

# **AGENCY ANNOUNCEMENT FOR PROPOSALS (AFP) FOR LEASE OF WEST TEST AREA GREENSPACE**

AFP-MSFC-WTA-2023

## **I. Description**

Introduction: This Announcement for Proposals (AFP) solicits proposals for lease of greenspace on George C. Marshall Space Flight Center's (MSFC) West Test Area (WTA) hereinafter referred to as the "Property."

Located within MSFC's propulsion test area, the Property consists of two parcels of greenspace. See Exhibit A.

Parcel A is approximately forty-one (41) acres and is suitable for development of facilities to support the development and testing of aerospace propulsion systems. Approximately twenty-three (23) acres within Parcel A will be encumbered at times by safety fans from tests being performed within the WTA.

Parcel B is approximately ten (10) acres. The Parcel is located within NASA MSFC's propulsion test area and, at times, will be encumbered by safety fans from tests being performed within the West Test Area.

The Proposer will assume financial responsibility for the development, operations and maintenance of the Property in accordance with the terms and conditions in the attached *West Test Area Land Model Enhanced Use Lease (EUL)*. The Property is suitable for commercial aerospace activities. NASA will retain ownership of the Property. The Property will be available at award in its current condition for one ten-year base period and two five-year option periods.

Purpose and objectives: The purpose of this AFP is to promote the *National Space Policy of the United States*, and to make non-excess, undeveloped property available to entities in support of NASA's missions.

NASA's goals and objectives are to:

1. Identify specific industry entities interested in operations at MSFC;

2. Increase commercial access to space;
3. Enhance U.S. commercial competitiveness in the space launch industry;
4. Promote activities that will build, expand, modernize, or operate aerospace-related capabilities at MSFC.

**NASA will not accept proposals for use of the Property for purposes other than administrative, integration, warehousing, and outdoor storage activities in support of aerospace-related or space-related activities as described in the EUL.**

Modifications to the Property that are or may be necessary: The following items must be addressed in the proposal in accordance with the instructions in Section II. Improvements to the Property at Proposer's expense must be approved by NASA and completed without interfering with NASA operations.

1. Security Separation – Physical barriers with access controls are required to prevent unauthorized entry to NASA's West Test Area. Proposer may choose to restrict access to their space as well.
2. Utilities – The existing utilities serving MSFC are owned and operated by the U.S. Army Garrison – Redstone ("Garrison"). Extension of these utilities are required to support improvements to the Property. MSFC and the Garrison will determine the connection point(s) to the existing utilities and size/specifications of utility extension(s) based upon projected consumption data provided by the Proposer.
3. Roadways – Circulation roads within the Property and access to primary roads are required for ingress to and egress from improvements on the Property. An independent traffic study may be required.
4. Use Constraints – The Property includes several environmentally sensitive areas such as floodplains, wetlands, and areas contaminated with Munitions and Explosives of Concern (MEC). Use of portions of the Property require remediation and/or mitigation actions before improvements can be made. The Garrison is performing remediation actions for the MEC contaminated areas. See Exhibit B for additional information.
5. Safety Considerations – Portions of the Property are located within MSFC's West Test Area. This is an active test area used for the testing of structural and propulsion space transportation systems. All personnel accessing the West Test Area must complete safety

training prescribed by MSFC. During certain testing operations, areas within the West Test Area will be restricted to essential personnel. See Exhibit C for additional information.

Overview: As detailed in Section II Instructions to Proposers, this AFP asks Proposers to describe the following –

- the Proposer’s use of the Property;
- all planned modifications to the Property;
- the Proposer’s financial capability to successfully achieve and sustain operations as proposed; and
- the Proposer’s experience with aerospace-related services or other space-related activities.

The following documents are included with this AFP –

Attachment A: *West Test Area Land Model Enhanced Use Lease*

Attachment B: *Sample Reimbursable Space Act Agreement Umbrella for Demand Services*

Attachment C: *Sample Reimbursable Space Act Agreement Annex for Demand Services*

NASA intends that the Proposer agree to all terms of the *West Test Area Land Model Enhanced Use Lease* and *Sample Reimbursable Space Act Agreement for Services* prior to submitting their proposal, which will provide the selected Proposer sufficient rights to improve and operate the Property to support the proposed use.

