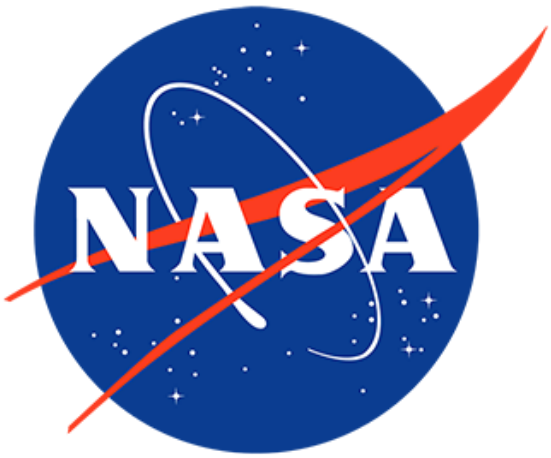


AGENCY ANNOUNCEMENT FOR PROPOSALS (AFP)

FOR LEASE OF DISCOVERY PARK

AT

MICHOUD ASSEMBLY FACILITY

AMENDED

AFP-MAF-DISCOVERY-2026

I. INTRODUCTION

A. Initiating Installation

The National Aeronautics and Space Administration (NASA), George C. Marshall Space Flight Center (MSFC), Michoud Assembly Facility (MAF), located at 13800 Old Gentilly Road, New Orleans, LA 70129

B. Description

Introduction: This Announcement for Proposals (AFP) solicits proposals for lease of Discovery Park which represents a selection of available real property assets at MAF.

The real property assets (The Property) known as Discovery Park, and shown in Exhibit A, are as follows:

1. **Approximately 45 Acres of Greenspace:** This tract of land lies on the northern extent of the facility and is bounded by Old Gentilly Road (publicly accessible roadway) as well as Mercury, Uranus and Venus Drives, which are interior to the security fencing. The acreage is currently classified as underutilized greenspace. The tract's frontage to Old Gentilly Road has availability to direct connection with municipal power, potable water and sewer services. These utilities may be established with each respective service carrier. Please see Exhibit B for a listing of municipal resources which may assist in performing diligence for these service agreements. The acreage includes what were previously large sections of parking areas that supported a previously demolished building. These areas are past their useful service life and thus have been considered greenspace for appraisal purposes.
2. **Building 351:** Building 351 is an approximately 32,000 sf mixed used facility. The building is subdivided into two main areas: formal event space and cafeteria. The building currently is connected to the MAF utility grids. As a result, some determination will need to be made with respect to severing the building from those utilities and re-establishing utility services from the previously mentioned municipal service providers based upon the proposer's concept of use. This reconfiguration would be made subject to NASA's approval and terms of use.

The Proposer may choose to propose on either asset separately or a combination of the two. NASA shall have the authority to execute either one or multiple leases in the event The Proposer chooses to include a combination of both assets in their submission.

NASA intends to utilize Enhanced Use Lease authority as set forth in 51 U.S.C. 20145 as the sole means to enter into a lease(s) for The Property. The Proposer will assume any and all financial responsibilities for operations and maintenance of The Property under such a lease. The terms and conditions in the attached Model Enhanced Use Lease (EUL) generally demonstrate all the Proposer responsibilities including those maintenance and operational parameters. While The Property has existing utilities which serve other portions of the facility, the Proposer should not assume that any existing utilities will be available for use and that any

utilities required for development will be at the sole cost of the Proposer. The Property will be available at award in "as is" condition for no less than one ten (10) year base term.

C. Purpose and Objectives

MAF seeks to lease non-excess, underutilized land. As NASA envisioned in the MAF Strategic Plan, NASA MAF seeks commercial industry or federal public entities interested in leasing and developing land in a manner that complements the MAF mission and that contributes to U.S. commercial competitiveness in activities related to space, information technology, and/or aerospace. The intent of this AFP does not include acquiring property or services for the direct benefit of or use by NASA or the Government.

