US Army Corps of Engineers ®
Savannah District

DEPARTMENT OF THE ARMY
FACILITIES STANDARDIZATION PROGRAM

COMPANY OPERATIONS FACILITY (COF)

STANDARD DESIGN

22 May 2026

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GENERAL REQUIREMENTS

1.1 CENTERS OF STANDARDIZATION

1.1.1 The U.S. Army Corps of Engineers (USACE) Savannah District (SAS) is the designated Center of Standardization (COS) for the Company Operations Facility (COF) Standard Design. This standard consists of two parts. GENERAL REQUIREMENTS provides guidance to facility planners and USACE districts. TECHNICAL CRITERIA is a Request for Proposal (RFP) Statement of Work (SOW), also published in the RFP Wizard: https://mrsi.erdc.dren.mil/model-rfp/.

1.1.2 <REV> This Standard Design package complies with the Army Standard (AS) as established by AFSP implemented by the Army Facilities Standardization Committee (AFSC) in accordance with AR 420-1.

1.1.3 The COS maintains lessons learned and follows completed designs. Consult the COS when starting a project and submit all designs to the USACE Savannah COS for review to ensure conformance with the Army Standard. </REV>

1.1.4 This Standard Design must be used in conjunction with other referenced criteria.

1.2 PROPONENT

1.2.1 This standard design has been developed, monitored, and approved by the Army Facilities Proponent for Company Operations Facilities, the Department of the Army (DA) Deputy Chief of Staff, Operations G-3.

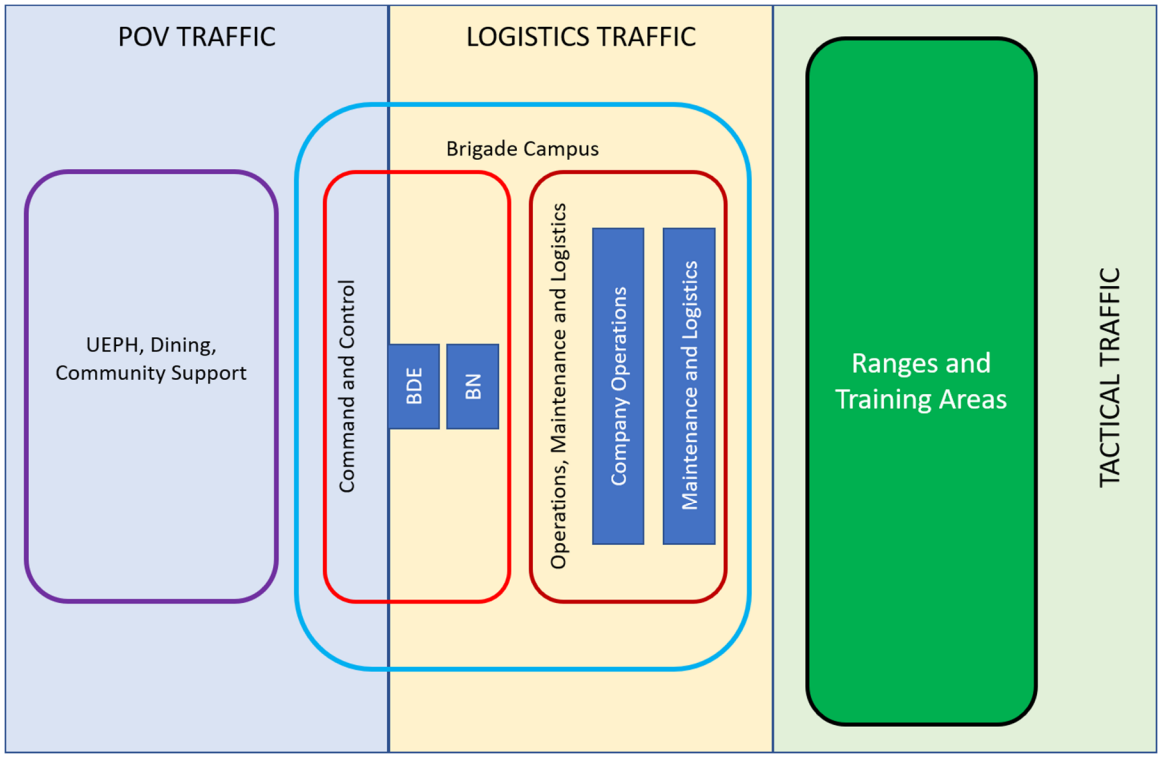
1.3 PURPOSE

1.3.1 INTENT

1.3.1.1 The Company Operations Facility is a bridge between the headquarters level and the companies that carry out the primary functions of a battalion or higher-level headquarters. These facilities are ideally organized as a campus that includes Brigade Headquarters (BDE HQ), Battalion Headquarters (BN HQ), COF, Tactical Equipment Maintenance Facility (TEMF) compound and, when authorized, a Supply Support Activity (SSA). Figure 1 shows the relationship within a notional Brigade complex. Ideally the related facilities for a brigade and its subordinate battalions should be within proximity to support operational cohesion and minimize the need for POV movement. When proximity is not possible, priority should favor COF to TEMF, then COF to BN HQ.

<REV> </REV>

Figure 1: Notional Brigade Campus



1.3.2 PREAMBLE

1.3.2.1 This Army Standard Design for the Company Operations Facility (COF) provides an integrated building that houses two related functions in separate areas: Administration and Readiness. The Administrative Module includes the Commanding Officer and his staff in private offices, platoon leaders in semi-private offices, and conference space. The consolidated COF ideally houses all companies of the parent battalion in a single building with access between companies. The restrooms and shower facilities for all companies are consolidated.

1.3.2.2 The Company Operations Facility (COF) Army Standard defines facilities for:

- Command & Control
- Storage and Maintenance of small arms and equipment assigned to a company
- Equipment Laydown, Cleaning, Inspection, Shipping, Receiving, and Deployment

1.3.2.3 The operational need to have the administrative, unit weapons, and TA-50 gear storage in proximity characterizes the COF; administrative facilities without weapons storage nearby are not recommended for this purpose. Where possible, consolidate multiple companies of their parent battalion in a single building. The building layout must include flexibility for expansion, to include a mezzanine area in the Readiness Bay for overflow admin offices.

1.3.2.4 The COF Army Standard Design is provided for companies, batteries, and troops as space to perform daily administrative and supply activities. It is also known as a company headquarters building. The COF is comprised of <REV> an Administrative Module, Readiness Module, and Exterior Covered Hardstand area. </REV>

1.4 APPLICABILITY

1.4.1 <REV> The criteria presented in this standard design are applicable for COF projects worldwide. The COS serves as the point of contact to review all COF designs for compliance with this standard. </REV>

1.4.2 All USACE geographic districts must incorporate the mandatory design criteria described herein. In instances where unique unit functional or operational requirements are not accurately captured in this Standard Design, notify USACE Savannah COS before deviating from the mandatory requirements stipulated in this Standard Design. The COS provides guidance on planning and programming justification and waiver validation assistance.

1.4.3 The criteria contained in this Standard Design meets basic command and control, unit supply operations, soldier and unit issued equipment storage, soldier equipment maintenance and inspection, deployment preparation, and high technology/dollar items equipment storage activities in a unitized single structure.

<REV> </REV>

1.4.4 INCLUSIONS

1.4.4.1 The criteria contained in this Standard Design apply to:

a. All Army Modification Tables of Organization and Equipment (MTOE) company, troop, battery, and detachment level organizations worldwide.

b. All Table of Distribution and Allowances (TDA) companies other than schools.

c. Active and Reserve Component COFs (when fielded as standalone, dedicated facilities) on Army or Joint Base Installations.

d. Active Duty, Reserve, and National Guard Component facilities on Army installations, with the exception of facilities intended for Initial Entry Training, Advanced Individual Training, Operational Readiness Training, and Warrior Transition Units, which are addressed by separate Standard Designs.

e. <REV> All OMA-funded repair by replacement projects as outlined in the National Defense Authorization Act. Any deviation must be in the form of an approved waiver in accordance with AR 420-1. </REV>

1.4.5 EXCLUSIONS

1.4.5.1 The criteria contained in this Standard Design DOES NOT apply to:

a. Company Admin and Supply (CO A&S) facilities that do not incorporate a Readiness Module,

b. Aviation line companies within an aviation line battalion (such as Assault Helicopter, Attack Helicopter, Air Cavalry Squadron, General Support Aviation Battalion, or Aerial Exploitation Battalion), or training base companies.

(1) Use the standardized criteria building blocks from this Standard Design to the maximum extent possible before creating or developing new or different criteria to serve the same basic function, task, or purpose.

c. TDA companies for Reception Stations, Basic Training, One Station Unit Training, and Advanced Individual Training. Criteria for these facilities are incorporated in Army

Standards and Standard Designs maintained by the Fort Worth District Center of Standardization.

(1) While TDA facilities are not grouped into the COF standard sizes indicated in this Standard Design, they share the same attributes, adjacencies, and general layout as TOE facilities for planning purposes. The Readiness Module, less TA-50 lockers, may be provided for TDA companies that have unit supply and weapons storage requirements. With prior approval by the COS or Facility Design Team (FDT), and in conjunction with a requirements analysis approved by the Land Holding MACOM, TA-50 lockers may be provided for TDA companies that are subject to deployments that regularly engage in support to tactical training in a maneuver setting.

1.4.5.2 Operations spaces for Battalion (CAT Code 14183) and Brigade (CAT Code 14182) commands and Tactical Equipment Maintenance Facility (CAT Code 21410) have separate criteria addressed under other Army Standards. These facilities, along with the consolidated COF buildings, are best arranged in a campus near unaccompanied personnel housing and fitness facilities.

1.5 CATEGORY CODES (CAT CODES)

1.5.1 CATEGORY CODES INCLUDED IN THIS STANDARD DESIGN

1.5.1.1 The design information in this Standard Design applies directly to the following Facility Category Codes:

- 14185 – Company Headquarters Building
- 14179 – Overhead Protection

1.5.2 RELATED CATEGORY CODES

1.5.2.1 The following category codes may be associated with the Category Codes addressed in this Standard Design as part of a Brigade or Battalion campus:

- 14182 – Brigade Headquarters Facility
- 14183 – Battalion Headquarters Facility
- 14185 – Company Headquarters Building GSF
- 14190 – Echelons Above Brigade (EAB), Command and Control Facility
- 17119 – Organizational Classroom GSF
- 85215 – Nonorganizational Vehicle Parking SY

1.5.3 COMPANY HEADQUARTERS BUILDING – CAT CODE 14185

1.5.3.1 DEFINITIONS

1.5.3.1.1 CAT CODE 14185 DESCRIPTION: A building provided for companies, batteries, and troops as space to perform daily administrative and supply activities. It is also known as a Company Operations Facility. Separate unit headquarters at echelons below company (platoon, detachment, or contact team) are reported as CAT Code 61050, Administrative Building, General Purpose.

1.5.3.1.2 FAC 6101 DESCRIPTION: A building that contains the command and staff sections of a Company or Battery headquarters or the headquarters of a military organization of similar size.

1.5.4 OVERHEAD PROTECTION – CAT CODE 14179

1.5.4.1 DEFINITIONS

1.5.4.1.1 DOD REAL PROPERTY CATEGORIZATION SYSTEM (RPCS), CAT CODE 14179 DESCRIPTION: A canopy or other self-supported structure that provides cover and protection from the elements for operational facilities. Examples are the canopy over fuel pumps at a transportation motor pool or Army and Air Force Exchange Service (AAFES) fueling facility, covered walkways, and covers over weapons cleaning areas and/or other maintenance and storage activities.

1.5.4.1.2 FAC 1459 DESCRIPTION: A canopy or other self-supported structure that provides cover and protection from the elements for operational facilities. Examples are the canopy over fuel pumps at fueling facilities, covered walkways, and covers over weapons cleaning areas and/or other maintenance and storage activities.

1.5.4.1.3 ARMY STANDARD DESIGN FOR COMPANY OPERATIONS FACILITY: Exterior Covered Hardstand. Outside sheltered space for equipment maintenance, weapons cleaning, and pre-deployment preparation. The preference is to provide a column free interior to the greatest extent possible to allow for the greatest flexibility in use. Minimum canopy height is 14'-0" or as required to allow operational truck access. Minimum clear depth is 30'-0".

1.6 <REV> WAIVER REQUESTS

1.6.1 Waiver requests against the Army Standard must be reviewed by the COS, routed through Army proponents for COF, the Facility Design Group (FDG), and formally approved by the AFSC. Waiver requests against the standard design must be routed to the COS and approved by HQUSACE. The Installation is responsible for initiating a waiver request in accordance with AR 420-1.

1.7 MODEL REQUEST FOR PROPOSAL (RFP) WIZARD

1.7.1 The standard design must be implemented in conjunction with the RFP Wizard, which is found on the MRSI site, https://mrsi.erdc.dren.mil/model-rfp/, for use of the web-based RFP Wizard.

1.7.2 PART 1 – GENERAL TECHNICAL REQUIREMENTS: The general technical requirements included in PART 1 are controlled by Headquarters USACE and have applicability across all standard designs. Technical requirements are organized by discipline and identify major technical criteria applicable to the facility design.

1.7.3 PART 2 – FACILITY SPECIFIC REQUIREMENTS: The facility specific requirements included in PART 2 are controlled by the COS for the facility type. Facility specific requirements are organized by disciplines and include the function and operations requirements that are mandated by the standard design.

1.7.4 PART 3 – PROJECT SPECIFIC REQUIREMENTS: The project specific requirements included in PART 3 are controlled by the installation and/or RFP preparer. Project specific requirements are organized by discipline and include any project specific requirements that may be unique to the installation or specific mission requirements for the Users assigned to the facility.

1.8 PROGRAMMING AND PLANNING

1.8.1 ALLOCATION AND ASSIGNMENT OF SPACE

1.8.1.1 Assign and program COFs at the battalion or company level whenever possible When a company that is not organic or assigned to a battalion is assigned space in a battalion level COF, assign allocated space to the company. This Standard Design is intended to create a facility that consolidates between three and seven companies in a single building, which can be reconfigured internally without changing the footprint if organizational structure changes. Consolidate separate companies for facilities that can support three or more companies when consistent with operational and functional requirements. Use the single COF and two company COF only when operational, functional, or geographic factors preclude use of a larger building. Consult the COS when programming a COF for units authorized more than 300 soldiers. </REV>

1.8.1.2 When assigning space in an existing building, assign square footage (Net Usable Area – NUA) corresponding to the required NSF for each functional area based on authorized personnel in the unit.

1.8.2 GROSS AREAS

1.8.2.1 The maximum allowable gross areas for COF, including space for mechanical equipment, varies depending on the mix of companies and the resulting variance in the Readiness Modules. The optional TAS, when authorized, further complicates setting a fixed GSF per company or for a specific number of companies. Use the net allowances listed in Table 1.

1.8.2.1.1 ARMY STANDARD FOR COF: The Army Standard for COF defines standard sizes for battalions with 1-7 companies. The appropriate size and maximum gross area for a proposed COF facility including space for mechanical equipment are determined by the size of the company and the number of companies per battalion.

1.8.2.1.2 UNIT OF MEASURE: The COF facilities are reported by square feet (SF) as the primary unit of measure (UM). However, DPWs should consider including a Unit of Measure "Each" in General Function Enterprise Business System (GFEBS) to identify how many <REV> companies </REV> are available within a building.

1.8.2.2 FACILITY ALLOWANCE CALCULATION: The Army's Real Property Planning and Analysis System (RPLANS) calculates allowances for COF facilities at the unit level based on the attributes of the TOE or TDA.

1.8.2.2.1 BASIS FOR AUTHORIZATION AND CALCULATION: The criteria allow this space for battalions or battalion equivalent organizations with at least one company and a need for a Readiness Module. This does not apply to Company Admin and Supply facilities without the Readiness Module, nor for aviation line battalions or training base companies. Standardized building blocks found in these criteria may form the basis of planning and may be used before creating or developing new criteria to serve the same basic functions.

1.8.2.2.2 RPLANS ALLOWANCE CALCULATION: This Standard Design is the primary criteria sources for the RPLANS. RPLANS uses an algorithm to generate facility allowances for a COF. The RPLANS allowance is the sum of the Admin Module <REV> </REV> and the Readiness Module consistent with the number of soldiers authorized per company.

RPLANS calculates the allowance at Company Unit Identification Code (UIC) level and assigns the allowance to each UIC that meets the authorization step.

1.8.2.3 NON-ASSIGNABLE SPACES <REV> </REV>: Non-assignable area includes stairwells, common circulation corridors, janitorial spaces, exterior wall thickness, and areas for mechanical, electrical, and telecommunication rooms. <REV> </REV>

1.8.3 USER PARTICIPATION IN PROCESS

1.8.3.1 To ensure a successful development of a programming action including repair, maintenance, modernization, or new construction, it is critical that the facility "end-users" are part of the solution being developed. End-users must support the endeavor throughout the entire process including critical meetings and decision points below:

- Development of need
- Preparation of requisite documentation
- Prioritization at an Installation Planning Board
- Planning Charrettes
- Design Charrettes
- Value Engineering Charrettes
- Beneficial Occupancy walk-throughs
- Understanding Warranties

1.8.3.2 End-users must be aware of the Army Standard and the basis for development of the authorization for the COF. End-users must have knowledge of the facility reporting, facility assessment, and the Army planning and programming processes.

1.8.3.3 In addition, consult the USACE Savannah COS when starting a project. The COS will actively participate in the Project Delivery Team (PDT) to ensure the project is compliant with the functional and operational requirements and technical aspects of the COF Standard Design.

1.8.4 FUNCTIONAL AREAS

1.8.4.1 The COF is comprised of three vertical construction components consisting of an Administrative Module, Readiness Module, and Exterior Covered Hardstand area. In conjunction with this, each site-specific project must include necessary site amenities such as vehicle service yards, access drives, and equipment wash stations.

1.8.4.1.1 ADMINISTRATIVE MODULE

a. <REV> The components of the Administrative Module include offices for Commander (CO), Executive Officer (XO), First Sergeant (1SG), and semi-private shared offices for platoon leaders and training. Conference rooms, storage rooms, and restrooms with showers are also provided.

b. The Army Standard for COFs mandates a single set of shower/latrine facilities for each COF to be situated in the Admin Module. Additionally, for the detached Admin Module, limited restroom facilities have been provided on the second floor for administrative personnel.

c. Mezzanine areas are built to accommodate admin overflow and reduce the footprint of the COF. Administrative areas are distinct but there are no physical barriers between companies. When the number of companies increases, the Administrative Module stays

the same size by relocating platoon leaders and possibly training functions to the mezzanine in the Readiness Module.

1.8.4.1.2 READINESS MODULE

a. The storage module, or Readiness Module, of the COF includes the TA-50 gear lockers, staging areas near the lockers, a vault for small arms storage, and secure areas for NBC protective gear, communications and electronic equipment, and company supplies. Space for a supply sergeant, supply clerks, and armorer is also provided. Floor space near the TA-50 lockers accommodates laydown areas for inspection of individual equipment. These spaces are physically separated between companies with limited access to ensure inventory control. While the administrative modules are relatively the same size, the storage module is sized based on each company population even when most of the company works from other buildings. Spaces in the storage module are sized for all the unit's assigned population, as shown in Table 1. Equipment is maintained and inspected within the COF, but repairs are performed in a TEMF facility. When a single, integrated COF building is not feasible due to site constraints, the Administrative Module may be separated with the Readiness Module building adjacent.

b. The Readiness Module consists of two bays: the supply bay and the readiness bay.

