



THE STRUCTURAL CRITICAL PATH

Why Early Constructability Determines Schedule Certainty

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INTRODUCTION

In commercial construction, the structural system determines the project schedule.

Framing controls dry-in timing. Dry-in controls MEP start. MEP work controls finishes and ultimately occupancy.

Early structural decisions influence installation sequencing, labor productivity, and overall project efficiency. Constructability reviews evaluate these structural concepts during Schematic Design and early Design Development to confirm that the framing system is feasible and aligned with real-world installation practices.

THE BUSINESS CHALLENGE

Structural decisions are often made without installation insight.

Common downstream impacts include:

- inefficient grid layouts that complicate framing
- span strategies that increase labor hours
- shearwall conflicts discovered late in design
- truss concepts that require redesign

By the time these issues appear, structural systems are often already embedded in construction documents.

QB STRATEGIC INSIGHT

Early constructability reviews bring installation expertise into the design phase.

Key areas evaluated include:

- framing system feasibility
- grid and span alignment
- preliminary truss strategy
- hardware package efficiency
- timber tower integration opportunities

These insights help project teams identify opportunities before structural systems are finalized.

“If the structural scope is wrong, everything downstream moves. The structure determines the schedule long before construction begins.”

— Elmer Zook, CEO, Quality Buildings

THE RESULT:

Early constructability reviews help project teams achieve:

- Faster framing schedules
- Improved jobsite safety and labor productivity
- Fewer field modifications and structural RFIs
- More predictable schedule and installation sequencing

EXECUTIVE TAKEAWAY:

Structure drives the critical path of a project.

When constructability is evaluated early, the structural system becomes a schedule accelerator instead of a constraint.

“We don’t just frame projects. We help teams solve structural problems before they reach the jobsite.”— Elmer Zook, CEO, QB

THE QB CONSTRUCTABILITY ADVANTAGE

QB brings installation expertise into the design phase. By combining structural knowledge, prefabrication experience, and field installation insight, QB helps project teams evaluate constructability before structural systems are finalized.

This integrated perspective helps teams:

- confirm structural feasibility early
- reduce downstream coordination risk
- align design decisions with real installation conditions
- support efficient structural installation

NEXT STEPS FOR PROJECT TEAMS

1. Structural Constructability Review

Evaluate structural systems, span strategies, and framing layouts during early design to confirm installation feasibility.

2. Preconstruction Alignment Session

Bring engineering, constructability, and budgeting perspectives together early to align structural decisions with project schedule and cost targets.

3. Integrated Structural Delivery Strategy

Explore how QB’s **Design | Supply | Install** approach integrates engineering, prefabrication, and installation expertise to support efficient structural execution.

QB’s Design | Supply | Install approach ensures structural systems are not only engineered correctly — but built efficiently.



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