SOURCES SOUGHT | CLOSED | FEDERAL

FY26 Superseding lease: Delray Beach CBOC 12,232 contiguous net usable square feet (NUSF) in Delray Beach Florida

Department of Veterans Affairs › 248-NETWORK CONTRACT OFFICE 8 (36C248)

Solicitation `36C24826R0003`

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Closed on Sep 1, 2025 · similar open RFPs on page 5

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, clear, complete notice; but limited award history ($2.8M FY24–FY26).

−9.3 Issuer & market | +9.0 Freshness | −7.7 Value | +3.3 Clarity & completeness

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

At a glance

ESTIMATED VALUE **~$102K** Estimated: median award, FY24–FY26	SET-ASIDE **None** Full and open competition	NAICS **531120** Lessors of Nonresidential Buildings (except Miniwarehouses)	PSC **X1DB** Product / service code
PLACE OF PERFORMANCE **Delray Beach**	POSTED **Aug 27, 2025** Updated Sep 15, 2026	RESPONSE DUE **Sep 1, 2025, 3:00 PM EDT** Closed	LISTING **Official federal notice** Updated Sep 15, 2026

Our summary

Department of Veterans Affairs (248-NETWORK CONTRACT OFFICE 8 (36C248)) posted a sources sought notice titled “FY26 Superseding lease: Delray Beach CBOC 12,232 contiguous net usable square feet (NUSF) in Delray Beach Florida” under solicitation number 36C24826R0003. It was first posted on Aug 27, 2025 and has been updated once since. The response deadline was Sep 1, 2025, 3:00 PM EDT. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except...

Summary by RFP Detector.

Timeline

- **Posted** Aug 27
- **Response due** Sep 1
- **Archive** Dec 30

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 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 w 20 · conf 100%
Full and open competition. The largest recipient took 18% of these dollars in FY24–FY26.				
Issuer & market	MEASURED		−9.3	−23.4 / +12.6 w 20 · conf 100%
VA obligated $2.8M on NAICS 531120 across 22 contracts in FY24–FY26. 76 other notices from this office in the past 12 months.				
Time & stage	MEASURED		−2.6	−14.9 / +12.2 w 15 · conf 100%
Sources sought (market research, not a bid): 5 days to respond (due Sep 1, 2025, 3:00 PM EDT). Tight.				
Clarity & completeness	ESTIMATED		+3.3	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 449-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **42.0**

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 Aug 27, 2025, 1:36 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.

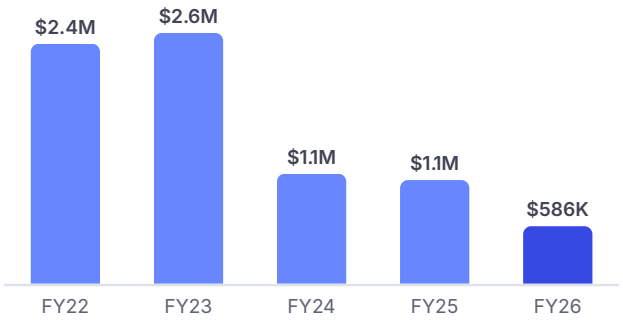
CONTRACTS AWARDED
22
New awards, FY24–FY26

TOTAL OBLIGATED
$2.8M
Obligated FY24–FY26

MEDIAN AWARD OVER $25K
$102K
16 awards above $25K

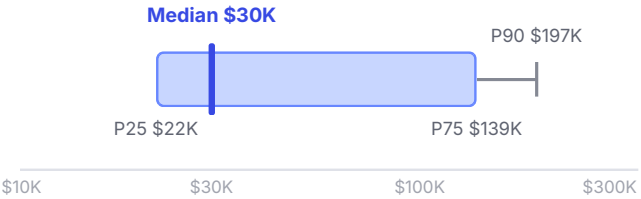
Obligations by fiscal year

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 −7.7
Small typical award (~$102K)

Competition & access −0.7
Full and open

Issuer & market −9.3
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

Delray Beach

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Javier Correa · primary
Lease Contracting Officer
javier.correaochoa@va.gov
786-299-2659

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

- C | 53 **FY27 New Replacement/Relocation Lease: Homestead CBOC**
  Department of Veterans Affairs · Due Dec 21
- D | 48 **Real Estate Acquisition Support Services (REASS) Recompete**
  Department of Veterans Affairs · Due Dec 17
- D | 47 **Macon GA Health Care Clinic HCC 168,332 ANSI/BOMA**
  Department of Veterans Affairs · Due Feb 2
- D | 43 **Lease of Outpatient Clinic in Franklin County, OH**
  Department of Veterans Affairs · Due Jan 11
- D | 43 **FY27 New: Primary Care Clinic Vero Beach New Lease**
  Department of Veterans Affairs · Due Dec 15

More from 248-NETWORK CONTRACT OFFICE 8 (36C248)

- F | 34 **Hoptel Services Gainesville**
  Department of Veterans Affairs · Due Nov 25
- D | 37 **Neptune Rover Medical Surgical Maintenance Base plus Four (4) Option Years**
  Department of Veterans Affairs · Due Nov 25
- D | 38 **Pneumatic Tube System Preventive Maintenance**
  Department of Veterans Affairs · Due Nov 26
- B | 65 **FY27 NRM (PROJ 573-24-110) BB - Expand Cardiology Service**
  Department of Veterans Affairs · Due Nov 26

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Sep 15, 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 Aug 27, 2025, 1:36 PM EDT (score at publication, frozen)
Report	ID e76b407c907eac9e8b7d · generated Nov 25, 2026, 5:02 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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