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Engineering and Design
Department of the Army Facilities Standardization Program

FOR THE COMMANDER:

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Chief of Staff

Purpose. This engineer regulation establishes policies and procedures for the U.S. Army Corps of Engineers to execute the Department of the Army Facilities Standardization Program.

Applicability. This regulation applies to Headquarters U.S. Army Corps of Engineers and all Office of the Chief of Engineers elements, major subordinate commands, district commands, laboratories, and field operating activities having military construction responsibilities. This regulation applies to all U.S. Army Corps of Engineer Centers of Standardization and their associated activities.

Distribution Statement. Approved for public release; distribution is unlimited.

Proponent and Exception Authority. The proponent of this regulation is the Chief of Engineering and Construction Directorate. The proponent has the authority to approve exceptions or waivers to this regulation that are consistent with controlling law and regulations. Only the proponent of a publication or form may modify it by officially revising or rescinding it.

*This regulation supersedes ER 1110-3-113, dated 21 April 2016.

SUMMARY of CHANGE

ER 1110-3-113

Department of the Army Facilities Standardization Program

This revision, dated 15 September 2026

- Updates formatting using current Engineer Regulation template.
- Reorganizes original content into Chapter format.
- Incorporates content from previously published appendixes into the main body of text.
- Provides additional clarification of the organizational structure and roles and responsibilities of the Army Facilities Standardization Program.
- Updates command structure nomenclature throughout (Office of the Assistant Chief of Staff for Installation Management is now Deputy Chief of Staff Army G-4).
- Adds sections related to Center of Standardization participation in the Code 2 process.
- Adds a chapter related to Center of Standardization program management.

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Glossary of Terms

Chapter 1

Center of Standardization Program Overview

1–1. Purpose

This engineer regulation establishes policies and procedures for the U.S. Army Corps of Engineers to execute the Department of the Army Facilities Standardization Program.

1–2. Distribution statement

Approved for public release; distribution is unlimited.

1–3. References

See Appendix A.

1–4. Records management (recordkeeping) requirements

The records management requirement for all record numbers, associated forms, and reports required by this publication are addressed in the Army Records Retention Schedule. Detailed information for all related record numbers is located on the U.S. Army Corps of Engineers (USACE) Records Management Site <https://www.usace.dps.mil/sites/INTRA-CIOG6/SitePages/Records-Management.aspx>. If any record numbers, forms, and reports are not current, addressed, and/or published correctly, see DA Pam 25-403 for guidance.

1–5. Associated publications

Policy and/or procedures associated with this regulation are found in AR 420-1, Army Facilities Management and ER 1110-1-8158, Corps-Wide Centers of Expertise Program.

1–6. General

a. Description. Facilities standardization is a formal process outlined in AR 420-1 for developing facility requirements and designs. Department of the Army (DA) Army Standards (AS) serve as the basis for developing DA standard designs for construction. This process consists of:

(1) Requirements development. Define the functional and technical facility requirements based on input from Army proponent agencies, Headquarters Department of the Army (HQDA) Deputy Chief of Staff G-4 (DCS G-4), Army Materiel Command (AMC), Installation Management Command (IMCOM), USACE, and other Facility Design Team (FDT) members.

(2) Documentation and approval. Document, coordinate, and approve DA standard designs and supporting material to align with Army requirements.

(3) Application. Use approved DA standard designs to create project-specific design and construction documents.

(4) Design monitoring. Review project-specific planning, design, and construction documents to confirm compliance with DA AS.

(5) Continuous improvement. Conduct post-occupancy evaluations (POEs) to gather feedback and update DA standard designs to ensure continued technical quality and responsiveness to Army requirements.

b. Standard design packages. The term “standardization” is often understood to mean complete duplication of a facility design that is adapted to a specific site; however, standardization of a facility’s design may be accomplished through several methods. Standard designs are applicable to any acquisition method with the Center of Standardization (COS), geographic district, or a contracted Architect-Engineer (A-E) responsible for preparing the D-B request for proposal (RFP) or serving as the designer of record (DOR). Standard design packages may include a combination of the following elements:

(1) Army standards. AS are the mandatory facility elements and criteria that define the fundamental purpose and function of a facility’s design and construction. AS define the key components, features, and characteristics that must be included in the design and construction and/or major renovation of all facilities of the same type regardless of location, funding, command preferences, or installation mission. AS are criteria and/or performance based and may be presented in narrative or tabular formats with the level of detail varying by facility type. Waivers to AS criteria require approval at the HQDA level per AR 420-1.

(2) Standard designs. DA standard designs are narrative documents that outline the functional, operational, and technical engineering requirements necessary to meet the Army mission and/or AS for a specific facility type. These designs may include elements such as room data sheets, adjacency matrices, and notional site plans. Standard designs may also include floor plans ranging from conceptual bubble diagrams to fully developed mandatory floor plans. Designers must use the Standard Design as a basis of design or seek a waiver from Headquarters U.S. Army Corps of Engineers (HQUSACE). Designers may deviate from individual features of the Standard Design, in coordination with the COS, provided the AS and all other requirements are achieved.

(3) Adapt-build (A-B). A-B models are design files or drawings detailed enough to begin construction document development. These models require analysis by the DOR to address current building codes, life safety and energy standards, and project- or site -specific requirements. A-B models generally focus on vertical construction and exclude site information, representing 50% to 80% of a fully developed design. The DOR is responsible for ensuring the final design complies with all codes, adheres to the authorized program, and results in a complete and usable facility. The DOR must update the A-B model as needed to verify the quality of the final design deliverables.

(4) Supporting information. Supporting information for DA standard designs includes various resources such as DD (Department of Defense) Form 1391 templates, design analysis documents, life cycle cost analyses (LCCA), energy models, facility-specific specifications, programmatic value engineering studies and furniture, fixtures, and equipment (FF&E) information. These materials provide additional context and guidance to enforce the successful implementation of standard designs.

