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INDUSTRY DAY SUMMARY
NOVEMBER 2026

USACE LOUISVILLE · FORT HUNTER LIGGETT · NOV 17, 2026

Fort Hunter Liggett Barracks: Key Takeaways

Five new barracks, five demolitions, one progressive design-build OTA. What USACE presented on the CTE & AST Barracks Project, how the new OTA selection process will work, and the other work coming to the Central Coast and beyond.



EXISTING BARRACKS · SITE WALK

1,356
New beds across five barracks (four CTE, one AST)

$200M+
Project size, as described verbally

Mid-Dec
RFQ target on SAM.gov; qualifications via PIEE

~3
Firms shortlisted for pitch presentations

01 AT A GLANCE

1. **One OTA, five barracks.** Four 300-bed Collective Training Enlisted (CTE) barracks and one 156-bed Advanced Skills Training (AST) barracks, plus demolition of five late-1970s barracks, under a single agreement.
2. **RFQ in mid-December.** Posted on SAM.gov, submitted through PIEE. Roughly 3–4 weeks to respond, under 20 pages, with flexibility for the holidays.
3. **Qualifications first, price later.** Shortlist about three firms, hold 60-minute pitches with conversational Q&A, then negotiate with the single most highly qualified offeror.
4. **Two phases.** Phase I covers design and preconstruction. Construction is added as a bilateral modification as the design nears completion.
5. **No design yet.** Army standard designs are the starting point. Modular, offsite and industrialized construction are all on the table.
6. **Full and open, no set-aside.** Small business participation comes through subcontracting and mentor-protégé, and pitches will look for meaningful small-business and local-partner integration.
7. **USACE wants your input now.** Feedback on the PDB process is due **November 26, 2026**, early enough to shape the RFQ before it is released.

02 THE BARRACKS PROJECT

×4 Collective Training Enlisted barracks — 300 beds each

About 46,000 SF each, open-bay layout. Used for major exercises, annual training, battle assembly and mobilization training. Two open bays on each end of every floor (24-person bays shown), a central core with latrines, showers, laundry, study and conference space, company storage, and two senior enlisted rooms per floor with private baths. The example building included an elevator. One design is expected to be reused for all four, adapted to each site.

×1 Advanced Skills Training barracks — 156 beds

About 45,000 SF of suite-style rooms for soldiers attending advanced training schools. Two-person suites (E5/E6) and four-person suites (E1–E4) share one footprint: two bedrooms of about 144 NSF, a shared bathroom with two sinks, closets, desks, and a **kitchenette, a recent change** from the earlier module. Laundry and a multipurpose/study room sit in the core.

BY THE NUMBERS

~229,000 SF
New space across five buildings

1,596 → 1,356
Beds before and after; existing CT barracks hold 360 each

5 + 5
Barracks built, barracks demolished

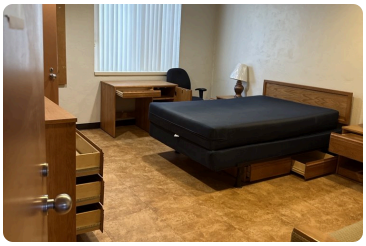
INCLUDED IN SCOPE **Demolition of five legacy barracks** **Bldgs 205 · 207 · 208 · 230 · 229**

Four CT open-bay barracks and one AST barracks (Bldg 229), all three stories, anticipated load-bearing masonry, built in the late 1970s. **New barracks must be finished before any demolition**, because the installation will not accept a loss of barracks capacity during construction.

03 SITE, FUNDING AND SEQUENCING

Two sites, both on the main post. The four CTE barracks go on a mostly vacant parcel just south of the existing barracks quad, now home to a basketball court and an old baseball field, with a gym to the west and the fire and police station to the east. The AST barracks sits on a separate, smaller site further south and east, across the main road.

- **Base plus options.** Congress may not fund all five buildings at once, so the agreement will likely have base barracks with optional ones.
- **Design funds are in hand; construction funds are not yet.** The funding is O&M "repair by replacement," which ties the new buildings to demolishing the old ones.
- **Fast-tracking is under discussion.** USACE is open to it, but this funding type may require a complete design before construction starts.
- **Schedule is negotiable.** No firm dates yet. The target is an agreement in place around spring 2027.



