SPECIAL NOTICE | OPEN | FEDERAL

Lease of Office Space within Region 7. Request for Lease Proposals (RLP) #25REG07

General Services Administration › Public Buildings Service › PBS R9 LEASING DIV

Scan for the live page

D
35

RFP DETECTOR SCORE

Medium data confidence

Limited · 35 / 100

Limited (D, 35/100): clear, complete notice; but posted 57 days ago.

−7.0 Freshness | −5.7 Time & stage | −4.8 Value | +2.3 Clarity & completeness

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

At a glance

ESTIMATED VALUE **~$100K** Estimated: median award, FY24–FY26	SET-ASIDE **None** Full and open competition	NAICS **531120** Lessors of Nonresidential Buildings (except Miniwarehouses)	PSC **X1AA** Product / service code
PLACE OF PERFORMANCE **Fort Smith, Arkansas**	POSTED **Sep 30, 2026**	RESPONSE DUE **Dec 1, 2026, 5:30 PM CST** 5 days left	LISTING **Official federal notice** Updated Sep 30, 2026

Our summary

Public Buildings Service (PBS R9 LEASING DIV), part of the General Services Administration, posted a special notice titled “Lease of Office Space within Region 7. Request for Lease Proposals (RLP) #25REG07”. It was posted on Sep 30, 2026. Responses are due Dec 1, 2026, 5:30 PM CST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code X1AA. No set-aside is listed. The place of performance is Fort Smith, Arkansas. The listed point of contact is Quentin Horn.

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.

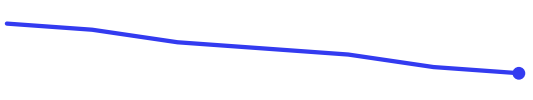
Factor		◀ lowers the score · raises the score ▶	Points	Range
Value	ESTIMATED		−4.8	−18.0 / +18.0 w 20 · conf 50%
No value published. Typical award is about $100K: the median of 585 federal contracts over $25K awarded in NAICS 531120, FY24–FY26.				
Competition & access	ESTIMATED		+0.9	−18.0 / +18.0 w 20 · conf 78%
Full and open competition. The largest recipient took 13% of these dollars in FY24–FY26, and spending is spread across many vendors.				
Issuer & market	ESTIMATED		−1.1	−23.4 / +12.6 w 20 · conf 45%
Across all agencies, NAICS 531120 saw 1,131 contracts worth $332M in FY24–FY26. No agency-specific history found.				
Time & stage	MEASURED		−5.7	−14.9 / +12.2 w 15 · conf 100%
Special notice: 5 days to respond (due Dec 1, 2026, 5:30 PM CST). Tight.				
Clarity & completeness	ESTIMATED		+2.3	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email and phone, 355-word description.				
Freshness	MEASURED		−7.0	−9.0 / +9.0 w 10 · conf 100%
Posted 57 days ago.				

Starts at 50 · contributions sum to **34.6**

Score **35** **(D)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 43 Nov 27: 35

Evaluated Nov 27, 2026, 3:19 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

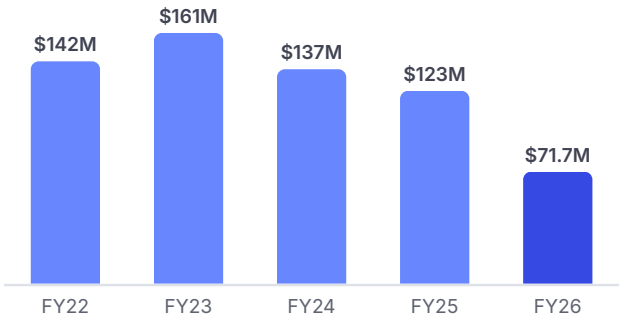
03 Market intelligence

Federal contract awards for all agencies, NAICS 531120 (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
1,131	**$332M**	**$100K**
New awards, FY24–FY26	Obligated FY24–FY26	585 awards above $25K

Obligations by fiscal year

all agencies, NAICS 531120



Award size

All agencies 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	Smithsonian Institution	$41.7M	13%
2	Ma-Chis International Services, Inc.	$28.9M	9%
3	Trizec Holdings Inc	$14.5M	4%
4	Usgbf Nci, LLC	$11.3M	3%
5	Franklin Court Inc	$9.8M	3%

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
−4.8	+0.9	−1.1
Small typical award (~$100K)	Full and open	Thin market ($332M FY24–FY26)

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

`531120` Lessors of Nonresidential Buildings (except Miniwarehouses)

PRODUCT / SERVICE CODE

`X1AA`

Place & submission

PLACE OF PERFORMANCE

Fort Smith, Arkansas

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Quentin Horn · primary
quentin.horn@gsa.gov
8179780031

Matthew Van Allen · secondary
matthew.vanallen@gsa.gov
3105055257

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
  Dec 1, 2026, 5:30 PM CST
- [ ] 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 Fort Smith, Arkansas?
- [ ] Does your pricing fit the typical award range ($12K–$103K)?
- [ ] 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 | 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 | 70 **Lease of office space within Knoxville, TN request for Lease proposals (RLP)**
  Public Buildings Service · Due Dec 23
- B | 69 **Lease of Office Space within Ocala, FL. Request for Lease Proposals (RLP) #26NAT01 - Offi...**
  Public Buildings Service · Due Jan 7

More from PBS R9 LEASING DIV

No other RFPs from this issuer yet.

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Sep 30, 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 Nov 27, 2026, 3:19 AM EST
Report	ID 69ae60dd271c90ffd9bc · generated Nov 27, 2026, 5:13 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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