NASA's intent is to ensure fairness to all parties and to ensure best value to the Government in granting use of The Property in a manner that optimizes support for the Agency's missions and objections and the U.S. national space policy. The selected Proposer will be given the opportunity to enter into a lease agreement with NASA in the form set out in Attachment A, MAF Discovery Park Model Enhanced Use Lease (Model Lease), which will grant the selected Proposer sufficient rights to occupy, develop, operate, modify, and maintain The Property in order to support the selected Proposer's proposed use.

The Government objectives for this AFP are to:

- Lease NASA land for development;
- Increase commercial access to space;
- Enhance U.S. commercial competitiveness in activities related to space, information technology, and/or aerospace;
- Promote relationships that will build, expand, or modernize activities related to space, information technology; and
- Diversify the user base and operations at MAF.

Proposals must include documentation supporting and enabling these objectives stated above. MAF 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).

NASA <u>will not</u> consider proposals for use of MAF land that do not contribute to enabling the Government objectives listed above in this AFP, including without limitation,

- Proposed uses that NASA deems incompatible with the current MAF Master Plan, NASA or MAF facility use policies, or existing environmental conditions;
- Proposed uses that could negatively impact any NASA mission;
- Proposed transfer of title;
- Proposed residential uses; or
- Proposed uses that NASA, in its sole discretion, determines not to be in the best interest of the U.S. Government.

D. Proposal Overview

All proposals must adhere to the considerations detailed in Section II of this AFP and the requirements detailed in Section III Proposal Content. Proposals shall describe the following:

- the Proposer's planned use of The Property;
- the Proposer's concept plans for development of The Property;
- the Proposer's financial capability/viability to successfully develop and achieve and sustain operations as proposed;
- the Proposer's experience with activities related to space, information technology, and/or aerospace; and
- the Proposer's approach to propelling the local and space economy.

The following items must be addressed in the proposal in accordance with the instructions in Section III. Modifications to The Property at Proposer's expense must be approved by NASA and completed without interfering with NASA operations.

1. Security Separation – The Property is currently contained within the MAF perimeter security fencing which requires badging to access. NASA will consider submissions which propose a reconfiguration plan of the perimeter fencing to have The Property outside of the NASA security area. Such modifications shall be at the sole cost and expense of the proposer and subject to NASA approval.

2. Existing Infrastructure – NASA requires coordinated access to any existing utilities which lie within The Property. These utilities include both above and below ground works which are vital to the function of MAF. Additionally, NASA will require from time to time the ability to inspect The Property. NASA may make any existing infrastructure available on a reimbursable basis to The Proposer at its sole discretion. The Proposer should not assume that any existing infrastructure will be available for use and that any infrastructure required for development will be at the sole cost of The Proposer.

3. Environmental Contamination Baseline – NASA intends to compile sufficient data related to any environmental contamination existing on The Property prior to lease execution. This data will be used to establish a baseline for purposes of determining delta contamination at the end of the lease term. The proposer shall be responsible for all remediation of delta contamination.

E. Attachments

The following attachments are included with this AFP and are a critical element necessary for evaluating this opportunity:

Attachment A: MAF Discovery Park Model Enhanced Use Lease

II. PROPOSAL CONSIDERATIONS

The following items are for the Proposer's consideration as they will impact their decision for proposal submission.

A. Eligibility

NASA seeks uses compatible with the expected uses stated above. Responses to this AFP are limited to the following classes: (1) United States Commercial Providers as used in the Space Commerce Act (51 U.S.C. § 50101(7)) and (2) U.S. Persons as defined in the International Traffic in Arms Regulations (22 C.F.R. § 120.15). 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 U.S. 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, as updated from time to time, or any replacement thereof;

(c) any person or entity or its partners, members, directors, officers, or principal stockholders that is included 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/;

(d) any person or entity or its partners, members, directors, officers, or principal stockholders that is, or is acting on behalf of, a department, agency, or instrumentality of the government of the People's Republic of China or any governmental subdivision thereof, or any company, university, or similar institution incorporated under the laws of the People's Republic of China;

(e) any person or entity or its partners, members, directors, officers, or principal stockholders subject to a criminal indictment or information for a felony in any court in the United States; or

(f) any other person or entity who is prohibited from entering into contracts with the U.S. Government,

For purposes of this AFP, the term "principal stockholder" shall mean any person who is directly or indirectly the beneficial owner (as defined for purposes of Rule 13d-3 of the Securities Exchange Act of 1934, as amended, and promulgated by the Securities and Exchange Commission) of more than five percent (5%) of the outstanding stock or other equity of the entity in question.

