SOURCES SOUGHT | CLOSED | FEDERAL

Lease Office Space with Region 4

General Services Administration › Public Buildings Service › PBS R4 Office of Leasing

Solicitation `6TN0136`

Scan for the live page

Closed on Feb 7, 2019 · similar open RFPs on page 5

RFP DETECTOR SCORE

Medium data confidence

Score at publication: 65 (B)

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

B
65

Strong (B, 65/100): posted today, 20 days to respond; but small typical award (~$100K).

+9.0 Freshness | +5.4 Time & stage | −4.8 Value | +3.8 Clarity & completeness

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$100K Estimated: median award, FY24–FY26	None Full and open competition	531120 Lessors of Nonresidential Buildings (except Miniwarehouses)	X Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
CLARKSVILLE, Tennessee	Jan 18, 2019 Updated Jan 28, 2019	Feb 7, 2019, 11:59 PM EST Closed	Official federal notice Updated Jan 28, 2019

Our summary

Public Buildings Service (PBS R4 Office of Leasing), part of the General Services Administration, posted a sources sought notice titled “Lease Office Space with Region 4” under solicitation number 6TN0136. It was first posted on Jan 18, 2019 and has been updated 2 times since. The response deadline was Feb 7, 2019, 11:59 PM EST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code X. No set-aside is listed. The place of performance is Clarksville, Tennessee. The listed point of contact is Kenneth R. Smith, Leasing Specialist.

Summary by RFP Detector.

Timeline

- **Posted** Jan 18
- **Response due** Feb 7
- **Archive** Feb 22

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		+0.5	−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. 4 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+5.4	−14.9 / +12.2 w 15 · conf 100%
Sources sought (market research, not a bid): 20 days to respond (due Feb 7, 2019, 11:59 PM EST).				
Clarity & completeness	ESTIMATED		+3.8	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 537-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **64.8**

Score at publication **65** **(B)**

Score trend

Recorded whenever the score changes, last 30 days

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

Evaluated Jan 18, 2019, 3:01 PM 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

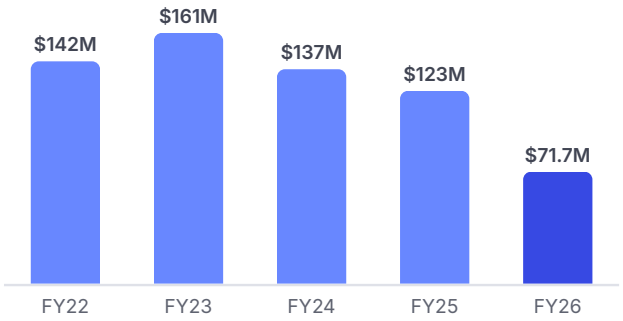
03 Market intelligence

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	+0.5
Small typical award (~$100K)	Full and open	Active 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

X

Place & submission

PLACE OF PERFORMANCE

CLARKSVILLE, Tennessee

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Kenneth R. Smith · primary
Leasing Specialist
kenneth.smith@gsa.gov
4045627731

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

- B | 66 **Lease of office space within Nashville, TN Request for Lease Proposals (RLP) #26NAT01**
  Public Buildings Service · Due Dec 7
- B | 65 **Solicitation 4TN0330-U.S. Government Seeks Office and Related Space in Nashville and Surr...**
  Public Buildings Service · Due Dec 10
- C | 60 **General Services Administration (GSA) Seeks to lease the following space**
  Public Buildings Service · Due Dec 11
- D | 49 **8TN2168 The US Government Seeks to Lease Office and Related Space in Nashville, TN-Reques...**
  Public Buildings Service · Due Nov 30
- B | 73 **Armed Forces Career Center-Franklin-PA**
  Department of the Army · Due Dec 19

More from PBS R4 Office of Leasing

- B | 67 **Government Seeking Space: Louisville, KY**
  Public Buildings Service · Closed
- C | 59 **General Services Administration seeks to lease office space in Montgomery, AL , Central B...**
  Public Buildings Service · Closed
- C | 57 **General services Administration seeks to lease office space in Montgomery, AL, Central Bu...**
  Public Buildings Service · Closed
- B | 67 **Lease of Office Space within Region 04- REG04 - Office Space**
  Public Buildings Service · Closed

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Jan 28, 2019
Market data	Federal award history, contract award types A–D, FY24–FY26, updated Nov 13, 2026
Score	RFP Detector Score v1.0.0, evaluated Jan 18, 2019, 3:01 PM EST (score at publication, frozen)
Report	ID 1b17f5a4ba680db4dc57 · generated Nov 22, 2026, 8:01 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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