

REQUEST FOR INFORMATION

FOR

Non-Permanent Facilities
On
Kodiak Island, Alaska



6 August 2025

REQUEST FOR INFORMATION FOR NON-PERMANENT FACILITIES
ON KODIAK ISLAND, ALASKA

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North American industry Classification system Code

NAICS Code: 721310 – Rooming and Boarding Houses, Dormitories and Workers’ Camps, and 561210 Facilities Support Service. See below for a breakdown of the differences.

Feature	NAICS 561210: Facilities Support Services	NAICS 721310: Rooming and Boarding Houses, Dormitories, and Workers' Camps
Primary Role	Providing operational support services.	Providing lodging or accommodation.
Focus	Supporting the functionality of the client's facility operations.	Providing a place of residence.
Relationship	Provides staff but is not responsible for the client's core business.	Provides the residence itself.
Industry Sector	Administrative and Support Services.	Accommodation and Food Services.
Scope	Wide range of support services across various facility types.	Primarily focused on specific types of residential facilities.

Between the two NACIS codes, both accommodation and other services are covered. Currently, NAICS 721310 is in place, with NAICS 561210 as a backup, to be implemented once we receive the 100% statement of work (SOW) and can provide more details as required.

Current educated guess (hypothesis) at Statement of Work

1. General:

- 1.1. The government needs are per the UFC 1-201-01 and include Non-Permanent Facilities, Organic Construction level, Life Support Area (LSA), temporary housing, and associated support services for up to five hundred client personnel.
 - 1.1.1. The best planning figure is 250 plus or minus 100.
 - 1.1.2. Hard side and soft side temporary housing is acceptable.
 - 1.1.3. An LSA is made up of facilities and structures.
- 1.2. To be housed near the Pacific Spaceport Complex Alaska (PSCA), Kodiak Island, Alaska.
- 1.3. The anticipated dates of operation (not including mobilization or tear-down) are approximately late 2026.
- 1.4. This draft description of services is specifically for this Request for Information (RFI).

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- 1.5. All information contained in this notice is preliminary in nature and is subject to change. This notice is issued solely for information and planning purposes. It does not constitute a Request for Proposals (RFP), Request for Quotations, Invitation for Bids, or a commitment on the part of Alaska Aerospace Corporation (AAC) to conduct a solicitation in the future. All information provided is strictly voluntary, and AAC will make no reimbursement for any costs associated with providing a response to this notice or otherwise participating in market research activities. Further, AAC offers no assurance that a solicitation will result from this notice.
- 1.6. Any information submitted will become the property of AAC and will not be returned. Proprietary information, if any, should be minimized and must be clearly marked.

2. Live Support Area:

- 2.1. The PSCA LSA location, description, and utilities. The client's SOW may change this location due to size, need, or want. The current location has the following coordinates: 57.44251257017045, N-152.36405263513834 W.



- 2.1.1. Snippet:
- 2.1.2. PSCA area 4 is a gravel pad (320'x380') for temporary accommodation that would house operational personnel.
- 2.1.3. The power infrastructure includes a 300 kVA 3-phase transformer that supplies 208/120 volts at 60Hz.
- 2.1.4. The communication structure is a network of 24-strand fiber optic and Ethernet cable for communication, security, and data requirements.
- 2.1.5. LED area 4 lighting is attached to four 40' corner poles that also support security cameras.
- 2.1.6. It has a 2,500-gallon septic tank with a 5,000-square-foot absorption bed.
- 2.1.7. Potable water is supplied from the potable water filtration and treatment plant.
- 2.1.8. PSCA is in favor of using this location to house an LSA; however, alternative solutions may be acceptable and are client dependent.
- 2.2. A facility is defined as one or many structures that work together to offer services, as in the dining facility.
- 2.3. A structure is defined as a cluster of independent units, including tents, trailers, containerized housing, or similar construction.
- 2.4. The LSA is made up of wet and dry facilities that are made up of structures.
- 2.5. The contractor shall furnish all parts, labor, tools, materials, and transportation necessary to assemble, operate, and break down the LSA facilities and structures. The LSA shall include the dry facilities, which comprise the living, office, recreational, and exercise room structures, as well as the wet facilities, which include restrooms, showers, laundry facilities, and dining facilities, as specified in the following paragraphs.
- 2.6. The level of occupants and the number that will come at one time will be provided with the client's SOW.