(1) SUPPLY BAY: The supply bay includes a small arms vault, Communications Equipment Storage Area, Chemical, Biological, Radiological, Nuclear, Energy (CBRNE) Storage Area, Non-Sensitive Secure Storage (NSSS), and spaces for inventory control personnel.

(2) READINESS BAY: The readiness bay provides TA-50 lockers for all personnel assigned to the company, with adjacent indoor laydown areas for inspection. Each company's readiness bay has controlled access and the spaces are not shared between companies.

1.8.4.1.3 EXTERIOR COVERED HARDSTAND: The covered outdoor area provides space for weapons and personal equipment cleaning, maintenance, laydown and inspection, and loading and unloading equipment into vehicles. The outdoor areas are shared between all companies. All companies in the battalion are intended to be housed in a consolidated facility or a campus of adjacent buildings for these purposes. </REV>

1.8.4.2 Table 1 displays the functional areas for each of the required activities in a COF and the Net Usable Area (NUA) allocated to each function. The corresponding Standard Design Floor Plan must be used for building layout. A reduced overall net area is permissible if all net program requirements and adjacencies are satisfied per the standard layouts, but in no case may the maximum allowable net area noted in Table 1 for any COF facility be exceeded.

1.8.5 STANDARD DESIGN PROGRAM AREAS

1.8.5.1 Table 1 provides the NUA SF program areas for COF Admin Modules per Company to allow for Command and Control (C2) functions. The Readiness Modules are based on the size of Companies, the size of the respective Readiness Module, or the Covered Hardstand. The Army Standard also allows for Consolidated COFs of up to seven total Companies.

Table 1: Net Usable Area (NUA) Allowances for Company Operations Facilities

TYPE SPACE	NUA per COMPANY				
ADMIN MODULE					
Storage / Print	40				
CMDR Office	150				
XO Office	150				
1SG Office	150				
Training Room	150				
Conference Room	310				
Platoon Office x 4 at 150 NSF	600				
STANDARD COMPANY SIZES	**≤ 100 PN**	**101-150 PN**	**151-200 PN**	**201-250 PN**	**ADDITIONAL 50 PN**
READINESS MODULE					
SUPPLY BAY					
Nonsensitive Secure Storage (NSSS)	165	330	500	670	170
Arms Vault	400	500	600	700	100
NBC Storage	95	150	200	250	50
Communications Storage	95	150	200	250	50
Unit Storage	365	600	770	970	200
READINESS BAY					
TA-50 Lockers / Equipment Layout	3,360	5,260	6,900	8,510	1,620
OVERFLOW / MEZZANINE	1,220	1,750	2,300	2,840	480
EXTERIOR COVERED HARDSTAND	1,680	2,330	2,990	3,650	650

1.8.6 <REV> </REV> FUNCTIONAL AREAS ADDITIONAL GUIDANCE

1.8.6.1 LATRINE, SHOWER, AND LOCKER ROOMS: Latrine, shower, and locker room facilities are sized in accordance with Table 2 below. When programming, determine the ratio of showers and lockers for male and female soldiers during the requirements analysis. Showers and lockers are included for both on-site administrative personnel and for off-post personnel as a place for commuters to shower and change after physical training (PT).

Table 2: Locker Room NSF

NUMBER OF FACILITY OCCUPANTS	NSF PER OCCUPANT
0 – 25	60
26 – 50	20
51 – 75	15
76 – 175	14
176 or more	11

1.8.6.2 CONSOLIDATED UTILITY SPACES: These spaces serve the entire facility. Supplemental rooms or areas may be provided in larger Readiness Bays or where utility runs exceed recommended limits. These functions include mechanical room, electrical room, telecommunication rooms, Secure Internet Protocol Routing Network (SIPRNet), janitor closets, vending area, and area or room for recyclables.

1.8.6.3 READINESS MODULE: The interior equipment maintenance area is nominally sized so that up to 50 percent of the unit personnel can lay out TA-50 gear simultaneously, based on providing 40 square feet (5'-0" by 8'-0" plus a circulation factor) for each layout space. Each company area must accommodate forklift access from the readiness bay to the exterior loading areas. Interior mud wash utility sinks are provided in the Readiness Areas. Sinks must be allocated based on one utility sink for every 50 soldiers in the company.

1.8.6.4 SUPPLY BAYS: Supply Bays provide storage space for company supplies and equipment – Table of Equipment (TOE) and Common Tables of Allowance (CTA), weapons, and consumable supplies including items awaiting issue, turn-in, or repair. Also, it provides accommodation for the supply sergeant, supply clerk(s), and the armorer in performing shipping and receiving functions. Distinct storage areas accommodated in the supply bay include:

a. Arms vault for storage of arms, ammunition, and explosives (AA&E)

b. Secure storage room for non-sensitive items, and high value items other than AA&E, where accountability is a concern

c. Nuclear, biological, and chemical (NBC) equipment storage

d. Communications equipment storage

e. Consumable unit storage

1.8.6.5 MEZZNINE AREA: The Mezzanine Area provides accommodation for overflow and expansion of either admin or storage spaces. This mezzanine over the open area of the Readiness Module must meet the requirements of IBC and NFPA 101. The drawings indicate preferred overflow and expansion arrangements that meet user operability requirements. Provide the mezzanine and mezzanine-level platoon offices expansion space indicated on the drawings at the time of initial project construction.

1.8.6.6 COVERED HARDSTAND

1.8.6.6.1 The covered hardstand can be attached to the Readiness Module, or it can be detached. The default configuration shown in the Standard Design is detached. The choice is solely that of the User, DPW, and Installation. If, however, the choice is made to attach the structure to the Readiness Module, the area under the canopy must be protected with a sprinkler system.

1.8.6.6.2 For maximum functionality, the area under the covered hardstand needs to be kept as dry as possible. Accordingly, roof drainage from the COF must not drain freely across the hardstand surface under the canopy. Instead, tie all vertical downspouts into the storm drainage system. The minimum clear canopy height must be 14'-0" to allow operational truck access. Minimum clear depth must be 30'-0".

1.8.6.6.3 <REV> </REV> Exterior covered outdoor area for spaces used for cleaning of weapons and equipment with staging for pre-deployment equipment inspections.

1.8.6.7 TROOP AID STATIONS: In cases where the battalion includes a medical company and where previously authorized by Installation Management Command (IMCOM) or the Land Holding Major Army Command (MACOM), the COF may have a Troop Aid Station (TAS). New TAS for company-level organizations are not authorized by Medical Command (MEDCOM) and the sick-call function is handled at the battalion or higher level. The TAS provides sick-call screening and issuing limited non-prescription and limited prescription medications as authorized. Medical care and treatment are only performed within authorized clinics, facilities category 500 series. When authorized, locate the TAS in the Admin Module. This results in two platoon suites being displaced from the Admin Module to the mezzanine in the Readiness Module.

1.8.6.8 NON-AUTHORIZED FUNCTIONS: Fitness areas are not authorized within the COF buildings.

1.8.7 ACCESSIBILITY REQUIREMENTS

1.8.7.1 COFS are intended for use by able-bodied military personnel only; therefore, COFs are not required to meet accessibility requirements.

1.8.8 SUSTAINABLE DEVELOPMENT AND DESIGN REQUIREMENTS

1.8.8.1 Design COFs to meet the current sustainable development and design criteria as established by the Department of the Army. <REV> </REV>

1.9 SITE PLANNING

1.9.1 Next to the Readiness Module, provide an 80-foot-deep paved service yard that runs the length of the covered hardstand. A 28-foot-wide entrance from an adjacent road is required at each end of the service yard. When a COF and a TEMF are sited back-to-back, parallel with each other, the minimum distance between the edge of the covered hardstand of the COF and the edge of the main TEMF building must be 125 feet.

1.9.2 EXTERIOR SITE AMENITIES

1.9.2.1 Exterior amenities include an optional PT area with exercise equipment including accommodations for push-ups, sit-ups, and chin-up bars for each company adjacent to its COF. Provide one boot/gear wash station per company. Each wash station must include four freeze-proof hose bibs and handrail-type drying racks.

1.9.3 PRIVATELY OWNED VEHICLE (POV) PARKING

1.9.3.1 Provide POV at the ratio of one space for every two people for the maximum design capacity of all COFs. Place parking on the Administrative Module side of the building; no POV parking is authorized in the service yard.

1.10 ASSESSMENTS AND RENOVATION

1.10.1 UTILIZATION

1.10.1.1 Facility Utilization is an important metric. The measurement of the Utilization of COFs is essentially whether the campus is the correct size for the user that is currently utilizing the space as a COF. Since the standard designs are intended to support units with a range of capabilities, the building should be able to support the leadership of the company in the admin core with the platoon leaders nearby, either in adjacent admin spaces or in the mezzanine above the Readiness Bay. While a single building housing all companies is preferred, if existing adequate spaces exist but cannot house all companies of a battalion, these should be utilized, and the remaining deficiencies should be housed in a nearby facility.

1.10.1.2 Use the NUA Allowances for COFs (Table 1) in this document in conjunction with the ePRISMS, when available, to evaluate whether the required functional areas are present in an existing facility and, if present, whether they are appropriately sized.

1.10.2 ASSESSMENT AND ADEQUACY ISSUES

1.10.2.1 The Army assesses COF facilities using the Installation Status Report – Infrastructure (ISR-I) based on guidance provided in AR 210-14, Installation Status Report Program. The objectives are to:

a. Apply established Army-wide standards to assess the physical condition of facilities and infrastructure

b. Identify substandard facilities or facility shortfalls that might adversely affect either day-to-day operations or readiness at reporting locations, i.e. support to sustainment, deployment, reception, and training

c. Identify facility restoration and construction requirements and estimate the associated costs

d. Coordinate facility restoration efforts across reporting locations

1.10.2.2 Reporting location objectives for ISR-I are to provide Commanders with a decision support system that:

a. Assesses conditions against established Army-wide standards

b. Estimates restoration and construction buyout costs

c. Assesses the overall readiness of facilities to support assigned units, organizations, and tenants to accomplish their wartime and primary missions

d. Assists in prioritizing projects

e. Assists in allocation of resources

f. Provides a basis for measuring change in the condition of facilities over time

1.10.2.3 This process is an important step in the eventual justification of facility investments. The end-users must participate in the process to ensure that ISR-I facility issues are accurately addressed.

1.10.3 IDENTIFY AND DOCUMENT ALTERNATIVES

1.10.3.1 If facility investments are deemed necessary, alternatives to new construction must be considered. An "Analysis of Alternatives" study plays a crucial role. This analysis becomes a foundation of any funding request (for example, DD1391 or DA 4283) for facility investment funding.

1.10.3.2 Document all alternatives, and if any of those alternatives are not carried forward in the analysis phase, provide a statement as to why they were dismissed.

1.10.3.3 Alternatives may include:

- Repurpose
- Renovate
- Modernize
- Consolidate
- Re-Station
- Leased Facilities
- New Construction

1.10.4 SUSTAINMENT

1.10.4.1 The Army Sustainment, Restoration, and Modernization (SRM) funds support the Sustainment of Army Real Property. Each facility CAT Code has an SRM amount assigned per UM of that facility. This value is rolled to the Army level for distribution to the Garrisons. In austere times, this amount is generally decremented by a certain percentage, resulting in further competition for scarcer funds for projects.

1.10.5 RENOVATING LEGACY FACILITIES

1.10.5.1 The "Company Operations Facilities Legacy Facilities Renovation Study" completed in 2013 provides information regarding the renovation of legacy facilities. The document is available on the COS website for COF facilities under "Legacy Renovation": https://mrsi.erdc.dren.mil/cos/sas/cof/

1.10.5.2 The intent of this study is to provide information regarding the renovation of Legacy COF Facilities. The information and notional floor plans included are intended to:

a. Bring these Legacy Facilities as close as possible to the current Standard Design

b. Provide a standardized approach to renovating each type of legacy facility

c. Achieve a longer useful life for the legacy COF facilities

d. Accomplish this within facilities sustainment, restoration, and modernization (SRM) funding limitations

e. Evaluate renovation of legacy facilities, considering the cost of renovation in comparison to new construction cost. If the renovation cost exceeds 75 percent of new construction cost, pursue new construction.

1.11 VALUE ENGINEERING

1.11.1 The basic intent of the value engineering process is to increase project value by proactively searching for and resolving issues through transparent, short-term workshops (charrettes) and to stretch finite taxpayer resources by providing the required function(s), most amenities, and the highest quality project(s) at the lowest life cycle costs.

1.11.2 The Company Operations Facility Value Engineering Study completed in 2020 identifies solutions to achieve the required functions at a minimum expenditure of resources without sacrificing the required performance. The document is available on the COS website for COF facilities under "Programmatic Value Engineering Study": https://mrsi.erdc.dren.mil/cos/sas/cof/

1.12 WARRANTIES

1.12.1 Warranties on equipment installed in new and modernized or renovated facilities may begin from the date of installation and not necessarily on the date of the acceptance of the facility by the Army.

TECHNICAL CRITERIA

PART 1 - GENERAL

1.1 PROJECT OBJECTIVES

1.1.1 FACILITY REQUIREMENTS

1.1.1.1 Provide Company Operations Facilities (COF). This project type is to house Company administrative operations and store and move supplies.

1.1.1.2 The project will include Company Operations Facilities for [____] Companies. The preferred design approach for this complex is a [UNICOF with detached two-story admin][UNICOF with integrated admin] layout. The information for the [Unit Identifier] and number of personnel per company for this project is as follows:

a. Company [CO LETTER]:

(1) [COF CO PERSONNEL] total personnel for a [___] pn Readiness Module

(2) Male to female ratio of [__:__]

(3) The maximum allowable gross area for this Company's exterior covered hardstand is [___] gross square feet.

b. The maximum allowable total gross area for the UNICOF Admin Module is [____] gross square feet.

c. A Troop Aid Station to support the Brigade [is][is not] required.

d. Approximate site area available for this project is [___ square feet][as shown on the RFP drawings].

<REV> </REV>

1.1.2 FUNCTIONAL OBJECTIVES

1.1.2.1 Provide facilities for the military that perform similar functions to civilian sector facilities. The comparison for this type of facility is below. <REV> </REV>

Figure 1: Comparison of Military Facilities to Civilian Facilities

Military Facility	Civilian Facility
Company Operations Facility (COF)	Office / Warehouse

1.1.3 DESIGN PERFORMANCE OBJECTIVES

1.1.3.1 Design the facility to accommodate potential changes in use over its lifespan. To the extent practical, designs must be flexible and adaptable to future functions while meeting all specified operational and functional requirements. Site development must promote efficiency and provide visual and functional continuity with adjacent facilities and the overall Installation.

1.1.3.2 Requirements stated in this contract are minimum standards. The Contractor is encouraged to propose innovative, creative, and life cycle cost effective solutions which meet or exceed these minimums. The Government's intent is to prioritize funding toward functional and

operational performance. Accordingly, materials and construction methods must be the most economical as allowed by code for the intended occupancy, allowing greater investment in the quality of interior and exterior finishes and systems.

1.1.4 ORDER OF PRECEDENCE

1.1.4.1 In the event of a conflict or inconsistency between specification requirements, the following order of precedence governs: (i) PART 2 Facility Specific Requirements; (ii) PART 1 General Technical Requirements; (iii) PART 3 Project Specific Requirements.

1.2 NON-MILITARY CRITERIA

1.2.1 MILCON D-B RFP Wizard Table 2 provides design and construction criteria references. This list is not intended to include all criteria that may apply or to restrict design and construction to only those references listed. RFP Table 2 is provided by Headquarters, U.S. Army Corps of Engineers for all Military Construction projects and may include references not applicable for all projects.

1.2.2 References cited herein are not necessarily incorporated in their entirety. Refer to specific design requirements established throughout this document.

1.2.3 Unless otherwise stated in the contract, use the most current version of all reference criteria, including any applicable addenda, as of the date of solicitation. In case of conflict between referenced documents or military criteria, the more stringent requirement applies unless explicitly stated otherwise in the contract.

1.3 MILITARY CRITERIA

1.3.1 MILCON D-B RFP Wizard Table 3 provides design and construction criteria references. This list is not intended to include all criteria that may apply or to restrict design and construction to only those references listed. RFP Table 3 is provided by Headquarters, U.S. Army Corps of Engineers for all military construction projects and may include references not applicable for all projects.

1.3.2 Unless otherwise stated in the contract, use the most current version of all reference criteria, including any applicable addenda, as of the date of solicitation. In case of conflict between referenced documents or non-military criteria, the more stringent requirement applies unless explicitly stated otherwise in the contract.

1.4 GENERAL TECHNICAL REQUIREMENTS

1.4.1 MILCON D-B RFP Wizard includes the technical requirements with general applicability to all Army facilities. All projects must comply with UFC 1-200-01 and other referenced UFCs.

PART 2 – FACILITY SPECIFIC REQUIREMENTS

2.1 GENERAL REQUIREMENTS

2.1.1 Provide an Army Standard Design Company Operations Facility (COF) as defined herein.

2.1.2 FACILITY DESCRIPTION

2.1.2.1 COFs provide administrative and supply facilities for unit personnel functions and storage of their equipment. These facilities serve as the primary staging, training, and deployment center for personnel and their individualized gear.

2.1.3 FACILITY RELATIONSHIPS

2.1.3.1 GENERAL: COFs are typically located within an operations complex with direct access to Tactical Equipment Maintenance Facilities (TEMF) <REV> or other corresponding work areas. </REV> The facilities within this complex must be oriented to support deployment and daily operations. <REV> The intent is to provide a single battalion-centric complex which supports company operations and vehicle maintenance in a single fenced compound. When site conditions do not permit this configuration, locate COFs adjacent to TEMFs to facilitate the movement of personnel and equipment between the facilities. </REV>

2.1.3.2 TRAVEL DISTANCES: Locate COFs to the greatest extent possible within walking distance of associated community facilities such as barracks and dining facilities.

2.1.4 ACCESSIBILITY REQUIREMENTS

2.1.4.1 COFs are intended for use by able-bodied military personnel only, and therefore, are not required to meet accessibility requirements.

2.1.5 BUILDING AREAS

2.1.5.1 GROSS AREA: Calculate gross areas in accordance with UFC 3-101-01, Section 4-2, Building Area Calculations. However, the COF exterior covered hardstand area is computed as full scope even though it is a covered but not enclosed space.

2.1.5.2 GROSS AREA LIMITATIONS: Maximum gross area limits in Part 1 must not be exceeded for the structures. A smaller overall gross area is permissible if established net program requirements are met. <REV> Clearly indicate proposed overall gross area calculations for each facility, building gross area, and half-scope areas. </REV>

2.1.5.3 NET AREA: Net area requirements for functional spaces are included in the space criteria table (Table 1). If net area requirements are not indicated, size the space to accommodate the required function, comply with code requirements, comply with overall gross area limitations, and comply with other requirements of the RFP. For example, efficient square footage allotted for corridors, stairs, and mechanical rooms are typically left to the discretion of the designer-of-record (DOR).

