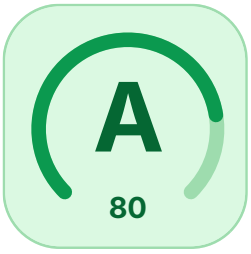
PRESOLICITATION | OPEN | FEDERAL | Small-business set-aside

ATS 3 Replacement

General Services Administration › Public Buildings Service › PBS Project Delivery West - Branch E

Solicitation 47PD5527Q0026

Scan for the live page



RFP DETECTOR SCORE

High data confidence

Excellent · 80 / 100

Excellent (A, 80/100): small-business set-aside, posted today; but small typical award (~$162K).

+10.3 Competition & access | +9.0 Freshness | +8.1 Time & stage | +7.1 Issuer & market

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	Small-business set-aside Set-aside code SBA	236220 Commercial and Institutional Building Construction	Z2AA Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Arizona	Nov 23, 2026	Dec 15, 2026, 4:00 PM MST 21 days left	Official federal notice Updated Nov 23, 2026

Our summary

Public Buildings Service (PBS Project Delivery West - Branch E), part of the General Services Administration, posted a presolicitation notice titled “ATS 3 Replacement” under solicitation number 47PD5527Q0026. It was posted on Nov 23, 2026. Responses are due Dec 15, 2026, 4:00 PM MST. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Z2AA. The set-aside is listed as Small Business Set Aside - Total. The place of performance is Arizona. The listed point of contact is Angela McCord.

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		+10.3	−18.0 / +18.0 w 20 · conf 100%
Total small-business set-aside. The largest recipient took 17% of these dollars in FY24–FY26.				
Issuer & market	MEASURED		+7.1	−23.4 / +12.6 w 20 · conf 100%
Public Buildings Service obligated $5.8B on NAICS 236220 across 3,677 contracts in FY24–FY26. 3 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+8.1	−14.9 / +12.2 w 15 · conf 100%
Presolicitation: 21 days to respond (due Dec 15, 2026, 4:00 PM MST).				
Clarity & completeness	ESTIMATED		+1.4	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 247-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **80.5**

Score **80** **(A)**

Score trend

Recorded whenever the score changes, last 30 days

The trend appears once the score has changed. Time-dependent factors (deadline, freshness) are re-evaluated every night.

Evaluated Nov 24, 2026, 6:15 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

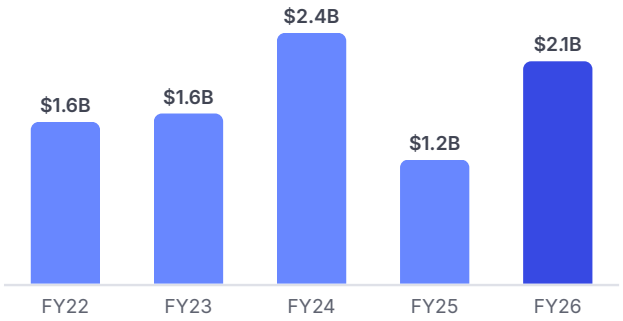
03 Market intelligence

Federal contract awards for Public Buildings Service, NAICS 236220. 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
3,677	**$5.8B**	**$162K**
New awards, FY24–FY26	Obligated FY24–FY26	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	Competition & access	Issuer & market
−5.4	+10.3	+7.1
Small typical award (~$162K)	Small-business set-aside	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

Total small-business set-aside: only businesses that are small under the NAICS size standard may respond.

NAICS

236220 Commercial and Institutional Building Construction

PRODUCT / SERVICE CODE

Z2AA

Place & submission

PLACE OF PERFORMANCE

Arizona

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Angela McCord · primary
angela.mccord@gsa.gov
5205657145

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 15, 2026, 4:00 PM MST
- [ ] Check you meet the set-aside / eligibility requirement
  Small Business Set Aside - Total
- [ ] Check the SBA size standard for NAICS 236220
  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 Arizona?
- [ ] Does your pricing fit the typical award range ($32K–$411K)?
- [ ] 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 | 79 **Yuma Proving Ground Job Order Contract (JOC)**
  Department of the Army · Due Nov 30
- C | 57 **12445127B0001 AZ Lakeside Office Sewer Line Replacement**
  Forest Service · Due Dec 14
- C | 52 **iHouse Apartment Construction**
  Indian Health Service · Due Dec 1
- C | 50 **Forest Wide Decommissioning Project**
  Forest Service · Due Dec 7
- C | 50 **12445127B0002 AZ Halfmoon Ranch House HVAC Installation**
  Forest Service · Due Dec 7

More from PBS Project Delivery West - Branch E

- D | 45 **USBC Weinberger Lower Floor Kitchenette Upgrade**
  Public Buildings Service · Due Nov 25
- B | 75 **EQPMBF-27-0019, Fish and Wildlife Conference Rm Door Removal. Anchorage AK**
  Public Buildings Service · Due Dec 18
- B | 79 **DHS HSI Schwartz 2nd Floor Carpet Replacement**
  Public Buildings Service · Closed

Data and as-of times

Notice data	Official federal notice, first seen Nov 24, 2026, updated Nov 23, 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 24, 2026, 6:15 AM EST
Report	ID caadcd5c4a0c6c6d009f · generated Nov 24, 2026, 9:09 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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