SOURCES SOUGHT | OPEN | FEDERAL

Design-Build Modernization of the LPOE in Lynden, Washington Sources Sought

General Services Administration › Public Buildings Service › PBS Capital Projects - Zones 5 & 6 Branch

Solicitation `LPOE_LYNDEN_SS`

Scan for the live page

C
51

RFP DETECTOR SCORE

High data confidence

Fair • 51 / 100

Fair (C, 51/100): active buyer ($5.8B FY24–FY26); but small typical award (~$162K).

+5.6 Issuer & market | −5.4 Value | +1.7 Competition & access

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	Not stated
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Lynden, Washington	Nov 12, 2026	Dec 3, 2026, 2:00 PM MST 6 days left	Official federal notice Updated Nov 12, 2026

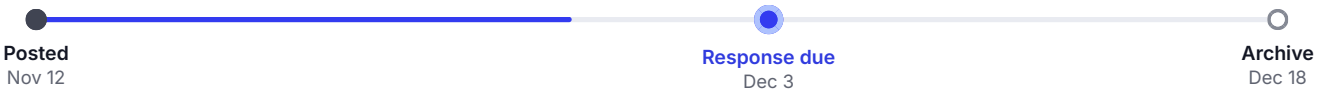
Our summary

Public Buildings Service (PBS Capital Projects - Zones 5 & 6 Branch), part of the General Services Administration, posted a sources sought notice titled “Design-Build Modernization of the LPOE in Lynden, Washington Sources Sought” under solicitation number LPOE_LYNDEN_SS. It was posted on Nov 12, 2026. Responses are due Dec 3, 2026, 2:00 PM MST. It is classified under NAICS 236220 (Commercial and Institutional Building Construction). No set-aside is listed. The place of performance is Lynden, Washington. The listed point of contact is Shannon Sweeney.

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.

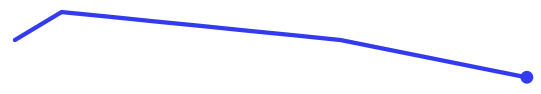
Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−5.4	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $162K: the median of 2,926 Public Buildings Service contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+1.7	−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		+5.6	−23.4 / +12.6 w 20 · conf 100%
Public Buildings Service obligated $5.8B on NAICS 236220 across 3,677 contracts in FY24–FY26. 1 other notice from this office in the past 12 months.				
Time & stage	MEASURED		+0.4	−14.9 / +12.2 w 15 · conf 100%
Sources sought (market research, not a bid): 7 days to respond (due Dec 3, 2026, 2:00 PM MST). Tight.				
Clarity & completeness	ESTIMATED		−0.9	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email, 192-word description.				
Freshness	MEASURED		−0.1	−9.0 / +9.0 w 10 · conf 100%
Posted 14 days ago.				

Starts at 50 · contributions sum to **51.3**

Score **51** (C)

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 59 — Nov 27: 51

Evaluated Nov 27, 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 (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.

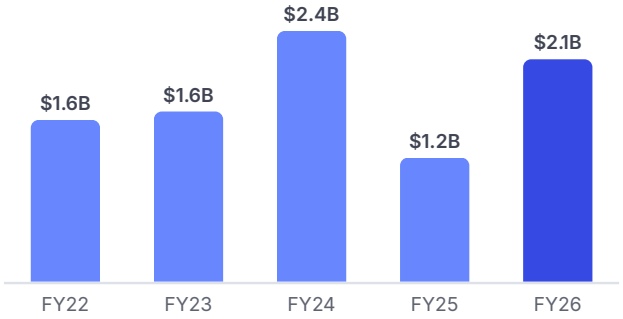
CONTRACTS AWARDED
3,677
New awards, FY24–FY26

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 +5.6
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

Place & submission

PLACE OF PERFORMANCE

Lynden, Washington

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Shannon Sweeney · primary
shannon.sweeney@gsa.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 3, 2026, 2:00 PM MST
- [ ] 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 Lynden, Washington?
- [ ] 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

- A | 88 **Joint Base Lewis McChord (JBLM) Multi Domain Task Force (MDTF) Buildings (BLDGs) 3221 and...**
  Department of the Army · Due Dec 28
- A | 83 **WA ERFO FS MTBKR605 2020-1(2), Forest Road 7810 MP 0.1 Repair**
  Federal Highway Administration · No due date
- B | 78 **Design and construction of 5,964 SF addition to an existing aircraft paint shop and insta...**
  Department of the Army · Due Dec 7
- B | 76 **WA ERFO FS GIFPN603 2022-1(1), Gifford Pinchot ERFO Repairs 2022**
  Federal Highway Administration · No due date
- B | 73 **WA ERFO NPS OLYM 2022-1(3), OLYMPIC NPS ERFO REPAIRS 2022 Road 107 MP 0.3 TO 0.5 & MP 0.8**
  Federal Highway Administration · Due Dec 3

More from PBS Capital Projects - Zones 5 & 6 Branch

- B | 66 **FDA Lab Renovation in Silver Spring, MD**
  Public Buildings Service · Closed

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 12, 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 27, 2026, 3:19 AM EST
Report	ID e005385faa6455c3d1c7 · generated Nov 28, 2026, 12:09 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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