SOURCES SOUGHT | OPEN | FEDERAL | SDVOSB set-aside

Sources Sought Fayetteville NC Vet Center New/Replacing Lease

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

Solicitation 36C10F27Q0005

Scan for the live page

RFP DETECTOR SCORE

High data confidence

Fair · 51 / 100

C

51

Fair (C, 51/100): SDVOSB set-aside, new this week; but limited award history ($2.8M FY24–FY26).

+10.1 Competition & access | −9.3 Issuer & market | +8.4 Freshness | −7.7 Value

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

At a glance

ESTIMATED VALUE **~$102K** Estimated: median award, FY24–FY26	SET-ASIDE **SDVOSB set-aside** Set-aside code SDVOSBC	NAICS **531120** Lessors of Nonresidential Buildings (except Miniwarehouses)	PSC **X1DB** Product / service code
PLACE OF PERFORMANCE **Fayetteville, North Carolina**	POSTED **Nov 25, 2026**	RESPONSE DUE **Dec 4, 2026, 10:00 AM CST** 5 days left	LISTING **Official federal notice** Updated Nov 25, 2026

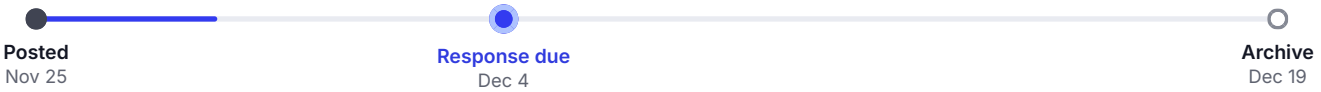
Our summary

Department of Veterans Affairs (Office of Construction & Facilities Mgmt (36c10f)) posted a sources sought notice titled “Sources Sought Fayetteville NC Vet Center New/Replacing Lease” under solicitation number 36C10F27Q0005. It was posted on Nov 25, 2026. Responses are due Dec 4, 2026, 10:00 AM CST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code X1DB. The set-aside is listed as Service-Disabled Veteran-Owned Small Business (SDVOSB) Set-Aside (FAR 19.14). The place of performance is Fayetteville, North Carolina. The listed point of contact is Nicholas Griffaton.

Summary by RFP Detector.

Timeline

Blue line: today (Nov 28)



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		+10.1	−18.0 / +18.0 w 20 · conf 100%
Service-disabled veteran-owned small business set-aside. 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		0.0	−14.9 / +12.2 w 15 · conf 100%
Sources sought (market research, not a bid): 6 days to respond (due Dec 4, 2026, 10:00 AM CST). Tight.				
Clarity & completeness	ESTIMATED		−0.5	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email, 123-word description.				
Freshness	MEASURED		+8.4	−9.0 / +9.0 w 10 · conf 100%
Posted 2 days ago.				

Starts at 50 · contributions sum to **51.0**

Score **51** (C)

Score trend

Recorded whenever the score changes, last 30 days



Nov 26: 55 — Nov 28: 51

Evaluated Nov 28, 2026, 3:15 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

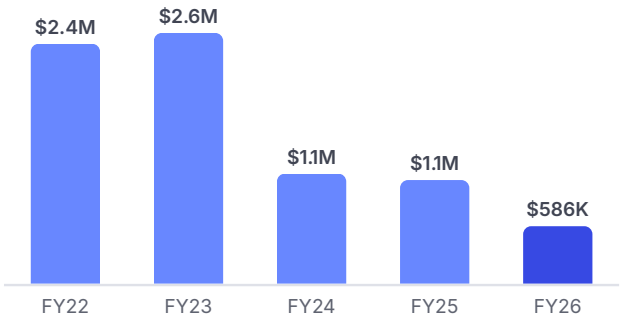
03 Market intelligence

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

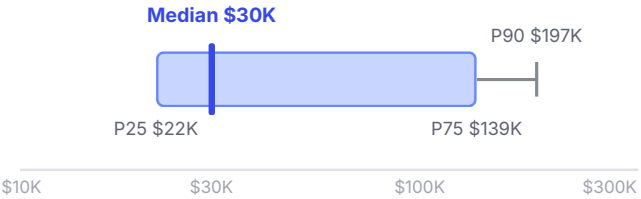
Obligations by fiscal year

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	+10.1	−9.3
Small typical award (~$102K)	SDVOSB set-aside	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

Service-disabled veteran-owned small business set-aside: only businesses holding this status may respond.

NAICS

531120 Lessors of Nonresidential Buildings (except Miniwarehouses)

PRODUCT / SERVICE CODE

X1DB

Place & submission

PLACE OF PERFORMANCE

Fayetteville, North Carolina

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)

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 4, 2026, 10:00 AM CST
- [ ] Check you meet the set-aside / eligibility requirement
  Service-Disabled Veteran-Owned Small Business (SDVOSB) Set-Aside (FAR 19.14)
- [ ] Check the SBA size standard for NAICS 531120
  Small-business set-asides use the size standard of the primary NAICS code
- [ ] 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 Fayetteville, North Carolina?
- [ ] 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 | 56 **U.S. Government Seeks to Lease Office and Related Space in Wilmington, NC**
  Public Buildings Service · Due Dec 21
- B | 73 **Government is Seeking office and Related Space in Ogden, Utah**
  Public Buildings Service · Due Dec 20
- B | 71 **6FL0658 - GSA seeks to lease Office Space in Orlando, FL**
  Public Buildings Service · Due Dec 24
- B | 71 **General Services Administration (GSA) seeks to lease space in Sevierville, TN**
  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 Office of Construction & Facilities Mgmt (36c10f)

- B | 69 **Albuquerque National Cemetery Project**
  Department of Veterans Affairs · Due Nov 30
- F | 27 **Intent to Sole Source Perimeter Fence Line and Gates Replacement & Expansion Hines VA Med...**
  Department of Veterans Affairs · Due Dec 1
- B | 77 **Project Number 653-105, Seismic Retrofit of Building 16, Roseburg VAMC, Oregon**
  Department of Veterans Affairs · Due Dec 10
- A | 84 **Project Number 657-507, Correct Seismic Deficiencies for Building 14, Marion VAMC, Illino...**
  Department of Veterans Affairs · Due Dec 11

Data and as-of times

Notice data	Official federal notice, first seen Nov 26, 2026, updated Nov 25, 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 28, 2026, 3:15 AM EST
Report	ID 0feea9217d3d737403fc · generated Nov 28, 2026, 11:15 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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