Today's Pulse

Friday, September 25, 2026 | OWNER PREVIEW

Today's Pulse

Construction & Development Market Intelligence

Friday, September 25, 2026 | OWNER PREVIEW | For Executive Leaders in Contracting & Land Development

1. Executive Snapshot

- Cautious Physical framing prices eased, but not year over year: NAHB's September 18 Madison benchmark was $515.93 per 1,000 board feet, down 1.6% weekly and up 8.4% annually. Editorial: re-quote the actual package rather than applying a headline discount. NAHB / Madison, September 18 physical framing prices
- Positive Northern Virginia remains supply-constrained: CBRE's H1 review reports about 0.2% vacancy and 2,420.2 MW under construction. Editorial: a tenant commitment is not an energization commitment; obtain utility, permit and commissioning milestones separately. CBRE, H1 2026 data centers
- Cautious Virginia DEQ's updated generator guidance applies to applications received from July 1. Its September 14 permit register lists issued approvals but does not establish construction or operating dates. Editorial: reconcile equipment specifications with the actual permit. Virginia DEQ, permits as of September 14
- Cautious Chicago has proposed a 12-month pause on new and materially expanded data centers. The city announcement describes a proposal, not an enacted moratorium. Editorial: distinguish municipal boundaries and vested rights from metro-wide demand. City of Chicago, September moratorium proposal
- Positive Opus says construction has begun on a 314,684-sf speculative industrial building in Joliet, with completion targeted for June 2027. Editorial: this is an executable project lead, unlike a planning-only pipeline entry. Opus, September 22 construction start
- Positive ACC's Hays campus broke ground on a Healthcare Professions Building on September 22. Editorial: classify it as education construction, not a new operating hospital, and verify procurement opportunities with the college. Community Impact, September 22 ACC Hays
- Cautious August single-family starts were 918,000 SAAR versus permits of 878,000; starts rose 7.6% with a +/-14.0% reported error margin. Editorial: that monthly estimate alone does not establish a durable rebound. US Census, August housing / September 17 release
- Neutral Reno's Construction Career Day is scheduled for today, with organizers expecting about 2,000 students. Editorial: use the event to develop apprenticeship follow-ups; expected participation is not measured employment or completed attendance. 2 News Nevada, September 24 career-day preview

- Cautious The House-passed Ratepayer Protection Act still awaited Senate consideration in NACo's September 17 update. Editorial: treat grid-cost allocation as a live contract and regulatory question, not a settled nationwide tariff. NACo, September 17 House bill status

2. Market Data by Industry

Sector	Demand	Prefab / Market Signal	Implication	Outlook
Data centers	Strong	H1 NOVA: 2,420.2 MW under construction and roughly 0.2% vacancy; operating inventory 4,496.5 MW. CBRE, H1 2026 data centers	Editorial: validate utility delivery separately from space demand.	Positive
Industrial / logistics	Mixed	Opus announced construction begun on 314,684 sf in Joliet; June 2027 targeted completion. Opus, September 22 construction start	Editorial: prioritize executable projects and tenant evidence.	Mixed
Public / infrastructure	Stable	July public spending $543.4B SAAR, -0.2% m/m with +/-1.6% uncertainty. US Census, July spending / September 1 release	Editorial: funded appropriations and bid dates matter more than a noisy monthly change.	Neutral
Multifamily	Mixed	Q2 national vacancy 8.9%; 124,557 units absorbed and 88,000 delivered. Cushman & Wakefield, Q2 2026 multifamily	Editorial: test local concessions and competing deliveries.	Mixed
Single-family	Cautious	August starts 918,000 SAAR; permits 878,000. Starts +7.6% m/m with +/-14.0% uncertainty. US Census, August housing / September 17 release	Editorial: do not equate a point estimate with confirmed acceleration.	Cautious

