

Mass Timber Construction Management:
Design through Project Close Out

Structural Mass Timber Design

The Engineer's Role in
Optimization



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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.



The Engineer's Role in Economy: OUTLINE

1. **The challenge:** Are we using mass timber effectively?
 - A. Case Study 1: A simple house
2. **Mass timber panels** and what they cost.
 - B. Case Study 2: A sustainability showpiece
3. **Mass timber beams and columns** and what they cost.
 - C. Bay studies
 - D. Case Study 3: Boulder office
4. **Mass timber connections** and what they cost
 - E. Case Study 4: Denver office
5. **Steel beams and columns** and what they cost
 - F. Case Study 5: Steel/timber hybrid office
 - G. Case Studies 6 and 7: Starting with timber

THE CHALLENGE

Are we using mass timber effectively?

Case Study 1 - Wyoming

In which we get our introduction to mass timber

RESIDENCE 1

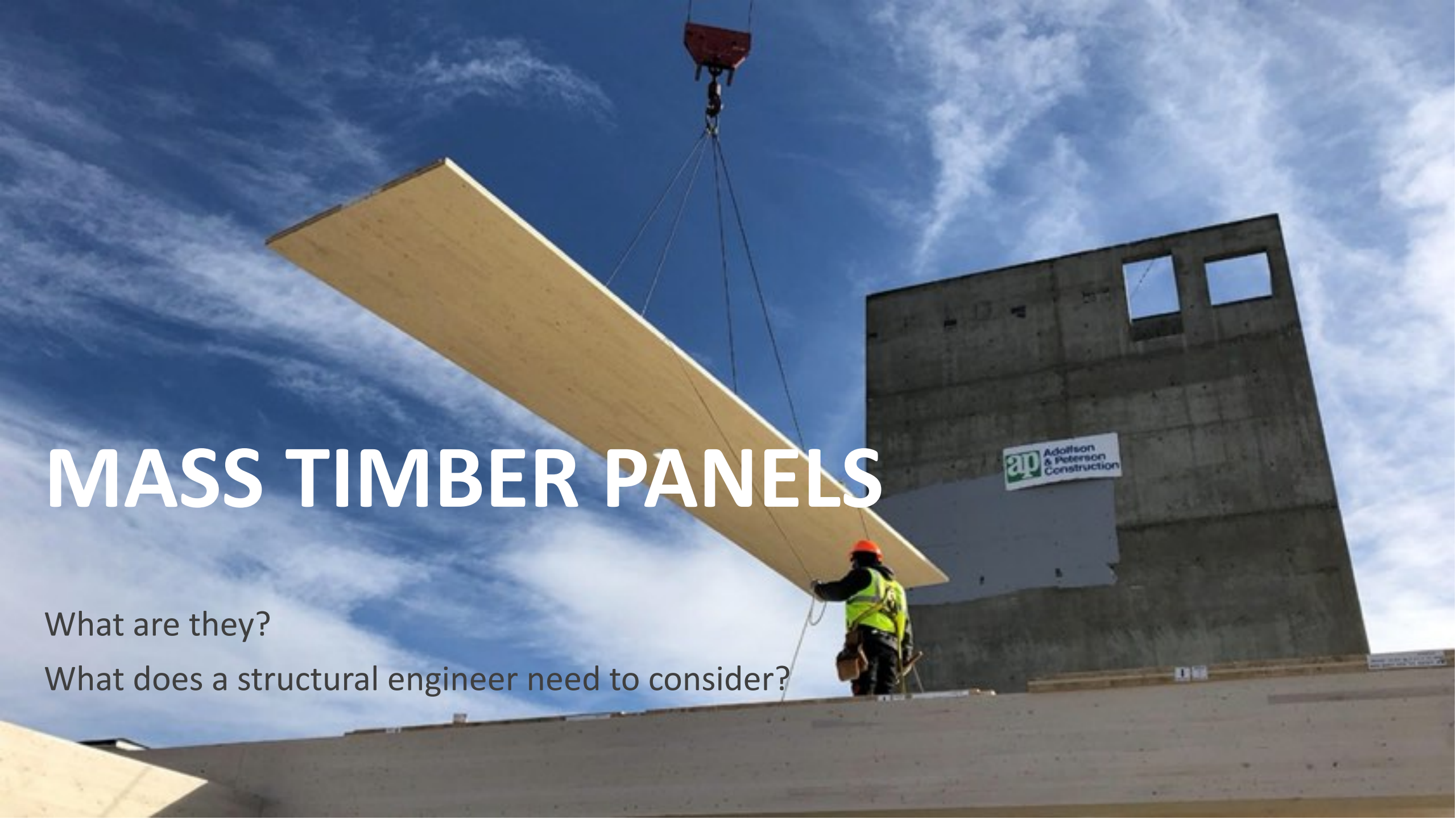


RESIDENCE 1



RESIDENCE 1





MASS TIMBER PANELS

What are they?

What does a structural engineer need to consider?

Some Mass Timber Panel Options

Nail Laminated Timber (NLT)



Glue Laminated Timber (GLT)



Glulam Beams & Columns



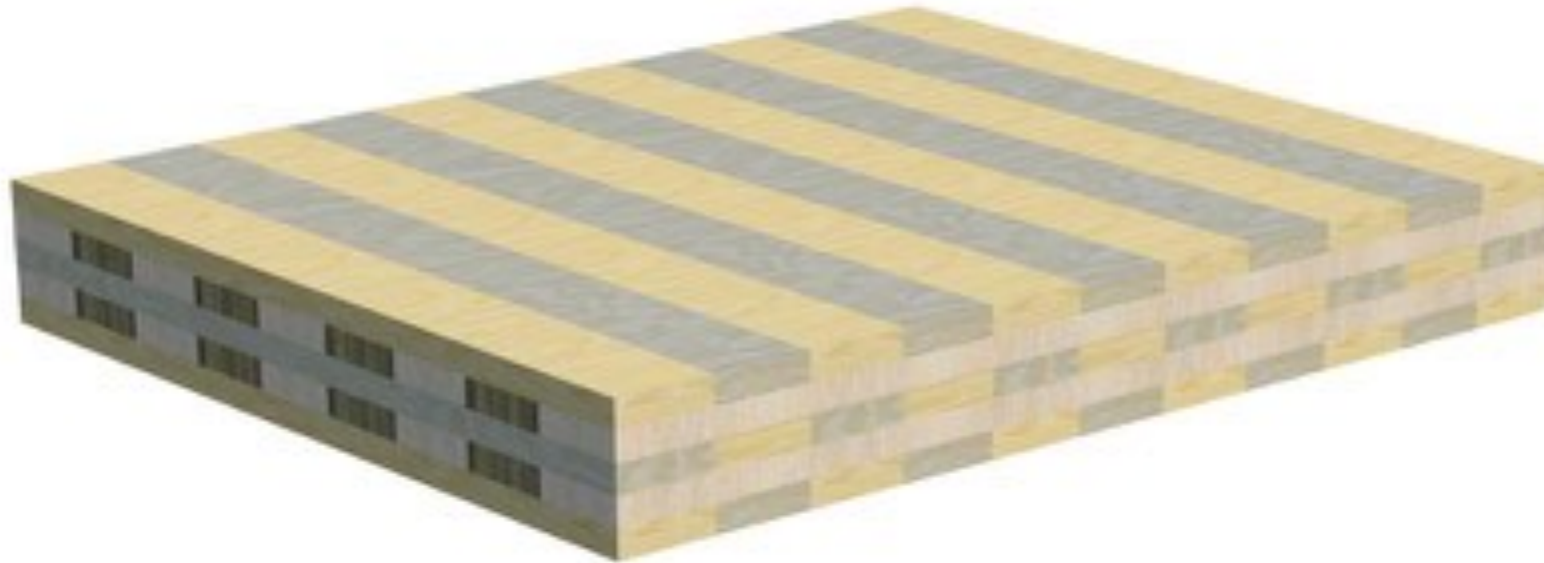
Laminated Veneer Lumber (LVL)
and Mass Plywood Panels (MPP)