EXISTING ROOM · TO BE DEMOLISHED

ENVIRONMENTAL

Expected to be a categorical exclusion (CATEX) documented by a Record of Environmental Consideration, prepared by the installation. The designer of record is planned to do the Environmental Condition of Property.

UTILITIES & DESIGN

Bed count drops, so utility capacity is expected to be adequate, though not yet confirmed. The exterior will likely follow installation design standards. The government owns any design it pays for.

HEARD IN THE ROOM

No PLA planned
Not required under an OTA. It could be added later.

One OTA for all five
Barracks and demolition in a single agreement.

"Teach us"
OTAs for military construction are new authority. USACE asked industry to bring better contracting and construction methods.

04 HOW THE OTA SELECTION WORKS

Selection is based on qualifications, with price negotiated only after one firm is chosen. USACE described it as a simpler alternative to the costly two-phase FAR source selection.

RFQ
Statement of qualifications, under 20 pages

›

Shortlist
About 3 most highly qualified firms

›

Pitch
60-minute presentation plus conversational Q&A

›

Negotiate
With the single top firm

Phase I award
Design and preconstruction; fair and reasonable price required

›

Off-ramp
If terms can't be agreed, USACE moves to the next firm

›

Phase II
Construction added by bilateral modification

WHAT THEY'LL EVALUATE

Corporate experience and relevance (it doesn't have to be barracks), a possible **technical narrative**, and **proof of bonding capability**. Final selection may also draw on CPARS records, reference calls and public information.

THE PITCH PANEL

Likely USACE engineering, contracting and construction staff, **plus the customer, the Army Reserve**. Location is still being decided: on site, in Louisville or virtual. The first pitch would likely be in person.

WHO PRESENTED

Justin Roosa	**Jesse Scharlow**	**Crystal Harbin**	**Greg Sokolis**
Project Manager	Agreements Officer	Regional Small Business Director	Resident Engineer

05 FAR CONTRACT VS. OT AGREEMENT

No FAR clause book. Every term is an "article" negotiated for this project.

OTAs under 10 U.S.C. § 2808a sit outside the FAR and DFARS. They have been used for R&D and prototypes since the 1950s, but are new to military construction, and USACE has a mandate to use them on many projects going forward. Pricing is **open-book**, so cost evolves visibly through design, with early risk identification and joint constructability reviews. Field oversight should feel like a normal USACE job.

STILL APPLIES: Davis-Bacon | Miller Act bonds | Buy American | No cost-plus for MILCON | Fiscal law | Procurement Integrity Act | Environmental & civil-rights laws | FOIA

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06 MORE OTA WORK IN THE PIPELINE

NEXT AT FHL · PENDING APPROVAL **Water & wastewater improvements** — **RFQ ~Feb 2027**

- About **5 miles of water transmission main** from the three-well field to the main post
- **~2 million gallons of new storage** plus a booster system near the range security fence
- SCADA modernization and upgrades to the existing wells
- Repairs to failing pipes, valves and hydrants, the wastewater lagoon liner and treatment plant

Also planned as progressive design-build under an OTA. About 10–15% design exists for the transmission main and tanks from an earlier traditional design-build effort.

Sacramento District (SPK) proposed OTA strategy (posted through SPK, data as of Nov 2, 2026)

PROJECT	LOCATION	VALUE	PHASE I
PROGRESSIVE DESIGN-BUILD			
Radiation Research Facility	LMTF (URO)	$100M+	1Q27
Building 1515 Renovation	Hill AFB (URO)	$30M+	3Q27
F-35A Maintenance & Composite Repair Ph1*	Hill AFB (URO)	$100M+	3Q27
Multi-Domain Ops Complex	Beale AFB (SRO)	$100M+	3Q27
Repair-by-Replacement Dorms*	Travis AFB (SRO)	$100M+	4Q27
Dorm Renovation*	Beale AFB (SRO)	$30–50M	4Q27
Wheatland Entry Control Facility	Beale AFB (SRO)	<$10M	TBD
Chemistry Lab	Dugway PG (URO)	$100M+	TBD
DESIGN-BUILD TO BUDGET			
UTTR Fire Station Addition	Hill AFB (URO)	<$10M	FY27
Barracks	**Camp Roberts (SRO)**	**$50–70M**	TBD
Fire Stations (two projects)	Dugway PG (URO)	$30–50M ea.	TBD
CM AT RISK · DELIVERY TBD			
F-16 Emergency Power Unit Overhaul Facility	LMTF, Hill AFB	$70–100M	3Q27
Access Control Point	Sierra AD (SRO)	$30–50M	FY28
Loading/Unloading Ramp Repair	MOTCO (MRO)	<$10M	—

*Consolidated OT. Values are programmed amounts as presented.