NASA will apply and pursue a negotiated agreement with each prospective Proposer only if its proposal meets the intent of this AFP and the agreement is deemed in the Government's best interests.

NASA reserves the right to proceed with development and negotiation of one or more agreements for use of The Property with Proposers responding to this AFP, without further notice, if NASA determines the intent and objectives identified in this AFP have been met.

B. Financial and Legal

NASA has determined the base rent of The Property based on an appraisal conducted by a state certified appraiser. The fair market value (FMV) of The Property is comprised of the base rent and a support service amount for the shared support services NASA will provide under the lease which are associated with being located on NASA property and which are further described in the Model Lease.

The 2027 FMV range is as follows:

- Bldg. 351: **$7.04** to **$10.04** per square foot per year
- Greenspace: **$13,700.00** to **$15,892.00** per acre per year

The base rent and the support service amount will each escalate 3.0% per year.

In addition, any demand or technical services or NASA capabilities may be provided by NASA to the tenant through a separate Reimbursable Space Act Agreement (RSAA) on NASA's standard forms and in accordance with NASA's standard policy and procedure.

III. PROPOSAL CONTENT REQUIREMENTS

Proposers are requested to provide information responsive to the items set forth below. This information is considered essential for NASA to conduct a fair and uniform evaluation of proposals in accordance with the evaluation factors provided. The items listed are not, however, all-inclusive, and Proposers shall therefore include in their proposals any further discussion that they believe to be necessary or useful in demonstrating their objective.

A. Proposal Content and Format

Proposals must be submitted as one searchable, unlocked portable document format (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 thirty (30) total pages. Financial documentation prepared by independent third parties will not count against the total page limit. NASA will remove pages exceeding the thirty (30) page limit and will not evaluate any information from the excess pages.

All pages shall reference "**AFP-MAF-DISCOVERY-2026**."

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 IV.

Aside from completing blanks and attaching finalized exhibits, NASA expects to enter into the Model Lease with the selected Proposer(s). 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 (defined herein). 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 the required modifications, and will so notify Proposer. **Proposers shall reference the MAF Discovery Park Model EUL to this AFP and provide an acknowledgement of those terms and conditions as part of their proposals.**

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. If proposals do not comply with Proposal Content and Format requirements, NASA shall not evaluate the proposal.

Proposals must be submitted electronically in PDF via email to **HQ-Real Estate at hq-realestate@mail.nasa.gov** and are **due no later than 5:00 PM Eastern Time on January 25, 2027.** Late proposals (i.e., proposals received after the due date and time) will not be accepted.

If the size of a proposal file is too large to submit, alternative methods to submit will be provided. Submit an email to hq-realestate@mail.nasa.gov for an alternative submission method. If a Proposer uses an alternative submission method, the proposal must still be submitted by the time listed above.

To ensure timely delivery, the Proposer 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 as having been received. Proposals that do not meet the eligibility, page limit line spacing, font size and other administrative requirements as listed in this AFP shall be eliminated without review. Hard copies will not be accepted.

Proposals submitted in response to this AFP will not be returned. Proposers must clearly mark any Proprietary Data in their proposal. For purposes of this AFP, "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; and
e. Notify its employees with access about their obligations under this AFP and ensure their compliance.

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

Proposals shall be divided into five sections: FMV Annual Rent Proposed, Financial Capability/Viability, Technical Approach, Experience, and Impact to the Local Economy.

Each section should present information as follows:

1. **FMV Annual Rent Proposed** – Proposers shall identify the parcels or portions thereof which they propose to lease, and provide their proposed first year rent for such parcels within the high and low values set forth herein.