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Sector	Demand	Prefab / Market Signal	Implication	Outlook
Office / commercial	Mixed	Q2 overall absorption -360,000 sf; Class A +4.4M sf; 19.7M sf under construction. Cushman & Wakefield, Q2 2026 office	Editorial: split prime renovation from weaker commodity space.	Mixed
Retail	Stable	Q2 vacancy 6.0%, deliveries 2.3M sf; under-construction pipeline about 13.33M sf. Cushman & Wakefield, Q2 2026 retail	Editorial: verify tenant demand at the trade-area level.	Neutral
Hospitality	Mixed	Dallas leads Q2 hotel pipeline with 183 projects; 38 were actually under construction. Lodging Econometrics via HospitalityNet, Q2 2026	Editorial: a total pipeline is not equivalent to active construction.	Mixed
Healthcare	Stable	Renown announced standalone children's hospital plans with a $40M gift; no start or opening date stated. Renown Health, September 10 hospital plans	Editorial: cultivate sponsor relationships without booking unawarded backlog.	Neutral
Education	Stable	ACC Hays broke ground September 22 on a Healthcare Professions Building, funded through the 2022 bond program. Community Impact, September 22 ACC Hays	Editorial: track occupied-campus interfaces and procurement milestones.	Neutral

Data centers — contested-topics watch (rolling 7–14 days; reported every issue)

National moratorium count: Not established on a comparable basis. A proposed local pause cannot be counted as an in-force ordinance. No deduplicated national inventory of enacted and currently effective moratoriums was verified. · **New or extended this period:** Chicago — September city announcement proposes a 12-month pause on new and materially expanded data centers. NOT established as enacted by the announcement. It is not a shutdown of existing facilities or a Chicago-metro-wide ban. September 2026 · **Likely to vote next: Plymouth, Massachusetts** (September 13 report: Select Board recommended a one-year pause for the October 17 town meeting. Verify current agenda and text; proposed, not enacted in that report.) Local reporting

- Chicago's proposed 12-month pause is a live entitlement watch, not an enacted metro-wide prohibition. Pocatello's denial may face judicial review, but no new filing was established. City of Chicago, September moratorium proposal; Idaho State Journal, September 22.
- Water claims need commissioning evidence: Miami's project is not yet operating. Vineland's generator-permit enforcement is separate from residents' noise allegations. WPLG Local 10, September 23 update; WHYY, September 23 enforcement update.
- Power cost allocation is not uniform: the federal House bill still awaited Senate consideration, while Austin Energy describes cost-recovery obligations for new loads. NACo, September 17 House bill status; KXAN via Yahoo, September 16 Austin project.
- Indianapolis approved projected tax benefits despite opposition and a separately reported resident lawsuit. An incentive award is not a construction start or litigation clearance. WFYI, September 16 abatement approval.

Community opposition	**Pocatello, Idaho** — Council reaffirmed denial of the Hoku-site proposal on September 17. The September 22 report describes continuing opposition and expected judicial review, not a project under construction. 2026-09-22
Water use	**Miami-Dade / Iron Mountain** — September 23 update: developer says modernization allows closed-loop cooling; the facility is not operational, so actual water and power use is unavailable. Design intent is not a measured operating result. 2026-09-23
Power & grid	**Northern Virginia / primary markets** — H1 baseline: NOVA has 2,420.2 MW under construction with roughly 0.2% vacancy. CBRE identifies power availability and infrastructure delivery as constraints. This is a half-year market observation, not a fresh utility allocation. H1 2026
Ratepayer cost pass-through	**Federal / H.R. 9340** — House passed the bill 417-3 on September 16; Senate consideration remained pending in the September 17 update. It would require states to consider a cost-responsibility standard, not automatically impose a uniform national tariff. 2026-09-17; **Austin Energy** — September 16 reporting quotes Austin Energy saying its policies recover 100% of infrastructure costs needed to serve new loads. SB Energy says it will pay required upgrades. Confirm project-specific scope and timing rather than generalizing to other utilities. 2026-09-16
Lawsuits	**Pocatello / Hoku proposal** — The report expects formal adoption of findings October 1, followed by a 28-day judicial-review window. A challenge is anticipated, not confirmed filed. Keep litigation probability separate from an actual injunction. 2026-09-22; **Indianapolis / Decatur Township** — WFYI reports residents are separately suing to block Sabey's development. The September 16 tax approval is not a merits ruling resolving those objections. 2026-09-16
Tax-abatement scrutiny	**Indiana / Indianapolis** — September 16 commission approval provides more than $240M of projected tax breaks: 60% real-estate reduction for 10 years and 90% equipment reduction for 15 years. Residents questioned the valuation. Benefits and tax receipts remain projected. 2026-09-16

