SOURCES SOUGHT | CLOSED | FEDERAL

Armed Forces Recruiting Building 25 Tenant Improvement and Renovation Project- Sources Sought Notice

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General Services Administration › Public Buildings Service › PBS CAPITAL PROJECTS - ZONE 7 BRANCH

Solicitation AFR

Closed on Nov 5, 2026 · similar open RFPs on page 5



RFP DETECTOR SCORE

High data confidence

Score at publication: 72 (B)

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

Strong (B, 72/100): posted today, active buyer ($5.8B FY24–FY26); but small typical award (~$162K).

+9.0 Freshness | +6.4 Issuer & market | −5.4 Value | +5.4 Time & stage

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$162K Estimated: median award, FY24–FY26	None Full and open competition	236220 Commercial and Institutional Building Construction	Z2AA Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Lakewood, Colorado	Oct 22, 2026	Nov 5, 2026, 2:00 PM MST Closed	Official federal notice Updated Oct 22, 2026

Our summary

Public Buildings Service (PBS CAPITAL PROJECTS - ZONE 7 BRANCH), part of the General Services Administration, posted a sources sought notice titled “Armed Forces Recruiting Building 25 Tenant Improvement and Renovation Project- Sources Sought Notice” under solicitation number AFR. It was posted on Oct 22, 2026. The response deadline was Nov 5, 2026, 2:00 PM MST. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code...

Summary by RFP Detector.

Timeline



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		−5.4	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $162K: the median of 2,926 Public Buildings Service contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+1.7	−18.0 / +18.0 w 20 · conf 100%
Full and open competition. The largest recipient took 17% of these dollars in FY24–FY26.				
Issuer & market	MEASURED		+6.4	−23.4 / +12.6 w 20 · conf 100%
Public Buildings Service obligated $5.8B on NAICS 236220 across 3,677 contracts in FY24–FY26. 2 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): 14 days to respond (due Nov 5, 2026, 2:00 PM MST).				
Clarity & completeness	ESTIMATED		+5.0	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 887-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **72.1**

Score at publication **72** **(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 Oct 22, 2026, 3:22 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 Public Buildings Service, NAICS 236220. Award counts and sizes cover new awards in FY24–FY26; dollars are obligations in the same window.

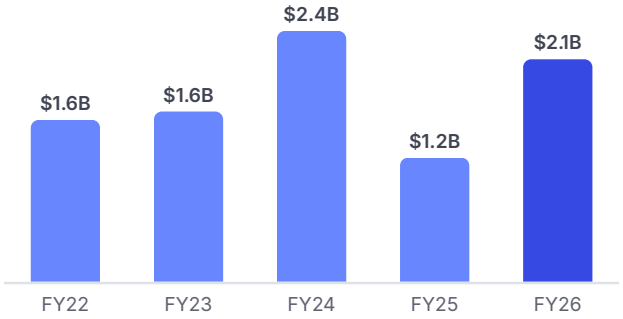
CONTRACTS AWARDED
3,677
New awards, FY24–FY26

TOTAL OBLIGATED
$5.8B
Obligated FY24–FY26

MEDIAN AWARD OVER $25K
$162K
2,926 awards above $25K

Obligations by fiscal year

Public Buildings Service, NAICS 236220



Award size

Public Buildings Service NAICS 236220 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	Hensel Phelps Construction Co.	$968M	17%
2	Clark Construction Group LLC	$616M	11%
3	Davis Constructors & Engineers, Inc.	$470M	8%
4	Brasfield & Gorrie LLC	$338M	6%
5	Mcgough Construction Co., LLC	$200M	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 −5.4
Small typical award (~$162K)

Competition & access +1.7
Full and open

Issuer & market +6.4
Active buyer ($5.8B 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

236220 Commercial and Institutional Building Construction

PRODUCT / SERVICE CODE

Z2AA

Place & submission

PLACE OF PERFORMANCE

Lakewood, Colorado

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Jamie (James) Potter · primary
jamie.potter@gsa.gov
3035889153

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

- A | 84 **CO BR UCPO Blue Mesa Road(1) Blue Mesa Road**
  Federal Highway Administration · No due date
- B | 72 **Radiant Heating Panel Replacement**
  Department of Veterans Affairs · Due Nov 26
- B | 68 **Administrative Parking Lot Repairs**
  Forest Service · Due Dec 1
- B | 65 **GAOA Brainard Lake Recreation Area Deferred Maintenance**
  Forest Service · Due Dec 17
- B | 65 **Department Of Energy - National Nuclear Security Administration Joint Cyber Facility Cons...**
  Public Buildings Service · Due Dec 7

More from PBS CAPITAL PROJECTS - ZONE 7 BRANCH

- B | 65 **Department Of Energy - National Nuclear Security Administration Joint Cyber Facility Cons...**
  Public Buildings Service · Due Dec 7
- B | 79 **1800Forward - Construction Manager as Constructor Services for the General Services Admin...**
  Public Buildings Service · Closed

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, 3:22 PM EDT (score at publication, frozen)
Report	ID 94209269c9b9fa9eb42e · generated Nov 20, 2026, 4:03 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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