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- 2.7. The contractor shall provide temporary structures, with 15% of the structures allocated for the female population. Male and Female shall have separate housing facilities. The housing shall have no more than two people per room, with four rooms set aside and explicitly furnished for single occupancy.
- 2.8. The Organic Construction level is intended for use up to 180 days on Kodiak Island near the PSCA during Fall and maybe the start of winter. The climate is classified as Dfc, bordering on Cfb, Dfb, and Cfc, according to the Koppen classification.
- 2.9. Civil/Site: Site water treatment, storage, and distribution, as well as waste disposal, are requirements per AAC agreements. The client's SOW will provide more details on these requirements.
- 2.10. Stormwater: The fall into winter is the rainy season for Kodiak Island, with an average of 7.61 inches of precipitation per month from September through November, as noted on the Kodiak Island Wikipedia website.
- 2.11. Paper and food waste: A dumpster per set number of personnel should be available for rent from Kodiak City, AK, along with the ability to dump the waste containers when they are full. Below is the current recommendation, per 100 people, which is subject to adjustment as necessary.
- 2.12. A three-cubic-foot trash receptacle in each housing room and one in the offices.
 - 2.12.1. Four 30-50-gallon receptacles in the dining facility.
 - 2.12.2. 30-50-gallon receptacles in each recreational and exercise structure.
- 2.13. Follow the manufacturer's instructions to assemble pre-packaged shelters. Structures should address the needs of the SOW, the climate, and a timeframe of up to 6 months. Appropriate structures should be chosen for the timescale and climate.
- 2.14. The LSA services shall comply with all applicable health and safety requirements of federal, state, and local regulations, including, but not limited to, the Occupational Safety and Health Administration and the Americans with Disabilities Act.

3. Dry Facilities: Living, Office, Recreational, and Exercise Room Structures

- 3.1. The LSA shall include all living structures necessities per expected occupant, including a bed, a complete set of linens and towels, lockable storage containers, and a dresser. A trash can and a mirror shall be provided for shared use per room. Clean towels and bed linens shall be supplied at check-in and replaced at least once a week during our client's stay.
- 3.2. The living facilities shall have an office structure for exclusive use by four personnel, complete with four desks, four desk chairs, two guest chairs, two 2-drawer locking file cabinets, and one 4' x 6' whiteboard per 100 people. Most likely, the client's SOW will provide more details, as this may change with the number of personnel.
- 3.3. The contractor shall provide the following in the Recreational structure:
 - 3.3.1. Four telephones with a local telephone service, providing access to commercial long-distance calling. Can be voice over the internet (VoIP)
 - 3.3.2. Two telephones with long-distance capability in the office structure for use by the leadership can also be VoIP.
 - 3.3.3. Two microwave ovens
 - 3.3.4. Two full-size refrigerators/freezers with freezer on top.
 - 3.3.5. One folding ping pong table on locking casters.
 - 3.3.6. Two 55-inch LED flat-screen televisions with 1080p resolution, coaxial input, two HDMI inputs, and stands.
 - 3.3.7. Cable/Satellite Television Services. Cable is most likely not available.
 - 3.3.8. Two Blu-ray/DVD/CD players.
- 3.4. A separate, environmentally controlled structure for use as an exercise room for personnel. This structure shall contain weights to include six barbells and two plate trees: 45lbs plates (8 each), 35lbs (8 each), 10lbs (10 each), one (1) Olympic Flat Bench, two treadmills, and two elliptical machines.
 - 3.4.1. One 48-inch LED flat screen television, 1080p, coax input, two HDMI inputs, with brackets for wall mounts in the exercise structure.
- 3.5. Access to a barber multiple times a week; Kodiak proper most likely can provide these services.
- 3.6. Potable water at water stations throughout the recreational and exercise structures.