1–7. Background

In 1985, the Vice Chief of Staff of the Army (VCSA) emphasized the importance of standardizing facilities, including the use of standard designs, to achieve significant benefits to the Army. The VCSA directed the Chief of Engineers (COE) to increase the use of standard designs in the Army's military construction (MILCON) program as the Army could not justify or afford unique designs for each installation. This effort was to involve appropriate participation of DA staff offices, Army Commands (ACOM), and other DA organizations with specific facility proponent responsibilities. In 2003, the Army formalized the process for developing and approving AS and standard designs and established the Army Facilities Standardization Program (AFSP) in AR 420-1.

a. Facilities standardization objectives. The primary goal for Army facility standardization is to enhance the programming, design, construction, and operation of Army facilities. Specific objectives include:

(1) Improved credibility. Deliver construction programs more consistently to build trust with Congress.

(2) Consistency across facility types. Enforce equal levels of quality and performance throughout the Army's facility portfolio.

(3) Enhance master planning. Simplify programming and improve planning by providing a clearer understanding of the final facility.

(4) Gain efficiencies. Reduce design and construction durations, costs, schedules, and contract modifications.

(5) Design excellence. Promote design excellence by fostering continuous improvement through consistent feedback loops.

(6) Increase user satisfaction. More efficiently meet functional and operational requirements and improve responsiveness to user needs.

b. Regional variation. Although standard designs are intended for Army-wide use, allowable regional variations may be documented within the standard design to accommodate climatic or outside of the continental United States (OCONUS) requirements. While consistency of standard designs across the Army is the goal, the following factors may necessitate deviations:

(1) Climatic variations. Building envelope and energy conservation requirements are specific to a project geographic location. Standard designs may accommodate variations to address specific climatic requirements.

(2) Operational variations. Operational requirements may vary between continental United States (CONUS) and OCONUS military units.

(3) Construction differences. Materials, methods, and labor markets may vary (e.g. CONUS and OCONUS regions).

(4) Host nation regulations. OCONUS locations must adhere to local building codes, regulations, and practices which may differ from CONUS standards.

1–8. Organizational structure

The Army Facilities Standardization Committee (AFSC) is responsible for the AFSP. The AFSC directs the activities of the Facilities Design Group (FDG), the Technology Standards Group (TSG), various Technology Evaluation teams, FDTs, and COSs as represented in Figure 1–1. Appendix G in AR 420-1 outlines the management structure of the AFSP. Roles and responsibilities of the AFSP for standard design development, approval, implementation, and waivers are summarized in Table 1–1.

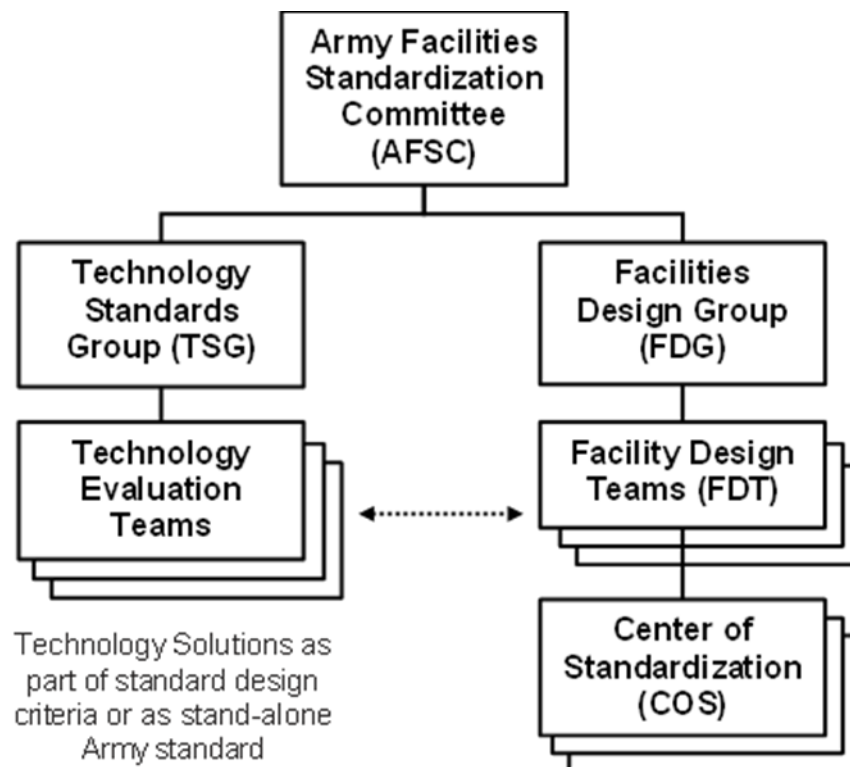


Figure 1–1. Army Facilities Standardization Program organizational structure

Table 1–1
Roles and responsibilities within the Army Facilities Standardization Program

Group	Members	Purpose
Army Facilities Standardization Committee (AFSC)	• Chair: Director, HQDA DCS G-4 • HQ AMC • Chief of Engineering and Construction Directorate, HQUSACE	• Reviews and endorses approvals of AS to AMC • Recommends denial or approval of waiver requests to AS • Oversees budget for development of new AS criteria and technology evaluations
Facilities Design Group (FDG)	• HQDA DCS G-4 • IMCOM • HQUSACE	• Implements and oversees the FDT • Reviews and monitors FDT activities and progress • Identifies and prioritizes program requirements • Recommends AS for approval to the AFSC • Coordinates Army Staff, Army Commands, and FDTs for participation in developing AS and standard designs • Recommends establishment of new standard facilities and associated FDTs
Technology Standards Group (TSG)	• HQDA DCS G-4 • IMCOM • HQUSACE • USACE U.S. Army Engineer Research and Development Center (ERDC)	• Executes technology evaluations and implements the technology transfer program • Facilitates adoption of emerging and proven technologies as AS for use in new construction, major renovations, and overall operations and maintenance activities
Facility Design Team (FDT)	• Co-Chair: Army Staff Proponent • Co-Chair: HQDA DCS G-4 • IMCOM • USACE COS • Combat Readiness Support Team (CRST) as applicable • Others as needed	• Defines mandatory standard design criteria • Recommends the AS for the required facility type to the AFSC • Develops performance-based, flexible/adaptable standards that accommodate an evolving force structure • Translates functional requirements and technical parameters into an AS design
Center of Standardization (COS)	• HQUSACE, Program Coordinator, AFSP • Designated USACE District for each facility type	• Provides administrative and technical support to the FDT in the development and maintenance of DA standard design criteria and supporting information • Tracks, monitors, and evaluates the DA standard design for technical sufficiency and responsiveness to user requirements • Verifies design and construction projects comply with approved AS and DA standard designs through project completion • Participates in planning/design charrettes to confirm compliance with criteria • Accomplishes other functions as a COS per ER 1110-1-8158

1–9. Roles and responsibilities of Headquarters U.S. Army Corps of Engineers in support of the Army Facilities Standardization Program

The following roles and responsibilities establish and define HQUSACE support provided to the COS within the context of the AFSP.

a. HQUSACE, Engineering and Construction Directorate.

