### **WNY Makers Model: Efficiency and Alacrity Goals and Guidelines**

To ensure the WNY Makers Model achieves its goals with unprecedented speed and efficiency, consistently surpassing conventional development timelines, we will implement the following strategic operational enhancements and preventive efforts. Our aim is to foster a dynamic, proactive, and highly productive environment for all partners.

#### **Core Principles for Speed & Efficiency**

1. **Dedicated "Speed & Efficiency Lead" Role:**
   * Establish a specific, high-level role, a "Productivity and Alacrity Professional," whose sole and primary function is to champion speed and efficiency across all project areas.
   * This individual, working in close collaboration with the Owners' Representative, will proactively identify bottlenecks, streamline workflows, and implement agile methodologies to ensure rapid progress from conception to completion. Their success will be directly tied to the project's velocity.
2. **Embedding Speed as a Central Goal:**
   * The imperative for speed and efficiency will be quoted and discussed as a central, non-negotiable goal in all meetings, communications, and strategic planning sessions.
   * Every partner and team member will be continuously reminded that being "faster than the conventional process model" is not merely an aspiration but a fundamental operational principle for the WNY Makers Model.
3. **Prioritizing Time for Profitability:**
   * We recognize that time and speed in development and construction are absolutely critical determinants of profitability. Delays can turn a profitable venture into a financial loss.
   * For this reason, project timeline adherence and acceleration must be treated as the highest priority, ensuring that the 2829 River Road project receives immediate and sustained focus from all involved.
4. **Incentivizing Timeline Acceleration:**
   * To foster a culture of proactive efficiency, we will create a clear incentive structure designed to reward the project team and partners for beating the established timeline.
   * This incentive will be transparently defined and directly linked to measurable achievements in accelerating key milestones, ensuring collective motivation towards early completion.
5. **Cultivating Alacrity and Positivity:**
   * Alacrity—characterized by cheerful readiness and promptness—is identified as a key element for success and maintaining a positive, forward-moving project environment.
   * We will actively foster a culture where partners approach tasks with enthusiasm, responsiveness, and a proactive mindset, contributing to overall project velocity.

#### **Operational Strategies for Enhanced Efficiency**

1. **Integrated Digital Project Management Platform:**
   * Implement a single, robust digital platform that serves as the central hub for all project documentation, communication, scheduling, and progress tracking.
   * This platform will ensure real-time information sharing, reduce administrative overhead, and provide immediate visibility into project status for all partners, minimizing delays caused by fragmented data or communication silos.
2. **Early Contractor and Supplier Involvement (ECI/ESI):**
   * Formalize the early involvement of the General Contractor, key sub-contractors, and major suppliers during the design and planning phases.
   * This proactive engagement, inherent to the WNY Makers Model's collaborative spirit, allows for constructability reviews, value engineering, and accurate cost and schedule inputs *before* construction begins, preventing costly redesigns and delays later.
3. **Standardized Documentation and Contract Templates:**
   * Develop and utilize standardized templates for all partnership agreements, in-kind contribution contracts, scope of work documents, and reporting formats.
   * This reduces legal review times, clarifies expectations from the outset, and streamlines the onboarding process for new partners, accelerating the foundational setup of each project.
4. **Prioritize Modular and Prefabricated Construction Methods:**
   * Where feasible and beneficial, actively seek opportunities to incorporate modular construction or prefabricated components.
   * By manufacturing sections of the building off-site in a controlled environment, we can significantly reduce on-site construction time, minimize weather-related delays, and improve quality control, directly contributing to faster project completion.
5. **Proactive Risk Identification and Mitigation Workshops:**
   * Conduct regular, dedicated workshops with all relevant partners to proactively identify potential project risks (e.g., supply chain issues, regulatory changes, design conflicts) and develop mitigation strategies *before* they impact the timeline.
   * This foresight allows for contingency planning and swift resolution, preventing unforeseen challenges from derailing progress.
6. **Continuous Learning and Rapid Feedback Loops:**
   * Establish a culture of continuous learning where project learnings and challenges are immediately documented and shared across the "super team."
   * Implement rapid feedback loops for design iterations, construction methods, and operational processes, allowing for quick adjustments and improvements that enhance overall project efficiency.

#### **Streamlined Decision-Making & Communication**

1. **Instant Online Voting System for Key Decisions:**
   * To facilitate rapid decision-making, we will implement an instant online voting system for partners, similar to real-time polling platforms.
   * This system will allow for quick consensus on critical issues, ensuring that decisions do not become bottlenecks.
2. **Streamlined, Role-Based Voting for Efficiency:**
   * A "Productivity and Alacrity Professional" will be responsible for clearly detailing and summarizing each issue presented for a vote.
   * Voting will be strategically grouped by relevant expertise: for instance, construction-related issues will be voted on by the developer partner, General Contractor partner, relevant sub-contractor partners, and the architect and engineer, while legal and accounting partners may observe without voting on these specific operational matters.
   * Crucially, this system will only be implemented if it demonstrably does *not* delay decision-making longer than conventional processes, ensuring it genuinely contributes to speed. All partners will have transparent access to view the voting process and results.
3. **Transparent Complaint and Suggestion System:**
   * A transparent and easily accessible complaint and suggestion system will be established for all partners.
   * This system will ensure that feedback, concerns, and innovative ideas are captured, visible to all relevant parties, and addressed promptly, fostering continuous improvement and preventing issues from escalating into delays.

By integrating these comprehensive strategies, the WNY Makers Model will not only avoid the pitfalls of conventional development but actively create a highly agile, responsive, and accelerated pathway to project success.