SOLICITATION | OPEN | FEDERAL | ISBEE set-aside

iHouse Apartment Construction

Department of Health and Human Services › Indian Health Service › Div of Engineering Svcs - Seattle

Solicitation `75H70126R00026`

Scan for the live page

C
62

RFP DETECTOR SCORE

Fair · 62 / 100

High data confidence

Fair (C, 62/100): 15 days to respond, clear, complete notice.

+7.2 Time & stage | +4.8 Clarity & completeness | +4.1 Competition & access | −2.7 Value

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$283K Estimated: median award, FY24–FY26	ISBEE set-aside Set-aside code ISBEE	236220 Commercial and Institutional Building Construction	Y1FA Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Tonalea, Arizona	Jul 15, 2026 Updated Nov 4, 2026	Dec 1, 2026, 2:00 PM PST 14 days left	Official federal notice Updated Nov 4, 2026

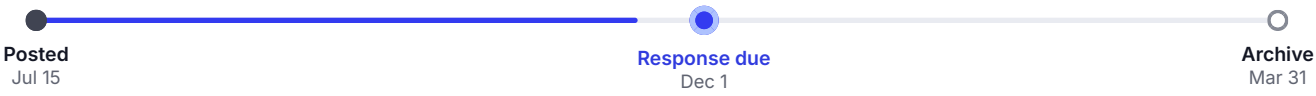
Our summary

Indian Health Service (Div of Engineering Svcs - Seattle), part of the Department of Health and Human Services, posted a solicitation titled “iHouse Apartment Construction” under solicitation number 75H70126R00026. It was first posted on Jul 15, 2026 and has been updated 6 times since. Responses are due Dec 1, 2026, 2:00 PM PST. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Y1FA. The set-aside is listed as Indian Small Business Economic Enterprise. The place of performance is Tonalea, Arizona. The listed point of contact is Daniel Cotto.

Summary by RFP Detector.

Timeline

Blue line: today (Nov 17)



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.

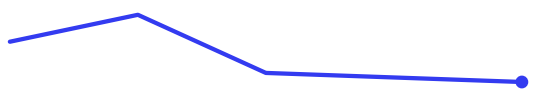
Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−2.7	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $283K: the median of 204 Indian Health Service contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+4.1	−18.0 / +18.0 w 20 · conf 100%
Indian small business economic enterprise set-aside. The largest recipient took 47% of these dollars in FY24–FY26, so expect a strong incumbent.				
Issuer & market	MEASURED		−0.4	−23.4 / +12.6 w 20 · conf 100%
Indian Health Service obligated $568M on NAICS 236220 across 216 contracts in FY24–FY26. 5 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+7.2	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 15 days to respond (due Dec 1, 2026, 2:00 PM PST).				
Clarity & completeness	ESTIMATED		+4.8	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email and phone, 529-word description.				
Freshness	MEASURED		−1.1	−9.0 / +9.0 w 10 · conf 100%
Updated 12 days ago.				

Starts at 50 · contributions sum to **61.9**

Score **62** (C)

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 71 Nov 17: 62

Evaluated Nov 17, 2026, 3:15 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 Indian Health Service, NAICS 236220. Award counts and sizes cover new awards in FY24–FY26; dollars are obligations in the same window.

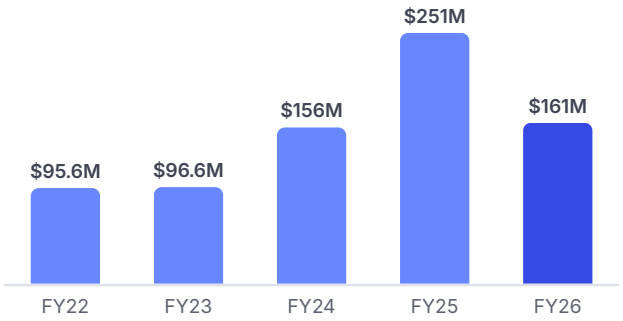
CONTRACTS AWARDED
216
New awards, FY24–FY26

TOTAL OBLIGATED
$568M
Obligated FY24–FY26

MEDIAN AWARD OVER $25K
$283K
204 awards above $25K

Obligations by fiscal year

Indian Health Service, NAICS 236220



Award size

Indian Health 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	Jaynes Corporation	$269M	47%
2	Lacreek Development Corp	$53.1M	9%
3	Tss-Jcc LLC	$22.6M	4%
4	Structsure Projects Inc	$22.6M	4%
5	Griffin Construction, LLC	$22.5M	4%

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 −2.7
Small typical award (~$283K)

Competition & access +4.1
ISBEE set-aside (strong incumbent)

Issuer & market −0.4
Limited award history ($568M 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

Indian small business economic enterprise set-aside: only businesses holding this status may respond.

NAICS

236220 Commercial and Institutional Building Construction

PRODUCT / SERVICE CODE

Y1FA

Place & submission

PLACE OF PERFORMANCE

Tonalea, Arizona

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Daniel Cotto · primary
daniel.cotto@ihs.gov
2404617841

Andrew E. Hart · secondary
andrew.hart@ihs.gov
2066152453

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 1, 2026, 2:00 PM PST
- [ ] Check you meet the set-aside / eligibility requirement
  Indian Small Business Economic Enterprise
- [ ] 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 Tonalea, Arizona?
- [ ] Does your pricing fit the typical award range ($77K–$819K)?
- [ ] 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 | 87 **Yuma Proving Ground Job Order Contract (JOC)**
  Department of the Army · Due Nov 30
- C | 60 **12445127B0001 AZ Lakeside Office Sewer Line Replacement**
  Forest Service · Due Dec 14
- C | 59 **12445127B0002 AZ Halfmoon Ranch House HVAC Installation**
  Forest Service · Due Dec 7
- C | 56 **Cove Day School Replacement & Quarters Constructio**
  Bureau of Indian Affairs · Due Dec 3
- D | 45 **Forest Wide Decommissioning Project**
  Forest Service · Due Nov 30

More from Div of Engineering Svcs - Seattle

- C | 57 **Fort Yates Pharmacy USP Renovation**
  Indian Health Service · Due Nov 23
- D | 46 **Kelly Pierson OSS**
  Indian Health Service · Due Nov 30
- D | 46 **Rosebud Lift Station Construction**
  Indian Health Service · Due Dec 1
- C | 63 **Zuni Comprehensive Community Health Center (ZCCHC) Cooling Tower Repair by Replacement**
  Indian Health Service · Due Jan 5

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 4, 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 17, 2026, 3:15 AM EST
Report	ID 689df2570d9c236b0cc5 · generated Nov 17, 2026, 8:12 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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