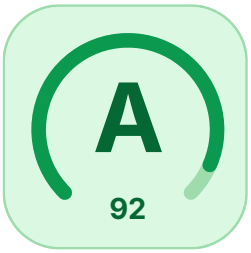
PRESOLICITATION | OPEN | FEDERAL | SDVOSB set-aside

PN: 568A4-24-210, CON Renovate TR Houses in {HS/PR} FY27 NRM - VISN Base IFB Sealed Bid

Department of Veterans Affairs › NETWORK CONTRACT OFFICE 23 (36C263)

Solicitation `36C26327B0004`

Scan for the live page



RFP DETECTOR SCORE

High data confidence

Excellent · 92 / 100

Excellent (A, 92/100): SDVOSB set-aside, active buyer ($8.7B FY24–FY26).

+16.9 Competition & access | +11.7 Issuer & market | +8.4 Freshness | +4.1 Clarity & completeness

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

At a glance

ESTIMATED VALUE	SET-ASIDE	NAICS	PSC
~$358K Estimated: median award, FY24–FY26	SDVOSB set-aside Set-aside code SDVOSBC	236220 Commercial and Institutional Building Construction	Y1DZ Product / service code
PLACE OF PERFORMANCE	**POSTED**	**RESPONSE DUE**	**LISTING**
Hot Springs	Nov 23, 2026	Dec 9, 2026, 10:00 AM CST 12 days left	Official federal notice Updated Nov 23, 2026

Our summary

Department of Veterans Affairs (NETWORK CONTRACT OFFICE 23 (36C263)) posted a presolicitation notice titled “PN: 568A4-24-210, CON Renovate TR Houses in {HS/PR} FY27 NRM - VISN Base IFB Sealed Bid” under solicitation number 36C26327B0004. It was posted on Nov 23, 2026. Responses are due Dec 9, 2026, 10:00 AM CST. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Y1DZ. The set-aside is listed as Service-Disabled Veteran-Owned Small Business (SDVOSB) Set-Aside (FAR 19.14). The listed point of contact is Michael Warrick, Contracting Specialist.

Summary by RFP Detector.

Timeline

- **Posted** — Nov 23
- **Response due** — Dec 9
- **Archive** — Mar 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		−1.6	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $358K: the median of 2,826 VA contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+16.9	−18.0 / +18.0 w 20 · conf 100%
Service-disabled veteran-owned small business set-aside. The largest recipient took 3% of these dollars in FY24–FY26, and spending is spread across many vendors.				
Issuer & market	MEASURED		+11.7	−23.4 / +12.6 w 20 · conf 100%
VA obligated $8.7B on NAICS 236220 across 3,270 contracts in FY24–FY26. 104 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+2.8	−14.9 / +12.2 w 15 · conf 100%
Presolicitation: 13 days to respond (due Dec 9, 2026, 10:00 AM CST).				
Clarity & completeness	ESTIMATED		+4.1	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 612-word description.				
Freshness	MEASURED		+8.4	−9.0 / +9.0 w 10 · conf 100%
Posted 2 days ago.				

Starts at 50 · contributions sum to **92.3**

Score **92 (A)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 24: 94 Nov 26: 92

Evaluated Nov 26, 2026, 3:23 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

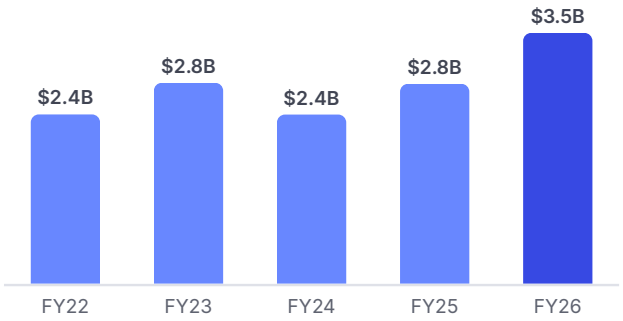
03 Market intelligence

Federal contract awards for Department of Veterans Affairs, NAICS 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
3,270	**$8.7B**	**$358K**
New awards, FY24–FY26	Obligated FY24–FY26	2,826 awards above $25K

Obligations by fiscal year

Department of Veterans Affairs, NAICS 236220



Award size

VA 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	Sawtooth Construction JV II LLC	$244M		3%
2	Hurley JV, LLP	$228M		3%
3	Richard Group LLC	$203M		2%
4	Hsgs-Ameresco, LLC	$202M		2%
5	Esa South, Inc.	$191M		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
−1.6	+16.9	+11.7
Small typical award (~$358K)	SDVOSB set-aside	Active buyer ($8.7B 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

Service-disabled veteran-owned small business set-aside: only businesses holding this status may respond.

NAICS

236220 Commercial and Institutional Building Construction

PRODUCT / SERVICE CODE

Y1DZ

Place & submission

PLACE OF PERFORMANCE

Hot Springs

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Michael Warrick · primary
Contracting Specialist
michael.warrick@va.gov
(402) 996-3534

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 9, 2026, 10:00 AM CST
- [ ] Check you meet the set-aside / eligibility requirement
  Service-Disabled Veteran-Owned Small Business (SDVOSB) Set-Aside (FAR 19.14)
- [ ] Check the SBA size standard for NAICS 236220
  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 Hot Springs?
- [ ] Does your pricing fit the typical award range ($59K–$1.2M)?
- [ ] 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 | 98 **FY27 Twentynine (29) Palms BEQ Renovation for Multiple Buildings**
  Department of the Army · Due Jan 28
- A | 98 **Naval Surface Warfare Center Philadelphia Division (NSWCPD) Indefinite Delivery Indefinit...**
  Department of the Navy · Due Jan 15
- A | 97 **W9127N27BA005 Foster Spillway Gate Nut Replacements and Re-Tensioning**
  Department of the Army · Due Dec 16
- A | 95 **USACE SPK DBB Construction - LAR C3B South - Sacramento, CA**
  Department of the Army · Due Jan 5
- A | 95 **USACE SPK DBB Construction - LAR C3B North - Sacramento, CA**
  Department of the Army · Due Dec 18

More from NETWORK CONTRACT OFFICE 23 (36C263)

- D | 39 **V23 Home Oxygen Emergency Bridge Contract (VA-27-00021984)**
  Department of Veterans Affairs · Due Nov 27
- F | 23 **Minneapolis VA Medical Library Serials & Periodicals Solicitation**
  Department of Veterans Affairs · Due Nov 27
- D | 49 **NWI Offsite Pathology Services**
  Department of Veterans Affairs · Due Nov 30
- C | 58 **Service - AHU PM & Filter Evaluation - NWI**
  Department of Veterans Affairs · Due Nov 30

Data and as-of times

Notice data	Official federal notice, first seen Nov 24, 2026, updated Nov 23, 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, 3:23 AM EST
Report	ID 89e186d0568257cd7e99 · generated Nov 27, 2026, 12:40 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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