Cross Laminated Timber (CLT)



CLT



Cross Laminated Timber

Common CLT Layups

3-ply 3-layer
(3.43" - 4.14")



5-ply 5-layer
(5.47" - 6.90")



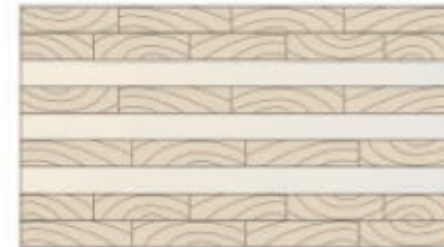
7-ply 7-layer
(7.52" - 9.66")



9-ply 9-layer
(9.57" - 12.42")



7-ply 5-layer



9-ply 7-layer

Now we are going to talk about cost ... scary!



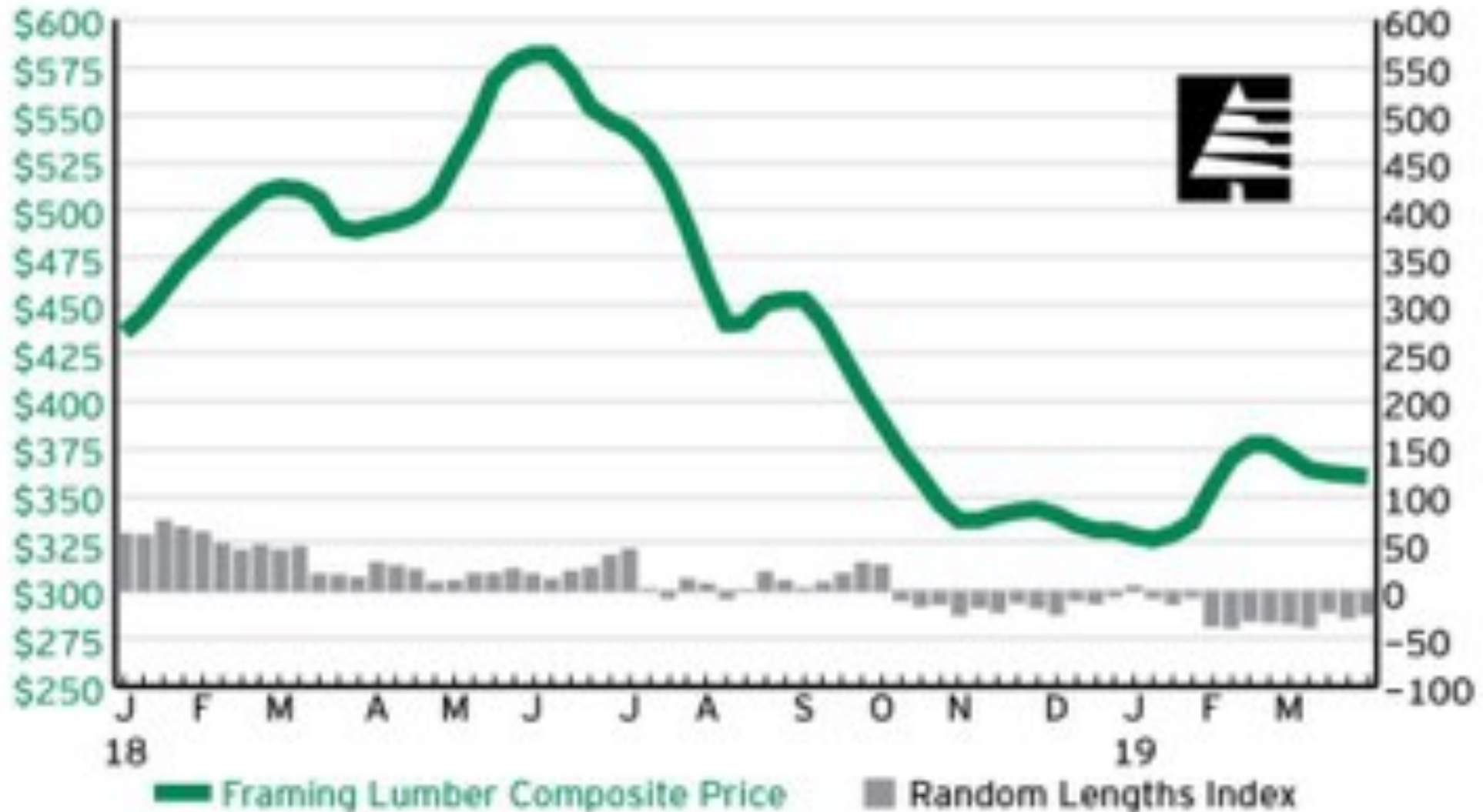
Someone has to go first



WHAT DOES CROSS LAMINATED TIMBER COST?



