SOLICITATION | CLOSED | FEDERAL

FY26 ZNRE224305P3 Improve Military Family Housing PAIP 9 Phase 3, Yokota Air Base, Japan

Department of Defense › Department of the Army › W2SN ENDIST JAPAN

Solicitation `W912HV26BA001`

Scan for the live page

Closed on Nov 17, 2026 · similar open RFPs on page 5

RFP DETECTOR SCORE

High data confidence

Score at publication: 82 (A)

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

A
82

Excellent (A, 82/100): active buyer ($24.3B FY24–FY26), posted today.

+11.9 Issuer & market | +9.0 Freshness | +5.8 Competition & access | +5.4 Time & stage

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	Y1FA Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Not stated	Feb 5, 2026 Updated Nov 17, 2026	Nov 17, 2026, 2:00 PM GMT+9 Closed	Official federal notice Updated Nov 17, 2026

Our summary

Department of the Army (W2SN ENDIST JAPAN), part of the Department of Defense, posted a solicitation titled “FY26 ZNRE224305P3 Improve Military Family Housing PAIP 9 Phase 3, Yokota Air Base, Japan” under solicitation number W912HV26BA001. It was first posted on Feb 5, 2026 and has been updated 13 times since. The response deadline was Nov 17, 2026, 2:00 PM GMT+9. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Y1FA. No set-aside is listed. The listed point of contact is Ruben Romero.

Summary by RFP Detector.

Timeline

- **Posted** — Feb 5
- **Response due** — Nov 17
- **Amended** — Nov 18
- **Archive** — Dec 2

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		+11.9	−23.4 / +12.6 w 20 · conf 100%
Army obligated $24.3B on NAICS 236220 across 7,519 contracts in FY24–FY26. 18 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+5.4	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 285 days to respond (due Nov 17, 2026, 2:00 PM GMT+9). Long lead time.				
Clarity & completeness	ESTIMATED		+1.6	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email and phone, 270-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **81.9**

Score at publication **82 (A)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 51 Nov 16: 46

Evaluated Feb 5, 2026, 12:00 PM 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

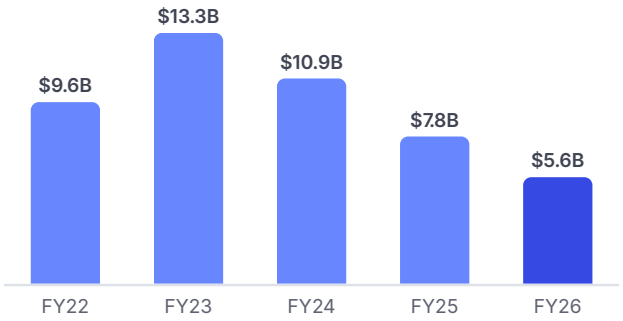
03 Market intelligence

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	+11.9
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

Y1FA

Place & submission

PLACE OF PERFORMANCE

Not stated

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

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046-407-3398

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 | 97 **FY27 Twentynine (29) Palms BEQ Renovation for Multiple Buildings**
  Department of the Army · Due Jan 28
- A | 97 **Naval Surface Warfare Center Philadelphia Division (NSWCPD) Indefinite Delivery Indefinit...**
  Department of the Navy · Due Jan 15
- A | 97 **FY27 Euclid Creek Fishway Construction**
  Department of the Army · Due Dec 17
- A | 94 **USACE SPK DBB Construction - LAR C3B South - Sacramento, CA**
  Department of the Army · Due Jan 5
- A | 94 **W9127N27BA005 Foster Spillway Gate Nut Replacements and Re-Tensioning**
  Department of the Army · Due Dec 16

More from W2SN ENDIST JAPAN

- C | 51 **Renovate Military Family Housing Tower 4511, Camp Courtney**
  Department of the Army · Due Dec 10
- C | 52 **AFHC Repair Quarters 82 and 86, Camp Zama, Japan**
  Department of the Army · Due Dec 11
- B | 67 **DLA DWCF B1907 Backup Power Generator, Yokosuka, Japan**
  Department of the Army · Due Dec 11
- A | 83 **Market Intelligence Notice / Request for Information (RFI)**
  Department of the Army · Due Dec 17

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 17, 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 Feb 5, 2026, 12:00 PM EST (score at publication, frozen)
Report	ID 7596785d5f94869b963b · generated Nov 28, 2026, 8:12 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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