NASA has determined the fair market value (FMV) for lease of the Property based on an appraisal conducted by a third-party State Certified Appraiser. The FMV is comprised of the base rent and a service amount for certain services which NASA will provide that are basic and essential to the use of the Property. In addition, some services related to the use of the Property may be provided through a Reimbursable Space Act Agreement (see Exhibit D, Schedule of Support & Demand Services).

Eligibility: “United States Commercial Providers,” as defined in *51 U.S.C. § 50101(7)*, may respond to this AFP. Proposer shall identify and disclose whether the immediate or highest-level

owner of the entity, including an entity involved in any related financing thereof, is a foreign person or a foreign entity, including the country associated with the ownership entity.

The following persons (including entities) are ineligible to be a Proposer or otherwise participate in the project (including as a contractor, subcontractor, or professional): (a) any person/entity that has been debarred or suspended from doing business with the Federal government; (b) any person/entity or its partners, members, or principal stockholders listed on any non-procurement or reciprocal lists on the most current “System for Award Management” published by the U.S. General Services Administration at [www.sam.gov](http://www.sam.gov), as updated from time to time, or any replacement thereof; (c) any person or its partners, members, or principal stockholders who poses a security or safety risk as determined by the Secretary of State, including but not limited to any person who either represents a country, or is a member of or provides political, financial or military support to a group, that is listed in the most current “Country Reports on Terrorism” report, issued by the Secretary of State in compliance with 22 U.S.C. § 2656f(a), available from the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402 and at <https://www.state.gov/country-reports-on-terrorism-2/>; and (d) any person or its partners, members or principal stockholders subject to a criminal indictment or information for a felony in any court in the United States. For purposes of this AFP, the term “principal stockholder” shall mean any person who is a beneficial owner (as defined for purposes of *Rule 13d-3 of the Securities and Exchange Act of 1934*, as amended, and promulgated by the Securities and Exchange Commission) of ten percent (10%) or more of the outstanding stock or other equity of the Proposer.

## **II. Proposal Content**

Proposal Content and Format: Proposals must be submitted as one searchable, unlocked PDF file with the edit permission enabled. Proposals must comply with the following format and page limit requirements.

Font shall be Times New Roman, size 12. Page size shall be 8.5”x11” with one-inch margins. Text shall be single-spaced with double-spacing between paragraphs.

Proposals are limited to forty-five (45) total pages. Financial documentation prepared by independent third parties, as described in Section II (B), will not count against the total page limit. NASA will remove pages exceeding the forty-five (45) page limit and will not evaluate any information from the excess pages.

All pages shall reference “AFP-MSFC-WTA-2023.” The reference shall be located within the margins of the upper, right-hand corner.

The requested information is considered essential for NASA to conduct a fair and uniform evaluation of proposals in accordance with the evaluation factors provided in Section III.

Proposers shall reference the *West Test Area Land Model Enhanced Use Lease and Sample Model Reimbursable Space Act Agreement for Services* to this AFP and provide an acknowledgement of those terms and conditions as part of their proposals.

**By submitting a response, each Proposer accepts all the terms and conditions set forth in this AFP and its Attachments. Unless approved during the AFP question-and-answer period, modifications are not anticipated. NASA reserves the right, at any time, without notice, at its sole and absolute discretion to extend any deadline set forth in this AFP or reject all proposals and terminate the AFP process, in whole or in part.**

Aside from completing blanks, and attaching finalized exhibits, NASA expects to enter with the successful Proposer into the Model Lease in the form attached to the AFP. If there is a particular reason the Proposer is not able or willing to agree to any of the provisions of the Model Lease, the Proposer must notify NASA in writing of such Proposer-required modifications to the Model Lease during the question-and-answer period. Each Proposer-required modification will be assessed by NASA, to determine if NASA is willing to accommodate the required modifications. NASA may choose to accept the required modifications, may choose to reach out to Proposer to discuss the required modifications further, or may choose to reject them, and will so notify Proposer.

