withou
GR-0020	Geotechnical investigation report shall be received from Geotechnical Consultant prior to 50% SD structural narrati...	High	Inspection	Gallant / SER — report in project record; structural narrative references confirmed Site Class	Pre-50% SD	GOVERNING	OVERDUE. Report authorized December 2024. Not yet received. Site Class D assumed
GR-0021	AHJ pre-application inquiry to NM DOH confirming applicable FGI edition and AHC occupancy classification shall be submit...	Critical	Inspection	Gallant — pre-application and AHJ response in project record	Pre-SD gate	GOVERNING	DF-NEW-001 active: NM DOH on FGI 2018, not 2022. AHC occupancy unconfirmed. 8 ft
GR-0022	Generator procurement shall be initiated no later than October 31, 2025 (30% DD milestone). Procurement shall not begin ...	Critical	Inspection	Gallant / Heritage PM — purchase order in project record by October 31, 2025	30% DD gate	DECISION-PENDING	20-28 week procurement lead. If not ordered by October 2025, generator cannot ar
GR-0023	RF shielding specialty contractor shall be engaged no later than October 31, 2025 (30% DD). RF shielding engagement shal...	High	Inspection	Gallant — RF shielding contract in project record by October 31, 2025	30% DD gate	DECISION-PENDING	12-week minimum lead. Shielding vendor and spec depend on confirmed MRI vendor p
GR-0024	MRI magnet shall be set in final installed position before final wall enclosure of the MRI magnet room. Wall enclosure s...	Critical	Inspection	CMAR Superintendent — field report and photographs dated prior to wall enclosure	MRI Magnet Room — construction phase	GOVERNING	If wall enclosure precedes MRI delivery, demolition required to install magnet.
GR-0025	Primary electrical service to the clinical tenant shall be energized no later than March 2027, providing minimum 90 days...	High	Inspection	Utility / Electrical Sub — energize confirmation in project record; date verified against commissioning schedule	Construction phase	GOVERNING	90-day minimum between energize and commissioning is consistent with industry pr

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Req ID	Requirement Statement (Summary)	Criticality	Verification Method	Verification Authority	Applicability	Status	Notes
GR-0026	50% SD deliverables including initial BOD narrative shall be submitted by A/E to Owner and Gallant no later than July 11...	High	Inspection	Gallant / Owner — Procure transmittal record dated on or before July 11, 2025	SD Phase	GOVERNING	BOD becomes Document 8 in the register. RIR Cycle 1 follows within 14 days.
GR-0027	Total Project Cost shall not exceed \$68,000,000 Board-authorized TPC. Variances exceeding 5% require written Board re-au...	Critical	Analysis	Heritage Cost Consultant — third-party estimate at 60% DD and 90% CD	All project phases	GOVERNING	Current estimate \$72M exceeds \$68M ceiling by \$4M (5.9%). VE-01 and generator co
GR-0028	Clinical TI construction cost shall not exceed \$14,200,000 TI Allowance per executed NNN lease Exhibit D.	Critical	Analysis	Heritage Cost Consultant — TI estimate at 60% DD reconciled against TI Allowance	Clinical TI phases	GOVERNING	Binding per executed lease. Scope additions above TI Allowance require joint wri
GR-0029	Generator scope allocation (200kW base building vs. 350kW combined EES minimum) shall be assigned in writing between Her...	Critical	Inspection	Gallant / Owner — written memo in project file before 50% SD gate	Pre-50% SD	GOVERNING	CONFLICT-C003 active. OPC estimates 150kW clinical; Programming Doc base buildin
GR-0030	DD cost estimate shall be reconciled against BCR-001. If variance exceeds 5%, A/E shall prepare VE options log for Owner...	High	Analysis	Heritage Cost Consultant — DD estimate + variance report	60% DD gate	GOVERNING	VE-01 potential savings \$180K-\$340K pending geotech confirmation of Site Class C
GR-0031	Clinical tenant improvement shall achieve total 24,000 GSF across Floors 1 and 2. A/E shall report any deviation from GS...	High	Analysis	Architect of Record (AOR) — area takeoff at 50% SD verified against 24,000 GSF	SD Phase	GOVERNING	13,740 NSF target with 22% gross-up = 24,000 GSF. Deviation from GSF target must
GR-0032	Exam rooms shall provide minimum 100 NSF clear floor area exclusive of toilet rooms and casework. Four accessible exam r...	High	Inspection	Architect of Record (AOR) — dimension verification at SD floor plan and field measurement	All exam rooms	GOVERNING	FGI 2022 minimum. 4 accessible rooms require 140 NSF for height-adjustable table
GR-0033	MRI suite minimum net areas: Magnet Room 700 NSF; Equipment Room 200 NSF (NOTE: GE SIGNA option requires 240 NSF — see O...	High	Inspection	Architect of Record (AOR) — area takeoff at SD + field measurement	MRI Suite, Floor 2	GOVERNING	CONFLICT-C002 active: OPC programs 200 NSF equipment room; GE SIGNA option requi
GR-0034	PT open gym shall provide minimum 1,200 NSF with minimum 10-foot clear ceiling height. No structural columns shall intru...	High	Inspection	AOR + SER — area, ceiling height, and column-free verified at SD	PT Suite	GOVERNING	Column-free requirement may affect structural framing design on Level 2 and abov
GR-0035	Clinical patient corridors on Floors 1 and 2 shall be minimum 8 feet (96 inches) clear width. Staff-only and back-of-hou...	Critical	Inspection	Architect of Record (AOR) — dimension verification at SD floor plan and field measurement	Floors 1 and 2	GOVERNING	DF-001: AHC occupancy assumed pending AHJ confirmation per GR-0042. 8-ft corrido
GR-0036	Dedicated AHUs serving the clinical component shall be physically and ductwork-separated from residential and retail HVA...	High	Inspection	MEP Engineer of Record (MEP-EOR) — verified at DD mechanical drawings and field inspection	Clinical AHU mechanical room, Floors 1-2	GOVERNING	CONFLICT-C003 active: OPC requires dedicated clinical AHUs; Exhibit D silent on
