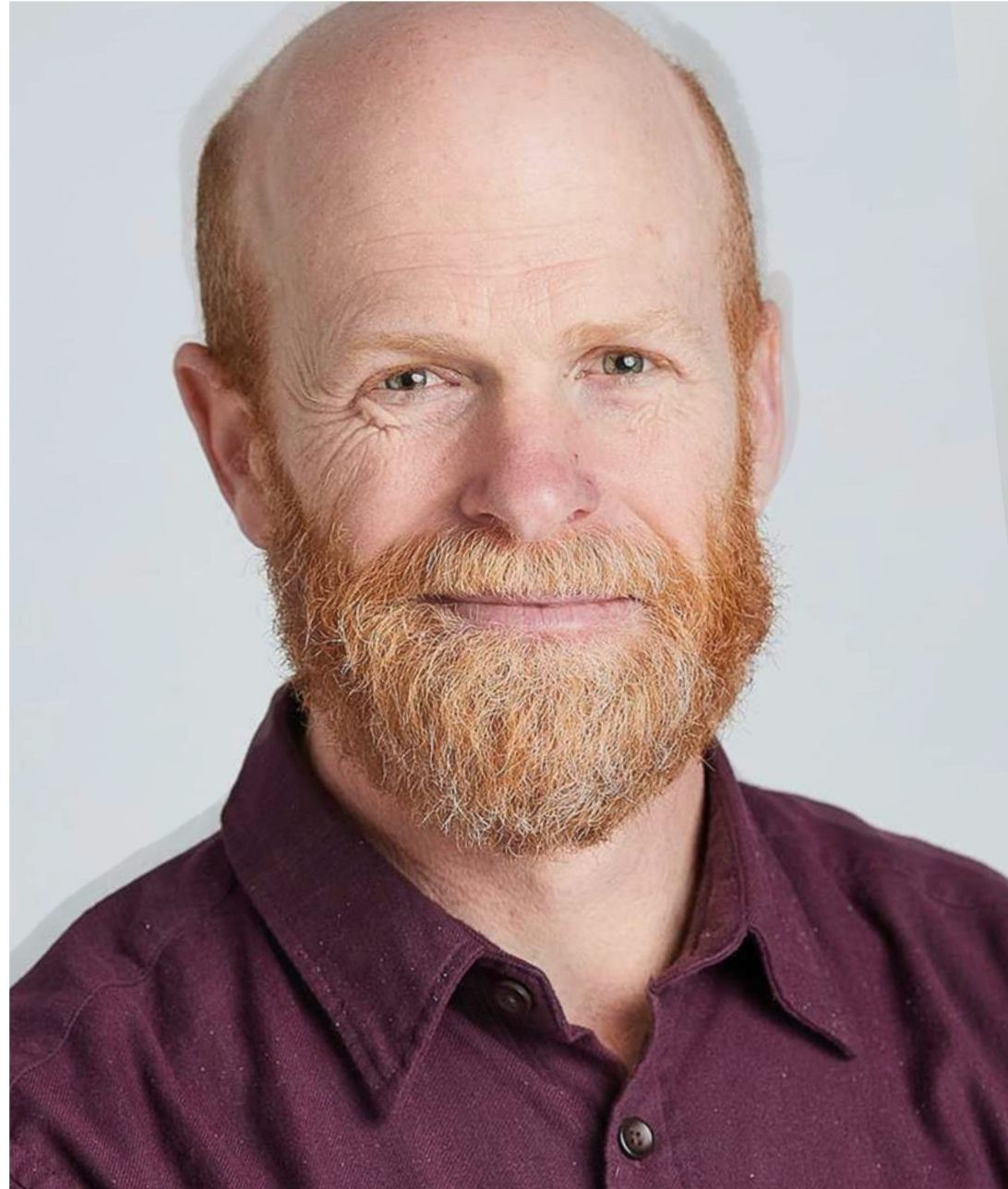