2.1.6 ADAPT-BUILD MODEL

2.1.6.1 An Adapt-Build Model may be available upon request from the COS. Each model contains a developed design which may include a Building Information Model (BIM), 2-D CAD files, and specifications.

2.1.6.2 This design is provided as a guide that exemplifies a technically suitable product and incorporates mandatory functional and operational requirements for a similar (although not

an exact) facility to be constructed under this solicitation. It is left to the offerors' discretion if, and how, the offeror uses the sample files provided to satisfy the requirements of this Request for Proposal. This model is not intended to modify or override specific requirements of this RFP and, under each circumstance, it is incumbent upon the successful offeror to adhere to the site-specific scope and functional and operational requirements specified within the RFP. Neither this statement of work nor the adapt-build model is intended to diminish the offeror's responsibilities under the clauses titled "Responsibility of the Contractor for Design," "Warranty of Design," and "Construction Role During Design." The successful offeror is to be the designer-of-record and is responsible for the final design and construction product, including but not limited to adherence to the installation architectural theme, building code compliance, and correctness of the engineering systems provided. The government assumes no liability for the model design provided and, to the extent it is used by an offeror, the offeror is responsible for all aspects of the design as designer-of-record (DOR).

2.2 FUNCTIONAL AND OPERATIONAL REQUIREMENTS

2.2.1 GENERAL

2.2.1.1 COF functional layout and adjacency requirements are as indicated on the standard design drawings, including the extent to which the preferred layouts may be adjusted. COFs must be easily adaptable to accommodate variations in size and number of companies in the Army's future force. The design objective of the basic battalion level COF complex is to provide a flexible facility acceptable to a mix of battalions of varying composition while utilizing a modular approach.

2.2.2 FUNCTIONAL PROGRAM AREAS

2.2.2.1 PRIMARY SPACES: The COF is comprised of three vertical construction components consisting of an Administrative Module, Readiness Module, and exterior covered hardstand. In conjunction with this, each project must include necessary site amenities, such as vehicle service yards, access drives, equipment wash stations, and exterior utilities. These components are more fully described below.

2.2.2.1.1 ADMINITRATIVE MODULE: Provide space for the following administration and support functions:

a. OFFICE ADMINISTRATIVE AREAS: The preference is to provide maximum flexibility for future reconfiguration within office and administration areas, minimizing loadbearing walls to the greatest extent possible. The command section offices must be constructed to provide privacy and sound control in accordance with Acoustical Requirements. <REV> </REV>

(1) Private offices for the Commander, First Sergeant, and Executive Officer

(2) Shared office space for platoon leaders, platoon sergeants, and training

(3) Conference space for meetings and training

b. Space for printers/copiers and fax machines, waste and paper recycling receptacles, and supply furniture for storage

c. Consolidated Showers, Locker rooms, and Latrines to serve each combined COF (UNICOF), both the administrative personnel assigned to the company and for off-post personnel – a place for commuters to shower and change after physical training (PT). The design layout must allow adjustment for the ratio of males and females in the units by repositioning the dividing wall between the spaces at the time of initial construction. The facilities must have [both] interior [and exterior] access to these facilities. Provide lockers with benches on a 3:1 ratio of lockers to shower. Minimum locker size is 1'-0" wide x 1'-6" deep x 3'-0" high.

d. Consolidated utility spaces to serve the entire facility including a mechanical room, electrical room, telecommunications rooms (including SIPRNet), janitor's closet, vending area, and area or room for recyclables. Accommodation for Secure Internet Protocol Routing Network (SIPRNet) must be constructed in accordance with AR 380-5, Chapter 7.

2.2.2.1.2 READINESS MODULE: The Readiness Module is intended to provide space for equipment storage, maintenance, and pre- and post-deployment checks as well as other unit preparatory and training requirements to include future fielding of Soldier Systems equipment. Provide space for the following operational and supply functions:

a. Readiness Bays to accommodate individual combat equipment and gear (TA-50) lockers (CFCI) for total unit personnel, plus co-located area for equipment maintenance, training, and pre-deployment preparations. Interior equipment maintenance area is nominally sized so that 50 percent of the maximum designed personnel can lay out TA-50 gear simultaneously, based on providing 40 square feet (5'-0" by 8'-0") plus minimal circulation. Variations to the locker arrangement shown in the standard design drawings are permitted but could result in a different number of layout spaces. Revised configurations that reduce the available layout area to less than 25 percent of the design capacity of the Readiness Module are not permitted.

(1) Each company area must accommodate forklift access from the Readiness Bay to the exterior loading areas via oversized personnel doors, motorized overhead door, or both as space and egress allow.

(2) Provide interior mud wash utility sinks allocated based on one utility sink for every 50 soldiers in the company.

(3) TA-50 LOCKERS: Individual combat equipment (TA-50) lockers in quantity to meet 100 percent of the design capacity of the facility. Provide permanently installed, individual steel lockable lockers sized 42 inches wide x 24 inches deep x 78 inches high to allow each soldier to securely store current TA-50 as well as future Soldier Systems equipment.

b. Supply Bays to provide storage space for company supplies and equipment – Tables of Equipment (TOE) and Common Tables of Allowance (CTA), arms, consumable supplies including items awaiting issue, turn-in, or repair, and future company equipment fielding such as ground robotics. <REV> Supply Bays also accommodate </REV> the supply sergeant, supply clerk(s), and the armorer to perform shipping and receiving functions. Provide wire mesh cage construction for unit supply, NBC, and communications equipment. Specific storage areas in the supply bay <REV> </REV> include:

(1) ARMS VAULTS: Arms vaults to store arms, ammunition, and explosives (AA&E) must be provided for each company. These vaults must comply with AR 190-11 Appendix G and UFC 4-215-01. An option exists for use of prefabricated, modular vaults conforming to Fed. Spec. AA-V-2737 requirements. Provide a GSA-approved Class 5A Armory vault door with lock in accordance with Fed. Spec. AA-D-600D and a Dutch-style day gate with issue port. Provide internal wire mesh partitioned spaces or provide for GFGI lockable cabinets in accordance with installation requirements to accommodate armorer's tool kits and other materials. Coordinate arms rack embedded or removable eyebolt anchor rings, common storage racks, and similar storage items and locations with user.

(2) NON-SENSITIVE SECURE STORAGE (NSSS): Non-Sensitive Secure Storage room for non-sensitive and high value items, other than AA&E, where accountability is a concern. The room must be constructed of material to prevent forcible entry. The minimum acceptable construction is expanded steel fabric behind impact-resistant gypsum board at all walls and ceiling. The door must provide an equivalent degree of security, and as a minimum, be constructed of 16-gauge minimum sheet-metal material and be equipped with a hasp to accommodate a high security padlock.

(3) Nuclear, biological, and chemical (NBC) equipment storage

(4) Communications equipment storage

(5) Consumable unit storage

c. Accommodation for overflow or expansion from either admin or storage spaces. This provision is accomplished by the utilization of a mezzanine in the Readiness Module, within the area and occupancy limitations of the International Building Code (IBC) and NFPA 101. The standard design drawings indicate preferred overflow or expansion arrangements that meet user operability requirements. The expansion space including the mezzanine, storage closet/furniture, mezzanine-level platoon offices, and electrical and telecommunications rooms (where applicable) must be provided at the time of initial project construction.

2.2.2.1.3 EXTERIOR COVERED HARDSTAND: Outside sheltered space adjacent to the Readiness Module for each company to perform equipment maintenance, weapons cleaning, and pre- and post-deployment preparation and checks, vehicle loading, and close formation. This area must be sized to provide 40-square-foot layout areas for 25 percent of the design capacity of the facility and in accordance with Part 1. The preference is to provide a column-free interior to the greatest extent possible to maximize flexibility in use. The minimum clear canopy height must be 14'-0" for operational truck access. The minimum clear depth must be 30'-0". Provide water, lighting, and electrical connections.

2.2.2.2 ARMY STANDARD REQUIREMENTS: The following items are the Army mandatory features for the COF.

2.2.2.2.1 BATTALION CENTRIC DESIGN: The design standard is intended to create a facility that consolidates between three and seven companies of a Battalion in a single building. This single building can be reconfigured internally without changing the footprint of the building if organizational structure changes.

<REV> </REV>

2.2.2.2.2 OPEN, FLEXIBLE DESIGN: Provide open, flexible design for both Admin and Readiness Modules, easy to reconfigure in response to changes in force structure, equipment, and doctrine for ready adaptability. Consistent with the battalion-centric focus, both the Admin and the Readiness Modules must employ design features that are durable but reconfigurable without altering the structural design of the building. The addition of internal loadbearing systems that limit design flexibility is not permitted.

<REV> </REV>

2.2.2.2.3 ECONOMY OF CONSTRUCTION TO SUIT FUNCTION: Design must consider economy of construction to suit the function, for example warehouse or light industrial facilities.

2.2.2.3 SPACE CRITERIA: Table 1 establishes the minimum net areas for the various rooms and functions. <REV> </REV>

Table 1: Space Criteria for COFs

ADMIN MODULE – MINIMUM REQUIRED NET AREAS (PER SPACE)	**ADMIN**			
ADMIN MODULE				
Command or Platoon Storage	40			
XO	150			
1SG	150			
CO	150			
Training Room	150			
Conference Room	310			
Platoon Offices (each)	150			
READINESS MODULE VARIANTS – MINIMUM REQUIRED NET AREAS (BASED ON PERSONNEL PER COMPANY)	**100 PN**	**150 PN**	**200 PN**	**ADDITIONAL 50 PN**
READINESS MODULE				
Supply Bay:				
Non-Sensitive Secure Storage (NSSS)	165	330	500	170
Vault	400	500	600	100
NBC Storage	95	150	200	50
Communications Storage	95	150	200	50
Unit Storage	365	600	770	200
Readiness Bay:				
TA-50 Lockers and Equipment Layout Area	3,665	5,280	6,900	1,620
Mezzanine Overflow and Expansion Space	1,230	1,710	2,200	480
EXTERIOR COVERED HARDSTAND				
Equipment Maintenance, Layout Space, and Weapons Cleaning	1,680	2,330	2,990	650

2.3 SITE FUNCTIONAL REQUIREMENTS

2.3.1 GENERAL

2.3.1.1 Provide all site design and construction within the limits of construction to support the new building facilities. Supporting facilities include, but are not limited to, utilities, electric service, exterior and security lighting, connection to the telecommunications infrastructure, fire protection and alarm systems, security fencing and gates, <REV> loading and service areas, water, gas, sewer, oil-water separators, storm drainage, and site improvements. </REV>

2.3.1.2 Maintain the construction site and haul routes. Repair or replace damage to existing sidewalks, pavements, curb and gutter, utilities, and landscaping within the construction limits, adjacent to the construction site, and along the haul route(s) resulting from construction activities at no additional cost to the Government. Prior to construction activities, perform an existing condition survey. At completion of the Task Order, perform a final condition survey to determine repair and replacement requirements.

2.3.1.3 PRIVATELY OWNED VEHICLE (POV) PARKING: [POV parking to be provided by others.][Provide POV parking at the ratio of one space for every two people for the maximum design capacity of all Company Operations Facilities.]

2.3.2 EXTERIOR COVERED HARDSTAND

2.3.2.1 Provide an exterior covered hardstand adjacent to the Readiness Module. Provide weatherproof lighting and weatherproof general-purpose receptacles with ground fault protection. Lighting control must be provided with local switches with photocell override. Provide one duplex receptacle for every two columns. The concrete pavement under the Covered Hardstand must have a slope of no more than 2 percent.

2.3.3 SERVICE YARD

2.3.3.1 Provide a rigid concrete pavement for the service yard from the Readiness Module and Exterior Covered Hardstand (depending on site layout) to the project demarcation line. The service yard must be a minimum of 80’-0” deep to accommodate up to a 35-foot-long vehicle with a 45’-0” turning radius along the entire length of the Readiness Module and Exterior Covered Hardstand. Slope the service yard to drain away from the Readiness Module and Exterior Covered Hardstand area with a slope of no more than 2 percent.

2.3.4 ENTRANCE DRIVE INTO SERVICE YARD

2.3.4.1 Provide two 28-foot-wide rigid concrete pavement entrance drives from the service yard to an adjacent roadway. Locate service drives on opposite sides of the service yard.

2.4 SITE AND LANDSCAPE REQUIREMENTS

2.4.1 GENERAL

2.4.1.1 Site features include utilities, optional physical training area, gear cleaning stations, and general site improvements.

2.4.2 SITE ELEMENTS

2.4.2.1 GEAR CLEANING STATIONS: Provide accommodation for boot washing, TA-50 gear washing, drainage, and grit removal in the service yard. Provide minimum of one wash station per

company. Each wash station must include four freeze-proof hose bibbs and a 20-ft minimum total length of handrail-type drying rack.

2.4.2.2 [PHYSICAL FITNESS AREAS (OPTIONAL): Provide accommodation for push-ups, sit-ups, and chin-ups for each company adjacent to their COF and service yard.]

2.4.2.3 BOLLARDS: Provide 6-inch-diameter by 5-foot-high concrete-filled, schedule 80 galvanized steel pipe bollards, spaced 5'-0" on center, painted safety yellow for each column of the exterior covered hardstand located adjacent to the service yard where frequent vehicle movement increases the risk of damage by vehicle impact. Also, provide bollards 5 feet from the edge of electrical and mechanical equipment and at the corners of Admin and Readiness buildings where exposed to vehicle traffic. Design bollard footings to withstand vehicular impact.

2.5 ARCHITECTURE

2.5.1 GENERAL

2.5.1.1 <REV> Building construction must comply with requirements of UFC 1-200-01, UFC 3-600-01, the IBC, and NFPA 101. </REV>

2.5.2 EXTERIOR ARCHITECTURE

2.5.2.1 Interior and exterior architectural features of the building must be designed in accordance with the established Installation architectural theme.

2.5.2.2 Design and construct the Readiness Module to meet the requirements of a Risk Level II analysis in accordance with AR 190-51 and AR 190-13. In conjunction with this, it has been determined that a minimum exterior wall construction consisting of 26-gauge metal wall panels with insulation and an interior metal liner panel extended to a height 8'-0" above the finished floor satisfies the minimum Risk Level II requirements of AR 190-51, Appendix B-2, paragraph c.

2.5.2.3 NATURAL LIGHTING: <REV> Provide windows, transoms, sidelites, and skylights (where practical or required) for natural lighting and ventilation in all office areas. </REV> Glazing in interior doors and lites may be frosted or transparent except where visibility is needed. Windows in mezzanine offices are preferred but not required. Provide locks and insect screens on all operable windows. Preference is for natural lighting to be provided at Readiness Areas to the greatest extent possible.

2.5.3 INTERIOR ELEMENTS

2.5.3.1 <REV> </REV> The minimum interior wall construction for dividing walls between company readiness areas must consist of no less than a stud wall with impact-resistant gypsum wallboard each side. Design the Readiness Module to minimize the interior volume to the greatest extent possible to reduce energy consumption, while at the same time ensuring that the mezzanine and mezzanine-level platoon offices and spaces can be accommodated.

2.5.4 ACOUSTICAL REQUIREMENTS

2.5.4.1 Provide sound insulation in all administration areas to meet a minimum rating of <REV> STC/CAC 45 </REV> at walls, floors, and ceiling assemblies, and a rating of STC 33 for doors, which must be solid core wood in a metal frame. In addition to the sound insulation

required, conference areas must meet a Noise Criteria (NC) 30 rating in accordance with ASHRAE Fundamentals Handbook.

2.6 INTERIOR DESIGN

2.6.1 FINISHES

2.6.1.1 Select interior and exterior materials that are commensurate with office and warehouse type construction, and that are attractive, economical, durable, and low maintenance.

2.6.2 INTERIOR SPECIALTIES

2.6.2.1 TA-50 STORAGE LOCKERS: Provide lockers as indicated in Part 2.2.2.1.2.a(3), with size and appearance similar to that shown below. TA-50 lockers must be single tier, heavy duty, all welded ventilated type and meet the following minimum requirements:

2.6.2.1.1 Tops, bottoms, and shelves must be constructed of minimum 16 gauge cold-rolled sheet steel. Sides, intermediate partitions, and backs must be constructed of minimum 14 gauge flattened expanded metal or perforated metal with a minimum free area of 50 percent, welded to angle iron frames. Frames must be constructed of minimum 1-inch x 1-inch x 1/8-inch angle iron steel. Thickness of metal and details of assembly and supports must provide strength and stiffness.

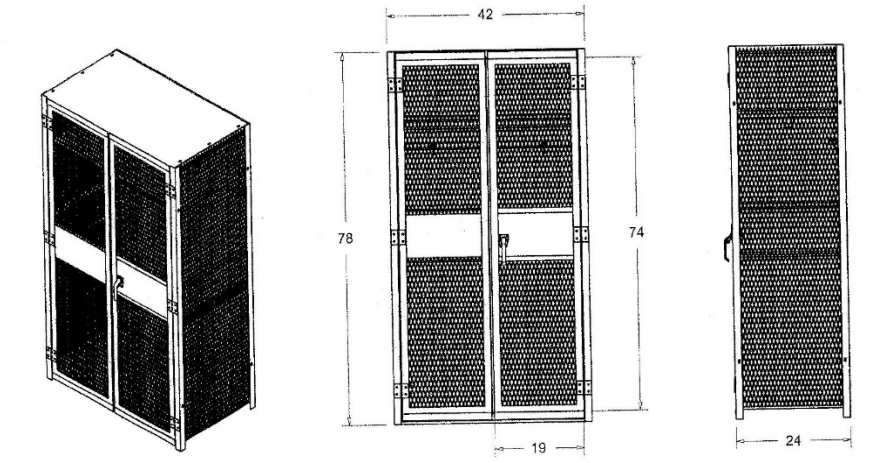
2.6.2.1.2 Double doors must have a three-point three-sided cremone latch and be able to be secured with a padlock. Doors must be hinged with minimum five knuckle heavy duty steel pin butt hinges welded to both door and locker frame. Provide three hinges per single tier door.

2.6.2.1.3 Each locker must include: one aluminum number plate (numbered in sequential order), one full width shelf located 12” from the top with clothes hangar rod, and three locker hooks mounted below.

2.6.2.1.4 Lockers must be galvanized and coated with a high-quality durable finish with color to be manufacturer’s standard tan or gray.

2.6.2.1.5 Anchor lockers to concrete floor in accordance with manufacturer’s recommendations.

Figure 2: TA-50 Lockers



2.6.2.2 FIRE EXTINGUISHERS / CABINETS / BRACKETS: Provide fire extinguisher cabinets and brackets when fire extinguishers are required by UFC 3-600-01 or the installation. Locate cabinets and brackets in accordance with NFPA 10. Provide recessed or semi-recessed cabinets in finished areas, and brackets in non-finished areas (such as utility rooms and storage rooms). Extinguishers are not provided in the Contract.

