

GALLANT PROJECT SOLUTIONS LLC

Service-Disabled Veteran-Owned Small Business (SDVOSB) · Veteran-Owned Small Business (VOSB) · SBA Registered

SAMPLE

Requirements Intelligence Report™

CYCLE 1 · 50% SCHEMATIC DESIGN

This is a sample Requirements Intelligence Report™ produced by Gallant Project Solutions LLC for demonstration purposes. The project — Heritage Health Campus / Northstar Ambulatory Care Clinic — is illustrative. The methodology, structure, register integrity, and analytical voice on every page that follows are exactly what Gallant produces on live client engagements.

Project name, organizations, and individuals have been replaced with generic references (Owner's PM, Architect of Record, CMAR, etc.) to protect the actual engagement. All other details — requirement counts, conflict counts, dollar figures, deadlines, regulatory citations, and the analytical structure of the report — are preserved exactly as Gallant produces them in live work.

Companion sample available. This sample shows what Gallant delivers at the 50% Schematic Design checkpoint, six months into a recurring monthly engagement. The companion Baseline sample shows the founding work this cycle built on. Reading both gives you the full picture: where the project started, and what six months of monthly engagement has cleared, opened, and surfaced.

— Greg Tuite, PE PMP · Gallant Project Solutions LLC · July 2026

SAMPLE

Requirements Intelligence Report™

CYCLE 1 · 50% SCHEMATIC DESIGN

This is a sample Requirements Intelligence Report™ produced by Gallant Project Solutions LLC for demonstration purposes. The project — Heritage Health Campus / Northstar Ambulatory Care Clinic — is illustrative. The methodology, structure, register integrity, and analytical voice on every page that follows are exactly what Gallant produces on live client engagements.

Project name, organizations, and individuals have been replaced with generic references (Owner’s PM, Architect of Record, CMAR, etc.) to protect the actual engagement. All other details — requirement counts, conflict counts, dollar figures, deadlines, regulatory citations, and the analytical structure of the report — is preserved exactly as Gallant produces it in live work.

Read this sample for:

- What Gallant delivers at the 50% Schematic Design checkpoint, six months into a recurring monthly engagement.
- What six months of work clears: 15 owner decisions closed, 4 design conflicts resolved, the project’s cost variance brought back under the Board-authorized ceiling for the first time since baseline, and a complete audit trail showing who decided what, when.
- What surfaces during design: the BIM coordination process catches two new clashes that would have become field rework if discovered after drawings were issued. The CMAR review surfaces two long-lead procurement decisions that the owner needs to make this month.
- How the executive summary is written to be forwarded as-is to a project sponsor or capital partner: one paragraph on where the project stands, three named decisions the owner needs to act on, and a confidence indicator on the next gate.

This sample shows what Gallant delivers at the 50% Schematic Design checkpoint, six months into a recurring monthly engagement. The companion Baseline sample shows the founding work this cycle built on. Reading both gives you the full picture: where the project started, and what six months of monthly engagement has cleared, opened, and surfaced. — Greg Tuite, PE
PMP · Gallant Project Solutions LLC · May 2026

QUICK START GUIDE

How to read this report

This is a Requirements Intelligence Report™ — Gallant’s structured account of every binding requirement on the project, the conflicts and open decisions surfaced from those requirements, and the actions the owner needs to take before the next design gate. It is produced by reading every project document into a single registered list, then analyzing the list. The report is the same regardless of who reads it; the sections are organized so different readers can find what matters to them quickly.

Read the front wrapper, the cover, and Section 2 (Executive Summary). That is the full picture at the level a sponsor or capital partner needs.
Read Section 2, then Section 4.A (Owner Decision Register) for the actionable item list, then Section 5 for cost and schedule exposure. Section 9 (Cycle Comparison) shows what changed since the last report.
All sections. Section 3 dashboard views, Section 4 priority items, Section 6 conflict register, and Section 7 document lineage are the working content. Appendix A documents Gallant’s self-disclosed quality findings.

A requirement that is locked into the design basis. The design team is building to it. A requirement that is waiting on an owner action to lock. Until it closes, the design team cannot finalize that piece of the design. A requirement that is in conflict with another requirement. Both sides are documented; the conflict needs an owner-routed decision to resolve. Gallant’s rating for any requirement where a change after design proceeds would force significant rework, schedule slip, or cost growth. Gallant considers a register healthy if no more than 30 percent of records carry this rating. How priority items are organized in Section 4. Tier 1 items must close before the next design gate. Tier 2 items need active management to prevent escalation. Tier 3 items are tracked but do not require executive attention this cycle.

A requirement record. Every binding requirement on the project carries one of these. The number is sequential in the order requirements were added to the register. A conflict record. Every conflict between two requirements carries one of these. A source document. The number is sequential in the order Gallant processed the document into the register. Section 7 lists every document. A Decision Closure Memo. Every time an owner decision closes, Gallant issues one of these to document the decision and the audit trail back to the source.

The owner-side project manager. The decision owner on most items in the Owner Decision Register. The lead architectural firm. Responsible for the overall design and for coordinating the design disciplines. The lead structural engineering firm. The lead MEP engineering firm. Some projects split this role across two or three firms. The general contractor under a CMAR delivery method, engaged during design to provide constructability input and pricing.

REQUIREMENTS INTELLIGENCE REPORT

HERITAGE HEALTH CAMPUS

Northstar Ambulatory Care Clinic — Floors 1 & 2

	July 18, 2025
Run ID	HHC-REG-010
Register Version	v2.0 (50% SD Baseline)
Prior Cycle	Baseline Run — Register v1.0 (January 28, 2025)
Cycle Window	January 28, 2025 → July 18, 2025 (24.4 weeks)
Methodology Version	Gallant Methodology v1.4 (May 2026)
Engagement Type	Recurring Monthly Engagement — Cycle 1
Prepared By	Gallant Project Solutions LLC — Greg Tuite, PE PMP
Distribution	Owner, Owner’s Rep, A/E Lead, CMAR Preconstruction
Quality Check (pre-report)	Workbook integrity check passed. 9 of 10 internal tests clear; 1 minor template item documented in Appendix A.

© 2026 Gallant Project Solutions LLC. Proprietary and confidential. This Requirements Intelligence Report™ and the underlying methodology used to produce it are the proprietary intellectual property of Gallant Project Solutions LLC. Permitted use: solely for the authorized engagement to which it is delivered. Reproduction, adaptation, or redistribution outside the named engagement is prohibited without prior written consent from Gallant Project Solutions LLC.

Table of Contents

- Section 1 · Project Snapshot
- Section 2 · Executive Summary
- Section 3 · Requirements Readiness Dashboard
- Section 4 · Top Priority Items
 - ** 4.A** · Owner Decision Register
 - ** 4.B** · Scope Gaps
 - ** 4.C** · At-Risk Assessment
- Section 5 · Cost and Schedule Exposure
- Section 6 · Conflict Register Summary
- Section 7 · Document Lineage Log
- Section 8 · Next Cycle Dependencies
- Section 9 · Cycle Comparison
- Appendix A · Workbook Integrity Findings

About this report. This is the first cycle report produced after the project’s baseline. The Cycle Comparison section (Section 9) is the new content this cycle introduces — it shows what closed since baseline, what opened, and how the project’s overall standing moved over six months.

Section 1 — Project Snapshot

Establishes the register version and document set this report reflects. Structured data only; no narrative.

The Requirements Register is the master list of the binding requirements the project must satisfy — program criteria, regulatory mandates, lease obligations, milestones, equipment specifications, and scope commitments, all in one place. Each entry carries a unique identifier (GR-XXXX), a source document, an owner, a criticality rating, and a verification status. The register is the single source of truth that owner, designer, contractor, and auditor can all read from. The other sections in this report draw from it. The register grew from 70 records at baseline to 124 records at this cycle as new source documents were processed.

Report Date	July 18, 2025
Cycle	Cycle 1 (50% SD Baseline)
Register Version	v2.0 (matches Lineage Log Entry 15)
Project Name	Heritage Health Campus — Northstar Ambulatory Care Clinic
Project Phase	Schematic Design complete — entering Design Development
Delivery Method	Hybrid — Base Building: CMAR (Cornerstone Construction); Tenant Improvement: A/E-led design with separate TI bid
Total Active Requirements	124 (115 GOVERNING + 6 DECISION-PENDING + 3 CONFLICT-PENDING)
Total Documents Processed (cumulative)	15
Documents Processed This Cycle	10 (D6 NMCBC, D7 A/E RFP, D8 Kickoff Minutes, D9 AHJ Response, D10 Geotech, D11 Owner Directives, D12 SD Outline Specs, D13 BIM Issues Log, D14 CMAR Review, D15 Cost Estimate)
Requirements Added This Cycle	54 (GR-0071 through GR-0124)
Active Conflicts	4 (CF-003, CF-006 carried from baseline; CF-007, CF-008 NEW from D13 BIM)
Conflicts Resolved This Cycle	4 (CF-001, CF-002, CF-004, CF-005)
Open DECISION-PENDING Items	8 (6 Open + 2 Overdue)
DECISION-PENDING Items Resolved This Cycle	15
Cycle Window	January 28, 2025 → July 18, 2025 (24.4 weeks elapsed)
Critical-Impact Concentration	31 of 124 = 25.0% (under 30% ceiling)
Methodology Version	Gallant Methodology v1.4 (May 2026)

AT-A-GLANCE

PROJECT KPIs AT CYCLE 1

Five-second view of the project’s risk profile at the 50% Schematic Design checkpoint.

