Requirements Register

Every stated obligation pulled out of the document set, traced to where it came from — twenty-two rows of the full extract.

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Shaded rows carry a conflict flag. Most rows do not: a register is mostly ordinary obligations correctly stated, which is what makes the exceptions worth seeing. Every figure in the extract report is computed from these rows, none typed.

REQ ID	SOURCE DOCUMENT	REFERENCE	REQUIREMENT (AS WRITTEN)	TYPE	RESPONSIBLE PARTY	VERIFICATION METHOD	PHASE	STATUS	CONFLICT REF	NOTES
R-0001	Program Solicitation	§1.2	Total program funding for design, construction and commissioning may not exceed $409,000,000. This affordability cap is a material requirement.	Budget	Design-Builder	Open-book estimate reconciliation at FFP negotiation	Phase 1	Open		Stated as material; proposals without a credible path within it may be unacceptable
R-0002	Program Solicitation	§3.1	Security Forces Operations Facility: single story, 22,055 SF, including BDOC, data center, two holding cells, guard mount, weapons cleaning room, armory, alarm office, C-SUAS office and storage.	Functional	Designer of Record	Design review against Project Criteria	Phase 1	Open		Program element MEF27003
R-0003	Program Solicitation	§3.3	Launch Support Facility shall contain a secure ICD/ICS 705 office space.	Security	Designer of Record	Accrediting Official approval; CSP conformance	Phase 1	Open		Drives Site Security Manager and AO coordination
R-0004	Program Solicitation	§1.1	Facilities to be complete by April 2030 to avoid impact to launch cadence and base operations.	Schedule	Design-Builder	Integrated schedule; milestone acceptance	Phase 2	Open		Operational driver behind the accelerated delivery
R-0005	OT Agreement	Art 2.2.3	Design-Builder shall identify in writing any material assumptions, clarifications, exclusions, or deviations that may affect scope, schedule, constructability, or price.	Process	Design-Builder	Written evaluation of Project Criteria; Government review meeting	Phase 1	Open		Contractual basis for maintaining the assumptions and deviations record
R-0006	OT Agreement	Art 3.2	No work shall begin until the Design-Builder receives a written Notice to Proceed executed by the Agreements Officer. NTP may be issued separately for Phase 1, Early Release Work, or Phase 2.	Process	Agreements Officer	Written NTP on file	Both	Open		Early Release Work requires its own NTP
R-0007	OT Agreement	Art 5(a)	Agreement may only be modified by written instrument executed by the AO. No oral direction, review comment, meeting discussion, or course of dealing shall modify scope, time, or compensation.	Process	Both Parties	Executed bilateral modification	Both	Open		Critical in PDB: collaborative review comments are not directives

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R-0008	OT Agreement	Art 6.2(a)	Payments shall be made in fixed amounts based on successful completion and Government acceptance of the payable milestones defined in the Schedule of Milestones and Payment.	Payment	Design-Builder	AOR verification of milestone completion	Both	Open		Milestone definitions must be verifiable to be payable
R-0009	OT Agreement	Art 6.3	Government retains the right to verify milestone completion, validate performance against the SOS, and review documentation supporting deliverables.	Payment	Government	Documentation review	Both	Open		Requires a maintained evidence record
R-0010	OT Agreement	Art 18	Descending order of precedence: (a) main body of Agreement (All Articles); (b) the SOS; (c) other elements of accepted Phase 2 proposal; (d) design products.	Contractual	Both Parties	N/A — governing provision	Both	Flagged	F-001, F-002	Cross-reference to 23.14 does not resolve; Division 01 not placed in hierarchy
R-0011	OT Agreement	Art 21.1(a)	Design-Builder responsible for professional quality, technical accuracy and coordination of all designs, drawings and specifications; must correct errors without additional compensation.	Quality	Design-Builder	Design QA; Government review (no waiver)	Both	Open		Art 21.1(c): Government review does not waive rights
R-0012	OT Agreement	Art 21.1(b)	Design services performed to the care and skill ordinarily used by A/E professionals under similar conditions, except where a performance standard is specified.	Quality	Designer of Record	Professional standard of care	Phase 1	Open		Performance standards override the general standard where specified
R-0013	OT Agreement	Art 25	Liquidated damages of $2,660 per calendar day for each calendar day of unexcused delay until work is completed or accepted.	Schedule	Design-Builder	Construction completion date vs. agreement	Phase 2	Open		Quantified — ties schedule risk directly to the requirements that drive completion
R-0014	OT Agreement	Art 7	Bonding requirements as stated in the Agreement.	Financial	Design-Builder	Surety documentation	Both	Open	F-006	USSF OT briefing lists Miller Act as generally not applying to DoD OTs
R-0015	OT Agreement	Art 27	Buy American Act requirements under trade agreements; domestic construction material preference per 41 U.S.C. ch. 83, with designated-country waivers.	Regulatory	Design-Builder	Material certification	Phase 2	Open	F-006	USSF OT briefing lists Buy American as generally not applying to DoD OTs
R-0016	OT Agreement	Art 24	Compliance with applicable labor laws, including Construction Wage Rate Requirements (Davis-Bacon).	Regulatory	Design-Builder	Certified payroll	Phase 2	Open	F-006	USSF OT briefing lists Davis-Bacon as

