

COMMERCIAL SOLUTIONS OPENING (CSO)
UNITED STATES SPACE FORCE
BASE DESIGN, CONSTRUCTION, AND REPAIR

SOLICITATION NUMBER MASTER CSO: USSF-CSO-FY26-2808A

AUTHORITY: 10 U.S.C. § 2808a

1.0 INTRODUCTION & OVERVIEW

Welcome to the Space Construction Commercial Solutions Opening (CSO). This initiative is designed to streamline how the United States Space Force partners with the commercial construction industry to rapidly design, build, repair, and alter base infrastructure. This is an umbrella solicitation, where Areas of Interest (AOIs) will be posted under it.

Modeled to be business-friendly and collaborative, this CSO utilizes a multi-phase, competitive down-select process to lower the barrier to entry for commercial firms, minimize the cost of bidding, and focus on constructability rather than bureaucratic compliance.

Statutory Authority:

The sole authority for this solicitation and any resulting awards is **10 U.S.C. § 2808a**, which permits the use of Other Transaction (OT) authority for military construction requirements. This authority can be used to carry out repair and construction projects for facilities, including the planning, design, engineering, prototyping, piloting, and execution of such repair and construction projects.

In accordance with this statute, this CSO and all subsequent agreements are legally binding instruments that are **exempt from the Federal Acquisition Regulation (FAR) and Defense Federal Acquisition Regulation Supplement (DFARS)**. **This CSO is a solicitation method authorized under 10 U.S.C. § 2808a, and it is not subject to the requirements or restrictions of 10 U.S.C. § 3458 nor R-DFARS 212.70.** All agreements awarded under the authority of 10 U.S.C. § 2808a resulting from this CSO must be structured as Fixed-Price Other Transaction agreements. Cost-reimbursable agreements are strictly prohibited. Fixed price incentive agreement structures are permissible.

Unlike Other Transactions for Prototype Projects under 10 U.S.C. § 4022, this CSO and resulting OTs are not required to be innovative, meet the definition of a prototype, nor does it mandate non-traditional defense contractor participation or cost-sharing requirements.

General Guidelines:

- Only USSF Agreements Officers are authorized to use this CSO.
 - All White Papers, Pitches, and Proposals must be unclassified.
 - Submittal and Evaluation phases may be skipped or consolidated but these changes are required to be included in the AOI. If there is a discrepancy between this master CSO and the AOI, the AOI takes precedence.
 - Unnecessarily elaborate brochures or proposals are not desired; clear, concise, industry-standard documentation is preferred.
 - Companies must be registered in the System for Award Management (SAM) and the prescribed Government invoicing system (e.g., Wide Area Work Flow) to receive an award.
 - The Government reserves the right to cancel an AOI or proposal request at any time prior to award or may choose to not make an award. AOIs may be posted and White Papers, Pitches, and Proposals may be requested, subject to the availability of funding if stated in the AOI. Awards will only be made if funding is available.
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2.0 AREAS OF INTEREST (AOI)

The Government will only accept submissions in response to a specific, published Area of Interest (AOI). Unsolicited proposals for construction will not be evaluated.

AOIs are written broadly—often focusing on the problem or desired outcome rather than dictating the exact technical solution. This approach gives commercial vendors maximum latitude to propose creative, industry-standard construction methods, materials, and designs. Each AOI will specify the project location, broad requirements, and the specific evaluation criteria that will be used for that project.

3.0 EVALUATION CRITERIA MENU

To ensure evaluations are tailored to the unique needs of each design, construction, repair, or alteration project, each AOI will draw from a comprehensive menu of evaluation criteria.

The AOI may include existing baseline criteria, novel criteria specific to the base, or standard commercial industry practices. Evaluation criteria may be selected from the menu below and/or new criteria may be developed and added to the AOI. The specific

evaluation language for each category is tailored to the requirement and provided in the AOI.

Menu of Evaluation Criteria	Industry Standard Focus
Constructability & Delivery	Expediting design and delivery using industrialized construction methods, advanced manufacturing, modularization, or novel building techniques.
Schedule & Execution Risk	Realism of the proposed timeline for pre-construction, mobilization, execution, and project closeout, including schedule risk mitigation.
Project Management & Stakeholder Coordination	The capability of the Company to act as the primary integrator. This includes experience and proposed workflows for coordinating with local municipal utilities, managing specialized subcontractors, scheduling third-party inspectors , and seamlessly collaborating with Base Civil Engineering (CE) and Security Forces.
Site Logistics & Disruption Mitigation	Means and methods, staging footprint, traffic control, and operational workflows designed to minimize disruptions to ongoing base operations.
Financial Risk & Bonding	Evaluation of the company's financial health, cash flow stability, and capacity to provide commercial payment and performance bonds, irrevocable letter of credit, or tri-partite escrow account.
Site Safety & Incident Prevention	Adherence to commercial OSHA standards, strength of the site-specific safety plan, and historical safety metrics (e.g., Experience Modification Rate).
Differing Site Conditions	The proposed risk-sharing model and rapid mitigation strategy for managing unknown subsurface, utility, or hidden structural anomalies.
Environmental Considerations	Mitigation of environmental impact, stormwater pollution prevention (SWPPP), hazardous materials handling, and compliance with local environmental regulations.

