SOLICITATION | OPEN | FEDERAL

Renovate Military Family Housing Tower 4511, Camp Courtney

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

Solicitation W912HV26BA009

Scan for the live page

C
51

RFP DETECTOR SCORE

Fair · 51 / 100

High data confidence

Fair (C, 51/100): 12 days to respond; but full and open.

−6.1 Competition & access | +4.3 Time & stage | +1.9 Issuer & market | +1.2 Freshness

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

At a glance

ESTIMATED VALUE **~$400K** Estimated: median award, FY24–FY26	SET-ASIDE **None** Full and open competition	NAICS **236118** Residential Remodelers	PSC **Y1FA** Product / service code
PLACE OF PERFORMANCE **Not stated**	POSTED **Jun 1, 2026** Updated Nov 20, 2026	RESPONSE DUE **Dec 10, 2026, 1:45 PM GMT+9** 11 days left	LISTING **Official federal notice** Updated Nov 20, 2026

Our summary

Department of the Army (W2SN ENDIST JAPAN), part of the Department of Defense, posted an invitation for bids titled “Renovate Military Family Housing Tower 4511, Camp Courtney” under solicitation number W912HV26BA009. It was first posted on Jun 1, 2026 and has been updated 8 times since. Responses are due Dec 10, 2026, 1:45 PM GMT+9. It is classified under NAICS 236118 (Residential Remodelers) and product/service code Y1FA. No set-aside is listed. The listed point of contact is Erica Stiner.

Summary by RFP Detector.

Timeline

- **Posted** Jun 1
- **Amended** Nov 21
- **Response due** Dec 10
- **Archive** Dec 31

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.

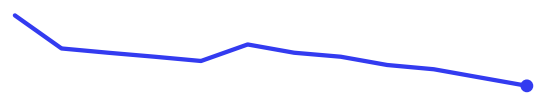
Factor		◀ lowers the score / raises the score ▶	Points	Range
Value	ESTIMATED		−1.1	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $400K: the median of 52 Army contracts over $25K awarded in NAICS 236118, FY24–FY26.				
Competition & access	MEASURED		−6.1	−18.0 / +18.0 w 20 · conf 100%
Full and open competition. The largest recipient took 35% of these dollars in FY24–FY26.				
Issuer & market	MEASURED		+1.9	−23.4 / +12.6 w 20 · conf 100%
Army obligated $345M on NAICS 236118 across 276 contracts in FY24–FY26. 19 other notices from this office in the past 12 months.				
Time & stage	MEASURED		+4.3	−14.9 / +12.2 w 15 · conf 100%
Solicitation, bids due: 12 days to respond (due Dec 10, 2026, 1:45 PM GMT+9).				
Clarity & completeness	ESTIMATED		+1.1	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email, 435-word description.				
Freshness	MEASURED		+1.2	−9.0 / +9.0 w 10 · conf 100%
Updated 8 days ago (scope change).				

Starts at 50 · contributions sum to **51.3**

Score **51** (C)

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 68 Nov 28: 51

Evaluated Nov 28, 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

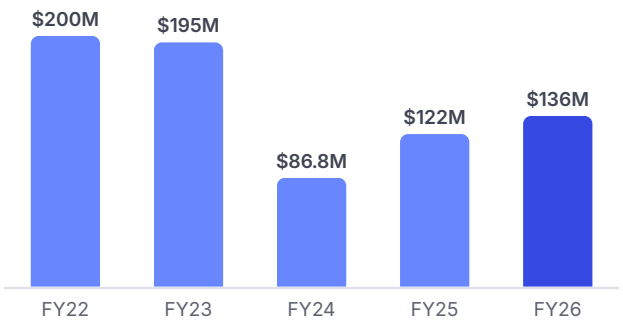
03 Market intelligence

Federal contract awards for Department of the Army, NAICS 236118. 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
276	**$345M**	**$400K**
New awards, FY24–FY26	Obligated FY24–FY26	52 awards above $25K

Obligations by fiscal year

Department of the Army, NAICS 236118



Award size

Army NAICS 236118 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	Hensel Phelps Construction Co	$120M	35%
2	Nippo Corporation	$74.6M	22%
3	Ichiken Co Ltd	$57.8M	17%
4	Gilbane Japan Gk	$41.1M	12%
5	Miscellaneous Foreign Awardees	$34.6M	10%

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
−1.1	−6.1	+1.9
Small typical award (~$400K)	Full and open	Active buyer ($345M 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
Full and open competition: any responsible business may respond.

NAICS
236118 Residential Remodelers

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

Erica Stiner · primary
erica.j.stiner@usace.army.mil

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 10, 2026, 1:45 PM GMT+9
- [ ] Check you meet the set-aside / eligibility requirement
  Full and open competition
- [ ] 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 where the work is located?
- [ ] Does your pricing fit the typical award range ($4.4K–$19K)?
- [ ] 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 | 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 | 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
- D | 43 **FY2026 - FY2027 Projections**
  Department of the Army · Due Dec 30

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Nov 20, 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 28, 2026, 3:15 AM EST
Report	ID 60ab163d850fa53e0054 · generated Nov 28, 2026, 9:11 PM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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