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4. Wet Facilities: Restroom, Showers, Laundry, and Dining structures

- 4.1. The LSA shall have bathrooms and shower capabilities with hot and cold water to support personnel, integrating a 15% female population. Male and female facilities shall be separate, providing privacy and allowing for the hanging of accessories such as towels, clothes, and personal items.
- 4.2. The LSA will offer non-cost, self-serve laundry facilities with ten washers and ten dryers, as well as tables for folding laundry, on a 1:1 washer-to-dryer ratio for 10 people.
- 4.3. The contractor shall provide restroom, shower, and laundry supplies, as well as any other consumable materials necessary to support the day-to-day functioning of the LSA.
- 4.4. Potable water at water stations throughout the dining facility.
- 4.5. Four 48-inch LED flat screen televisions, 1080p, coax input, two HDMI inputs; with brackets for wall mounts in the dining facility, with televisions situated for viewing throughout the dining facility.
- 4.6. Dining facilities, food Safety and Service. The contractor shall provide a common dining facility with tables and seating for 100 personnel. The contractor shall ensure that food services conform to established commercial standards for restaurants and hotels. The contractor shall operate the food services program in accordance with the most current Food and Drug Administration Food Code and the Alaska Food Code (18 Alaska Admin Code 31).
- 4.7. Dining facilities meals. The contractor should provide facilities sized and sufficient to prepare and serve three meals per day for the 100 residents, comprising a combination of hot and cold meals, along with a variety of soda, coffee, and sports drinks (e.g., Gatorade or Powerade options), at the dining facility. Hours required for meals to be served will be provided by the government 30 days before arrival but are estimated to be Breakfast 0600-0800 hours; Lunch 1100-1300 hours; and Dinner 1700-1900 hours daily.
- 4.8. Dining facilities, boxed lunches: The contractor shall provide boxed lunches/dinners as an alternative to LSA occupants at the beginning of each day (up to 25 per day). The contractor shall provide a "latecomers" meal service to designated personnel required to work a late shift, with eight hours' prior notice. The contractor shall provide a variety of snacks to all personnel during off-hours, on a pay-as-you-go basis.

5. Plumbing and Mechanical:

- 5.1. Water Treatment, Storage, and Distribution. Design and operate all potable water (drinking water) facilities and systems to ensure protection of health and safety.
- 5.2. Wastewater. All Black and grey water facilities and systems must be designed and operated to ensure protection of health and safety.
- 5.3. For portable, grey, and black water, haul-away or delivery services should be available at the location by the Kodiak, AK industry, if the PSCA LSA location is not used or not appropriately sized.
- 5.4. Heating, Ventilating, and Air-Conditioning (HVAC). Install ventilation and environmental control systems in accordance with manufacturers' instructions and service technical manuals for pre-packaged heating, ventilating, and air-conditioning (HVAC) systems. On Kodiak Island, AK, the wind blows constantly. We recommend checking Weatherspark.com to understand the local wind conditions. Also, note that the location of the PSCA may have a different climate from what is on Weatherspark.com.
 - 5.4.1. The housing structure shall include environmental control units to maintain a temperature of 72-76 degrees Fahrenheit with window screens on all windows.

6. Electrical:

- 6.1. Follow one of the four government-approved methods below:
 - 6.1.1. Manufacturer's instructions for installation of Government-approved pre-packaged electrical equipment.\
 - 6.1.2. Comply with the requirements of UFC 3-550-01, Exterior Electrical Power Distribution, Section 3-2, "General Electrical Requirements".\
 - 6.1.3. Comply with the requirements of UFC 3-520-01, Interior Electrical Systems, Section 3-12, "Grounding, Bonding, and Static Protection".\
 - 6.1.4. Comply with UFC 3-550-01, Exterior Electrical Power Distribution, Section 3-14, "Distribution System Grounding".

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- 6.2. Grounding: Ground all electrical systems in accordance with manufacturer recommendations.
- 6.3. Power Cable installation: Surface lay or protect cables from vehicle and foot traffic over power cables where appropriate.
- 6.4. Circuit Lockout Requirements; Follow manufacturers' instructions for installation of Government-approved pre-packaged electrical equipment in the theater.
- 6.5. A minimum of four 20AMP/120V Electrical outlets shall be provided in all rooms considered living structures, and a minimum of ten 20AMP/120V electrical outlets shall be placed around the perimeter of recreational structures and dining facilities.
- 6.6. A minimum of eight 20AMP/120V Electrical outlets shall be provided in offices, at least one near each of the desks, and the remainder placed around the perimeter of the room.
- 6.7. The contractor shall provide site lighting consisting of one LED light at each corner of the LSA fence line. Currently, a fence is not required; the PSCA LSA has this requirement. The client's SOW will provide more information.
- 6.8. If using the PSCA LSA, electrical power is available. If more electrical power is needed or a different location is required, generators (provided by the vendor) must provide the necessary electrical power.