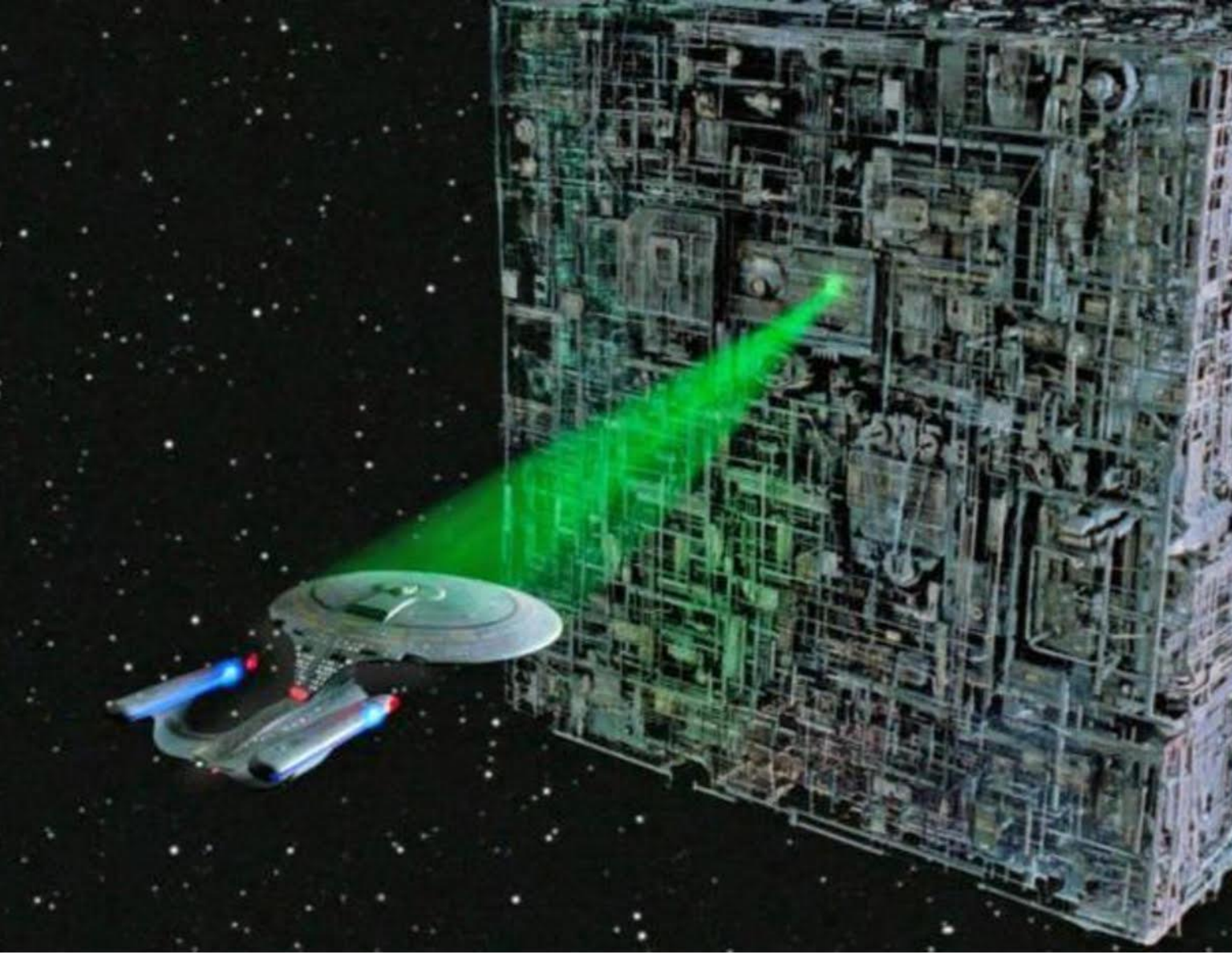