LOUISVILLE DISTRICT

90+

Projects over the next couple of fiscal years planned for progressive design-build or CM at risk under OTAs

Forecast updated recently, with the next update expected in **early December**. Existing construction MATOCs remain in use outside the OTAs, and their prime holders are listed online.

SAM.GOV SEARCH TIP

W912QR*

Louisville District's code. Add the asterisk as a wildcard to catch postings SAM might otherwise filter out.

CLOSE TO HOME

The **Camp Roberts barracks** ($50–70M, Sacramento District) is another Central Coast OTA opportunity to watch.

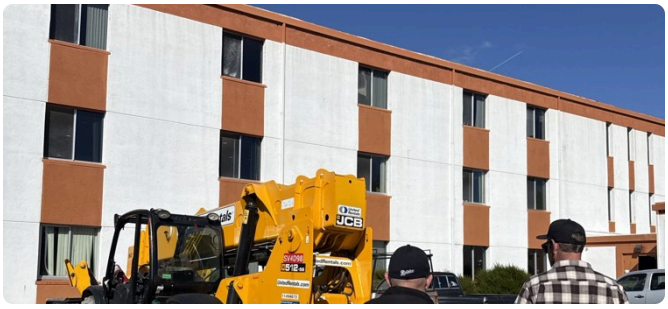
07 READING THE SIGNALS

A **Local partners will count.** There's no set-aside, but pitches will look for real small-business and local-partner integration, and the Army Reserve, the end user, sits on the panel. Teams that can show Central Coast execution have a story to tell.

B **Design comes first.** Construction is added near the end of design, and the funding type may require a complete design. Expect a real preconstruction phase where open-book estimates get built and rebuilt.

C **Demolition comes last.** No old barracks comes down until the new ones are in use, so demolition will trail construction, likely in phases next to occupied buildings. The late-1970s buildings will need the usual pre-demolition hazardous materials surveys.

D **This is the new normal.** Louisville has 90+ OTA projects planned, Sacramento District has its own list, and USACE has a mandate to keep going. The teams that learn this process now will be ahead on the next ones.



ONE OF THE FIVE BARRACKS SLATED FOR DEMOLITION

ON THE SITE WALK

- Three-story buildings with a painted stucco exterior, aluminum windows and rooftop equipment, set around a large paved lot and mature oaks.
- Rooms are furnished and recently refreshed, consistent with keeping them in use until the new barracks open.
- Sprinklers and fire alarm throughout, which will need careful isolation at demolition.
- The CTE site is open ground today, with a basketball court and an old ballfield to clear.

08 YOUR ACTION CHECKLIST

- ☐ **Register in SAM.gov and PIEE now.** Both are needed to download the RFQ and submit. Subs should register too.
- ☐ **Start building teams.** Small-business and local-partner integration will be part of the pitch conversation.
- ☐ **Watch for the attendee list,** slides and sign-in sheets, expected on SAM.gov early next week.
- ☐ **Send feedback by Nov 26.** It can still change the RFQ before release.
- ☐ **Gather proof.** Relevant past projects, CPARS, references and a bonding capability letter.
- ☐ **Register as an interested vendor** once the RFQ notice posts, and track the Louisville forecast.

09 KEY DATES

26 NOV 2026	**PDB feedback due**	To the Agreements Officer
Mid DEC 2026	**Barracks RFQ**	SAM.gov; ~3–4 weeks to respond
3 FEB 2027	**Louisville District Open House**	Downtown Marriott, Louisville; in person

Resources: PDB feedback and questions: Jesse.E.Scharlow@usace.army.mil. Small business office: SBO-LRL@usace.army.mil. Forecasts and current IDIQs for all seven Great Lakes and Ohio River districts: lrd.usace.army.mil/Business-With-Us.

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