



DEPARTMENT OF THE ARMY  
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT  
600 ARMY PENTAGON  
WASHINGTON DC 20310-0600

DAIM-FD

24 MAY 2004

MEMORANDUM FOR

COMMANDER, HQ USACE MILITARY PROGRAMS, ATTN: CEMP, 441 G STREET  
NW, WASHINGTON DC 20314-100  
DIRECTOR, INSTALLATION MANAGEMENT AGENCY, 2511 JEFFERSON DAVIS  
HIGHWAY, ARLINGTON, VA 22202-3926

Subject: Army Standards for Company Operations Facilities

1. Request dissemination of the attached Army Standards for Company Operations Facilities (COFs), which were approved by the Army's Facilities' Standardization Committee (AFSC) on 20 May 2004.
2. The Army Standards will be incorporated into the Army Installation Design Standards (IDS), and announced in the IDS Electronic Newsletter. The Standard Design associated with these Army Standards will be issued shortly under separate cover.
3. The co-chairs for the Facilities Design Team (FDT) for COFs are LTC Peter Nelson, DAMO-RQ, 703-692-7906, peter.nelson@hqda.army.mil; and Ms. Suzanne Harrison, DAIM-FDH, 703-601-2498, suzanne.harrison@hqda.army.mil. The FDT POC at the USACE Center of Standardization for COFs is Mr. Thomas Brockbank, CESAS-EN, 912-652-5212, thomas.r.brockbank@sas02.usace.army.mil. The OACSIM POC for this action is Mr. George Mino, DAIM-FDH, 703-601-2487, george.mino@hqda.army.mil.
4. Quality Facilities for Quality Soldiers.

FOR THE ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT:

*John B. Nerger*

JOHN B. NERGER  
Director, Facilities and Housing

Encl



DEPARTMENT OF THE ARMY  
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT  
600 ARMY PENTAGON  
WASHINGTON DC 20310-0600

DAIM-ZA

20 MAY 2004

MEMORANDUM FOR RECORD

SUBJECT: Army Standards for Company Operations Facilities

1. In coordination with the HQDA Office of the Deputy Chief of Staff, G3, the Army Facilities Standardization Committee (AFSC) has approved the attached Army Standards for Company Operations Facilities (COFs). These standards are effective immediately and must be applied to construction of all new COFs on all Army installations. The AFSC must approve any planned deviation from the Army Standards.
2. The objective of these new Army Standards is to create consolidated operations and equipment maintenance complexes in support of Army Transformation. These standards provide increased storage and workspace, flexibility to adapt to changing force structure and equipment changes, and more economical construction.
3. These mandatory Army Standards are being incorporated into a Standard Design that will provide recommended floor plans and design criteria. The Army Facilities Standardization Subcommittee (AFSS) will soon issue the Standard Design. The AFSS must approve any planned deviation from the Standard Design.
4. The co-chairs for the Facilities Design Team (FDT) for COFs are LTC Peter Nelson, DAMO-RQ, 703-692-7906, peter.nelson@hqda.army.mil; and Ms. Suzanne Harrison, DAIM-FDH, 703-601-2498, suzanne.harrison@hqda.army.mil. The FDT POC at the USACE Center of Standardization for COFs is Mr. Thomas Brockbank, CESAS-EN, 912-652-5212, thomas.r.brockbank@sas02.usace.army.mil. The OACSIM POC for this action is Mr. George Mino, DAIM-FDH, 703-601-2487, george.mino@hqda.army.mil.



LARRY J. LUST  
Major General, GS  
Assistant Chief of Staff  
for Installation Management  
AFSC Chairman



ANDERS B. AADLAND  
Major General, GS  
Director Installation  
Management Agency  
AFSC Member



JAMES A. CHEATHAM  
Major General, USA  
Acting HQUSACE Director  
for Military Programs  
AFSC Member

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REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
OFFICE OF THE DEPUTY CHIEF OF STAFF, G-3  
400 ARMY PENTAGON  
WASHINGTON, DC 20310-0400

DAMO-RQ

8 March 2004

**MEMORANDUM FOR THE ASSISTANT CHIEF OF STAFF FOR INSTALLATION  
MANAGEMENT**

**SUBJECT: New Army Standards for Company Operations Facilities**

1. Reference AR 415-15, Army Military Construction Program Development and Execution, 1998.
2. The G-3 approves these Army standards for the Company Operations Facilities. The standards, described in detail at the enclosure, will incorporate the following characteristics:
  - Battalion centric design
  - Open, flexible design for administrative and readiness modules
  - Enlarged TA-50 lockers
  - Increased interior space
  - Covered exterior maintenance areas
  - Enlarged arms vaults
  - Provision for non-sensitive items secure storage
  - Consolidated showers
  - Economy of construction
  - Located near the unit motor pool
3. Request you keep my staff informed of the implementation of this new standard, especially its application for the new Modular Brigade Units of Action.
4. The G-3 point of contact for this action is LTC Pete Nelson, cml: 703-692-7906, DSN: 222-7906, or e-mail: [peter.nelson@hqda.army.mil](mailto:peter.nelson@hqda.army.mil).

Encl

BUFORD C. BLOUNT, III  
Major General, GS  
Assistant Deputy Chief of Staff, G-3

The following items represent the Army mandatory features for the COF Standard Design. Deviations from this standard must be approved by the Army Facilities Standardization Committee. Requests for waivers from these requirements must be submitted by the user thru the responsible Installation Management Agency (IMA) Region to HQ IMA, HQ USACE, and ACSIM for review and determination.

