SOURCES SOUGHT | CLOSED | FEDERAL

Middletown NY Vet Center New/Replacing Lease

Department of Veterans Affairs › 242-NETWORK CONTRACT OFFICE 02 (36C242)

Solicitation `36C24227Q0081`

Closed on Oct 29, 2026 · similar open RFPs on page 5

Scan for the live page

RFP DETECTOR SCORE

High data confidence

Score at publication: 41 (D)

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

D
41

Limited (D, 41/100): posted today; but limited award history ($2.8M FY24–FY26).

−9.3 Issuer & market | +9.0 Freshness | −7.7 Value | −1.3 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 **Middletown, New York**	POSTED **Oct 22, 2026**	RESPONSE DUE **Oct 29, 2026, 10:00 AM CDT** Closed	LISTING **Official federal notice** Updated Oct 22, 2026

Our summary

Department of Veterans Affairs (242-NETWORK CONTRACT OFFICE 02 (36C242)) posted a sources sought notice titled “Middletown NY Vet Center New/Replacing Lease” under solicitation number 36C24227Q0081. It was posted on Oct 22, 2026. The response deadline was Oct 29, 2026, 10:00 AM CDT. It is classified under NAICS 531120 and product/service code X1DB. No set-aside is listed. The place of performance is Middletown, New York. The listed point of contact is Nicholas Griffaton.

Summary by RFP Detector.

Timeline

- **Posted** — Oct 22
- **Response due** — Oct 29
- **Archive** — Nov 13

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. 143 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+1.2	−14.9 / +12.2 w 15 · conf 100%
Sources sought (market research, not a bid): 7 days to respond (due Oct 29, 2026, 10:00 AM CDT). Tight.				
Clarity & completeness	ESTIMATED		−1.3	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email, 96-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **41.2**

Score at publication **41** **(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 Oct 22, 2026, 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.

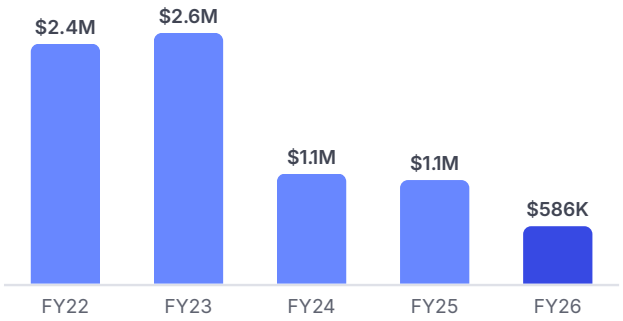
CONTRACTS AWARDED
22
New awards, FY24–FY26

TOTAL OBLIGATED
$2.8M
Obligated FY24–FY26

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

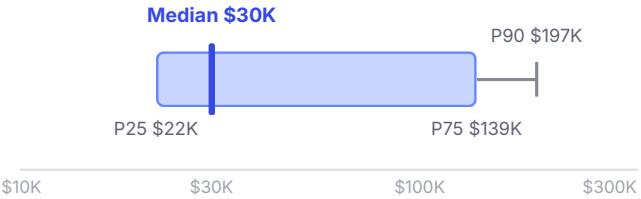
Obligations by fiscal year

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

Middletown, New York

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Nicholas Griffaton · primary
nicholas.griffaton@va.gov

Joycellyn Williams · secondary
joycellyn.williams@va.gov

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 | 64 **Army National Guard Storefront**
  Department of the Army · Due Dec 9
- C | 59 **Lease of Office Space within Buffalo/Williamsville area, NY Request for Lease Proposals (...**
  Public Buildings Service · Due Dec 7
- C | 52 **Solicitation for Leased Office Space in Hudson, NY**
  Public Buildings Service · Due Dec 3
- F | 17 **Valley Stream CBOC - New Replacing Lease (VA-28-00000026)**
  Department of Veterans Affairs · Due Nov 27
- B | 71 **Lease of office space within Knoxville, TN request for Lease proposals (RLP)**
  Public Buildings Service · Due Dec 23

More from 242-NETWORK CONTRACT OFFICE 02 (36C242)

- F | 17 **Valley Stream CBOC - New Replacing Lease (VA-28-00000026)**
  Department of Veterans Affairs · Due Nov 27
- F | 27 **620-26-206 Asbestos Abatement**
  Department of Veterans Affairs · Due Nov 27
- B | 76 **Station-Const Tbd Oig Renovation**
  Department of Veterans Affairs · Due Nov 27
- F | 13 **FY 27 Services | Notice of Intent to Sole Source | Canandaigua Fire Dept. Cable and Wi-Fi...**
  Department of Veterans Affairs · Due Nov 27

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Oct 22, 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 Oct 22, 2026, 1:00 PM EDT (score at publication, frozen)
Report	ID d574ce6a571ce9cd5c76 · generated Nov 25, 2026, 5:03 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

RFP Detector is an independent service and is not affiliated with any government agency or with the organisation that issued this RFP. This report is generated automatically from publicly available information. The RFP Detector Score, estimates and market statistics are informational and may be incomplete or out of date; they are not legal, financial or bidding advice and do not predict any award. Always rely on the official solicitation and its documents, and confirm every date and requirement with the issuer before responding.