2.6.3 GOVERNMENT-FURNISHED GOVERNMENT-INSTALLED (GFGI) ITEMS

2.6.3.1 Coordinate with the Government on GFGI item requirements and provide structural support and brackets for projectors / DVD and other media players / TVs / monitors, arms / weapons racks, all utility connections, <REV> fire extinguishers, and spaces with required clearances for GFGI items. All computers and related hardware, copiers, faxes, printers, video projectors, DVD and other media players, cameras, fire extinguishers, and TVs are GFGI. </REV>

2.7 STRUCTURAL REQUIREMENTS

2.7.1 <REV> GENERAL

2.7.1.1 The information provided in this section is based on general requirements in producing a structure that meets the needs of the users.

2.7.1.2 The project facilities must be designed for a lateral force resisting system based on wind and seismic forces which produce a worst-case scenario.

2.7.2 RISK CATEGORY

2.7.2.1 Design the Facility to be Risk Category II unless project requirements dictate a more stringent Risk Category and comply with UFC 3-301-01.

2.7.3 SEISMIC IMPORTANCE FACTOR (I_e)

2.7.3.1 The Seismic Importance Factor, I_e, must be in accordance with UFC 3-301-01, Table 2-2 and ASCE 7-22, Table 1.5-2 for Seismic Importance Factors by Risk Category of Buildings. </REV>

2.7.4 DESIGN LOADS

2.7.4.1 LIVE LOADS: Design live loads must be in accordance with the most recent and approved IBC, ASCE 7, <REV> and UFC 3-301-01 mandated live loads. </REV>

2.7.4.2 OTHER LOADS: The readiness bay floor must be capable of supporting forklift movement throughout the area. Design the slab for forklift truck maximum axle load of 7 kips and maximum load capacity of 2 kips.

2.7.4.3 BOLLARD LOADS

2.7.4.3.1 Design bollards and footings for an organizational vehicle (minimum 7,000 pounds) impacting the bollard at bumper height.

2.7.4.3.2 To the greatest extent possible, bollards must not be fastened directly to the building column foundations and must be spaced from the building accordingly.

2.7.5 <REV> DISPROPORTIONATE COLLAPSE

2.7.5.1 When required by UFC 3-301-01, design buildings to resist disproportionate collapse.

2.7.6 MODIFICATIONS TO EXISTING STRUCTURES

2.7.6.1 Structural modifications must be considered in the renovation of existing facilities and executed in accordance with UFC 3-301-01. </REV>

2.7.7 AT/FP REQUIREMENTS

2.7.7.1 Antiterrorism / Force Protection measures must comply with UFC 4-010-01. <REV> All planned security design and installation must be coordinated in advance with the Base Antiterrorism Office (ATO) and Security Office to determine the area or building designation (controlled or restricted), threat environment, design basis threat (DBT), level of protection (LOP), and access control or other ESS requirements. Design structures for the DBT and LOP provided by the installation.

2.7.8 DESIGN ANALYSIS

2.7.8.1 Computer-generated calculations must identify the program name, source, and version. Provide input data, including loads, loading diagrams, node diagrams, and complete documentation to illustrate the design. The schematic models used for input must show as a minimum: nodes, joints, elements, members, materials, properties, all loadings, induced settlements and deflections, and a list of load combinations. Results must include an output listing for maximum and minimum stresses and forces, deflections for each element, and the reactions for each loading case and combination. All calculations must be performed by a registered engineer and checked by a registered engineer other than the design engineer. </REV>

2.8 PLUMBING

2.8.1 EXTERIOR WALL HYDRANTS

2.8.1.1 In addition to wall hydrants provided around perimeter of building(s), one additional freeze-proof exterior wall hydrant or wall faucet per company must be provided at the hardstand.

2.8.2 DOMESTIC HOT WATER SYSTEM

2.8.2.1 The main water heating equipment must be located within a mechanical room on the ground floor level. Instantaneous water heaters are not allowed to be used for hot water serving all COF areas, with the exception of Readiness Areas. Size system storage and recovery to deliver capacity for all showers for a continuous duration of 90 minutes. Usage diversity factor for the showers must be one. Minimum system total storage of water heater(s) must be 400 gallons for 1- and 2-company COFs, and 600 gallons for 3-company and larger COFs.

2.8.3 PROTECTION OF EXPOSED PIPING

2.8.3.1 Plumbing piping installed in the Readiness Module but not concealed within walls must be protected from physical damage by recessing the piping in the wall, concealing the piping with wall furring, or by metallic jacketing.

2.9 TELECOMMUNICATIONS REQUIREMENTS

2.9.1 TELECOMMUNICATION SYSTEMS

2.9.1.1 <REV> Telecommunications systems must be designed and provided in compliance with UFC 3-580-01 and ANSI/TIA/EIA requirements. </REV>

2.9.1.2 TELECOMMUNICATIONS OUTLETS: Provide telecommunications outlets in accordance with UFC 3-580-01 based on functional purpose of the various spaces within the facility as modified by user special operational requirements. All COF workstations and desks must have voice and data connection capability. All conference rooms must have voice and data connection capability (minimum six outlets). A wall telephone outlet with a single jack must be provided in each mechanical room, electrical room, Arms Vault, telecommunications room, and entrances/exits in the Readiness Modules. Provide a duplex (voice/data) outlet at the desk of each of the Storage Rooms and Arms Vault in the Readiness Module. Provide a duplex (voice/data) outlet for a network printer/copier in the vending area and in the printer/storage areas adjacent to each suite including the mezzanine.

2.9.1.3 CABLE TRAYS: Provide cable tray pathways throughout the facility (Admin and Readiness Modules) to support the systems required for the construction of the facility as well as user's computer networks, video integration system, telecommunication systems, and other specialized electronic systems.

2.9.1.4 TELECOMMUNICATIONS ROOM (TR) FOR DETACHED READINESS BUILDING: Provide a separate TR on every or every other mezzanine. TRs must be designed in accordance with UFC 3-580-01 criteria and ANSI/EIA/TIA-569-B. Where copper cable runs exceed 295 feet, provide additional telecommunication rooms on the mezzanine. The incoming telephone service (voice and data) must be from the nearest manhole or from the main telephone communication room in the Admin Module. Size the cables and conduits in accordance with UFC 3-580-01.

2.9.1.5 COPPER CABLING BETWEEN BUILDINGS: Use dual-rated indoor / outdoor cable. Provide protector blocks and other grounding requirements to avoid lightning issues resulting in damage to IT equipment.

2.9.1.6 FIBER CABLE: Use dual-rated indoor / outdoor cable from the main telecommunications room to be terminated inside the next building on a fiber distribution panel, rack, or cabinet, with a minimum of 6-strands.

2.9.1.7 CABLE TELEVISION (CATV): Provide CATV in all offices, conference rooms (minimum two outlets), and one in each of the readiness areas. The cable television system must consist of cabling, pathways, and outlets. Building CATV systems must conform to criteria including UFC 3-580-01.

2.9.2 AUDIO / VISUAL SYSTEMS AND INFRASTRUCTURE

2.9.2.1 <REV> GFGI PROJECTORS AND FLAT PANEL MONITORS: Provide power receptacles and conduit for signal wiring for a Government-Furnished Government-Installed (GFGI) projectors and flat panel monitors in each conference room. </REV>

2.9.3 MASS NOTIFICATION SYSTEM (MNS)

2.9.3.1 Provide a mass notification system for each facility and throughout the complex in accordance with UFC 4-010-01 <REV> and UFC 4-021-01. </REV> The system must be fully compatible with and integrated with the local installation-wide MNS.

2.9.4 <REV> SECURITY INFRASTRUCTURE

2.9.4.1 INTRUSION DETECTION SYSTEM (IDS): Provide and install the necessary conduit, dedicated electrical power, telecommunications connections, raceways, and wiring to support user-installed integrated commercial IDS in each of the Arms Vaults and SIPRNet rooms. Contact the Installation Security Office for guidance on installation of the signal devices and equipment to activate the system. If a SIPRNet safe or container is used, IDS may not be required for this room. System requirements must be coordinated with the Installation Security Office.

2.9.4.2 ACCESS CONTROL SYSTEMS: When the facility requires access control systems such as card readers, remote release doors, or site-access features, fully coordinate with the Installation Security Office. </REV>

2.9.5 SECURE TELECOMMUNICATIONS APPLICABILITY

2.9.5.1 SIPRNET FOR EXPLOSIVE ORDNANCE DISPOSAL (EOD) AND MILITARY INTELLIGENCE (MI) COFS: The Secret Internet Protocol Router Network (SIPRNet) room and infrastructure must be designed and constructed in accordance with the Technical Guide for the Integration of SIPRNet and UFC 3-580-01. Coordinate the SIPRNet building infrastructure design and installation with the local Network Enterprise Center (NEC). As an option, the main TR and the SIPRNet Room can be combined into a single room if a SIPRNet safe is used. Coordinate this option with the local NEC and user.

2.9.5.1.1 In the NSTISSI 7003 and the Technical Guide for Integration of SIPRNet, paragraph “Protective Distribution System”, substitute the word “shall” for the word “should” or “will”.

2.9.5.1.2 Install one SIPRNet outlet with one drop in the office of each Company Commander (CO CDR), Executive Officer (XO), and 1st Sergeant (1SG). Install one SIPRNet outlet with two drops in each Platoon Office and <REV> </REV> each conference room. The SIPRNet building infrastructure must use Category 6 UTP copper cables with red cable jacket and red outlet modules unless otherwise directed by the local NEC. Terminate cables in the SIPRNet room and at the outlet in accordance with UFC 3-580-01.

2.9.5.1.3 SIPRNet draft specifications may be found in the SIPRNet Technical Implementation Criteria. Use the surface-mounted raceway instead of the surface-mounted conduit unless otherwise indicated by the local NEC.

2.9.5.2 SIPRNET FOR ALL OTHER COFS: A SIPRNet room must be provided for future SIPRNet connectivity. Design and build the SIPRNet room in accordance with the <REV> SIPRNet Technical Implementation Criteria </REV> and UFC 3-580-01. Connection to the main TR from the SIPRNet room must be via a 2-inch trade size steel conduit. Provide a communications signal ground bus bar connected to the main TR signal bus bar via a correctly sized ground wire (see MIL-HDBK-419-A). Provide one dedicated standard 20-amp duplex receptacle for a future SIPRNet rack in addition to convenience receptacles in the SIPRNet room.

<REV> </REV>

2.10 ELECTRICAL REQUIREMENTS

2.10.1 GENERAL

<REV> </REV>

2.10.1.1 Select electrical characteristics of the power system to provide a safe, efficient, and economical distribution of power, based upon the size and types of loads to be served. Use distribution and utilization voltages of the highest-level practical for the load to be served.

2.10.2 INTERIOR ELECTRICAL SYSTEM

2.10.1.1 <REV> </REV>

2.10.1.2 INTERIOR POWER

2.10.1.2.1 RECEPTACLES: Provide power receptacles in accordance with NFPA 70 and in conjunction with the proposed equipment and furniture layouts. Provide power connectivity to each workstation. Power poles are prohibited. Provide a duplex receptacle adjacent to each voice, data, and CATV outlet.

2.10.1.2.2 SURGE PROTECTION: Provide surge protection on the service entrance equipment, major distribution equipment, and branch panels serving communications equipment and exterior equipment.

a. Provide transient voltage surge protection designed in accordance with NFPA 780 and other referenced criteria.

2.10.1.2.3 FUTURE SOLDIER LAND WARRIOR SYSTEM: Provide a disconnect switch (208/120V, 3-phase, 4 wire) in each of the Non-Sensitive Secure Storage Rooms (NSSS) in the Readiness Modules. Size the disconnect switch(es) and the circuit breaker(s), conductors, and conduit(s) from a 208-volt, 3-phase, 4-wire distribution panel to the disconnect switch(es) based on a 200 VA continuous demand load for 100 percent of the maximum personnel in each Company Readiness Area (for example, 150-person Readiness Module x 200 VA = 30,000 VA).

2.10.1.3 INTERIOR LIGHTING: Design the lighting and lighting controls systems in accordance with the <REV> Illumination Engineering Society (IES) Lighting Library </REV>, UFC 3-530-01 criteria, and the requirements of ASHRAE 90.1. Interior ambient illumination must provide a generally glare-free, high quality lighting environment. <REV> </REV>

2.10.1.3.1 LIGHTING CONTROLS: PLC-based programmable lighting controls are prohibited. Systems that require the use of a laptop to configure or modify lighting controls are prohibited. Recommended lighting control systems are controls that are integral to the light fixture (such as daylight/occupancy/vacancy sensors that are integrated into the light fixture housing) or low voltage room control systems (“plug-and-play”). A combination of these types of systems may be used in individual spaces to have different lighting control requirements, and each system has features that apply to specific area control needs.

2.10.2 GROUNDING

2.10.2.1 Provide a ground counterpoise around each building perimeter for grounding incoming service, building steel, telephone service, piping, lightning protection, and internal

grounding requirements. Provide ground straps where required by function and connect to the building grounding system. Provide additional grounding if needed based on project requirements. Systems must conform to NFPA 70 , NFPA 780, local codes, and UFC 3-580-01.

2.10.3 LIGHTNING PROTECTION SYSTEM <REV> </REV>

2.10.3.1 Design in accordance with UFC 3-575-01, NFPA 780, and other reference criteria. <REV> </REV>

2.11 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) SYSTEM

2.11.1 HVAC SYSTEM REQUIREMENTS

2.11.1.1 TELECOMMUNICATIONS AND SIPRNET ROOMS: Provide an independent and dedicated air handling system for each TR and SIPRNet room. Air handling unit system(s) must not be floor-space mounted within the actual space served. These rooms must meet the HVAC requirements for TRs in accordance with UFC 3-410-01. Assume 1,775 BTU per hour for the equipment heat dissipation. Verify this load during the design stage.

2.11.1.2 ADMINISTRATIVE AREAS: The administrative areas' HVAC system design must include flexibility in zoning to where it can address future changes in occupant densities. Administrative areas must be temperature-controlled by the direct digital control (DDC) system. Temperature setpoint adjustment must be accomplished via DDC system by authorized personnel.

2.11.1.3 READINESS AREAS

2.11.1.3.1 The Readiness Module must be heated and [mechanically ventilated][air conditioned]. Provide separate air side equipment (heating, ventilation, air conditioning units as applicable) for each Readiness Module. Indoor design temperature for heating is 55 degrees F, and for [cooling][mechanically ventilating], the indoor design conditions are 80 degrees F dry bulb with a maximum 60 percent relative humidity. Whenever the indoor dry bulb temperature or the maximum relative humidity is exceeded, the system must run and continue to run until the design dry bulb temperature and the relative humidity requirements are satisfied . The [air conditioning unit][ventilation unit] serving the readiness area must be capable of providing outside air quantities, in accordance with ASHRAE 62.1, for the design people load of the readiness area.

2.11.1.3.2 Provide independent and dedicated packaged A/C units for the Arms Vaults[and Non-Sensitive Secure Storage Areas]. Arms Vaults must have humidity control to limit the relative humidity to no greater than 40 percent at 80 degrees F. If rooms are considered occupied, design to 68 degrees F dry bulb and 40 percent relative humidity for indoor design heating conditions, and 75 degrees F dry bulb and 40 percent relative humidity for indoor design cooling conditions. Exhaust supply air to the Arms Vaults at the rate of 100 percent. Provide ventilation for Arms Vaults in accordance with ASHRAE 62.1 requirements for storage rooms.

2.11.1.3.3 TRs located in Readiness Modules must be served by an independent and dedicated air handling system and be conditioned in accordance with ADMINISTRATIVE AREAS above. Administrative-type areas located within the Readiness Module must be conditioned in accordance with Part 1 requirements and those within this RFP.

2.11.2 HVAC CONTROLS

2.11.2.1 See Appendix [_] for HVAC Controls for typical control system points schedules. These schedules identify minimum points to be monitored and controlled by the building automation system (BAS). Points schedule drawings convey a great deal of information critical to the design, installation, and subsequent performance of the control system. It includes hardware input and output information, device ranges and settings, ANSI 709.1 communications protocol data, and information about data for use at the operator workstation by the Monitoring and Control software. These schedules are available as an excel spread sheet and as AutoCAD files on the Whole Building Design Guide (WBDG) website https://www.wbdg.org/dod/ufgs/forms-graphics-tables under UFGS 23 09 00 Instrumentation and Control for HVAC. Develop and provide a point schedule of system types not addressed in the appendix that are detailed to a level consistent to a similar listed system in the appendix. It is recommended that the guidance and instruction documents be reviewed prior to using the information, as the documents provide necessary and critical information for the use of website drawings and other information.

2.11.3 SCHEDULES

2.11.3.1 Utilize the following facility load schedules in all facility energy simulations for purposes of documenting compliance with energy performance requirements.

Schedule 1: COF Facility Load Schedule

Hr	Admin Occupancy		Readiness Occupancy		Lighting		Service Water Heating		Plug Loads		HVAC Operation	
	WD	Wkd	WD	Wkd	WD	Wkd	WD	Wkd	WD	Wkd	WD	Wkd
1	0	0	0	0	0.05	0.05	0	0	0.3	0.3	1	1
2	0	0	0	0	0.05	0.05	0	0	0.3	0.3	1	1
3	0	0	0	0	0.05	0.05	0	0	0.3	0.3	1	1
4	0	0	0	0	0.05	0.05	0	0	0.3	0.3	1	1
5	0	0	0	0	0.05	0.05	0	0	0.3	0.3	1	1
6	0	0	0	0	0.1	0.05	0	0	0.3	0.3	1	1
7	0	0	0	0	0.1	0.05	0	0	0.3	0.3	1	1
8	0.2	0	0	0	0.3	0.05	0.5	0	0.3	0.3	1	1
9	0.9	0	0.1	0	0.9	0.05	0.1	0	0.9	0.3	1	1
10	0.9	0	0.8	0	0.9	0.05	0.1	0	0.9	0.3	1	1
11	0.9	0	0.1	0	0.9	0.05	0.1	0	0.9	0.3	1	1
12	0.9	0	0	0	0.9	0.05	0.1	0	0.9	0.3	1	1
13	0.5	0	0	0	0.9	0.05	0.1	0	0.8	0.3	1	1
14	0.9	0	0	0	0.9	0.05	0.1	0	0.9	0.3	1	1
15	0.9	0	0	0	0.9	0.05	0.1	0	0.9	0.3	1	1
16	0.9	0	0	0	0.9	0.05	0.1	0	0.9	0.3	1	1
17	0.9	0	0	0	0.9	0.05	0.1	0	0.9	0.3	1	1
18	0.3	0	0	0	0.5	0.05	0.5	0	0.5	0.3	1	1
19	0	0	0	0	0.3	0.05	0	0	0.3	0.3	1	1
20	0	0	0	0	0.3	0.05	0	0	0.3	0.3	1	1
21	0	0	0	0	0.2	0.05	0	0	0.3	0.3	1	1

22	0	0	0	0	0.2	0.05	0	0	0.3	0.3	1	1
23	0	0	0	0	0.1	0.05	0	0	0.3	0.3	1	1
24	0	0	0	0	0.05	0.05	0	0	0.3	0.3	1	1

Schedule 1 Notes:

1. *"Hr" = Hour; "WD" = Week Day; "Wkd" = Weekend*

<REV> </REV>

2.12 FIRE PROTECTION REQUIREMENTS

2.12.1 GENERAL

2.12.1.1 All fire protection and life safety features must be in accordance with UFC 3-600-01 and the criteria it references.

