

Closed Area of Interest (Aol) for SPEED CSO

1.0 INTRODUCTION

1.1 Issued By

Program Office: Air Force Civil Engineer Center (AFCEC)
Contracting Office: 772nd Enterprise Sourcing Squadron

1.2 Aol Identifiers

Aol Title: Modernized Facility Space Planning Capabilities

CSO Aol Number: Closed – 26 – 13. POC: Mr. Daniel Soto

Aol Release Date: 29 September 2026

Aol Close Date: 29 October 2026

Responses: See FA890326SC001 for submission instructions in addition to paragraph 5.0 below.

1.3 Aol Information

This Area of Interest is for developing capabilities in the Facility Space Management Portfolio that address DAF goals in the Installation Infrastructure Action Plan (I2AP) to right-size installation infrastructure. AFCEC seeks to provide infrastructure solutions to mission requirements in the quickest and most cost-efficient method, optimizing our footprint and addressing known excesses. Facility space data is the foundation for installation-level space planning, project programming, strategic basing/beddown, growth offset, and provides a defensible data set in response to DoW interest in DAF's tracking and actioning of excess infrastructure. AFCEC/CIPA faces the challenge of 1) validating and collecting this data, 2) ensuring data is easily maintained by the installation, and 3) transforming these large and complex datasets into actionable facility space optimization strategies for the DAF.

This CSO Aol seeks to solicit innovative solutions that meet the objectives detailed in Section 2.0 below. The term 'innovative' is defined as any technology, process, or method, including research and development, that is new as of the date of proposal submission; or any new application of an existing technology, process or method as of the proposal date.

AFIMSC is not obligated to extend a request for proposal or make an award as a result of posting this Aol; all awards are subject to the availability of funds and successful negotiations.

This CSO Aol is not an authorization to begin performance, and in no way obligates the Government for any costs incurred by the Offeror associated with developing a Response. Prior to commencement of any activities associated with performance under this CSO Aol, the Government will issue a written directive or contractual document signed by the Agreements Officer with appropriate consideration established.

The authority to issue this Aol is derived from the AFIMSC SPEED Commercial Solutions Opening FA890326SC001. The CSO authority is Section 803 of the National Defense Authorization Act for FY2022, Public Law 117-807, and Class Deviation 2022-O0007.

1.4 Aol Background

The Air Force Civil Engineer Center (AFCEC) seeks innovative solutions from our industry partners to provide modernized facility space management capabilities to support infrastructure planning and requirements development. Over the last 5 years, AFCEC has prioritized developing and maintaining accurate facility space data by validating allocations and authorizations for DAF buildings that contribute to Recapitalization PRV at 78 DAF primary sites. AFCEC seeks to leverage this data to modernize facility space planning capabilities and processes both at the AFCEC and installation level to make data-driven, informed investment decisions by optimizing existing infrastructure where possible. Additional data collection will be necessary for the targeted remaining DAF portfolio to power the desired solution and ensure a comprehensive site picture at each installation. The projected amount of remaining data collection is approximately 200M Square Feet which includes CONUS, OCONUS, and possibly AFCENT/AFAFRICA sites. Initial supporting data collection effort for proof of concept is projected at 20-30M Square Feet.

2.0 Technical Capability Requirements

Intelligent, Data-Driven Facility Space Planning for Installation Right-sizing

- **Outcome:** Capability that will utilize artificial intelligence to automate facility space planning functions and generate action plans that prioritize footprint reduction and limit new growth through demolition, consolidation, facility closure, and/or facility re-use opportunities, while still meeting existing and new mission requirements. Solution should provide all feasible alternatives while considering multi-building/multi-customer moves, compatible building category codes, building condition index, etc.

Expedient and Reliable Requirements Development

- **Outcome:** Capability that will reduce and/or eliminate manual line-by-line population of Customer Authorization Workbooks (CAW) and Facility Space Optimization Worksheets (FSOW) in accordance with DAFMAN 32-1084.

Efficient and Trusted Facility Space Data Collection and Validation

- **Outcome:** A methodology for streamlining centralized collection and development of allocation and authorization data for buildings on both DAF primary sites and GSU's that have not been validated by AFCEC in the last 5 years.

Accurate Facility Space Data in Authoritative Data Source (NexGen IT)

- **Outcome:** A robust QA/QC process internally and with the installations that ensures the accuracy and completeness of all Facility Space data prior to upload into the NexGen IT Facility Space Management Module.