Environmental & noise	**Vineland, New Jersey** — September 23 reporting: regulators fined the developer more than $1M over 62 unpermitted gas generators. Residents allege noise impacts; those allegations are distinct from the reported permit finding. Developer says engines are temporary pending fuel cells. 2026-09-23; **Virginia** — Standing guidance: revised APG-576 effective April 9 applies updated generator-control requirements to applications received from July 1. Editorial: verify emergency/non-emergency duty and required controls with the permitting professional. 2026-09-14

3. Construction Cost Intelligence

Framing & lumber spotlight. The physical Madison benchmark reported by NAHB was $515.93 per 1,000 board feet on September 18: -1.6% weekly, -2.6% monthly and +8.4% annually. These are commodity observations, not a delivered Reno or Northern Virginia framing subcontract. The producer-price basket is broader: August BLS lumber and wood products fell 1.50% from July to 286.633. NAHB / Madison, September 18 physical framing prices; BLS PPI WPU081, August 2026.

Why the measures differ. NAHB describes a lag between wholesale changes and what builders pay as inventory turns. Editorial practice: separate dimensional lumber, panels, engineered members, connectors, freight, tax and installation labor in the quote comparison. Do not apply the physical benchmark's weekly change to every component. Request quote expiration, substitution rules, storage charges and delivery-window commitments alongside the material price. NAHB / Madison, September 18 physical framing prices.

Tariff status is a dated input, not a headline. Canada's September 1 update says AR7 preliminary softwood-duty findings do not take effect until final results and cash-deposit instructions. It also distinguishes producer-specific rates and prior final reviews. This briefing does not verify a single current all-in duty rate. Editorial control: obtain the customs broker's current written determination for origin, producer, classification and entry date before approving an allowance. Global Affairs Canada, September 1 duty-status update.

Concrete labels remain distinct. August BLS WPU1331 concrete block and brick was 408.992, unchanged monthly; WPU1322 hydraulic cement was 355.665, also unchanged; WPU132 concrete ingredients and related products was 478.678, up 0.04%. These are index levels, not dollars per unit, and none is broad construction-input inflation. BLS PPI WPU1331, August 2026; BLS PPI WPU1322, August 2026; BLS PPI WPU132, August 2026.

The August hot-rolled bars, plates and structural-shapes producer index was 312.467, up 0.10% monthly. Editorial implication: modest material-index movement does not eliminate fabrication, detailing, coatings, freight, installation or schedule exposure. Ask the fabricator which portion of the bid is indexed and what event triggers repricing. BLS PPI WPU101704, August 2026.

Power equipment and commissioning. In September 8 Houston healthcare reporting, participants cited 12–19 months for medium-voltage switchgear and 18–26 months for substation transformers on projects in progress. These are local reported examples, not universal lead-time guarantees. Editorial: reconcile each supplier commitment with utility work, testing and occupancy prerequisites before promising an operating date. Bisnow, September 8 Houston healthcare.

Release decision. Editorial: carry a price gate and a readiness gate. The first confirms a comparable commercial scope and expiry; the second confirms design approval, delivery sequence, storage, crew availability and inspection plan. Escalation reserves should identify what remains open, the responsible owner and the next review date. No current diesel price is asserted in this issue because a primary observation was not verified. Any chart uses its actual source, observation date and window, never a fabricated endpoint.