7. Fire Protection:

- 7.1. The overarching requirement is for Life Safety.
- 7.2. Allowable Area / Population: The client's SOW will provide a precise number of occupants, thus providing more insight into where the LSA can be located.
- 7.3. Provide an alarm-initiating device at each exit by either:
 - 7.3.1. Push-button stations with tamper-resistant covers with battery-powered alarm controlling a separate strobe.
 - 7.3.2. Combined standalone sounder and strobe battery-powered push-button stations with interconnection capability.
- 7.4. LSA services provided shall meet the most recent local, state, and federal Fire and Safety regulations/codes applicable to hotel and motel fire safety. They shall include the required fire detection and protection services, including charged and certified fire extinguishers located around the LSA in accordance with the National Fire Protection Association (NFPA) Standard No. 101.
- 7.5. Equipment, services, or utilities furnished by the contractor shall be free of safety, health, and fire hazards.
- 7.6. Interior Finishes / Fabric Coverings. Fabric coverings for tents or membrane structures must comply with NFPA 701 requirements. Typically, compliance with NFPA 701 is achieved by using fire-retardant, chemically treated fabrics.
- 7.7. Other structures must comply with NFPA 101 requirements. Compliance with NFPA 101 can be achieved using painted or unpainted finishes of concrete masonry units, gypsum wallboard, sheet metal, or 3/8-inch (9.5 mm) plywood. Fabric covering or textile coverings must be fire-retardant as established by the manufacturer through testing in accordance with NFPA requirements.
- 7.8. Use or installation of exposed Urethane foam or other exposed plastic insulations on walls or ceilings is not allowed. The use of pre-insulated panels (with any surface, including metal, wood, plastic, or other materials) containing foam insulation is not permitted.
- 7.9. Fire Extinguishers. All structures must be equipped with portable fire extinguishers that are consistent with the current LSA occupancy (see NFPA 10, Standard for Portable Fire Extinguishers).
- 7.10. Fire Response from Kodiak proper, AK. The PSCA has a fire response during missions, and its employees are on-site at PSCA. During non-working hours, the fire response will come from Kodiak, AK, which is approximately an hour away by normal vehicle. Refer to Section 7.10.1 below for details.
 - 7.10.1. The contractor shall work with PSCA to ensure emergency procedures and Emergency Medical Technician (EMT) contact information are posted in all structures and facilities.

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- 7.11. Structure separation must comply with the following:
 - 7.11.1. The minimum separation between individual structures within a row of a living structure group consisting of fabric structures must be 12 ft (3.7 m).
 - 7.11.2. The minimum separation between rows of structures within a living structure group must be 30 ft (9.1 m). This distance may be used for vehicle traffic, but must not be used for vehicle parking, storage, or vegetation other than a lawn.
 - 7.11.3. The minimum separation between living structure groups must be 59 ft (18 m). The separation distance may be used for vehicle traffic (including emergency response vehicles), but must not be used for vehicle parking, storage, or vegetation other than a lawn.
 - 7.11.4. The minimum separation between living structure groups and other structures must be 100 ft (30.5 m). The separation distance may be used for vehicle traffic (including emergency response vehicles), but must not be used for vehicle parking, storage, or vegetation other than a lawn.
- 7.12. Fire Safety Analysis for Constrained Sites. If site constraints do not permit compliance with the above space separation requirements, a fire safety analysis must be conducted to ensure compliance with these requirements. This evaluation must be performed or reviewed by the Unit Safety Officer and by our client for approval.
 - 7.12.1. Note, there are other open areas for LSA facilities and structures in and around PSCA, and this should not be a factor.