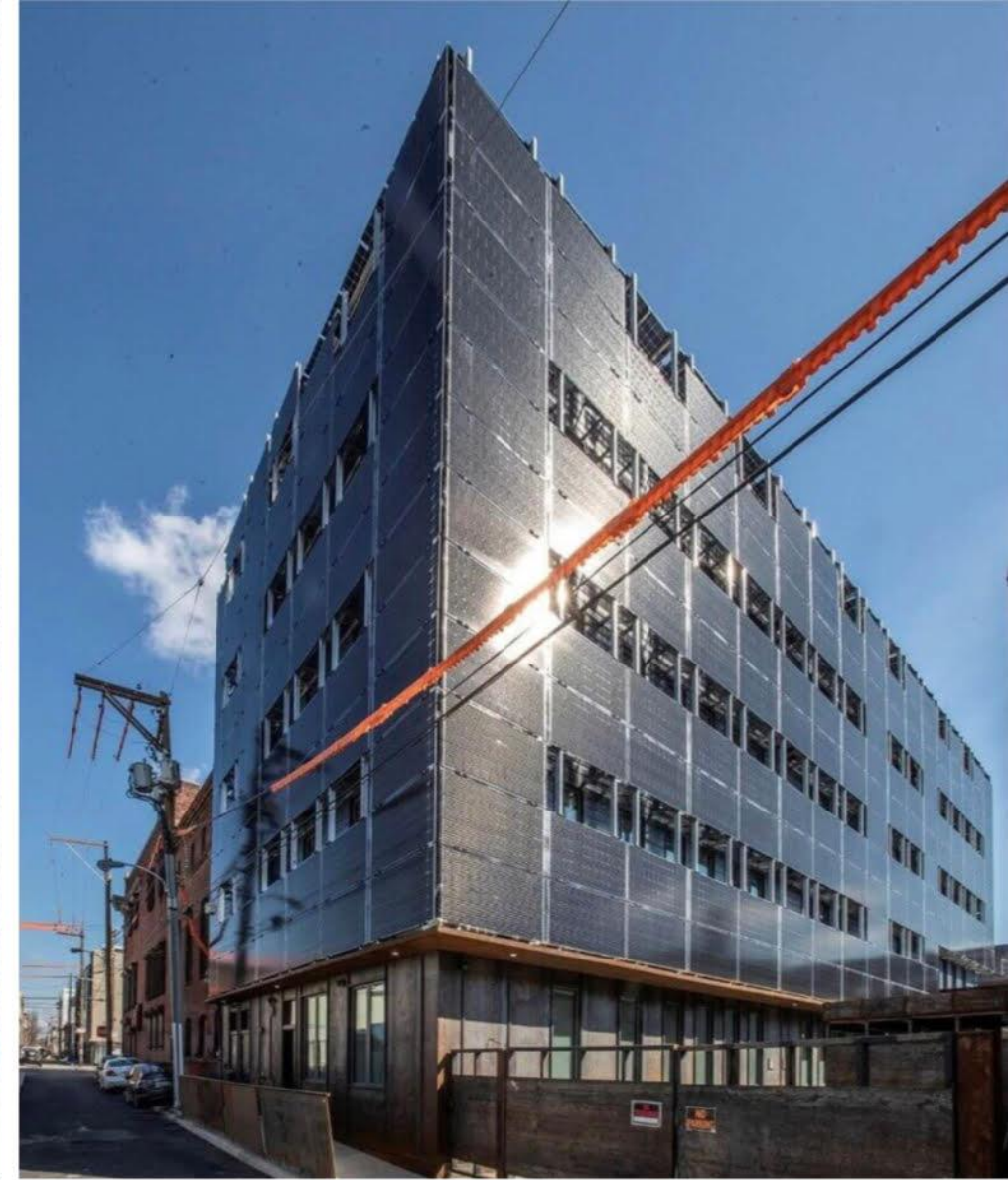
**Why Can't We All Just Get Along?**

(We Need To &%\$\$@!\* Get Along!)