Cost item	Move	Read-through
Physical framing lumber	▼ -1.6% w/w	$515.93/MBF, Sept 18; +8.4% y/y. Not a delivered project quote. NAHB / Madison, September 18 physical framing prices
Lumber & wood PPI	▼ -1.50% m/m	August index 286.633; broad wood-products producer measure. BLS PPI WPU081, August 2026
Hot-rolled steel PPI	▲ +0.10% m/m	August index 312.467; bars, plates and structural shapes only. BLS PPI WPU101704, August 2026
Concrete ingredients PPI	▲ +0.04% m/m	August index 478.678; not broad construction inputs. BLS PPI WPU132, August 2026
Single-family starts	▲ +7.6% m/m	August 918,000 SAAR; +/-14.0% uncertainty, not permits. US Census, August housing / September 17 release
Total housing permits	▼ -2.7% m/m	August 1,394,000 SAAR; authorizations, not construction starts. US Census, August housing / September 17 release

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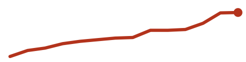
Commodity price trends (BLS; index levels and % change over each stated window)

Hot-rolled steel shapes



312.5 ▲ 15.9%

2025-07 to 2026-08 BLS PPI WPU101704

Lumber (PPI)

286.6 ▲ 8.5%

2025-07 to 2026-08 BLS PPI WPU081

Concrete block & brick

409.0 ▲ 3.7%

2025-07 to 2026-08 BLS PPI WPU1331

Concrete ingredients

478.7 ▲ 4.3%

2025-07 to 2026-08 BLS PPI WPU132

Live tape: Framing $515.93/MBF | Sept 18 | -1.6% w/w NAHB / Madison, September 18 physical framing prices · Lumber PPI -1.50% m/m | August BLS PPI WPU081, August 2026 · NOVA 2,420.2 MW under construction | H1 CBRE, H1 2026 data centers · Chicago 12-month DC pause PROPOSED City of Chicago, September moratorium proposal · Joliet 314,684 sf industrial construction begun Opus, September 22 construction start · Single-family starts 918k SAAR | August US Census, August housing / September 17 release · ACC Hays education building groundbreaking Sept 22 Community Impact, September 22 ACC Hays · Reno career day scheduled September 25 2 News Nevada, September 24 career-day preview

4. Construction Technology and Methods

BIM-linked framing procurement register

NAHB's physical price series and the broader lumber PPI measure different baskets. Editorial workflow: link each model-derived framing quantity to a specification, unit and supplier quote line; separate panels and engineered members rather than treating all wood as one index. Record design revision, waste assumption, delivery phase and quote expiry. Require the estimator to approve the reconciliation before purchase. This is a recommended control, not a reported software-performance claim. NAHB / Madison, September 18 physical framing prices

Generator duty-cycle and permit reconciliation

Virginia DEQ's revised guidance differentiates data-center generator requirements and identifies control technologies for relevant applications. Editorial workflow: inventory generator model, rating, fuel, operating hours, emergency/non-emergency use, testing and controls. Compare the actual design with permit conditions and manufacturer data. Flag exceptions for the responsible engineer and permitting authority; neither an AI summary nor a generic air-permit list authorizes equipment operation. Virginia DEQ, permits as of September 14

Cooling commissioning: design promises versus measurements

Iron Mountain told Local 10 that Miami modernization allows closed-loop cooling, while actual water and power use is unavailable before operations. Editorial workflow: set the measurement boundary, makeup-water meter, heat-rejection modes, backup scenarios and reporting interval in the commissioning plan. Record modeled and measured results in separate columns. Require operator signoff on the baseline so a marketing design statement never becomes an unsupported operating KPI. WPLG Local 10, September 23 update

5. Leasing and Market Selection

Northern Virginia spotlight. CBRE reports H1 operating inventory of 4,496.5 MW, 467.6 MW absorbed and 2,420.2 MW under construction. Roughly 0.2% vacancy signals constrained space, not an unconditional green light for land acquisition. Editorial: use four separate diligence gates: land-use rights, deliverable power, equipment/air-permit compatibility and an achievable commissioning sequence. CBRE, H1 2026 data centers.

DEQ's September 14 register includes July 29 issued air permits for Amazon IAD-114/115 in Loudoun, IAD-134/135/136 in Fairfax and Gainesville Crossing in Prince William. These are permit records, not proof that the facilities are complete or energized. Editorial: obtain the actual permit and conditions rather than using a registry entry as a construction-start forecast. Virginia DEQ, permits as of September 14.