2.12.1.2 <REV> COFs are considered "mission essential" and must have complete sprinkler protection in accordance with NFPA 101 and UFC 3-600-01.

2.12.2 FIRE PROTECTION AND LIFE SAFETY ANALYSIS

2.12.2.1 Provide a fire protection and life safety design analysis for each building and site in the project in accordance with UFC 3-600-01. Submit the analyses with the interim design submittal.

2.12.2.2 SUGGESTED OCCUPANCY CLASSIFICATION(S): Occupancy classifications per International Building Code (IBC) and National Fire Protection Associate (NFPA) 101 must be identified. DOR is solely responsible for categorizing, analyzing, and designing the occupancy classifications for this project. </REV>

2.12.2.3 BUILDING CONSTRUCTION: Construction, including interior finishes, must comply with <REV> UFC 1-200-01, UFC 3-600-01, the IBC, and NFPA 101. </REV>

2.12.3 SPRINKLER SYSTEM

2.12.3.1 <REV> All floors and areas of the COFs, including Administrative Modules and Readiness Modules, must be fully protected with automatic sprinkler systems when required by NFPA 101 and UFC 3-600-01. If separated by the distance in accordance with the IBC, the exterior covered hardstand may be considered a separate structure and does not require sprinkler protection. Provide the sprinkler system design, sprinkler hazard classifications, design densities, design areas, and exterior hose streams in accordance with UFC 3-600-01, NFPA 13, and other applicable criteria. Use computer-generated hydraulic calculations for the sprinkler systems design, exterior hose stream demand, and all piping sizes. </REV> Show a complete sprinkler system design, including sprinklers, branch lines, floor mains, and risers on the design drawings. The sprinkler system plans must include node and pipe identification used in the hydraulic calculations. All sprinkler system drains, including main drains, test drains, and auxiliary drains, must be routed to a 2'-0" x 2'-0" splash block at exterior grade.

2.12.3.2 SPRINKLER SERVICE MAIN AND RISER: The sprinkler service main must be a dedicated line from the distribution main. Do not combine the sprinkler service and domestic service. <REV> Provide the sprinkler service main with an exterior post indicator valve with

[lock][tamper switch reporting to the fire alarm control panel (FACP)][lock]. </REV> The ground floor entry penetration must be sleeved in accordance with NFPA 13 requirements for seismic protection. The sprinkler entry riser must include a backflow preventer, a fire department connection, and a wall hydrant for testing of backflow preventer. The sprinkler system must include an indicating control valve for each sprinkler system riser, a flow switch reporting to the FACP, and an exterior alarm bell. <REV> All control valves must be OS&Y gate type and have tamper switches connected to the FACP. [Facilities with multiple floors must have floor control valves for each floor.] The floor control valve assembly must be in accordance with UFC 3-600-01. </REV>

2.12.3.3 BACKFLOW PREVENTER: Provide a backflow preventer on the fire water service lateral serving each building. Unless otherwise required by the installation or private water utility management company, the backflow preventer must be located within the building. Provide an exterior wall-mounted test header equipped with 2.5-inch hose valves to allow forward-flow testing of the backflow preventer at full system demand, in accordance with NFPA 13. The test header must have one 2.5-inch hose valve for each 250 gpm, and fraction thereof, of system design flow (for example, a volumetric water flow rate of 600 gpm would require three valves). Provide a closed loop test header sized for full system flow around the backflow preventer equipped with a check valve and a listed digital flow meter to be used. Provide a listed OS&Y with a tamper switch monitored by the FACP in each test header.

2.12.3.4 FIRE DEPARTMENT CONNECTION (FDC): Provide a fire department connection for each building with sprinkler protection, located directly accessible to the fire department.

2.12.4 SYSTEM COMPONENTS AND HARDWARE

2.12.4.1 <REV> Provide materials for the sprinkler system, fire pump system, and hose standpipe system in accordance with NFPA 13, NFPA 14, and NFPA 20. </REV>

2.12.5 FIRE WATER SUPPLY

2.12.5.1 A fire flow test, as described in UFC 3-600-01, must be performed by or under the direction of the Qualified Fire Protection Engineer (QFPE). The fire flow test must be dated within 6 months of the initial design submission.

2.12.6 FIRE PUMP

2.12.6.1 <REV> The QFPE must determine </REV> if a fire pump is required based on fire flow test data from the project site and fire protection system design requirements for the project. If required, provide a complete fire pump installation for the facility that complies with UFC 3-600-01, NFPA 13, and NFPA 20. <REV> The QFPE must submit fire pump preliminary sizing and drawings in the design analysis. </REV>

2.12.7 FIRE DETECTION AND ALARM SYSTEMS

2.12.7.1 Provide a fire alarm and detection system that complies with the requirements of UFC 3-600-01 and NFPA 72. The system must be addressable and fully compatible with and integrated with the local installation-wide central monitoring system. Coordinate fire alarm system requirements with the Installation Fire Department's Representative during design.

2.12.7.2 INITIATING DEVICES: All initiating devices must be connected, Class B, to signal line circuits (SLC). All alarm appliances must be connected to notification appliance circuits (NAC), Class B.

2.12.7.3 FIRE ALARM STATIONS: <REV> Provide manual fire alarm stations in accordance with UFC 3-600-01. Break-glass manual fire alarm stations are prohibited. </REV>

2.12.7.4 Provide fire alarm and mass notification strobes in employee work areas and common use areas with spacing and locations in accordance with NFPA 72. This requirement applies to all DOD facilities with fire alarm evacuation systems, including those facilities only intended for able-bodied military personnel.

2.12.7.5 <REV> Provide over-voltage and surge protection at the input power of all fire alarm panels. </REV>

2.13 SUSTAINABLE DESIGN

2.13.1 GENERAL

2.13.1.1 Comply with UFC 1-200-02 and ASHRAE 90.1.

2.13.2 <REV> HIGH PERFORMANCE AND SUSTAINABILE BUILDING (HPSB) COMPLIANCE AND TRACKING

2.13.2.1 Full compliance with UFC 1-200-02 High Performance and Sustainable Building (HPSB) criteria is required unless otherwise specified.

2.13.2.2 [The following facilities meet the threshold in Table 1-1 of UFC 1-200-02 requiring HPSB compliance tracking and reporting: [UNICOF][,][Detached Admin Module][,][Stand-alone Readiness Modules]. Refer to the HPSB checklist provided in Appendix [_] for use during design.][HPSB compliance tracking and reporting is not required for this project.] </REV>

2.13.3 ENERGY CONSERVATION

2.13.3.1 GENERAL: Energy conservation must be in accordance with Part 1 and UFC 1-200-02.

2.13.4 <REV> ALTERNATIVE ENERGY SOURCES

2.13.4.1 Locations of solar collectors or panels must be positioned to prevent heat gain and sun reflection issues for the site and adjacent sites.

2.13.4.2 Availability of local or installation personnel to provide maintenance on energy systems should be considered prior to design of these features.

2.14 CYBERSECURITY

2.14.1 The following facility related control systems (FRCS) must be included in the design: [list of FRCS anticipated for facility type including utility monitoring and control systems (UMCS/EMCS/HVAC), fire alarm mass notification systems (FA/MNS), electronic security systems (ESS/ACS), fuel management systems, and lighting control systems]. Validate all required FRCS during the design phase. </REV>

2.15 EQUIPMENT AND FURNITURE REQUIREMENTS

2.15.1 GENERAL

2.15.1.1 <REV> Furniture procurement is not included in this Contract or Task Order. The Government reserves the right to change the method for procurement and installation of furniture to Contractor-Furnished Contractor-Installed (CFCI). CFCI furniture requires procurement by the Contractor using a Furniture, Fixtures, and Equipment (FF&E) package in accordance with UFC 3-120-10. </REV>

2.15.1.2 Provide furniture design for all spaces including existing furniture and equipment to be re-used. Coordinate with the user to define requirements for items such as furniture systems, movable furniture, equipment, existing items to be re-used, and storage systems. Early coordination of the furniture schedule is required for a complete and usable facility.

2.15.2 <REV> FURNITURE, FIXTURES, AND EQUIPMENT (FF&E)

2.15.2.1 An FF&E package [is][is not] required for this project.

2.15.2.2 FURNITURE SYSTEMS: The following criteria describe the furnishing requirements for typical room types. Furnishings, other than installed building equipment, are GFGI unless otherwise specified. The following furnishings tables are provided for coordination of room and office layouts to ensure suitability for their intended function.

2.15.2.3 Furniture listed may be considered minimums, typical, or recommendations for functionality. User may request whiteboards and additional storage furniture / equipment as needed based on mission requirements. Confirm variations in FF&E with COS. </REV>

Table 2: Room Sizes and Furnishings

ROOM	DESCRIPTION	NSF	COMMENTS	FURNITURE REQUIRED
CO	Commander Office	150	Private Office	U-shaped executive 36" deep desk unit with single pedestal desk with one [mobile] box/box/file storage pedestal, bridge unit, optional hutch with doors and task light, credenza unit with 2-drawer lateral file; two guest chairs, one ergonomic executive task chair (Note: one cable grommet per work surface)
XO	Executive Officer	150	Private Office	L-shaped 30" deep desk unit with single pedestal desk with one [mobile] box/box/file storage pedestal, return with [mobile] file/file storage pedestal, optional hutch with doors and task light; one 4-drawer lateral file cabinet, two guest chairs, one ergonomic executive task chair (Note: one cable grommet per work surface)
1SG	1st Sergeant	150	Private Office	L-shaped 30" deep desk unit with single pedestal desk with one [mobile] box/box/file storage pedestal, return with [mobile] file/file storage pedestal, optional hutch with doors and task light; one 4-drawer lateral file cabinet, two guest chairs, one ergonomic executive task chair (Note: one cable grommet per work surface)
Training	Training Room	150	Semi-private, 2-person Offices	Two single table desks with one mobile box/box/file pedestal each; two 5-drawer lateral file cabinets, two guest chairs, two ergonomic task chairs (Note: one grommet per work surface)
Platoon	Platoon Offices	150 x 4	Semi-private, 2-person Offices	For each 150 SF office, two single pedestal metal desks with optional overhead storage unit with doors; two ergonomic task chairs, two optional guest chairs, two bookcases for manuals, two 5-drawer file cabinets (Note: one grommet per work surface)
Conference Room	Conference Room	Varies	Meeting Room	Conference table to accommodate 10 people, 10 conference chairs with casters, six side chairs with arms, one server rack storage credenza

Storage / Printer Area	Storage	40	Area or room for office supplies and materials	One full height storage cabinet and optional table for printer (printer GFGI)
Arms Vault	Class 5A Vault	Varies	Build in accordance with AR 190-11, App G	One double pedestal metal desk with one box/box/file and one file/file configuration; one ergonomic task chair, one 3-shelf bookcase for manuals, one 5-drawer file cabinet; one adjustable height work bench, optional ergonomic task stool
Unit Storage	Unit Storage	Varies	Storage Room	One double pedestal metal desk with one box/box/file and one file/file configuration; one ergonomic task chair, one 3-shelf bookcase for manuals, four lockable metal cabinets with shelves, one 5-drawer lateral file cabinet, two industrial shelving units with 5 shelves minimum
Comm. Storage	Communications Storage	Varies (Note 1)	Storage Room	One double pedestal metal desk with one box/box/file and one file/file configuration; one ergonomic task chair, one 3-shelf bookcase for manuals, four lockable metal cabinets with shelves, two 5-drawer lateral file cabinets
NBC Storage	NBC Storage	Varies (Note 1)	Storage Room	One double pedestal metal desk with one box/box/file and one file/file configuration; one ergonomic task chair, one 5-drawer lateral file cabinet, four lockable metal cabinets with shelves
Non-Sensitive Secure Storage (NSSS)	Secure Storage	Varies	Storage Room	Four lockable metal cabinets with shelves, industrial shelving approximately 5’-0” wide x 4’-0” deep x 6’-0” high each – two for 1st 100PN and one additional for every 50PN thereafter.

Table 2 Notes:

1. *In 100-person Readiness Module, 30-inch-wide versions of storage items are acceptable in lieu of 36 inch wide. At a minimum, provide desk with pedestals, chair, bookcase, one lateral file, and two storage cabinets in Comm Storage; and desk with pedestals, chair, one lateral file, and three storage cabinets in NBC Storage.*

[Table 3: Room Sizes and Furnishings for Troop Aid Station (TAS)

ROOM	DESCRIPTION	NSF	COMMENTS	FURNITURE REQUIRED
Waiting Room	Waiting Room	480	Public area	Seating to accommodate 15 people, magazine rack, brochure rack, end tables
Screening Room	Screening rooms	90 x 2	Private room adjacent to waiting room	48" long work surface with wall-mounted overhead cabinet, one mobile general storage cart (42" high x 32" wide x 22" deep), one task chair, one guest chair
Admin. / Med Records	Reception, administrative and records storage	150	Reception and check-in, private and secure room for safe keeping of medical records. Visual control of waiting room.	Two countertops, two ergonomic task chairs, two sitting height base cabinets (pullboard above two drawers and file drawer), three 2-drawer lateral files
Exam Room	Exam rooms	115 x 4	Private room	One cubicle curtain with surface-mounted track, one 48" long work surface with wall-mounted overhead cabinet, one mobile general storage cart (42" high x 32" wide x 22" deep), one task chair, one guest chair, one self-adjusting stool, one examination and treatment table with cabinet
Phar. / Stor. / Opt. Exam Room	Medicine and equipment storage – Optional exam for surge situations	115	Private and secure room, preferably on the interior with no windows.	One cubicle curtain with surface-mounted track, one 48" long work surface with wall-mounted overhead cabinet, one mobile general storage cart (42" high x 32" wide x 22" deep), one task chair, one guest chair, one self-adjusting stool, one examination and treatment table with cabinet

Table 3 Notes:

1. *All furniture items identified in Table 3 are provided for initial coordination of TAS room layouts to ensure suitability for their intended functions. These items are described in detail in Table 4 and located at Appendix [_].*
2. *Examination and treatment table with cabinet is a hospital equipment item that is specified, purchased, and installed by others (GFGI).*
3. *Countertops, base cabinets, and cubicle curtain and track are CFCI items.*
4. *Troop Aid Station Furnishings Tables 4, 5, and 6 further clarify what is: (1) Contractor-Furnished Contractor-Installed (CFCI); (2) Hospital Equipment (Hosp Equip) – specified, purchased, and installed by others (GFGI); and (3) Furniture, Fixtures, and Equipment (FF&E) – designed by AE but purchased and installed by others (GFGI).*

2.15.3 TROOP AID STATION (TAS) FURNISHINGS

Table 4 – Exam Room Army, Room Code EXRG1, Quantity 4, 115 SF

JSN	NOMENCLATURE	Qty	UNIT ISSUE	LOG CAT	RESPONSIBLE PARTY	Utl 1	Utl 2	Utl 3	Utl 4
Equipment per Room:									
A1066	Mirror, Float Glass, with SS Frame, 36” x 18”	1	EA	A	CFCI	-	-	-	-
A1132	Rail, Accessory Mounting, Length as required	2	LF	C	CFCI	-	-	-	-
A5075	Dispenser, Soap, Disposable	1	EA	C	HOSP EQUIP	-	-	-	-
A5080	Dispenser, Paper Towel, SS, Surface Mounted	1	EA	A	CFCI	-	-	-	-
A5106	Waste Disposal Unit, Sharps with Glove Dispenser	1	EA	C	HOSP EQUIP	-	-	-	-
A5145	Hook, Garment, Double, SS, Surface Mounted	2	EA	A	CFCI	-	-	-	-
A5180	Track, Cubicle, Surface Mounted, with Curtain	1	FT	A	CFCI	-	-	-	-
E0210	Worksurface, w/ Overhead Cab, Wall Mounted, 48” W	1	EA	C	FF&E	-	A	-	-
E0948	Cart, General Storage, Mobile, 42”H x 32”W x 22”	1	EA	C	FF&E	-	-	-	-
F0205	Chair, Side with Arms	1	EA	C	FF&E	-	-	-	-
F0280	Chair, Swivel, Low Back	1	EA	C	FF&E	-	-	-	-
F0340	Stool, Self-Adjusting	1	EA	C	FF&E	-	-	-	-
F2000	Basket, Wastepaper, Round, Metal 18”H x 16” Dia.	2	EA	C	FF&E	-	-	-	-
F3200	Clock, Battery, 12” Dia.	1	EA	C	HOSP EQUIP	-	-	-	-
M1620	Holder, Chart, Patient, Wall or Door Mounted	1	EA	A	FF&E	-	-	-	-
M1800	Computer, Microprocessing, with CRT Monitor	1	EA	C	HOSP EQUIP	-	A	-	-
M3072	Frame, Infectious Waste Bag with Lid	1	EA	C	HOSP EQUIP	-	-	-	-
M4100	Sphygmomanometer, Aneroid, Wall Mounted	1	EA	C	HOSP EQUIP	-	-	-	-
M4200	Otoscope / Ophthalmoscope, Wall Mounted	1	EA	C	HOSP EQUIP	-	A	-	-
M7401	Light, Exam, Mobile, Spotlight, Mobile Stand	1	EA	-	HOSP EQUIP	-	A	-	-
M9025	Table, Examination / Treatment, with Cabinet	1	EA	C	HOSP EQUIP	-	A	-	-
P3100	Lavatory, Vitreous China, Slab Type	1	EA	A	CFCI	D	-	-	-
X3930	Illuminator, Film, Double, Wall Mounted, 20 x 29 x 6	1	EA	C	HOSP EQUIP	-	A	-	-
	GRAND TOTAL	26							

Table 4 Note: Reference Part 2.15.2 Table 3 for additional information.