GR-0037	A separate domestic water riser shall serve clinical Floors 1 and 2. An isolation valve accessible without entering clin...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — verified at field inspection at substantial completion	Clinical floors water riser location	GOVERNING	Isolation valve accessibility is critical for maintenance and emergency shutoff
GR-0038	Medical gas rough-in (O ₂ outlet + vacuum outlet) shall be provided at minimum: isolation room (1 each), MRI patient prep...	High	Inspection	MEP Engineer of Record (MEP-EOR) — field verification at rough-in and substantial completion	Isolation room + MRI prep/recovery bays	DECISION-PENDING	OAI-004: Northstar clinical director to confirm whether additional medical gas loc
GR-0039	MRI magnet room structural design shall accommodate the magnet point load with a dedicated vibration isolation system. S...	Critical	Analysis	Structural Engineer of Record (SER) — structural calculations submitted at 30% DD confirming point load design	MRI Magnet Room structural elements	GOVERNING	CONFLICT-C004 active: Equipment Schedule lists both Siemens (7,700 lb) and GE (8
GR-0040	PT hydrotherapy whirlpool area structural slab shall be rated for minimum 150 psf plus water load of installed unit (EQ...	High	Inspection	SER — calculation at 30% DD; waterproof membrane inspection at substantial completion	PT Hydrotherapy Area	GOVERNING	900 lb at full load. Structural engineer must confirm slab capacity at 30% DD na
GR-0041	All OFE items in Equipment Schedule v1.0 shall be reflected in A/E Construction Documents with confirmed facility input ...	High	Inspection	Architect of Record (AOR) — OFE facility input drawings in 50% CD submittal	All clinical spaces, Floors 1-2	GOVERNING	Equipment Schedule v1.0 lists 56 items. Each requires facility inputs in applica
GR-0042	The clinic shall comply with all Joint Commission Ambulatory Health Care accreditation standards applicable to a new fac...	Critical	Demonstration	TJC AHC accreditation survey result — Day 1	Floors 1-2, all clinical spaces	GOVERNING	Top-level accreditation requirement. All RCR requirements in sections \$1-\$6 of T
GR-0043	The clinical facility design shall comply with the applicable edition of FGI Guidelines for Design and Construction of O...	High	Inspection	AOR — AHJ written confirmation of applicable edition in project record before 50% SD	Pre-50% SD	GOVERNING	DF-NEW-001: NM DOH not confirmed to have adopted FGI 2022. Kickoff meeting ident
GR-0044	Floors 1-2 clinical occupancy shall be classified as AHC per NFPA 101 Chapter 20. Classification shall be confirmed with...	Critical	Inspection	AHJ — written occupancy confirmation in project record	Floors 1-2	GOVERNING	DF-001: AHC assumed. If AHJ confirms Group B, corridor widths change from 8 ft t
GR-0045	Clinical areas shall comply with NFPA 99 (2021) for medical gas systems, Category 1 EES, equipment grounding in all pati...	Critical	Test + Inspection	MEP Engineer of Record (MEP-EOR) — NFPA 99 compliance matrix at 90% CD + commissioning functional tests	All clinical areas	GOVERNING	Category 1 EES requires generator backup for clinical loads. See GR-0029 (BCR-00
GR-0046	Clinical occupancy egress shall comply with NFPA 101 Chapter 20. Exit travel distance shall not exceed 150 ft. Minimum 2...	Critical	Analysis + Inspection	Architect of Record (AOR) — egress travel distance at SD + AHJ final acceptance	Floors 1-2	GOVERNING	DF-003: shared egress stairs between clinical and residential occupancies — stai
GR-0047	Clinical component shall have full automatic sprinkler protection per NFPA 13. Separate sprinkler risers shall serve cli...	Critical	Inspection	Fire Protection Engineer — sprinkler permit drawings + AHJ final acceptance	Floors 1-2 (clinical riser) + Floors 3-7 (residential riser)	GOVERNING	Separate risers ensure clinical sprinkler system can be isolated and maintained
GR-0048	Imaging suite shall include one Class 1 diagnostic radiography room and one Class 2 imaging room per FGI 2022 §2.3. Lead...	High	Analysis + Inspection	Northstar (radiation physicist report) + AOR (shielding in CDs)	Imaging Suite, Floor 2	GOVERNING	Radiation physicist engagement required for X-ray shielding. RF shielding by spe
GR-0049	MRI siting shall comply with ACR Technical Standard for Diagnostic MRI. Zone IV access shall be controlled. Ferromagneti...	Critical	Inspection	AOR — zone diagram in CDs; access control verified at commissioning	MRI Suite, Floor 2	GOVERNING	ACR zone diagram must appear in CDs. Zone III card reader or keypad required per
GR-0050	Floor/ceiling assembly between Level 2 clinical and Level 3 residential shall achieve minimum STC 60 / IIC 55. Post-tens...	High	Analysis + Test	Acoustic subconsultant — calculation at DD + field measurement at commissioning	Level 2 slab / Level 3 floor assembly	GOVERNING	PT flat plate alone insufficient per BOD narrative. Acoustic overlay adds cost (

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Req ID	Requirement Statement (Summary)	Criticality	Verification Method	Verification Authority	Applicability	Status	Notes
GR-0051	Hand-washing sinks shall be provided in every exam room, treatment room, triage room, and isolation room. Placement gove...	High	Inspection	AOR — ICRA governs placement; field verification at substantial completion	All clinical rooms	DECISION-PENDING	Conditional on ICRA completion per GR-0019. ICRA not yet received — final sink p
GR-0052	Clinical areas shall comply with ANSI/ASHRAE/ASHE Standard 170 (2021) ventilation requirements. HVAC design shall meet m...	High	Test	MEP Engineer of Record (MEP-EOR) — TAB report demonstrating ASHRAE 170 compliance at commissioning	All clinical areas	GOVERNING	TJC AHC accreditation requires ASHRAE 170 compliance. Non-compliance at commissi
GR-0053	A fluid disposal sink (hopper/clinical sink) shall be provided in primary care soiled utility room and imaging soiled ut...	Moderate	Inspection	AOR — field verification at SD floor plan and substantial completion	Primary Care Soiled Utility + Imaging Soiled Utility	GOVERNING	FGI 2022 mandatory requirement. Two locations confirmed per OPC §4.3.