CLT COST DEPENDS ON THE PRICE OF LUMBER



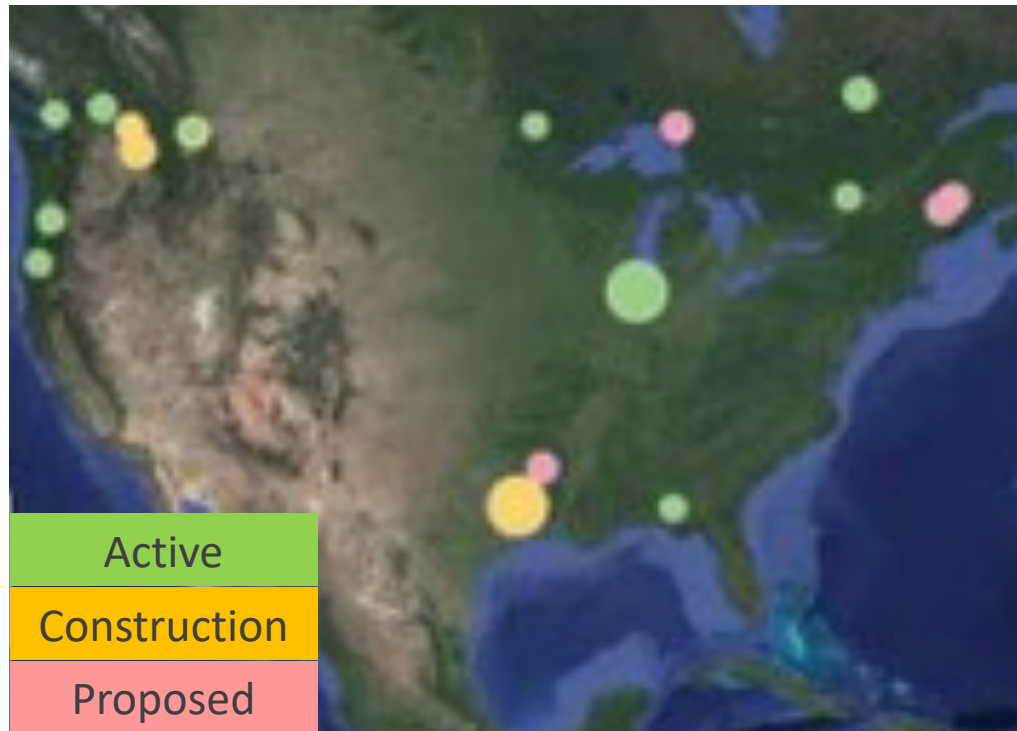
CLT COST DEPENDS ON THE MANUFACTURER

Certified North American producers of structural CLT

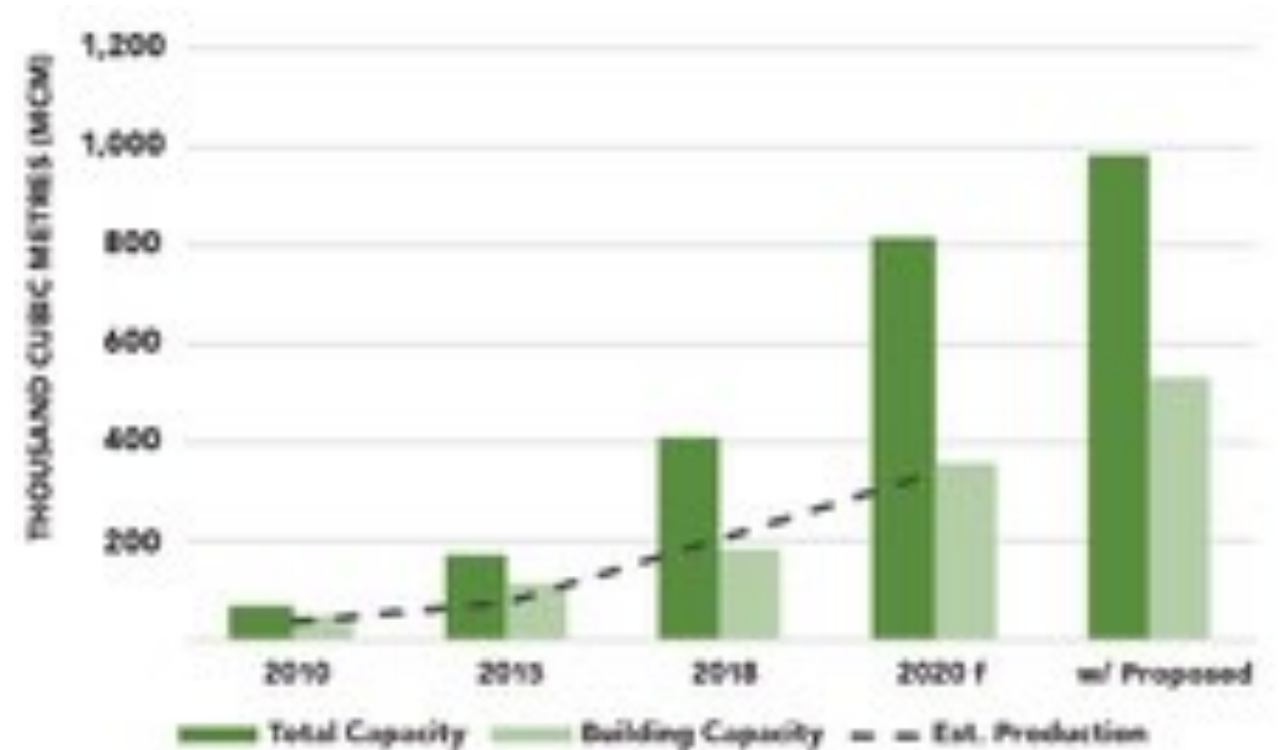
<u>Company</u>	<u>State/Province</u>	<u>Country</u>	<u>Panel size</u>	<u>Typical species</u>
• Structurlam	BC	Canada	10' x 40' CLT	SPF / Doug Fir
• Nordic	Quebec	Canada	8' x 64' CLT	Black Spruce
• DR Johnson	Oregon	U.S.	10' x 24' CLT	Doug Fir
• Smartlam	Montana	U.S.	10.5' x 40' CLT	SPF
• Freres Lumber Co	Oregon	U.S.	12' x 48' MPP	Doug Fir
• Smartlam (Southeast)	Alabama	U.S.	11.5' x 52' CLT	Southern Pine
• Katerra	Washington	U.S.	12' x 60' CLT	SPF
• Vaagen Timber	Washington	U.S.	4' x 60' CLT	Doug Fir
Coming soon ...				
• Kalesnikoff	Castlegar, BC	Canada	11.5' x 60' CLT	SPF / Doug Fir

North American supply is increasing ...