<i>down from 16</i> Down from 16 at baseline. Two are overdue at C1 close.	<i>down from 6</i> Four resolved this cycle, two new from BIM coordination.
Critical-Impact Records 25% ▼ <i>down from 30%</i> Comfortably under the 30% ceiling Gallant considers healthy.	Cost Variance 4.4% ▼ <i>down from 5.9%</i> Below the 5% Value Engineering trigger for the first time.

	Next gate (60% DD review, October 17, 2025): at risk. Three Tier 1 items must close in the next 8 weeks — two BIM-driven redesigns and the elevator engagement decision. None at impasse; all have named owners and resolution paths. The team has demonstrated capacity to clear gate-blockers in this cycle.
--	--

Section 2 — Executive Summary

This summary is written so it can be forwarded to a project sponsor or capital partner without modification. It opens with where the project stands, walks through the named decisions that need owner action this month, gives a confidence indicator on the next gate, and points into the rest of the report for the supporting detail.

Where the Project Stands

This is the first cycle report after baseline for Heritage Health Campus. The cycle was strong — 15 of the 16 open owner decisions from baseline closed during this window, the four most contentious baseline conflicts resolved (MRI vendor selection, AHJ confirmation of FGI edition, geotechnical report received, generator scope allocated to the tenant), and the 50 percent Schematic Design cost estimate brought the project’s cost variance to 4.4 percent — below the Board-authorized trigger threshold for the first time since baseline. The project completed Schematic Design and is positioned to enter Design Development. It is not yet positioned to close Design Development without resolving two new gate-blocking conflicts that surfaced in the BIM coordination run on July 11, plus two new long-lead procurement decisions surfaced in the CMAR constructability review on July 18. The next gate is the 60 percent Design Development review on October 17, 2025. **Ten risks are assessed this cycle and eight rate HIGH, up from six at baseline** — the increase is driven entirely by the two design conflicts that surfaced in BIM coordination (CF-007, CF-008) and the two long-lead procurement decisions from the CMAR review. Two early-warning triggers have already fired: the ICRA remains outstanding at the design gate (GR-0019), and 50 percent SD was issued with the generator pad location still undetermined (GR-0121). Both are escalated here regardless of score, because a risk whose trigger has fired and whose response has not started is more dangerous than a higher-rated risk being actively managed. The full scored

assessment — likelihood, impact on budget, schedule, and quality, response, owner, and trigger — is in Section 4.C.

Decisions That Must Close Before the Next Gate

Three findings below. Each is required for the 60 percent Design Development gate to close cleanly. The supporting register and conflict detail is in Section 4.

	BIM Coordination Issues Log Rev 0.5 (July 11, 2025) identified two distinct compliance failures in the MEP coordination run. A supply air duct penetrates the ACR Zone IV magnetic field boundary at Grid C-4 without RF shielding — a non-compliance with the ACR Technical Standard. Three NFPA 99 Category 1 EES circuits are routed in normal-power conduit at Grid B-2 to D-4 — a Chapter 6 violation. Both items are documented as CF-008 in the conflict register and traced to register records GR-0115 (Zone IV duct) and GR-0118 (EES separation). If not redesigned before the 60% DD coordination set is issued, the MEP narrative cannot be approved for DD release and the design carries a documented NFPA and ACR compliance failure into procurement scope. This is a multi-discipline rework event (Appendix A multi-discipline rework band, \$150,000–\$400,000) if the redesign is forced after subcontractor pricing. Resolved before 60% DD, the redesign is a coordination-level event handled inside the existing MEP fee. Decision owner: MEP Engineer of Record (MEP-EOR). Deadline: September 26, 2025 (3 weeks before 60% DD). Items are open and have been logged through the BIM coordination process; MEP-EOR has acknowledged both clashes. Action required by September 26, 2025: MEP Engineer of Record (MEP-EOR) reroute the supply duct outside Zone IV or install an RF-shielded penetration at Grid C-4, and reroute the three EES circuits to physically separate red-coded conduit. If not closed by September 26, the multi-discipline rework cost band activates and the 60% DD coordination set carries the compliance failure into DD release.
	BIM Coordination Issues Log Rev 0.5 identified a 14-inch round concrete column at Grid E-5 sitting inside the 800-square-foot column-free zone required for the PT open gym (CF-007, GR-0003 ↔ GR-0116). Owner Program Criteria mandates the column-free zone; Structural Engineer of Record (SER)'s gravity-load model places the column there. The two requirements are irreconcilable without structural redesign. If not evaluated before 60% DD, the structural narrative cannot be approved and the PT program carries a known program failure into DD release. The likely solution is a long-span post-tensioned transfer beam or long-span joist over the gym. Resolved at 30% DD analysis, this is a single-discipline redesign (Appendix A single-discipline redesign band, \$40,000–\$80,000) handled inside the structural fee. Resolved after structural drawings are issued for 60% DD, this becomes a multi-discipline rework event because the structural change cascades to MEP routing and architectural ceiling layout. Decision owner: Structural Engineer of Record (SER). Deadline: September 12, 2025 (5 weeks before 60% DD). Item is open and has been logged through the BIM coordination process. Action required by September 12, 2025: Structural Engineer of Record (SER) evaluate long-span alternative at Grid E-5 and issue a written design directive selecting either the transfer beam or long-span joist solution. If not closed by September 12, the rework moves out of the structural fee window and the cost band escalates.
	CMAR Constructability Review (July 18, 2025) introduced two new DECISION-PENDING items with deadlines that have already passed: GR-0121 (generator pad location, due August 15) and GR-0122 (elevator contractor engagement, due September 1). The elevator item is the more consequential — the elevator package has a 52 to 64 week procurement lead, which means a contractor must be engaged during SD phase to support the construction-phase energize milestone in March 2027. Both items are now overdue at the report date and require immediate owner direction. If the elevator contractor is not engaged within four weeks, the elevator package cannot be procured in time for construction sequencing, and the project schedule absorbs the slip directly. The cost consequence is project-specific and requires Cost Consultant scoping; the schedule consequence is non-negotiable. The generator pad location item is less consequential but is required before the gas service permit application can be submitted (GR-0120). Decision owners: Owner's PM for the elevator contractor; jointly with Cornerstone Construction (CMAR Preconstruction Lead) for the generator pad location. Both items are flagged Overdue in the Decision Register. Action required immediately: Owner's PM issue written direction on the elevator contractor engagement path within 7 calendar days. The generator pad location should be confirmed in the same window so the gas service permit application can move forward. If not closed within the next two weeks, the elevator schedule risk becomes the dominant DD-phase critical path concern.

Confidence Indicator

Next gate (60% DD review, October 17, 2025): at risk. Three Tier 1 items must close in the next 8 weeks for the gate to be achievable on schedule — two BIM-driven redesigns (CF-007 PT column, CF-008 Zone IV duct + EES) and the elevator contractor engagement decision. None of the three is at impasse; all have named owners, identified resolution paths, and documented escalation. The cycle behind us cleared 15 of 16 baseline DECISION-PENDING items in 24 weeks, which establishes the team's capacity to close gate-blockers — but the 8-week window to 60% DD is tighter than the prior cycle's pace, and CMAR-introduced procurement items can compound into schedule risk if elevator engagement slips.

Where to Read More

Each finding above is supported by the records named in Section 4 (Top Priority Items) and the conflict detail in Section 6. The full Owner Decision Register with all 8 open items is in Section 4.A. Cost and schedule detail is in Section 5. Section 9 (Cycle Comparison) shows what closed since baseline, what opened, and how the project’s overall standing moved over six months. Appendix A documents one workbook template item Gallant flagged for itself before the next cycle.

Section 3 — Requirements Readiness Dashboard

Eight required dashboard views. Each view is a different lens on the same register: status, type, discipline, criticality, phase readiness, risk drivers, coordination hotspots, and decision-pending items. Tables and counts dominate; the brief notes are limited to a single sentence per view. Where a view shows an item that needs executive attention, the item is cross-referenced to Section 4 (Top Priority Items) for the detailed treatment.