2. **Financial Capability/Viability** – Proposers will demonstrate the financial capability to successfully implement their proposal strategy, including the design and development for the proposed use with 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.

    a. A demonstrated business case including proposed development/improvements, operations/maintenance, economic impact, any secured contracts or agreements, and/or any supporting market analysis. Any current or future arrangements with NASA that the Proposer's use of The Property would be used to support or be reliant upon shall also be discussed.

    b. Proposer's organization structure and history of company/entity, including date company/entity established, lines of business, locations, size, and number of employees.

c. Current or prior history of working with the U.S. Government including other lease arrangements, contracts, or agreements. Unique Entity ID (UEI) for sam.gov, Cage Code, or DUNS number and Arrangement #, if available.

d. Planned capital and operational budget including capital phasing plans (for improving/operating and maintaining The Property) over the lifecycle of the proposed activity by year and phases including improvements, execution, operations/maintenance, and deactivation/decontamination/disposition provided as a rough order of magnitude (ROM), and all planned or expected costs to improve and operate The Property. The budget must include all planned or expected costs to improve, operate, and maintain The Property over the term of the lease.

e. Sources of capital to meet budget requirements for all planned or expected costs to improve, operate, and maintain The 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.

f. 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 (e.g., Balance Sheet, Statement of Net Cost, Income Statement, Statement of Cash Flows) and annual reports demonstrating the overall financial capabilities and health of the company. At a minimum, the Proposer shall provide most recent audit opinion or statement from a CPA/IPA on their financial statements and a statement of assurance from the Proposer's chief financial officer confirming the planned capital investment and 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 throughout the lease period. At least annually, the Proposer will be required to demonstrate its financial capabilities to NASA to meet the lifecycle requirements stipulated within the lease.

NASA may consider and evaluate any other data obtained from other sources in order to corroborate any information provided by the Proposers.

3. **Technical Approach** – Describe the parcels or portions thereof which Proposer proposes to lease, and identify Proposer's technical approach for the development of such parcel for activities related to space, information technology, and/or aerospace consistent with the government objectives set out above, including:

Subfactor 1 – Use of Land

Describe planned use(s) of the land that will take place.

a. Describe the concept of operations for all activities and the impact on the U.S. commercial competitiveness in space, information technology, and/or aerospace industries.
b. Proposers shall include information demonstrating that the proposed operations to land will be compatible with NASA activities at MAF.
c. Size of facility, footprint, and safety buffer zones.
d. Electrical power, water, sewer, and commodity requirements.
e. Approach to sustainable design and construction.
f. Security considerations.
g. 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.
h. The maximum quantities and locations of any hazardous materials to be stored or used in the Proposer's defined area.
i. Environmental considerations.

Subfactor 2 – Plans for the Land

Describe all planned modifications to the land. Provide a schedule for construction, secondary land uses, overall integration of development activities and operations. Describe the following, as applicable:

a. Milestone schedule and phasing; and
b. Critical path elements.

4. **Experience** – Proposers shall describe their experience.

Subfactor 1 – Technical Operations Experience

Proposers shall include at least three examples of a description of technical experience in activities related to space, information technology, and/or aerospace. The Proposer shall provide specific and relevant examples of ongoing and/or completed projects including compliance with safety requirements. NASA may consider and evaluate any other data on the Proposer's experience obtained

from other sources and use the obtained information in the evaluation of the Proposer's past experience.

Subfactor 2 – Technical Improvements Experience

Proposers shall include at least three examples of a description of technical experience for facilities construction. The Proposer shall provide specific and relevant examples such as completed facility construction, compliance with safety requirements, and facility management where successfully implemented. NASA may consider and evaluate any other data on the Proposer's experience obtained from other sources and use the obtained information in the evaluation of the Proposer's past experience.

