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

Hoptel Services Gainesville

Department of Veterans Affairs › 248-NETWORK CONTRACT OFFICE 8 (36C248)

Solicitation 36C24827Q0064

Scan for the live page

RFP DETECTOR SCORE

D
35

Limited · 35 / 100

High data confidence

Limited (D, 35/100): small-business set-aside; but only 2 days left.

−10.8 Time & stage | −6.7 Value | +6.7 Competition & access | −4.9 Clarity & completeness

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$124K Estimated: median award, FY24–FY26	Small-business set-aside Set-aside code SBA	721110 Hotels (except Casino Hotels) and Motels	V231 Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Gainesville, Florida	Nov 6, 2026	Nov 20, 2026, 12:00 PM EST 2 days left	Official federal notice Updated Nov 6, 2026

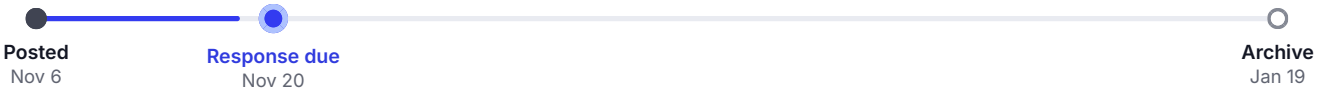
Our summary

Department of Veterans Affairs (248-NETWORK CONTRACT OFFICE 8 (36C248)) posted a solicitation titled “Hoptel Services Gainesville” under solicitation number 36C24827Q0064. It was first posted on Nov 6, 2026 and has been updated 2 times since. Responses are due Nov 20, 2026, 12:00 PM EST. It is classified under NAICS 721110 (Hotels (except Casino Hotels) and Motels) and product/service code V231. The set-aside is listed as Small Business Set Aside - Total. The place of performance is Gainesville, Florida. The listed point of contact is Cesar O Sanchez Amaro, Contract Specialist.

Summary by RFP Detector.

Timeline

Blue line: today (Nov 18)



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.

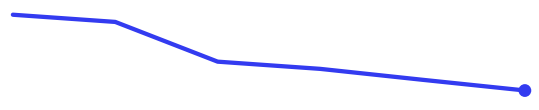
Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−6.7	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $124K: the median of 153 VA contracts over $25K awarded in NAICS 721110, FY24–FY26.				
Competition & access	MEASURED		+6.7	−18.0 / +18.0 w 20 · conf 100%
Total small-business set-aside. The largest recipient took 26% of these dollars in FY24–FY26.				
Issuer & market	MEASURED		−0.4	−23.4 / +12.6 w 20 · conf 100%
VA obligated $46.9M on NAICS 721110 across 316 contracts in FY24–FY26. 78 other notices from this office in the past 12 months.				
Time & stage	MEASURED		−10.8	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 2 days to respond (due Nov 20, 2026, 12:00 PM EST). Very tight.				
Clarity & completeness	ESTIMATED		−4.9	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email, 16-word description.				
Freshness	MEASURED		+1.4	−9.0 / +9.0 w 10 · conf 100%
Posted 11 days ago.				

Starts at 50 · contributions sum to **35.3**

Score **35** (D)

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 56 Nov 18: 35

Evaluated Nov 18, 2026, 3:25 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 Veterans Affairs, NAICS 721110. Award counts and sizes cover new awards in FY24–FY26; dollars are obligations in the same window.

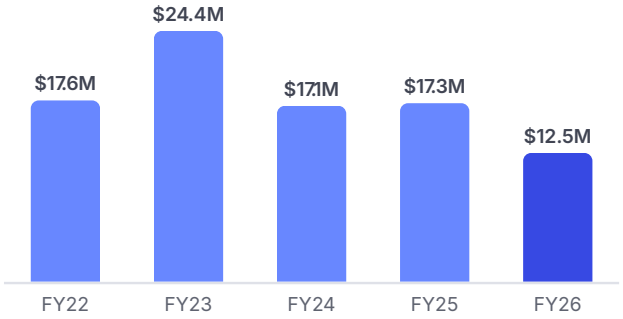
CONTRACTS AWARDED
316
New awards, FY24–FY26

TOTAL OBLIGATED
$46.9M
Obligated FY24–FY26

MEDIAN AWARD OVER $25K
$124K
153 awards above $25K

Obligations by fiscal year

Department of Veterans Affairs, NAICS 721110



Award size

VA NAICS 721110 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	Arrowhead Realty, LLC	$12.1M	26%
2	Teg Hotels, LLC	$5.3M	11%
3	Bluewater Management Group LLC	$4.7M	10%
4	Mother Daughter Contracting Services LLC	$4.6M	10%
5	Hall Brian	$2.5M	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 −6.7
Small typical award (~$124K)

Competition & access +6.7
Small-business set-aside

Issuer & market −0.4
Limited award history ($46.9M 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

721110 Hotels (except Casino Hotels) and Motels

PRODUCT / SERVICE CODE

V231

Place & submission

PLACE OF PERFORMANCE

Gainesville, Florida

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Cesar O Sanchez Amaro · primary
Contract Specialist
cesar.sanchezamaro@va.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
  Nov 20, 2026, 12:00 PM EST
- [ ] Check you meet the set-aside / eligibility requirement
  Small Business Set Aside - Total
- [ ] Check the SBA size standard for NAICS 721110
  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 Gainesville, Florida?
- [ ] Does your pricing fit the typical award range ($972–$122K)?
- [ ] 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

- C | 58 **RFQ #27-200 Fourth of July Drone Aerial Light Show**
  City of Lake Worth Beach · Due Dec 16
- C | 50 **Combined Synopsis/Solicitation for Non-Personal Commercial Lodging within a 30 miles radi...**
  Department of the Air Force · Due Jan 7
- D | 47 **Solicitation for a Concessions Business Opportunity to Operate Interpretive Tram Tours an...**
  National Park Service · Due Dec 2
- B | 74 **IDT Lodging**
  Department of the Army · Due Dec 15
- B | 66 **USAFA TR Commercial Lodging Services**
  Department of the Air Force · Due Dec 1

More from 248-NETWORK CONTRACT OFFICE 8 (36C248)

- D | 37 **FY 27 Building 111 Project Lighthouse C-CURE Installation**
  Department of Veterans Affairs · Due Nov 18
- F | 31 **FY27 Pharmaceutical Reverse Distribution Services**
  Department of Veterans Affairs · Due Nov 18
- F | 33 **FY27: Intraoperative Neuromonitoring (IONM) Services**
  Department of Veterans Affairs · Due Nov 18
- D | 38 **FY27 Holiday Decorations Furnish, Install and Remove**
  Department of Veterans Affairs · Due Nov 18

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 6, 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 Nov 18, 2026, 3:25 AM EST
Report	ID e2d11f8b722ef192d04c · generated Nov 18, 2026, 12:06 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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