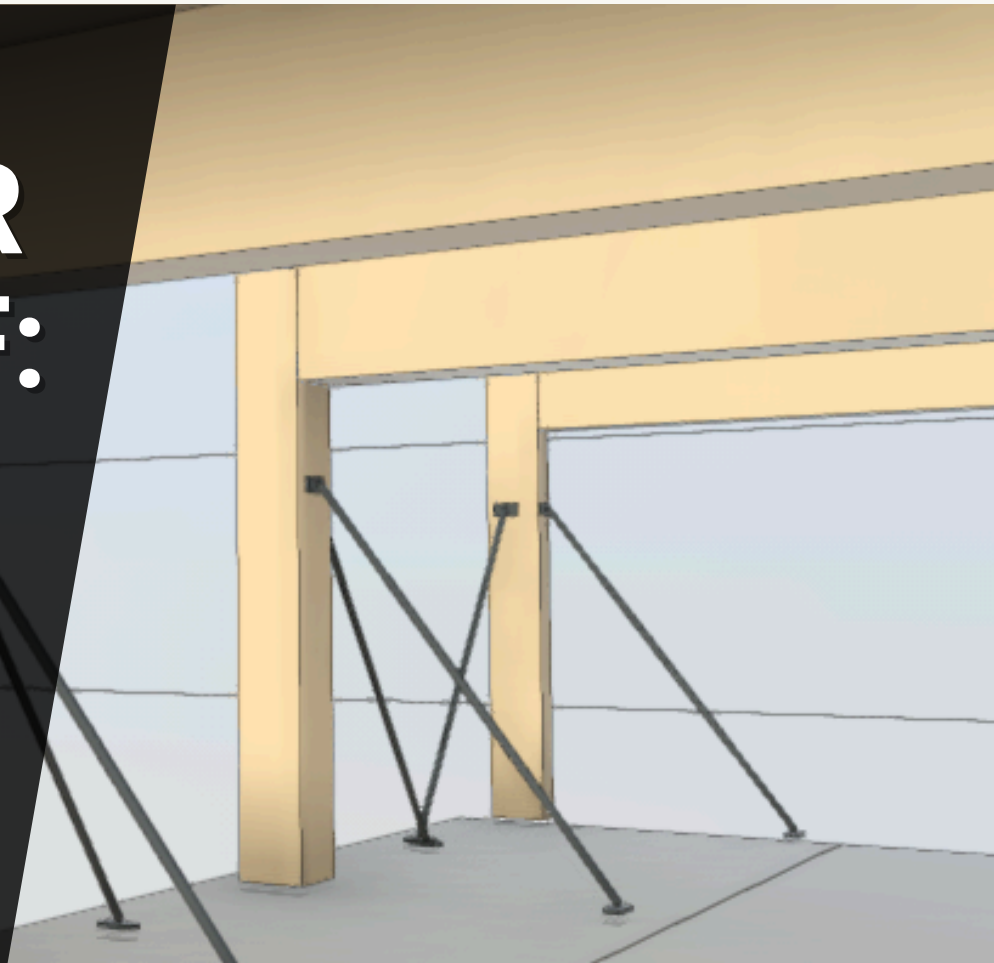




# QB MASS TIMBER EXECUTIVE BRIEF: THE SPEED ADVANTAGE

Strategic Timeline Acceleration  
for Commercial Construction

*Quality Buildings | Mass Timber Specialists | Brief #01*



## INTRODUCTION

Mass timber construction delivers 20-30% faster project completion through parallel processing and precision manufacturing. For commercial developers, this translates to earlier occupancy, reduced financing costs, and competitive market advantage.

**Key Financial Impact:** On a \$10M project, timeline acceleration can save \$500K+ in construction loan interest alone.

## THE BUSINESS CHALLENGE

### Traditional Construction Bottlenecks:

- Sequential building phases create extended timelines
- Weather-dependent site work causes unpredictable delays
- Field quality control issues require rework and adjustments
- Complex trade coordination extends critical path
- Material delivery coordination creates scheduling conflicts

**Market Pressure:** Developers face increasing demands for faster project delivery to meet market windows and reduce carrying costs.

# THE MASS TIMBER ADVANTAGE SHOP PROCESSING MODEL:

Mass timber transforms the speed and efficiency of construction. With prefabricated panels and components, structures are assembled on-site in weeks instead of months. Faster schedules = earlier occupancy, reduced financing costs, and far fewer disruptions on the job site.



| Traditional Approach               | Mass Timber Approach                   |
|------------------------------------|----------------------------------------|
| Sequential: Site → Frame → Systems | Parallel: Site prep + Shop production  |
| Weather-dependent construction     | Weather-independent shop manufacturing |
| Field quality control              | Shop precision control                 |
| Limited digital coordination       | Full BIM/VDC integration               |
| 12-18 month typical timeline       | 8-14 month accelerated timeline        |

## KEY ACCELERATION FACTORS

### SHOP MANUFACTURING

- CNC precision eliminates field adjustments
- Quality control in controlled shop environment
- Production continues regardless of weather
- Technology, BIM/VDC, and precision engineering drive quality

### PREFABRICATED INTEGRATION

- Components arrive ready for assembly
- Reduced on-site trade coordination
- Faster installation sequences
- Aligns with industry shift toward industrialized construction