5. **Impact to Local Economy** – Proposers shall provide description of planned economic impacts to the local economy as a result of leasing The Property at Michoud Assembly Facility, LA. The proposal put forward shall include the following:

   a. Economic output – Includes the amount of capital to be invested. Does the capital work include local materials and workforce?
   b. Intangible value to the local economy (Louisiana, regional, local).
   c. Employment (or jobs) – Reported as a headcount of jobs, not in terms of full-time equivalents. Count of jobs includes both full-time and part-time workers. For example, 10 full-time workers and 10 part-time workers would be reported as 20 jobs.

NASA may consider and evaluate any other data on the Proposer's experience obtained from other sources in order to corroborate any information provided by the Proposers.

Proposers are reminded that this process does not involve the procedures set forth in the Federal Acquisition Regulation (FAR) or the NASA FAR Supplement. This AFP will not result in the award of a contract using federally appropriated funds.

Proposers Questions During Questions-and-Answer Period

Proposers may submit questions via the NASA HQ Real Estate email address during the Question-and-Answer Period. The "Question-and-Answer Period" shall commence once this AFP has been publicly posted to sam.gov and shall end **January 04, 2027.** NASA will only respond to written questions submitted to hq-realestate@mail.nasa.gov during the Question- and-Answer Period identified above, and NASA will not respond to questions received outside of the Question-and-Answer Period. A list of answers to questions of general interest to all Proposers will be posted on sam.gov. Subject line for all questions shall reference "AFP-MAF-DISCOVERY-2026." Questions received after the conclusion of the Question-and-Answer Period will not be addressed.

IV. EVALUATION FACTORS FOR PROPOSAL

Following proposal receipt, NASA will conduct an initial review of all timely-received proposals for completeness, relevance to NASA's stated Purpose and Objectives as well as adherence to Section II & III of this AFP. NASA shall reject without further evaluation proposals found to be incomplete, irrelevant and/or which fail to adhere to the Section II & III requirements of this AFP.

After elimination of any proposals which do not pass the initial review, NASA will evaluate and rank the remaining proposals in accordance with the evaluation factors, factor ratings, and relative importance of those factors described below.

Factor Ratings:

Factor 1: FMV Annual Rent Proposed will be evaluated based on the proposed amount provided between the low and high range and based on the impact and benefit to NASA. Higher proposed values will be preferred over lower proposed values. NASA will rely solely on the information provided in the proposal that corresponds to Section III (A) (1).

Factor 2: Financial Capability/Viability will be evaluated based on Proposer's financial ability to meet the proposed activities and obligations under the lease and assigned a Level of Confidence as defined below. NASA will rely solely on the information provided in the proposal that corresponds to Section III (A) (2).

	Level of Confidence
High	The proposal demonstrates a high level of confidence that the Proposer has the financial ability to perform. The Proposal has a minimum risk.
Medium	The proposal demonstrates a medium level of confidence that the Proposer has the financial ability to perform. The Proposal has a medium risk.
Low	The proposal demonstrates a low level of confidence that the Proposer has the financial ability to perform. The Proposal has a high risk.

Factor 3: Technical Approach will be evaluated and assigned a Level of Effectiveness as defined below. NASA will rely solely on the information provided in the proposal that corresponds to Section III (A)(3).

	Level of Effectiveness
Very High	The proposal demonstrates a very high level of effectiveness in technical approach.
High	The proposal demonstrates a high level of effectiveness in technical approach.
Moderate	The proposal demonstrates a moderate level of effectiveness in technical approach.
Low	The proposal demonstrates a low level of effectiveness in technical approach.
Very Low	The proposal demonstrates a very low level of effectiveness in technical approach.

Factor 4: Experience will be evaluated and assigned a Level of Confidence as defined below. NASA will rely on both the information provided in the proposal that corresponds to Section III (A)(4) and any additional information obtained from public sources.

	Level of Confidence
High	The Proposer's experience demonstrates a high level of confidence the Proposer will be successful.
Medium	The Proposer's experience demonstrates a medium level of confidence the Proposer will be successful.
Low	The Proposer's experience demonstrates a low level of confidence the Proposer will be successful.

Factor 5: Impact to the Local Economy will be evaluated and assigned a Level of Confidence as defined below. NASA will rely solely on the information provided in the proposal that corresponds to Section III (A)(5).