2019 North American Mass Timber Panel Manufacturing Capacity by Status



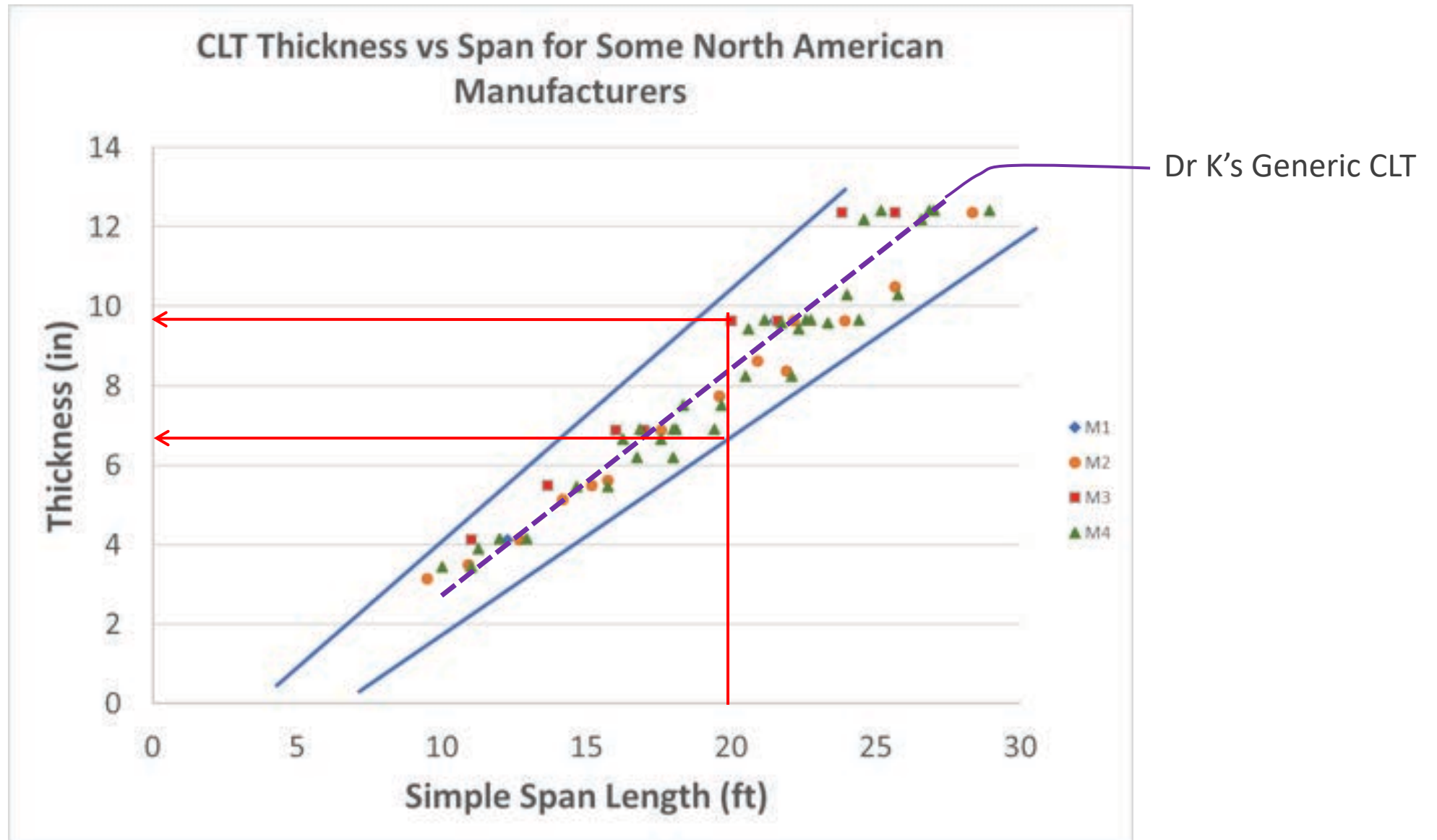
North American Mass Timber Panel Manufacturing Capacity





CLT PRESS

CLT COST DEPENDS ON THE TOTAL VOLUME OF WOOD



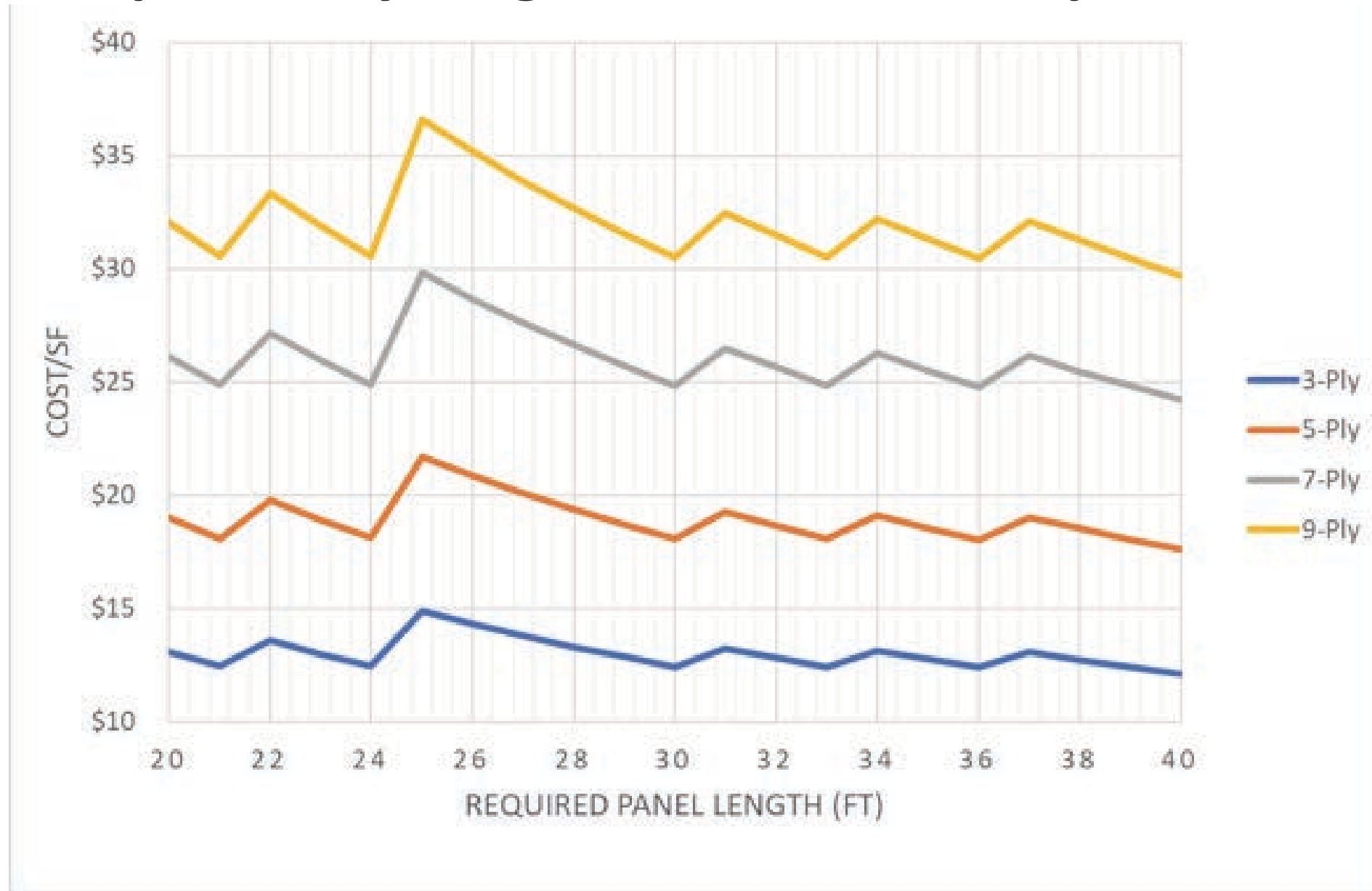
Unit cost of CLT panels by length and number of plies