Table 5: Exam Screening, Room Code EXRG4, Quantity 2, 90 SF

JSN	NOMENCLATURE	Qty	UNIT ISSUE	LOG CAT	RESPONSIBLE PARTY	Utl 1	Utl 2	Utl 3	Utl 4
Equipment per Room:									
A1066	Mirror, Float Glass, with SS Frame, 36" x 18"	1	EA	A	CFCI	-	-	-	-
A1132	Rail, Accessory Mounting, Length as required	2	LF	C	CFCI	-	-	-	-
A5075	Dispenser, Soap, Disposable	1	EA	C	HOSP EQUIP	-	-	-	-
A5080	Dispenser, Paper Towel, SS, Surface Mounted	1	EA	A	CFCI	-	-	-	-
A5106	Waste Disposal Unit, Sharps with Glove Dispenser	1	EA	C	HOSP EQUIP	-	-	-	-
A5145	Hook, Garment, Double, SS, Surface Mounted	1	EA	A	CFCI	-	-	-	-
E0210	Worksurface, with Overhead Cab, Wall Mounted, 48"W	1	EA	C	FF&E	-	A	-	-
E0948	Cart, General Storage, Mobile, 42"H x 32"W x 22"	1	EA	C	FF&E	-	-	-	-
F0205	Chair, Side with Arms	1	EA	C	FF&E	-	-	-	-
F0300	Chair, Typist, Swivel	1	EA	C	FF&E	-	-	-	-
F2000	Basket, Wastepaper, Round, Metal 18"H x 16" Dia.	2	EA	C	FF&E	-	-	-	-
F3200	Clock, Battery, 12" Dia.	1	EA	C	HOSP EQUIP	-	-	-	-
M1620	Holder, Chart, Patient, Wall or Door Mounted	1	EA	A	FF&E	-	-	-	-
M1800	Computer, Microprocessing, with CRT Monitor	1	EA	C	HOSP EQUIP	-	A	-	-
M4040	Scale, Weighing, 300-pound Capacity	1	EA	C	HOSP EQUIP	-	-	-	-
M4100	Sphygmomanometer, Aneroid, Wall Mounted	1	EA	C	HOSP EQUIP	-	-	-	-
M4116	Monitor, Vital Signs	1	EA	C	HOSP EQUIP	-	A	-	-
M4200	Otoscope / Ophthalmoscope, Wall Mounted	1	EA	C	HOSP EQUIP	-	A	-	-
P3100	Lavatory, Vitreous China, Slab Type	1	EA	A	CFCI	D	-	-	-
	GRAND TOTAL	19							

Table 5 Note: Reference Part 2.15.2 Table 3 for additional information.

Table 6: Reception, Room Code RECP1, Quantity 1, 150 SF

JSN	NOMENCLATURE	Qty	UNIT ISSUE	LOG CAT	RESPONSIBLE PARTY	Utl 1	Utl 2	Utl 3	Utl 4
Equipment per Room:									
C0037	Rail, Apron, 4” x 36” x 1”	1	EA	A	CFCI	-	-	-	-
C0039	Rail, Apron, 4” x 48” x 1”	2	EA	A	CFCI	-	-	-	-
C0045	Frame, Apron, 1-Drawer, 4” x 36” x 22”	1	EA	A	CFCI	-	-	-	-
C0046	Frame, Apron, 2-Drawer, 4” x 38” x 22”	2	EA	A	CFCI	-	-	-	-
C05M0	Cabinet, U/C/B, one PBD, two DR, one File DR, 30” x 18” x 22”	2	EA	A	CFCI	-	-	-	-
CT030	Countertop, High Pressure Laminate	2	LF	A	CFCI	-	-	-	-
F0280	Chair, Swivel, Low Back	2	EA	C	FF&E	-	-	-	-
F0420	Cabinet, Filing, Lateral, Half Height	3	EA	C	FF&E	-	-	-	-
F2000	Basket, Wastepaper, Round, Metal 18”H x 16” Dia.	2	EA	C	FF&E	-	-	-	-
F3200	Clock, Battery, 12” Dia.	1	EA	C	HOSP EQUIP	-	-	-	-
M1605	Holder, Chart, 20 Each	1	EA	C	FF&E	-	-	-	-
M1800	Computer, Microprocessing, with CRT Monitor	2	EA	C	HOSP EQUIP	-	A	-	-
M1820	Imprinter, Data Record, Electric	1	EA	C	HOSP EQUIP	-	A	-	-
M1825	Printer, Computer	1	EA	C	HOSP EQUIP	-	A	-	-
M1850	Typewriter, Electric	1	EA	C	HOSP EQUIP	-	A	-	-
M1855	Facsimile Machine	1	EA	C	HOSP EQUIP	-	A	-	-
	GRAND TOTAL	25							

Table 6 Note: Reference Part 2.15.2 Table 3 for additional information.

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2.16 FACILITY SPECIFIC REFERENCES

2.16.1 SPECIFIC INDUSTRY CRITERIA – NOT USED

2.16.2 SPECIFIC MILITARY CRITERIA

2.16.2.1 Army Regulation (AR)

a. AR 190-11, Physical Security of Arms, Ammunition, and Explosives (FOUO)

b. AR 190-13, The Army Physical Security Program

c. AR 190-51, Security of Unclassified Army Property (Sensitive and Non-sensitive)

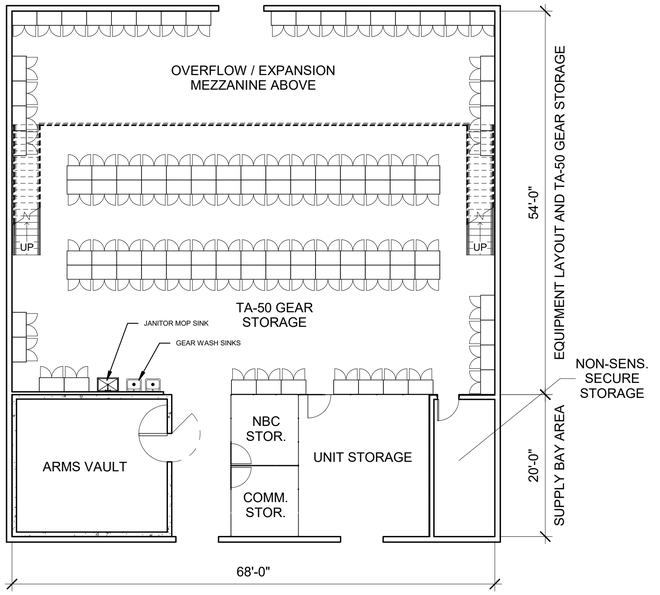
d. AR 380-5, Department of the Army Information Security Program

e. AR 380-19, Information Systems Security

f. AR 380-40, Policy for Safeguarding and Controlling Communications Security Material (CUI)

2.16.2.2 Federal Specification AA-V-2737, Modular Vault Systems

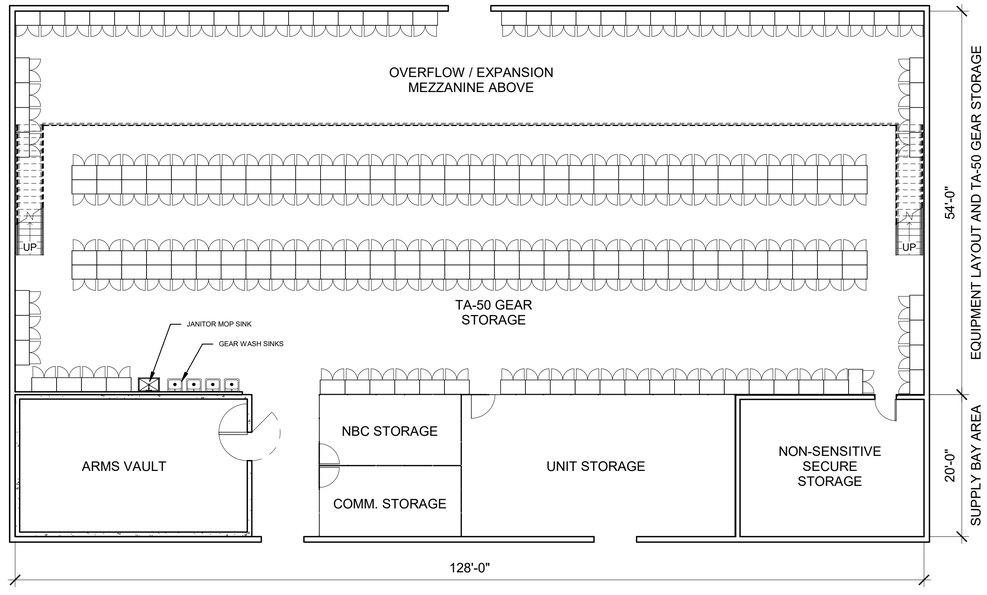
2.16.2.3 USACE STD 872-90-03, FE6 Chain-Link Security Fence Details



MAX. ALLOWABLE GROSS
AREA: 6,700 sq. ft.

04 100 PERSON READINESS MODULE

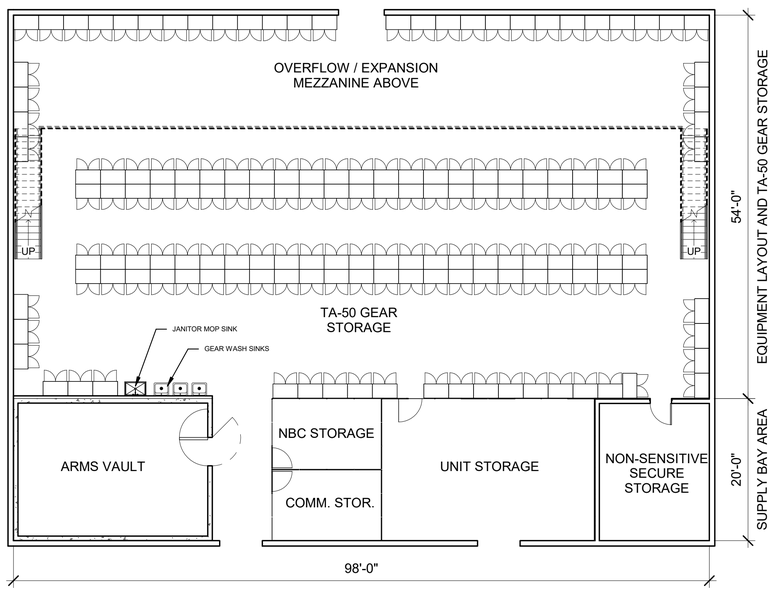
3/32" = 1'-0"



MAX. ALLOWABLE GROSS
AREA: 12,400 sq. ft.

02 200 PERSON READINESS MODULE

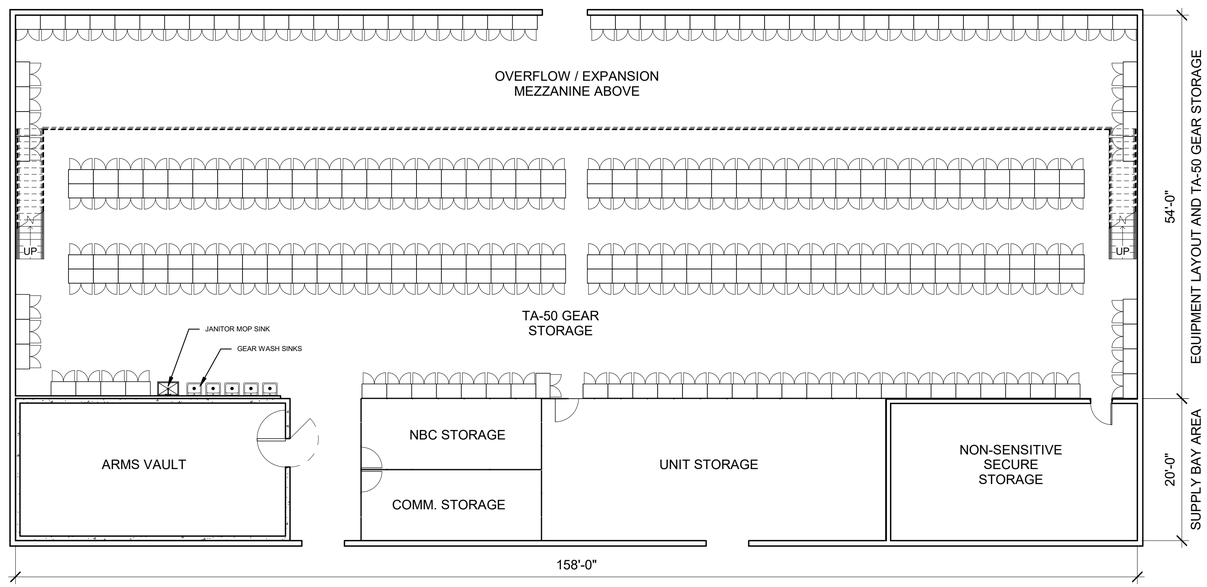
3/32" = 1'-0"



MAX. ALLOWABLE GROSS
AREA: 9,600 sq. ft.

03 150 PERSON READINESS MODULE

3/32" = 1'-0"



MAX. ALLOWABLE GROSS
AREA: 15,300 sq. ft.

01 250 PERSON READINESS MODULE

3/32" = 1'-0"

GENERAL NOTES

1. PLATOON OFFICES ARE DISPLACED TO READINESS MODULE MEZZANINE WHEN ADMIN MODULE IS CONFIGURED IN 5 TO 7 COMPANIES TO ACCOMMODATE ADDITIONAL COMMAND SUITES.

2. LARGER CONFIGURATIONS, BASED ON INCREMENTS OF 50 PERSONS, ARE POSSIBLE. EACH 50 PERSON INCREMENTAL INCREASE WILL ADD APPROXIMATELY 30 FEET IN LENGTH TO THE READINESS MODULE.

3. AREAS SHOWN ON THE FLOOR PLAN ARE TO BE CONSIDERED NET PROGRAM REQUIREMENTS. MAX. ALLOWABLE AREAS LISTED THIS SHEET ARE GROSS AREAS. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE. A REDUCED OVERALL GROSS AREA IS ACCEPTABLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE MET.

4. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE/ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S). INNOVATIVE, COST-SAVING SOLUTIONS WILL BE GIVEN PROPER CONSIDERATION BY THE COS, AND WILL BE ADOPTED AS APPROPRIATE.

5. AREA / SIZE AND EXACT LOCATION OF MEZZANINE MUST BE DETERMINED BY THE DOR AND BE IN ACCORDANCE WITH ALL LIFE SAFETY CODES.

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

DESIGN BY: -	ISSUE DATE: MAY 2026
DRAWN BY: S.M.	SOLICITATION NO.:
CHECKED BY: J.S.	CONTRACT NO.:
SUBMITTED BY: J.S.	CATEGORY CODE:
SIZE: ANSI D	FILE NAME:

U.S. ARMY CORPS OF ENGINEERS
Savannah District

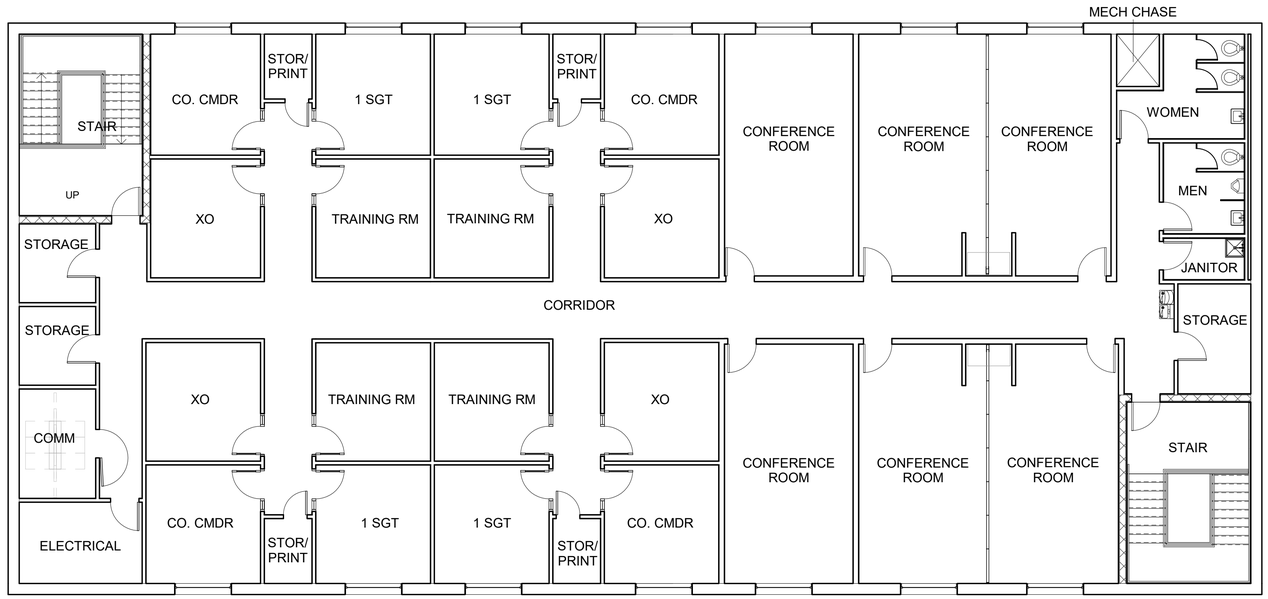
COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

READINESS MODULE SIZING TEMPLATES

SHEET ID
01

Plot Date: 5/15/2026 2:28:31 PM

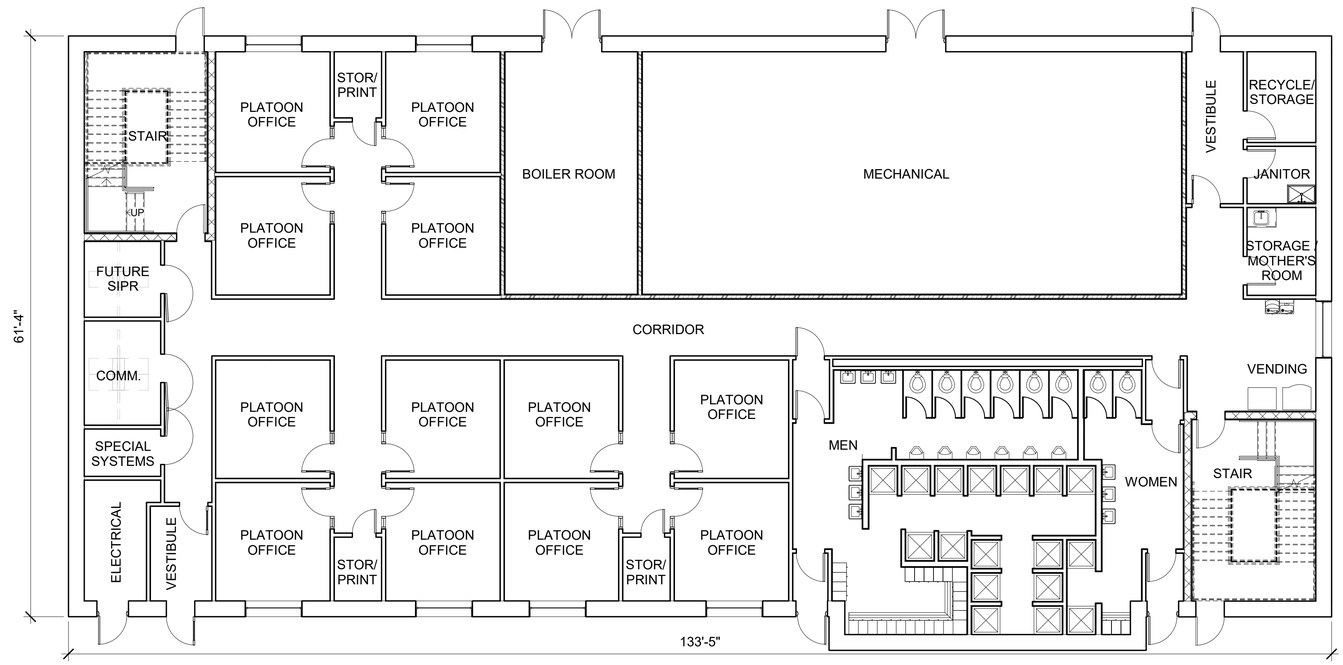
File Path: P:\Revit Projects\Standards\COF\WORKING REVISION\SDREY - COF - DETACHED - RVT22.rvt



02 SECOND FLOOR PLAN

1/8" = 1'-0"

8 6 4 2 0 8 16



01 FIRST FLOOR PLAN

1/8" = 1'-0"

8 6 4 2 0 8 16

GENERAL NOTES

1. PLATOON OFFICES ARE DISPLACED TO READINESS MODULE MEZZANINE WHEN ADMIN MODULE IS CONFIGURED IN 5 TO 7 COMPANIES TO ACCOMMODATE ADDITIONAL COMMAND SUITES.