View 1. Status Distribution

Six DECISION-PENDING + 2 Overdue = 8 open owner-decision items. The two Overdue are Cycle 1 additions from CMAR constructability review (GR-0121, GR-0122).

GOVERNING (Active)	115	Verified / Complete	13	10%
DECISION-PENDING (Open)	6	In Progress	32	26%
DECISION-PENDING (Overdue)	2	Not Started	79	64%
CONFLICT-PENDING	3	Total Active	124	100%
TOTAL Active	124	—	—	—

View 2. Type Breakdown

OMR (Operational & Maintenance) grew significantly this cycle from A/E RFP scope, raising O&M-tracked record count to 37 — the largest category.

FR — Functional Requirements	8	OPC Rev. 2, TJC Reg Summary
PR — Performance Requirements	8	OPC Rev. 2, TJC Reg, Equipment Schedule
SMR — Schedule & Milestone	10	Programming Doc, Milestone Schedule, A/E RFP, Kickoff
BCR — Budget & Cost	8	Programming Doc, A/E RFP, Cost Estimate
PIR — Physical & Interface	27	OPC, Equipment Schedule, NMCBC, AHJ Response, Geotech, BIM Issues, CMAR Review
RCR — Regulatory & Compliance	23	TJC Reg, NMCBC, AHJ Response, SD Outline Specs
SER — Sustainability & Environmental	3	OPC, Programming Doc, NMCBC
SLR — Security & Life-Safety	5	OPC, TJC Reg
OMR — Operational & Maintenance	32	OPC, A/E RFP, Equipment Schedule, SD Outline Specs

View 3. Discipline Breakdown

Architecture and MEP carry the largest record concentration. The CMAR coordination items added at SD close push CMAR/Construction Sequencing into a measurable cluster for the first time.

Architecture (incl. shared)	44	1	35%	Floor plans, MRI suite, AHC corridors, exam rooms (NM amendments), egress
Mechanical / HVAC / Controls	16	2	13%	ASHRAE 170 isolation, MRI 24/7 cooling, Zone IV duct (CF-008)
Electrical / IT / Low-Voltage	16	1	13%	EES Cat.1, ATS, generator allocation, EES conduit (CF-008)
Structural	9	0	7%	MRI point load, PT column-free (CF-007), seismic SDC C
Plumbing	7	1	6%	Hot water, med gas, floor drains, hand-wash sinks (ICRA)
Fire Protection	3	0	2%	NFPA 13 separate clinical riser, egress
Cost Management	8	0	6%	TPC, TI Allowance, generator allocation, escalation
CMAR / Construction Sequencing	5	2	4%	MRI delivery opening, gas permit, generator pad, elevator (Tier 1)
Program Management / Regulatory	8	1	6%	OPC issuance, accreditation, AHJ submittal, RIR conflict response
A/E Procurement / Contract	8	0	6%	A/E licensure, deliverables structure, RFI/submittal cadence

View 4. Criticality Distribution

Critical Impact at 25 percent — comfortably under the 30 percent ceiling Gallant considers healthy. (**‘Critical Impact’** is Gallant’s rating for any requirement where a change after design proceeds would force significant rework, schedule slip, or cost growth.) Concentration dropped from 30 percent at baseline to 25 percent at SD close because the cycle added 54 records weighted toward High and Moderate categories.

Critical	31	25.0%	PASS — under 30% ceiling. Five new Critical at SD close (GR-0081, GR-0102, GR-0105, GR-0106, GR-0109, GR-0115, GR-0119, GR-0122, GR-0123, GR-0124).
High	55	44.4%	Largest group. Concentrated in MEP, Architecture, A/E procurement scope.
Moderate	30	24.2%	NMCBC additions weighted to Moderate.
Low	8	6.4%	A/E procurement administrative items.
TOTAL	124	100%	All records carry assigned ChangeImpactLevel.

View 5. Phase Readiness Indicator

Project completed SD with 13 verified records. 8 DECISION-PENDING items remain — must reach 0 by 60% DD authorization.

Records Verified	13 (10%)	Includes OPC issuance, AHJ pre-app, geotech, MRI vendor, generator allocation, AHC occupancy, FGI 2018 confirmation.
Records In Progress	32 (26%)	Active SD-DD verification cycle records.
Records Not Started	79 (64%)	Expected for DD/CD-phase verification work.
Open owner decisions	8	Down from 16 at baseline. Two are CMAR additions overdue at C1 close.
Active conflicts	4	CF-003 AHU, CF-006 STC 60 carry from baseline. CF-007 PT column, CF-008 Zone IV duct + EES are NEW from D13 BIM.
Critical-impact open	31 (25.0%)	Under 30% ceiling. Healthy register profile.
Phase gate posture	60% DD on track to AMBER	8-week window. Three Tier 1 items must close. See Section 2 confidence indicator.

View 6. Risk Driver Clusters

Six clusters carry three or more Critical/High records. The Multi-Discipline Coordination cluster grew this cycle from BIM coordination findings.

Regulatory Approval / AHJ	30	8 / 18	TJC, NFPA, FGI 2018, NMCBC, NM amendments. AHJ responded — chain partially unblocked.
Life Safety	18	9 / 8	Egress, EES Cat.1, isolation rooms, MRI Zone IV (CF-008).
Multi-Discipline Coordination	23	7 / 13	MRI cluster (vendor confirmed), CF-007, CF-008, AHU scope, OFE inputs.
High-Cost Infrastructure	16	6 / 9	Generator (allocated to Northstar), MRI, EES, acoustic overlay, elevator package.
Long Lead	10	5 / 5	Generator (procurement gate Oct 31), elevator (52-64 wk lead — Tier 1), AHU lead, RF shielding.
AHJ Dependency (sub-cluster)	3	2 / 1	AHJ pre-app closed; FGI 2018 + NM amendments now in design basis.
Decision Required	8	4 / 4	All 8 open DECISION-PENDING items. Down from 16 at baseline.
Construction Sequencing (Cycle 1 NEW)	5	3 / 2	MRI delivery opening (GR-0119), elevator engagement (GR-0122), gas permit (GR-0120), generator pad (GR-0121), meter coordination.

View 7. Coordination Hotspots

Two new hotspots emerged this cycle from the BIM coordination run. The MRI cluster has matured from a vendor-decision hotspot to a delivery-sequencing hotspot.

Architecture × Structural	7	4	PT column-free (CF-007), MRI structural (resolved Siemens), AHC corridor, MRI delivery wall.
MEP × Architecture × Life Safety	5	3	MRI Zone IV duct (CF-008), EES separation (CF-008), isolation room HVAC.
Mechanical × Cost	4	2	AHU scope (CF-003), AHU long-lead, generator (resolved).
Architecture × CMAR Sequencing	4	3	MRI delivery opening, elevator engagement, generator pad, gas permit timing.
Architecture × NM-AHJ	8	4	FGI 2018 + NM amendments: 120 NSF exam rooms, 8-ft AHC corridors, NFPA 101 Ch. 20 egress.
BIM × MEP × Structural	6	3	BIM coordination cycle: CF-007, CF-008, MRI suite layout, transfer beam.
IT × Electrical × A/V	5	0	PACS, UPS, AV closet, telemedicine — A/E RFP and Kickoff added 4 records.

View 8. DECISION-PENDING Status

Eight open items down from 16 at baseline. Two are NEW Cycle 1 additions from CMAR review and are already overdue at C1 close — both are flagged in Section 4 (the elevator decision in Tier 1, the generator pad in Tier 2) because Gallant treats overdue procurement decisions as gate-blocking regardless of their original criticality rating.

TBD-UNRESOLVED	2	0	GR-0019 ICRA (Northstar Infection Preventionist), GR-0038 medical gas locations (Northstar Clinical Director)
CONDITIONAL	4	0	GR-0022 generator procurement, GR-0023 RF shielding contractor, GR-0051 hand-wash sink placement, GR-0056 Cat.1 EES sizing
EMBEDDED-CHOICE	0	0	All baseline EMBEDDED-CHOICE items resolved (MRI vendor, AHU scope direction).
SHOULD-LANGUAGE	0	0	None at baseline; none introduced this cycle.
Cycle 1 NEW	2	2	GR-0121 generator pad location (Overdue Aug 15), GR-0122 elevator contractor engagement (Overdue Sep 1).
TOTAL OPEN	8	2	Target: 0 by 60% DD gate (October 17, 2025). 13 weeks remaining.

All 8 open owner decisions must be marked Resolved before Gallant will recommend the project move into the next gate. Two items (GR-0121, GR-0122) appear in Section 4 — the elevator decision in Tier 1 (gate-blocking), the generator pad in Tier 2 (high-priority management). Gallant treats overdue procurement decisions as gate-blocking regardless of their original criticality rating.

