Closed Area of Interest (AoI) for SPEED CSO

1.0 Issued By

Program Office: Air Force Civil Engineer Center, JBSA-Kelly AFB
Contracting Office**:** 772nd Enterprise Sourcing Squadron

2.0 AoI Identifiers

AoI Title: Innovative Housing Enterprise Management Solutions: Enhancing centralized Air Force Housing Management of military family housing, (MFH), unaccompanied housing (UH), privatized housing (PH), leased housing, general officer quarters, housing referral and relocation services, and furnishings management to meet the housing needs of both accompanied and unaccompanied Airmen at over 100 installations.
CSO AoI Number: Closed – 26 – 09. POC: Mr. Melvin Beaty
AoI Release Date: 04/08/2026
Responses: See FA890326SC001 for submission instructions in addition to paragraph 5.0 below

3.0 AoI Information

This Area of Interest is for outlining a modernization initiative that best supports AFCEC/CIM's new structure due to reorganization requirements. As AFCEC/CIM reorganizes to best support the Housing mission across the Air Force, and deals with manning shortages and skill sets within the DAF while focusing on the roles and responsibilities that CIM can control and influence, is critical to ensure the future success of government housing. CIM faces the challenge of leveraging the large amount of data currently being collected to inform operational oversight and enterprise decision-making. Discovering and implementing efficient management and execution strategies will maximize CIM staff's effectiveness and ability to provide crucial higher headquarters oversight for the Air Force housing enterprise and support to Military Housing Offices as they battle resource and prioritization challenges.

This CSO AoI seeks to solicit innovative solutions that meet the objectives detailed in Section 4.0 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 AoI; all awards are subject to the availability of funds and successful negotiations.

This CSO AoI 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 AoI, the Government will issue a written directive or contractual document signed by the Contracting Officer with appropriate consideration established.

The authority to issue this AoI 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.

4.0 Scope of AoI

4.1 AoI Background

The Air Force Civil Engineer Center (AFCEC) is tasked with ensuring comprehensive visibility of all key performance indicators to properly assess and communicate the health of every aspect of the Air Force's housing portfolio. Achieving this will require innovative products in enterprise data analytics, workforce planning, statutory reviews, and compliance oversight that optimize data as a strategic housing asset, enhance operational efficiency, and accelerate informed decision-making. AFCEC/CIM has responsibility to promote the success of these efforts. Therefore, AFCEC/CIM will require organizational learning solutions to enable standardized operations and ensure all personnel are armed with the right knowledge and skills across all levels of the enterprise.

4.2 Technical/Capability Requirements

In its mission to manage military housing, CONUS and abroad, in all aspects, transient, privatized, government-owned, and unaccompanied housing program execution, CIM must modernize existing planning and execution processes to take full advantage of advanced analytics and technology solutions and products. These solutions and approaches must be standardized and able to address the dynamics of on- and off-base housing inventories and market forces, facility conditions, resource allocations, resident sentiment and mission requirements while securely integrating with the applicable government systems of record. Several issues need to be overcome to provide the most up-to-date data to support decision making. Those challenges include: 1. Complex Data Systems: Services rely on disparate and disconnected data sources to manage programs and respond to queries; 2. Large Amounts of Data: Each installation is located in a unique, volatile and multifaceted market area that directly impacts its ability to meet family and unaccompanied housing requirements; 3. Manual Data Analytics: Dependence on labor-intensive site visits, data extraction, loading, and transformation (ETL) and analytics amplifies inability to get accurate data on a more frequent basis; and 4. Low Data Currency: Planning, programming and budgeting processes forced to rely on outdated/difficult-to-reconcile data for immediate and long-term investment and stationing decisions due to lagging data currency. To achieve this and enhance governance and decision-making processes consistent with efficiency, transparency, and data-driven decision-making, the ability to provide housing data capabilities is needed for:

1. Overcoming Complex Data Systems

Outcome: An enabling AI program that takes the disparate data systems currently used to 'paint an accurate picture' of multiple data points and instead creates a unique source to pull reporting data such as: data for creating housing status score cards, project compliance reports, dispute resolutions data, integrated priorities lists, housing construction status, enterprise-wide housing utilization, required training, housing planning tied to housing requirements, NDAA compliance, continual evaluation analytics, and spend amounts across the portfolios.

2. Scalable, Efficient, Flexible Data Interpretation

Outcome 1: Enhanced Operational Efficiency Through Flexible Automation that allows adding/subtracting report requirements without having to recreate programs. Data can be pulled in a pick and choose format that allows for reaching into existing databases, both military and civilian, pulling the required data, and presenting it in the required format. Improving response time to allow for accurate and timely data feeds to Congress, DOW, and other higher headquarter decision-making bodies.

Outcome 2: Remove dependence on labor-intensive site visits, increase speed of data extraction and loading data-pull parameters, and allow for creation of unique report requirements.

3. Able to grow to include future databases

Outcome: Have the ability to present a Housing Lens look using existing databases and contain flexibility to add new databases as systems mature.

4.3 System Requirements

AoI will require systems able to present data using the Microsoft Office Suite of tools. Data to reach/pull from includes: Manpower Authorizations (UMDs), Strategic Basing Action Notional Manpower, Privatized, government-owned, and unaccompanied housing inventories (AFPACES, eMH), Basic Allowance for Housing(BAH)/OverseasHousingAllowance(OHA), Available Community Rentals(Zillow, Realtor), Community Demand (Civilian housing demand), local economic and housing market statistics (Defense Travel Management Office, HUD, U.S. Census), Housing Market Area /60-min Isochrone Maps, Zip Codes(USPS, U.S. Census), Housing POCs and Links, Mailing Address Family Age Location Report (DEERS), and Demographics (AF Personnel Center).

4.4 AoI Constraints

Vendors are expected to be cleared for access to government systems and network necessitating a Government Common Access Card. Ability to travel CONUS/OCONUS. Vendors must be able to comply with governing policies and laws: AFI 32-6000, OSD Memos, FMR, JTR, FY21 NDAA Sec. 2883, FY23 NDAA Sec. 565, 2019 AFMC CDI, AFI 38-401, DAF Operational Imperative #7, OSD Memo Dated 16 Apr 2014, FY24 NDAA (Sec. 2832, 2824-2833), 10 U.S.C. 2831, FY24 NDAA Sec. 2839, Title 10 U.S.C. 2831, 31 USC 3528, and Federal Acquisition Regulations.

5.0 Submission Requirements

A Spiral 1 white paper brief must be sent via e-mail submission with subject line stating "Innovative Housing Enterprise Management Solutions" to the POCs listed in paragraph 6.0 by the date and time this AoI closes - 5:00 P.M. (CDT) on 12 May 2026.

Spiral 1 written solution briefs received after the specified due date and time will be discarded and not be evaluated by the Government.

6.0 Points of Contact

Questions may be sent to:

Contracting Officer:
Michael Grasso at michael.grasso.3@us.af.mil

Contracting Specialist:
Krystle Zapata at krystle.zapata.1@us.af.mil