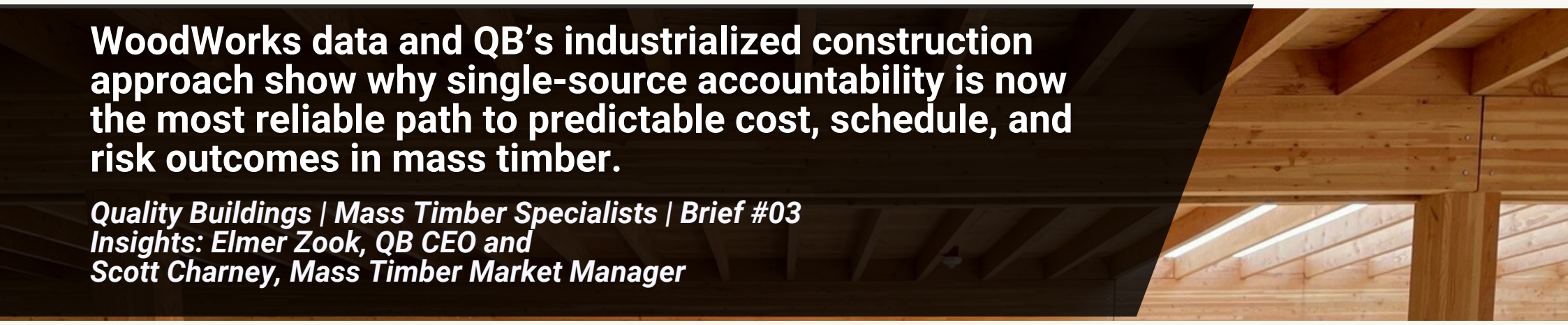
COST CERTAINTY, ACCOUNTABILITY & INTEGRATED DELIVERY FOR SUCCESSFUL MT PROJECTS



WoodWorks data and QB's industrialized construction approach show why single-source accountability is now the most reliable path to predictable cost, schedule, and risk outcomes in mass timber.

Quality Buildings | Mass Timber Specialists | Brief #03
Insights: Elmer Zook, QB CEO and
Scott Charney, Mass Timber Market Manager

A recent WoodWorks white paper—*How to Successfully Cost Manage a Mass Timber Project*—emphasizes that early strategy clarity and delivery model choice are essential for reducing risk, controlling costs, and ensuring project success in mass timber construction.

This brief highlights key takeaways from the WoodWorks paper and provides our integrated team's POV on how to turn those insights intoaction—early, efficiently, and with full-team alignment.

Section 1. Key Insights: WoodWorks Findings: Cost, Schedule, and Risk Are Delivery-Model Problems

WoodWorks identifies the systemic gaps that create overruns, delays, and uncertainty:

- **Cost Management Requires Early, Informed Expertise**

"A determining factor in the success of a mass timber project…is the general contractor's ability to provide informed cost estimates from the earliest stage of design."—WoodWorks, p.1–3

- **Procurement Strategy Drives Up to 30% of Package Cost**

"The importance of choosing an appropriate procurement model cannot be overstated…this can impact the timber package price by as much as 30%, or more than 5% of total project costs." —WoodWorks, p.1–3

- **Early Integration of the Timber Installer Is One of the Most Effective Strategies**

"One of the most effective cost-management strategies is engaging early with your timber installer."—WoodWorks, p.9

- **Procurement Delays Are a Top Cause of Schedule Impact**

"Delays in procurement are one of the most common reasons for schedule impacts." —WoodWorks, p.10

- **Mass Timber Is Change-Order Sensitive**

"Mass timber is more susceptible to change orders than other structural systems." —WoodWorks, p.2

- **Proper Cost Advice Comes From Teams With Real Timber Experience**

"Team members who are most experienced with timber often provide the most accurate cost and procurement advice."—WoodWorks, p.8

SECTION 2: QB'S IC APPROACH: OPERATIONALIZING WOODWORKS' GUIDANCE

Quality Buildings' model does not simply comply with WoodWorks recommendations—**it solves the very problems the report warns against.**

QB Principle 1: Single-Source Accountability Eliminates Scope Gaps

Fragmented procurement leads to misaligned engineering, late RFIs, and "low-bidder tradeoffs."

QB replaces fragmentation with one contract, one plan, and one accountable partner.

"Cost certainty comes from eliminating the gaps—and that only happens when one partner is responsible for design, manufacturing, and install."—Elmer Zook, CEO

QB Principle 2: Early Engagement Creates Predictability

Our design-assist + BIM workflow brings engineering, field expertise, procurement strategy, and constructability into alignment at the same time.

WoodWorks' recommendation:
"Engage an installer early under a preconstruction contract and require them to run a transparent material bidding process."—WoodWorks, p.3

QB executes exactly this—***with vendor-neutral sourcing***, pricing transparency, and engineering aligned to real supplier capabilities.

QB Principle 3: Industrialized Construction = Discipline × Standardization

Mass timber only succeeds when manufacturing, logistics, and installation follow an IC framework:

- standardized workflows and checklists
- regimented sequencing
- BIM-driven fabrication models
- digital installation planning
- moisture management protocols
- parallel-track precon + procurement

*"**Our approach can save 30% of the framing schedule—it's a parallel process."—Elmer Zook***

This is the essence of industrialized construction—**disciplined coordination that turns complexity into predictability.**

QB Principle 4: Procurement Clarity Mitigates Risk

Vendor-neutral engineering gives owners real options and avoids lock-in.

Aligned procurement prevents delays and eliminates cost escalation.

WoodWorks warns:
"Delays in procurement are one of the most common reasons for schedule impacts."
—WoodWorks, p.10

QB solves this through a **unified strategy where engineering, detailing, and material selection move together**—not as separate handoffs.

QB Principle 5: Unified Responsibility Reduces Change Orders

Mass timber is "more susceptible to change orders," but only in fragmented delivery.

When one team owns the design assumptions, sourcing logic, connection details, and site installation, the change-order landscape collapses.

When everything runs through one partner, the pathway to cost clarity is a lot cleaner."
—Scott Charney, Mass Timber Manager

SECTION 3. WHY OWNERS, DEVELOPERS & GCS CHOOSE QB

We align with every major WoodWorks cost-management principle:

- Early installer involvement
- Cost-competent timber feasibility
- Transparent, competitive bidding
- Coordinated procurement strategy
- Fabrication-aligned engineering
- Single source of responsibility
- IC-driven workflows for cost + schedule control

The Result:

- Earlier and more accurate cost visibility
- Reduced project risk
- Fewer RFIs and change orders
- Faster schedules (up to 30% reduction in framing duration)
- A clear, predictable, repeatable delivery path

NEXT STEPS FOR DECISION-MAKERS

1. Supplier Strategy Review

Explore cost, lead times, carbon, and risk with QB's procurement specialists.

2. Preconstruction Alignment Session

Map out how early engineering, modeling, and budgeting stabilize your project's cost and timeline.

3. Integrated Delivery Roadmap

See how QB's Design | Supply | Install model—validated by WoodWorks principles—brings real cost certainty to mass timber.

"Some people don't believe the cost and schedule savings until they experience it." —Elmer Zook,

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