PRESOLICITATION OPEN FEDERAL

Synopsis: New Land Port of Entry Highgate Springs, VT

General Services Administration › Public Buildings Service › PBS Capital Projects - Zones 3 & 4 Branch

Solicitation 47PB5227R0003

Scan for the live page

RFP DETECTOR SCORE

High data confidence

Strong · 66 / 100

B
66

Strong (B, 66/100): active buyer ($5.8B FY24–FY26), clear, complete notice; but small typical award (~$162K).

+7.1 Issuer & market | −5.4 Value | +5.0 Clarity & completeness | +4.1 Time & stage

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 **Y1AA** Product / service code
PLACE OF PERFORMANCE **Highgate Springs, Vermont**	POSTED **Nov 3, 2026** Updated Nov 23, 2026	RESPONSE DUE **Not stated**	LISTING **Official federal notice** Updated Nov 23, 2026

Our summary

Public Buildings Service (PBS Capital Projects - Zones 3 & 4 Branch), part of the General Services Administration, posted a presolicitation notice titled “Synopsis: New Land Port of Entry Highgate Springs, VT” under solicitation number 47PB5227R0003. It was first posted on Nov 3, 2026 and has been updated 2 times since. The notice does not state a response deadline. It is classified under NAICS 236220 (Commercial and Institutional Building Construction) and product/service code Y1AA. No set-aside is listed. The place of performance is Highgate Springs, Vermont. The listed point of contact is David Mazzolini.

Summary by RFP Detector.

Timeline

- **Posted** Nov 3
- **Amended** Nov 20
- **Amended** Nov 24
- **Archive** Apr 1

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.

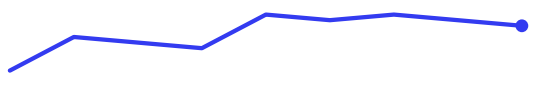
Factor		◀ lowers the score · raises the score ▶	Points	Range
Value	ESTIMATED		−5.4	−18.0 / +18.0 w 20 · conf 80%
No value published. Typical award is about $162K: the median of 2,926 Public Buildings Service contracts over $25K awarded in NAICS 236220, FY24–FY26.				
Competition & access	MEASURED		+1.7	−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		+7.1	−23.4 / +12.6 w 20 · conf 100%
Public Buildings Service obligated $5.8B on NAICS 236220 across 3,677 contracts in FY24–FY26. 3 other notices from this office in the past 12 months.				
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		+5.0	−18.9 / +8.1 w 15 · conf 75%
Documents not listed, named contact with email and phone, 867-word description.				
Freshness	MEASURED		+4.1	−9.0 / +9.0 w 10 · conf 100%
Updated 3 days ago (scope change).				

Starts at 50 · contributions sum to **66.6**

Score **66** **(B)**

Score trend

Recorded whenever the score changes, last 30 days



Nov 13: 58 Nov 27: 66

Evaluated Nov 27, 2026, 3:19 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 Public Buildings Service, NAICS 236220. Award counts and sizes cover new awards in FY24–FY26; dollars are obligations in the same window.

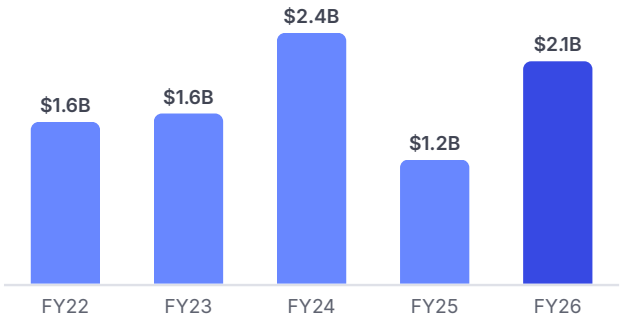
CONTRACTS AWARDED
3,677
New awards, FY24–FY26

TOTAL OBLIGATED
$5.8B
Obligated FY24–FY26

MEDIAN AWARD OVER $25K
$162K
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 −5.4
Small typical award (~$162K)

Competition & access +1.7
Full and open

Issuer & market +7.1
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

Y1AA

Place & submission

PLACE OF PERFORMANCE

Highgate Springs, Vermont

HOW TO SUBMIT

As instructed in the official solicitation

OFFICIAL SOLICITATION

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

Contacts

David Mazzolini · primary
david.mazzolini@gsa.gov
3123530617

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
  Not stated
- [ ] 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 in Highgate Springs, Vermont?
- [ ] Does your pricing fit the typical award range ($32K–$411K)?
- [ ] 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 | 63 **Construction Services for Richford LPOE, Vermont**
  Public Buildings Service · Due Dec 24
- A | 99 **FY26 NRM - 626-25-101 - Upgrade Critical Environments I**
  Department of Veterans Affairs · Due Dec 21
- 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 | 98 **WWYK250063 - Install React VII Facility, B9001, Post V19**
  Department of the Air Force · Due Dec 18

More from PBS Capital Projects - Zones 3 & 4 Branch

- C | 63 **Construction Services for Richford LPOE, Vermont**
  Public Buildings Service · Due Dec 24
- F | 23 **Carl B. Stokes Federal Building & U.S. Courthouse Fire Alarm Replacement**
  Public Buildings Service · No due date
- B | 74 **Presolicitation Notice Court Security Project Construction Colmer FBCT Hattiesburg, MS**
  Public Buildings Service · Closed

Data and as-of times

Notice data	Official federal notice, first seen Nov 13, 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 27, 2026, 3:19 AM EST
Report	ID d97fcd6fc5dbad20cb49 · generated Nov 28, 2026, 2:10 AM EST
Official notice	Open the official solicitation at rfpdetector.com (free account)

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