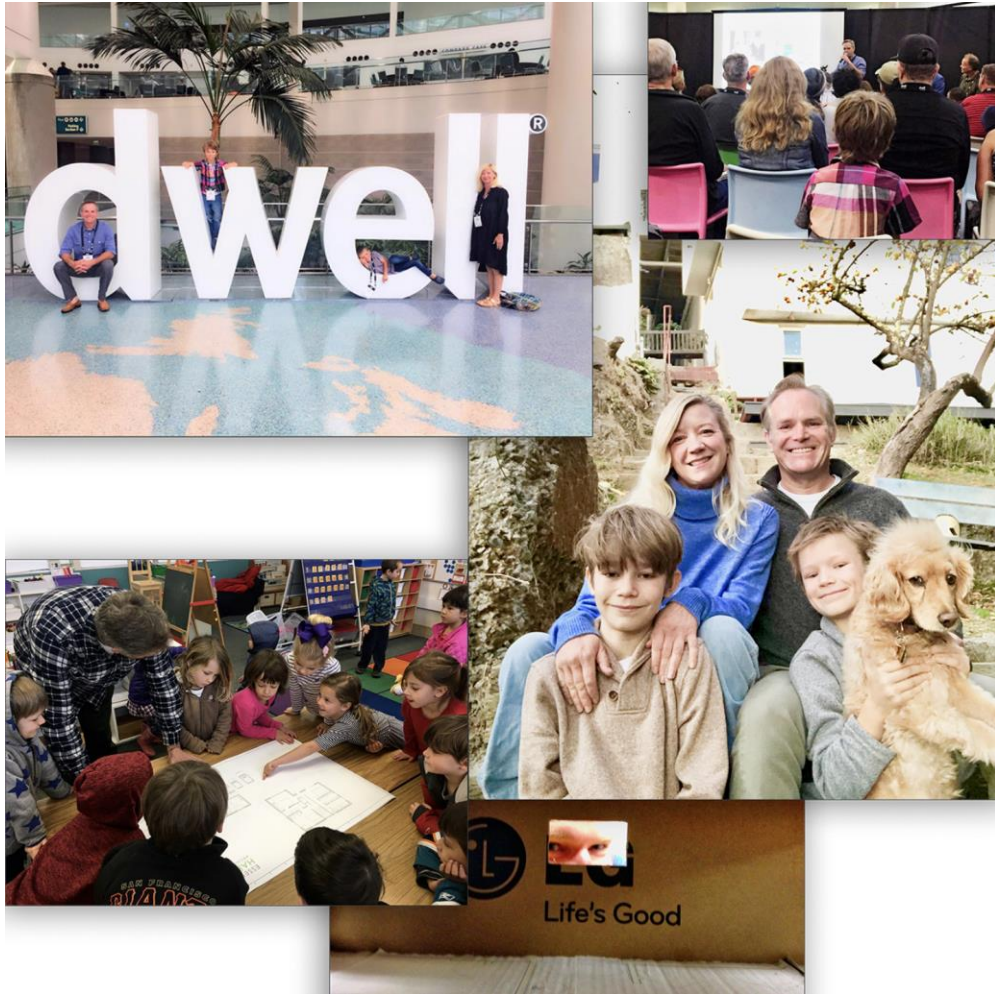




1989



2019



# Graham Irwin, AIA

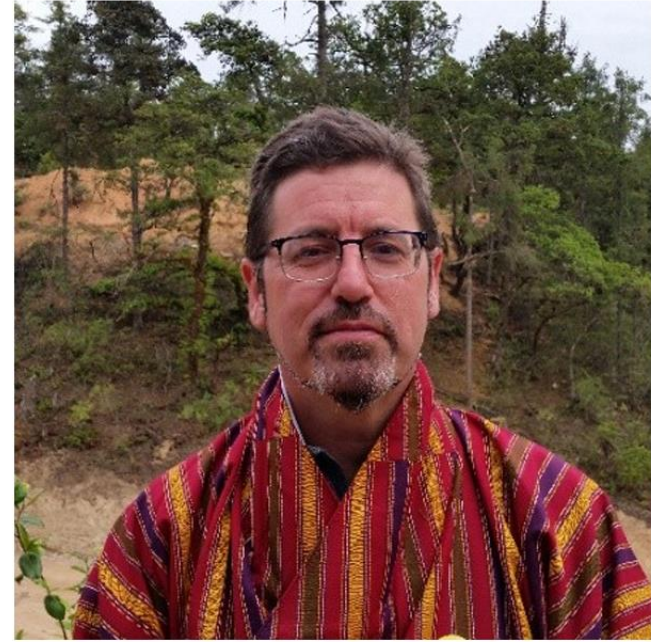
- founder, Essential Habitat Architecture in San Anselmo, California
- CPHC since 2008
- Founding member, Passive House California
- VP of Passive House Alliance (PHAUS)
- **Years** on both sides of the design-construction continuum



**LOVE | SCHACK**  
ARCHITECTURE



**Lindsay Schack**







# Mr. Peter Chramiec

(and please spell that correctly...)



Olympia, WA



## **Schematic Design Phase (SD)**

- 1-** How to find qualified contractors for PH projects - can we assume we are speaking to a room of trained contractors already? It is a struggle bus if the contractor is learning on the job / does not fit their business model and creates stress on all sides.
- 2-** What do Architects want from builders at this stage, what do Builders want from Architects at this stage?
- 3-** Alternatives to Design/Bid/Build project delivery?
- 4-** Is the answer to be design build ish?
- 5-** Are there draw backs to being true Design/Build?
- 6-** At this stage are PH architects better or worse or just different to work with as a Builder?
- 7-** What is the best way to estimate the unique features of a PH?
- 8-** Heads up about the nuance of the client from Architect or Builder?
- 9-** What is different about Single Family vs. Multi Family approach for PH? Relationships vs. strategy?
- 10-** But why is it another butterfly roof?