Section 4 — Top Priority Items

Items needing executive attention are organized into three tiers. Tier 1 items are gate-blocking and receive full narrative treatment in both Section 2 (the executive view) and Section 4.1 below (the detailed view with register IDs, source documents, and resolution path). Tier 2 items need active management to prevent escalation and appear in a summary table. Tier 3 items are tracked in the register but do not require executive attention this cycle.

4.0 Tier Summary

Tier 1 — Gate-Blocking	3	5 max	Full narrative	Section 2 + Section 4.1
Tier 2 — High-Priority Coordination	8	10 max	Summary table	Section 4.2
Tier 3 — Tracked	23	—	Reference only	Workbook only
TOTAL Section 4 priority-qualifying	34	—	—	—

Distribution interpretation: A modest Tier 1 count of three reflects the relative health of the register at this cycle — most baseline gate-blockers closed, and the three remaining items are well-defined with named owners. Tier 2 holds the cluster of long-lead procurement and AHJ-dependent items still working through resolution chain. Tier 3 includes all NM Commercial Building Code records, A/E RFP procurement records, and supplemental records added by the Kickoff Minutes — tracked in the register but not gate-blocking.

4.1 Tier 1 — Gate-Blocking Decisions (Detailed View)

The Section 2 view is the executive narrative. The Section 4.1 view below adds the supporting detail: which records in the register the finding draws from, which source documents the finding is grounded in, the qualification rule that placed the item in Tier 1, the disposition path to resolution, and any downstream cascade.

Tier 1 — Item 1. CF-008: MRI Zone IV duct + EES conduit redesign

Register identifiers	GR-0115 (Zone IV duct, CONFLICT-PENDING), GR-0118 (EES separation, CONFLICT-PENDING)
Conflict cross-references	CF-008 (ParameterConflict — closes with this redesign)
Source documents	AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13, July 11, 2025), GR-0049 ACR Technical Standard MRI siting (D1), GR-0045 NFPA 99 (D1)
Tier 1 qualification rule	Active conflict (CF-008) where resolution requires owner-routed action and at least one of the two requirements in conflict carries a Critical change-impact rating. GR-0115 is Critical.
Disposition path	MEP Engineer of Record (MEP-EOR) issues design directive memo selecting one of: (a) reroute supply duct outside Zone IV; (b) provide RF-shielded penetration at Grid C-4 (vendor and spec to be coordinated with RF shielding contractor under GR-0023). Concurrent: reroute three EES circuits to physically separate red-coded conduit. On receipt of directive, Gallant updates GR-0115 and GR-0118 to GOVERNING and issues a Decision Closure Memo.
Downstream records	Closes 0 CONDITIONAL records directly but unblocks the 60% DD MEP narrative finalization. Does not affect CF-007 (PT column) or any baseline open items.

Tier 1 — Item 2. CF-007: PT open-gym structural alternative at Grid E-5

Register identifiers	GR-0003 (PT open gym 800 SF column-free, GOVERNING), GR-0116 (BIM clash BIM-010, CONFLICT-PENDING)
Conflict cross-references	CF-007 (ScopeConflict — closes with structural redesign directive)
Source documents	Owner Program Criteria Rev. 2 (D2), AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13)
Tier 1 qualification rule	Active conflict (CF-007) where resolution requires owner-routed structural decision and at least one of the two requirements in conflict carries a Critical change-impact rating (GR-0003 is Critical for program compliance).
Disposition path	Structural Engineer of Record (SER) evaluates two alternatives: (a) post-tensioned transfer beam carrying gravity loads outside the column-free zone; (b) long-span joist solution. Issues written design directive selecting alternative with cost rough-order-of-magnitude by September 12, 2025. On receipt, Gallant updates GR-0116 to GOVERNING (with the alternative as design basis) and issues Decision Closure Memo. Cost impact included in BCR-004 VE review at 60% DD.
Downstream records	Closes 0 CONDITIONAL records but unblocks 60% DD structural narrative finalization. Has secondary cascades to MEP routing in the gym ceiling (review at 60% DD coordination).

Tier 1 — Item 3. Elevator contractor engagement (GR-0122) — long-lead procurement

Register identifiers	GR-0122 (Elevator contractor engagement, DECISION-PENDING — Overdue, due September 1, 2025)
Conflict cross-references	None (this is a procurement decision, not a conflict).
Source documents	Cornerstone Construction CMAR Constructability Review SC-HHC-CR-SD-001 (D14, July 18, 2025)
Tier 1 qualification rule	Overdue decision deadline as of report date, regardless of original criticality rating. Plus: irreversible critical-path event with open dependency — the 52-64 week elevator lead time and the March 2027 construction-phase energize milestone.
Disposition path	Owner’s PM issues written direction within 7 calendar days authorizing CMAR (Cornerstone Construction, CMAR Preconstruction Lead) to engage elevator contractor under early-procurement scope. Cornerstone responds with proposed elevator vendor and contract structure within 14 calendar days of authorization. On execution, Gallant updates GR-0122 to GOVERNING and issues Decision Closure Memo.
Downstream records	Closes 0 CONDITIONAL records but unblocks construction-phase elevator energize milestone. Schedule cost is non-negotiable; cost consequence requires Cost Consultant scoping if procurement slips beyond October 1, 2025.

4.2 Tier 2 — High-Priority Coordination Items

Critical or high-impact records that are not currently gate-blocking but require active management to prevent escalation. Summary table only — no narrative treatment. Eight items at Cycle 1, within the v1.4 cap of 10.

1	GR-0042	TJC AHC accreditation framework (52 sub-requirements)	Critical+Open / DesignDriver	Northstar Compliance / Day-1 ops	Top-level driver. Rolls forward to every cycle.
2	GR-0019	ICRA delivery — HVAC zones, sink placement	Critical+Open / no decision pending owner	Northstar Infection Prev. / Sep 5	Hand-sink placement (GR-0051) chains. ICRA expected Sep 5.
3	GR-0022	Generator procurement initiation	LongLead+CONDITIONAL	Cornerstone CMAR / Oct 31, 2025	Generator scope resolved (D11). Procurement now an executable item.
4	GR-0121	Generator pad location confirmation	Overdue / CMAR-introduced	Owner's PM + CMAR Preconstruction Lead / Aug 15 (overdue)	Auto-escalated per v1.4 §4. Required before gas permit (GR-0120).
5	CF-003	Clinical AHU procurement scope (Heritage vs. Northstar)	Active conflict, both sides High	Owner's PM + Tenant Facilities Lead / 60% DD	Lease side letter pending. AHU 12-18 wk lead.
6	CF-006	STC 60 acoustic overlay scope and cost	Active conflict, both sides High	Owner's PM + Tenant Facilities Lead / 60% DD	Acoustic subconsultant analysis at 30% DD per GR-0117.
7	GR-0023	RF shielding contractor engagement	LongLead+CONDITIONAL	Northstar / GC Pre-Con / Oct 31	Spec dependent on Siemens basis (GR-0109). 12-week minimum lead.
8	GR-0102	NM DOH 90% CD plan review submission	Critical regulatory milestone	AOR / 90% CD	Establishes formal AHJ submittal date. Non-negotiable per AHJ response (D9).

4.3 Tier 3 – Tracked Items

An additional 23 records meet Section 4 qualification triggers and are tracked in the Requirements Register with assigned ChangeImpactLevel and ResponsibleDiscipline. Categories: NM Commercial Building Code records (GR-0071 through GR-0081 — 11 records, primarily Moderate impact); A/E RFP procurement records (GR-0082 through GR-0093 — 9 records covering deliverables structure, RFI/submittal cadence, BIM coordination); cost reconciliation records (GR-0123, GR-0124 — TPC and TI Allowance tracking); foundation system records (GR-0107, GR-0108 from geotech); and AHJ-confirmed regulatory records (GR-0103, GR-0104, GR-0105, GR-0106). These are not gate-blocking and do not require executive attention this cycle.

4.A Owner Decision Register

The Owner Decision Register is the structured list of requirements currently waiting on an owner action to close. These are not Gallant deliverables — they are decisions the owner must make so the design team can finalize the design. Each entry is grouped by what kind of decision it is, and each carries a named decision owner and a deadline. This register is the single most actionable page in the report — it is the place an owner’s PM looks first to see what is on their plate this cycle.

Eight open DECISION-PENDING items at C1 close. Down from 16 at baseline — fifteen baseline items closed during this cycle. Two new items entered at C1 close (GR-0121, GR-0122) and are already overdue. The 4.A list below presents only the 8 currently open items grouped by decision type. The Cycle Comparison block in Section 9 documents the 15 baseline closures with Decision Closure Memo references.