2. LARGER CONFIGURATIONS, BASED ON INCREMENTS OF 50 PERSONS, ARE POSSIBLE. EACH 50 PERSON INCREMENTAL INCREASE WILL ADD APPROXIMATELY 30 FEET IN LENGTH TO THE READINESS MODULE.

3. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18" SECOND FLOOR, 20" FIRST FLOOR. IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

4. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

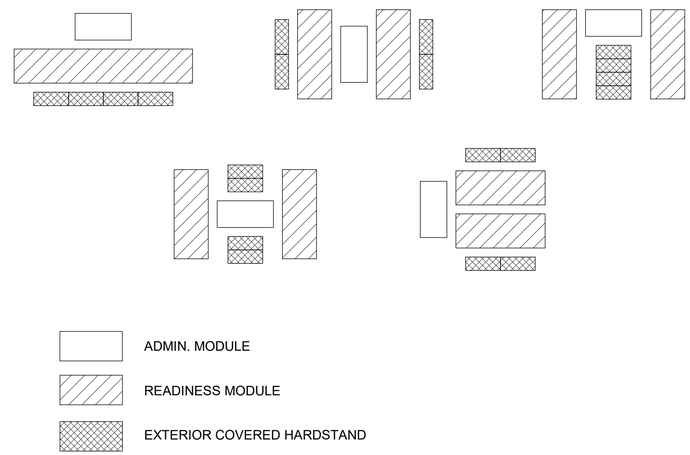
AREA NOTES

AREA AS SHOWN:

FIRST FLOOR:	8,302	SQ FT
SECOND FLOOR:	7,992	SQ FT
TOTAL:	16,294	SQ FT *

MAXIMUM ALLOWABLE AREA: 16,600 SQ FT

** PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 20-INCHES FOR THE FIRST FLOOR AND 14-INCHES FOR THE SECOND FLOOR.*



READINESS MODULE EXAMPLE CONFIGURATIONS, TYP.

NOT TO SCALE

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

DESIGN BY: -	ISSUE DATE: MAY 2026
DRAWN BY: S.M.	SOLICITATION NO.:
CHECKED BY: J.S.	CONTRACT NO.:
SUBMITTED BY: J.S.	CATEGORY CODE:
SIZE: ANSI D	FILE NAME:

U.S. ARMY CORPS OF ENGINEERS
Sharmbi District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

DETACHED ADMINISTRATION BUILDING

SHEET ID

02

File Path: P:\Revit Projects\Standards\COF\WORKING REVISION\SDREY - COF - DETACHED - RVT22.rvt

Plot Date: 5/15/2026 2:28:34 PM

AREA NOTES

	AREA AS SHOWN	ALLOWABLE
ADMIN. MODULE:	5,220 SQ FT*	5,300 SQ FT
READINESS MODULE:		
FIRST FLOOR:	7,777 SQ FT*	
MEZZANINE:	1,723 SQ FT*	
TOTAL:	9,500 SQ FT*	9,600 SQ FT
EXTERIOR HARDSTAND:	2,330 SQ FT	

** PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18-INCHES FOR THE ADMINISTRATION AND READINESS MODULES.*

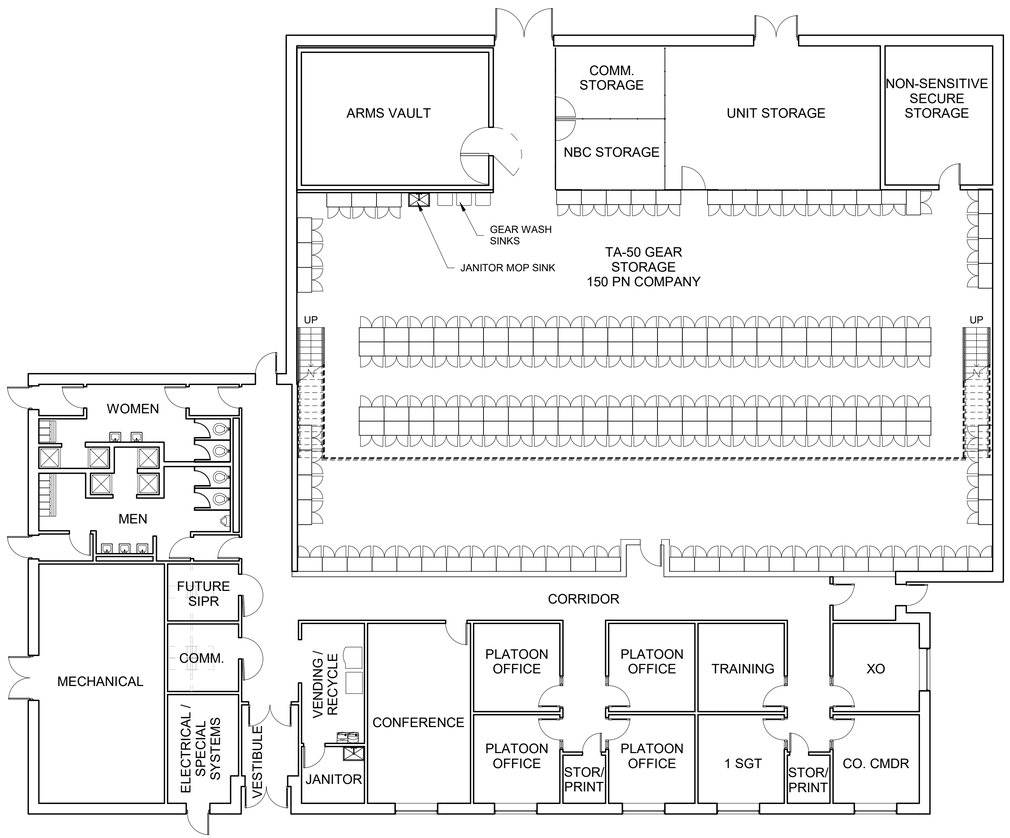
GENERAL NOTES

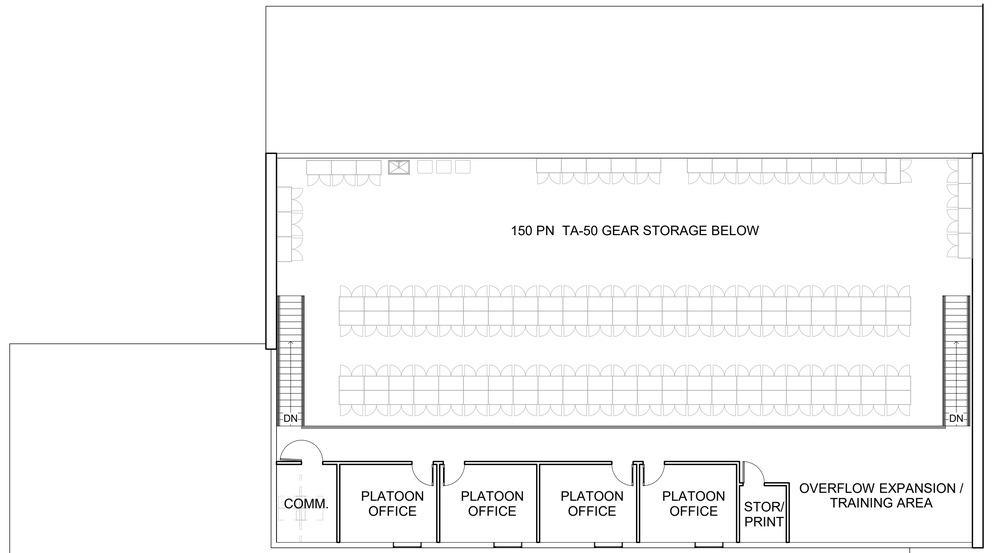
1. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18". IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

2. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

COVERED HARDSTAND

COVERED HARDSTAND ROOF





01 FIRST FLOOR PLAN
3/32" = 1'-0"

MEZZANINE LEVEL PLAN

16 8 0 16

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

DESIGN BY: -	ISSUE DATE: MAY 2026
DRAWN BY: S.M.	SOLICITATION NO.:
CHECKED BY: J.S.	CONTRACT NO.:
SUBMITTED BY: J.S.	CATEGORY CODE:
SIZE: ANSI D	FILE NAME: -

U.S. ARMY CORPS OF ENGINEERS
Savannah District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

1 COMPANY OPTION W/ INTEGRATED ADMIN

SHEET ID
03

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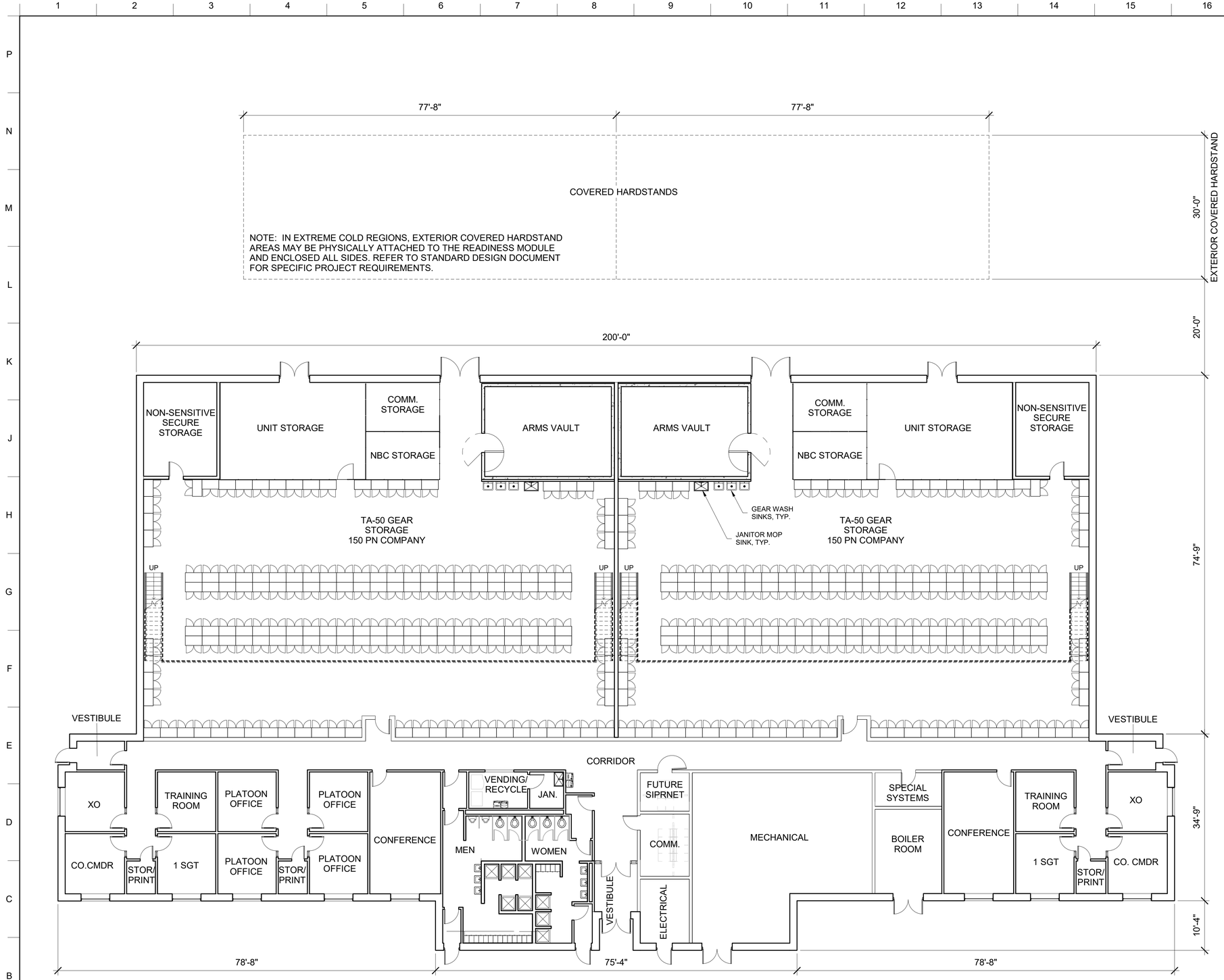


GENERAL NOTES

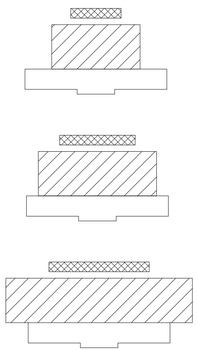
1. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18". IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

2. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

AREA NOTES

	AREA AS SHOWN	ALLOWABLE
ADMIN. MODULE:	8,540 SQ FT*	8,800 SQ FT
READINESS MODULE:		
FIRST FLOOR:	15,250 SQ FT*	
MEZZANINE:	3,360 SQ FT*	
TOTAL:	18,610 SQ FT*	19,200 SQ FT
EXTERIOR HARDSTAND:	4,660 SQ FT	

** PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18-INCHES FOR THE ADMINISTRATION AND READINESS MODULES.*



01 FIRST FLOOR PLAN
3/32" = 1'-0"

16 8 0 16

READINESS MOD. EXAMPLES
NOT TO SCALE

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

DESIGN BY: -	ISSUE DATE: MAY 2026
DRAWN BY: S.M.	SOLICITATION NO.:
CHECKED BY: J.S.	CONTRACT NO.:
SUBMITTED BY: J.S.	CATEGORY CODE:
SIZE: ANSI D	FILE NAME:

U.S. ARMY CORPS OF ENGINEERS
Savannah District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

2 COMPANY OPTION W/ INTEGRATED ADMIN

SHEET ID
04

File Path: P:\Revit Projects\Standards\COF\WORKING REVISION\SDREY - COF - INTEGRATED - RVT22.rvt

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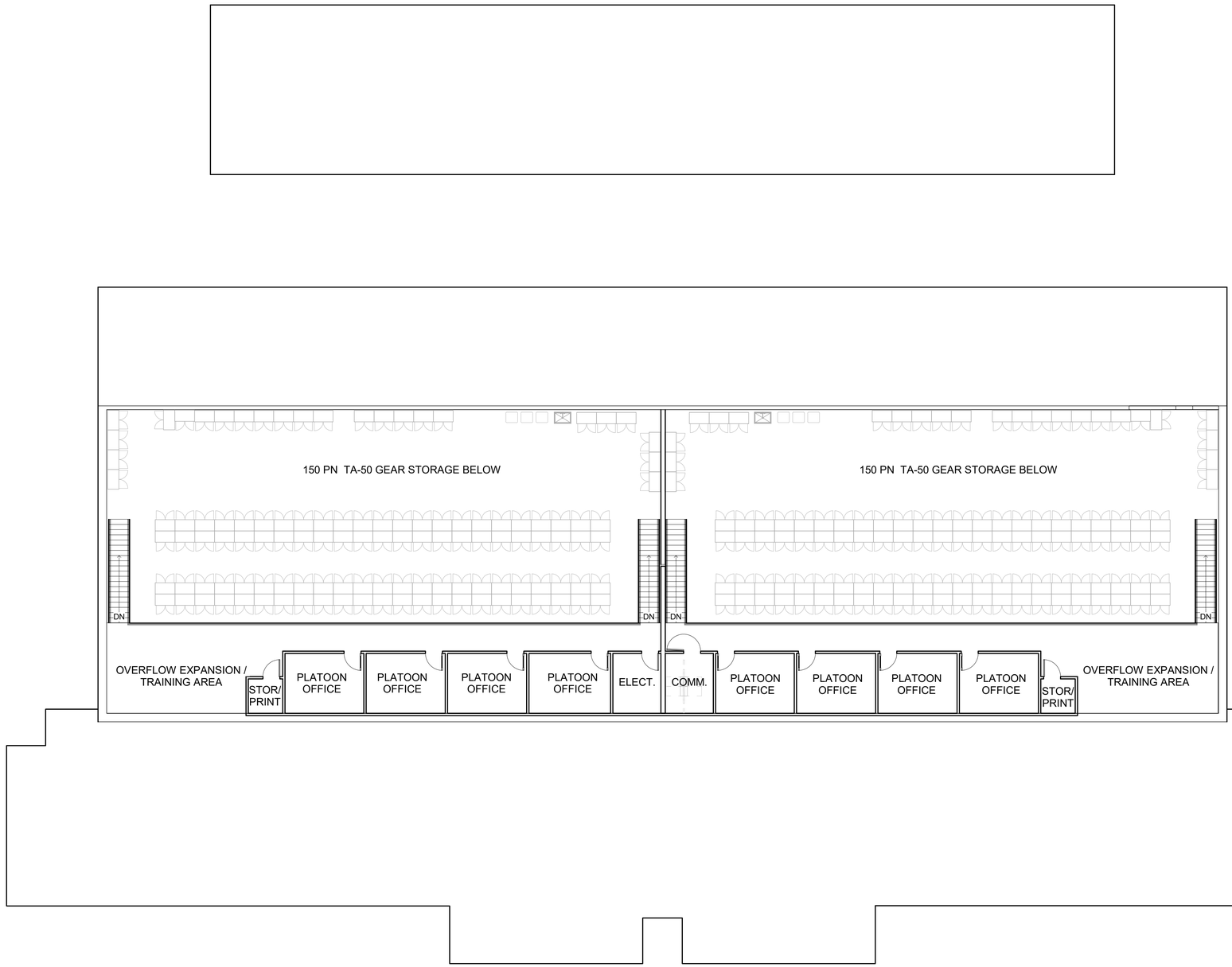


01 MEZZANINE FLOOR PLAN

3/32" = 1'-0"

16 8 0 16

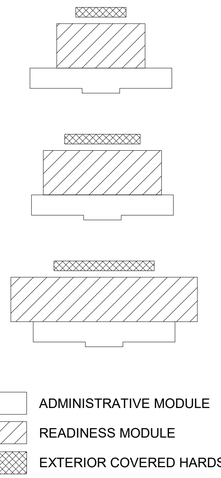
GENERAL NOTES

1. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18". IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

2. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

3. PLATOON OFFICES ARE DISPLACED TO READINESS MODULE MEZZANINE WHEN ADMIN MODULE IS CONFIGURED IN 5 TO 7 COMPANIES TO ACCOMMODATE ADDITIONAL COMMAND SUITES.

4. LARGER CONFIGURATIONS, BASED ON INCREMENTS OF 50 PERSONS, ARE POSSIBLE. EACH 50 PERSON INCREMENTAL INCREASE WILL ADD APPROXIMATELY 30 FEET IN LENGTH TO THE READINESS MODULE.