GR-0054	All clinical spaces shall comply with 2010 ADA Standards for Accessible Design. Minimum 60-in. turning radius in all exa...	High	Inspection	AOR — ADA compliance review at SD + field measurement at substantial completion	All clinical spaces	GOVERNING	Federal law requirement. 4 accessible exam rooms require 140 NSF per GR-0032.
GR-0055	Patient toilet rooms shall be provided at minimum 1 per 6 exam rooms per FGI 2022 §2.1-3.2. All accessible. One with bar...	High	Inspection	AOR — toilet room count and clearances at SD floor plan	Floors 1–2	GOVERNING	1:6 ratio means 3 toilet rooms minimum for 16 exam rooms. OPC programs 3 accessi
GR-0056	Clinical floors shall be served by Category 1 Essential Electrical System per NFPA 99. Dedicated ATS for clinical EES, s...	Critical	Test	MEP Engineer of Record (MEP-EOR) (Electrical) — EES functional test at commissioning	Clinical Floors 1–2	DECISION-PENDING	Conditional on BCR-003 resolution. 350kW generator required for NFPA 99 Category
GR-0057	The building shall comply with ASHRAE 90.1-2019 as adopted by the City of Albuquerque. Energy compliance report shall be...	Moderate	Analysis	MEP Engineer of Record (MEP-EOR) — energy compliance report at 90% CD	All building occupancies	GOVERNING	City of Albuquerque has adopted ASHRAE 90.1-2019. Compliance demonstration requi
GR-0058	PT hydrotherapy area shall have waterproof membrane beneath all floor and wall tile finishes, extending minimum 18 in. a...	Moderate	Inspection	AOR / Owner's Rep — membrane inspection before tile installation	PT Hydrotherapy Area	GOVERNING	Critical construction quality requirement. Membrane must be inspected and approv
GR-0059	Floor drains shall be provided in: PT hydrotherapy area, primary care soiled utility room, imaging soiled utility room, ...	Low	Inspection	MEP Engineer of Record (MEP-EOR) / AOR — field verification at rough-in	PT hydrotherapy + soiled utilities + janitor closets	GOVERNING	Standard clinical plumbing requirement. 5 locations confirmed.
GR-0060	Controlled access shall be provided at the clinical suite entry from the shared building lobby on each clinical floor. C...	High	Demonstration	MEP Engineer of Record (MEP-EOR) — access control functional test at commissioning	Clinical entry points, Floors 1 and 2	GOVERNING	Integration with Heritage base building system requires early coordination with
GR-0061	AHC occupancy egress shall comply with NFPA 101 Chapter 20. Exit travel distance not exceeding 150 ft. Minimum 2 enclose...	Critical	Analysis + Inspection	AOR — egress travel distance at SD + AHJ final acceptance	Floors 1–2	GOVERNING	DF-003: shared egress stair pressurization not confirmed at SD. Life safety requ
GR-0062	Security cameras shall provide coverage of: clinical entry (min 2), primary care waiting (min 2), imaging waiting (min 1...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) (infrastructure) + Northstar (OFE installation verification) at substantial completion	All clinical areas per coverage plan	GOVERNING	Camera system OFE by Northstar. Infrastructure in TI scope. Coverage plan must be
GR-0063	MRI Zone III and Zone IV boundaries shall be controlled access at all times per ACR guidelines. Ferromagnetic screening ...	High	Inspection + Demonstration	AOR + MEP-EOR — access control and ferromagnetic screening verified at commissioning	MRI Suite, Floor 2	GOVERNING	Projectile risk in MRI zone — life safety requirement. Zone diagram is mandatory
GR-0064	Facility design shall support annual worksite analysis for workplace violence prevention per TJC. Controlled entry, unob...	Moderate	Inspection	AOR — design review with Northstar security at 60% DD	All clinical areas	GOVERNING	TJC accreditation requirement. Annual worksite analysis requires defensible faci
GR-0065	MRI equipment room shall have dedicated precision cooling providing 24/7 capability independent of building HVAC. Critic...	High	Test	MEP Engineer of Record (MEP-EOR) — 24/7 operation verification and alarm test at commissioning	MRI Equipment Room	GOVERNING	24/7 cooling failure = MRI shutdown. Critical alarm required. Non-ferrous compon
GR-0066	IT/server room (PACS server and network core) shall have 24/7 dedicated cooling independent of building HVAC. No overhea...	High	Test	MEP Engineer of Record (MEP-EOR) — 24/7 operation verification at commissioning	IT Server Room	GOVERNING	No overhead water lines = critical infrastructure protection standard. PACS and
GR-0067	Clinical tenant ATS shall be separate from residential ATS. ATS shall have test provisions accessible without de-energiz...	High	Test + Inspection	MEP Engineer of Record (MEP-EOR) — ATS transfer time test + field inspection at commissioning	Tenant Electrical Room, Level 1	GOVERNING	Conditional on BCR-003 generator resolution. Test provisions required so NFPA 99
GR-0068	PACS base infrastructure (conduit, fiber backbone, junction boxes) shall be installed by contractor as TI scope. PACS se...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — infrastructure at rough-in; Northstar IT (OFE installation verification)	Imaging Suite + Reading Suite + IT Server Room	GOVERNING	PACS infrastructure is TI scope; PACS hardware is OFE. Coordinate infrastructure
GR-0069	All filter racks, fan coil units, VAV terminals, and plumbing cleanouts in the clinical component shall be accessible fr...	Moderate	Inspection	Architect of Record (AOR) — 60% DD coordination review and field verification at substantial completion	All clinical MEP equipment locations	GOVERNING	Gallant OMR standard. Failure to provide accessible maintenance routes creates I
GR-0070	O&M manuals, as-built drawings, and equipment warranties shall be delivered to Northstar facilities management no later th...	Low	Inspection	Owner's Rep — O&M delivery confirmation within 30 days of substantial completion	Project closeout	GOVERNING	Standard closeout deliverable. TJC accreditation survey may require O&M manuals
GR-0071	All commercial construction within the City of Albuquerque jurisdiction shall comply with the 2021 New Mexico Commercial...	High	Inspection	AHJ (City of Albuquerque / NM CID) — building permit issuance and final inspection	All building occupancies — Heritage Health Campus	GOVERNING	SUPPLEMENT to GR-0042 (TJC AHC accreditation) and GR-0019 (IBC compliance). Conf
GR-0072	The energy conservation aspects of the Heritage Health Campus commercial construction shall comply with the New Mexico C...	Moderate	Analysis	MEP Engineer of Record (MEP-EOR) — NMCECC compliance report at 90% CD demonstrating compliance with NM-ferromagnetic screening (ferro) — dimensions verification at construction documents and field measurement at substantial completion	All building occupancies	GOVERNING	SUPPLEMENT to GR-0057 (SER-001 ASHRAE 90.1). NMCECC is the AHJ-confirmed governi
GR-0073	Exit stair and exit access stair construction shall comply with NMCBC Chapter 10 dimensional requirements: riser height ...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — schedule and floor plan verification at SD; field verification at substantial completion	All exit stairs, exit access stairs — Heritage Health Campus	GOVERNING	SUPPLEMENT to GR-0061 (SLR-002 egress). Adds specific NM dimensional requirement