Proposals shall be divided into four sections: FMV Rent, Financial Capability, Technical Approach, and Experience. Each section should present information as follows:

Information to be provided:

A) Fair Market Value Rent – Proposers shall provide their proposed first year’s Fair Market Value Rent. NASA has determined the FMV for the Property to be in the range of:

**\$590,517 to \$787,356 per year.**

B) Financial Capability/Viability – Proposers will demonstrate the financial capability to successfully implement their proposal strategy, including the design and development for the proposed use including the associated infrastructure support, activation, and operations to sustain the proposed activities over the term as described in the Technical Approach. Proposers shall provide the following business and financial information and reference relevant sections in the Technical Approach as applicable;

1. A demonstrated business proposal including proposed development/improvements, operations, economic impact, and any secured contracts or agreements, and/or market analysis including any current or future arrangements with NASA that the Proposer’s use of the available property would be used to support or be reliant upon.
2. Proposers’ organization structure and history of company including date company established, lines of business, locations, size, number of employees etc.
3. Current or prior history with the Federal Government including other lease arrangements, contracts, or agreements. Unique Entity ID (UEI) for Sam.gov, Cage Code, or DUNS number and Arrangement # if available.
4. Planned capital and operational budget including capital phasing plans (for developing/improving the Property) over the Life Cycle of the proposed activity by year and phases including conceptual design, construction, execution, operations/maintenance, and deactivation/decontamination/disposition provided as a rough order of magnitude (ROM), all planned or expected costs to develop and operate the Property. The budget must include all planned or expected costs to develop the land to the point of occupancy and the expected operating budget after occupancy.
5. Sources of capital to meet budget requirements for all planned or expected costs to develop and operate Property. Proposer shall provide an approved company capital investment proposal for the proposed project and any pre-approvals, Letters of Credit, or Credit Ratings/Guarantees sufficient to meet the expected development costs.

6. Proposers shall provide documentation demonstrating financial viability of the proposed development and operations of the proposed project. This may include financial statement(s) for the four most recent company fiscal years (Balance Sheet, Statement of Net Cost, Income Statement, Statement of Cash Flows), annual reports etc. demonstrating the overall financial capabilities and health of the company. At a minimum, the Proposer shall provide (1) the most recent Audit Opinion or Statement from CPA/IPA on their financial statements, and (2) a Statement of Assurance from the Proposer's CFO confirming the planned capital investment and the ability of the Proposer to meet the proposed project development and operation costs.

The Proposer shall identify the proposed approach to mitigate risk to NASA during the lifecycle of the lease, including maintaining liability insurance or other financial assurance mechanisms, should the Proposer be unable to meet its obligations at the end of the lease period. At least annually, the Proposer shall demonstrate its financial capabilities to NASA to meet the life cycle requirements stipulated within the lease.

NASA may consider and evaluate any other data obtained from other sources and use the obtained information in the evaluation of the Proposer's financial capability.

C) Technical Approach – Proposers shall describe their approach to successfully improve and operate the Property. The proposal shall address the following sub-factors:

1. Use of the Property

- a. Describe the concept of operations for all activities at MSFC.
- b. Proposers shall include information demonstrating that the proposed improvements and operations to the Property will be compatible with NASA activities.
- c. A site-specific safety and health plan or similar documentation describing how the Proposer intends to ensure the safety and health of personnel and protect property from damage.
- d. The maximum quantities and locations of any hazardous materials to be stored or used in the Proposer's defined area.

2. Plans for the Property

- a. Describe facilities planned for construction on the Property including facility use, construction type, expected utilities usage, and occupancy.
- b. Provide a site master plan which is a graphic representation of planned improvements to the Property on a scaled site plan. The master plan will include improvements such as facilities, laydown areas, parking areas, storm water retention/conveyance, and roads.
- c. Proposers shall address the estimated cost and schedule for improvements.

D) Experience – Proposers shall describe their experience with aerospace-related or space-related activities.

1. Technical Experience: Proposers shall include one example of a description of technical experience for facilities projects. The Proposer shall provide specific and relevant examples of completed facility modifications and/or redevelopment, compliance with safety requirements, and facility management where successfully implemented.
2. Shared-use Experience: Proposers shall include descriptions of their past experience working in a shared-use operations environment. Describe any cooperative relationships with other Proposers, complexity of such arrangements, and the location on Federal installation or other. The Proposer shall provide no more than three (3) references for shared-use arrangements, if any, currently in progress or that have been completed within the last five (5) years.

NASA may consider and evaluate any other data on the Proposers' experience obtained from other sources and use the obtained information in the evaluation of the Proposers' past experience.