(1) Chief, Engineering and Construction Directorate.

(a) Chairs the COS Management Board (COS MB) and is the USACE representative on the AFSC.

(b) Provides command oversight, direction, and leadership of the facilities standardization mission for the COE in direct coordination with the Director of Military Programs.

(c) Reviews and approves USACE policies, processes, and procedures for the COS program in support of the MILCON Business Process (MBP).

(d) Notifies AFSC of DA standard design or standard criteria completion and publication.

(e) Reviews and recommends approval and release of DA standard design or standard criteria for implementation.

(f) Provides managerial oversight and direction on command policy, objectives, and priorities for the COS program coordinator, AFSP, and the COS program management team.

(g) Serves as principal military construction advisor to the COS MB and COS.

(h) Reviews and approves program execution guidelines, operating procedures, and monitor strategic communication on the COS program throughout USACE.

(i) Periodically reviews and approves COS metrics for upward reporting.

(2) Program Coordinator, Army Facilities Standardization Program.

(a) Provides oversight and management support to the AFSP.

(b) Develops and maintains program execution guidelines, operating procedures, and strategic communication on the COS program throughout the Army and USACE.

(c) Develops USACE policies, processes, and procedures for the COS program.

(d) Identifies and establishes work assignments, workload priorities, and manages operations of the COS program management team.

(e) Provides programmatic objectives, priorities, and goals for the COS program and COS business execution.

(f) Reviews and provides assessment of waivers and recommends disposition for Director of Military Programs consideration.

(g) Manages funds receipt, allocation, and COS program funds distribution and supporting activities.

(h) Develops and implements COS metrics for upward reporting.

(i) Advocates for resolution of programmatic issues, concerns, conflicts, or barriers that cannot be resolved with the AFSC.

(j) Synchronizes the activities of COS with AMC, G-4, and IMCOM.

(k) Identifies potential impacts of emerging AMC, G-4, and/or IMCOM policies, processes, and/or procedures on the COS program and COS mission execution.

(l) Adjudicates programmatic conflicts or provides programmatic clarification to mitigate conflicts with the COS program.

(m) Serves as a member of the FDG.

(n) Serves as a member of the COS MB.

b. HQUSACE, Military Programs Directorate, Army Built Infrastructure Division, Army Military Construction Programming and Concept Design Team Lead.

(1) Provides oversight, objectives, and priorities from an Army MILCON programmatic perspective for the COS program.

(2) Provides issues, concerns, and/or support to Army Senior leader reviews that impact standards and criteria managed by the COS.

(3) Delivers assessments, analyses, and/or studies performed by COS in support of Army Senior leader reviews.

(4) Consults on and provides oversight of MBP policies, processes, procedures, and/or requirements to COS in support of standard and criteria development and implementation.

(5) Liaises with HQDA DCS G-4.

(6) Serves as a member of the COS MB.

c. Combat Readiness Support Team.

(1) Identifies and prioritizes materiel end-items for review and assessment of potential impact on facility and/or infrastructure standards and criteria in consultation with the Office of the Assistant Secretary of the Army for Acquisition, Logistics, and Technology (ASA AL&T); Program Executive Officers (PEOs); and materiel program managers, project managers (PM) and product managers.

(2) Identifies facility or infrastructure support requirements to successfully field end-items in consultation with PMs, life cycle management centers (LCMC), training and doctrine command system managers/training developers, and materiel developers according to AR 700-127.

(3) Assists in the validation of facility and/or infrastructure requirements to support fielding.

(4) Assists COS in:

(a) Developing courses of action to mitigate potential impacts through either system development influence or elimination of facility and/or infrastructure support requirements.

(b) Developing infrastructure or facility solutions to meet fielding life-cycle support.

(c) Providing appropriate COS with a support facility annex for acquisition categories I and II materiel that could impact an AS and/or standard design.

(5) Coordinates COS support to program managers, PMs and product managers in:

(a) Identifying potential impacts to current Army standards, DA standard designs, or engineering criteria in support of end-item PEOs and/or program managers, PMs and product managers

(b) Assisting PMs in determining potential MILCON impacts and costs associated with end-item fielding.

(c) Assisting Army Staff in developing/presenting facility or infrastructure courses of action in support of senior leader development and milestone decisions.

(6) Serves as the USACE central point of contact (POC) and facilitates support to materiel PEOs, program managers, PMs, product managers and LCMCs.

(7) Serves as “military-to-English” translator as well as functional and operational requirements reviewer/advisor to the COS.

(8) Serves as the USACE liaison to the Army Staff on standardization issues.

Chapter 2

Standard Design Management

2–1. General

Each COS is responsible for developing and maintaining the DA standard design and any supporting information for all assigned facility types in collaboration with the FDT. Designs are based on the facility functional and operational requirements and constraints provided by the facility proponent. The level of compliance and frequency of updates for each facility type depends on mission needs, procedures, and technology integration. Some facility types are stable and require minimal changes due to their consistent functions and low criticality. Other facility types require more frequent updates due to evolving technology, mission adjustments, or the critical nature of their functions. Standards and criteria for all facility types are periodically reviewed for adequacy with updates made as necessary to reflect technology advancements or adjustments to mission requirements that may occur.