GR-0074	Construction of a new restroom intended for use in a place of public accommodation shall provide for at least one baby c...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — schedule and floor plan verification at SD; field verification at substantial completion	All floors with public toilet facilities — Floors 1–2 (clinical) and lobby	GOVERNING	NEW requirement — not in any prior source document. NM-specific statutory requir
GR-0075	The 7-story Heritage Health Campus building shall be confirmed as compliant with NMCBC Table 504 maximum allowable heigh...	Moderate	Analysis	MEP Engineer of Record (MEP-EOR) — compliance matrix at SD confirming Table 504 compliance for each occupancy	All building floors — Floors 1-7	GOVERNING	NEW requirement added from NMCBC source. Type IA unlimited height confirmed. Cod

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GR-0076	Heritage Health Campus shall be constructed as Type IA (unprotected non-combustible) construction per NMCBC Chapter 6. A...	Moderate	Inspection	AHJ (NM CID / Albuquerque Building Dept) — construction type verified at permit review and field inspection	All building floors — Heritage Health Campus	GOVERNING	SUPPLEMENT to GR-0047 (NFPA 13 sprinkler). Confirms Type IA construction basis.
GR-0077	The Heritage Health Campus parking facility shall provide accessible parking spaces including van-accessible spaces per ...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — site plan compliance verification at SD; field verification at substantial completion	Parking structure / Site — Heritage Health Campus	GOVERNING	SUPPLEMENT to GR-0054 (ADA accessibility). Adds NM/NMCBC parking-specific requir
GR-0078	Mechanical systems shall comply with the New Mexico Mechanical Code (NMMC). Plumbing systems shall comply with the New M...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — verify NM code compliance in CD specifications; AHJ mechanical and plumbing inspections	All mechanical and plumbing systems — Heritage Health Campus	GOVERNING	NEW requirement — not explicitly referenced in prior source documents. Critical
GR-0079	Concrete construction for Heritage Health Campus shall comply with ACI 318 as adopted and referenced in NMCBC Chapter 19...	Low	Analysis	Structural Engineer of Record (SEOR) — structural calculations reference ACI 318 at 30% DD; field inspection of concrete mix design and curing records during construction	All concrete structural elements	GOVERNING	SUPPLEMENT to GR-0040 (PIR-010 PT hydrotherapy slab). Confirms ACI 318 as govern
GR-0080	Exit stairs and exit access stairs serving the clinical occupancy (Floors 1-2) and mixed-occupancy egress shall be of no...	Moderate	Inspection	Architect of Record (AOR) — construction type verified at CD specifications and field inspection	All exit stairs — Heritage Health Campus	GOVERNING	SUPPLEMENT to GR-0061 (SLR-002 egress). Clarifies that NM combustible stair exce
GR-0081	Standard exam rooms shall provide minimum 120 NSF clear floor area exclusive of toilet rooms and fixed casework, per NM ...	Critical	Inspection	Architect of Record (AOR) — dimension verification at SD floor plan and field measurement	All 12 standard exam rooms	GOVERNING	SUPERSEDES GR-0032 for 12 standard exam rooms. Design revision required at SD —
GR-0082	The Architect of Record shall be licensed to practice architecture in the State of New Mexico prior to A/E NTP. All requ...	Low	Inspection	Owner's Rep — verification of professional numbers at contract execution; A/E provides license certificate in proposal	A/E NTP	GOVERNING	Architect of Record (AOR) + Interiors confirmed NM licensed. Southwest MEP Engi
GR-0083	The A/E shall maintain Professional Liability (Errors and Omissions) insurance of \$2,000,000 per occurrence / \$4,000,000...	Low	Inspection	Owner's Rep — certificate of insurance at contract execution and annually thereafter	A/E Contract duration + 3 years	GOVERNING	Standard commercial A/E insurance requirement. Certificate provided by Thornton
GR-0084	The A/E shall complete review of all contractor submittals within 14 calendar days of receipt of a complete submittal. I...	Moderate	Test	Owner's Rep — monitor submittal log for compliance with 14-day review cycle	Construction administration phase	GOVERNING	Performance standard binding on A/E. Critical for clinical equipment submittals
GR-0085	The A/E shall provide written response to all contractor RFIs within 10 calendar days of receipt.	Moderate	Test	CMAR — monitor RFI log for compliance; report to Owner if A/E misses response window	Construction administration phase	GOVERNING	CMAR (Cornerstone Construction) to monitor RFI log. Any RFI overdue by more than 3
GR-0086	The A/E shall respond in writing to all Gallant Requirements Intelligence™ RIR conflict items and DECISION-PENDING items...	High	Inspection	Gallant Project Solutions LLC — track response dates in register event ledger	All design phases	GOVERNING	Per RFP §II.A; this is a condition of the A/E contract, not advisory. Gallant tr
GR-0087	The A/E shall issue site observation reports within 3 Business Days of each site visit during the construction administr...	Low	Inspection	Owner's Rep — monitor CA report log	Construction administration phase	GOVERNING	A/E site visits: biweekly minimum during construction; weekly during critical ph
GR-0088	As-built drawings shall be delivered within 30 calendar days of project completion in the following formats: Revit model...	Moderate	Inspection	Owner's Rep — delivery confirmation with date stamp within 30 days of substantial completion	Project closeout	GOVERNING	SUPPLEMENT to GR-0070 (OMR-006 O&M delivery). Adds specific Revit model delivera
GR-0089	Navisworks clash detection reports shall be produced and transmitted to the Owner at 50% SD, 60% DD, and 90% CD. Critica...	High	Inspection	Owner's Rep / Gallant — verify clash detection reports in Procore transmittal log at each gate	50% SD, 60% DD, 90% CD	GOVERNING	First clash detection report delivered July 11, 2025 with the 50% SD package. 12
GR-0090	The 50% SD Basis of Design narrative shall contain at minimum: (1) occupancy classification and code basis by floor; (2)...	High	Inspection	Gallant — verify BOD completeness against 9-element checklist at RIR Cycle 1 review	50% SD gate	GOVERNING	SUPPLEMENT to GR-0026 (SMR-010 50% SD deliverable). Adds the specific 9-element
GR-0091	Payment for each design phase shall be contingent on Owner acceptance of that phase's deliverables, which includes satis...	High	Inspection	Owner's Rep — issue written acceptance letter after Gallant gate review at each milestone	All design phase gates	GOVERNING	This requirement establishes Gallant gate review as a payment condition — not ad
GR-0092	Acoustic consulting shall be provided as a mandatory A/E subconsultant discipline. Scope shall include: STC 60 / IIC 55 ...	High	Analysis + Test	Acoustic Subconsultant — calculation at DD + field measurement at commissioning	All acoustic separation assemblies	GOVERNING	SUPPLEMENT to GR-0016 (PR-008 exam room acoustic) and GR-0050 (RCR-009 STC 60).
