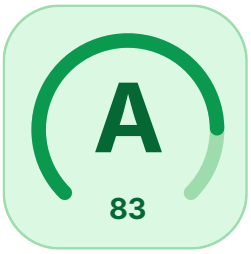
PRESOLICITATION | OPEN | FEDERAL

DRAFT RFQ - W912QR279A007 - Construction Manager at Risk (CMAR) - Army Reserve Center - Richmond, VA

Department of Defense › Department of the Army › W072 ENDIST LOUISVILLE

Solicitation `W912QR279A007`

Scan for the live page



RFP DETECTOR SCORE

High data confidence

Excellent · 83 / 100

Excellent (A, 83/100): active buyer ($24.3B FY24–FY26), posted today.

+12.6 Issuer & market | +9.0 Freshness | +8.1 Time & stage | +5.8 Competition & access

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$346K Estimated: median award, FY24–FY26	None Full and open competition	236220 Commercial and Institutional Building Construction	Y1JZ Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Richmond, Virginia	Nov 25, 2026	Dec 21, 2026, 11:59 PM EST 25 days left	Official federal notice Updated Nov 25, 2026

Our summary

Department of the Army (W072 ENDIST LOUISVILLE), part of the Department of Defense, posted a presolicitation notice titled “DRAFT RFQ - W912QR279A007 - Construction Manager at Risk (CMAR) - Army Reserve Center - Richmond, VA” under solicitation number W912QR279A007. It was posted on Nov 25, 2026. Responses are due Dec 21, 2026, 11:59 PM EST. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Y1JZ. No set-aside is listed. The place of performance is Richmond, Virginia. The listed point of contact is Ryan King.

Summary by RFP Detector.

Timeline

- **Posted** — Nov 25
- **Archive** — Dec 21
- **Response due** — Dec 21

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		−1.8	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $346K: the median of 6,053 Army contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+5.8	−18.0 / +18.0 w 20 · conf 100%
Full and open competition. The largest recipient took 6% of these dollars in FY24–FY26, and spending is spread across many vendors.				
Issuer & market	MEASURED		+12.6	−23.4 / +12.6 w 20 · conf 100%
Army obligated $24.3B on NAICS 236220 across 7,519 contracts in FY24–FY26. 196 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+8.1	−14.9 / +12.2 w 15 · conf 100%
Presolicitation: 26 days to respond (due Dec 21, 2026, 11:59 PM EST).				
Clarity & completeness	ESTIMATED		−1.0	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email, 144-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **82.7**

Score **83** **(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 26, 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

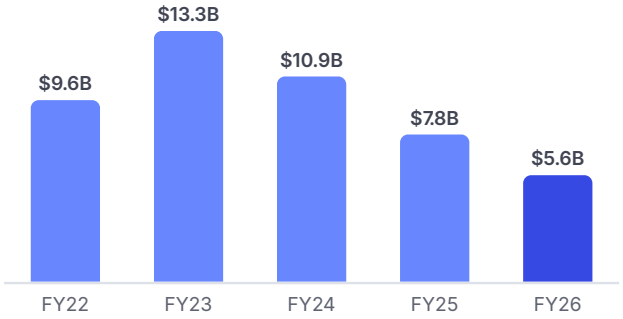
03 Market intelligence

Federal contract awards for Department of the Army, 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
7,519	**$24.3B**	**$346K**
New awards, FY24–FY26	Obligated FY24–FY26	6,053 awards above $25K

Obligations by fiscal year

Department of the Army, NAICS 236220



Award size

Army 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	Clark Construction Group LLC	$1.6B	6%
2	BI Harbert International LLC	$1.5B	6%
3	Conti Federal Services, LLC	$786M	3%
4	M. A. Mortenson Company	$744M	3%
5	Korte Construction Company	$502M	2%

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
−1.8	+5.8	+12.6
Small typical award (~$346K)	Full and open	Active buyer ($24.3B 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
Y1JZ

Place & submission

PLACE OF PERFORMANCE
Richmond, Virginia

HOW TO SUBMIT
As instructed in the official solicitation

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

Contacts

Ryan King · primary
ryan.m.king2@usace.army.mil

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 21, 2026, 11:59 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 Richmond, Virginia?
- [ ] Does your pricing fit the typical award range ($42K–$856K)?
- [ ] 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 | 96 **Fort Eustis Dredge Material Management Area (FEDMMA)**
  Department of the Army · Due Jan 12
- A | 93 **652-23-109 Renovate SPS Phase 3 Previous Notice: 36C24627R0011_1**
  Department of Veterans Affairs · Due Jan 6
- A | 86 **Battalion Operations Facility II Humphreys Engineer Center, Alexandria, Virginia**
  Department of the Army · Due Dec 15
- A | 85 **590-27-120 Replace Pneumatic Tube System**
  Department of Veterans Affairs · Due Dec 16
- A | 81 **Sources Sought/PLA Notice REFRESH for DB/DBB MATOC Construction, USACE Norfolk District/AOR**
  Department of the Army · Due Dec 9

More from W072 ENDIST LOUISVILLE

- B | 67 **Progressive Design-Build (PDB) - USSF Integration Facility F/10852 at WPAFB**
  Department of the Army · Due Nov 30
- D | 38 **Barkley ES Stairwells Replacement**
  Department of the Army · Due Nov 30
- C | 64 **Progressive Design-Build (PDB) - RENOVATE HQ AFMC B/10262 PH 2 at WPAFB**
  Department of the Army · Due Nov 30
- B | 68 **Design-Build-to-Budget – Fort McCoy Indoor Multipurpose Athletic Facility - Army Combat F...**
  Department of the Army · Due Dec 2

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 26, 2026, 6:15 AM EST
Report	ID 9cea832d42aeb72238ee · generated Nov 27, 2026, 3:00 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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