SOLICITATION | OPEN | FEDERAL

8TN2168 The US Government Seeks to Lease Office and Related Space in Nashville, TN-Request for Lease Proposal

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General Services Administration › Public Buildings Service › PBS R00 CENTER FOR BROKER SERVICES

Solicitation `8TN2168`



RFP DETECTOR SCORE

Medium data confidence

Limited · 41 / 100

Limited (D, 41/100): clear, complete notice; but only 5 days left.

−6.3 Time & stage | −5.1 Value | +4.2 Clarity & completeness | −2.1 Freshness

Informational, not advice. How the score works: rfpdetector.com/methodology/score

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$91K Estimated: median award, FY24–FY26	None Full and open competition	531110 Lessors of Residential Buildings and Dwellings	X1AA Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Nashville, Tennessee	Nov 4, 2026	Nov 30, 2026, 5:00 PM EST 4 days left	Official federal notice Updated Nov 4, 2026

Our summary

Public Buildings Service (PBS R00 CENTER FOR BROKER SERVICES), part of the General Services Administration, posted a solicitation titled “8TN2168 The US Government Seeks to Lease Office and Related Space in Nashville, TN-Request for Lease Proposal” under solicitation number 8TN2168. It was posted on Nov 4, 2026. Responses are due Nov 30, 2026, 5:00 PM EST. It is classified under NAICS 531110 (Lessors of Residential Buildings and Dwellings) and product/service code X1AA. No set-aside is listed. The place of performance is Nashville, Tennessee. The listed point of contact is Raquel Howard.

Summary by RFP Detector.

Timeline

Blue line: today (Nov 27)



02 Score breakdown

Every RFP starts at 50. Each factor adds or subtracts points depending on how this RFP compares with a typical one, scaled by its weight and by how sure we are of the data. Unknown data has no effect.

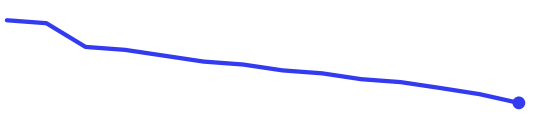
Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−5.1	−18.0 / +18.0 w 20 · conf 50%
No value published. Typical award is about $91K: the median of 389 federal contracts over $25K awarded in NAICS 531110, FY24–FY26.				
Competition & access	ESTIMATED		−0.4	−18.0 / +18.0 w 20 · conf 78%
Full and open competition. The largest recipient took 20% of these dollars in FY24–FY26.				
Issuer & market	ESTIMATED		+1.1	−23.4 / +12.6 w 20 · conf 45%
Across all agencies, NAICS 531110 saw 518 contracts worth $170M in FY24–FY26. No agency-specific history found. 61 other notices from this office in the past 12 months.				
Time & stage	MEASURED		−6.3	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 5 days to respond (due Nov 30, 2026, 5:00 PM EST). Tight.				
Clarity & completeness	ESTIMATED		+4.2	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email and phone, 405-word description.				
Freshness	MEASURED		−2.1	−9.0 / +9.0 w 10 · conf 100%
Posted 21 days ago.				

Starts at 50 · contributions sum to **41.4**

Score **41** **(D)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 69 Nov 26: 41

Evaluated Nov 26, 2026, 3:23 AM EST · version 1.0.0

How the score works

Value	weight 20 · −18.0 to +18.0
Competition & access	weight 20 · −18.0 to +18.0
Issuer & market	weight 20 · −23.4 to +12.6
Time & stage	weight 15 · −14.9 to +12.2
Clarity & completeness	weight 15 · −18.9 to +8.1
Freshness	weight 10 · −9.0 to +9.0

Measured data counts fully, estimated data counts less, unknown data counts zero. Grades: A 80–100 · B 65–79 · C 50–64 · D 35–49 · F 0–34. Data confidence (71/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

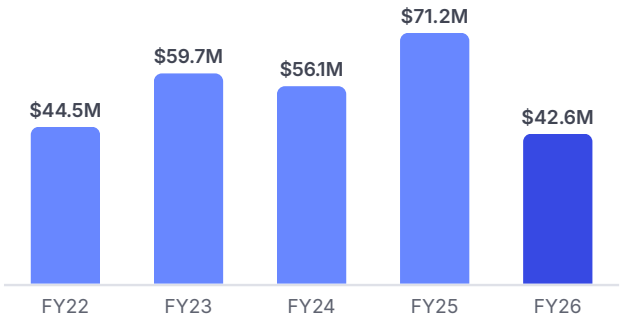
03 Market intelligence

Federal contract awards for all agencies, NAICS 531110 (no agency-specific history found). Award counts and sizes cover new awards in FY24–FY26; dollars are obligations in the same window.