GR-0093	The A/E shall design and include in the clinical TI construction documents all audio-visual infrastructure required by t...	Moderate	Inspection	MEP Engineer of Record (MEP-EOR) — AV infrastructure in 50% CD rough-in drawings; Northstar IT confirms coverage	50% CD submittal	GOVERNING	NEW requirement. AV infrastructure is TI scope; AV hardware is OFE. A/E cannot f
GR-0094	All design submittals shall be transmitted via the Procore project management platform. Heritage PM will issue Procore a...	Low	Inspection	Owner's Rep — confirm Procore transmittal log is current at each phase gate review	All design phases	GOVERNING	SUPPLEMENT to GR-0026 (50% SD submission). Procore is the confirmed submittal tr
GR-0095	All OFE items from the Northstar Clinic Equipment Schedule v1.0 shall be modeled in Revit by 30% DD based on vendor-confir...	Moderate	Inspection	Owner's Rep / Gallant — verify OFE families with EQ-IDs present in Revit model at 30% DD clash detection run	30% DD gate	GOVERNING	SUPPLEMENT to GR-0041 (PIR-011). Adds EQ-ID tagging requirement. Equipment famil
GR-0096	Owner response to design-phase RFIs shall be provided within 10 Business Days of receipt. Heritage PM (Owner's PM) respond...	Moderate	Inspection	A/E (D. Yuen) — monitor Owner RFI response dates via Procore RFI log	All design phases	GOVERNING	SUPPLEMENT to GR-0085 (A/E RFI response 10 calendar days). Establishes Owner-sid
GR-0097	The 50% SD cost estimate shall carry an explicit escalation allowance reflecting current Albuquerque construction market...	High	Analysis	Cost Consultant — escalation allowance line item in 50% SD cost estimate	50% SD gate	GOVERNING	SUPPLEMENT to GR-0030. Escalation allowance is now a required line item in all c
GR-0098	The physical therapy suite shall accommodate a Class IV Therapeutic LASER System requiring: dedicated 20A/120V GFCL-prot...	High	Inspection	Architect of Record (AOR) / MEP-EOR — verified in 50% SD drawings after written confirmation received	PT Suite, Floor 1	GOVERNING	EQ-CHANGE-001. PT LASER: Summus Class IV or LiteCure LightForce. Budget authorit
GR-0099	If a ceiling-mounted overhead track system is selected for the motorized traction table, structural blocking and load pa...	High	Inspection	Structural Engineer of Record (SEOR) — structural blocking shown in 30% DD structural drawings if ceiling track selected	PT Private Treatment Rooms, Floor 1	GOVERNING	EQ-CHANGE-001 Part 2. Conditional on ceiling track selection. If floor-mount con
GR-0100	The residential unit count (145 units confirmed or 150 units revised) shall be determined by Heritage in writing and tra...	High	Inspection	Gallant — written owner direction in project record by June 13, 2025	Pre-50% SD	GOVERNING	PROG-CHANGE-001. Developer evaluating 145 → 150 units. CFS framing and load dist

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Req ID	Requirement Statement (Summary)	Criticality	Verification Method	Verification Authority	Applicability	Status	Notes
GR-0101	The base building construction estimate (Cost Consultant, May 8, 2025) of \$44,026,000 exceeds the current baselin...	High	Analysis	Cost Consultant — cost estimate reconciled at 50% SD against BCR-001	50% SD cost review	GOVERNING	SUPPLEMENT to GR-0027 (BCR-001) and GR-0030 (BCR-004 VE). Establishes the magnit
GR-0102	NM DOH Office of Facilities Management plan review submission shall occur at 90% CD submittal stage, concurrent with Cit...	Critical	Document Review	Owner's Rep / AOR — NM DOH Reference Number confirming complete application	90% CD gate (est. March 27, 2026)	GOVERNING	NEW from D9. Critical path: 45–60 day review from March 27, 2026 submission = NM
GR-0103	An Infection Control Risk Assessment (ICRA) shall be completed and on file with NM DOH prior to permit submission. The I...	High	Document Review	NM DOH / Northstar Infection Control Officer	Pre-permit submission gate	GOVERNING	NEW from D9 NM-001. Infection preventionist not yet engaged — DECISION-PENDING.