Quality & Inspection Criteria	The proposed quality management plan, methods for independent third-party testing, milestone inspections, and procedures for final commissioning and acceptance.
Energy Efficiency & Lifecycle Cost	Incorporation of high-efficiency systems (e.g., HVAC, building envelope) and durable materials that reduce utility consumption, maintenance requirements, and total cost of ownership.
Commercial Warranties	The breadth, duration, and robustness of standard and extended commercial warranties covering both materials and workmanship. Original Equipment Manufacturer (OEM) warranties to the Government upon final acceptance.
Cybersecurity	Security protocols for Facility-Related Control Systems (FRCS), smart building infrastructure, and the safeguarding of digital architectural/engineering data.
Intellectual Property & Data Rights	The proposed allocation of data rights, digital twins, or design licenses allowing the Government to operate, maintain, and potentially replicate the innovative construction.
Adaptability & Scalability	The degree to which the innovative construction solution can be rapidly scaled or adapted to a variety of geographical locations and environments.
Safety & Infrastructure Standards	Ensuring permanent infrastructure complies with commercial industry building codes (e.g., IBC, NEC) and site-specific hazard mitigation.
DoD Engineering Compliance	Adherence to applicable Unified Facilities Criteria (UFC) and Anti-Terrorism/Force Protection (AT/FP) requirements, where mandated by the AOI.
Access & Security	Strict adherence to Base access, badging, and security protocols.

(Note: Validation of a Fair and Reasonable Price is mandatory and will be evaluated for all projects during Phase 3, regardless of the specific menu options selected for the AOI).

4.0 THE PHASED SUBMISSION & EVALUATION PROCESS

This CSO establishes a phased, competitive down-select process. At the conclusion of each phase, the Government will conduct an evaluation to determine which solutions present the greatest value, feasibility, and alignment with Government needs.

The Government will formally notify all participating companies of their evaluation outcome and whether they have been selected to advance to the next phase.

PHASE 1: WHITE PAPER

Goal: A low-cost barrier for entry allowing the Government to assess technical merit, relevance, and company capability.

Submittal Requirements:

- **Format:** Maximum five (5) page White Paper.
- **Title Page:** (Does not count against the 5-page limit). Must include Company Name, Title, Date, POC Name, E-Mail, Phone, SAM UEI, Address, and the specific AOI being addressed.
- **Executive Summary:** One (1) page overview of the commercial construction approach.
- **Core Concept:** Outline the construction method, estimated schedule, and a Rough Order of Magnitude (ROM) price.
- **Credentials:** Detail the company's past performance and credentials on similar commercial construction or alteration projects.

Phase 1 Evaluation Criteria:

1. **Relevance to AOI:** Does the executive summary accurately target the problem outlined in the AOI? (If irrelevant, evaluation stops here).
2. **Merit of Constructability Concept:** Is the proposed method technically sound and feasible based on commercial standards or proof of innovative methodologies?
3. **Company Viability:** Does the company demonstrate the necessary commercial experience to execute the work, and are they in good standing (including verification that the company is not on the federal excluded parties list)?

PHASE 2: ORAL PRESENTATION / PITCH

Goal: An interactive session for the Government to perform a deep-dive into the logistics, methodology, and risks of the proposed solution. *(Note: The Government reserves the right to limit the number of Companies invited to pitch based on available resources).*

Submittal Requirements:

- **Format:** An oral presentation accompanied by a strict maximum **15-slide deck**.
- **Content:** Detailed technical methodology, site logistics plan, constructability approach, and specific strategies for meeting the criteria outlined in the AOI.

Phase 2 Evaluation Criteria:

1. **Technical & Logistical Depth:** How effectively does the presentation detail the means, methods, site footprint, and operational integration?
2. **Schedule Viability:** Is the project timeline realistic, and are schedule risks clearly identified and mitigated?
3. **Responsiveness to Criteria:** How well does the solution address the specific menu criteria selected for the AOI (e.g., AT/FP, safety protocols, advanced manufacturing)?

Timeline Note: If a solution is highly rated but Government resources/funding are currently unavailable to move to Phase 3, the Company may be placed in a holding status for up to 180 calendar days. If funding is not identified within that window, the Company will no longer be eligible for award under that specific pitch.

PHASE 3: FULL COMMERCIAL PROPOSAL

Goal: Collaborative development of a final, executable agreement and validation of commercial pricing. Companies may discuss ideas and details with the Government during the proposal writing process to ensure alignment.

When a company is invited to Phase 3, the Government will provide a draft copy of the Other Transaction (OT) agreement and a full list of terms and conditions (articles) alongside the request for proposal.