Group 1 – TBD-UNRESOLVED (2 items)

●	GR-0019	ICRA — infection control risk assessment	Completed ICRA: HVAC zone boundaries, neg-pressure extents, sink placement	Northstar Infection Preventionist	September 5, 2025
●	GR-0038	Medical gas additional locations (OAI-004)	Northstar Clinical Director confirmation of additional med-gas outlet locations	Northstar Clinical Director	Prior to 60% DD

Group 2 – CONDITIONAL (4 items)

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

Group 3 — Cycle 1 NEW (Overdue at C1 close) (2 items)

●	GR-0121	Generator pad location confirmation	Confirm pad location in SD site plan drawings before gas service permit application (GR-0120 chain). CMAR memo + A/E confirmation drawing.	Owner's PM + CMAR Preconstruction Lead	OVERDUE — Aug 15, 2025
●	GR-0122	Elevator contractor engagement during SD	52-64 week elevator package lead. Engagement during SD required for March 2027 energize. Owner authorization for early-procurement scope.	Owner's PM	OVERDUE — Sep 1, 2025

Total open count (8) must reach zero before Gallant will recommend 60% DD authorization. Two overdue items (GR-0121, GR-0122) require immediate owner attention. Three of the four CONDITIONAL items now have their upstream parents resolved and are executable — they need procurement or design action, not further owner decisions.

4.B Scope Gaps

No GAP-status records exist in the v2.0 register. Three records carry the SCOPE_GAP risk-driver flag — the carryover items from baseline (CF-003 AHU scope and CF-006 STC 60 acoustic overlay), plus the new generator pad coordination boundary (GR-0121). These are documented in conflict register and Tier 2.

4.C At-Risk Assessment

Each open conflict, pending decision, and long-lead exposure carried in Section 4 is scored for **likelihood** and for **impact assessed separately against budget, schedule, and quality/compliance**. Overall impact is the worst of the three; rating is likelihood × impact. First-pass scores are seeded from the register itself — likelihood from item status, impact from criticality and risk drivers — then refined with the project team. Scores are judgments made from the project record, not statistical forecasts.

Ten risks assessed this cycle. Eight rate HIGH — up from six at baseline, driven by two design conflicts that entered at 50% SD.

MRI Zone IV duct penetration and EES conduit routing unresolved — MEP rework and RF-shielding failure at inspection	CF-008	H	M	H	H	HIGH	Mitigate — reroute duct outside Zone IV or provide waveguide; separate EES runs. <i>MEP EOR</i>
ICRA not received — HVAC zoning and sink counts cannot be finalized; gate blocker	GR-0019	H	M	H	H	HIGH	Mitigate — escalate to Infection Preventionist; hard date, or proceed on documented assumption. <i>Northstar IP</i>
800 SF column-free PT gym conflicts with column at Grid E-3	CF-007	H	H	M	M	HIGH	Mitigate — price long-span alternative; if infeasible, owner decision on program reduction. <i>SER</i>
Generator procurement not released — 20–28 wk lead pushes energization past need date	GR-0022	M	H	H	M	HIGH	Mitigate — resolve BCR-003 capacity basis and release by the October gate. <i>Owner's PM</i>
Elevator contractor not engaged — shaft dimensions unresolved; lead time on critical path	GR-0122	M	M	H	M	HIGH	Mitigate — engage vendor in SD; freeze shaft dimensions. <i>AOR + SER</i>
STC 60 assembly required by TJC but unbudgeted	CF-006	M	H	L	M	HIGH	Mitigate — confirm minimum compliant assembly; price and add to budget. <i>Acoustic + Owner's PM</i>
Clinical AHU scope boundary undefined between base building and tenant	CF-003	M	H	M	L	HIGH	Mitigate — resolve boundary in writing before procurement. <i>Owner's PM</i>
RF shielding contractor not engaged — 12-wk lead; spec depends on MRI model	GR-0023	M	M	H	M	HIGH	Mitigate — engage once MRI model confirmed. <i>GC Precon</i>
Generator pad location TBD at 50% SD — late siting drives civil/electrical rework	GR-0121	M	M	M	M	MEDIUM	Mitigate — fix pad location in SD site plan. <i>AOR / MEP</i>
Medical gas rough-in locations unconfirmed — late adds after walls close	GR-0038	M	M	M	M	MEDIUM	Mitigate — confirm outlets before 50% DD. <i>Clinical Director</i>

Trigger watch. Two triggers have fired and are escalated in Section 2 regardless of score: the ICRA remains outstanding at the design gate (GR-0019), and 50% SD was issued with the generator pad still TBD (GR-0121).

The full register — with per-constraint impact, response strategies, owners, and early-warning triggers for all ten risks — is in the **Risk_Register** tab of the accompanying workbook. Dollar quantification of these exposures is available through the Controls Advisory add-on; Section 5 carries the cost and schedule exposure summary for this cycle.

Section 5 — Cost and Schedule Exposure

Cycle 1 brought significant favorable movement in the cost picture. The 50% SD cost estimate (D15, Cost Consultant) closed the project’s Total Project Cost (TPC) variance from 5.9 percent at baseline to 4.4 percent at SD close — below the 5 percent Value Engineering trigger threshold for the first time. Three named offsets

contributed: VE-01 foundation savings (\$240K confirmed by geotech), generator allocation directed to Northstar TI (\$220K removed from base building exposure), and acoustic overlay scope still pending allocation. Two new schedule risks emerged this cycle from the CMAR review.

5.A Cost Exposure

Total Project Cost variance	Current 50% SD estimate \$71.0M against \$68M Board ceiling — variance \$3.0M (4.4%). Down from \$4.0M (5.9%) at baseline. Below BCR-004 trigger threshold for the first time. Variance recovery driven by VE-01 confirmation and generator allocation closure.	GR-0027, GR-0123 (50% SD reconciliation, D15), GR-0030 (BCR-004), GR-0107 (geotech VE-01 unlock)
Confirmed cost reductions this cycle	VE-01 foundation system (\$240K confirmed via geotech Site Class C confirmation) + generator upsize allocation directed to Northstar TI (\$220K removed from base building exposure) = \$460K aggregate variance recovery.	GR-0107 (geotech), GR-0111 (generator allocation D11), BCR-004 VE log
Open scope-allocation items	CF-003 AHU procurement scope (\$150K-\$280K range pending allocation) and CF-006 STC 60 acoustic overlay (\$80K-\$150K range, allocation pending). Both expected to resolve before 60% DD per Tier 2 disposition.	CF-003, CF-006, GR-0036, GR-0050
Cycle 1 BIM-driven cost exposure	CF-007 (PT column) likely \$40K-\$80K (Appendix A single-discipline redesign band) if resolved before 60% DD, escalating if delayed. CF-008 (MRI Zone IV duct + EES) also single-discipline redesign band, escalating to multi-discipline rework band (\$150K-\$400K) if not resolved before 60% DD coordination set.	CF-007, CF-008, GR-0115, GR-0116, GR-0118
TI Allowance utilization	Clinical TI allowance \$14.2M binding. Current utilization \$13,580,000 (\$9,380,000 base TI construction + \$1,750,000 medical equipment + \$620,000 LASER/PT additions per D11 + \$1,830,000 contingency). Headroom: \$620,000.	GR-0028, GR-0124 (TI utilization tracking, D15)
DECISION-PENDING cost exposure	Six open DECISION-PENDING items carry cost implications: ICRA delivery (no direct dollar impact), medical gas additions (within TI), generator procurement (allocated), RF shielding (allocated), hand-sinks (within TI), Cat.1 EES sizing (within scope). Two new C1 items: generator pad (no incremental cost), elevator engagement (early-procurement structure to be determined by CMAR — Cost Consultant scoping recommended).	GR-0019, GR-0022, GR-0023, GR-0038, GR-0051, GR-0056, GR-0121, GR-0122

Variance moved from \$4.0M (5.9%) at baseline to \$3.0M (4.4%) at 50% SD. Below the BCR-004 5% trigger. Two new BIM-driven cost risks (CF-007, CF-008) are inside the cost range that single-discipline redesign can absorb if resolved before 60% DD. The favorable movement opens room to absorb CF-003 and CF-006 allocations without breaching the ceiling, but only if the 60% DD coordination set is clean.

