



**MILITARY-GRADE CONSTRUCTION:  
FIVE LESSONS THE PRIVATE  
SECTOR CAN TAKE FROM OUR  
NATION'S FINEST**



**KORTE**

build smart.™

At The Korte Company, we've delivered more than 500 projects for our country's military. After four decades of delivering successful projects for the most powerful military force in the world, there's little doubt that we're doing our job, and doing it well.

Since the completion of our first military facility at Scott Air Force Base in Illinois, we've continued to work closely with those who protect and serve. The U.S. Army, Navy, Air Force, Marines and the Corps of Engineers are all clients. And it's something we take great pride in.

From Hawaii to Maine, we've designed, constructed and delivered everything from operational and tactical performance facilities and communications centers to resorts, hospitals, clinics, recreational facilities and schools.

Working for the Department of Defense has given us an extensive range of challenges, allowing us to tackle some of the most demanding assignments across the country. We've successfully delivered every project on time and on budget, regardless of geographic location, topography or environment.

We've built a solid track record based on the delivery of performance, quality and price - attributes that translate well into the private sector. We understand what it's like to manage tight budgets, and deliver on even tighter schedules, all while continuing to deliver award-winning facilities across the country. Certainly something our clients appreciate.

We partner with the best designers, engineers and subcontractors to make certain the best team is on the job. Most importantly, owners receive the most innovative and efficient collection of solutions possible.

Through the years, we've learned a little about what works and what doesn't. We call them 'Lessons Learned' - a collection of accomplishments that we've summarized specifically for the private sector. We wanted to share those with you in the following guide.

After all, it's useful to have someone by your side who's been down this path a time or two.



1.  
**A FACILITY'S PERFORMANCE  
IS DIRECTLY RELATED TO  
ITS DESIGN**



Whether you need a healthcare facility that improves patient outcomes, a distribution center that maximizes efficiency, or your business plan calls for an upgrade or expansion of your current capacity, it all begins with a solid design that supports that purpose.

In years past, the DOD has [undergone a transformation](#) in their project strategy, and now uses contracts that specify how design and construction support functional purposes and meet performance requirements. The principles of designing and constructing these performance-based facilities translate well to the private sector. In fact, it's why they were established.

The military [starts with civilian building codes](#), such as the [international building code \(IBC\)](#), and many of the same materials, such as wood framing, light gauge metal framing, steel, concrete and EPDM or standing seam metal roofing. But the DOD goes above and beyond in their approach to achieve bang for the buck. They require that every design element be deliberate, thought out and justified by a functional purpose. Military projects come with the most stringent requirements for budget and schedule — every dollar must be transparently accounted for. And they're coupled with extremely tight budgets and aggressive schedules. Sound familiar?

As a result, every decision must not only support a facility's functional purpose, but also must meet a specific range of needs. Design decisions must take into account the return on investment (ROI) of various approaches, building constructability and project schedule, not just aesthetics. Each military Design-Build project requires a problem-solving, best-value approach to design, building materials, schedule and more. In other words, design and construction work seamlessly to solve problems and support the facility's mission.

To ensure all projects meet these functional requirements on the tightest budgets, the DOD uses the [Contractor Performance Assessment Reporting System \(CPARS\)](#), one of the most rigorous quality control (QC) and quality assurance (QA) programs in the building industry — if not the world.



Here's what we know: private-sector projects utilize a best-value, functional design approach in conjunction with a solid QC and QA program. These are the same level and caliber of standards required by the DOD. And with every aspect of completed facilities supporting core functional and business purposes, the total value of the finished private-sector project is significantly raised.





2.  
**CHANGE IS CONSTANT – PLAN  
ACCORDINGLY**



For most military facilities, such as offices, barracks and dormitories, the DOD has a defined process for making buildings last, requiring them to provide a 50-year total useful life. Many contracts outline that between 20 and 25 years after initial construction, a facility will undergo significant improvements.

To deliver facilities that last for half a century, we have developed a design approach which accommodates change, expansion, tenant movements and redevelopment of the overall structure. The building becomes organic in its own sense, adapting to the lifespan and needs of its users — without major facelifts or costly renovations that force owners to suspend or limit business operations.

We specify cost-effective materials that last, and identify solutions that facilitate change. Healthcare facilities in particular benefit greatly from this type of approach. But this philosophy is not limited to healthcare alone. In fact, its application benefits any private-sector company aiming to achieve quality long-term value from a facility.



### 3. **SUSTAINABILITY PROVIDES A RETURN ON INVESTMENT**



Years before the private sector adopted energy-efficiency standards in construction, The Department of Defense had its own sustainability and energy-efficiency program. Today, the DOD mandates that every build meet the highest standards of energy efficiency — U.S. Green Building Council (USGBC) LEED Certification.

Not every private-sector build needs LEED Certification, but from delivering more than 500 DOD projects, we can speak with certainty when we say sustainability pays off. Many sustainable materials and building systems deliver ROI in three to five years. To us, each project should include sustainability return on investment (SROI) reports because they empower owners to compare options, make decisions and realize value.

Just some of the solutions we've used to deliver value for the military include:

- Photovoltaic (PV) solar panels
- Innovative commissioning methods
- Alternative insulation methods
- Low FRI flat roofs
- Efficient heating, ventilation, air conditioning, mechanical and electrical systems
- Tilt-Up concrete wall panels
- Recycling programs

Building smart with sustainable design and efficient construction paves the way for savings, sustainability and long-term value. And in our experience, many projects can meet LEED Certification with little to no up-front cost impact.



4.

## **FACILITIES PROTECT YOUR MOST VALUABLE ASSETS**



Due to the mission-critical functions they serve, many military facilities must meet the highest security specifications. Time and again, we've built to this standard, securing personnel, technology and equipment through construction.

To put it simply, architectural design, building materials and construction methods heavily impact a facility's ability to protect you and your company. Construction can help you secure:

- Your employees
- Propriety technology
- Sensitive information
- Legally restricted materials
- Research and development labs

Whether you need soundproofing, physical security features, highly durable construction or a unique solution, make security a goal from the onset of your project.





5.  
**SPECIFIC NEEDS REQUIRE  
SPECIFIC DESIGNS**

Building for the military has taught us how to strategically design and construct healthcare facilities to improve patient outcomes and keep people out of the hospital. Whether building core care clinics or specialty facilities used to provide efficient specialty care, we've seen what works and what doesn't — on a hard budget and a defined schedule. In our experience, designing and building healthcare facilities to improve patient outcomes is the best way to build them. And today, it's the best way to deliver ROI on a healthcare construction project.

Today, facilities must support impactful care that keeps patients out of hospitals and gets them healthy as quickly as possible. Healthcare construction is about redesigning spaces to focus energy on core care elements. Small and medium-sized clinics are being strategically placed and structured to support populations and help patients move toward healthier lifestyles. And facilities use [evidence-based design](#) (EBD) to improve patient outcomes based on research.



# MORE ABOUT THE KORTE COMPANY

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Whether you need a building that lasts for decades, meets the highest sustainability standards, or supports maximum efficiencies, we'll provide you the best bang for your buck. At The Korte Company, we deliver best-value facilities through innovative design and construction solutions. And we base every decision on hard analytical reviews to help you achieve maximum ROI and meet your vision. We've completed more than 3,000 projects nationwide, including more than 500 for the military. Every single one on-budget and on-time. Building to the performance-based quality standards of the military has helped us nail value-based construction down to a science. And we'll make it our mission to deliver value for you.

