COMBINED SYNOPSIS/SOLICITATION | OPEN | FEDERAL

Lease of Outpatient Clinic in Franklin County, OH

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

Solicitation `36C10F25R0057-0001`

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RFP DETECTOR SCORE

High data confidence

Limited · 42 / 100

Limited (D, 42/100): 46 days to respond, posted 9 days ago; but limited award history ($2.8M FY24–FY26).

+12.2 Time & stage | −9.3 Issuer & market | −7.7 Value | −5.4 Clarity & completeness

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$102K Estimated: median award, FY24–FY26	None Full and open competition	531120 Lessors of Nonresidential Buildings (except Miniwarehouses)	X1DB Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Not stated	Nov 17, 2026	Jan 11, 2027, 5:00 PM EST 45 days left	Official federal notice Updated Nov 17, 2026

Our summary

Department of Veterans Affairs (Office of Construction & Facilities Mgmt (36c10f)) posted a combined synopsis/solicitation titled “Lease of Outpatient Clinic in Franklin County, OH” under solicitation number 36C10F25R0057-0001. It was posted on Nov 17, 2026. Responses are due Jan 11, 2027, 5:00 PM EST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code X1DB. No set-aside is listed. The listed point of contact is Patricia Restrepo, VA Broker Representative.

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 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. 28 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+12.2	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 46 days to respond (due Jan 11, 2027, 5:00 PM EST).				
Clarity & completeness	ESTIMATED		−5.4	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 3-word description.				
Freshness	MEASURED		+2.8	−9.0 / +9.0 w 10 · conf 100%
Posted 9 days ago.				

Starts at 50 · contributions sum to **41.9**

Score **42** **(D)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 18: 48 Nov 27: 42

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 (92/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

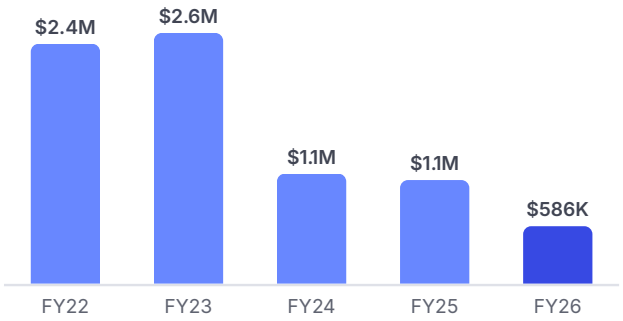
03 Market intelligence

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

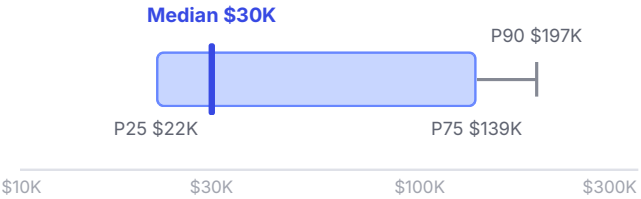
Obligations by fiscal year

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	−9.3
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

Not stated

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Patricia Restrepo · primary
VA Broker Representative
patricia.restrepo@chartwellenterprises.com
202-382-2733

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
  Jan 11, 2027, 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 where the work is located?
- [ ] Does your pricing fit the typical award range ($22K–$139K)?
- [ ] 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

- C | 52 **FY27 New Replacement/Relocation Lease: Homestead CBOC**
  Department of Veterans Affairs · Due Dec 21
- C | 50 **NRCS New Jersey Areawide Market Analysis**
  Farm Production and Conservation Business Center · Due Dec 8
- D | 48 **Billings Montana Fire Fighter Housing Doi Uswfs**
  Departmental Offices · Due Dec 10
- D | 47 **Macon GA Health Care Clinic HCC 168,332 ANSI/BOMA**
  Department of Veterans Affairs · Due Feb 2
- D | 46 **Real Estate Acquisition Support Services (REASS) Recompete**
  Department of Veterans Affairs · Due Dec 17

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

- B | 72 **Albuquerque National Cemetery Project**
  Department of Veterans Affairs · Due Nov 30
- F | 29 **Intent to Sole Source Perimeter Fence Line and Gates Replacement & Expansion Hines VA Med...**
  Department of Veterans Affairs · Due Dec 1
- C | 53 **Sources Sought Fayetteville NC Vet Center New/Replacing Lease**
  Department of Veterans Affairs · Due Dec 4
- B | 78 **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 18, 2026, updated Nov 17, 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 a83786cc8e0934fb3dab · generated Nov 27, 2026, 6:03 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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