Anticipated challenges that must be addressed are:

- Non-standard units and/or complex Unit Manning Documents and personnel/equipment accountability.
- Unique facility space requirements without specific DAFMAN 32-1084 standards.
- Incomplete and/or incorrect existing facility space data provided by installations which require higher level of effort to re-validate.

- Complex logistical planning to optimize site visit schedule to all required installations and GSU's.
- Ensuring proper documentation is provided in the Accountable Property System of Record (APSR) to feed the developed capabilities and satisfy any real property audit requirements.

3.0 System Requirements

- AOI will require solution able to present and analyze data in an accessible system and/or format at both the AFCEC and DAF installation level.
- The solution must securely interface with internal AFCEC data sources and external government systems.
- Seamless, secure integration with AF real property management systems (e.g., NexGen IT) and analytics platforms (e.g., BLADE, Envision).
- All data processed and stored by the system shall be considered, at a minimum, Controlled Unclassified Information (CUI).

4.0 AoI Constraints

Offerors must be registered in SAM.gov prior to submission. Vendors are expected to be cleared for access to installations, government systems, and networks necessitating a Government Common Access Card.

5.0 Submission Requirements

Submissions under this AoI will be evaluated in accordance with the multi-phase evaluation procedures established in AFIMSC SPEED Commercial Solutions Opening FA890326SC001. The Government utilizes a three-phase "Spiral" evaluation approach designed to minimize upfront proposal burdens on industry while expediting the identification and acquisition of viable commercial technologies:

The overall evaluation framework consists of Spiral 1 (Information Sharing: initial solution briefs open to all eligible vendors), followed by a Government down-select to Spiral 2 (Test & Refinement: invited vendor oral demonstrations and interactive technical pitches), leading to a final down-select for Spiral 3 (Formal Request for Prototype Proposal and award negotiations).

Spiral 1: Information Sharing (Current Open Phase). Under Spiral 1, interested offerors must submit a concise Solution Brief describing how their commercial technology satisfies the core technical capabilities detailed in Section 2.0. Offerors may submit either a written technical white paper not to exceed five (5) single-spaced pages (minimum 11-point font, excluding cover page) or an executive slide presentation not to exceed fifteen (15) slides accompanied by a two-page executive narrative.

Submissions must address the offeror's core technical methodology, system architecture and CUI security posture, integration approach with DAF systems (NexGen IT and Envision), corporate qualifications and relevant past performance, and a non-binding Rough Order of Magnitude (ROM) cost estimate and proposed schedule for a proof-of-concept prototype demonstration (targeted at 20 to 30 million square feet).

All Spiral 1 submissions must be delivered electronically via email to the Contracting Points of Contact identified in Section 6.0 no later than the closing date and time specified in Section 1.2. Email subject lines must state: "SPEED CSO FA890326SC001 - Response to AoI: Modernized Facility Space Planning Capabilities - [Company Name]". Spiral 1 submissions received after the published cutoff will not be considered.

Spiral 2: Test & Refinement (By Government Invitation Only). Following technical evaluation of all timely Spiral 1 responses, the Government will down-select offerors whose concepts demonstrate the highest technical merit, maturity, and potential return on investment. Down-selected offerors will receive a written invitation from the Agreements Officer to participate in Spiral 2.

Spiral 2 will consist of an interactive oral presentation, virtual software capability demonstration, and structured technical question-and-answer session with the AFCEC evaluation team. This phase provides the Government an opportunity to assess live user interfaces, test algorithmic optimization workflows, validate data interchange mechanisms, and refine prototype parameters before requesting binding proposals. Formal invitation letters will outline presentation rules, criteria, and scheduling options.

Spiral 3: Request for Prototype Proposal (RPP). Upon concluding Spiral 2 demonstrations, the Government may issue a formal Request for Prototype Proposal (RPP) to one or more selected offerors. In Spiral 3, offerors will submit detailed technical proposals, formal performance work statements, milestone payment schedules, and fully supported price proposals. Successful negotiations under Spiral 3 will culminate in the award of a commercial prototype contract or agreement.

6.0 POINTS OF CONTACT

Questions regarding this solicitation may be sent to:

Agreements Officer:

Michael Grasso at michael.grasso.3@us.af.mil

Agreements Specialist:

Krystle Zapata at krystle.zapata.1@us.af.mil