2–2. Selection of facility types for standardization

In accordance with Appendix G of AR 420-1, the AFSC selects facility types for standardization. Upon selection, the AFSP Program Coordinator selects a geographic district to be assigned as COS for the development of the DA standard design.

2–3. Standard design development

When HQUSACE designates a geographic district or center as the supporting COS for developing a DA standard design, that COS becomes the primary authority for executing the DA standard design. The DA standard design development process is similar to a conventional project design, involving a multidisciplinary team to create a cost-effective and energy-efficient design that meets the functional and operational requirements of the facility type. The design team typically includes subject matter experts in civil, structural, architecture, interior design, mechanical, plumbing, telecommunications, cybersecurity, electrical, fire protection, and cost engineering.

a. Coordination. The COS is responsible for coordinating functional and technical adequacy during the development of the DA standard design through:

(1) Collaboration with the FDT to define functional and operational requirements. HQUSACE will assist the COS in initiating contact with the appropriate FDT.

(2) Coordinating with the FDT during each major phase of development to verify all functional and operational requirements are addressed, and that all architectural, engineering, and technical aspects are appropriate. Reviews should follow the conventional MILCON design phases: concept, interim, pre-final, and final.

(3) Informing the AFSC of the final standard design document for awareness.

b. Functional and operational requirements. The FDT plays a key role in defining the functional and operational requirements to be standardized. The COS must confirm all relevant requirements are identified and provide design and engineering input as needed. These requirements include:

(1) Functional and operational activities, personnel, and equipment needs including any special requirements for specific geographical areas.

(2) Space and area requirements and functional relationships including different scopes of the same facility types that may be required.

(3) Site and building adjacency requirements.

(4) Interior design requirements including building-related interior design and customer-funded FF&E.

(5) Physical and electronic security requirements.

(6) Information systems and telecommunication requirements.

c. Initial design approval. The FDT must review the DA standard design from a functional and operational perspective. Once the design is completed and accepted, the COS will make the proposed DA standard design available to other USACE elements for applicable projects.

d. Final design approval. The AFSP Program Coordinator will recommend approval or disapproval of the proposed standard design. HQUSACE Director of Engineering provides the final approval of the DA standard design. Once approved, the use of the DA standard design package becomes mandatory for the specified facility type in the MILCON programs. USACE will inform the AFSC of the status of completed standard designs.

2–4. Department of the Army standard design update

Approved DA standard designs must be monitored and evaluated for responsiveness to FDT requirements and for functional and technical adequacy. Revisions will be made when they are determined appropriate by ongoing review and evaluation.

a. Procedures for reviews and revisions.

(1) The COS is responsible for evaluating the responsiveness of the DA standard design to the user's functional and operational requirements.

(2) The COS is responsible for evaluating the technical performance of the DA standard design. The COS evaluates facilities built based on the approved DA standard design (during planning, design, construction, and post occupancy) for technical sufficiency, lessons learned, technical feedback, and compliance with current design standards and construction criteria. The COS must document this evaluation.

(3) The COS is responsible for periodically performing value engineering/value analysis on standard designs in accordance with ASTM E1699 to ensure the facilities are minimizing cost and complying with "design to mission" principles. These evaluations will review the standard design to five feet outside of the building perimeter, ensuring that any additional analysis would only need to be applied to the project specific elements during project execution.

b. Post-occupancy evaluations. POEs assess lessons learned from completed and occupied MILCON-funded projects to evaluate the overall performance of the DA standard design and delivery processes.

(1) *Roles and responsibilities.* Effective POEs require participation from the complete project delivery team (PDT) to maximize value and drive continuous improvement. POE execution should include representatives from the following stakeholders: COS, geographic district PM, Resident Engineer office, functional proponent, building occupants, and installation Department of Public Works (DPW).

(2) *Execution.* POEs evaluate both the functional and operational effectiveness of the standard design and the performance of specific projects. Conduct POEs using a representative sample of completed project locations for each standard design. Review facilities within 1 to 3 years after occupancy. Evaluate compliance with facility standard design criteria, occupant feedback on space allocation and adjacencies, programmed mission requirements and any mission changes, and overall building-site integration. Assess building systems and finishes for maintenance, durability, climate performance, energy utilization, and acoustics based on building age and any renovations.

(3) *Evaluation and incorporation.* Document lessons learned in a trip report with specific recommendations and present findings to appropriate FDT members for evaluation. Approved changes will be formally incorporated into the AS or standard design, as applicable, along with all associated execution documents (such as model RFP scope of work and DD Form 1391 templates) to enhance future facility performance and delivery processes.

c. Cross-team coordination. Coordinate review and evaluation by the FDT and COS on an ongoing basis and update the DA standard design when required.

Chapter 3

Standard Design Implementation

3–1. General

When recommended by the AFSC and authorized by the COE, a DA standard design becomes mandatory for the specified facility type for projects in the MILCON program.

3–2. Procedures for using a Department of the Army standard design

a. *Planning and programming.* Installations and USACE elements must use appropriate DA standard designs and associated DD Form 1391 templates during project planning and programming. USACE elements must ensure that installations use these templates and all required programming documentation. Standard design information is available on the MILCON Requirements, Standardization, and Integration (MRSI) website at <https://mrsl.erdcl.dren.mil/cos/>.

b. *Design execution.* Upon receiving a design directive from HQUSACE for a facility with a DA standard design, the USACE geographic district PM must involve the responsible COS as part of the PDT. Standard design information is available on the MRSI website mentioned above. Execute the design according to ER 1110-345-100, incorporating any special instructions.

c. *In-house design staff and Architect Engineer contractor selection.* The geographic district or the COS district with full-service in-house design capabilities and expertise in managing standards should be considered for execution. Alternatively, an A-E contractor may be considered; A-E contractor selection must prioritize those with previous experience with the standard design.

d. *Adapt-build models.* Once a DA standard design is used for a facility at a specific installation, the design (including the design model and construction documentation) may serve as an A-B model for future applications of the same facility type. Any approved revisions to the DA standard design must be incorporated into installation specific design by the DOR.

e. *Waivers.* If all PDT members, including the COS, agree that a deviation from the DA standard design is necessary and is in the Army's best interest, formal approval is not required. The COS should document the deviation in a position statement to be included in the design analysis by the DOR. The COS should maintain a copy of the position statement in the COS project file for recordkeeping. Conflicts between the COS and the DOR will be resolved by the District Chief of Engineering function.