GR-0104	RF shielding specifications for the MRI suite shall be reviewed and approved by NM DOH prior to installation. The RF shi...	High	Document Review + Inspection	NM DOH	Before RF shielding installation	GOVERNING	NEW from D9 NM-002. Supplements GR-0019 (RF shielding contractor engagement). NM
GR-0105	All standard patient exam rooms in the AHC clinical floors shall provide a minimum of 120 NSF clear floor area exclusive...	Critical	Design Review + Measurement	NM DOH / Architect of Record (AOR)	All 12 standard exam rooms — Floor 1	GOVERNING	NEW REQUIREMENT from D9 NM-004. Design revision required before SD complete. OPC
GR-0106	AHC occupancy (Floors 1–2) shall comply with NFPA 101 Chapter 20 egress requirements: maximum 150-foot travel distance t...	Critical	Design Review + Inspection	NM CID / Fire Marshal	Clinical Floors 1–2	GOVERNING	NEW from D9 §3. Supplements GR-0035 (corridor width). Stair pressurization per I
GR-0107	The foundation system shall be designed using shallow spread footings or mat foundation per confirmed Site Class C soil ...	High	Design Review + Special Inspection	Geotechnical Consultant / Structural Engineer of Record (SER)	All foundation elements	GOVERNING	NEW from D10. VE-01 confirmed. Cost estimate D15 shows \$310K savings applied at
GR-0108	The structural design shall use confirmed ASCE 7-22 Site Class C seismic parameters: S _s = 0.65g, S ₁ = 0.25g, SDC C. Stru...	Moderate	Design Review	Structural Engineer of Record (SER) / AHJ	Entire building structural system	GOVERNING	NEW from D10. SDC C less restrictive than SDC D assumption. No cost increase ant
GR-0109	The MRI suite design shall be based on the confirmed Siemens Healthineers MAGNETOM Altea 1.5T (Product Code XQ26). Desig...	Critical	Design Review + Commissioning	Northstar Biomedical / Siemens Healthineers	MRI suite — Floor 2	GOVERNING	NEW from D11 Directive 1. Resolves CF-002 (MRI room area) and CF-004 (MRI point)
GR-0110	The PT private treatment room 2 shall include infrastructure for a Class IV Therapeutic LASER system (Summus 12W): dedic...	Moderate	Inspection	Northstar PT Director / AHJ	PT Treatment Room 2 — Floor 1	GOVERNING	NEW from D11 Directive 3. EQ-CHANGE-001 CLOSED. Cost: \$18K TI electrical (D15 li
GR-0111	Northstar Health System shall fund the generator upsize cost from 200kW to 350kW (estimated \$180,000–\$260,000) drawn again...	High	Document Review	Cost Consultant / Owner	Project-wide budget	GOVERNING	NEW from D11 Directive 5. BCR-003 (GR-0029) CLOSED. CF-001 RESOLVED. Actual cost
GR-0112	A complete submittal schedule shall be submitted to Owner within 30 days of Notice to Proceed. Submittals required for a...	Moderate	Document Review	Owner's Rep / Gallant	Construction phase — all critical clinical systems	GOVERNING	NEW from D12 Div 01. Establishes formal submittal protocol.
GR-0113	O&M manuals, as-built drawings, and equipment warranties shall be delivered to Northstar Health System facilities managem...	Moderate	Document Review	Northstar Facilities Management / Owner's Rep	All systems — entire building	GOVERNING	NEW from D12 Div 01 §01 78 00. IFC export adds interoperability requirement for
GR-0114	The A/E team shall maintain a federated BIM model in Autodesk Revit. Clash detection reports using Navisworks are requir...	Moderate	Document Review	Owner's Rep / Gallant	All design disciplines	GOVERNING	NEW from D12 Div 01 §01 31 00. 50% SD clash run completed — D13 BIM Issues Log i
GR-0115	All supply air ducts entering the MRI Zone IV envelope shall be provided with RF-shielded duct penetrations or rerouted ...	Critical	Design Review + RF Testing	ACR / RF Shielding Contractor	MRI Zone IV boundary — Floor 2	CONFLICT-PENDING	NEW from D13 BIM-001 CRITICAL clash. CF-008 flagged. Resolution: reroute duct OR
GR-0116	The PT open gym area shall be column-free for the full 800 SF minimum program area. The structural system shall provide ...	High	Design Review	Structural Engineer of Record (SER) / Northstar PT Director	PT open gym — Floor 2	CONFLICT-PENDING	NEW from D13 BIM-010. SER to resolve at 30% DD. CF-007 flagged.
GR-0117	The Level 3 residential floor design shall account for the acoustic floating floor system required by NM DOH Amendment N...	High	Design Review	Architect of Record (AOR)	Level 3 residential — entire floor	GOVERNING	NEW from D13 BIM-002 / D14 CMAR §2.2. Acoustic subconsultant to coordinate with
GR-0118	All NFPA 99 Category 1 EES circuits shall be routed in physically separate conduit from normal power circuits. Red color...	High	Inspection	AHJ / Cx Agent	All EES circuits — clinical floors	CONFLICT-PENDING	NEW from D13 BIM-009. MEP-EOR to correct conduit routing. Red color coding requir
GR-0119	Construction documents shall include a temporary MRI delivery opening in the east wall of the imaging suite (minimum 10 ...	Critical	Schedule Review + Field Inspection	CMAR / GC Superintendent	MRI magnet room — Floor 2	GOVERNING	NEW from D14 CMAR §2.1. Source: Constructability Review only. Not in any design
GR-0120	The gas service permit application to NM Gas Company shall be submitted concurrently with the building permit, not after...	High	Schedule Review	CMAR / Owner	Generator pad — site plan	GOVERNING	NEW from D14 CMAR §2.3. Generator pad location is DECISION-PENDING (GR-0121). 12
GR-0121	Generator pad location shall be confirmed in SD site plan drawings before permit submission. Generator exhaust routing r...	High	Design Review	Architect of Record (AOR) / Southwest MEP	Site plan — 1500 Lomas Blvd NE	DECISION-PENDING	NEW from D14 CMAR §2.3. Generator pad location TBD on 50% SD — must be resolved
GR-0122	Elevator contractor engagement shall begin during SD phase. The 52–64 week lead time for 4-cab, 7-stop commercial elevat...	Critical	Schedule Review	CMAR / Owner	Base building — elevator shafts	DECISION-PENDING	NEW from D14 CMAR §3. Elevator lead time critical path. Shaft dimensions DECISIO
GR-0123	Total project cost at 50% SD shall be tracked against the \$68M TPC ceiling. Current 50% SD estimate: Base Building \$30.9...	Critical	Cost Review	Cost Consultant / Owner	Project-wide	GOVERNING	NEW from D15. SD estimate within TPC ceiling but contingency thin. NM-003 acoust
