

Building R — Construction Document (CD) Gap & Risk Report

Project baseline reviewed: 260312 Building R schematic package (latest).

Comparison context considered: 260120 (older) to 260312 (newer).

Prepared for internal pre-IFC readiness evaluation.

Important Clarification Incorporated

Structural and MEP packages exist, but are not yet fully coordinated because architectural changes are still in progress. This report therefore evaluates readiness risk from the current architectural-led coordination state, not from final coordinated IFC documents.

Executive Assessment

Current status is not yet contractor-field-ready for low-RFI execution. Primary risk is cross-discipline coordination timing: architecture remains in motion while structural/MEP are known to be out of sync. The fastest path to readiness is to freeze arch decision points, then run a formal coordinated set closeout gate before issue.

R/Y/G Matrix — Major Gaps and Risks

RED Cross-Discipline Coordination Freeze

Gap: Architecture revisions are still active while structural/MEP are not fully synchronized.

Risk: High probability of clash RFIs, rework, and field sequencing confusion.

Action: Set an architecture freeze milestone, then perform full sheet-to-sheet coordination pass (Arch/Str/MEP/FP) before IFC.

RED Life Safety Implementation Closure

Gap: Code basis exists, but field-level implementation paths must be fully reconciled across disciplines.

Risk: Permit comments, inspection failures, or late code revisions impacting schedule/cost.

Action: Issue a consolidated life-safety compliance package (egress, ratings, penetrations, hardware, FP interfaces).

RED Critical Interface Detailing

Gap: Transitions at envelope, rated walls, stairs/guards, and MEP penetrations need conflict-free construction-level detailing.

Risk: High RFI/change-order exposure at typical failure points in field.

Action: Publish high-risk interface details + keyed references and close all cross-sheet conflicts.

YELLOW Architectural Detail Maturity

Gap: Schematic/detail depth has improved but still carries preliminary characteristics in places.

Risk: Moderate RFI volume if issued prematurely.

Action: Advance to CD-level dimension control, enlarged plans, and fully keyed detail references.

YELLOW Schedules & Specifications Alignment

Gap: Schedules/spec language may lag evolving plan changes during iteration.

Risk: Procurement ambiguity, substitutions, and install variance.

Action: Run schedule/spec lockstep update with each architectural revision cycle until freeze.

YELLOW Revision Mapping & Legacy References

Gap: Mid-series sheet block changes indicate restructuring risk for stale references.

Risk: Field confusion from orphaned notes/callouts.

Action: Perform automated and manual reference audit; close all dangling tags and outdated references.

GREEN Core Code/Building Basis Continuity

Gap: Occupancy/construction basis and high-level framework appear stable between versions.

Risk: Low immediate risk if maintained through final coordination.

Action: Preserve basis controls and document any exceptions in revision log.

GREEN Documentation Progress Trajectory

Gap: Set has expanded and matured from older baseline.

Risk: Low risk as long as final coordination gate is enforced before release.

Action: Continue progression but do not issue to field until RED items are closed.

Top 10 Actions to Reach Field-Ready IFC with Minimal RFIs

- 1) Declare architecture freeze date and revision cutoff.
- 2) Run full Arch/Str/MEP/FP clash + sheet-reference coordination workshop.
- 3) Publish consolidated life-safety matrix (sheet-referenced).
- 4) Finalize stair/guard/handrail and rated assembly details with structural tie-ins.
- 5) Complete dimension/benchmark control and remove scale-dependent ambiguity.
- 6) Lock door/window/hardware schedules and align with life-safety + elevations.
- 7) Reconcile all wall types, penetrations, and head-of-wall/rated transitions.
- 8) Issue enlarged plans for all high-density coordination zones.
- 9) Close spec-book + schedule + drawing triangulation review.
- 10) Execute pre-IFC QA gate with signoff checklist by discipline lead.

IFC Readiness Recommendation

Do not issue this package for field execution until RED matrix items are closed and documented. Once freeze and coordination closeout are complete, issue a controlled IFC set with revision log and discipline signoff.

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