### SCHEDULING, DESIGN & PERFORMANCE

- Eliminated weather delays
- Reduced change order impacts
- More accurate timeline forecasting
- Long spans and open layouts possible
- Warm, natural aesthetic appeal
- Exceptional seismic and fire performance
- Both strong and beautiful architectural solutions

## FINANCIAL IMPACT ANALYSIS

### Direct Cost Savings

- **Construction Loan Interest:** 20-30% timeline reduction = significant financing cost savings
- **Site Overhead:** Reduced supervision and equipment rental duration
- **General Conditions:** Lower monthly project carrying costs

### Revenue Acceleration

- **Earlier Occupancy:** Faster lease-up and revenue generation
- **Market Timing:** Better alignment with market demand cycles
- **Competitive Advantage:** First-to-market positioning

### Example ROI Calculation

**Project Value:** \$10M commercial building  
**Timeline Reduction:** 25% (4 months faster)  
**Construction Loan Rate:** 7.5%  
**Interest Savings:** \$500K+  
**Additional Benefits:** Earlier occupancy revenue, reduced overhead

## IMPLEMENTATION CONSIDERATIONS

### Project Suitability Assessment

- Building type and complexity evaluation
- Local code compliance requirements
- Supply chain and logistics planning
- Team capability assessment

### Success Factors

- Early mass timber decision (design phase)
- Integrated design-build approach
- Experienced installation teams
- Coordinated supply chain management

## QUALITY BUILDINGS ADVANTAGE

**Integration Mass Timber Solutions:** Our integrated framing and mass timber solutions bring all of this together. We combine engineering, digital coordination, and field execution into a single-source approach. Mass timber isn't just a material on a project — it's part of a fully integrated system that maximizes efficiency, sustainability, and value for our clients.

**Single-Source Partnership:** We bridge traditional wood framing with the future of mass timber, giving clients a single-source partner who can deliver efficiency, sustainability, and constructability.

### Proven Track Record:

- 15+ years mass timber specialization
- 100+ successful project completions
- Engineering through installation integration
- National project delivery capability
- Technology-driven precision shop manufacturing
- BIM/VDC coordination expertise

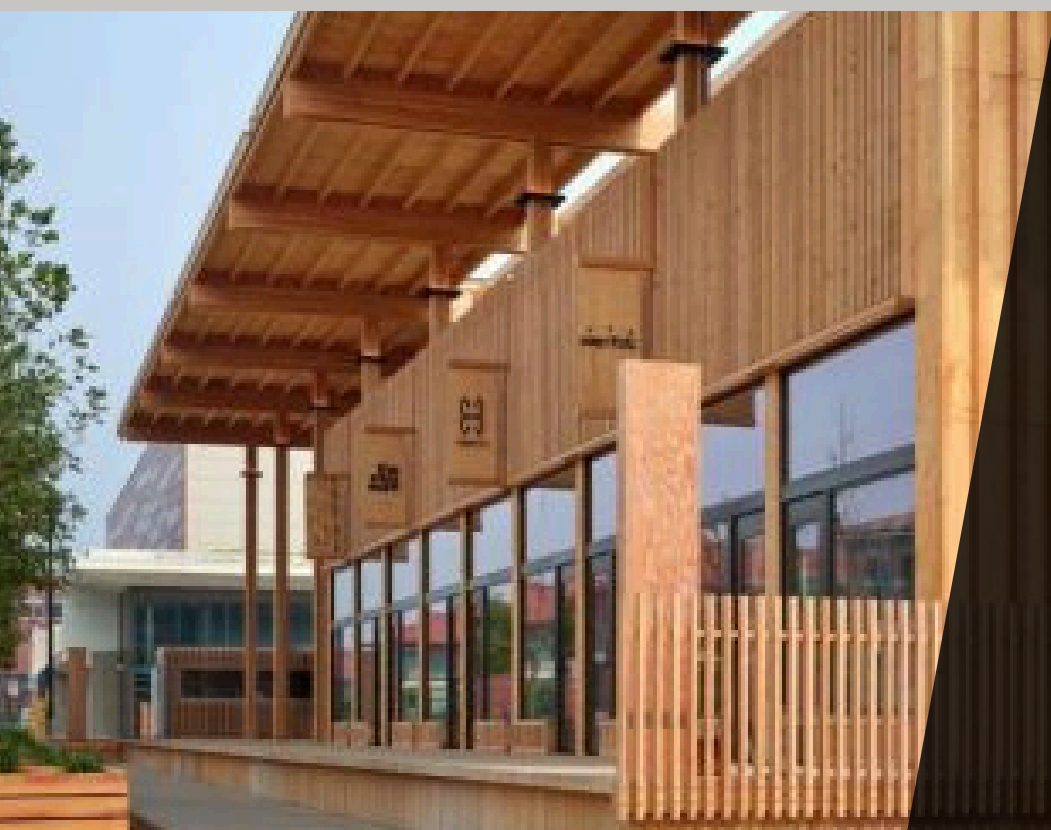
## NEXT STEPS

**Portfolio Assessment:** Evaluate upcoming projects for mass timber suitability

**Timeline Analysis:** Quantify potential acceleration benefits for specific projects

**Financial Modeling:** Calculate ROI impact of faster delivery schedules

**Strategic Consultation:** Schedule assessment with Quality Buildings experts



**CONTACT INFORMATION**  
**Mass Timber Consultation:**  
**Scott Charney, Mass Timber Manager**  
**scharney@qualitybuildings.com**  
**717-288-2348**

