

# Fostering a Culture of Cooperation within High Performance Building Teams

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## ABSTRACT

In the field of high performance building, a lack of communication between those who design details and those who install them can lead to increased costs and performance losses. (Designers may not see the potential pitfalls presented in their specifications that a GC may be able to address more effectively. General Contractors may be unfamiliar with certain technical requirements or potential cost savings embodied in the bid specifications. Subcontractors, left to themselves, may apply time-tested but undesirable methods and materials.)

IPD develops a culture of cooperation, provides transparency, and ultimately eliminates waste and inefficiencies. According to Integrated Project Delivery for Public and Private Owners, IPD is “based on principles of mutual respect, mutual benefit and reward, collaborative decision-making, early involvement of key project participants, early goal definition and intensified planning, and open communications.”

NYSERDA's Low Rise Residential and Multifamily New Construction Programs promote higher levels of comprehensive building and energy performance, up to and inclusive of net zero performance. NYSERDA offers project teams technical support and guidance to achieve higher levels of energy performance and health & safety from planning through construction. Through working with the teams over the course of their projects and conducting case studies, we have identified practical applications of IPD. We will present on the solutions project teams have used that can be replicated, with a focus on cost optimization and strategies that recognize operational costs and savings and management of perceived risks.

## BIOGRAPHY

TRC Solutions and CLEARResult are implementation contractors for NYSERDA's Multifamily and Low-rise Residential New Construction Programs.

**Robert Grindrod** is a Building Science Consultant at CLEARResult. Grindrod started his career insulating homes in the mid 70's and over the years evolved to be engaged with many aspects of building energy use, health and safety, and water conservation. He joined CLEARResult in 2006 as a Technical Field Rep in the NYSERDA Home Performance with Energy Star Program

and helped lead CLEAResult's work in NYSERDA's Multifamily Building Performance Program (MPP). He is a certified Passive House

**Gwen McLaughlin** of TRC Solutions is the Pipeline Manager for NYSERDA's Multifamily New Construction Program. Ms. McLaughlin brings over a decade of experience in program management, field investigation, and green building consulting to her role in MF NCP. Her responsibilities include program development, quality assurance, and coordination with NYSERDA, program applicants, and technical consultants.

**Michelle Tinner** is Operations Manager for the NYSERDA Low-Rise Residential New Construction Program implementation team at CLEAResult. Prior to CLEAResult, Michelle founded the BPI accredited company MBT Design in 2009, embracing a building science whole systems approach toward work as a home performance contractor and HERS Rater. Ms. Tinner joined CLEAResult in 2015. She and her team provide program development and technical support to NYSERDA as well as education, outreach and coordination with and for program partners and industry professionals.