8. Maintenance:

- 8.1. During the period of client occupation, the contractor shall provide custodial, janitorial, catering, maintenance, and support staff. The contractor should provide trash removal services in the dry facilities twice per week and daily in the wet facilities.
- 8.2. Custodial requirements include sweeping and mopping floors, trash removal, light dusting in non-living and office structures, cleaning of sinks and toilets, replenishing toilet paper and paper towels before dispensers are empty, cleaning of shower curtains, and replacement of worn or soiled shower mats and shower curtains as needed.
- 8.3. The lodging services shall comply with all health and safety requirements IAW Federal, state, and local regulations, including but not limited to Occupational Safety and Health Administration (OSHA) and Americans with Disabilities Act (ADA).
- 8.4. The lodging services provided shall meet the Hotel and Motel Fire Safety Act of 1990, and the LSA shall include fire detection and protection services to protect personnel. The contractor shall provide for the maintenance of fire extinguishers.
- 8.5. Equipment, services, or utilities furnished by the contractor shall be free of safety, health, and fire hazards.
- 8.6. No asbestos-containing fireproofing or insulation in or on building structures or acoustic treatment shall be present, and all molded or wet areas shall be addressed immediately to prevent health hazards.
- 8.7. Billeting will be conducted by the vendor, providing rooms for individuals as they arrive and providing an updated list to the client if needed or required per the client's SOW.
- 8.8. All electrical operation and maintenance work for the LSA shall be per the United Facilities Criteria (UFC) 3-560-1 or other guidance provided in the SOW.
- 8.9. All generator operation and maintenance work for the LSA shall be per the UFC 3-540-07 or other guidance provided in the SOW.

9. Telecommunications:

- 9.1. The clients' requirements are contained in FM 4-20.07, paragraphs 2-79 and 4-25. If pre-packaged systems are not available, and when fabricating a grounding system from components:
 - 9.1.1. Follow UFC 3-580-01, Telecommunications Interior Infrastructure Planning and Design, Section 2-9, "Grounding, Bonding and Static Protection".
 - 9.1.2. Follow UFC 3-580-01, Appendix A, Item 19: TIA-J-STD-607-B, Generic Telecommunications Bonding and Grounding (Earthing) for Temporary housing with both hard side and soft side is acceptable. Premises.

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- 9.1.3. Follow UFC 3-580-01, Appendix A, Item 23: MIL-STD-188-124B, Grounding, Bonding and Shielding for Common Long Haul/Tactical Communication Systems Including Ground Based Communications-Electronics Facilities and Equipment.
- 9.1.4. Follow UFC 3-580-01, Appendix A, Item 24: MIL-HDBK-419A, Grounding, Bonding, and Shielding for Electronic Equipment and Facilities.
- 9.2. The PSCA is in a remote location on Kodiak Island that does not have cell service for Alaska GCI phones; however, an updated phone (<5-year-old) should pick up AT&T frequency 4G LTE.
- 9.3. The contractor shall provide the architecture for wireless commercial internet in the LSA. Internet services at the LSA shall be capable of supporting a minimum of 200 devices simultaneously at a speed of at least 100 Mbps downlink and 20 Mbps uplink.
- 9.4. While on mission, PSCA will shut down all Wi-fi and will have the LSA shut down Wi-fi. This will be announced at the meeting when required.

LSA DELIVERABLES

- 10. Deliverables
 - 10.1 Emergency Response Plan that is updated every 100 occupants: mobilizing and demobilizing.
 - 10.1.1 Current # operating extinguishers present versus the need
 - 10.1.2 % of operational alarm-initiating devices versus the need
 - 10.2 Monthly Status Report to be submitted by the 5th of each month.
 - 10.2.1 # of occupants, expected # of occupants next month's report
 - 10.2.2 # of days of food on hand compared to the need
 - 10.2.3 # of gallons of fuel required compared to the need
 - 10.2.4 # of gallons of potable water on hand compared to the need
 - 10.2.5 Any issues with any LSA requirements.