GR-0124	Clinical TI Allowance utilization at 50% SD: Base TI construction \$9,380,000; Medical equipment installation \$695,000; C...	Critical	Cost Review	Cost Consultant / Northstar	Clinical TI scope	GOVERNING	NEW from D15. TI within ceiling but \$727K remaining is thin given design is only

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Req ID	Category	Requirement Statement (Summary)	Status	Criticality	Risk Drivers	Decision Owner	Notes
GR-0056	Code — Essential Electrical	Clinical floors shall be served by Category 1 Essential Electrical System per NFPA 99. Dedicated ATS...	DECISION-PENDING	Critical	REGULATORY_APPROVAL LIFE_SAFETY HIGH_COST_INFRASTRUCTURE	Owner's PM + Tenant Facilities Lead (per BCR-003)	Conditional on BCR-003 resolution. 350kW generator required
GR-0019	Infection Control — Schedule	ICRA shall be completed by Northstar infection preventionist and transmitted to A/E no later than June...	DECISION-PENDING	Critical	DECISION_REQUIRED REGULATORY_APPROVAL	Northstar — Infection Preventionist	Gate blocker. ICRA not received. HVAC zone boundaries cannot
GR-0022	Procurement — Long Lead	Generator procurement shall be initiated no later than October 31, 2025 (30% DD milestone). Procurem...	DECISION-PENDING	Critical	LONG_LEAD DECISION_REQUIRED HIGH_COST_INFRASTRUCTURE	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	20-28 week procurement lead. If not ordered by October 2025,
GR-0023	Procurement — Long Lead	RF shielding specialty contractor shall be engaged no later than October 31, 2025 (30% DD). RF shiel...	DECISION-PENDING	High	LONG_LEAD DECISION_REQUIRED MULTI_DISCIPLINE_COORDINATION	Northstar / GC Preconstruction	12-week minimum lead. Shielding vendor and spec depend on co
GR-0122	SMR — Elevator Procurement	Elevator contractor engagement shall begin during SD phase. The 52-64 week lead time for 4-cab, 7-st...	DECISION-PENDING	Critical	LONG_LEAD DECISION_REQUIRED SCHEDULE	Architect of Record (AOR) + Structural Engineer of Record (SER)	NEW from D14 CMAR S3. Elevator lead time critical path. Shaf
GR-0051	Code — Infection Control	Hand-washing sinks shall be provided in every exam room, treatment room, triage room, and isolation ...	DECISION-PENDING	High	REGULATORY_APPROVAL DECISION_REQUIRED	Northstar Infection Preventionist	Conditional on ICRA completion per GR-0019. ICRA not yet rec
GR-0038	Plumbing — Medical Gas	Medical gas rough-in (O ₂ outlet + vacuum outlet) shall be provided at minimum: isolation room (1 eac...	DECISION-PENDING	High	REGULATORY_APPROVAL DECISION_REQUIRED	Northstar Clinical Director	OAI-004: Northstar clinical director to confirm whether additi
GR-0121	PIR — Site / Generator	Generator pad location shall be confirmed in SD site plan drawings before permit submission. Generat...	DECISION-PENDING	High	DECISION_REQUIRED SCHEDULE	Architect of Record (AOR) / Southwest MEP	NEW from D14 CMAR S2.3. Generator pad location TBD on 50% SD
GR-0115	PIR — MRI Zone Compliance	All supply air ducts entering the MRI Zone IV envelope shall be provided with RF-shielded duct penet...	CONFLICT-PENDING	Critical	DESIGN_CONFLICT REGULATORY_APPROVAL		NEW from D13 BIM-001 CRITICAL clash. CF-008 flagged. Resolut
GR-0118	PIR — NFPA 99 EES	All NFPA 99 Category 1 EES circuits shall be routed in physically separate conduit from normal power...	CONFLICT-PENDING	High	LIFE_SAFETY REGULATORY_APPROVAL		NEW from D13 BIM-009. MEP-EOR to correct conduit routing. Red
GR-0116	PIR — PT Structural	The PT open gym area shall be column-free for the full 800 SF minimum program area. The structural s...	CONFLICT-PENDING	High	STRUCTURAL DESIGN_CONFLICT		NEW from D13 BIM-010. SER to resolve at 30% DD.
GR-0042	TJC — Accreditation	The clinic shall comply with all Joint Commission Ambulatory Health Care accreditation standards app...	GOVERNING	Critical	REGULATORY_APPROVAL LIFE_SAFETY	—	Top-level accreditation requirement. All RCR requirements in
GR-0024	Construction Sequencing	MRI magnet shall be set in final installed position before final wall enclosure of the MRI magnet ro...	GOVERNING	Critical	LONG_LEAD MULTI_DISCIPLINE_COORDINATION HIGH_COST_INFRASTRUCTURE	—	If wall enclosure precedes MRI delivery, demolition required
GR-0002	Clinical — Imaging	The clinic shall provide medical imaging services including one Class 1 diagnostic radiography room ...	GOVERNING	Critical	DECISION_REQUIRED LONG_LEAD MULTI_DISCIPLINE_COORDINATION	Northstar Biomedical Engineering — Biomedical Engineering Lead	OAI-001: MRI vendor under active evaluation — Siemens vs. GE
GR-0018	Procurement — Long Lead	MRI model and vendor shall be confirmed in writing by Northstar Biomedical Engineering no later than J...	GOVERNING	Critical	DECISION_REQUIRED LONG_LEAD MULTI_DISCIPLINE_COORDINATION	Northstar Biomedical Engineering — Biomedical Engineering Lead	Gate blocker. Siemens vs. GE under active evaluation. Struct
GR-0039	Structural — MRI	MRI magnet room structural design shall accommodate the magnet point load with a dedicated vibration...	GOVERNING	Critical	DECISION_REQUIRED LONG_LEAD HIGH_COST_INFRASTRUCTURE MULTI_DISCIPLINE_COORDINATION	Northstar Biomedical Engineering (via GR-0018)	CONFLICT-C004 active: Equipment Schedule lists both Siemens
GR-0029	Cost Control — Generator	Generator scope allocation (200kW base building vs. 350kW combined EES minimum) shall be assigned in...	GOVERNING	Critical	DECISION_REQUIRED HIGH_COST_INFRASTRUCTURE SCOPE_GAP	Owner's PM (Heritage) + Tenant Facilities Lead (Northstar)	CONFLICT-C003 active. OPC estimates 150kW clinical; Programm
GR-0011	Mechanical — HVAC Isolation	Isolation room shall achieve minimum 12 total ACH with minimum 2 OA ACH, maintained negative pressur...	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL	—	Life safety and infection control. Negative pressure failure
GR-0027	Cost Control — Total Project	Total Project Cost shall not exceed \$68,000,000 Board-authorized TPC. Variances exceeding 5% require...	GOVERNING	Critical	HIGH_COST_INFRASTRUCTURE DECISION_REQUIRED	—	Current estimate \$72M exceeds \$68M ceiling by \$4M (5.9%). VE
GR-0045	Code — NFPA 99	Clinical areas shall comply with NFPA 99 (2021) for medical gas systems, Category 1 EES, equipment g...	GOVERNING	Critical	REGULATORY_APPROVAL LIFE_SAFETY HIGH_COST_INFRASTRUCTURE	—	Category 1 EES requires generator backup for clinical loads.