Reno / Northern Nevada deep dive. Today's career event is scheduled for 9 a.m.–2 p.m. at the Reno-Sparks Convention Center; roughly 2,000 students and 50 exhibitors are expected. Editorial: establish an apprenticeship contact funnel with consent, trade interest, training provider and a follow-up date. Do not present forecast attendance as labor already available to staff a project. 2 News Nevada, September 24 career-day preview.

Renown's September 10 standalone-hospital announcement provides a $40M philanthropic signal but no start, opening date or complete project budget. Airport concourse work is already progressing, with a temporary-boarding transition scheduled October 22 and a simulation October 14. Editorial: keep the hospital relationship-development track separate from active airport phasing and subcontract delivery. Renown Health, September 10 hospital plans; Reno-Tahoe Airport, September 17.

Comparison discipline. Table A selects six actionable markets; opportunities and risks are editorial. Table B covers all 15 Tier 1 metros plus Reno across nine sectors. Industrial, apartment and retail vacancies remain Q2 2026 observations, not September readings. New York industrial means outer boroughs; Northern Virginia/DC industrial is Northern Virginia. DC evidence may concern a specific city or project within the metro. Hotel pipeline counts include stages other than construction.

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Coverage warning: 83/144 cells sourced; 61 unverified. Healthcare, education and infrastructure remain thinly covered. n.a. is an evidence gap, not a quiet-market claim. This is an owner-preview decision aid, not a complete census of every metro-sector development.

Market	Product	Signal	Opportunity	Risk	Outlook
Northern Virginia / DC	Data centers	H1 2,420.2 MW under construction CBRE, H1 2026 data centers	Editorial: Committed campus and enabling work	Editorial: Utility dates and parcel-specific approvals	Positive
Chicago / Joliet	Industrial	314,684 sf reported under construction Opus, September 22 construction start	Editorial: Intermodal-linked logistics delivery	Editorial: Speculative leasing and June 2027 target	Positive
Dallas-Fort Worth	Hospitality	Q2 183 pipeline projects; 38 under construction Lodging Econometrics via HospitalityNet, Q2 2026	Editorial: Active hotels and staged procurement	Editorial: Pipeline proposals are not awarded work	Neutral
Austin / Kyle	Education	ACC Hays groundbreaking September 22 Community Impact, September 22 ACC Hays	Editorial: Education fit-out and campus interfaces	Editorial: Verify procurement; not hospital construction	Positive
Miami-Dade	Data centers	Iron Mountain not yet operational WPLG Local 10, September 23 update	Editorial: Brownfield digital infrastructure	Editorial: No measured water/power use yet	Cautious

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Market	Product	Signal	Opportunity	Risk	Outlook
Reno / Northern Nevada	Healthcare / infrastructure	Hospital planned; airport work ongoing Renown Health, September 10 hospital plans Reno-Tahoe Airport, September 17	Editorial: Sponsor development and active phasing	Editorial: Hospital timing unknown; occupied-airport interfaces	Cautious

Table B - National sector signal grid (16 metros x 9 sectors)

Metro	Ind	MF	Off	Ret	Hosp	Health	Educ	Infra	DC/Egy
New York	N 7% vac Q2	N 3.5% vac Q2	C Midtown >1M sf UC	N 5.8% vac Q2	N 29 projects UC	n.a.	n.a.	n.a.	C H1 >5MW scarce
Los Angeles	N 4.2% vac Q2	N 6.7% vac Q2	C Non-CBD >1M sf UC	C 6.5% vac Q2	n.a.	n.a.	n.a.	n.a.	P CLS planned 2028
Dallas-Fort Worth	C 8.1% vac Q2	C 11.9% vac Q2	C Dallas >1M sf UC	C 7.2% vac Q2	N 38 projects UC	n.a.	n.a.	n.a.	P 765+ MW UC H1
Houston	N 6.3% vac Q2	C 12.5% vac Q2	n.a.	C 6.9% vac Q2	N 35 reno/conversion projects	C Projects pushed out	n.a.	n.a.	C Equipment competition Sept
Atlanta	C 8.5% vac Q2	C 11.2% vac Q2	n.a.	N 5.6% vac Q2	N 22 projects UC	n.a.	n.a.	n.a.	P 2,882 MW UC H1
Phoenix	C 10.8% vac Q2	C 11.6% vac Q2	n.a.	N 5.4% vac Q2	N 31 projects UC	n.a.	n.a.	n.a.	P 260+ MW absorbed H1
Chicago	N 4.8% vac Q2	N 5.5% vac Q2	n.a.	C 7.8% vac Q2	N 31 reno/conversion projects	n.a.	n.a.	n.a.	C 12-month pause proposed

