COMBINED SYNOPSIS/SOLICITATION | CLOSED | FEDERAL

# Baltimore, MD. Outpatient Clinic 135,148 A NSI/BOMA

Department of Veterans Affairs › Office of Construction & Facilities Mgmt (36c10f)

Solicitation 36C10F25R0036

Closed on Jul 6, 2026 · similar open RFPs on page 5

Scan for the live page

RFP DETECTOR SCORE

High data confidence

## Score at publication: 42 (D)

Frozen when the RFP closed; closed RFPs never show a live score

Limited (D, 42/100): posted today, 395 days to respond; but limited award history ($2.8M FY24–FY26).

−9.4 Issuer & market | +9.0 Freshness | −7.7 Value | +4.1 Time & stage

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

## At a glance

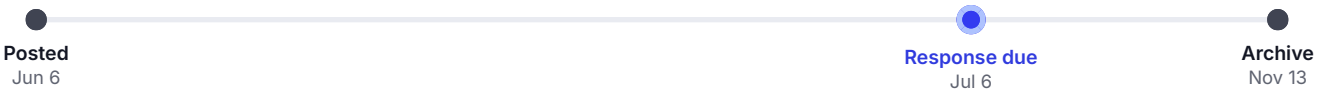
| | | | |
|---|---|---|---|
| ESTIMATED VALUE<br>**~$102K**<br>Estimated: median award, FY24–FY26 | SET-ASIDE<br>**None**<br>Full and open competition | NAICS<br>**531120**<br>Lessors of Nonresidential Buildings (except Miniwarehouses) | PSC<br>**X1DB**<br>Product / service code |
| PLACE OF PERFORMANCE<br>**Baltimore, Maryland** | POSTED<br>**Jun 6, 2025**<br>Updated Jun 3, 2026 | RESPONSE DUE<br>**Jul 6, 2026, 4:00 PM EDT**<br>Closed | LISTING<br>**Official federal notice**<br>Updated Jun 3, 2026 |

## Our summary

Department of Veterans Affairs (Office of Construction & Facilities Mgmt (36c10f)) posted a combined synopsis/solicitation titled “Baltimore, MD. Outpatient Clinic 135,148 ANSI/BOMA” under solicitation number 36C10F25R0036. It was first posted on Jun 6, 2025 and has been updated 5 times since. The response deadline was Jul 6, 2026, 4:00 PM EDT. It is classified under NAICS 531120 and product/service code X1DB. No set-aside is listed. The place of performance is Baltimore, Maryland. The listed point of contact is Earnest (EJ) Jackson, VA's Broker:.

Summary by RFP Detector.

## Timeline



# 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 | | −7.7 | −18.0 / +18.0<br>w 20 · conf 80% |
| No value published. Typical award is about $102K: the median of 16 VA contracts over $25K awarded in NAICS 531120, FY24–FY26. | | | | |
| **Competition & access** | MEASURED | | −0.7 | −18.0 / +18.0<br>w 20 · conf 100% |
| Full and open competition. The largest recipient took 18% of these dollars in FY24–FY26. | | | | |
| **Issuer & market** | MEASURED | | −9.4 | −23.4 / +12.6<br>w 20 · conf 100% |
| VA obligated $2.8M on NAICS 531120 across 22 contracts in FY24–FY26. 24 other notices from this office in the past 12 months. | | | | |
| **Time & stage** | MEASURED | | +4.1 | −14.9 / +12.2<br>w 15 · conf 100% |
| Solicitation, bids due: 395 days to respond (due Jul 6, 2026, 4:00 PM EDT). Long lead time. | | | | |
| **Clarity & completeness** | ESTIMATED | | −2.9 | −18.9 / +8.1<br>w 15 · conf 75% |
| Documents not listed, 2 named contacts with email and phone, 13-word description. | | | | |
| **Freshness** | MEASURED | | +9.0 | −9.0 / +9.0<br>w 10 · conf 100% |
| Posted today. | | | | |

Starts at 50 · contributions sum to **42.4**

Score at publication **42** **(D)**

## Score trend

Recorded whenever the score changes, last 30 days

Closed RFPs keep their score at publication, so there is no live trend.

Evaluated Jun 6, 2025, 1:00 PM EDT · 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 (92/100) is how much of the score rests on measured data.