Conceptual cost of Dr K's Generic CLT is intended to include:

- CLT
- Shop fab
- Sanding
- Delivered
- Screws

but does **not** include:

- Finishes



THE GRID WILL AFFECT CLT FAB AND ERECT COST

Manufacturer constraints will affect design choices:

- Strength
- Stiffness
- Vibration
- Material species
- Material grade
- Layup
- Panel dimensions (erection speed)

Case Study 2 - Colorado CSU Pavilion

In which we make an environmental
statement

CSU PAVILION

- 2-stories
- Type V construction
- 7-ply CLT floors
- 7-ply CLT roofs
- Structurlam
- Completed 2014



CSU PAVILION



CSU PAVILION



CSU PAVILION



CSU PAVILION



WHAT DOES GLUE-LAMINATED TIMBER COST?

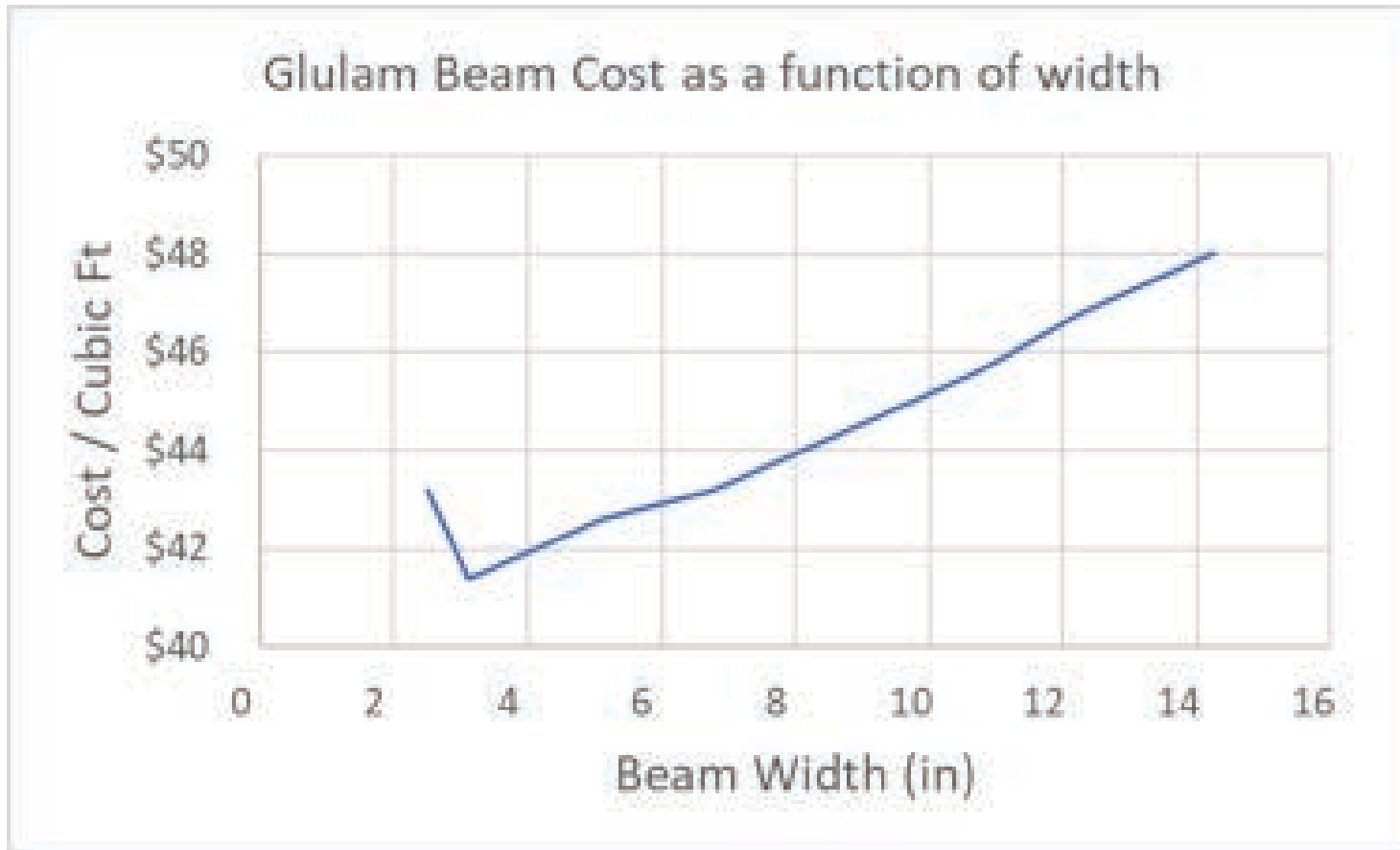




GLULAM BEAM PRESS

Dr K's Glulam Beam Cost

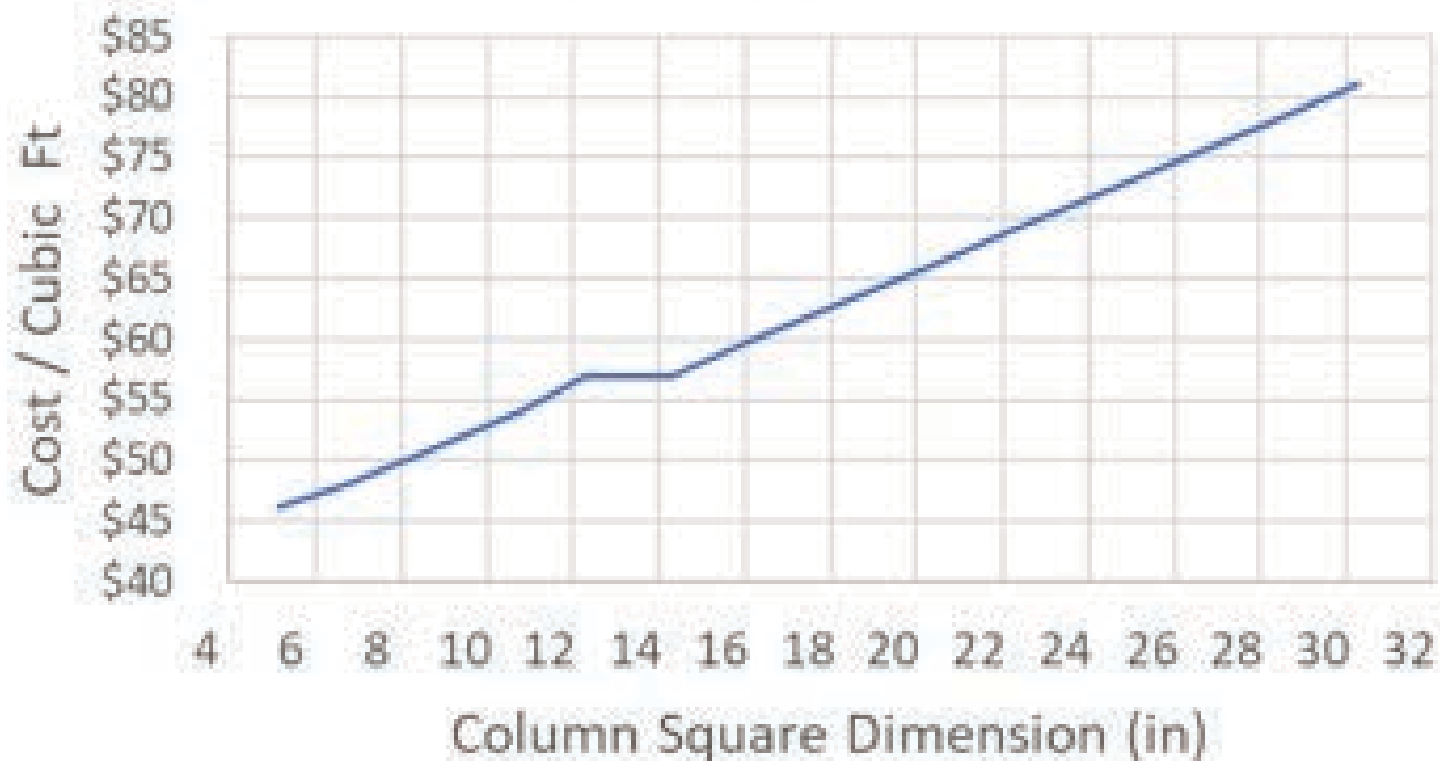
Unit cost per cubic ft is a function of beam width



Dr K's Glulam Column Cost

Unit cost per cubic ft is a function of column width

Glulam Column Cost as a function of width



WHAT DOES CONCRETE COST?



Concrete

- Cost based on unit price per cubic yard
- Topping only in this study



Bay Studies

Estimating the “Conceptual Cost” of a structural bay

- CLT Cost
- Wood Beams and Girders
- Wood Columns
- Wood connections
 - Beams, Girders, Columns
- Steel Beams and Girders
- Steel Columns
- Concrete

Conceptual cost estimates that follow are appropriate only for illustrating the relative difference between similar systems.