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Statement of Interest Questionnaire

Company Information			
Name of Company:			
Mailing Address:			
Cage Code:		Unique Entity Identifier	
Phone Number:		FAX Number:	
Company Point of Contacts			
Name of Primary:		Title:	
Email:			
Phone #:		Fax #:	
Name of Alternate:		Title:	
Email:			
Phone #:		Fax #:	

Fill in:

NAICS CODE(s):			
Annual Gross Receipts for the last 3 years:	2022	2023	2024
Socio-Economic Status: Circle one	Large Business	Small Business*	
		<small>*Size Standard \$14M for NAICS 721310 & \$47M for NAICS 561210 This applies to companies interested in providing ALL types of services.</small>	

Check all that apply:

Government Certifications	
<input type="checkbox"/>	8(a) Certified or 8(a) Joint Venture
<input type="checkbox"/>	Small Disadvantaged Business
<input type="checkbox"/>	Hubzone Certification

Check all that apply:

Ownership and Self-Certifications	
Any Minority Owned: <input type="checkbox"/> Any Native American-owned: <input type="checkbox"/> Tribally Owned <input type="checkbox"/> Alaskan Native Corp Owned <input type="checkbox"/> Native Hawaiian Org Owned <input type="checkbox"/> Other Native American <input type="checkbox"/> Other Minority Owned	Any Women-Owned Small Business: <input type="checkbox"/> Women-Owned Small Business under the Women-Owned Small Business Program <input type="checkbox"/> Economically Disadvantaged Women-Owned Small Business under the Women-Owned Small Business Program <input type="checkbox"/> Women-Owned Small Business Joint Venture <input type="checkbox"/> Economically Disadvantaged Women-Owned Small Business Joint Venture
Community Development Corporation (CDC) Owned	Service-Disabled Veteran-Owned
Self-Certified Small Disadvantaged Business	Veteran Owned (including Service-Disabled Veteran Owned)

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Alaska Aerospace seeks to formulate a succinct RFP with the help of the RFI below.

1. Does your company regularly engage in the business of providing the types of services listed above in the SOW?
2. If yes, please list the specific types of tasks/services provided.
3. If yes, how long has your company provided these types of services?
4. Please list any contracts your company is currently performing that would be considered the same as or like this effort (size, scope, complexity), as well as those you have completed within the last five years.
Please include: (a) Name of Contracting Activity, (b) Contract type (FFP, cost, IDIQ, or Combination), (c) Period of Performance, (d) Basic Contract Award Amount with Options.
(e) Contract Value Per Year, (f) Current/Final Contract Amount, (g) Summary of Contract Work, (h) Contracting Officer Name and Current Telephone Number, and (i) List of Major Subcontractors including name, address, and telephone number of primary point of contact.
5. Should the solicitation be set aside for Small Business, will the Small Business be able to meet FAR 52.219-14, LIMITATIONS ON SUBCONTRACTING (i.e., at least 50% of the cost of contract performance incurred for personnel shall be expended for employees of the concern)
6. Does your company typically submit a proposal as its business entity or as a Joint Venture when competing for this type of work? When competing as a Joint Venture, list those firms with whom you are affiliated.
7. Has your company performed work in remote geographical areas of Alaska, and is your company familiar with the demographic, economic, and labor profiles in remote Alaska, particularly Kodiak Island? Please indicate the location(s). Only provide up to two examples.
8. Where will you plan to obtain your labor force to perform this requirement?
9. If able and willing, provide your company's timeline to meet an LSA requirement from the "authority to proceed" to "operational readiness" for a 250-person LSA per the SOW provided. Identify any risks you may see regarding mobilization and operations.
10. If able and willing, provide your company's timeline to meet an LSA requirement from the "authority to proceed" to "operational readiness" for a 500-person LSA per the SOW provided. Identify any risks you may see regarding mobilization and operations.
11. If able and willing, provide a Class 5 estimate or rough order magnitude estimate for both 250 and 500 LSA for six-month timeframes per the SOW provided.

All data received in response to this RFI marked or designated as corporate or proprietary information will be fully protected from release outside of Alaska Aerospace and the client.

Please respond to this RFI no later than 6:00 a.m. AKT, Monday, September 08, 2025. You may submit your information and ask questions to Brandin Bignall, Contracts Specialist at Brandin.Signal.ctr@akaerospace.com or call 907-771-6853.

Responses received after the deadline or without the required information shall be considered unacceptable and will not be considered. Since this is an RFI announcement only, evaluation letters will not be issued to any respondent.

Thank you

Very Respectfully

Brandin B. Bignall



Brandin B. Bignall
Contracts Specialist

[Aurora Launch Services](#)

A wholly owned subsidiary of
Alaska Aerospace
T: 907.771.8010
M: 907.444.6853