PRESOLICITATION | CLOSED | FEDERAL

Switzer Lower Level and Conference Center

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General Services Administration › Public Buildings Service › PBS R11 Construction Services Divsion Center 3

Solicitation `GS11P16MKC7010`

Closed on Apr 14, 2017 · similar open RFPs on page 5



RFP DETECTOR SCORE

High data confidence

Score at publication: 61 (C)

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

Fair (C, 61/100): posted today, solicitation not out yet; but small typical award (~$162K).

+9.0 Freshness | −5.4 Value | +4.1 Time & stage | +4.0 Issuer & market

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

At a glance

ESTIMATED VALUE **~$162K** Estimated: median award, FY24–FY26	SET-ASIDE **None** Full and open competition	NAICS **236220** Commercial and Institutional Building Construction	PSC **Y** Product / service code
PLACE OF PERFORMANCE **WASHINGTON, District of Columbia**	POSTED **Mar 29, 2017**	RESPONSE DUE **Not stated**	LISTING **Official federal notice** Updated Mar 29, 2017

Our summary

Public Buildings Service (PBS R11 Construction Services Divsion Center 3), part of the General Services Administration, posted a presolicitation notice titled “Switzer Lower Level and Conference Center” under solicitation number GS11P16MKC7010. It was posted on Mar 29, 2017. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Y. No set-aside is listed. The place of performance is Washington, District of Columbia. The listed point of contact is Mary Pineda, Contracting Officer.

Summary by RFP Detector.

Timeline

Posted Mar 29 — **Archive** Apr 13

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		−5.4	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $162K: the median of 2,926 Public Buildings Service contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+1.7	−18.0 / +18.0 w 20 · conf 100%
Full and open competition. The largest recipient took 17% of these dollars in FY24–FY26.				
Issuer & market	MEASURED		+4.0	−23.4 / +12.6 w 20 · conf 100%
Public Buildings Service obligated $5.8B on NAICS 236220 across 3,677 contracts in FY24–FY26.				
Time & stage	MEASURED		+4.1	−14.9 / +12.2 w 15 · conf 100%
The solicitation isn't out yet, so there's time to prepare.				
Clarity & completeness	ESTIMATED		−2.1	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, 2 named contacts with email, 67-word description.				
Freshness	MEASURED		+9.0	−9.0 / +9.0 w 10 · conf 100%
Posted today.				

Starts at 50 · contributions sum to **61.3**

Score at publication **61** (C)

Score trend

Recorded whenever the score changes, last 30 days

Closed RFPs keep their score at publication, so there is no live trend.

Evaluated Mar 29, 2017, 1:00 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 (92/100) is how much of the score rests on measured data.

Full methodology: rfpdetector.com/methodology/score

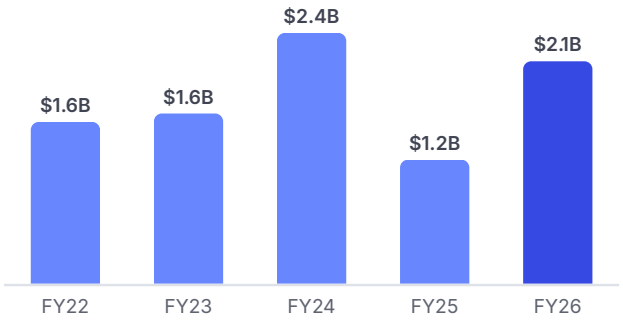
03 Market intelligence

Federal contract awards for Public Buildings 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
3,677	**$5.8B**	**$162K**
New awards, FY24–FY26	Obligated FY24–FY26	2,926 awards above $25K

Obligations by fiscal year

Public Buildings Service, NAICS 236220



Award size

Public Buildings 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	Hensel Phelps Construction Co.	$968M	17%
2	Clark Construction Group LLC	$616M	11%
3	Davis Constructors & Engineers, Inc.	$470M	8%
4	Brasfield & Gorrie LLC	$338M	6%
5	Mcgough Construction Co., LLC	$200M	3%

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
−5.4	+1.7	+4.0
Small typical award (~$162K)	Full and open	Active buyer ($5.8B 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

Full and open competition: any responsible business may respond.

NAICS

236220 Commercial and Institutional Building Construction

PRODUCT / SERVICE CODE

Y

Place & submission

PLACE OF PERFORMANCE

WASHINGTON, District of Columbia

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

Mary Pineda · primary
Contracting Officer
mary.pineda@gsa.gov

Ching Hung · secondary
contract Specialist
ching.hung@gsa.gov

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 | 85 **Indefinite Delivery Indefinite Quantity (IDIQ) Design-Build & Construction Multiple Award...**
  Department of Veterans Affairs · Due Jan 15
- B | 69 **USDA Design/Build Perimeter Security Enhancement Parking Lot 9**
  USDA, Departmental Administration · Due Jan 6
- C | 58 **Cooling Tower, Roofing, and Structural Construction**
  Bureau of Engraving and Printing · Due Dec 11
- C | 52 **DOJ Phase II Renovation**
  Offices, Boards and Divisions · Due Dec 11
- D | 49 **Multiple Award Construction Contract (MACC)**
  Department of the Air Force · Due Nov 30

More from PBS R11 Construction Services Divsion Center 3

No other RFPs from this issuer yet.

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 2026, updated Mar 29, 2017
Market data	Federal award history, contract award types A–D, FY24–FY26, updated Nov 13, 2026
Score	RFP Detector Score v1.0.0, evaluated Mar 29, 2017, 1:00 PM EDT (score at publication, frozen)
Report	ID e31472147f649ea92585 · generated Nov 23, 2026, 6:39 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

DISCLAIMER

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