

Notice of Availability (NOA)

NOA-KSC-LandDev_2016-2018

Seeking Industry Interest in Land Development at NASA Kennedy Space Center (KSC)

Purpose of this Notice

National Aeronautics and Space Administration's (NASA's) Kennedy Space Center (KSC) is undergoing a transition from a government-only launch complex to a multi-user spaceport, as set forth in the KSC Master Plan. The multi-user spaceport strategy leverages KSC's unique location, land resources, and infrastructure to achieve Agency programmatic objectives while also providing opportunities for the development of capabilities and assets for commercial endeavors. This Notice of Availability (NOA) is targeted towards users that are interested in developing commercial capabilities on vacant KSC property in accordance with the KSC Master Plan. Based on responses to this NOA, NASA may select potential partners with which to have additional discussions regarding possible public-private partnerships to allow for commercial development of available KSC property. The specific land uses that NASA will consider for commercial development under this NOA are:

- Launch Operation and Support
- Assembly, Testing, and Processing
- Renewable Energy
- Research and Development
- Vertical Launch*
- Vertical Landing*

*NASA has limited real estate capacity to accommodate commercial development and operation of Vertical Launch and Vertical Landing sites. For these two land use categories, information received in response to this NOA may be used to determine if the commercial aerospace industry is ready to develop Vertical Launch and Vertical Landing capabilities on KSC in the next 2-5 years. Based on the level of interest, NASA may take additional steps to conduct a fair and open competition to select the most qualified entity(ies) for development of these land uses.

Detailed information and definitions of the above land uses can be found on the KSC Master Plan website at:

<http://masterplan.ksc.nasa.gov/>

KSC seeks, through this notice, broad awareness and visibility of commercial development opportunities through partnerships with industry and non-federal public entities. NASA may grant a partner an interest in real property (land) for a specified term through an instrument such as a lease, a use permit, or other form of real property agreement in accordance with the National Aeronautics Space Act, 51 U.S.C. sections 20101 et seq. The real property agreement will provide the partner sufficient rights to occupy, operate, modify, and maintain KSC real property as necessary to support the partner's proposed use.

Commercial use of KSC real property supports NASA's mandate to "seek and encourage, to the maximum extent possible, the fullest commercial use of space" as stated in 51 U.S.C. § 20112(a)(4), supports the goals of the National Aeronautics and Space Act, and advances the National Space Policy's mandate that federal agencies shall "ensure that United States Government space technology and infrastructure are made available for commercial use on a reimbursable, noninterference, and equitable basis to the maximum practical extent."

It is NASA's intent to ensure fairness to all parties and to ensure best value to the Government in granting use of NASA real property.

NOA Objectives

NASA seeks written responses to this notice to assist KSC in achieving the following objectives:

1. Identification of specific interest from industry and non-federal public entities in pursuing a real property agreement with NASA for land development on KSC, as described in the purpose of this notice;
2. Increase commercial access to space;
3. Enhance U.S. commercial competitiveness in the space launch industry;
4. Diversify the user base at KSC; and
5. Promote partnerships to build, expand, modernize, or operate aerospace-related capabilities through land development at KSC.

NASA will make land available only if deemed in the Government's best interests. NASA reserves the right to proceed with development and negotiation of real property agreements with respondents to this notice, or to take no action.

NASA is not precluded from entering into agreements with other Federal entities for uses identified in this NOA, or for deciding to use the property for NASA purposes, regardless of expressions of interest and proposed uses that NASA may receive from industry or non-federal public entities pursuant to this notice.

Responses to this NOA place NASA under no obligation to proceed with any partnering arrangements.

Uses That NASA Will Not Consider

For the real property uses enumerated above in this notice and defined in the KSC Master Plan, NASA will not consider:

- Proposed uses that are deemed incompatible with the current KSC Master Plan, NASA or KSC land use policies or existing environmental conditions;
- Proposed uses that could negatively impact NASA's mission;
- Proposed non-aerospace uses of KSC real property or proposed uses that do not otherwise contribute to enabling commercial access to space;
- Proposed transfer of title to land;
- Proposed residential uses or purely agricultural uses; or
- Proposed uses that NASA in its sole discretion determines not to be in the best interests of the government.

Environmental Considerations

KSC is currently developing for the KSC Master Plan a Programmatic Environmental Impact Statement (PEIS) pursuant to the National Environmental Policy Act (NEPA), 42 U.S.C. sections 4321 et seq., which requires federal agencies to assess the impacts of proposed agency actions before decisions are made regarding whether to take the proposed action. All potential land uses, as envisioned within the KSC Master Plan, are addressed in the PEIS. This PEIS does not cover specific actions or projects that may be proposed by a potential user. Any proposed uses selected under this NOA may require additional NEPA analysis addressing the specific proposal and its potential impacts. Any additional analysis will be "tiered" off of the KSC PEIS, which is expected to be completed by the end of FY 2016. Potential users selected for further discussions or negotiations will not enter into an immediate real property agreement with KSC, but instead may enter into a Reimbursable Space Act Agreement with KSC to begin planning and NEPA-related activities for the proposed land use.