### **III. Evaluation Factors for Selection**

Following proposal receipt, the Government will review all timely received proposals for completeness, relevance to NASA's stated Purpose and Objectives as well as adherence to Section II AFP requirements. NASA reserves the right to reject without further evaluation proposals found to be incomplete, irrelevant and/or which fail to adhere to the Section II requirements of this AFP. NASA will evaluate and rank the proposals according to an overall

rating for each of the individual proposals and associated risk. NASA will select the proposal or proposals in accordance with the Evaluation Factors and relative importance of those factors described below:

**Factor 1: Fair Market Value Rent (FMV)** – NASA will rely solely on the information provided in the section of the proposal that corresponds to Section II (A), above.

**Factor 2: Financial Capability/Viability Factor** – NASA will use data provided in the sections of the proposal that correspond to Section II (B) and in addition, may use financial data independently obtained from other government or public sources in its evaluation.

**Factor 3: Technical Approach Factor** – NASA will rely solely on that information provided in the section of the proposal that corresponds to Section III (C), above.

**Factor 4: Experience Factor** – NASA will use information provided in the section of the Proposal that corresponds to Section III (D), and in addition may use data from public sources.

Factor Ratings:

Factor 1: Fair Market Value will be ranked based on the information provided in the proposal and assessed based on the impact and benefit to NASA.

Factor 2: Financial Capability/Viability will be ranked and evaluated based on information outlined under Factor 2 above based on Proposer's financial ability to meet the proposed activities and potential risks.

	<b>Level of Confidence/Risk Criteria</b>
<b>High</b>	NASA has a high level of confidence that the Proposer has the financial ability or experience to perform as proposed with minimal risk to NASA.
<b>Medium</b>	NASA has a medium level of confidence that the Proposer has the financial ability or experience to perform as proposed with medium risk to NASA.
<b>Low</b>	NASA has a low level of confidence that the Proposer has the financial ability or experience to perform as proposed with high risk to NASA.

Factor 3: Technical Approach will be assigned a Level of Effectiveness in accordance with the following criteria:

	<b>Level of Effectiveness Criteria</b>
<b>Very High Level of Effectiveness</b>	The proposal demonstrates a very highly effective technical approach

<b>High Level of Effectiveness</b>	The proposal demonstrates a highly effective technical approach
<b>Moderate Level of Effectiveness</b>	The proposal demonstrates a moderately effective technical approach
<b>Low Level of Effectiveness</b>	The proposal demonstrates a less effective technical approach
<b>Very Low Level of Effectiveness</b>	The proposal demonstrates an ineffective technical approach

Factor 4: Experience will be assigned a Level of Confidence in accordance with the following criteria:

	<b>Level of Confidence Criteria</b>
<b>High</b>	NASA has a high level of confidence that the Proposer has the experience to perform as proposed.
<b>Medium</b>	NASA has a medium level of confidence that the Proposer has the experience to perform as proposed.
<b>Low</b>	NASA has a low level of confidence that the Proposer has the experience to perform as proposed

**Relative Importance of Evaluation Factors: In order of importance:**

1. Fair Market Value Rent (FMV)
2. Financial Capability/Viability
3. Technical Approach
4. Experience

If NASA determines in its discretion that additional clarification is needed, NASA will contact Proposer in writing with a list of questions for written response to the specific questions only. Clarifications will not permit the Proposer to update their proposal. Final proposal ratings may be updated, if deemed necessary, based on the information provided.

After completing the evaluation of Proposers submittals, NASA will present the results of the Proposal evaluation to a designated Selection Official. The Selection Official will consider the results of the evaluation as well as programmatic considerations and select a Proposal. NASA reserves the right to select none, one, or more of the proposals received in response to this Announcement. All respondents who submitted proposals will be notified of their selection status.

NASA will contact the selected respondent to finalize Lease, as applicable, based on the Model forms, and considering any required modifications the respondent included in the question-and-answer period that were accepted by NASA. NASA reserves the right to withdraw a selection if

the parties are not able to finalize and sign the documents, as applicable, within a reasonable period of time following selection as determined by NASA in its sole discretion.

Upon selecting a potential Proposal(s), NASA will send the potentially selected Proposer(s) a draft Lease in the form attached as the Model Lease and with blanks completed and exhibits finalized by NASA in reference to the particulars identified in the Proposal and those Proposer-required modifications submitted during the question-and-answer period which NASA accepted. If there are clerical corrections needed, Proposer will notify NASA timely, but NASA will not negotiate any further modifications to the Model Lease. At this time, the candidate Proposer may either sign and return the Lease or return it to NASA unsigned in which case the candidate Proposer will no longer be considered. At any point prior to the candidate Proposer signing the documents, NASA may choose to forego any further negotiations with the Proposer, and the candidate Proposer will no longer be considered. If candidate Proposer signs the Lease in a form agreed by NASA, then NASA will countersign. Selection of a Proposal will only be considered final upon signing of the Lease by both parties. Public announcement by any party of any selection will occur only after the Lease is signed.