3–3. Roles and responsibilities for projects executed with a Center of Standardization

a. *Geographic district.* The geographic district is responsible for initiating coordination with the appropriate COS upon receipt of the first project task. COS POCs are provided on the MRSI website (<https://mrsl.erdcl.dren.mil/>). The COS will provide the

current AS and/or DA standard design for use during project execution. The geographic districts have the first right to design the project using in-house resources. If declined, the COS has the second right to design the project in-house before considering an A-E firm. The geographic district supports the following components of project execution:

(1) Project management. Oversees programming, acquisition strategy, scope coordination, waivers, installation/command/user coordination, and maintaining project schedules and budgets including design, COS and geographic district, and post-award requirements. Refer to Appendix B for fee structure for COS services to be utilized during budget development.

(2) Planning charrettes. Leads planning charrettes, ensuring schedules align with COS staff availability and inviting critical stakeholders to participate.

(3) Design directives. Notifies the COS when design directives are issued and provides copies to the COS.

(4) Contract solicitation and award. Manages the solicitation and award of the construction contract.

(5) Government estimates. Prepares the total project construction government estimate.

(6) Scope reductions. Notifies the COS of any necessary scope reductions during the project life cycle. If reductions involve changes to the AS, an approved waiver is required before award.

(7) Construction changes. Coordinates all construction changes or modifications with the COS, especially those impacting functional or operational requirements. Approved waivers are required for changes affecting AS.

(8) Post-occupancy evaluations. Participates in POEs as requested by the COS.

(9) As-built documentation. Consolidates as-built documents, verifying compliance with the contract requirements, and forwards to user. Provides electronic copies of as-builts and updated model files to the COS if major modifications occurred during construction.

b. Center of Standardization. The COS provides AS and/or DA standard design data to the geographic district and supports the following components of project execution:

(1) Parametric design report. Participates as a member of the PDT throughout the Code 2 process (described in paragraph 3–4), including the parametric design report (PDR) development and 35% design certification.

(2) User requests. Reviews user requests to confirm compliance with the AS and DA standard design before inclusion in any task order (D-B-B, D-B, or A-B procurement).

(3) Design services. Provides design services for assigned facilities when acting as the DOR. Offers field technical assistance, such as requests for information (RFIs), design reviews, claims, modifications, or engineering during construction, as needed.

(4) Standards compliance. Ensures consistent implementation and validates compliance with AS and DA standard designs.

(5) Waiver identification. Identifies when waivers are required for AS and advises the geographic district appropriately.

(6) Waiver support. Supports the waiver process per Appendix G in AR 420-1, including providing COS position statements to assist with waiver documentation.

(7) Cost data. Provides cost information, including furniture and equipment costs, to support the completion of Tab E in the DD Form 1391 for assigned facility types.

(8) A-B models. Develops and maintains A-B models for applicable facility types.

(9) Post-occupancy evaluations. Conducts POEs to gather user feedback.

(10) Compliance reviews. Performs standard design compliance reviews of design deliverables including D-B-B and D-B RFP documents produced by geography.

(11) Design updates. Maintains the DA standard design to confirm alignment with current specifications, codes, and industry standards.

(12) Technical oversight. Provides technical compliance oversight for all assigned standard designs.

(13) Subject matter expertise. Serves as the subject matter expert on the content and application of assigned standard designs.

3–4. Army Military Construction Code 2 process

The Army MILCON Code 2 process ensures that project scope and budget estimates are validated before the budget lock for the upcoming fiscal year (FY) MILCON program. This process is the final opportunity to confirm that each project has the correct scope and budget to support successful program execution. Additional details about the Code 2 process are available on the MRSI website (<https://mrsi.erdcdren.mil/code2/>). The COS plays a critical role in this process as outlined below.

a. Project initiation. The Code 2 process is initiated when HQDA DCS G-4 releases a Code 2 authorization to USACE, allowing the project to proceed to 35%

design. At this stage, the COS provides primary POCs for PDR review and scope validation approval.

b. Design charrette. The geographic district conducts a design charrette at the start of the Code 2 process to initiate the design effort. The COS is a mandatory participant in the design charette.

c. Parametric design report. The PDR validates project requirements and provides the cost engineer with a clear, quantified scope and sufficient details to prepare an accurate cost estimate. The COS responsibilities as part of the PDR effort include:

(1) *Scope validation.* Validates the quantified scope (such as personnel numbers and square footage) and data in the Programming Administration and Execution (PAX) system for each primary facility line item covered by the applicable AS or DA standard design.

(2) *Scope concurrence.* Enters scope concurrence in the PAX system for recordkeeping and provides a copy to the geographic district. If unable to concur with the project scope, the COS provides an explanation for nonconcurrence and participates in scope discrepancy meetings as needed. A scope discrepancy refers to any change on the DD Form 1391 for line items with which a COS cannot concur. Discrepancies may arise at any point after the design charrette through the submission of the draft 35% certification package.

d. 35% design certification. The purpose of the 35% design is to incorporate sufficient engineering data to finalize the project scope and cost before inclusion in the Army's Budget Estimate Submission (BES). The COS responsibilities as part of the 35% design certification include:

(1) *Design review.* Reviews the 35% design package for compliance with AS and DA standard design.

(2) *Waiver requests.* If a waiver is requested, the COS informs the requestor of the waiver process and provides a position statement. For tracking purposes, the COS notifies HQUSACE immediately upon receiving a waiver request.