The Agreements Officer may structure the Phase 3 OT agreement using a variety of commercial delivery methods tailored to the project, including but not limited to Progressive Design-Build (PDB), Accelerated Design-Build (ADB), Design-Bid-to-Budget, Design-Build-Operate-Maintain (DBOM) or any other commercial construction method.

When PDB or ADB is utilized, the agreements officer must follow Contract Policy Memo 26-C-18 (attached) and outline the procedures in the AOI.

Submittal Requirements:

- **Technical & Execution Volume:**

- Title Page & Abstract (include all subcontractor/team member UEs).
- **Work Breakdown Structure (WBS):** A proposed commercial-standard WBS identifying the specific scopes of work, construction phases, and deliverables.
- **Master Schedule:** A detailed critical path or project master schedule outlining pre-construction, mobilization, vertical construction/alteration, and commissioning.
- **Technical Approach:** A comprehensive narrative of the background, means and methods, safety plans, quality control (QA/QC), and labor compliance. *(Do not duplicate the Phase 1 White Paper).*
- **Government Support Required:** Specific requests for laydown areas, utility tie-ins, or badging.

- **Price Volume:**

- **Price Breakdown:** Total proposed price to complete the project, supported by documentation showing how the price was developed (e.g., commercial price catalogs, subcontractor quotes, parametric estimates).
- **Assumptions:** An explicit list of any assumptions made during estimating.
- **Milestone Payment Chart:** The Company must propose a Fixed-Price to complete the project. All milestone payments will be negotiated as fixed-price amounts, payable only upon verifiable completion of work that has passed inspection (e.g., foundation poured and inspected; structural steel erected; building dried-in).

Phase 3 Evaluation Criteria:

1. **Comprehensive Feasibility:** Does the WBS, Master Schedule, and Technical Approach represent a fully executable, low-risk commercial project?

2. **Fair and Reasonable Price:** Is the price fair and reasonable based on commercial market analysis, supporting documentation, and the stated estimating assumptions?
3. **Commercial Terms Acceptability:** Evaluation of the company's proposed commercial warranties and general conditions for reasonableness and acceptability to the Government during final negotiations.

Phase 3 will include negotiation of the Statement of Work (SOW), master schedule, milestone payment criteria, milestone values, and articles which will all be incorporated into the OT agreement. The Company and the Government will jointly develop the SOW, schedule, and milestone payment table. Changes to standard Articles and cost drivers in the SOW should be discussed and finalized. After those are complete, the company will have the opportunity to update their price. If the company and the Government cannot agree on any of these terms, an OT may not be awarded and the Government can offer an RFP to another company that had an acceptable pitch.

5.0 FOLLOW-ON AWARDS & COMPETITION

Because this CSO is open to all qualified commercial entities, it is considered a competitive mechanism.

The Government reserves the right to award non-competitive follow-on agreements for scaled construction, repair, or permanent production based on solutions successfully executed and validated under this CSO. This allows successful vendors to partner with the Space Force for long-term infrastructure improvements without enduring redundant competitive solicitations in accordance with 10 U.S.C. § 2808a.

6.0 NON-GOVERNMENT ADVISORS & CONFIDENTIALITY

Non-Government advisors (e.g., support contractors, specialized engineers) may be used in the evaluation of White Papers, Pitches, and Proposals. All Non-Government advisors will have signed non-disclosure agreements (NDAs) with the Government. Companies may also enter into specific NDAs directly with these advisors.

Submitting to this CSO constitutes a grant of authority by the company to allow the Government to use these advisors in the evaluation process.

Protection of Commercial Data:

The Government recognizes that submissions contain proprietary, trade secret, or

commercial/financial information. The Government will protect this information from unauthorized disclosure to the maximum extent permitted by law, including:

- 18 U.S.C. § 1905 (Trade Secrets Act)
 - 18 U.S.C. § 1831 et seq. (Economic Espionage Act)
 - 5 U.S.C. § 552(b)(4) (Freedom of Information Act - Exemption 4)
 - Executive Order 12600 (Pre-disclosure Notification Procedures)
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7.0 GOVERNMENT REPORTING REQUIREMENTS

USSF Agreements Officers will complete the form at the link below when posting an AOI under this CSO and again when issuing an award. Feedback on how to improve the CSO can be provided in the form.

[Use of USSF CSO - Construction OTs](#)

USSF Agreements Officers are also required to provide Congressional notification 14 days prior to issuing all awards under 10 U.S.C. 2808a.

[AFCC Template and Instructions for Congressional reporting use of 10 U.S.C. 2808a](#)

8.0 INQUIRIES

Industry and/or Government representatives may submit inquiries regarding this master CSO to AFICA.AFICA_KS.ActionOfficerWorkf@us.af.mil

Inquiries regarding posted AOIs should be directed to the USSF Agreements Officer referenced in the AOI.