	Level of Confidence Criteria
High	The proposal demonstrates a high level of confidence that the proposed use of the Property will have the impact described in the proposal.
Medium	The proposal demonstrates a medium level of confidence that the proposed use of the Property will have the impact described in the proposal.
Low	The proposal demonstrates a low level of confidence that the proposed use of the Property will have the impact described in the proposal.

Relative Importance of Evaluation Factors in order of importance:

1. FMV Annual Rent Proposed
2. Financial Capability/Viability
3. Technical Approach – The following subfactors will be evaluated:
   Subfactor 1 – Use of Land
   Subfactor 2 – Plans for the Land
4. Experience – The following subfactors will be evaluated:
   Subfactor 1 – Technical Operations Experience
   Subfactor 2 – Technical Improvements Experience
5. Impact to the Local Economy

If NASA determines in its discretion that additional clarification is needed on information within the scope of the information requested by the AFP, NASA will contact the 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 in NASA's discretion, if deemed necessary, based on the information provided.

After completing the evaluation of Proposers' submittals, the NASA evaluation team will present the results of the proposal evaluation to a designated Selecting Authority (SA). The SA will consider the results of the evaluation as well as programmatic considerations and select a proposal. NASA reserves the right to select one, some or none of the proposals received in response to this AFP. All respondents who submitted proposals will be notified of their selection status.

Upon selecting a potential proposal, NASA will send the potentially selected Proposer a draft Lease in the form attached as the Model Lease 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 in a timely manner, 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 by both parties, and any announcement by the potential selectee prior to such time may result in NASA withdrawing the selection.

Following the execution of the Lease Agreement, the selected Proposer will be required to execute an RSAA in the event the selected tenant will wish to obtain demand services from NASA as more specifically set out in the Model Lease.

NASA reserves the right to select a Proposer based on the proposals. Therefore, Proposers must submit their best content in their proposals.

V. ADDITIONAL INFORMATION

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).

Proposed uses of land at MAF under any agreement may require environmental analysis in accordance with the National Environmental Policy Act (42 U.S.C. Â§4321 et seq.).

Proposers shall monitor sam.gov for the release of any additional information to include answers to any Q&A or synopsis.

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

NASA will not pay for any information provided.

NASA Points of Contact:

NASA Headquarters, Facilities and Real Estate Division (FRED), Real Estate Branch
Primary:
Name: Cari Smith
Title: Real Estate Contracting Officer
Email: hq-realestate@mail.nasa.gov

NASA, MSFC, Michoud Assembly Facility, Integration and Operations
Secondary:
Name: Eric Shoemaker
Title: Site Development Lead
Email: hq-realestate@mail.nasa.gov