3–5. Design/Request for proposal development

The COS plays an active role during design and/or RFP development to confirm compliance with AS and DA standard design criteria. The COS provides coordination, clarification, and review of design deliverables throughout the process.

a. Request for proposal development. The PDT must use the D-B RFP Wizard available on the MRSI website (<https://mrsi.erdcdren.mil/model-rfp/milcon/>) for RFP development. The COS maintains the design criteria included in the RFP Wizard to confirm that scopes of work comply with the functional and operational requirements of the AS and DA standard design.

b. Site-specific tailoring. The DOR tailors the design or D-B RFP to the site-specific project requirements, as permitted by the DA standard design. This includes adjustment to structural and mechanical designs, exterior architectural themes, and other project-specific features such as building engineering, material selections, architectural treatment, sustainability, and energy conservation.

c. Center of Standardization participation. The COS is an active member of the PDT during design and/or RFP development. The COS must participate in all milestone submittal reviews to confirm the consistent application of the AS and DA standard design.

d. Final design deliverables. All final design deliverables must comply with ER 1110-345-700 and be submitted to the COS in the appropriate electronic format. Deliverables include, but are not limited to, drawings, specifications, bid documents, basis of design/design analysis, BIM model files, LCCA, and energy models.

e. Supplemental documentation. The Engineering Considerations and Instructions to Field Personnel (ECIFP) report prepared during design and/or D-B RFP development must specify whether the project uses a DA standard design managed by a COS. If so, the COS must provide input for the ECIFP and be included on the PDT list. The COS must include a section in the ECIFP detailing the mandatory functional and operational requirements of the DA standard design that cannot be altered during construction; this paragraph may be a template paragraph or project-specific paragraph at the discretion of the COS.

3–6. Construction administration

During construction administration, the COS provides support to confirm compliance with AS or DA standard design criteria. The COS primarily focuses on clarifying and reviewing changes that may impact functional or operational requirements of the project.

a. Preconstruction meeting. The COS participates in a preconstruction briefing involving the DOR, Engineering, Project Management, and Construction personnel. This briefing ensures construction field representatives understand the project uses a DA standard design under COS supervision and that the COS must be consulted during construction to validate compliance with the AS and DA standard design.

b. Coordination of construction modifications. Per Appendix G in AR 420-1, any construction modification that affects the functional or operational requirements of DA standard design must be coordinated with the COS prior to execution. This coordination ensures that the COS receives timely and sufficient information to maintain consistent application of AS and DA standard designs for task order awards and facility construction. Additionally, the COS can provide guidance related to waivers if modifications result in the finished building no longer meeting AS requirements.

Chapter 4

Program Management

4–1. General

Program management is critical to ensure that the COS program remains aligned with the overall objectives of the AFSP. COS program management occurs at both the COS district level as well as at the HQUSACE level.

4–2. Roles and responsibilities for Center of Standardization program management

a. Program Coordinator. The HQUSACE, AFSP Program Coordinator oversees the overall management of the COS program. Responsibilities include:

- (1) Development, defense, allocation, and distribution of funds for the COS program.
- (2) Assigning work to geographic districts.
- (3) Establishing program goals and priorities.
- (4) Monitoring geographic district progress on assigned standards and tasks.

b. Geographic district Center of Standardization. Each geographic district COS is responsible for managing their assigned standard designs. Responsibilities include:

(1) Workload projection. The COS must annually review data sources to track and monitor the use of standard designs, with a focus on the pre-design phase project requiring early COS involvement. The following sources may be consulted to project the COS workload within any given FY:

(a) Future Years Defense Plan (FYDP). Found in the PAX system within the Construction Appropriations Programming Control and Execution system (CAPCES), the FYDP provides a 5-year outlook on projects in the MILCON Army (MCA), MILCON Army Reserve (MCAR), and Army Family Housing (AFH) programs.

(b) Army Facility Investment Plan (FIP). Released annually, the FIP identifies current facility requirements across the Army. The FIP provides a 10-year outlook to prioritize projects for inclusion in the FYDP.

(c) Unfunded Priority List. This document lists priority projects not included in the President's annual budget request but added directly through the National Defense Authorization Act.

(d) Regional Master Planning Support Centers. These centers provide planning support to installation and are often notified of upcoming planning charrettes prior to the COS through the Centralized Planning Charette Program.

(e) Army Commands (ACOM). Commands such as Army Transformation and Training Command (T2COM), U.S. Army Western Hemisphere Command (USAWHC), Aviation and Missile Command (AMCOM), and Network Enterprise Technology Command (NETCOM), which serve as proponents for various standard design facility types, may have early awareness of projects that use AS or DA standard designs.

(2) Program reviews. The COS Program Manager must regularly review DA standard design documentation to ensure technical sufficiency and responsiveness to user requirements. Active facility types should have their standard design criteria and supporting documents updated at least every 5 years.

(3) MRSI updates. The COS Program Manager must keep the MRSI site current with the latest AS or DA standard design narratives and supporting documents (reference paragraph 1–6.b(4)). Updates must be coordinated with the MRSI development team via the MRSI distribution list (MRSI_Support@usace.army.mil).

(4) Budget development. The COS Program Manager is responsible for developing the district's annual COS operating budget, which should account for support to projects in the planning phase, COS program priorities as directed by the AFSP coordinator, post-occupancy evaluations, programmatic value engineering studies, and general standard design maintenance. HQUSACE typically requests budgets in the fourth quarter of the FY. These budgets are then combined and adjudicated to form the overall COS program operating budget for the following FY.

(5) Recordkeeping. The COS must maintain an internal recordkeeping system for documents associated with active and historical design and construction projects. It is recommended that the COS maintain copies of position statements, approved waivers, project submittals, and other relevant documentation for future reference.

Appendix A References

Section I

Required Publications

Unless otherwise indicated, Army and USACE publications are available at <https://armypubs.army.mil/> and <https://www.publications.usace.army.mil/>.

AR 420-1

Army Facilities Management

AR 700-127

Integrated Product Support

DA Pam 25-403

Army Guide to Recordkeeping

ER 1110-1-8158

Corps-Wide Centers of Expertise Program

ER 1110-1-8173

Energy Modeling and Life Cycle Cost Analysis

ER 1110-345-100

Design Policy for Military, Interagency and International Construction

ER 1110-345-700

Design Analysis, Drawings, Specifications and Minimum Submittal Requirements

Section II

Prescribed Forms

DD Form 1391

FY XX Military Construction Project Data

Appendix B

Fee Structure for Center of Standardization Services

This appendix defines the fee structure for COS services related to the development and review of D-B RFP or D-B-B solicitation documents for a standard design facility. The fee schedule is a fixed, nonnegotiable rate to ensure consistent application and to avoid the need for negotiation between the COS and the geographic district. Unique projects or changes in initial conditions will be considered on a case-by-case basis and negotiated between the COS and the geographic district as necessary.

a. Fees for COS involvement in contract document preparation and pre- and post-award compliance reviews will be based on the rates in Table B–1.

