SOLICITATION OPEN FEDERAL

RFP to Lease the Armstrong Dune Shack in Cape Cod National Seashore

Department of the Interior › National Park Service › NER NORTHEAST REGION(40000)

Solicitation `CACO_Armstrong-Dune-Shack_RFP_2026`

Scan for the live page

B
65

RFP DETECTOR SCORE

Strong · 65 / 100

Medium data confidence

Strong (B, 65/100): 44 days to respond, clear, complete notice.

+12.2 Time & stage +5.0 Clarity & completeness

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

At a glance

VALUE	SET-ASIDE	NAICS	PSC
Not stated No value published	**None** Full and open competition	**53** Real Estate and Rental and Leasing	**X1FZ** Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Truro, Massachusetts	**Nov 9, 2026**	**Jan 8, 2027, 5:00 PM EST** 43 days left	**Official federal notice** Updated Nov 9, 2026

Our summary

National Park Service (NER NORTHEAST REGION(40000)), part of the Department of the Interior, posted a request for proposals titled “RFP to Lease the Armstrong Dune Shack in Cape Cod National Seashore” under solicitation number CACO_Armstrong-Dune-Shack_RFP_2026. It was posted on Nov 9, 2026. Responses are due Jan 8, 2027, 5:00 PM EST. It is classified under NAICS 53 (Real Estate and Rental and Leasing) and product/service code X1FZ. No set-aside is listed. The place of performance is Truro, Massachusetts. The listed point of contact is Joan Horgan.

Summary by RFP Detector.

Timeline

Posted Nov 9

Response due Jan 8

Archive Jan 8

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	UNKNOWN		0.0	−18.0 / +18.0 w 20 · conf 0%
No value published, and there isn't enough award history to estimate one. Scored as neutral.				
Competition & access	ESTIMATED		−0.6	−18.0 / +18.0 w 20 · conf 60%
Full and open competition.				
Issuer & market	ESTIMATED		−0.9	−23.4 / +12.6 w 20 · conf 25%
5 other RFPs from National Park Service on RFP Detector in the past 12 months; no award history found.				
Time & stage	MEASURED		+12.2	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 44 days to respond (due Jan 8, 2027, 5:00 PM EST).				
Clarity & completeness	ESTIMATED		+5.0	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email, 4,942-word description.				
Freshness	MEASURED		−0.8	−9.0 / +9.0 w 10 · conf 100%
Posted 16 days ago.				

Starts at 50 · contributions sum to **64.9**

Score **65** **(B)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 72 Nov 24: 65

Evaluated Nov 26, 2026, 3:23 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 (53/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

03 Market intelligence

No federal award history found for this agency and NAICS code.

RFPS FROM THIS ISSUER

5

Other RFPs, past 12 months

REAL ESTATE & LEASING RFPS IN MASSACHUSETTS

0

Other RFPs, past 12 months

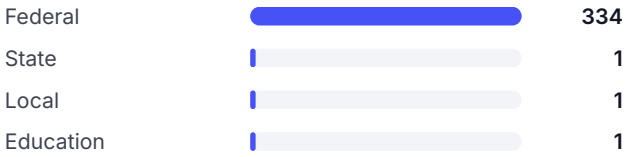
MEDIAN PUBLISHED VALUE

—

Shown once 10+ similar RFPs publish a value

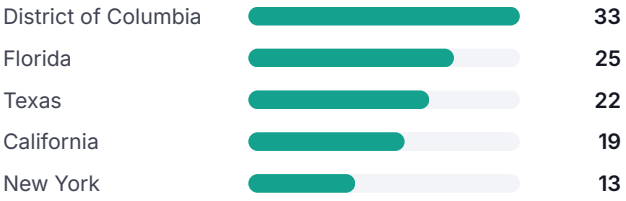
Real Estate & Leasing RFPs by sector

First seen on RFP Detector, past 12 months · 107 open now



Where they are posted

Top states by place of performance or issuer, past 12 months



No award history found for this agency and NAICS

Federal award records show fewer than 20 contract awards for this NAICS code at the agency and at all agencies combined, or the notice has no NAICS code. The Value and Issuer & market factors are scored as unknown or from issuer activity only, so they have little or no effect on the score.

How this market feeds the score

Value	Competition & access	Issuer & market
0.0	−0.6	−0.9
Value not published	Full and open	Little issuer history

Based on RFP Detector records: public RFPs first seen in the past 12 months, as of Nov 27, 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
53 Real Estate and Rental and Leasing

PRODUCT / SERVICE CODE
X1FZ

Place & submission

PLACE OF PERFORMANCE
Truro, Massachusetts

HOW TO SUBMIT
As instructed in the official solicitation

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

Contacts

Joan Horgan · primary
caco_leasing@nps.gov

Christopher Schubel · secondary
ner_leasing@nps.gov

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 8, 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 in Truro, Massachusetts?
- [ ] Does the likely contract size fit your capacity?
- [ ] 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 | 68 **RFB to Lease the Joshua Brooks House**
  National Park Service · Due Jan 4
- D | 44 **The Government is seeking to lease office and related space in New Bedford, MA for a mini...**
  Public Buildings Service · Due Nov 30
- B | 73 **Government is Seeking office and Related Space in Ogden, Utah**
  Public Buildings Service · Due Dec 20
- B | 72 **6FL0658 - GSA seeks to lease Office Space in Orlando, FL**
  Public Buildings Service · Due Dec 24
- B | 72 **General Services Administration (GSA) seeks to lease space in Sevierville, TN**
  Public Buildings Service · Due Dec 23

More from NER NORTHEAST REGION(40000)

- B | 68 **RFB to Lease the Joshua Brooks House**
  National Park Service · Due Jan 4
- B | 66 **RFP to Lease the Dun Glen Ark in New River Gorge National Park and Preserve**
  National Park Service · Due Jan 15
- B | 74 **RFP to Lease Spaces for Mobile Vending Operations at Gateway National Recreation Area**
  National Park Service · Closed
- B | 75 **RFB to Lease the Stow-Hardy House at Minute Man National Historical Park**
  National Park Service · Closed

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 9, 2026
Score	RFP Detector Score v1.0.0, evaluated Nov 26, 2026, 3:23 AM EST
Report	ID 598ebf078af363dbb5ff · generated Nov 27, 2026, 12:29 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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