VI. MILESTONE DATES

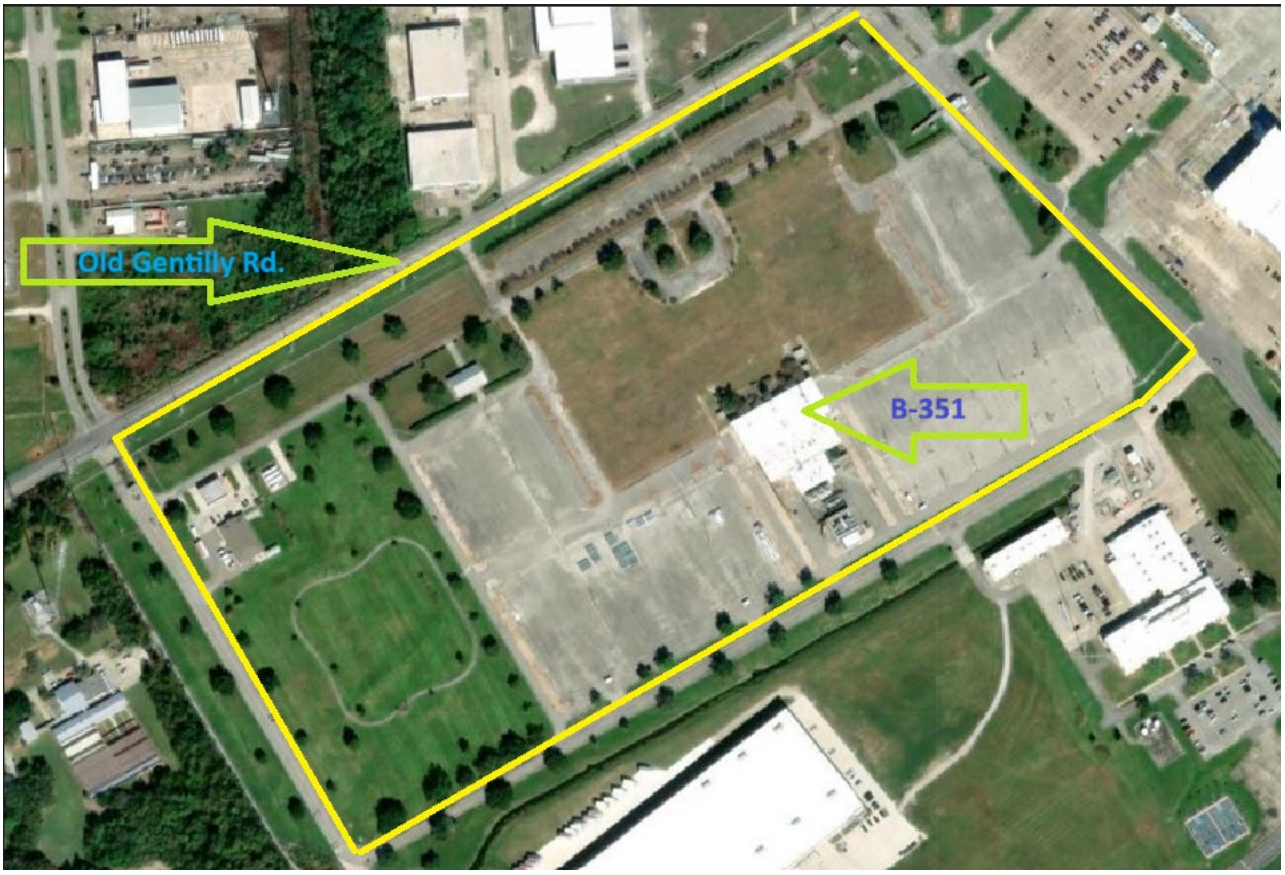
November 05, 2026 – January 04, 2027 – Open New Question-and-Answer Period