They are not accurate enough to compare steel vs concrete vs mass timber systems

Estimating the “Conceptual Cost” of a structural bay

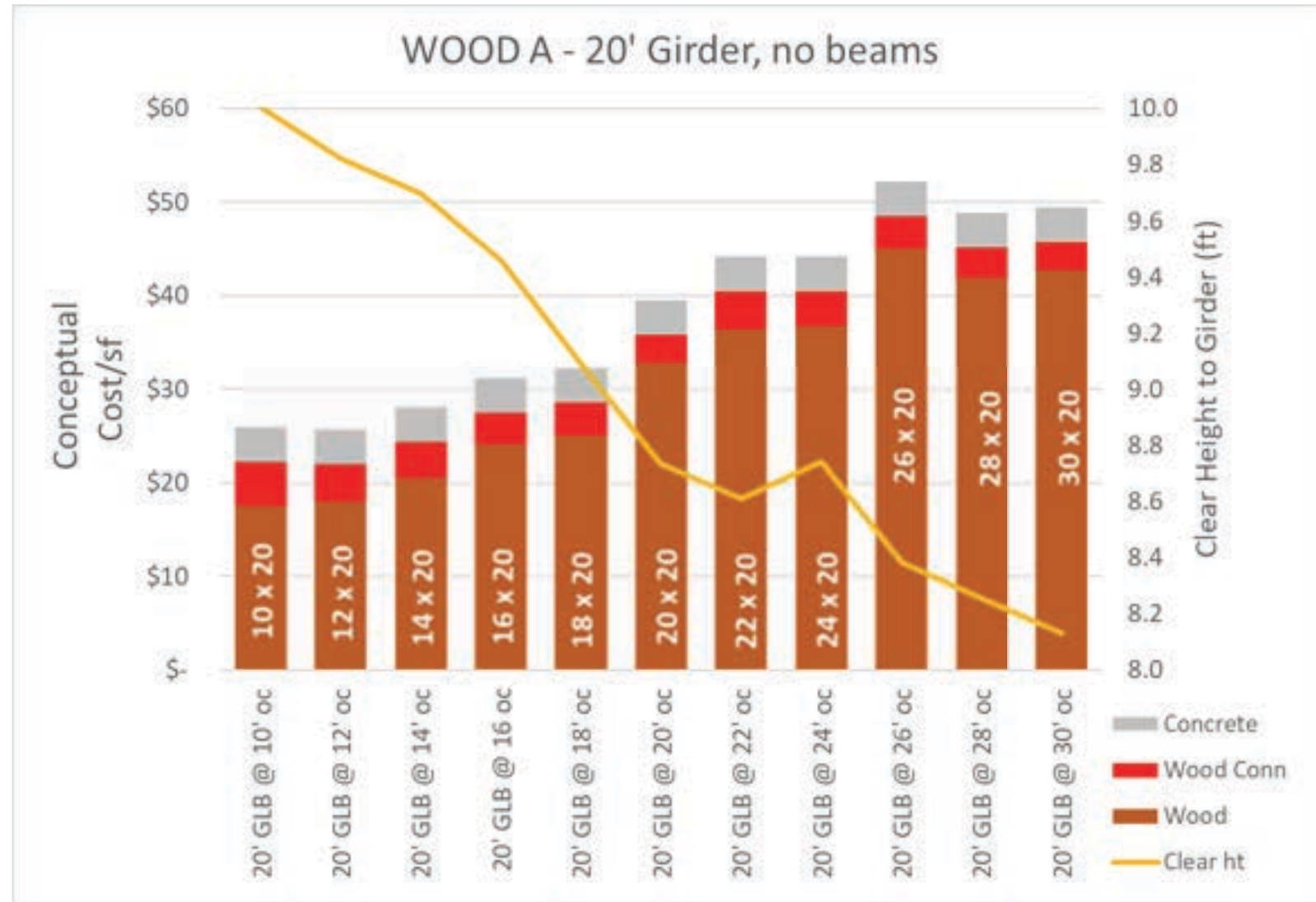
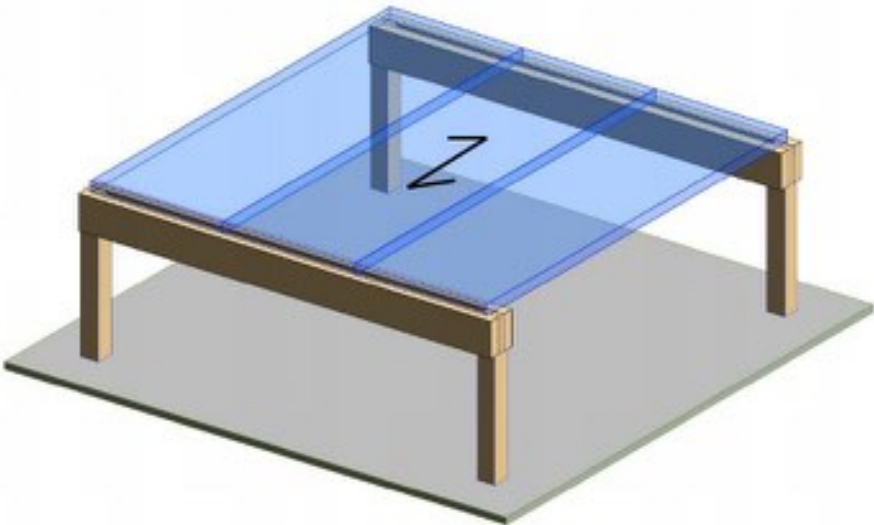
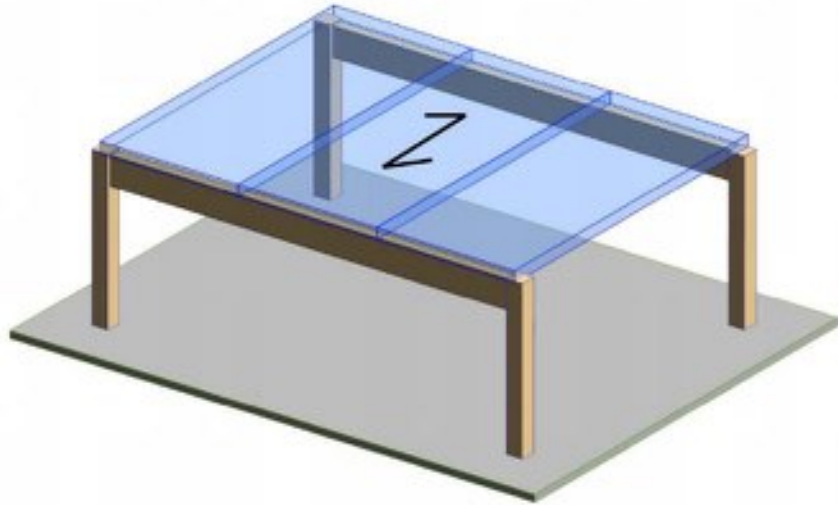
“Conceptual Costs” do not include

- Lateral systems
- General conditions
- General requirements
- Construction time
- Shipping
- Protection
- Finishes etc. etc.