## Design Development Phase (DD)

- 1- All of Tim's problems are clients not giving a shit.
- 2- Its hard it is to get a builder engaged and their head in the game when they are not actively working on building the project yet. People who aren't yet getting paid pay different attention to things than people who are, it turns out.
- 3- All of the problems with Architects and builders get worse with PH
- 4- -Airtightness and ventilation stresses the relationship! So what works and doesn't work? **\*Gory story to illustrate\***
- 5- Cost of Architecture fees for complete-ish plans. Certain details in color and more information etc.
- 6- What is a task the "profession you are **not**" does regularly you are glad to not have to deal with?
- 7- What do you do differently with people who you have worked with multiple times vs someone (architect or builder) who you are working with for the first time?
- 8- Who is gonna do the mechanical design? OH MY GOD?
- 9- How are you going to convince the architect to leave just slightly more room than might be needed for mechanical equipment?
- 10- Interior selections, how is that going for folks, what's working?

## Construction Document Phase (CD)

- 1- Why are we surprised that different business models struggle to work together when the pay & quality incentives can be contractually different? Hourly T&M vs Fixed Fee etc
- 2- Architects are the problem. They aren't a fraction of passive projects being f-ked up by builders compared to the quantity of abysmally-performing projects being designed and executed according to spec.
- 3- What about Architects sharing 3D models? Liability? Plagiarism? Thoughts?
- 4- We don't know how to solve what we haven't built yet, it takes a different mindset for the Architect and the Builder, budget draw details, or solve in the field? How much detail is enough?
- 5- Why is anyone even at the conference, let alone doing passive building if they want to do business as usual? - things need to be disrupted!
- 6- Tactics/strategy to operate successfully as a design/build How do we present to the client as a team, how to give head's up to the GC about the design process so far: Answer: Arch & GC should have their own line of comms  
\* deliver in similar way to D-B, but you are \*not\* contracted that way
- 7- Once had an accomplished MF builder tell me: "We will not contractually oblige ourselves to meeting the air tightness metric required. We will only agree to install what is drawn with the materials specified." The bigger question, which is not MF-specific, how do we demand compliance with a voluntary program (one that is not code-mandated)?

## Construction Administration Phase (CA)

- 1- Why do builders not nurture the pipeline of work that comes from an architect?
- 2- Discuss competing interests and how viewing the bigger picture of many successful projects vs. one can help mold both parties' behavior.
- 3- Recognizing contractors' tendency to please the client at the expense of the Architect, when we are your repeat client, not the client. We can bring you lots of work, so don't be short sighted.
- 4- If the Architect and Builder both know PH, you are debating the hows, not the should we at all? It's a very different conversation based on experience. But be careful compromises add up...
- 5- Gray zones: The conversations are completely different depending on experience. So much room for liability issues if you are not communicating. Who is responsible for what?
- 6- Platforms for communication, what is really working for CA for folks? Keeping Architects and contractors connecting, What are people using, what's working?
- 7- If you hate communicating this, is not for you. Architect or Builder! This kind of work requires everyone to give a shit. Its a pre qualifier.
- 8- -Roles when it comes to redesigning things or making changes without engaging your design team again, builders want to be included earlier in the process. We used to be design-build, more segregated roles, is Design-Build. Being close to the problem, and having competing interests can create great solutions, the conflict breeds creativity, instead of complacency.

## Construction Administration Phase (CA Cont.)

**9-** Communication? Straying from the plans and not reaching out about intent. Forced to deviate on methods and materials? Also, how do I ask the question?

**10-** Design Budget, what do you do with no budget for CA?

**11-** Roles when it comes to redesigning things or making changes without engaging your design team again, builders want to be included earlier in the process. We used to be design-build, more segregated roles, is Design-Build. Being close to the problem, and having competing interests can create great solutions, the conflict breeds creativity, instead of complacency.

**12-** Expectations for timing, asking for info too soon or too late, after cutting the design team out of the project up until that point. Not communicating about delays in schedule with the Architect and Owner if a specific response is needed. Proper notification with a “due date” for clarity.

**13-** GC making recommendations to the Owner that is in excess of what is required by code or per the design and communicates after the fact to the architect.

**14-** We have to work within the format, which is based on “a not give a shit” kind of delivery method we all know. Doing bigger and bigger projects, we need to be focused on solving the problems, not liability. Hard to do with conventional delivery methods.

**15-** Should custom jobs that aim for certification be run more like a commercial job? CA services, trained contractor, RFI's & Submittals, weekly OAC meetings?

**16-** Not enough RFI in custom residential, but then in MF it is shockingly burdensome?

## Developers And The Dreaded Warranty Phase

- What about Developers? Who in this crowd is self developing?
- What about warranty work? How does PH affect it? What have you experienced?
- With understanding the challenges of each others jobs, maybe we **can** all get along.....





THRIVE

INSIDE