December 08, 2026, Noon ET – Discovery Park Second Look: Virtual Industry Day

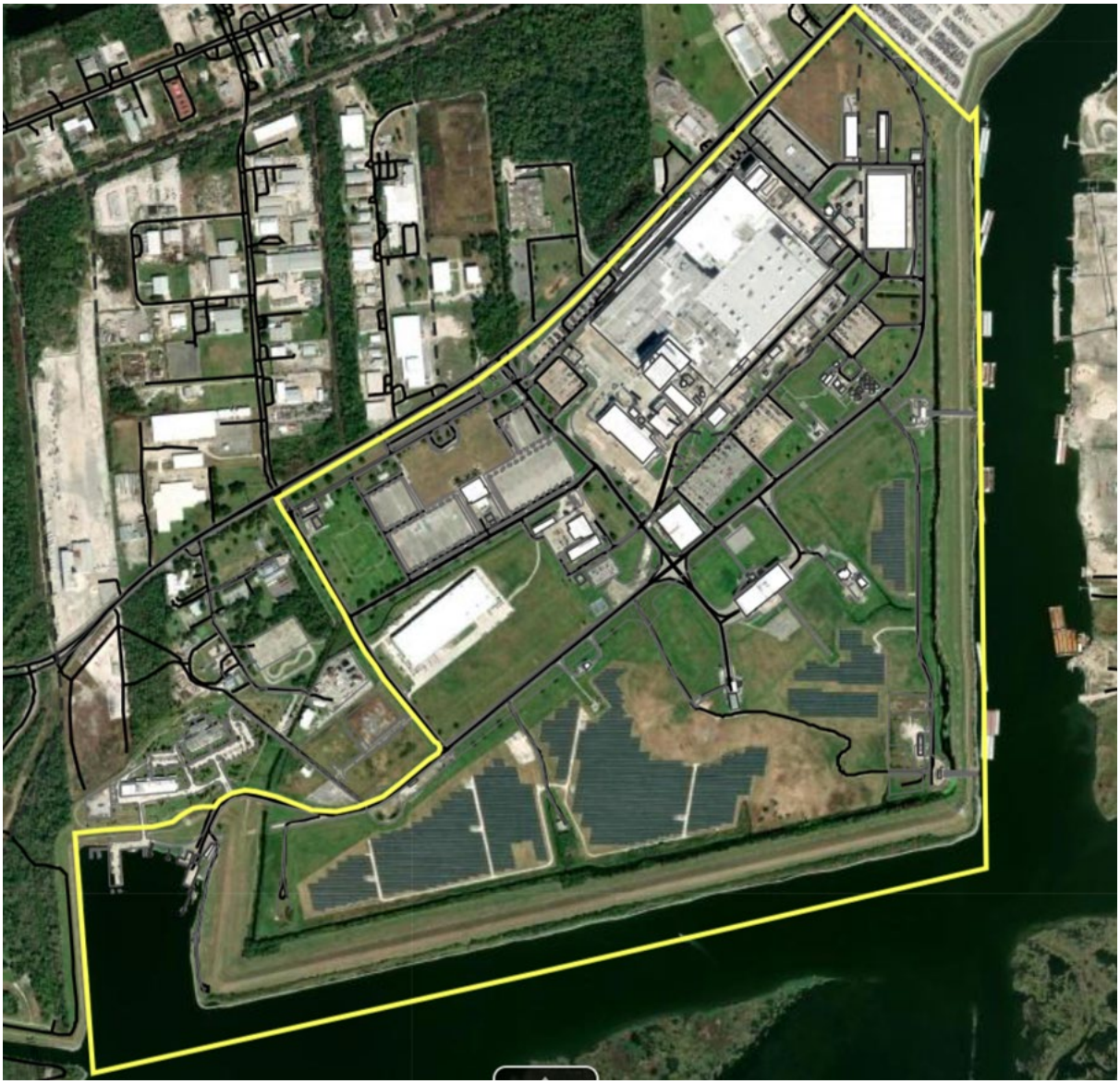
January 04, 2027 – Last Day to submit Questions

January 25, 2027, NLT 5:00 pm ET – AFP Proposals Due

EXHIBIT A, GRAPHIC DESCRIPTION OF THE PROPERTY



The Property Site Plan



MAF Boundary

EXHIBIT B, DISCOVERY PARK MUNICIPAL DIRECTORY

KEY CONTACTS

Directory of key economic development partners supporting development of Discovery Park at NASA Michoud

ECONOMIC DEVELOPMENT & INCENTIVES

STATE- Louisiana Economic Development

Paige Carter
Title: Chief Business Development Officer
✉: Paige.Carter@la.gov
☎ +1.225.588.7791

Shawn Welcome
Title: Director, Business Development
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☎ +1.225.923.7316

REGIONAL- Greater New Orleans, Inc.

Grady Fitzpatrick
Title: Chief Business Development Officer
✉: gfitzpatrick@gnoinc.org
☎ +1.504.239.3525

Josh Tatum
Title: Vice President, Business Development
✉: jtatum@gnoinc.org
☎ +1.504.913.0385

LOCAL- City of New Orleans, Office of Economic Development

Dr. Jenny Mains
Title: Deputy Mayor, Economic Development
✉: jenny.mains@nola.gov
☎ +1.504.874.9235

Courtney Stuckwisch Wong
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Andrew Bagnato
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ENERGY PROVIDER

ENTERGY NEW ORLEANS

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Steve Molnar
Title: Director, Business & Economic Development
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