Standard Design Program Areas & Unit Costs for TEMF, COF, Bn/Bde HQ, BWF, and C2F

	Cat Code	30-Aug-21 Program Area (GSF) Thru 2012		Program*** Area (GSF) 2013 Beyond	Contract Unit Cost*	*Example BCT Complexes*** ABCT (GSF)	IBCT (GSF)	SBCT (GSF)	ABCT	IBCT	SBCT
Company Operations Facility (COF)											
Admin Module (total area all companies)	14185	(16,000)	*	(16,000)	**$389.00**						
1 Company		4,990		**5,300**							
2 Companies		8,412		**8,800**							
3 - 7 Companies (Integrated Admin Module)		15,130		**16,100**							
3 - 7 Companies (Detached Admin Module)		16,120		**16,600**		116,200	116,200	116,200	7	7	7
				ADMIN MODULE SUBTOTAL		*116,200*	*116,200*	*116,200*			
Readiness Module (area per company)	14185	(42,610)	*	(42,610)	**$213.28**						
Up to 100 PN		6,577		**6,700**		113,900	134,000	120,600	17	20	18
101 to 150 PN		9,405		**9,600**		134,400	144,000	57,600	14	15	6
151 to 200 PN		12,240		**12,400**		62,000	37,200	148,800	5	3	12
201 to 250 PN		15,072		**15,300**		15,300	0	0	1	0	0
251 to 300 PN		17,904		**18,400**		0	18,400	18,400	0	1	1
				READINESS MODULE SUBTOTAL		*325,600*	*333,600*	*345,400*	37	39	37
Covered Hardstand (area per company)	14179	(10,600)	*	(10,600)	**$197.00**						
Up to 100 PN		1,671		**1,680**		28,560	33,600	30,240	17	20	18
101 to 150 PN		2,328		**2,330**		32,620	34,950	13,980	14	15	6
151 to 200 PN		2,985		**2,990**		14,950	8,970	35,880	5	3	12
201 to 250 PN		3,642		**3,650**		3,650	0	0	1	0	0
251 to 300 PN		4,299		**4,300**		0	4,300	4,300	0	1	1
				COVERED HARDSTAND SUBTOTAL		*79,780*	*81,820*	*84,400*	37	39	37
Admin, Readiness & Covered Hardstand (Integrated	14185		*	**(21,000)**	**$389.00**						
Battalion HQ w/Classrooms (BN HQ)	14183/17119				**$535.00**				ABCT	IBCT	SBCT
Small (20 - 35 Staff) (HQ - 12,200 GSF; CLSRM - 3,800 GSF)		14,000		**16,000**		0	0	0	0	0	0
Medium (36 - 50 Staff) (HQ - 14,500 GSF; CLSRM - 4,100 GSF)		16,400	*	**18,600**		18,600	18,600	18,600	1	1	1
Large (51 - 70 Staff) (HQ - 15,600 GSF; CLSRM - 4,800 GSF)		18,100		**20,400**		122,400	122,400	122,400	6	6	6
X-Large (71 - 85 Staff) (HQ - 17,800 GSF; CLSRM - 4,800 GSF)		20,100		**22,600**		0	0	0	0	0	0
				BATTALION HQ SUBTOTAL		*141,000*	*141,000*	*141,000*			
Brigade HQ w/SCIF/BOC/NOC (BDE HQ)	14182				**$475.00**				ABCT	IBCT	SBCT
X-Small (< 107 Staff) (Non-modular, Legacy Brigades**)		18,100		**20,400**		0	0	0	0	0	0
Small (107 - 173 Staff) (Combat Aviation Brigade**)		31,200		**34,400**		0	0	0	0	0	0
Medium (174 - 200 Staff) (Sustainment Brigade**)		34,500		**37,700**		37,700	37,700	37,700	1	1	1
Large (201 - 224 Staff) (Brigade Combat Team)		40,100	*	**43,400**		0	0	0	0	0	0
X-Large (225 - 320) (Special Force Group**)		55,300		**59,200**		0	0	0	0	0	0
				BRIGADE HQ SUBTOTAL		37,700	37,700	37,700	1	1	1
Tactical Equipment Maintenance Facility (TEMF)									ABCT	IBCT	SBCT
Tactical Equipment Maintenance Facility	21410				**$331.00**						
Small Facility		18,000		**18,800**		0	75,200	0	0	4	0
Medium Facility		35,290	*	**36,000**		0	36,000	180,000	0	1	5
Large Facility		57,031		**58,200**		407,400	116,400	116,400	7	2	2
X-Large Facility		74,688		**76,200**		0	0	0	0	0	0
						407,400	227,600	296,400			
Organizational Vehicle Parking (9" w/8" Base) (SY)	85210	Per RPLANS		Per RPLANS	**$95**	269,351	186,268	178,501			
Org Veh Parking Power & Data Conduit System (SY)	85210	Per RPLANS		Per RPLANS	**$28**	269,351 SY	186,268 SY	178,501 SY			
Organizational Storage Bldg	21412	(6000)	*	(6000)	**$213.00**	66,500	67,550	64,400			
Petroleum, Oil, & Lubricants (POL) Storage Bldg	21470	(600)	*	(500)	**$500.00**	3,780	3,120	3,000			
Hazardous Waste Storage Bldg	21470	(600)	*	(500)	**$500.00**	3,780	3,120	3,000			
Unmanned Aerial Vehicle (UAV) Storage Bldg	21412	(1800)	*	(1800)	**$160.23**	12,600	12,600	12,600			
Distribution Company Storage Bldg w/Loading Dock	21412	(8000)	*	20,640	**$160.23**	8,000	8,000	8,000			
Distribution Company Secure Open Storage (SY)	45210	(445 SY)	*	(445 SY)	**$603**	445	445	445			
Battlefield Weather Support Facility (BWF)	14117				**$350.00**						
Large Squadron (60-85 PN with SQDN staff, 4 flights and a support flight)				**19,800**							
Small Squadron (30-50 PN with SQDN staff, 2 flights and a support flight)				**13,300**							
Large Detachment (45-60 PN, 3 flights and a support flight)			*	**14,600**							
Small Detachment (20-40 PN, 2 flights and a support flight)				**10,700**							
Command & Control Facility and Other Army HQ (C2F)				varies (143,000 for unit cost ref size)							
Division/Corps HQ	14190	varies	*		**$487.00**						

* Reference size and unit cost per May 2021 PAX Newsletter and SAS bid data. Unit costs predicated on mid-point of construction of Oct 2023 and ACF=1. Unit costs are for reference only and are exclusive of site costs, AT/FP, LEED and EPACT compliance, contingencies, and S&A.

** Modular Brigade HQ nomenclature and the summarized facility requirements for BCT complexes are provided as typical examples for these types and sizes of facilities. RPLANS should be consulted for specific TOE authorizations.

*** Includes estimation of additional area required for increasing thermal barriers & adjustments to utility spaces to accommodate Army energy initiatives for ASHRAE Climatic Zones 1-8. Updated standard layouts published in FY12 depicting required changes for FY13 & beyond programs.

**** Allowances are based on RPLANS Version R51.