**NASA reserves the right to select a Proposer based on the proposals and may or may not conduct due diligence to ensure sufficient information is received for evaluation. Therefore, Proposers must submit their best content in their proposals.**

#### **IV. Proposal Instructions**

Proposals must be submitted electronically in Portable Document Format (PDF) via email to [HQ-RealEstate@mail.nasa.gov](mailto:HQ-RealEstate@mail.nasa.gov), and are due no later than 5:00 PM Central Time, on September 05, 2023.

To ensure timely delivery, the participant is encouraged to submit its proposal at least 24 hours prior to the due date specified. The electronic submission of the proposal shall contain all information required by this AFP to be determined responsive. All proposals received on time will be acknowledged. Proposals received by NASA after the due date and time, will not be accepted. Proposals that do not meet the eligibility, page limit line spacing, font size and other administrative requirements as listed in this Announcement may be eliminated without review. Hard copies will not be accepted.

Proposals submitted in response to this Announcement will not be returned. Proposers are encouraged to limit the amount of Proprietary Data (defined below) included in their proposal, and only include such information that is necessary to meet the proposal requirements listed in

this Announcement. Proposers must clearly mark any Proprietary Data in their proposal. For purposes of this Announcement, “Proprietary data” means data embodying trade secrets developed at private expense or commercial or financial information that is privileged or confidential, and that includes a restrictive notice, unless the data is: known or available from other sources without restriction; known, possessed, or developed independently, and without reference to the proprietary data; made available by the owners to others without restriction; or required by law or court order to be disclosed. With respect to such Proprietary Data, NASA shall:

- a. Use, disclose, or reproduce such Proprietary Data only as necessary to evaluate the proposal;
- b. Safeguard such Proprietary Data from unauthorized use and disclosure;
- c. Allow access to such Proprietary Data only to its employees requiring access for purposes of evaluating the proposal;
- d. Preclude disclosure outside NASA;
- e. Notify its employees with access about their obligations under this Announcement and ensure their compliance; and

NASA may retain proposals as needed to fulfill legal or administrative requirements in connection with the Announcement and Selection. Participation in the AFP is voluntary. NASA will not reimburse any costs associated with proposal development.

Proposals are limited to forty-five (45) total pages. Each evaluation criteria shall have its own section.

A list of answers to questions received on time will be posted on SAM.gov. NASA will only respond to written questions submitted via email [HQ-RealEstate@mail.nasa.gov](mailto:HQ-RealEstate@mail.nasa.gov), on or before August 07, 2023. Subject line for all questions shall reference “AFP-MSFC-WTA-2023.” Questions received after the due date will not be addressed.

A site visit will be held on August 02, 2023. Those participating in the site visit are required to contact one of the Points of Contact listed in this announcement one week prior to the date of the visit.

NASA is not required to make a selection and will only do so if it is in NASA’s best interests.

Any documents related to this AFP will be available on the Internet located on SAM.gov at:

<https://sam.gov/content/home>

It is the Proposers' responsibility to monitor the Internet site for the release of the AFP documents and amendments (if any). Potential Proposers will be responsible for downloading their own copy of the AFP documents and amendments (if any).

The procedures set forth in the Federal Acquisition Regulation (FAR) and the NASA FAR Supplement do not apply to this AFP.

Points of Contact:

Name: Cari Smith

Title: MSFC Real Property Accountable Officer

Phone: 771-444-1016

E-mail: [HQ-RealEstate@mail.nasa.gov](mailto:HQ-RealEstate@mail.nasa.gov)

and

Name: John Green

Title: Facilities Management Office Special Projects Coordinator

Phone: 256-508-6844

E-mail: [HQ-RealEstate@mail.nasa.gov](mailto:HQ-RealEstate@mail.nasa.gov)

