PRESOLICITATION | OPEN | FEDERAL

The government seeks expression of interest from lessors to lease office space in Portland, Maine

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

Solicitation 4ME0096

RFP DETECTOR SCORE

D
47

Limited · 47 / 100

Medium data confidence

Limited (D, 47/100): new this week, clear, complete notice; but only 3 days left.

−10.8 Time & stage | +6.5 Freshness | −4.8 Value | +3.5 Clarity & completeness

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

At a glance

ESTIMATED VALUE **~$100K** Estimated: median award, FY24–FY26	SET-ASIDE **None** Full and open competition	NAICS **531120** Lessors of Nonresidential Buildings (except Miniwarehouses)	PSC **X1AA** Product / service code
PLACE OF PERFORMANCE **Portland, Maine**	POSTED **Nov 20, 2026**	RESPONSE DUE **Nov 27, 2026, 8:00 PM EST** 2 days left	LISTING **Official federal notice** Updated Nov 20, 2026

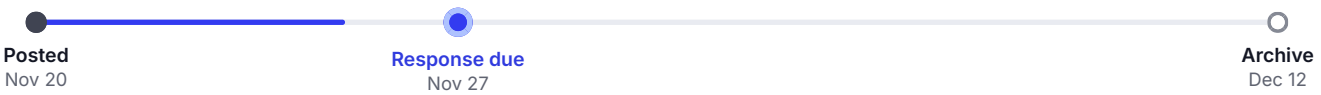
Our summary

Public Buildings Service (PBS Office of Leasing), part of the General Services Administration, posted a presolicitation notice titled “The government seeks expression of interest from lessors to lease office space in Portland, Maine” under solicitation number 4ME0096. It was posted on Nov 20, 2026. Responses are due Nov 27, 2026, 8:00 PM EST. It is classified under NAICS 531120 (Lessors of Nonresidential Buildings (except Miniwarehouses)) and product/service code X1AA. No set-aside is listed. The place of performance is Portland, Maine. The listed point of contact is Eduardo Depina.

Summary by RFP Detector.

Timeline

Blue line: today (Nov 25)



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.

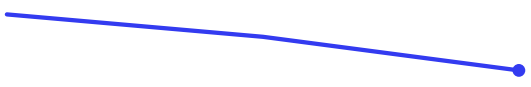
Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−4.8	−18.0 / +18.0 w 20 · conf 50%
No value published. Typical award is about $100K: the median of 585 federal contracts over $25K awarded in NAICS 531120, FY24–FY26.				
Competition & access	ESTIMATED		+0.9	−18.0 / +18.0 w 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		+2.1	−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. 54 other notices from this office in the past 12 months.				
Time & stage	MEASURED		−10.8	−14.9 / +12.2 w 15 · conf 100%
Presolicitation: 3 days to respond (due Nov 27, 2026, 8:00 PM EST). Very tight.				
Clarity & completeness	ESTIMATED		+3.5	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 486-word description.				
Freshness	MEASURED		+6.5	−9.0 / +9.0 w 10 · conf 100%
Posted 4 days ago.				

Starts at 50 · contributions sum to **47.4**

Score **47** **(D)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 21: 57 Nov 25: 47

Evaluated Nov 25, 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 (71/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

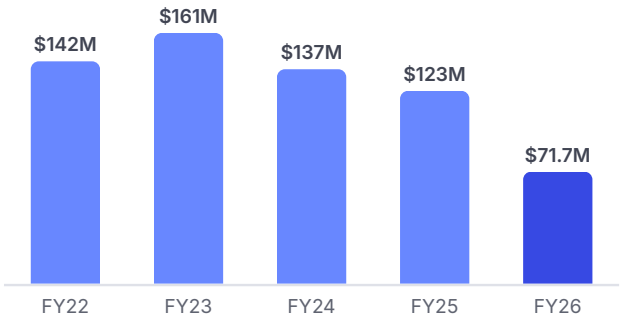
03 Market intelligence

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	+2.1
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

`X1AA`

Place & submission

PLACE OF PERFORMANCE

Portland, Maine

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Eduardo Depina · primary
eduardo.depina@gsa.gov
6179211241

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
  Nov 27, 2026, 8:00 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 Portland, Maine?
- [ ] Does your pricing fit the typical award range ($12K–$103K)?
- [ ] 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 | 60 **Lease of Office Space within PORTLAND, MAINE. Request for Lease Proposals (RLP) #26NAT01**
  Public Buildings Service · Due Dec 7
- B | 72 **General Services Administration (GSA) seeks to lease space in Sevierville, TN**
  Public Buildings Service · Due Dec 23
- B | 72 **6FL0658 - GSA seeks to lease Office Space in Orlando, FL**
  Public Buildings Service · Due Dec 24
- B | 71 **Lease of office space within Knoxville, TN request for Lease proposals (RLP)**
  Public Buildings Service · Due Dec 23
- B | 70 **Armed Forces Career Center-Dubois-PA**
  Department of the Army · Due Dec 19

More from PBS Office of Leasing

- D | 49 **Expression of Interest (EOI) in Capitol Heights, MD**
  Public Buildings Service · Due Nov 27
- F | 30 **Intent to Lease Space Using Other Than Full and Open Competition for TSA**
  Public Buildings Service · Due Nov 27
- D | 43 **General Services Administration (GSA) Seeks to lease the following space**
  Public Buildings Service · Due Dec 3
- C | 52 **Solicitation for Leased Office Space in Hudson, NY**
  Public Buildings Service · Due Dec 3

Data and as-of times

Notice data	Official federal notice, first seen Nov 21, 2026, updated Nov 20, 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 25, 2026, 3:19 AM EST
Report	ID 1b37e8b6c9d4a47926ca · generated Nov 25, 2026, 8:09 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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