ADMINISTRATIVE MODULE

READINESS MODULE

EXTERIOR COVERED HARDSTAND

READINESS MOD. EXAMPLES

NOT TO SCALE

US Army Corps of Engineers ®

MARK	DESCRIPTION	DATE

DESIGN BY: -	ISSUE DATE: MAY 2026
DRAWN BY: S.M.	SOLICITATION NO.:
CHECKED BY: J.S.	CONTRACT NO.:
SUBMITTED BY: J.S.	CATEGORY CODE:
SIZE: ANSI D	FILE NAME:

U.S. ARMY CORPS OF ENGINEERS Savannah District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

2 COMPANY MEZZANINE

SHEET ID

05

Plot Date: 5/15/2026 2:25:54 PM

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AREA NOTES

	AREA AS SHOWN	ALLOWABLE
ADMIN. MODULE:	15,680 SQ FT*	16,100 SQ FT
READINESS MODULE:		
FIRST FLOOR:	30,200 SQ FT*	
MEZZANINE:	7,300 SQ FT*	
TOTAL:	37,500 SQ FT*	38,400 SQ FT
EXTERIOR HARDSTAND:	9,320 SQ FT	

** PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18-INCHES FOR THE ADMINISTRATION AND READINESS MODULES.*

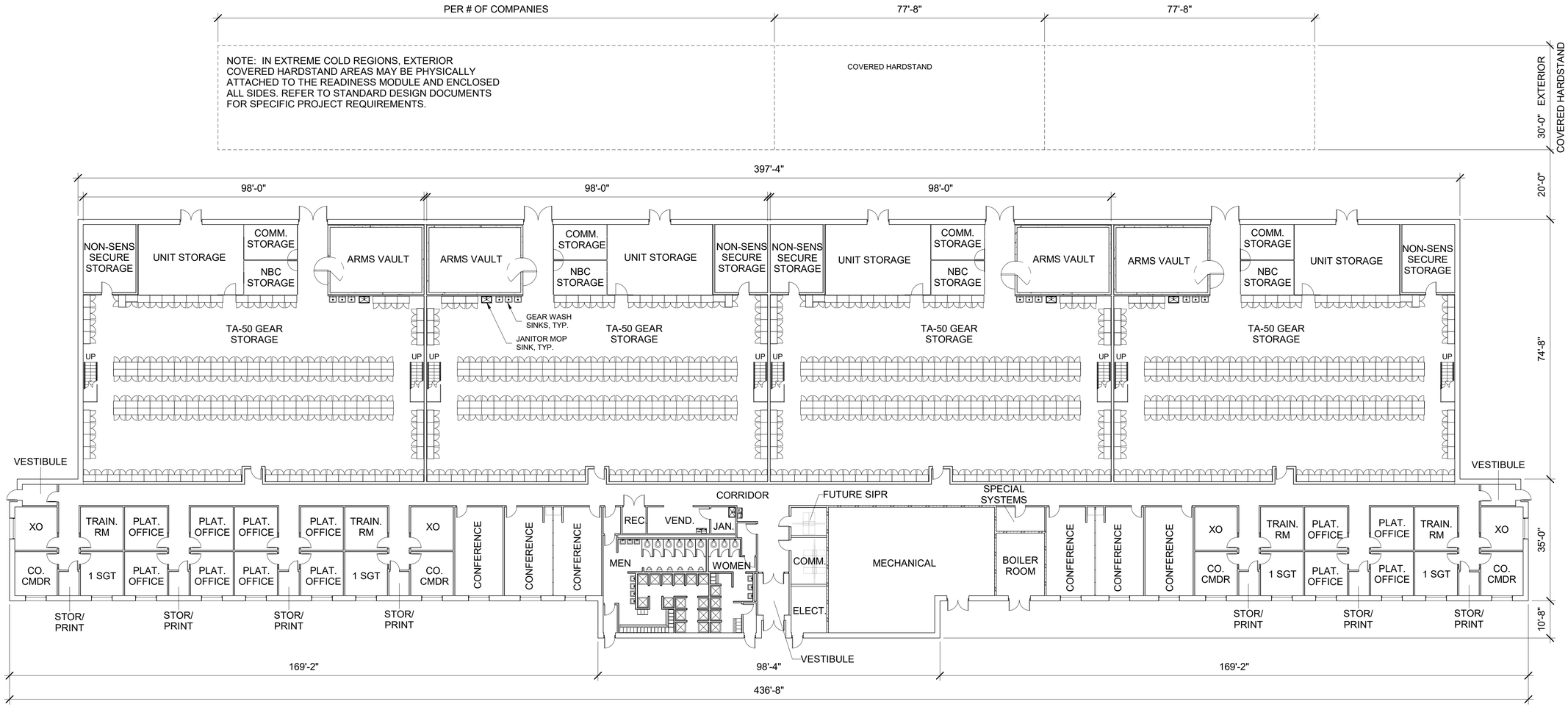
GENERAL NOTES

1. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18". IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

2. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

3. PLATOON OFFICES ARE DISPLACED TO READINESS MODULE MEZZANINE WHEN ADMIN MODULE IS CONFIGURED IN 5 TO 7 COMPANIES TO ACCOMMODATE ADDITIONAL COMMAND SUITES.

4. LARGER CONFIGURATIONS, BASED ON INCREMENTS OF 50 PERSONS, ARE POSSIBLE. EACH 50 PERSON INCREMENTAL INCREASE WILL ADD APPROXIMATELY 30 FEET IN LENGTH TO THE READINESS MODULE.



01 FIRST FLOOR PLAN

1/16" = 1'-0"

16 12 8 4 0 16 32

US Army Corps of Engineers ®

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U.S. ARMY CORPS OF ENGINEERS
Savannah District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

3-7 COMPANY OPTION WITH INTEGRATED ADMIN

SHEET ID

06

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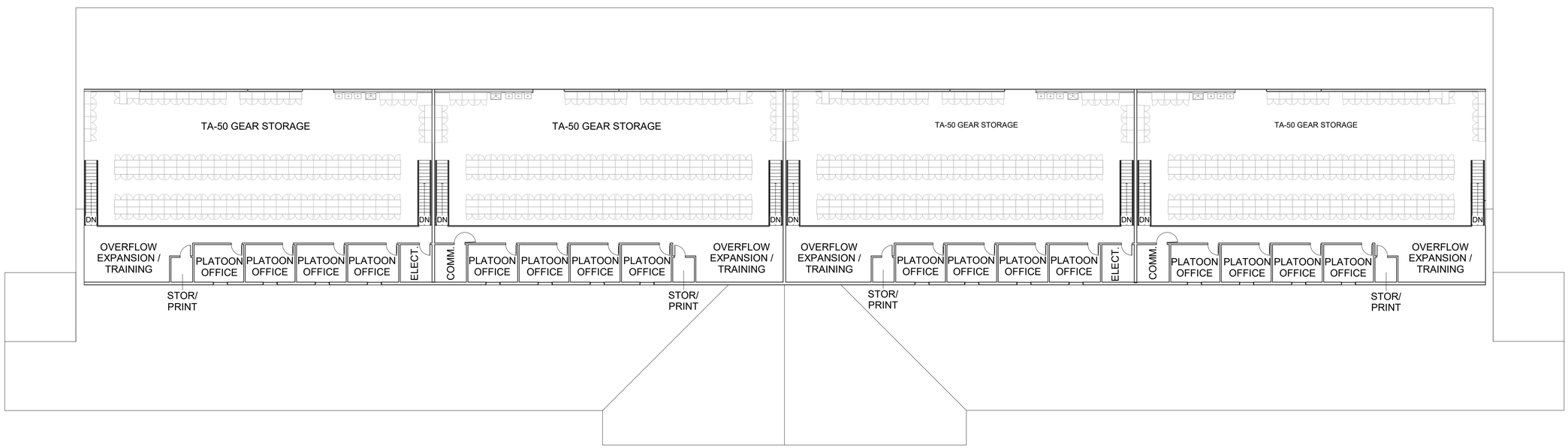
GENERAL NOTES

1. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18". IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

2. FLOOR PLAN INDICATES THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS (STRUCTURAL, MECHANICAL, ELECTRICAL, SUSTAINABILITY/LEED, FIRE PROTECTION, ETC.). THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

3. PLATOON OFFICES ARE DISPLACED TO READINESS MODULE MEZZANINE WHEN ADMIN MODULE IS CONFIGURED IN 5 TO 7 COMPANIES TO ACCOMMODATE ADDITIONAL COMMAND SUITES.

4. LARGER CONFIGURATIONS, BASED ON INCREMENTS OF 50 PERSONS, ARE POSSIBLE. EACH 50 PERSON INCREMENTAL INCREASE WILL ADD APPROXIMATELY 30 FEET IN LENGTH TO THE READINESS MODULE.



01 MEZZANINE FLOOR PLAN

1/16" = 1'-0"

16 12 8 4 0 16 32

US Army Corps of Engineers ®

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U.S. ARMY CORPS OF ENGINEERS
Savannah District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

3-7 COMPANY OPTION WITH INTEGRATED ADMINISTRATION - MEZZANINE

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07

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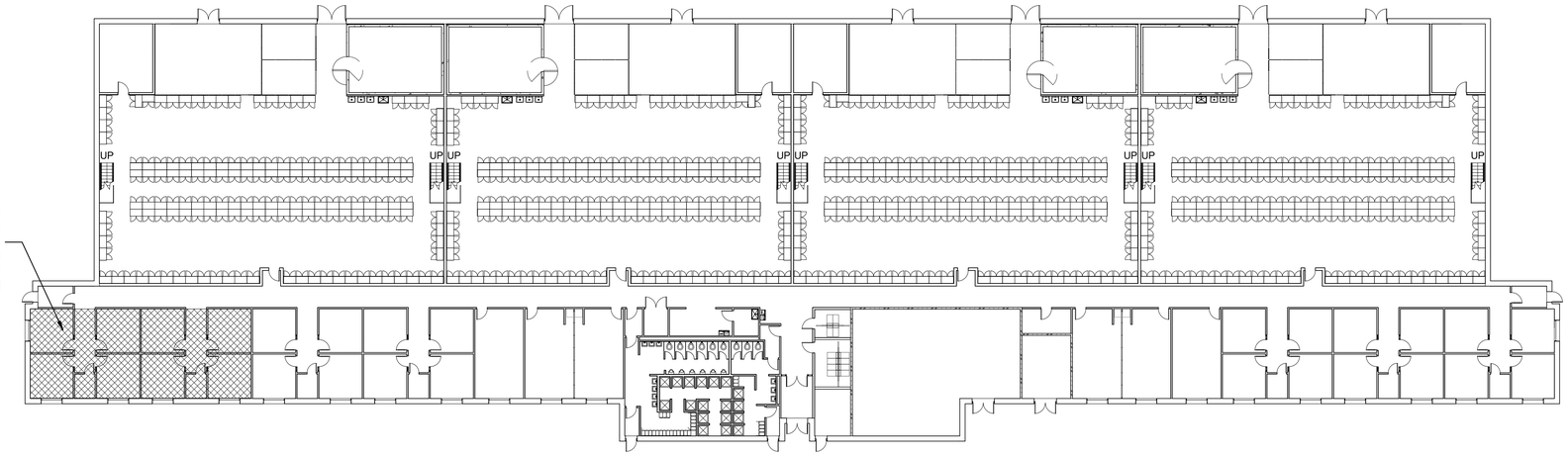


04 TYPICAL 3-7 COMPANY TROOP AID LOCATION

NOT TO SCALE

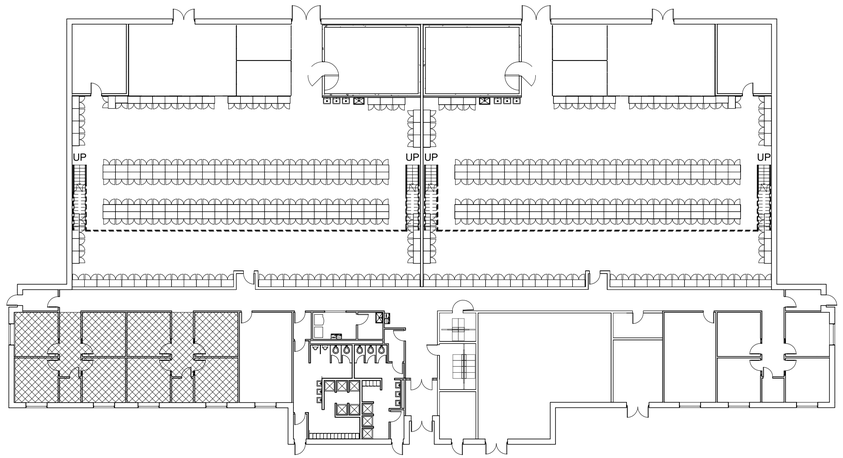
GENERAL NOTES

1. OVERALL BUILDING DIMENSIONS AND VALUES FOR THE GROSS BUILDING AREAS INDICATED ARE FOR THE STANDARD LAYOUTS SHOWN AND ARE PREDICATED ON AN ASSUMED EXTERIOR WALL THICKNESS OF 18" SECOND FLOOR, 20" FIRST FLOOR. IT IS UNDERSTOOD THAT THE ACTUAL GROSS BUILDING AREA WILL VARY DEPENDING ON THE WALL SYSTEM / MATERIALS SELECTED FOR A SPECIFIC PROJECT. A REDUCED OVERALL GROSS AREA IS PERMISSIBLE IF ALL NET PROGRAM REQUIREMENTS AND ADJACENCIES ARE SATISFIED, BUT IN NO CASE MAY THE MAXIMUM GROSS AREA FOR THE FACILITY BE EXCEEDED. REFER TO STANDARD DESIGN PART 1 FOR MAXIMUM GROSS AREAS PERMISSIBLE.

2. FLOOR PLANS INDICATE THE ARMY STANDARD IN SCHEMATIC FORM. THE DESIGNER-OF-RECORD (DOR) IS ALLOWED TO MAKE ADJUSTMENTS FOR EXTERIOR FACADE / ARCHITECTURAL THEME, AND/OR TO ACCOMMODATE SPECIFIC BUILDING ENGINEERING SYSTEMS. THESE ADJUSTMENTS WILL BE EVALUATED BY THE CENTER OF STANDARDIZATION (COS) DURING ITS COMPLIANCE REVIEW(S).

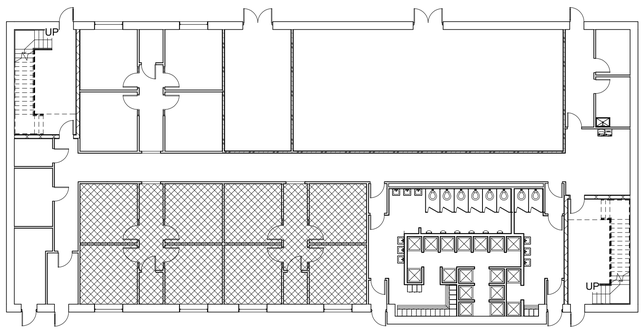
KEY LEGEND

TROOP AID STATION LOCATION
(SEE PLANS THIS SHEET)



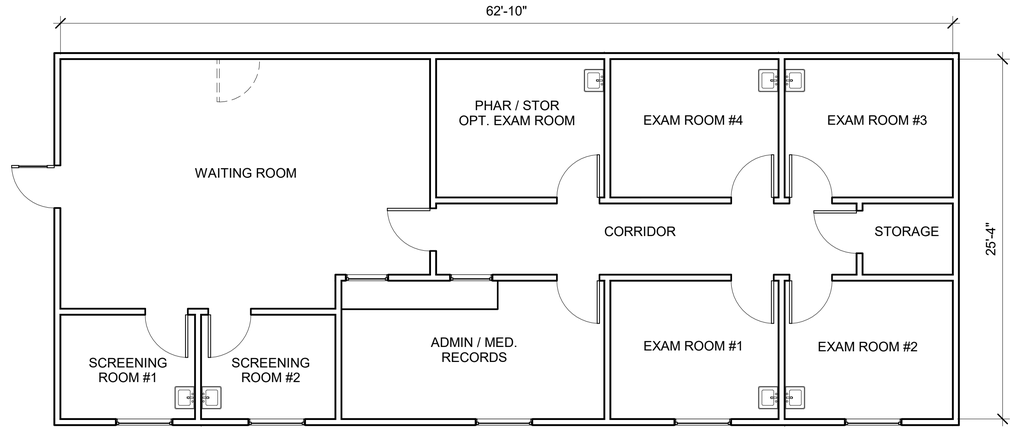
03 TYPICAL 2 COMPANY TROOP AID LOCATION

NOT TO SCALE



02 TYPICAL DETACHED 3-7 COMPANY TROOP AID LOCATION

NOT TO SCALE



GENERAL: WHEN REQUIRED, THE TROOP AID STATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

WAITING AREA:
A WAITING AREA SHALL BE PROVIDED TO ACCOMMODATE SEATING FOR A MINIMUM OF 15 PEOPLE.

SCREENING ROOMS:
SCREENING ROOMS SHALL BE PROVIDED ADJACENT TO THE WAITING AREA, MINIMUM NUMBER OF ROOMS SHALL BE TWO. MINIMUM ROOM SIZE SHALL BE 65 SQUARE FEET. EACH ROOM SHALL HAVE A WALL MOUNTED SINK.

EXAM ROOMS:
A MINIMUM OF FOUR EXAM ROOMS SHALL BE PROVIDED. MINIMUM ROOM SIZE SHALL BE 115 SQUARE FEET. EACH ROOM SHALL HAVE A WALL MOUNTED SINK.

PHARMACY / MEDICAL STORAGE:
THIS AREA IS USED FOR STORAGE OF MEDICINE AND OTHER MEDICAL EQUIPMENT. IT SHALL BE SECURED TO PREVENT BREAK-INS. CONSEQUENTLY, IT IS PREFERRED THAT THIS ROOM BE LOCATED IN THE INTERIOR WITH NO WINDOWS. THIS ROOM CAN ALSO BE USED AS AN ADDITIONAL EXAM ROOM FOR SURGE SITUATIONS. IF ORIGINALLY PLANNED FOR THIS USE, A WALL MOUNTED SINK SHALL BE PROVIDED.

GENERAL STORAGE:
THIS ROOM IS USED FOR STORAGE OF GENERAL ITEMS SUCH AS OFFICE AND CLEANING SUPPLIES.

ADMINISTRATION / MEDICAL RECORDS:
THIS AREA SHALL BE LOCATED ADJACENT TO BOTH THE WAITING AREA FOR CHECK-INS AND THE PRIVATE AREA FOR CHECK-OUTS AND OTHER ADMINISTRATIVE PURPOSES. THIS AREA SHALL BE SECURED FOR SAFE KEEPING OF MEDICAL RECORDS.

01 TYPICAL TROOP AID STATION LAYOUT

3/16" = 1'-0"

8 4 0 8

US Army Corps of Engineers ®

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Savannah District

COMPANY OPERATIONS FACILITY (COF) STANDARD DESIGN

TYPICAL TROOP AID STATION LAYOUTS AND INTEGRATION

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08

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