**Full methodology: rfpdetector.com/methodology/score**

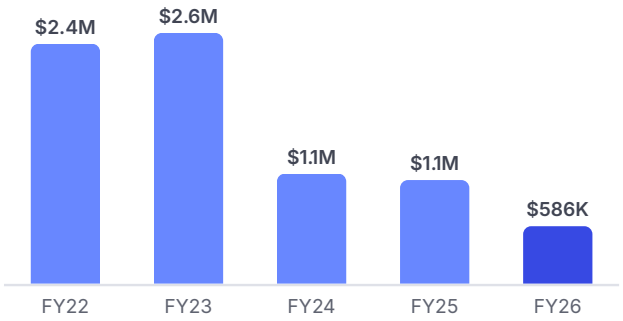
# 03 Market intelligence

Federal contract awards for Department of Veterans Affairs, NAICS 531120. 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 |
|---|---|---|
| **22** | **$2.8M** | **$102K** |
| New awards, FY24–FY26 | Obligated FY24–FY26 | 16 awards above $25K |

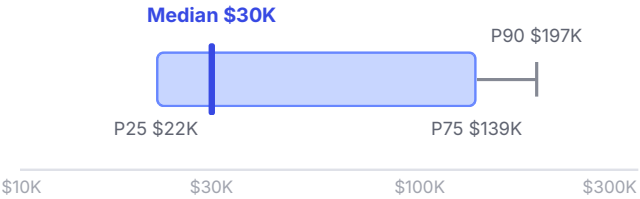
## Obligations by fiscal year

Department of Veterans Affairs, NAICS 531120




## Award size

VA NAICS 531120 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 | Northwestern University | $505K | 18% |
| 2 | Williams Scotsman Inc | $499K | 18% |
| 3 | Modular Management Group Inc | $305K | 11% |
| 4 | Rose Bud Plaza LLC | $276K | 10% |
| 5 | Memphis Management Group, LLC | $240K | 9% |

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 |
|---|---|---|
| −7.7 | −0.7 | −9.4 |
| Small typical award (~$102K) | Full and open | Limited award history ($2.8M FY24–FY26) |

Federal award history: contract award types A–D, FY24–FY26, updated Nov 13, 2026.

# 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

531120 Lessors of Nonresidential Buildings (except Miniwarehouses)

PRODUCT / SERVICE CODE

X1DB

## Place & submission

PLACE OF PERFORMANCE

Baltimore, Maryland

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

## Contacts

**Earnest (EJ) Jackson** · primary
VA's Broker:
earnest.jackson@va.gov
8137293228

**Patti Restrepo** · secondary
patricia.restrepo@chartwellenterprises.com
2029977025

## Documents

No documents are listed on the notice.

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

## This RFP is closed

Responses are no longer accepted, so the response checklist is omitted. The facts above stay available for reference and for similar bids; see similar open RFPs and more from this issuer on page 5.

# 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

- D | 45 **Expression of Interest (EOI) in Capitol Heights, MD**
  Public Buildings Service · Due Nov 27
- B | 73 **Government is Seeking office and Related Space in Ogden, Utah**
  Public Buildings Service · Due Dec 20
- B | 72 **General Services Administration (GSA) seeks to lease space in Sevierville, TN**
  Public Buildings Service · Due Dec 23
- B | 72 **6FL0658 - GSA seeks to lease Office Space in Orlando, FL**
  Public Buildings Service · Due Dec 24
- B | 71 **Lease of office space within Knoxville, TN request for Lease proposals (RLP)**
  Public Buildings Service · Due Dec 23

## More from Office of Construction & Facilities Mgmt (36c10f)

- B | 75 **Albuquerque National Cemetery Project**
  Department of Veterans Affairs · Due Nov 30
- F | 30 **Intent to Sole Source Perimeter Fence Line and Gates Replacement & Expansion Hines VA Med...**
  Department of Veterans Affairs · Due Dec 1
- C | 55 **Sources Sought Fayetteville NC Vet Center New/Replacing Lease**
  Department of Veterans Affairs · Due Dec 4
- B | 79 **Project Number 653-105, Seismic Retrofit of Building 16, Roseburg VAMC, Oregon**
  Department of Veterans Affairs · Due Dec 10

## Data and as-of times

| | |
|---|---|
| **Notice data** | Official federal notice, first seen Nov 13, 2026, updated Jun 3, 2026 |
| **Market data** | Federal award history, contract award types A–D, FY24–FY26, updated Nov 13, 2026 |
| **Score** | RFP Detector Score v1.0.0, evaluated Jun 6, 2025, 1:00 PM EDT (score at publication, frozen) |
| **Report** | ID b8bf9823a38f551b619b · generated Nov 26, 2026, 7:02 PM EST |
| **Official notice** | Open the official solicitation at rfpdetector.com (free account) |

DISCLAIMER

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