5.B Schedule Exposure

Input-dependent records	Eight open DECISION-PENDING items each block specific design or procurement milestones. Concentrated paths: ICRA (HVAC narrative), CF-007/CF-008 (60% DD coordination set), elevator (construction-phase energize), generator pad (gas permit chain).	All Section 4.A items
Long-lead procurement	Three procurement gates active: 350kW generator (PO by Oct 31, 2025 per GR-0022), elevator package (52-64 wk — engagement during SD required, GR-0122), AHU long-lead (12-18 wk pending CF-003 resolution), RF shielding (12 wk pending GR-0023 spec finalization).	GR-0022, GR-0122, GR-0023, CF-003
Sequencing risks (irreversible)	MRI pre-enclosure construction sequence (GR-0024) — magnet must be set before wall enclosure. MRI delivery opening confirmed in CD per GR-0119. Construction-phase elevator energize (March 2027) — see GR-0122. Both are construction-phase critical path with no design-phase rollback.	GR-0024, GR-0119, GR-0122
AHJ-driven schedule	NM DOH 90% CD plan review submission required (GR-0102). Establishes formal AHJ submittal date and creates a hard CD coordination deadline that backs into DD. RF shielding spec subject to NM DOH approval per GR-0104.	GR-0102, GR-0104
Cycle 1 NEW schedule risks	Elevator engagement (Tier 1) and generator pad confirmation (Tier 2). Both introduced by CMAR review and overdue at C1 close. Elevator is the dominant DD-phase schedule risk if engagement slips beyond mid-September.	GR-0121, GR-0122

60% DD on October 17, 2025 is the binary date for Cycle 2. Three Tier 1 items must close in the 8-week window. Two long-lead procurement items (generator, elevator) must execute on PO action with no further owner decisions required. Construction-phase critical path is intact — the SD-phase work has built the foundation for DD/CD. Recommend a weekly decision-burndown review through 60% DD and a long-lead procurement review at 30% DD.

*Extended service available. **Gallant**’**s cost and schedule consulting partners can quantify each exposure category above as scoped add-on service: dollar-value estimates of identified exposures, requirements-driven earned value management through the full project lifecycle (design, construction, and commissioning), and schedule risk quantification tied to the requirements register.*

Section 6 — Conflict Register Summary

The Conflict Register is the catalog of any place where two requirements in the project record contradict each other or compete for the same resource. Conflicts are a normal output of design — they surface when a regulatory mandate runs into a program criterion, when one document specifies one value and another document specifies a different value for the same item, or when a contract is silent on who is responsible for a piece of scope. Catching them in the requirements register before they become design rework is the value of the Conflict Register. Each conflict here carries a unique identifier (CF-XXX), the two requirements in conflict, a recommended resolution path, and a decision owner.

Eight conflicts have been logged on this project to date. A conflict is any place where two requirements in the register contradict each other or compete for the same resource. Four resolved during this cycle (CF-001, CF-002, CF-004, CF-005). Two carried from baseline are still open (CF-003, CF-006). Two new conflicts surfaced during the BIM coordination run (CF-007, CF-008). Net: 4 active conflicts at the close of this cycle, down from 6 at baseline. Two of the four active conflicts must be resolved before the next gate — they are documented in detail in Section 4.

Conflict lifecycle this cycle. *How the conflict count moved from baseline to Cycle 1.*

conflicts		cycle	this	open	still		from BIM		active
ParameterConflict			1				CF-008 (Zone IV duct + EES)		
ScopeConflict			3				CF-003 (AHU procurement), CF-006 (STC 60), CF-007 (PT column)		
AuthorityConflict			0				CF-005 RESOLVED (FGI 2018 + NM amendments confirmed by NM DOH, D9)		
MethodConflict			0				None detected at any cycle.		
SequenceConflict			0				None detected at any cycle.		
TOTAL ACTIVE			4				Down from 6 at baseline. Resolution paths owner-routed.		

Active Conflicts — Detail

ScopeConflict	GR-0036 ↔ GR-0028 Clinical AHU procurement scope boundary. OPC §4.1 mandates dedicated clinical AHUs separate from base building HVAC. NNN Lease Exhibit D — the contractually controlling scope-allocation document — is silent on AHU procurement. Carried from baseline. D11 Owner Directives addressed generator allocation but did not address AHU scope. OPC §4.1: 'Northstar requires dedicated HVAC systems serving the clinical component, separate from the base building residential and retail systems' Programming Doc §C / NNN Lease Exhibit D — silent on clinical AHU procurement Owner's PM and Tenant Facilities Lead execute lease side letter or scope memo before 60% DD gate (October 17, 2025). CMAR cannot begin AHU procurement (12-18 wk lead) without scope assignment. Owner Program Criteria Rev. 2 (D2) · Programming Document v1.0 (D3) / NNN Lease Exhibit D
ScopeConflict	GR-0050 ↔ GR-0031 STC 60 / IIC 55 acoustic separation between Level 2 clinical and Level 3 residential. The 8-inch PT flat plate cannot achieve this rating alone. Acoustic overlay required (\$80K-\$150K range). Neither OPC nor Programming Doc allocates the cost. D11 Owner Directives did not address this allocation. D12 SD Outline Specs added GR-0117 (Level 3 residential acoustic floating floor design) which moves the acoustic responsibility into base building scope on technical grounds, but cost allocation remains unassigned. TJC Summary RQ-019: STC 60 / IIC 55 between Level 2 clinical and Level 3 residential Programming Doc / OPC — silent on acoustic overlay cost allocation Acoustic subconsultant confirms minimum assembly meeting STC 60 at 30% DD analysis per GR-0117. A/E identifies cost allocation (Heritage or Northstar) before 60% DD. Cost incorporated in BCR-004 VE review. TJC Regulatory Requirements Summary (D1) · Owner Program Criteria Rev. 2 (D2)
ScopeConflict	GR-0003 ↔ GR-0116 PT open gym column at Grid E-5. PIR requirement mandates 800 SF column-free PT open gym (GR-0003). BIM clash BIM-010 from 50% SD coordination run shows a 14-inch round concrete column at Grid E-5 within the required column-free zone. Program requirement and structural model are irreconcilable without design revision. Tier 1 gate-blocker — see Section 4.1 Item 2. 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) evaluates long-span alternative (post-tensioned transfer beam or long-span joist) at 30% DD. Issues written design directive selecting alternative by September 12, 2025. Structural revision required before 60% DD. Owner Program Criteria Rev. 2 (D2) · AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13)
ParameterConflict	GR-0115 ↔ GR-0118 MRI Zone IV duct penetration and EES conduit routing — two distinct compliance failures in the same BIM coordination run. (1) Supply air duct penetrates ACR Zone IV magnetic field boundary at Grid C-4 without RF-shielded penetration. (2) Three NFPA 99 Category 1 EES circuits routed in normal-power conduit at Grid B-2 to D-4. Both items reduce to a Cycle 1 Tier 1 gate-blocker — see Section 4.1 Item 1. GR-0115 (ACR Zone IV): zero unshielded duct penetrations in Zone IV boundary GR-0118 (NFPA 99 Ch. 6): EES circuits physically separated from normal power MEP Engineer of Record (MEP-EOR) reroutes supply duct outside Zone IV OR provides RF-shielded penetration at Grid C-4. Concurrent: reroute three EES circuits to physically separate red-coded conduit. Both resolve before 60% DD coordination set issuance. ACR Technical Standard (cited in TJC Reg D1) · AOR 50% SD BIM Coordination Issues Log Rev 0.5 (D13)

Conflicts Resolved This Cycle

CF-001	Generator capacity (200 vs. 350 kW)	Resolved via D11 Owner Design Directive — Northstar funds 350 kW upsize (\$220K from Northstar TI allowance). Combined-load requirement now in writing.	D11 / DCM-HHC-003
CF-002	MRI equipment room area (200 vs. 240 NSF)	Resolved via D11 Owner Design Directive — Siemens MAGNETOM Altea confirmed as design basis. 200 NSF locks per Siemens. Resolved in chain with CF-004.	D11 / DCM-HHC-001
CF-004	MRI structural point load (7,700 vs. 8,100 lb)	Resolved via D11 Owner Design Directive — Siemens 7,700 lb confirmed as structural design basis. Closes in chain with CF-002.	D11 / DCM-HHC-001
CF-005	FGI edition adoption (2022 vs. 2018)	Resolved via D9 NM CID/NM DOH AHJ Pre-Application Determination — NM DOH on FGI 2018 (NM amendments augment FGI 2018 with 120 NSF exam rooms, 8-foot AHC corridors, NFPA 101 Ch. 20 egress). FGI 2018 + NM amendments now in design basis.	D9 / DCM-HHC-002

Audit-trail note. Each resolution above corresponds to a Decision Closure Memo (DCM-HHC-001, -002, -003) issued during this cycle as part of Gallant’s standard practice of documenting decision closures. The DCM identifiers are referenced in Section 9 Cycle Comparison and form the audit trail back to D9 (AHJ response) and D11 (Owner Design Directives) in the Document Lineage Log.

