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INTEGRATIVE PROCESS AND ECO-CHARRETTE FOR GREEN BUILDING PROJECTS
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MODULE 04

Charrettes for High-Performance Projects

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Charrettes for High-Performance Projects

The charrette process begins with understanding the difference between a workshop and a charrette and its expected benefits and outcomes. Determine if the project is developed enough for a charrette. This lecture addresses charrette basics and whether your project is ready for the process.



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LEARNING OBJECTIVES

- **What Is a Charrette?**
- **Charrette Benefits**
- **What Is a High-Performance Project?**
- **Starting the Charrette Planning Process**

What Is a Charrette?

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- A charrette is a creative burst of energy that builds momentum for a project and sets it on a course to meet project goals.
- It can transform a project from a static, complex problem into a successful, buildable plan.
- Charrette planners and facilitators use strategic planning to overcome conflict.
- Part of their strategy is to focus on the big picture and the details of a project to produce a collaborative agreement about specific goals, strategies, and project priorities.
- Charrettes establish trust, build consensus, and help to obtain project approval more quickly by allowing participants to be a part of the decision-making process.







Charrette Benefits

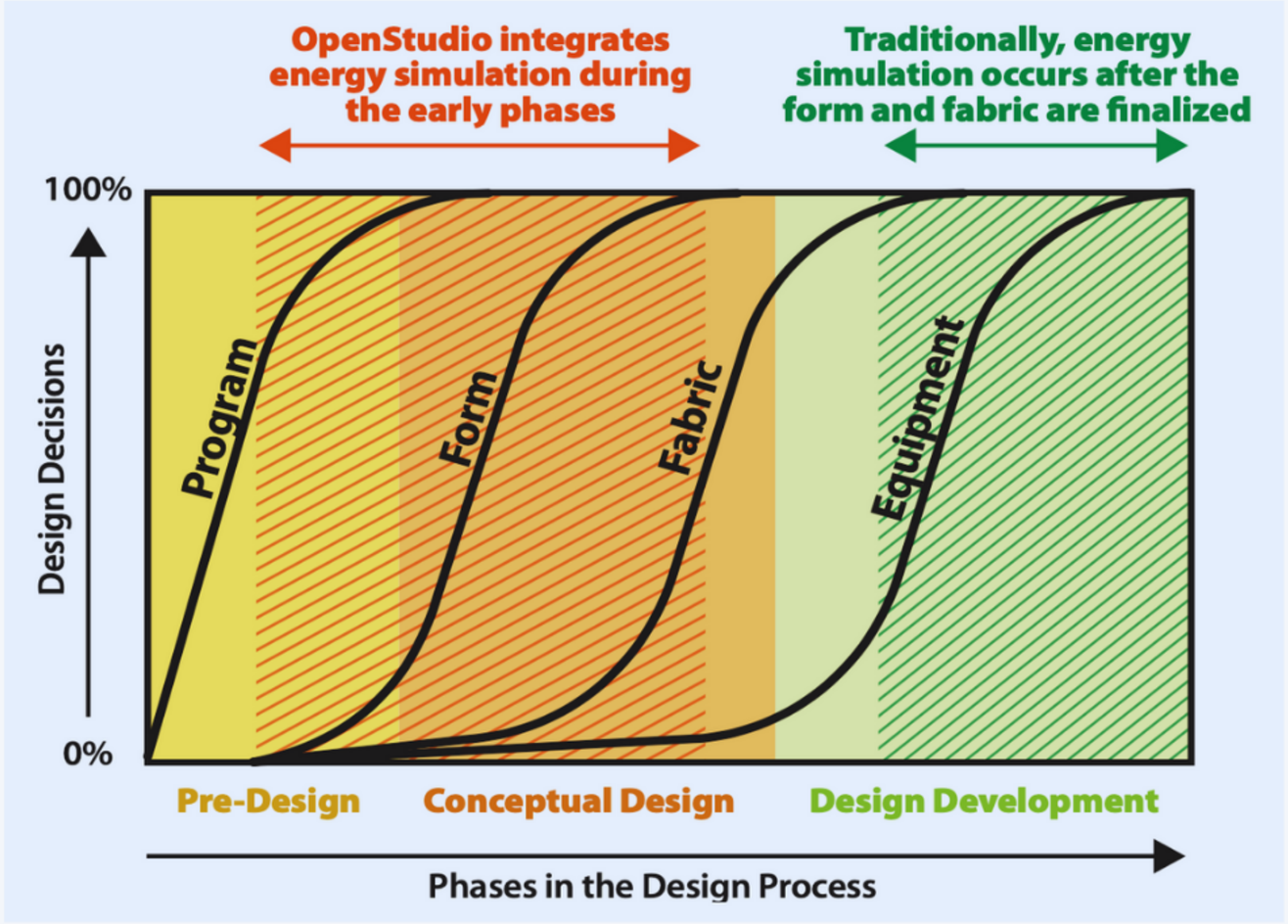
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As a building project moves from inception to completion, it passes through predesign, conceptual design, and design development phases. As the design process continues, more decisions are made about the final building design (Figure 1).

Charrettes are most useful during the predesign phase, prior to the finalization of crucial building form, fabric, and equipment design decisions. Using charrettes early in the high-performance design process has numerous advantages. Moreover, charrettes can save time and money while enhancing project performance.

Typically, charrettes:

- Provide a meeting place for those who can influence design decisions to begin project planning.
- Encourage agreement on project objectives.
- Commence with the design process.
- Save time and money by soliciting ideas, concerns, and issues for the project's design in order to avoid iterative redesign activities.



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Conducting a charrette early in the design and decision-making process will:

- **Establish a multidisciplinary team capable of establishing and agreeing upon shared project objectives.**
- **Develop early consensus on the design priorities for the project.**
- **Establish performance objectives for energy, emissions (carbon and others), water, site, materials, waste, indoor air quality (IAQ), and other topics.**
- **Generate measurable metrics for comparing the final energy and environmental outcomes to the performance objectives.**
- **Provide early comprehension of the potential impact of different design strategies.**
- **Implement an integrated design process to reduce project costs and timelines and to achieve**





Conducting a charrette early in the design and decision-making process will:

- the highest environmental and energy performance.
- Identify project strategies to explore, along with their associated costs, time considerations, and required expertise, in order to avoid expensive surprises during the design and construction phases.
- Identify potential collaborators, available grants, and partnerships that can provide expertise, funding, credibility, and support.

What Is a High-Performance Project?

High-performance projects minimize resource consumption, reduce life cycle costs, and maximize health and environmental performance in a variety of areas, from energy savings to habitat protection. High-performance projects:

- Achieve energy savings of more than 50% compared with conventional projects.
- Increase employee productivity and job retention.
- Reduce water consumption, O&M and repair costs, capital costs, and overall environmental impacts.
- Reduce tenant turnover.



STARTING THE CHARRETTE PLANNING PROCESS

Ask the following critical questions before beginning the charrette planning process: Understanding where the project stands relative to these issues will increase the likelihood of meeting the overall project goals.

- Is the project program developed?
- Has the project site been selected or narrowed to a small number of alternatives?
- Are staff members or volunteers available to support the planning and implementation of the event?
- Are resources available to support the event?
- Is there an overall "champion" to lead the event?
- For large-scale projects, such as campuses, military bases, and other developments, are the issues well defined?



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