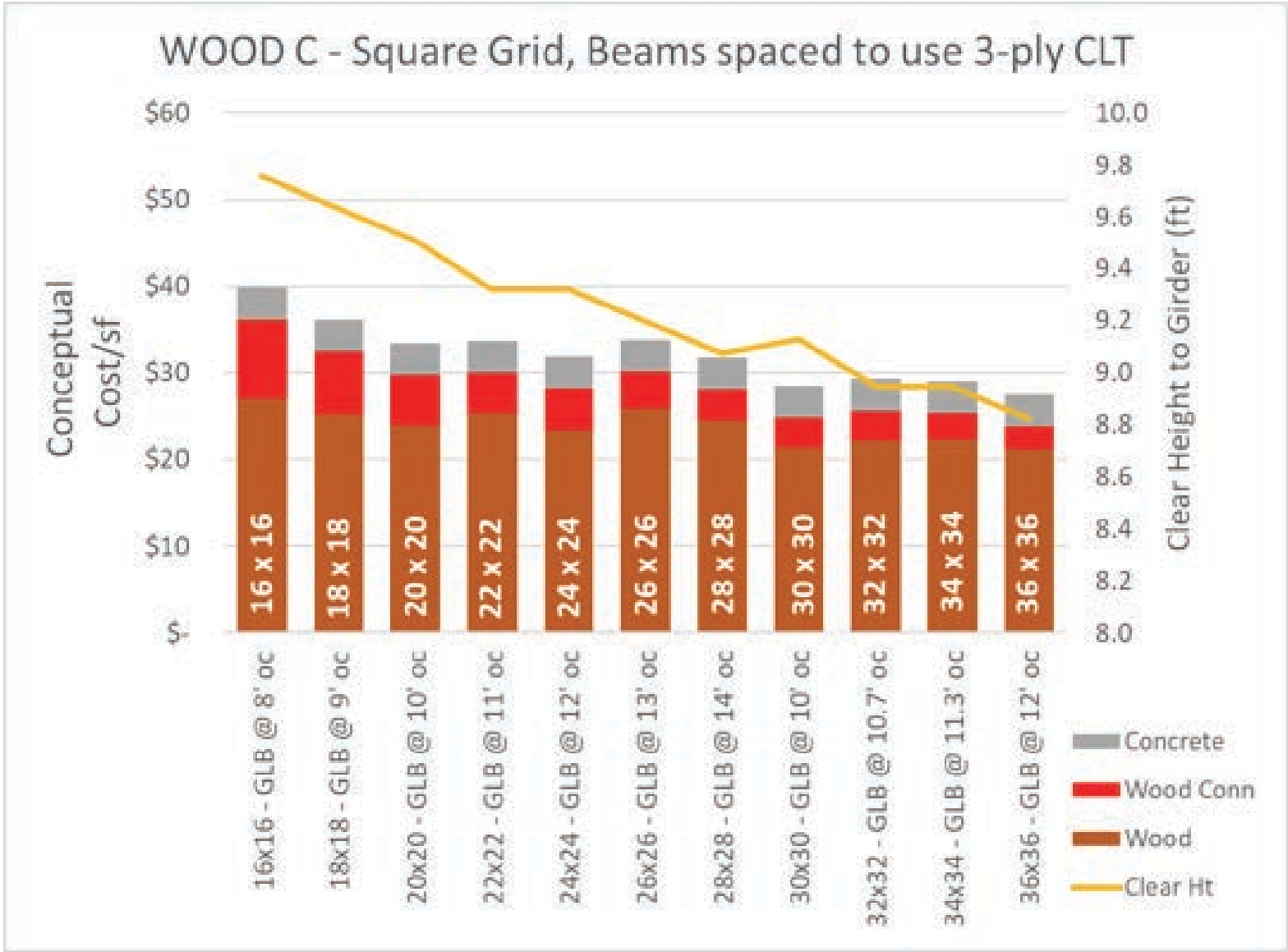
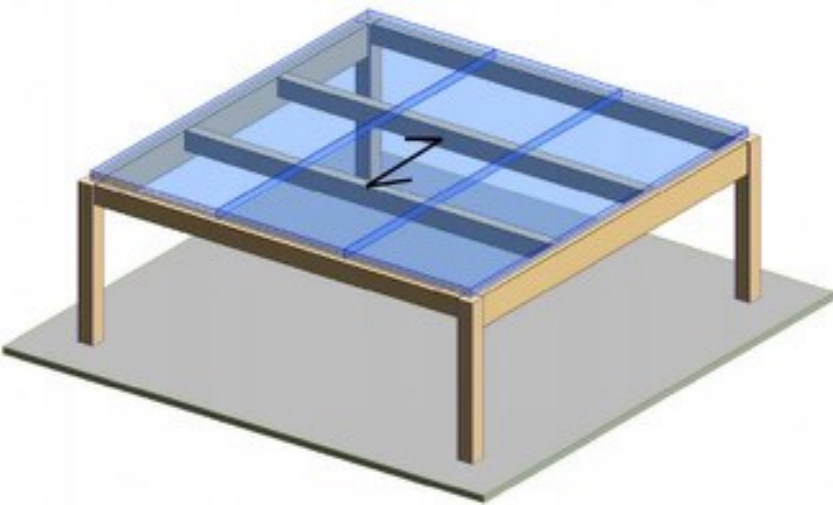