Table B–1
Fee schedule for various Center of Standardization activities

Design rates for preconstruction award activities		
Notes:	Activity:	Total Fee:
1	RFP development and task order award for A-E contracts	Negotiated at project level
2	RFP development for A-E contracts	\$25,000
3	RFP development using the D-B RFP Wizard	\$100,000
4	Compliance review of geographic district/A-E RFP documents	\$32,000
Supervision and administration (S&A) rates for post-award activities		
Notes:	Activity:	Total Fee:
5	Compliance review of DOR design submittals	\$36,000
Design rates for D-B-B solicitations		
Notes:	Activity:	Total Fee:
–	In-house D-B-B facility and/or site design and award fee	Negotiated at project level

Notes:

1. The COS assists a geographic district in developing the technical content of the RFP; RFP advertisement; evaluation of proposals; and award of the RFP. Specific services would be negotiated at the project level.
2. The COS assists a geographic district (A-E services) by developing the technical content of the RFP. The geographic district is responsible for RFP advertisement; evaluation of proposals; and award of the contract or task order in accordance with the established acquisition strategy. Costs to attend design charrette would be negotiated at the project level.
3. The COS develops and completes the RFP Wizard to produce the 01 00 00 specification for the facility to the 5-foot line. The geographic district develops and completes the civil/site requirements for the specification. Costs to attend design charrette would be negotiated at the project level.
4. The COS completes a compliance review of the geographic district developed RFP documents prior to solicitation. Costs to attend design charrette would be negotiated at the project level.
5. The COS completes a compliance review of the A-E design submittal documents. Fee includes review of two design submittals per discipline for compliance with the RFP and DA standard design. Additional design submittal review would be negotiated at the project level.

b. The rates indicated in the table are for each specific facility contract action or task order; for example, for a project with multiple standard design facilities, a separate fee will be applicable for each facility type.

c. The COS will:

(1) Ensure open communication with the geographic district PM.

(2) Provide a design estimate for required services based on the fee schedule provided in Table B–1.

(3) Provide a design during construction (DDC) estimate for the required level of services post award based on conditions of the job and the acquisition strategy employed. The typical DDC fee structure for a D-B procurement is provided in Table B–1. D-B-B procurements will require normal DDC allocation.

d. The geographic district will:

(1) Initiate coordination with the COS upon receipt of the initial project directive.

(2) Provide specific information related to the project that may affect its development.

(3) Furnish required design and DDC funds to ensure execution of the project within the agreed design and construction schedule.

Glossary of Terms

Section I

Acronym List

Term	Definition
A-B	Adapt-Build
A-E	Architect-Engineer
ACOM	Army Commands
AFH	Army Family Housing
AFSC	Army Facilities Standardization Committee
AFSP	Army Facilities Standardization Program
AMC	Army Materiel Command
AMCOM	Aviation and Missile Command
AS	Army Standards
BES	Budget Estimate Submission
CAPCES	Construction Appropriations Programming Control and Execution System
COE	Chief of Engineers
CONUS	Continental United States
COS	Center of Standardization
COS MB	COS Management Board
CRST	Combat Readiness Support Team
D-B	Design Build
D-B-B	Design-Bid-Build
DA	Department of the Army
DCS	Deputy Chief of Staff
DDC	Design During Construction
DoD	Department of Defense
DOR	Designer of Record
DPW	Department of Public Works
ER	Engineer Regulation
ERDC	U.S. Army Engineer Research and Development Center
FDG	Facilities Design Group
FDT	Facility Design Team
FF&E	Furniture, Fixtures, and Equipment
FIP	Facility Investment Plan
FY	Fiscal Year
FYDP	Future Years Defense Plan
HQDA	Headquarters Department of the Army
HQSACE	Headquarters U.S. Army Corps of Engineers

Term	Definition
IMCOM	Installation Management Command
LCCA	Life Cycle Cost Analysis
LCMC	Life Cycle Management Center
MBP	Military Construction Business Process
MCA	Military Construction, Army
MCAR	Military Construction, Army Reserve
MILCON	Military Construction
MRSI	MILCON Requirements, Standardization, and Integration
MSC	Major Subordinate Command
NETCOM	Network Enterprise Technology Command
OCONUS	Outside Continental United States
PAX	Programming Administration and Execution System
PDR	Parametric Design Report
PDT	Project Delivery Team
PEO	Program Executive Officer
PM	Program Manager
POC	Point of Contact
POE	Post-Occupancy Evaluation
RFP	Request for Proposal
S&A	Supervision and Administration
T2COM	Transformation and Training Command
TSG	Technology Standards Group
USACE	U.S. Army Corps of Engineers
USAWHC	U.S. Army Western Hemisphere Command
VCSA	Vice Chief of Staff, Army

Terms

Adapt-Build

A contract delivery method that takes advantage of existing, approved standard designs and adapts them for installation-specific requirements.

Architect-Engineer

A contracted firm that prepares design documents for construction including the drawings, specifications, and basis of design.

Army Facilities Standardization Committee

The committee responsible for the overall Army Facilities Standardization Program per AR 420-1.

Army Facilities Standardization Program

A formal process for developing Army standard and facility standard designs and criteria that define the requirements and functional criteria for facilities that will be used in project programming, design, and construction for both new facilities and major renovations per AR 420-1.

Army Materiel Command

The U.S. Army Command that provides superior technology, acquisition support, and logistics to ensure dominant land force capability for Soldiers, the United States, and its allies.

Army Regulation

Regulations that govern the operations of the U.S. Army.

Army Standards

Immutable, unchanging, required facility elements and criteria that define the fundamental purpose and function of a facility's design and construction. Waivers to AS criteria require approval at the HQDA level.