## **EXHIBIT A, GRAPHIC DESCRIPTIONS**



**Fig. 1, Graphic Representation of Property**

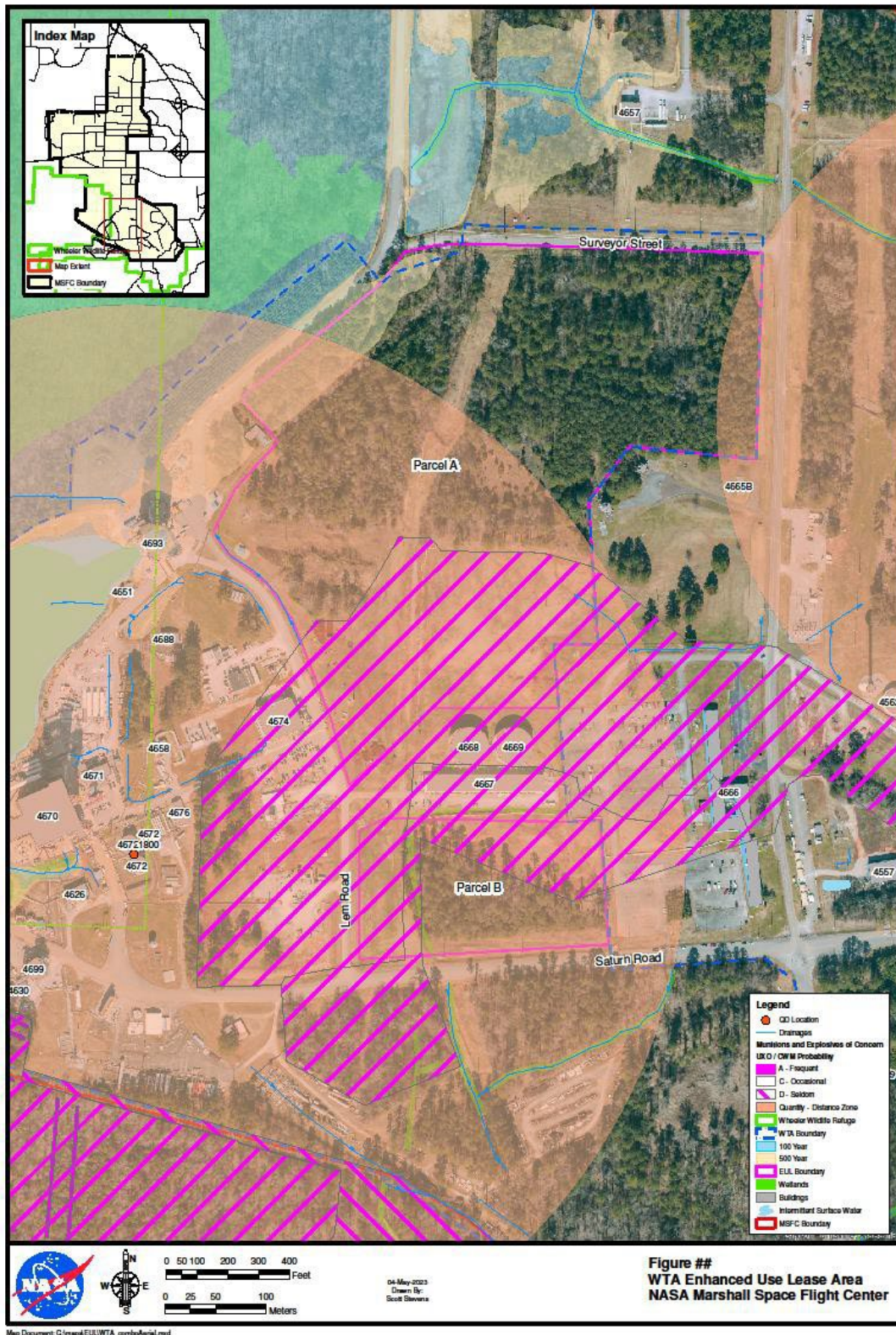


Fig. 2, Graphic Representation of the Property with Land Use Constraints

**EXHIBIT B, MUNITIONS AND EXPLOSIVES OF CONCERN REMEDIATION**

## **REMEDIATION OF MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)**

MEC remediations are being performed by the Garrison. During these remediation activities, the WTA is required to be vacated by personnel not involved in the remediation efforts.

Approximately ten (10) acres within the southern portion of Parcel A are encumbered by MEC as shown in Exhibit A, Fig. 2, Graphic Representation of Parcel A with Use Constraints. A remediation action to reduce the risk of encountering MEC is currently ongoing in this area. The action is expected to be completed by 2028 and the risk of encountering MEC during ground intrusive operations will subsequently be reduced. Post-remediation ground intrusive operations are anticipated to require on call support by qualified MEC remediation technicians.

