COMBINED SYNOPSIS/SOLICITATION | CLOSED | FEDERAL | Small-business set-aside

GAOA Red Rock Lookout Renovation, Plumas National Forest

Department of Agriculture › Forest Service › USDA-FS, CSA SOUTHWEST 6

Solicitation 127EAW26Q0028

Closed on Oct 21, 2026 · similar open RFPs on page 5

Scan for the live page

RFP DETECTOR SCORE

Medium data confidence

Score at publication: 79 (B)

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

B
79

Strong (B, 79/100): posted today, small-business set-aside.

+9.0 Freshness | +7.9 Competition & access | +7.7 Time & stage | +3.1 Issuer & market

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$330K Estimated: median award, FY24–FY26	Small-business set-aside Set-aside code SBA	236220 Commercial and Institutional Building Construction	Z2JZ Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Quincy, California	May 28, 2026 Updated Oct 1, 2026	Oct 21, 2026, 5:00 PM PDT Closed	Official federal notice Updated Oct 1, 2026

Our summary

Forest Service (USDA-FS, CSA SOUTHWEST 6), part of the Department of Agriculture, posted a request for quotations titled “GAOA Red Rock Lookout Renovation, Plumas National Forest” under solicitation number 127EAW26Q0028. It was first posted on May 28, 2026 and has been updated 5 times since. The response deadline was Oct 21, 2026, 5:00 PM PDT. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Z2JZ. The set-aside is listed as Small Business Set Aside - Total. The place of performance is Quincy, California. The listed point of contact is Judith Martin.

Summary by RFP Detector.

Timeline

Blue line: today (Nov 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		−1.2	−18.0 / +18.0 w 20 · conf 50%
No value published. Typical award is about $330K: the median of 26,754 federal contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	ESTIMATED		+7.9	−18.0 / +18.0 w 20 · conf 78%
Total small-business set-aside. The largest recipient took 13% of these dollars in FY24–FY26, and spending is spread across many vendors.				
Issuer & market	ESTIMATED		+3.1	−23.4 / +12.6 w 20 · conf 45%
Across all agencies, NAICS 236220 saw 31,750 contracts worth $115B in FY24–FY26. No agency-specific history found. 1 other notice from this office in the past 12 months.				
Time & stage	MEASURED		+7.7	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 146 days to respond (due Oct 21, 2026, 5:00 PM PDT). Long lead time.				
Clarity & completeness	ESTIMATED		+2.6	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email and phone, 256-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **79.1**

Score at publication **79** **(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 May 28, 2026, 2:14 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 (71/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

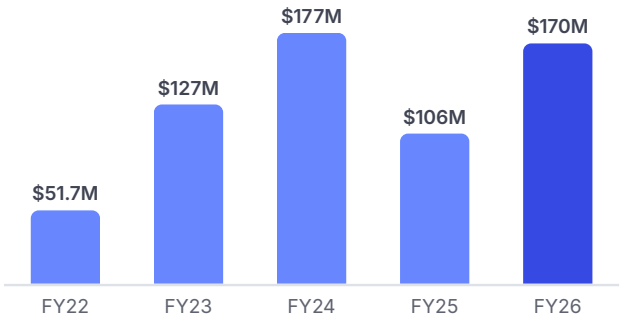
03 Market intelligence

Federal contract awards for Forest 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
475	**$453M**	**$167K**
New awards, FY24–FY26	Obligated FY24–FY26	410 awards above $25K

Obligations by fiscal year

Forest Service, NAICS 236220



Award size

Forest 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	Mckenzie Construction & Site Development LLC	$43.9M	10%
2	J. I. Garcia Construction, Inc.	$37.2M	8%
3	Ironwood Commercial Builders Inc	$27.3M	6%
4	Wright Bros LLC	$21.1M	5%
5	Dot Construction, Inc	$20.6M	5%

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
−1.2	+7.9	+3.1
Small typical award (~$330K)	Small-business set-aside	Active market ($115B FY24–FY26)

Federal award history: contract award types A–D, FY24–FY26, updated Nov 15, 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

Z2JZ

Place & submission

PLACE OF PERFORMANCE

Quincy, California

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Judith Martin · primary
judith.martin@usda.gov

Janet Paul · secondary
janet.paul@usda.gov
541-750-7120

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 | 96 **FY27 NRM Replace Flooring in McClellan VA Northern California Health Care System McClella...**
  Department of Veterans Affairs · Due Dec 8
- A | 89 **Solicitation: Construct Combat Rescue Helicopter Flight Simulator Facility at Moffett ANGB**
  Department of the Army · Due Dec 11
- A | 85 **Project No. 640A0-27-104, Replace Roof at Building 347 - Menlo Park**
  Department of Veterans Affairs · Due Dec 1
- A | 81 **FY27 San Francisco District Maintenance Dredging**
  Department of the Army · Due Dec 4
- B | 78 **612A4-27-018 | Replace B650 3rd and 2nd Flooring**
  Department of Veterans Affairs · Due Nov 24

More from USDA-FS, CSA SOUTHWEST 6

- D | 41 **Forest Service - Solar Batteries Frenchman Work Center**
  Forest Service · Due Nov 27
- B | 77 **ANF Suppression Damage Chantry**
  Forest Service · Due Dec 15

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Oct 1, 2026
Market data	Federal award history, contract award types A–D, FY24–FY26, updated Nov 15, 2026
Score	RFP Detector Score v1.0.0, evaluated May 28, 2026, 2:14 PM EDT (score at publication, frozen)
Report	ID 49e4d4e1310bdeeb91e3 · generated Nov 21, 2026, 10:00 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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