



Historic Buildings and Construction: A Comparative Analysis of the Design-Bid-Build and Design-Build Processes

Project # 16-787

Background:

The Department of Defense (DoD) must efficiently manage projects in a rapidly changing construction market due to stricter requirements in energy efficiency, force protection, and technological infrastructure. To reduce costs, timelines, and avoid change orders, the DoD increasingly turns to the use of the Design-Build (DB) project delivery method as an alternative to the traditional Design-Bid-Build (DBB) method.

Objective:

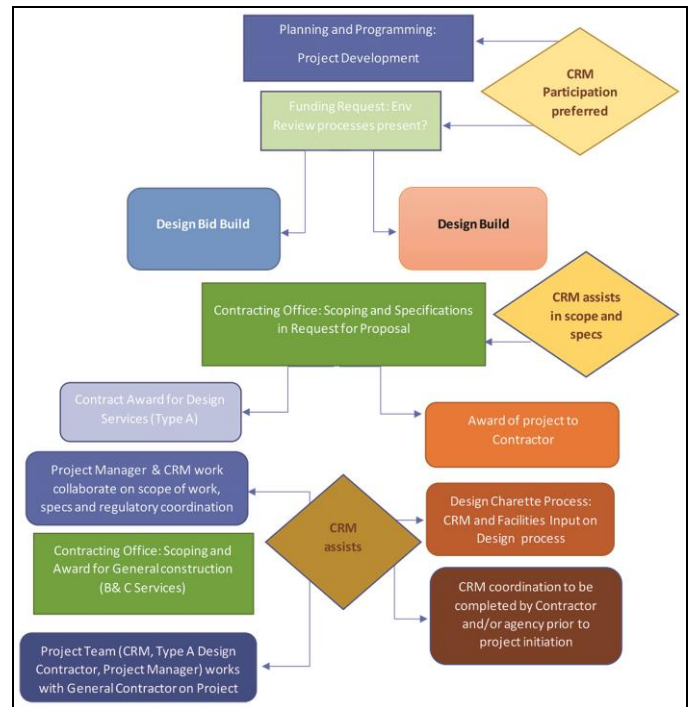
The goal of the project report is to improve the integration of culture resource requirements such as Section 106 of the National Historic Preservation Act (NHPA) into construction management systems. The report compares the analysis of two construction delivery systems based on prior historic building projects within the DoD. The report provides a clear understanding of both construction delivery systems with practical guidance on how to make informed decisions and ensure best practices. The report explains the best ways to avoid adverse effects to historic properties and implement efficient and successful Section 106 consultations in both construction processes.

Summary of Approach:

This project has three products: a technical report, a guidebook for installations, and a training webinar. The report includes background research on both construction delivery methods from a historic preservation perspective as well as details of site visits made to several installations across the DoD, and discussions of the DBB and DB construction processes. The approach provides in-depth case studies for the two construction methods as well as a case study detailing construction and archaeological resources. The lessons learned from the site visits, case studies, and research are provided, and recommendations made to improve the processes at the installation, regional, and headquarters levels of command.

The guidebook provides a framework for integrating historic preservation and the construction delivery processes. It is a tool for use by installation-based or regional or headquarters cultural resource professionals, contracting officers, master planners,

and programming and planning staff, as well as construction/facilities project managers. The processes and templates provided in the guidebook will help improve efficiency and successful outcomes when working with a variety of historic preservation issues within different construction project settings.



Flow chart of best practices.

Benefit:

The report benefits cultural resource managers, other installation personnel, and construction related staff by providing a clear understanding of both construction delivery systems with practical guidance on how to make informed decisions and ensure best practices in each process.

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