Lesson Learned

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Email Form

Strive for **EXCELLENCE** through **LEARNING** and **CONTINUOUS IMPROVEMENT**

Project:	E25-060 USACE WPAFB AIMR-2C Addition	**Job #:**	N/A	**Prime Contractor:**	CCC	**Delivery Method:**	Design/Build
Customer:	USACE	**Date:**	1/21/26	**Project Phase:**	Estimating	**Key Words:**	
Prepared By:	Andrew Zyrowski	**Market:**	Government	**Category/Trade:**	Estimating		

Title	**USACE - (Unsuccessful) Technical Proposal Debrief**
Statement of Problem	CCC met with USACE for a debrief of our unsuccessful proposal for the design-build building addition to the AIMR building at Wright Patterson Air Force Base. This was a two phase procurement, CCC-Arcadis made it through the first round however was not awarded in the second round. The Government provided the following feedback during the debrief. The Factor 1 - Design Narrative was marked "Unacceptable". Even though CCC did not have the lowest price, the unacceptable rating precluded us from being awarded. Factor 1 - Management Plan was marked "Good".
Root Cause	Was a root cause analysis tool used? Y ☐ N ☑
Course of Action (What did the team do about the problem?)	1) Factor 1- Design Narrative, the government mentioned 8 specific evaluation criteria they used: 1.Mechanical 2.Electrical 3.Plumbing 4.Fire protection 5.Architectural features 6.Telecommunications 7.Site utilities 8.Fast-track design We could not find this specific criteria in the solicitation like the Officer mentioned. The Solicitation lists 3 bullet points to address in the design narrative, which are primarily administrative/project management items. It was clear that the Officer wanted to see technical approach and summary for each discipline/component of the project in the narrative. In the future, ask RFI on restrictive page limits, and be sure to include some summary description of the key design elements associated with the project repeated back to them, wether it is asked for or not. 2) Factor 1 - Management Plan Strengths identified in our proposal: a.Clear organizational chart for chain of command and communication b.Self-perform capabilities listed and ability to control critical path activities by self-performing the work. c.Discussed coordination with the stakeholders, utility companies, and outlined the communication process during design. d.Had plan to minimize the impacts to the operations within the facility during construction. 3) Factor 1 - Management Plan Weaknesses identified in our proposal: a.Did not mention or outline our specific approach to quality control or the role of QC staff.
Lesson for Future Projects	see above feedback for Army Corp work.

Photos

Instructions

1) Click on the "Tools" Tab.
2) Select "Markup" > "Image" > "From File..." in the drop-down menus.
3) Select the photo from your folder and click to insert the photo and position / resize.

Contracting Division — 15 January 2026

Commercial Contracting Corporation
4260 N. Atlantic Blvd.
Auburn Hills, MI 48326

Dear Mr. Stone,

Reference your proposal submitted in response to solicitation W912QR25R0004 for the Design-Build Construction of Artificial Intelligence & Machine Research Capability Center (AIMR-2C) located at Wright-Patterson Air Force Base (WPAFB), Ohio

The re-procurement of the subject project was initiated via Amendment 0006 to Solicitation W912QR25R0004 (an unrestricted procurement) on 16 September 2025, to be reviewed by industry for purposes of submitting a proposal due on 07 October 2025. Two (2) proposals were received in response to the re-procurement amendment. In accordance with Federal Acquisition Regulation (FAR) 15.303(b), you are hereby notified that award was made to Butt Construction Company, Inc. at 3858 Germany Lane; Dayton, Ohio 45431.

The Government's final evaluation of your proposal resulted in the following ratings and total evaluated price. The ratings and total evaluated price of the successful Offeror are provided for your information.

Offeror	Factor I – Design Narrative	Factor II – Management Plan	Factor III- SB Participation Plan	Price
Butt Construction	Good	Good	Acceptable	$9,320,800.00
CCC	Unacceptable	Good	Acceptable	$11,092.497.00

In accordance with FAR 15.506, you can request a debriefing regarding the evaluation of your proposal. Your request must be submitted in writing and include the names and positions of the representatives of your team who will participate as well as written questions planned for the session. Please send the request within 3 days after receipt of this notice to the attention of Jacob S. Pridemore at Jacob.S.Pridemore@usace.army.mil.

Thank you for your interest in this project. We hope you will continue to submit proposals to the Corps of Engineers. If you have any other questions concerning this acquisition, contact Jacob Pridemore at Jacob.S.Pridemore@usace.army.mil.