Instructions for Responses

Those interested in utilizing KSC real property for any of the above described uses shall submit responses electronically, via e-mail, to the Points of Contact (POC) listed below. The response shall be a maximum of 10 pages. Responses shall contain a minimum font size of 12 points. To facilitate a prompt review, the response shall clearly identify the responder's land use needs and planned utilization of the real property.

Responses shall include the following information:

- (1) Company information. Specify organization name, address, primary POC and telephone number, business size and type, and product or service line (Provide North American Industry Classification System (NAICS) code if available).
- (2) Identify the specific real property (land) requirements (e.g., size in square feet, line of sight issues, utilities) and provide an overview of the proposed concept of operations for using the real property (land).
- (3) Identify the approximate time when the real property (land) is needed, a projected development schedule, initial operational capability and estimated duration for the proposed use.

Note: Responses should not request a specific location or site. NASA may reject as nonresponsive any response that is contingent upon NASA providing a specific location or plot of land. NASA will make siting decisions after it identifies potential partners. While NASA may consider the potential partner's input, NASA shall make such decisions at its sole discretion.

Government Assessment Criteria

NASA reserves the right to apply criteria for assessing the "best fit" for uses and users that it considers for the real property identified in this notice. Such criteria include, but are not limited to:

Compatibility:

NASA may consider whether a proposed use or user is compatible with KSC uses and NASA missions based on the following:

- Whether the entity presently operates or directly supports space launch or space user missions for the U.S. Government at KSC or Cape Canaveral Air Force Station;
- Whether the entity operates or directly supports commercial space launch or commercial space user missions, regardless of whether the U.S. Government is a customer;
- Whether the proposed use is compatible with the current uses as defined in the KSC Master Plan, land use policies, and environmental conditions;
- Whether the proposed use aligns with NASA's mission, purpose, and NOA objectives and plans for KSC as a multi-user spaceport;
- Whether the proposed use offers any benefit to KSC, NASA, or other U.S. Government interests;
- Whether the occupancy need dates can be accommodated; and

- Whether environmental, safety, and security impacts of the proposed use and user pose risks to KSC, NASA, and/or other U.S. Government interests.

Capability:

NASA may consider the proposed user's financial capability to accomplish its proposed use.

Siting:

All decisions regarding siting shall be at NASA's sole discretion.

Additional Information

NASA Kennedy Space Center (KSC) is hosting an Industry Day to discuss the Notice of Availability (NOA) 3 for Land Development. The event will be held on August 30, 2016 from 8:30 a.m. to 4:30 p.m. at Kennedy Space Center, Florida. Interested parties will have the opportunity to tour available land use sites, attend a briefing and participate in an interactive discussion. All interested parties must register at: [NASA KSC Industry Day Registration Form](#).

<https://invite.jsc.nasa.gov/RSVP/?id=ghcbi>

Due to limited space, only two representatives per company may attend the event.

Deadlines to register are as follows:
U.S. Citizens: August 9, 2016
Non-U.S. Citizens: July 25, 2016

For specific questions you would like to be addressed, complete the attached form and return to nancy.a.potts@nasa.gov no later than August 16, 2016. Questions will be addressed during the briefing on August 30, 2016. All questions and answers will be posted as an amendment to the NOA following Industry Day.

No solicitation exists; therefore, do not request a copy of a solicitation. Additional information, if any, will be released via the FedBizOpps website (www.fbo.gov). It is the responsibility of potential users to monitor FedBizOpps for the release of any new or additional information.

This NOA is not to be construed as a commitment by the Government to enter into any contract or agreement, or negotiation of any contract or agreement.

NASA will not pay for any information provided. NASA will not be providing responses or results of any evaluations.

This NOA will remain open, and interested parties may respond, for up to two years from the date of this NOA's posting. Please reference this NOA number in any response: [NOA-KSC-LandDev_2016-2018]

It is not NASA's intent to publicly disclose proprietary information obtained through this NOA; therefore, if proprietary information is included, it should be clearly marked. Consistent with its statutory obligations and to the extent permitted under the Freedom of Information Act, NASA will protect such data from public disclosure.

Any questions you may have may be submitted in writing, via email, to the POCs listed below. Oral questions will not be entertained.

Points of Contact:

Primary:

Name: Nancy Potts

Title: Economic Development Manager

E-mail: nancy.a.potts@nasa.gov

Alternate:

Name: Steven E. Parker

Title: Agreement Officer

E-mail: steve.parker@nasa.gov