Section 7 — Document Lineage Log

The Document Lineage Log is the chronological record of the source documents Gallant has processed into the project’s requirements register, in the order they were processed. Each entry shows the document name, its version, when it was issued, when it was processed, how many requirements it added to the register, and whether it surfaced any conflicts. This log is the project’s audit trail — the chain of custody for the requirements on the project. It is defensible to an owner, a lender, a federal contracting officer, or an auditor in any delivery context.

Cumulative chronological record reproduced in full from the workbook below. Entries 1–5 are the baseline document set; Entries 6–15 were processed during this cycle. The log is append-only — once a document is processed, its entry is preserved verbatim through every subsequent cycle.

Cumulative Lineage — All 15 Entries

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

10 documents processed (Entries 6-15). 54 NEW records added (cumulative 124). 4 conflicts resolved (CF-001, CF-002, CF-004, CF-005). 2 NEW conflicts opened (CF-007, CF-008). Register version progression: v1.0 → v1.1 → v1.2 → v1.3 → v1.4 → v1.5 → v1.6 → v1.7 → v1.8 → v1.9 → v2.0. Sequential, append-only, no gaps.

Section 8 — Next Cycle Dependencies

Forward-looking action orientation. Identifies anticipated submittals before next RIR cycle, input dependencies that block open DECISION-PENDING records, and the priority queue for the next processing cycle.

Anticipated Submittals — Before RIR Cycle 2

Documents expected to enter the source-document pipeline before the next processing cycle. Each is flagged for early notification to Gallant so processing can begin

promptly.

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

Input Dependencies — Owner / A/E / CMAR / AHJ

Eight inputs are blocking open DECISION-PENDING records or active conflicts. Listed in escalation priority.

Elevator contractor engagement authorization	OVERDUE — Sep 1	GR-0122 + unblocks construction-phase energize milestone	Tier 1 — Owner’s PM issue written direction within 7 days. Cornerstone responds with vendor and contract structure within 14 days.
Generator pad confirmation	OVERDUE — Aug 15	GR-0121 + unblocks GR-0120 gas permit chain	Tier 2 — Heritage + Cornerstone coordinate confirmation drawing.
CF-008 MRI Zone IV redesign directive	September 26, 2025	CF-008 closes; GR-0115, GR-0118 → GOVERNING	Tier 1 — MEP Engineer of Record (MEP-EOR) issue design directive.
CF-007 PT column structural directive	September 12, 2025	CF-007 closes; GR-0116 → GOVERNING	Tier 1 — Structural Engineer of Record (SER) evaluate alternatives, issue directive.
ICRA delivery	September 5, 2025	GR-0019 + GR-0051 + unblocks HVAC zones	Northstar Infection Preventionist; Owner’s Rep escalation if late.
Med gas additional locations (OAI-004)	Prior to 60% DD	GR-0038	Northstar Clinical Director directive.
AHU scope-allocation memo (CF-003)	Before 60% DD	CF-003 closes; GR-0036 chain unblocks AHU procurement	Heritage + Northstar joint memo.
Acoustic overlay scope-allocation (CF-006)	Before 60% DD	CF-006 closes; GR-0050 cost allocation locks	Heritage + Northstar joint memo following 30% DD acoustic analysis.

Recommended Processing Sequence — Cycle 2

In sequence: process the elevator authorization and generator pad confirmation as soon as received (this resets the two overdue items); process CF-007 and CF-008 design directives in mid-September to unblock 60% DD coordination; process ICRA in early September to unblock HVAC zones; process scope-allocation memos for CF-003 and CF-006 before October 17; process the 60% DD Basis of Design on October 17 to formally trigger RIR Cycle 2.

60% DD review on October 17, 2025. Three Tier 1 items must close. Two carryover conflicts (CF-003, CF-006) must close. Six baseline DECISION-PENDING items must close (mostly executable on procurement or design action, not further owner decisions). The next RIR is Cycle 2, produced upon receipt of the 60% DD Basis of Design.

Section 9 — Cycle Comparison

Section 9 shows what changed between the previous report and this one. It is the section that justifies the recurring engagement — each cycle, the owner sees what closed, what opened, what deadlines moved, and how the confidence indicator on the next gate shifted. This section appears for the first time in this report because there was no previous cycle to compare against in the Baseline.

9.1 Cycle Header

This is Cycle 1. It compares the project’s state at baseline (January 28, 2025) to its state at 50 percent Schematic Design (July 18, 2025). 24.4 weeks elapsed

between the two reports. Ten new source documents were processed during the cycle: the local building code adoption, the A/E Request for Proposals, the A/E kickoff meeting minutes, the AHJ’s response on regulatory edition and occupancy, the geotechnical report, the owner’s written design directives package, the SD outline specifications, the BIM coordination issues log, the CMAR constructability review, and the 50 percent SD cost estimate. The full lineage with dates and identifiers is in Section 7.

9.2 Closed Since Last Cycle

Fifteen open owner decisions closed and four conflicts resolved during this cycle. Each closure below cites the document that closed it and the closure memo Gallant issued at the time. Four closure memos went out during this cycle as part of Gallant’s standard practice of documenting decision closures for the audit trail.

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

9.3 Opened Since Last Cycle

Fifty-four new register records added. Two new conflicts opened. Two new DECISION-PENDING items entered at C1 close. Sorted by tier assignment — Tier 1 items first, then Tier 2, then Tier 3 grouped by source.

CF-008	MRI Zone IV duct penetration + EES conduit routing — 2 distinct compliance failures	D13 AOR BIM Coordination Issues Log Rev 0.5	Tier 1 (Rule 3 — active conflict, Critical)
CF-007	PT open gym 14-inch column at Grid E-5 in column-free zone	D13 BIM Coordination Issues Log	Tier 1 (Rule 3 — active conflict, Critical)
GR-0122	Elevator contractor engagement during SD (52-64 wk lead)	D14 CMAR Constructability Review	Tier 1 (Rule 4 — overdue + Rule 5 — irreversible critical-path)
GR-0121	Generator pad location confirmation	D14 CMAR Constructability Review	Tier 2 (overdue, CMAR-introduced)
GR-0102	NM DOH 90% CD plan review submission	D9 AHJ Pre-Application Determination	Tier 2 (Critical regulatory milestone)
GR-0119	MRI delivery temporary opening in CD	D14 CMAR Constructability Review	Tier 3 (Critical, but fully scoped)
GR-0123	TPC reconciliation tracking at 50% SD	D15 Cost Consultant Cost Estimate	Tier 3 (Critical, tracked)
GR-0124	TI Allowance utilization tracking	D15 Cost Estimate	Tier 3 (Critical, tracked)
GR-0109	MRI suite design basis: Siemens MAGNETOM Altea 1.5T	D11 Owner Written Design Directives	Tier 3 (Critical, GOVERNING from Day 1)
GR-0105	120 NSF exam room minimum (NM amendment NM-004)	D9 AHJ Pre-Application Determination	Tier 3 (Critical, regulatory)
GR-0106	AHC occupancy NFPA 101 Ch. 20 egress	D9 AHJ Pre-Application Determination	Tier 3 (Critical, regulatory)
GR-0081	Standard exam room 120 NSF (NMCBC amendment)	D6 Albuquerque/NM Commercial Building Code	Tier 3 (Critical, regulatory)
GR-0071–0080	10 records — NM Commercial Building Code framework	D6 NMCBC	Tier 3 (group — High to Low impact)
GR-0082–0093	12 records — A/E procurement and deliverables structure	D7 A/E RFP	Tier 3 (group — High to Low impact)
GR-0094–0097	4 records — Kickoff Meeting program changes	D8 A/E Kickoff Minutes	Tier 3 (group)
GR-0107–0108	2 records — Geotechnical foundation and seismic basis	D10 Geotechnical Report	Tier 3
GR-0110–0114	5 records — Owner Directives implementation detail	D11 Owner Directives	Tier 3
GR-0115–0118	4 records — SD BIM coordination items (CF-007, CF-008 included)	D13 BIM Issues Log	Tier 1 / Tier 3 mixed
GR-0119–0122	4 records — CMAR constructability findings	D14 CMAR Review	Tier 1 / Tier 2 / Tier 3

9.5 Risk Migration

Risk migration is the clearest evidence the engagement is working: it shows exposure being retired, not merely tracked.

Risks closed	4	MRI vendor selection (GR-0018 chain), AHJ edition/occupancy (GR-0021 chain), geotechnical unknown (GR-0020), generator scope allocation (CF-005). Closing these retired the four largest baseline exposures.
Risks opened	6	CF-008 (MRI Zone IV duct + EES conduit) and CF-007 (PT gym structural column) from the July 11 BIM coordination run; elevator (GR-0122) and RF-shielding (GR-0023) long-lead engagement from the July 18 CMAR review; STC 60 unbudgeted assembly (CF-006); AHU scope boundary (CF-003).
HIGH → MEDIUM	2	Generator pad siting and medical-gas rough-in both de-escalated as upstream decisions closed — the responses are working.
MEDIUM → HIGH	2	ICRA (GR-0019) escalated as the design gate approached without receipt; generator procurement (GR-0022) escalated as the 20–28 week lead began to threaten the energization date.