Approximately seven (7) acres within Parcel B are encumbered by MEC. Approximately four (4) acres are currently undergoing a remediation action to reduce the risk of encountering MEC. The action is expected to be completed by 2028 and the risk of encountering MEC during ground intrusive operations will subsequently be reduced. Post-remediation ground intrusive operations in the aforementioned four (4) acres are anticipated to require on call support by qualified MEC remediation technicians. Approximately three (3) acres, will be restricted from ground intrusive operations due to MEC until 2033 or later. Post-remediation ground intrusive operations in the aforementioned four (4) acres are anticipated to require on call support by qualified MEC remediation technicians thereafter.

**EXHIBIT C, EXPLOSIVE SAFETY FANS**

## **EXPLOSIVE SAFETY FANS**

The Property is encumbered by explosive safety fans shown as Quantity Distance Zones in Fig. 2, Graphic Representation of the Property with Land Use Constraints.

The fans represent the exclusion zones during testing operations in MSFC's East Test Area and West Test Area. Non-essential personnel, those not essential to or involved with, the immediate operation presenting the energetic materials hazard are prohibited from this area.

The fans shown are based on the maximum quantity of energetic materials that may be used in testing operations. Since each test is unique, the Quantity Distance Zones are evaluated and adjusted according to test requirements.

**EXHIBIT D, SCHEDULE OF SUPPORT & DEMAND SERVICES**

SUPPORT SERVICES		
Cost Category	Service Type	Description of Service
Center infrastructure operations and maintenance	Support	Operations and maintenance of infrastructure required to support MSFC. The infrastructure includes government-owned facilities, roads, common grounds, communications, and utility systems.
Environmental Services	Support	Environmental services to ensure compliance with federal, state, and local environmental laws and regulations including life safety and fire protection.
Safety Support Services	Support	
Fire protection	Support	Fire protection is provided by the U.S. Army Garrison - Redstone and includes response actions and periodic inspections to ensure compliance with fire protection codes. See Article 8.1.
Protective services	Support	Protective and law enforcement services include responses to 911 calls, security checks/patrols, and criminal investigations. See Article 8.1(C).
Emergency medical response	Support	Emergency medical response is provided by the Huntsville Emergency Medical Services, Inc. See Article 8.1.
Communications	Support	Communication services are limited to connectivity for NASA's Early Warning System, fire protection systems, and security systems. Tenant is responsible for telecommunications and private network services.
Mail services	Support	Mail services include receipt of mail including registered and certified mail. Tenant is responsible for pickup of mail and packages at Bldg. 4361.

**The following demand services shall be provided by NASA under a separate RSAA and not under this Lease.**

<b>DEMAND SERVICES</b>		
<b>Cost Category</b>	<b>Service Type</b>	<b>Description of Service</b>
Environmental Services	Support	Environmental services to ensure compliance with federal, state, and local environmental laws and regulations including life safety and fire protection.
Safety Support Services	Support	
Fire protection	Support	Fire protection is provided by the U.S. Army Garrison - Redstone and includes response actions and periodic inspections to ensure compliance with fire protection codes. See Article 8.1.
Protective services	Support	Protective and law enforcement services include responses to 911 calls, security checks/patrols, and criminal investigations. See Article 8.1(C).
Emergency medical response	Support	Emergency medical response is provided by the Huntsville Emergency Medical Services, Inc. See Article 8.1.
Communications	Support	Communication services are limited to connectivity for NASA's Early Warning System, fire protection systems, and security systems. Tenant is responsible for telecommunications and private network services.
Mail services	Support	Mail services include receipt of mail including registered and certified mail. Tenant is responsible for pickup of mail and packages at Bldg. 4361.
Refuse removal	Demand	Refuse removal services includes daily trash removal in restrooms and common areas, weekly trash removal in offices, and weekly removal of single-stream recycling.
Construction & demolition landfill	Demand	Redstone Arsenal operates a landfill which accepts material waste from construction and demolition projects.
Fire alarm system - maintenance & testing	Demand	Maintenance of the fire alarm system is based on MSFC's standard level of service that is regularly and routinely performed on physical assets to reduce the chances of equipment failure and unplanned downtime. See Articles 4.5, 8.1 and 8.2.
Intrusion detection system - maintenance & testing	Demand	Maintenance of the intrusion detection system is based on MSFC's standard level of service that is regularly and routinely performed on physical assets to reduce the chances of equipment failure and unplanned downtime. See Articles 4.5 and 8.1(E).
Utility outages and emergency repairs	Demand	Operations and maintenance services to provide support during requested utility outages and emergency repairs of building systems.
Facility Preparation	Demand	Minor construction to prep the Property for use by the Tenant. Includes costs to relocate Center personnel and equipment, construct walls to segregate south wing from remainder of facility, remove communications equipment, and reconfigure access controls. This is a one-time cost. See RSAA Annex 1.
Property Appraisal	Demand	Certified appraisal to determine the FMV of the Property. An initial appraisal was completed prior to the leasing action and the property will be reappraised every five years from the commencement date. See RSAA Annex 1.
Fire protection - consumables expended	Demand	This service includes all consumables expended by the U.S. Army Garrison - Redstone during a fire protection response action. See Article 8.1(C). Available through an annex to the RSAA.

