Closed Area of Interest (AoI) 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 AoI Identifiers

AoI Title: As-Built Building Information Modeling (BIM) Data Acquisition

CSO AoI Number: Closed – 26 – 07. POC: Mr. Charles Kelm

AoI Release Date: 03/16/2026

AoI Close Date: 5:00 P.M. (CDT) on 16 April 2026

Responses: See FA890326SC001 for submission instructions in addition to paragraph 8.0 below.

1.3 Purpose

The Air Force Civil Engineer Center (AFCEC) seeks innovative solutions from our industry partners to provide a comprehensive and efficient method for obtaining Air Force as-built Building Information Modeling (BIM) data for the three (3) active-duty Air Force bases in the United States for this Spiral 1 and 2, Kirkland Air Force Base located in Albuquerque New Mexico, Joint Base San (JBSA) being the largest joint base in the Department of War, established by merging three primary locations in Texas: JBSA-Fort Sam Houston, JBSA-Lackland, and JBSA-Randolph., and Wright-Patterson Air Force Base located in Dayton, Ohio. This initiative is in support of the BIM program and Enterprise Information Technology as a Service (EITaaS) initiatives. The initiative will eventually expand to include all buildings and structures across all 57 U.S. bases for the next phase.

2.0 STRATEGIC BACKGROUND

The Air Force is undertaking a significant modernization of its installation infrastructure. A key component of this effort is the creation of high-accuracy, laser-scanned 3D models of existing facilities. As-built BIM data is critical for effective facility life-cycle management, including planning, design, construction, operations, and maintenance. The collected BIM data will be a cornerstone of AFCEC's digital transformation, enabling enhanced decision-making and improved efficiency. It is imperative that this data is accurate, secure, and readily accessible to support our airmen and the mission.

3.0 PROBLEM STATEMENT

AFCEC requires a standardized and scalable solution to acquire, collect existing data, manage, and utilize as-built BIM data across the Air Force Engineering enterprise. This solution must address the entire data lifecycle, from initial capture to long-term storage and integration with existing Air Force systems. Key challenges that offerors must address include developing a contingency plan for when as-built drawings are unavailable or not in a digital format and outline how the solution will leverage existing Air Force LiDAR data. The repository for this data must be compatible with the Basing & Logistics Analytics Data Environment (BLADE) in Advana and Envision. BLADE is the successor to the Air Force's Logistics, Installations and Mission Support-Enterprise View (LIMS-EV)

system and serves as the single source for basing and logistics data. Envision is an enterprise data analytics and application platform used by the U.S. Department of the Air Force (DAF) to integrate and analyze data from a multitude of sources, providing leaders with a comprehensive view of mission readiness and other key metrics.

4.0 REQUIRED SOLUTION CHARACTERISTICS

Proposed solutions must address the following key functional areas:

- A methodology for collecting existing drawings from Air Force and Space Installations, creating high-accuracy, laser-scanned 3D models and capturing precise parameter data for all facility assets from new facilities and existing drawings.
- A process to review existing and new BIM files to enforce strict adherence to all DoD and AF BIM standards, including Industry Foundation Class (IFC) and Construction Operations Building Information Exchange (COBie).
- The capability for seamless, secure integration with AF asset management systems (e.g., IBM's MAXIMO) and analytics platforms (e.g., BLADE, Envision).
- A robust workflow to validate the accuracy, completeness, and integrity of all submitted BIM data.
- A solution for data storage and retrieval from within a DoD-approved Impact Level 5 (IL5) cloud repository that is compatible with the BLADE architecture in Advana and Envision.
- A robust QA/QC process to ensure the accuracy and completeness of all BIM data. This should include visual checks, interference management, and validation of model integrity.

5.0 GOVERNANCE & PROPOSAL REQUIREMENTS

5.1 AFCEC Enterprise Governance

All solutions, including responses to a government Area of Interest (AoI), shall be treated as a Capability Request (CR). The government will initiate the CR within its designated portal, using the Offeror's solution as the basis for the submission.

5.2 Proposal Content Requirements

To facilitate the CR process and proactively address governance concerns, the Offeror's solution must provide the detailed information outlined below. A proposal may be deemed non-responsive if this information is not provided.

Category	Details Required
Business Case	A comprehensive Business Case Analysis (BCA) and a clear Return on Investment (ROI) analysis.

Financials	A detailed breakdown of full lifecycle costs, constituting the Total Cost of Ownership (TCO). This includes acquisition, sustainment, fielding, and user training.
Technical Plan	A technical overview including the proposed system architecture, a data management strategy, and the cybersecurity approach (per Section 6.0).
Strategic Alignment	A clear explanation of the solution's alignment with the broader A4 portfolio and relevant Program or Functional Management Offices (PMO/FMO).

6.0 TECHNICAL & CYBERSECURITY REQUIREMENTS

6.1 Hosting and Technology Stack

- The solution must be deployed within a DoD-approved cloud environment accredited for Impact Level 5 (IL5) data (Microsoft Azure Government or AWS GovCloud).
- The solution shall be developed using the Microsoft Power Platform and native Azure services to the maximum extent practicable.
- The anticipated solution will primarily consist of Power BI, Microsoft Dataverse or Azure SQL Database, Power Apps, and Azure Data Factory or Power Automate.

6.2 Data Integration and Handling

- The solution must securely interface with internal AFCEC data sources and external government systems.
- All data processed and stored by the system shall be considered, at a minimum, **Controlled Unclassified Information (CUI)**.

6.3 Cybersecurity and Compliance

- The solution must achieve and maintain a formal Authority to Operate (ATO) through the Risk Management Framework (RMF).
- The system must be designed in alignment with DAF Zero Trust Architecture (ZTA) principles.
- The system must integrate with the DoD enterprise identity system for Single Sign-On (SSO) via Common Access Card (CAC) and implement Role-Based Access Control (RBAC).

7.0 AoI CONSTRAINTS

Offerors must be registered in SAM.gov prior to submission.

8.0 SUBMISSION REQUIREMENTS

A Spiral 1 and 2 Presentation/Pitch/Demo Basis of Evaluation, along with proposed cost for a future prototype, should be communicated and scheduled with the Points of Contact listed in Section 9.0.

All communications must use the title “As-Built Building Information Modeling (BIM) Data Acquisition” and be scheduled by this AoI’s closing date and time: 5:00 P.M. (CDT) on 16 April 2026.

Spiral 1 and 2 Presentation/Pitch/Demo Basis of Evaluation received after the specified due date and time will be discarded and will not be evaluated by the Government unless scheduled by the contracting officer after the specified date.

9.0 POINTS OF CONTACT

Questions regarding this solicitation 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