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										generally not applying to DoD OTs
R-0017	Division 01	01 00 00 ¶1.3	Submittals with a "G" designation require Government approval; submittals without are for information only. Listed submittals shall be made in accordance with Section 01330 Submittal Procedures.	Process	Design-Builder	Submittal register; Government approval	Phase 2	Flagged	F-004, F-005	Section 01330 not provided in Attachment 3; section numbering format inconsistent
R-0018	Division 01	01 00 00 ¶1.3	Temporary Lighting Plans — Preconstruction Submittal (SD-01), Government approval required.	Process	Design-Builder	Approved submittal on file	Phase 2	Open	F-004	Procedure document referenced but not provided
R-0019	Division 01	01 00 00 ¶1.3	Construction and Safety Fence — Shop Drawings (SD-02), Government approval required.	Process	Design-Builder	Approved submittal on file	Phase 2	Open	F-004	Procedure document referenced but not provided
R-0020	Att 1 — RFWP	§2(c) Factor 1	Past experience projects must be completed within the last eight years and 90% complete or substantially complete with only punch-list items remaining; documentation of completion percentage required.	Submission	Offeror	Documentation submitted with White Paper	Pursuit	Open		Amended from 100% by Amendment 0001
R-0021	Att 1 — RFWP	§2(a)	White Paper: 15 pages maximum, minimum 10 pt font, single-spaced, 1 inch margins, PDF. Non-conforming submissions may be disqualified.	Submission	Offeror	Compliance check prior to submission	Pursuit	Open		Mandatory format requirements
R-0022	Att 1 — RFWP	§2(c) Factor 3	Key Personnel proposed become a contractual commitment upon award; no substitution without advance written authorization from the Contracting Officer.	Management	Design-Builder	Written authorization on file	Both	Open		Replacement personnel must equal or exceed original qualifications

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Conflict Register

The six findings — conflicts, gaps and ambiguities between documents — each cited to its location and independently verifiable.

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ID	TYPE	REQUIREMENTS AFFECTED	DOCUMENTS IN CONFLICT	DESCRIPTION	OWNER	RAISED	STATUS
F-001	Conflict	R-0010	OT Agreement Art 18(a) ↔ Art 23	Art 18(a) directs reader to "23.14 Specifications and Drawings." Article 23 is Responsibility and Indemnification, has no subparagraph 23.14, and addresses neither specifications nor drawings. The cross-reference in the governing precedence article does not resolve.	Agreements Officer	Extract — baseline	Open
F-002	Gap	R-0010	OT Agreement Art 18 ↔ Attachment 3	Art 18 establishes four precedence tiers. Attachment 3, Draft Division 01 Specifications (42 pp, binding), is named in none of them. Government-issued, so not a "design product"; not stated to form part of the SOS.	Agreements Officer	Extract — baseline	Open
F-003	Ambiguity	R-0010	Program Solicitation §11.0 ↔ OT Agreement contents	Solicitation designates Attachment 1 as the Request for White Paper. Draft Agreement designates Attachment 1 as the Scope of Services. Art 18 assigns the SOS second precedence by that number.	Agreements Officer	Extract — baseline	Open
F-004	Gap	R-0017, R-0018, R-0019	Division 01 ¶1.3 ↔ Attachment 3 contents	Division 01 requires submittals in accordance with Section 01330 Submittal Procedures. Section 01330 is not included in Attachment 3, which contains only Section 01 00 00.	Government	Extract — baseline	Open
F-005	Ambiguity	R-0017	Division 01 heading ↔ ¶1.3	Document identifies itself as "SECTION 01 00 00" (six-digit MasterFormat) while citing "Section 01330" (five-digit legacy) in the same paragraph.	Designer of Record	Extract — baseline	Open
F-006	Divergence	R-0014, R-0015, R-0016	OT Agreement Arts 7, 24, 27 ↔ USSF OT industry briefing	USSF briefing lists Buy American, Davis-Bacon and Miller Act among statutes generally understood not to apply to DoD OTs. This agreement includes all three by article. Not a contradiction — parties may adopt terms — but opposite defaults between two implementations of the same authority.	Design-Builder	Extract — baseline	Open

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About This Sample

Sample Requirements Register — FY27 SPOTFi (W91278269A075)

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What this is	A partial extract from a requirements register, built from four publicly posted solicitation documents to demonstrate the method. Twenty-two rows. Not a baseline.
Source documents	Program Solicitation Am. 0001 (10 pp) · Attachment 1 Request for White Paper (7 pp) · Attachment 2 Draft Articles of OT Agreement (50 pp, 34 articles) · Attachment 3 Draft Division 01 Specifications (42 pp)
What a real baseline holds	Owner and user requirements · mission need and performance objectives · affordability and budget constraints · milestone and schedule obligations · applicable codes and criteria (UFC, IBC, NEC, ICD/ICS 705) · agreement articles and Division 01 · each design submission as it develops · review comments · RFI responses · submittals · permit conditions · commissioning and turnover requirements. Thousands of obligations, each traced to source and owner, maintained live from programming through turnover.
What the full workbook holds	This sample has three tabs. A project workbook carries the requirements register plus the conflict, decision and risk registers; the traceability, verification and change-impact matrices; the append-only event and lineage logs; and the integrity tests that run against all of it before any report is generated. The Requirements Intelligence Report is generated from that workbook rather than written up separately, so every number in it traces back to the rows behind it. Worked examples of the full report and workbook are at gallantprojectsolutions.com.
Method	Requirements extracted, normalized, traced to source, and cross-compared. AI-assisted: language models perform the reading, cross-comparison and bookkeeping. A documented methodology governs how, applied identically to every document. Engineering judgment and every determination of significance remain with the licensed professional.
Verification	Every row cites its source document and reference. Each is independently checkable in the posted documents.
Limitations	Partial extract prepared for demonstration. Not a complete baseline and not legal advice. Documents reviewed are the versions posted under Amendment 0001; later amendments may resolve any flagged item. Gallant has no relationship with the issuing office and no position on the acquisition.
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This PDF reproduces the register workbook so the structure can be evaluated without a live file. On an engagement, the client receives the working spreadsheet — structured files you own, portable to any environment.

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