Protective services for special events	Demand	Protective services for special events are provided by the MSFC Protective Services Office and include security escorts of hazardous or wide loads, crowd control for larger gatherings, and other requests not included as part of the standard level of service. See Article 8.4(A). Available through an annex to the RSAA.
Intrusion detection system - respond to alarm activation	Demand	This service includes all consumables expended by protective and law enforcement personnel in response to alarm activations. See Article 8.1(C). Available through an annex to the RSAA.
Hazardous response action - cleanup & disposal	Demand	Hazardous response actions provided by NASA and include cleanup and disposal of spills and unpermitted releases, discharges, or emissions of hazardous materials. See Article 7.10. Available through an annex to the RSAA.
Facilities engineering review	Demand	Services for the review of facility related repairs or improvements. See Article 5.2. Available through an annex to the RSAA.
Facilities engineering design	Demand	Services for the design of facility related repairs or improvements. See Article 5.2. Available through an annex to the RSAA.
Minor construction	Demand	Services for the construction of facility related improvements. See Article 5.2. Available through an annex to the RSAA.
Construction inspections	Demand	Services for the construction inspection of facility related repairs or improvements. See Articles 5.2 and 5.4. Available through an annex to the RSAA.
Security badges	Demand	Security badges are provided by the MSFC Protective Services Office. See RSAA Annex 1.
Modifications of permits, discharges, disposal and emissions related to customer operations	Demand	Services performed by the MSFC Environmental Office. See Article 7.3. Available through an annex to the RSAA.
Environmental penalties, fines and/or fees incurred as a result of customer operations/ activities	Demand	As levied by the regulating authority. See Article 7.3. Available through an annex to the RSAA.
Identifiable administrative costs incurred by MSFC in connection with environmental penalty, fine and/or fee, notice of violation, consent order, or similar administrative proceeding	Demand	Services performed by the MSFC Environmental Office. See Article 7.3. Available through an annex to the RSAA.

Preparation of National Environmental Policy Act compliance documents	Demand	Services performed by the MSFC Environmental Office. See Article 7.6. Available through an annex to the RSAA.
Hazardous waste collection, transportation, storage, and disposal	Demand	Services performed by the MSFC Environmental Office. See Article 7.8. Available through an annex to the RSAA.
Hazardous waste containers	Demand	Containers provided by the MSFC Environmental Office. See Article 7.8. Available through an annex to the RSAA.
Locksmith	Demand	Services for locksmith services including locks, core hardware, keys, and their installation. See Article 8.1(D). Available through an annex to the RSAA.
Electricity	Demand	Electrical services and rates are provided by the U.S. Army Garrison. Tenant installed meters will be used to measure consumption. See RSAA Annex 1.
Domestic water	Demand	Domestic water services and rates are provided by the U.S. Army Garrison. Tenant installed meters will be used to measure consumption. See RSAA Annex 1.
Industrial water	Demand	Industrial water services and rates are provided by the U.S. Army Garrison. Tenant installed meters will be used to measure consumption. See RSAA Annex 1.
Sewerage	Demand	Sewerage services and rates are provided by the U.S. Army Garrison. Tenant's share of the service will be calculated as the metered domestic water usage plus 20% of the metered industrial water usage. See RSAA Annex 1.