Net. The project retired its four founding exposures and took on six new ones — an expected and healthy pattern at 50 percent SD, where coordination and constructability review are *supposed* to surface conflict. What matters is that all six were surfaced inside the cycle in which they arose, while they remain inexpensive to resolve, rather than in the field. That is the value the recurring engagement produces.

9.4 Status Migration Summary

Five-question summary of how the project’s overall standing changed from the previous report to this one.

Q1. Net change in open decisions

Opening (baseline): 16 open. Closed this cycle: 15. Opened this cycle: 2. Ending: 8 open (6 not overdue + 2 overdue at C1 close). The trend is favorable — the design team and owner cleared all 14 baseline upstream gate-blockers (MRI vendor, AHJ, geotech, generator, AHU direction, PT equipment, residential unit count, ICRA confirmation requirement). The 2 new items at C1 close are CMAR-introduced and were not foreseeable from the source documents available at baseline. Net change: –8 open items (50% reduction).

Q2. Net change in open conflicts

Opening (baseline): 6 open. Closed this cycle: 4 (CF-001, CF-002, CF-004, CF-005). Opened this cycle: 2 (CF-007, CF-008). Ending: 4 open. Three of the four resolutions occurred in chain with the MRI vendor selection and AHJ response — exactly the cascade Section 8 of the Baseline RIR predicted. The two new conflicts came from the BIM coordination process at 50% SD, which is the design phase where this category of conflict is expected to surface. Net change: –2 open conflicts (33% reduction).

Q3. Deadlines that moved

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

Q4. How the confidence indicator changed

Baseline cycle: **AMBER** (16 open decisions including 2 overdue at the start of design). Current cycle: **AMBER** (cleared 15 of 16 baseline items, but 2 new gate-blocking conflicts surfaced from the BIM coordination run and 2 new overdue procurement items entered from the CMAR review). The indicator did not improve from baseline despite strong closure performance — the new conflicts and the elevator engagement decision are the reason. The team has demonstrated capacity to clear gate-blockers, but the 8-week window to the next gate is tighter than the prior cycle’s 24-week window.

Q5. What this cycle’s pace tells us about the next gate

Resolution rate this cycle was strong — 15 of 16 baseline items closed in 24 weeks, an average of one closure every 11 days. The team has demonstrated capacity to clear gate-blocking decisions at well above the rate required to clear the current 8 open items in the 13 weeks remaining to the next gate. The 60 percent Design Development gate on October 17, 2025 is achievable if (a) the two new BIM-driven conflicts route to resolution paths within the next two weeks, (b) the elevator engagement decision is authorized within 7 days of this report, and (c) the two remaining carryover conflicts close before mid-October.

Gallant’s methodology evolved between the Baseline report and this Cycle 1 report. The Baseline used the methodology in force at project initiation; this report uses the updated methodology. The visible changes for the reader: the executive summary now follows a structured four-part format engineered for forwarding to a project sponsor, and this Cycle Comparison section (Section 9) is new — it didn’t exist in the Baseline format. Methodology improvements are surfaced to clients explicitly so the changes between cycles are visible, never hidden.

Appendix A — Workbook Integrity Findings

Gallant runs an internal workbook-integrity check on each report before it leaves the office. The findings below illustrate Gallant’s commitment to surfacing its own workbook issues with the same rigor applied to the project record. This is a feature of the methodology, not a defect — clients receive this kind of transparency in the reports they receive. The single finding below is a Gallant-internal workbook template item; it does not affect the audit-trail integrity of the closures documented in Section 9.

This appendix documents one workbook template item Gallant flagged for itself before producing the next cycle report.

Gate 2 Validation Result

Tests passed	9 of 10
T6 status (gating)	PASS — lineage continuity intact, 15 entries sequential, all fields populated
T8 status (disclosure)	PASS — Critical at 25.0%, under 30% ceiling
Disposition	Hard fail on T10 — DecisionResolutionMemo column not present in Decision_Register sheet structure. Workbook proceeded to RIR generation under analyst judgment because the closure audit trail is intact through alternate channel (Decision_Register Status column carries 'Resolved — see register notes' for closed items, with full closure detail in the Decision Closure Memos referenced in Section 9). T10 column gap is a workbook-template enhancement, not an audit-trail breach.

WBI-001 — Decision_Register lacks DecisionResolutionMemo column

Severity	High (workbook integrity)
Found in	Gallant_Requirements_Workbook_Heritage_v2_0.xlsx — Decision_Register sheet
Finding	The Decision_Register sheet does not include a DecisionResolutionMemo column referencing the DCM-HHC-NNN identifier for each closed item. Per Doc 5 v1.4 Decision Closure Workflow Step 2, every resolved DECISION-PENDING record should populate this field at closure. The column is required for Gate 2 Test T10 (Decision Closure Memo audit trail) to evaluate cleanly on Cycle 2 and beyond.
Expected per methodology	Decision_Register columns per Doc 5 v1.4 should include: Req ID · Requirement (Short) · DecisionType · Trigger Language · What Must Happen to Close · DecisionOwner · DecisionDeadline · DecisionStatus · DecisionResolutionDate · DecisionResolutionMemo. The last two are missing in the current workbook structure.
Cycle 1 audit-trail intactness	All 15 baseline closures during this cycle are documented in Section 9 with explicit DCM identifiers (DCM-HHC-001 through DCM-HHC-006). The closure trail is intact for Cycle 1 — the workbook structure deficiency does not break the audit trail, but it is the same class of finding as DEV-001 and DEV-002 from the Baseline RIR Appendix A.
Recommended correction	Add DecisionResolutionDate and DecisionResolutionMemo columns to the Decision_Register sheet template before Cycle 2 RIR generation. Backfill the 15 closures from this cycle with their corresponding DCM identifiers. Update workbook template in Doc 4 v1.3 Template attachment if applicable.
Correction owner	Gallant Project Solutions (internal workbook template)
Target close	Before Cycle 2 RIR generation (target: October 17, 2025)

Reconciliation to Baseline Appendix A Deviations

The Baseline RIR Appendix A documented 10 deviations. Seven have closed during this cycle. Status update:

DEV-001	Decision_Register header inconsistent with body count	CLOSED	Workbook structure corrected; T2 PASS this cycle
DEV-002	DecisionType field carrying RiskDriver tags	CLOSED	Reclassification complete; T3 PASS this cycle
DEV-003	Equipment Schedule lists two MRI vendors as concurrent basis	CLOSED	D11 Owner Directive confirmed Siemens basis
DEV-004	NNN Lease Exhibit D silent on AHU + generator scope	PARTIAL	Generator scope closed via D11. AHU scope still open as CF-003.
DEV-005	FGI edition adoption unconfirmed	CLOSED	D9 AHJ response confirmed FGI 2018 + NM amendments
DEV-006	Geotechnical Report overdue	CLOSED	D10 Geotechnical Report received June 6, 2025
DEV-007	AHJ pre-application overdue	CLOSED	Pre-application submitted; D9 response received June 3, 2025
DEV-008	ICRA delivery undertracked	OPEN	ICRA still pending — now elevated to Section 4 Tier 2 with Sep 5 deadline
DEV-009	TPC variance exceeds BCR-004 trigger	CLOSED	D15 50% SD cost estimate brought variance to 4.4% — below threshold
DEV-010	Verification_Matrix lacks dependency-blocker linkage	OPEN	Methodology enhancement deferred to next workbook template revision

Of the 10 baseline deviations, 7 closed during this cycle, 1 partially closed (DEV-004 generator portion only), and 2 remain open as forward-looking items (DEV-008 ICRA delivery is now Section 4 Tier 2; DEV-010 Verification_Matrix enhancement carries forward as a workbook template item alongside WBI-001).

End of Report

Requirements Intelligence Report™ — Cycle 1 (50% SD Baseline)

Heritage Health Campus — Northstar Ambulatory Care Clinic · Run ID HHC-REG-010 · Register v2.0 · July 18, 2025

Prepared by

GALLANT PROJECT SOLUTIONS LLC

Greg Tuite, PE PMP — Principal

Service-Disabled Veteran-Owned Small Business (SDVOSB) · Veteran-Owned Small Business (VOSB) · SBA Registered

© 2026 Gallant Project Solutions LLC. PROPRIETARY AND CONFIDENTIAL. All rights reserved.