CONTRACTS AWARDED	TOTAL OBLIGATED	MEDIAN AWARD OVER $25K
518	**$170M**	**$91K**
New awards, FY24–FY26	Obligated FY24–FY26	389 awards above $25K

Obligations by fiscal year

all agencies, NAICS 531110



Award size

All agencies NAICS 531110 contracts, FY24–FY26 (log scale)



For reference, the typical federal contract award above $25K across all agencies is about $69K.

Largest recipients in this market

Share of obligated dollars, FY24–FY26

1	Dmc Management Services, LLC	$34.2M	20%
2	Luneh	$16.6M	10%
3	Oxford Vista LLC	$13.1M	8%
4	Countrywide Quality Services, LLC	$11.8M	7%
5	Parliament LLC	$11.6M	7%

These are the largest recipients across this agency and NAICS code, not the incumbent of this RFP. Concentration feeds the Competition & access factor.

How this market feeds the score

Value	Competition & access	Issuer & market
−5.1	−0.4	+1.1
Small typical award (~$91K)	Full and open	Active market ($170M FY24–FY26)

Federal award history: contract award types A–D, FY24–FY26, updated Nov 15, 2026. No agency-specific bucket had at least 20 awards, so all agencies are shown.

04 Requirements & logistics

Facts from the notice. Confirm every requirement and date on the official notice before responding.

Eligibility

SET-ASIDE

Full and open competition: any responsible business may respond.

NAICS

`531110` Lessors of Residential Buildings and Dwellings

PRODUCT / SERVICE CODE

`X1AA`

Place & submission

PLACE OF PERFORMANCE

Nashville, Tennessee

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

Open the official solicitation at rfpdetector.com (free account)

Contacts

Raquel Howard · primary
raquel.howard@gsa.gov
4045040012

Linda Hattersley · secondary
linda.hattersley@gsa.gov
3122090137

Documents

No documents are listed on the notice.

Open the official solicitation at rfpdetector.com (free account)

Before you respond

Confirm on the official notice

- [ ] Read every attachment and amendment on the official solicitation
- [ ] Confirm the response deadline and time zone
  Nov 30, 2026, 5:00 PM EST
- [ ] Check you meet the set-aside / eligibility requirement
  Full and open competition
- [ ] Make sure your federal entity registration (UEI) is active
  Federal awards require an active entity registration
- [ ] Confirm how to submit
  See the official solicitation

Bid / no-bid questions

For your own decision

- [ ] Do you have relevant past performance for this scope and customer?
- [ ] Can you staff and deliver on time with a compliant response?
- [ ] Can you perform in Nashville, Tennessee?
- [ ] Does your pricing fit the typical award range ($25K–$127K)?
- [ ] Do you need a teaming partner or subcontractors to cover the full scope?

A generic checklist, not advice to bid or not bid.

05 Related RFPs

Open RFPs with the same NAICS industry group or category (same state first, then by score), and more from this issuer. Each title links to its page on RFP Detector.

Similar open RFPs

- B | 72 **General Services Administration (GSA) seeks to lease space in Sevierville, TN**
  Public Buildings Service · Due Dec 23
- B | 71 **Lease of office space within Knoxville, TN request for Lease proposals (RLP)**
  Public Buildings Service · Due Dec 23
- C | 59 **Lease of office space within Nashville, TN Request for Lease Proposals (RLP) #26NAT01**
  Public Buildings Service · Due Dec 7
- C | 59 **Solicitation 4TN0330-U.S. Government Seeks Office and Related Space in Nashville and Surr...**
  Public Buildings Service · Due Dec 10
- C | 54 **General Services Administration (GSA) Seeks to lease the following space**
  Public Buildings Service · Due Dec 11

More from PBS R00 CENTER FOR BROKER SERVICES

- D | 40 **US Government seeks to Lease Office Space in Holtsville, NY**
  Public Buildings Service · Due Nov 27
- D | 44 **The Government is seeking to lease office and related space in New Bedford, MA for a mini...**
  Public Buildings Service · Due Nov 30
- D | 46 **General Services Administration (GSA) seeks to lease space in Fort Myers, FL**
  Public Buildings Service · Due Nov 30
- D | 46 **GSA seeking office space in San Antonio, TX**
  Public Buildings Service · Due Dec 2

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 4, 2026
Market data	Federal award history, contract award types A–D, FY24–FY26, updated Nov 15, 2026
Score	RFP Detector Score v1.0.0, evaluated Nov 26, 2026, 3:23 AM EST
Report	ID baff9f15db119de9922b · generated Nov 27, 2026, 12:03 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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