GR-0049	Code — MRI Standards	MRI siting shall comply with ACR Technical Standard for Diagnostic MRI. Zone IV access shall be cont...	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL	—	ACR zone diagram must appear in CDs. Zone III card reader or

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Req ID	Category	Requirement Statement (Summary)	Status	Criticality	Risk Drivers	Decision Owner	Notes
GR-0119	PIR — MRI Construction Sequencing	Construction documents shall include a temporary MRI delivery opening in the east wall of the imagin...	GOVERNING	Critical	LONG_LEAD SCHEDULE STRUCTURAL		NEW from D14 CMAR §2.1. Source: Constructability Review only
GR-0004	Regulatory — Accreditation	The clinic shall achieve Joint Commission Ambulatory Health Care (TJC AHC) accreditation on Day 1 of...	GOVERNING	Critical	REGULATORY_APPROVAL LIFE_SAFETY	—	All RCR requirements in this register trace to TJC AHC acce
GR-0044	Code — Occupancy Classification	Floors 1–2 clinical occupancy shall be classified as AHC per NFPA 101 Chapter 20. Classification sha...	GOVERNING	Critical	REGULATORY_APPROVAL AHJ_DEPENDENCY	Architect of Record (AOR) (AHJ response)	DF-001: AHC assumed. If AHJ confirms Group B, corridor width
GR-0046	Life Safety — Egress	Clinical occupancy egress shall comply with NFPA 101 Chapter 20. Exit travel distance shall not exce...	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL	—	DF-003: shared egress stairs between clinical and residentia
GR-0061	Life Safety — Egress	AHC occupancy egress shall comply with NFPA 101 Chapter 20. Exit travel distance not exceeding 150 f...	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL	—	DF-003: shared egress stair pressurization not confirmed at
GR-0109	PIR — MRI System Design Basis	The MRI suite design shall be based on the confirmed Siemens Healthineers MAGNETOM Altea 1.5T (Produ...	GOVERNING	Critical	LONG_LEAD STRUCTURAL		NEW from D11 Directive 1. Resolves CF-002 (MRI room area) an
GR-0021	Regulatory — AHJ Confirmation	AHJ pre-application inquiry to NM DOH confirming applicable FGI edition and AHC occupancy classifica...	GOVERNING	Critical	REGULATORY_APPROVAL AHJ_DEPENDENCY	Architect of Record (AOR) — AOR Project Architect	DF-NEW-001 active: NM DOH on FGI 2018, not 2022. AHC occupan
GR-0028	Cost Control — Clinical TI	Clinical TI construction cost shall not exceed \$14,200,000 TI Allowance per executed NNN lease Exhib...	GOVERNING	Critical	HIGH_COST_INFRASTRUCTURE	—	Binding per executed lease. Scope additions above TI Allowan
GR-0035	Architecture — Circulation	Clinical patient corridors on Floors 1 and 2 shall be minimum 8 feet (96 inches) clear width. Staff...	GOVERNING	Critical	REGULATORY_APPROVAL AHJ_DEPENDENCY	AOR + NM DOH (AHJ response)	DF-001: AHC occupancy assumed pending AHJ confirmation per G
GR-0047	Fire Protection — Sprinkler	Clinical component shall have full automatic sprinkler protection per NFPA 13. Separate sprinkler ri...	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL	—	Separate risers ensure clinical sprinkler system can be isol
GR-0081	Space Program — NM DOH	Standard exam rooms shall provide minimum 120 NSF clear floor area exclusive of toilet rooms and fix...	GOVERNING	Critical	REGULATORY_APPROVAL AHJ_DEPENDENCY		SUPERSEDES GR-0032 for 12 standard exam rooms. Design revisi
GR-0102	RCR — NM DOH Review Process	NM DOH Office of Facilities Management plan review submission shall occur at 90% CD submittal stage,...	GOVERNING	Critical	REGULATORY_APPROVAL SCHEDULE		NEW from D9. Critical path: 45–60 day review from March 27,
GR-0106	SLR — AHC Life Safety	AHC occupancy (Floors 1–2) shall comply with NFPA 101 Chapter 20 egress requirements: maximum 150-fo...	GOVERNING	Critical	LIFE_SAFETY REGULATORY_APPROVAL		NEW from D9 §3. Supplements GR-0035 (corridor width). Stair
GR-0105	PIR — Exam Room Area	All standard patient exam rooms in the AHC clinical floors shall provide a minimum of 120 NSF clear ...	GOVERNING	Critical	REGULATORY_APPROVAL DESIGN_CHANGE		NEW REQUIREMENT from D9 NM-004. Design revision required bef
GR-0123	BCR — Cost Tracking	Total project cost at 50% SD shall be tracked against the \$68M TPC ceiling. Current 50% SD estimate:...	GOVERNING	Critical	BUDGET		NEW from D15. SD estimate within TPC ceiling but contingency
GR-0124	BCR — TI Cost Tracking	Clinical TI Allowance utilization at 50% SD: Base TI construction \$9,380,000; Medical equipment inst...	GOVERNING	Critical	BUDGET		NEW from D15. TI within ceiling but \$727K remaining is thin