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Metro	Ind	MF	Off	Ret	Hosp	Health	Educ	Infra	DC/Egy
Northern Virginia/DC	N 5% vac Q2	N 7.9% vac Q2	n.a.	N 5.4% vac Q2	N 33 reno/conversion projects	n.a.	n.a.	n.a.	P 2,420 MW UC H1
Seattle	C 9.4% vac Q2	N 7% vac Q2	C Eastside >1% delivered	N 5.6% vac Q2	n.a.	n.a.	n.a.	n.a.	C June council pause
Boston	C 12.4% vac Q2	N 6.4% vac Q2	n.a.	N 4.3% vac Q2	n.a.	n.a.	n.a.	n.a.	C Lowell equipment blocked
Miami	N 6.3% vac Q2	N 8.7% vac Q2	n.a.	N 3% vac Q2	n.a.	n.a.	n.a.	n.a.	C Not operational Sept
Austin	C 22.3% vac Q2	C 12.7% vac Q2	C >1% delivered / year	N 4.2% vac Q2	N 116 pipeline projects	n.a.	P Hays broke ground Sept22	n.a.	C 50 MW contemplated
Denver	N 7.8% vac Q2	C 11.1% vac Q2	n.a.	N 5.8% vac Q2	n.a.	n.a.	n.a.	n.a.	P DE3 targets end-2026
Nashville	N 5.3% vac Q2	C 10.3% vac Q2	n.a.	N 3.6% vac Q2	N 122 pipeline projects	n.a.	n.a.	n.a.	C July moratorium passed
Charlotte	N 7.4% vac Q2	C 12.3% vac Q2	n.a.	N 3.9% vac Q2	n.a.	n.a.	n.a.	n.a.	C Approved projects proceed
Reno	C 13% vac Q2	N 6.3% vac Q2	n.a.	N 4.7% vac Q2	n.a.	P Hospital planned Sept	P UNR lab reported UC	P Airport active; Oct transition	P TRIC 400 MW reported

P Positive N Neutral C Cautious D Deteriorating M Mixed n.a. Not verified Outlooks are editorial assessments. n.a. is an evidence gap, not inactivity.

Broker layer updated 2026-09-25; data-center layer updated 2026-09-25. Reviewed September 25. Broker vacancy and hotel counts are Q2 2026; data-center cells retain H1 or event dates. UC = under construction; pipeline includes other stages. All outlooks are editorial. New York industrial is outer boroughs; DC industrial is Northern Virginia.

6. Teach Me: Best Practices + AI for Contractors

A provenance gate for lumber and duty allowances

Editorial practice: provenance means knowing exactly what a number measures, when it was observed, who supplied it and whether it is legally effective. A price index, wholesale quote, delivered material bid and installed subcontract total are four different evidence types.

Why it matters: NAHB's physical framing benchmark and BLS lumber basket have different scopes. Canada's September 1 update distinguishes preliminary duty findings from effective cash-deposit instructions. A scope or status mismatch can create a false saving before anyone checks the project quote. NAHB / Madison, September 18 physical framing prices; Global Affairs Canada, September 1 duty-status update.