Aviation and Missile Command

This command develops and delivers responsive aviation, missile, and calibration materiel readiness to the U.S. Army to optimize joint warfighter capabilities at the point of need.

Budget Estimate Submission

Formal document where a Department of Defense (DoD) component proposes financial needs for the upcoming fiscal year.

Center of Standardization

The COS is the USACE element assigned to assist the FDT in the development of specific Army standard and facility standard designs and criteria per AR 420-1.

Combat Readiness Support Team

A team within USACE that provides expertise and support to the Army's facility and infrastructure needs.

Continental United States

The 48 states that are contiguous states and the District of Columbia.

DA Standard Design

Narrative documents that outline the functional, operational, and technical engineering requirements necessary to meet the Army mission and/or AS for a specific facility type. Waivers to standard design criteria must be approved by HQUSACE.

Design-Bid-Build

A project acquisition and delivery method where design and construction are sequential, and construction is contracted separately. For the USACE in-house D-B-B, the executing district is the DOR. For an A-E-contracted D-B-B, the A-E is the DOR.

Design-Build

A project acquisition and delivery method that combines design and construction in a single contract with one contractor.

Design During Construction

Design services required during the construction phase.

Design Funds

A portion subset of the military construction appropriation that funds the design of military facilities. These funds may also be referred to as planning and design or “P&D” funds.

Designer of Record

The DOR is defined as the individual ultimately responsible and liable for the adequacy and safety of a design. For in-house designs, the DOR is designated as the Chief of Engineering function. For designs prepared by another district, the DOR is designated by that district’s Chief of Engineering function. For A-E designs and services, the DOR is the principal of the A-E firm who oversees the project.

Engineer Regulation

Regulation that provides policy, guidance, principles, practices, and tools for delivering quality products and services to USACE customers.

Facilities Design Group

Group composed of ACSIM, IMCOM, and HQUSACE representatives responsible for implementing and overseeing the Facility Design Team per AR 420-1.

Facility Design Team

The group established for a facility type, or group of facility types, to be standardized. The FDT recommends Army standards to the AFSC. Upon approval of an Army standard, the FDT develops the complete standard designs and criteria per AR 420-1.

Facility Investment Plan

The 10-year outlook compilation of all current facility requirements throughout the Army, a prioritization of those requirements, and a plan of how resources should be used to fulfill those requirements. The FIP is updated and released annually.

Fiscal Year

Accounting period of the federal government that begins on October 1 and ends on September 30 of the following calendar year. Each fiscal year is identified by the calendar year in which it ends (for example FY26 begins on 1 October 2025 and ends 30 September 2026).

Furniture, Fixtures, and Equipment

Refers to all items that are needed for a building to be complete and useable but are not considered part of the permanent structure.

Future Years Defense Plan

A project's DoD funding, manpower, and force structure needs over a 5-year period. The FYDP is submitted and updated annually as part of the planning, programming, budgeting, and execution process.

Geographic District

The district responsible for delivering the project.

Headquarters Department of the Army, Deputy Chief of Staff G-4 (HQDA DCS G-4)

The principal military advisor to the Assistant Secretary of the Army for Installations, Energy and Environment and the Chiefs of Staff of the Army.

Headquarters U.S. Army Corps of Engineers

The command within USACE that establishes Enterprise-level administrative and technical policy, procedures, and criteria.

Installation Management Command

A support formation of the U.S. Army that manages the day-to-day operations of Army installations worldwide.

Life Cycle Cost Analysis

A method for accessing the total cost of facility ownership considering all costs of acquiring, owning, and disposing of a building or a building system. Reference ER 1110-1-8173 for more information.

MILCON Requirements, Standardization, and Integration

The MRSI site presents Military Construction policy, regulations, standards, and designs to provide the facility community with the tools needed to build and maintain the Army's vast facility infrastructure.

Military Construction

Any construction, development, conversion, or extension of any kind carried out with respect to a military installation, whether to satisfy temporary or permanent requirements, or any acquisition of land or construction of a defense access road as described under 23 U.S.C. 210.

Military Construction, Army

The Program which Army facilities are planned, programmed, designed, budgeted, constructed, and disposed of during peacetime and under mobilization conditions. Includes acquisition of real estate and other supporting activities.

Military Construction Business Process

A multi-step process involving the DoD and Congress to build and maintain military infrastructure.

Major Subordinate Command

The command within USACE that executes missions within a specific geographical region. MSCs are responsible for command oversight of all USACE activities in their assigned areas.

National Defense Authorization Act

Annual legislation that authorizes appropriations for the DoD.

Network Enterprise Technology Command

The Army's leading information technology provider.

Outside Continental United States

States and U.S. territories that are not part of the continental United States.

Post-Occupancy Evaluation

A process to assess the lessons learned from completed and occupied MILCON-funded projects as they relate to the overall performance of the Army standard design and processes used in their delivery.

Programming Administration and Execution System

A software suite used to submit documented requirements along with planning and program construction costs (estimates represent 30% design or less D-B, D-B-B, or A-B) necessary for the submittal of MILCON projects. The PAX program maintains applications representing cost area, economic analysis, and information systems cost area.

Technology Standard Group

The group composed of ACSIM, IMCOM, and HQUSACE representatives responsible for ensuring execution of technology evaluations and the technology transfer program per AR 420-1.

Transformation and Training Command

The U.S. Army Command responsible for recruitment, training, and education of the Army's Soldiers that develops leaders, supports training in units, develops doctrine, establishes standards, and builds the future Army.

U.S. Army Western Hemisphere Command

U.S. Army Command that enables defense of the homeland; conducts defense support of civil authorities, crisis response, and regional security cooperation; provides trained and ready land forces for global and regional employment; integrates Army capabilities into Joint and interagency operations; and ensures the ability of the Army to mobilize and employ reserve component forces to secure American interests and security in the Western Hemisphere.

Unfunded Priority List

The list that describes defense- and intelligence-related priorities that were not included in the President's annual budget request.

Vice Chief of Staff, Army

The principal deputy to the Chief of Staff of the U.S. Army.