1. Battalion centric design that consolidates COFs for an entire battalion in a single building.
2. Open, flexible design for both admin and readiness modules, easy to reconfigure in response to changes in force structure, equipment, and doctrine.
3. Enlarged TA-50 lockers – 42”(w) x 24”(d) x 78”(h) – for 100% of intended personnel in each company.
4. Increased interior space for equipment maintenance and pre/post-deployment checks, as well as other unit preparatory and training requirements. Space nominally sized to provide 40 SF layout areas for 50% of the intended personnel. Includes provision for TA-50, TOE, and future Soldier Systems equipment.
5. Inclusion of covered exterior equipment maintenance area. Space nominally sized to provide 40 SF layout areas for 25% of the intended personnel.
6. Enlarged arms vaults, with option for use of prefabricated, modular vaults.
7. Provision for non-sensitive item secure storage (items other than arms, ammo, & explosives), as well as retention of wire mesh cage storage for NBC, communications equipment, and unit supply.
8. Consolidated showers and latrines for the combined building occupancy.
9. Emphasis on economy of construction to suit function, i.e. warehouse or light industrial type building systems.
10. Locate COFs within an operations complex with direct access to the unit motor pool or other corresponding work areas. COFs should also be located within walking distance of unit admin and barracks facilities.

### **APPLICABILITY**

These criteria are mandatory for MCA-funded projects worldwide, starting with the FY 2006 program. To the greatest extent feasible, these criteria should also be applied to projects in the FY 2005 MCA program; particularly new start barracks complex projects where the construction of the complex is spread over multiple program years.

### **Discussion**

#### **1. Battalion Centric Design**

The design standard is intended to create a facility that consolidates between three and six companies of a battalion in a single building. This single building can be reconfigured internally without changing the footprint of the building if the battalion structure changes. Construction of one and two company configurations for separate

companies or for companies that are not located at the same installation as their parent battalion is permitted in certain instances, if programmed and approved by OACSIM, and then using the configurations for the one or two company variants shown in the standard design.

2. Open, Flexible Design for Admin and Readiness Modules

Consistent with the battalion centric focus, both the admin and the readiness (supply) modules will employ design features that are durable but reconfigurable without altering the structural design of the building. The goal is to allow ready adaptability in response to changes in force structure, equipment, and doctrine. The addition of internal load bearing structures that limit design flexibility will not be permitted.

3. Enlarged TA-50 Lockers

Programming documentation will provide for individual lockers sized 42”(w) x 24”(d) x 78”(h) in sufficient quantity to meet the upper limit of the design capacity of the facility. These lockers will be sufficient to allow each soldier to store current TA-50 as well as future Soldier Systems equipment.

4. Increased Interior Operations and Maintenance Area

The interior space of the readiness module is intended to provide space for equipment maintenance and pre/post-deployment checks, as well as other unit preparatory and training requirements. The space includes the provision for individual TA-50 and TOE equipment storage, and future fielding of Soldier Systems equipment. The space is nominally sized to provide 40 SF layout areas for 50% of the upper limit of the design capacity of the facility. Variations to the locker arrangement shown in the standard design are permitted, but may result in a reduced number of layout spaces. Revised configurations that reduce the available layout area to less than 25% of the design capacity of the readiness module will not be permitted.

5. Covered Exterior Operations and Maintenance Area

Exterior covered hardstand immediately adjacent to the readiness module will be provided for each company to accommodate outside equipment maintenance, weapons cleaning, pre/post-deployment preparation, vehicle loading, close formation, etc. This space is nominally sized to provide 40 SF layout areas for 25% of the upper limit of the design capacity of the facility. Water, lighting, and electrical connections will be provided as required.

6. Enlarged Arms Vaults

Enlarged arms vaults to accommodate arms, ammunition and explosives are included in the standard design. The design includes the option for use of prefabricated, modular vaults. The nominal sizes of the arms vaults range from 400 SF for the smallest companies up to 600 SF for larger units. An additional 50% increase in the size of arms vaults is possible if justified in the project DD Form 1391 and approved by OACSIM. Any increase in the size of arms vaults shall not result in an increase in the gross area of the readiness module.

7. Non-Sensitive/High Dollar Secure Storage (other than AA&E)

Provision is made for secure storage of items with a high dollar value or items for which command accountability is required. AR 190-51 and/or AR 190-13 shall govern construction standards for this space. The minimum acceptable wall construction that should be considered is impact resistant gypsum board with metal lath backing on metal studs. In addition to the above, provision for wire mesh cage storage will be retained for unit supply, NBC, and communications equipment.

8. Consolidated Showers and Latrines

A single set of shower/latrine facilities will be provided for each combined COF (UNICOF) building (exclusive of restroom facilities provided on the second floor for administrative personnel). The showers are sized for 25% of the design capacity of the complex. The standard design layout allows adjustment for the ratio of males and females in any unit by repositioning the dividing wall between their facilities. Also, the user will have the option to designate interior, exterior, or both interior and exterior access to these facilities.

9. Economy of Construction to Suit Function

COFs shall be constructed using light industrial building systems. As such, designers shall consider economy of construction to suit the function, i.e. warehouse or industrial park type facilities.

10. Operational Site Orientation

COF complexes are integral parts of the Army's power projection platform infrastructure. As such, they should be located to support deployment and daily operations.

- Where possible, a single battalion centric complex containing facilities to support vehicle maintenance and company operations should be housed in a single fenced compound.
- When site conditions do not permit the above configuration, company operations facilities should be placed adjacent to the vehicle maintenance complex to facilitate the movement of personnel and equipment between the two facilities.
- COFs should be located within walking distance of barracks and other unit admin facilities when possible, but operational/power projection considerations take priority.
- The above adjacency, functional, area, and planning criteria shall not be construed to consider recently constructed company operations facilities, built as part of barracks complexes to be inadequate or obsolete.