How to implement:

1. Create a quote register with product, grade, quantity, unit, origin, producer, delivery location, freight, expiry and supplier contact; preserve the dated original.
2. Classify each input as physical benchmark, producer index, supplier quote or installed package. Do not mix dollars per thousand board feet with an index level.
3. Have the customs broker confirm classification, producer-specific deposit rate, entry date and effective instruction. Mark any preliminary review as proposed, not payable.
4. Reconcile supplier exclusions with the framing subcontract: engineered members, connectors, cranes, waste, storage, sequencing and design changes need explicit owners.
5. Require estimator and procurement signoff. Track actual receipts and invoices against the same units; close unresolved items before release, not after the purchase order.

> **AI workflow / prompt:**
>
> ```
> Using only the attached framing quotes, takeoff, specification and
> customs-broker memo, make a table: input | quoted value and unit |
> observation/effective date | exact document/page | scope mismatch |
> unresolved question | responsible reviewer. Distinguish preliminary
> duty findings from final effective instructions. Never infer a
> tariff rate, supplier inclusion or legal conclusion. Mark missing
> evidence UNVERIFIED. Propose clarification questions, not purchasing
> approvals. A human estimator and customs broker must approve the
> result.
> ```

7. Strategic Watchlist (Next 30–90 Days)

- Chicago: verify ordinance passage, effective date, expansion definition and exceptions before treating the proposed pause as binding. City of Chicago, September moratorium proposal

- Pocatello: October 1 formal denial adoption is expected before the judicial-review window; an anticipated suit is not a filed case. Idaho State Journal, September 22
- Lumber procurement: confirm the final deposit rate by producer and entry date; Canada's AR7 preliminary figures were not yet effective in its September 1 update. Global Affairs Canada, September 1 duty-status update
- Northern Virginia: match generator duty cycle and controls to permit requirements; an issued air permit does not establish a ready-for-service date. Virginia DEQ, permits as of September 14
- Reno: turn today's expected career-day contacts into named training follow-ups; distinguish expected attendance from actual participation. 2 News Nevada, September 24 career-day preview

8. Top 5 Questions Leaders Should Be Asking Now

1. Which bid packages use a dated physical supplier quote, and which rely on an index that does not match the installed scope?
2. Does each Northern Virginia pursuit have separate evidence for land use, air permits, utility delivery and commissioning?
3. Which pipeline entries are planned, permitted, under construction or operating, and who verified the most recent milestone?
4. Which jurisdiction-specific tariff or incentive assumptions could change our data-center feasibility case?
5. Which unverified metro-sector cells must be researched before we commit capital, staff or a guaranteed schedule?

9. Suggested Double-Click Topics for Next Issue

Northern Virginia: a ready-for-service date needs four proofs

What changed: today's review connects the H1 space shortage with DEQ's dated permit register and revised generator guidance. Why it matters: an air approval, tenant lease and construction milestone answer different questions. Leaders should ask which critical-path dates are evidenced and which remain assumptions. Editorial next action: build a parcel-level gate sheet for land use, utility delivery, air controls and commissioning, with named owners and written dependencies. Do not call an issued air permit a confirmed energization date. CBRE, H1 2026 data centers. Virginia DEQ, permits as of September 14

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Lumber repricing without a false savings claim

What changed: September 18 physical framing prices eased weekly, while the annual comparison stayed higher. Why it matters: scope and timing can overwhelm a commodity move. Leaders should ask whether the supplier has repriced its own inventory, whether the quote includes panels and engineered members, and who owns duty changes. Editorial next action: compare two current quotes against identical takeoffs and delivery dates; record commercial exclusions before changing the estimate. NAHB / Madison, September 18 physical framing prices

A municipal pause versus a metro opportunity

What changed: Chicago's announced proposal would pause new and materially expanded data centers for 12 months, while Joliet has an independently reported industrial construction start. Why it matters: asset class, municipal boundary, proposal status and vested rights all matter. Leaders should ask whether the actual parcel and use are covered and when any ordinance becomes effective. Editorial next action: have counsel verify the enacted text and exceptions before revising a land option or project schedule. Opus, September 22 construction start. City of Chicago, September moratorium proposal

Key sources this issue