SUPPLEMENT_S3: Readiness rubric and decision protocol (retrospective application)

S3.1. Readiness construct and scope

Readiness (R) captures near-term implementability under five gatekeeping dimensions: F finance, G governance/approvals, U use commitment, D delivery/supply chain, P policy/strategic window. Scores are event-anchored within phase-bounded decision windows (±3 years for P1–P2; ±2 years for P3–P5), drawing on documentary evidence compiled in Appendix A and the phase packages described in the main text. Two researchers independently scored each component; disagreements were reconciled; each component carries an H/M/L confidence tag indicating evidence richness and traceability. R is reported on [0–1].

S3.2. Component definitions and anchors (0; 0.5; 1)

F (Finance): 0 = no funding/term sheet; 0.5 = partial commitments/conditional allocations; 1 = financial close or budget secured.

G (Governance/Approvals): 0 = key permits/decisions absent; 0.5 = approvals in progress/conditional; 1 = statutory approvals in force (ready to proceed).

U (Use commitment): 0 = no tenants/program mandate; 0.5 = LOIs/pre-lets or institutional endorsement; 1 = executed leases/program mandates.

D (Delivery/Supply): 0 = no procurement path; 0.5 = contractor/consultant selection underway; 1 = contract mobilisation (program/BoQ/schedule in place).

P (Policy/Strategic): 0 = neutral/unclear signals; 0.5 = supportive policy statements/funding lines; 1 = explicit priority/incentive/inclusion in strategic programmes.

Anchors are applied with explicit evidence (Appendix A); confidence tags (H/M/L) record the reliability of supporting documentation.

S3.3. Weighting and aggregation

Weighting follows stage-gate practice prioritising Finance and Governance:

$R = 0.25F + 0.25G + 0.20U + 0.20D + 0.10P$.

All five components are scored (no renormalisation across components). Store R to 4 decimals; display to 2 decimals.

S3.4. Decision scoring (GO) and thresholds

$GO = (ARP_\% / 100) \times R$.

Decision thresholds are applied to the fraction (not percent): WAIT < 0.20; PREPARE 0.20–0.35; GO ≥ 0.35.

Wing-combination rule: when both wings exist (P4–P5), report GO and the Decision only for the combined (OW+NW) scope; wing rows may retain contextual component scores.

Unit convention: computationally, GO is stored as a fraction in [0–1] (as in S1); where denoted [%] it is presented as percent.

Illustration (phase P3): ARP = 61.64%, R = 0.75 ⇒ GO = 0.6164 × 0.75 = 0.4623 ⇒ 46.23% → GO.

S3.5. Evidence and reliability

Evidence anchors (Section S3.2) guide scoring per phase and decision window. Two independent raters score each component; discrepancies are reconciled with reference to documented evidence (Appendix A). We do not compute IQR for R; uncertainty is communicated through confidence tags (H/M/L) and brief notes in the Readiness sheet.

S3.6. Replication map (data files)

This protocol is implemented in S1 as final values (no embedded formulas) and supported by the computation template workbook used during compilation.

Table S3-2. Replication map (Readiness/Decision)

Sheet	Purpose	Key columns (snapshot)
READINESS_FP	Readiness components and index R	Assessment_Time, RefYear, F_Finance, G_Governance, U_Use, D_Delivery, P_Policy, R_Readiness [optional: notes/confidence]
GO_SUMMARY_new	Integrated outputs (ARP × R and Decision)	Assessment_Time, RefYear, ARP [%], R_Readiness, GO [%] (= ARP × R), Decision (WAIT/PREPARE/GO); Decision only for OW+NW where both wings exist

S3.7. Units and rounding (summary)

- R stored to 4 d.p., displayed to 2 d.p.
- GO stored as fraction [0–1]; displayed as percent to 2 d.p.
- Thresholds (WAIT/PREPARE/GO) applied to the fraction.