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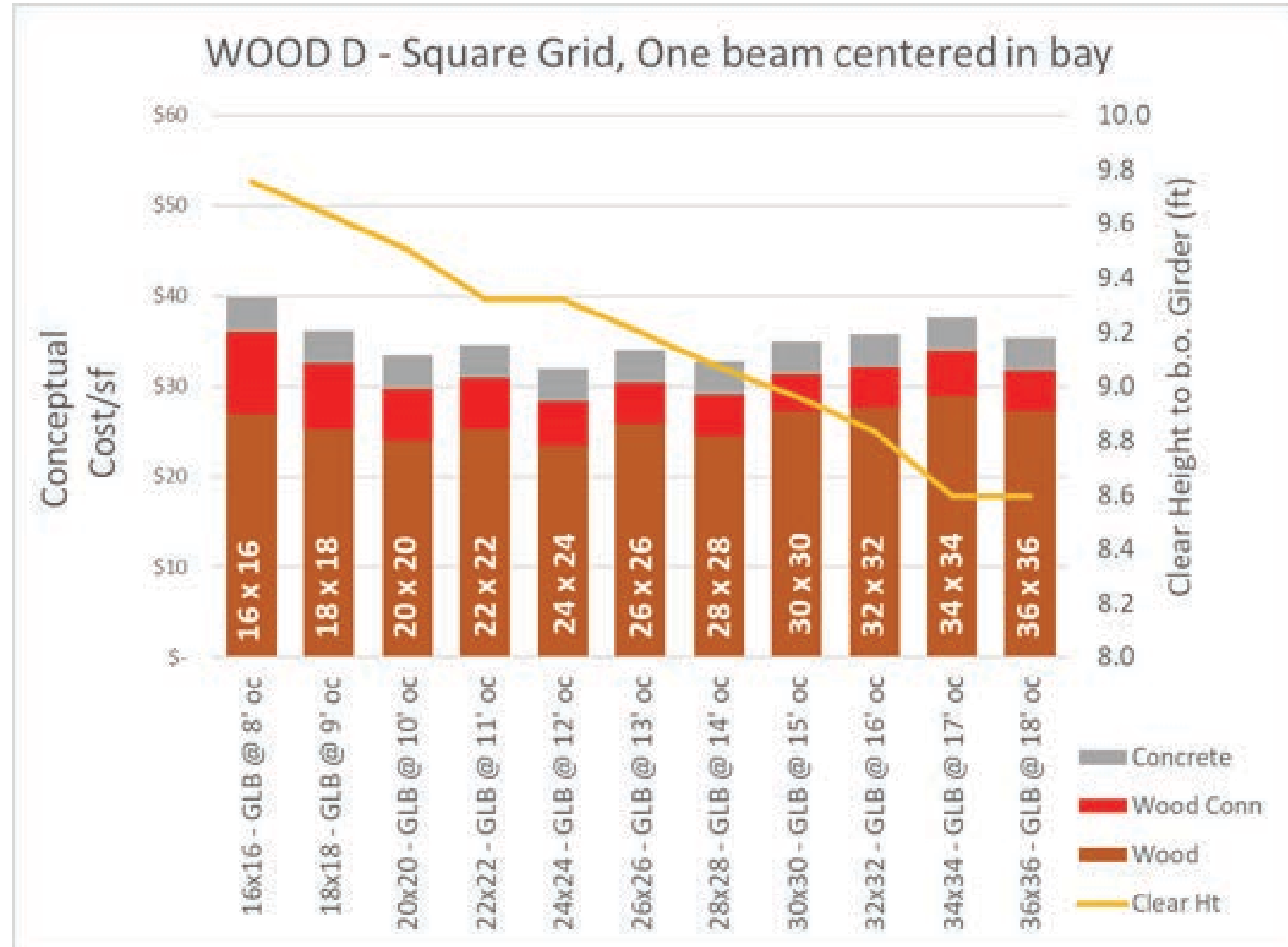
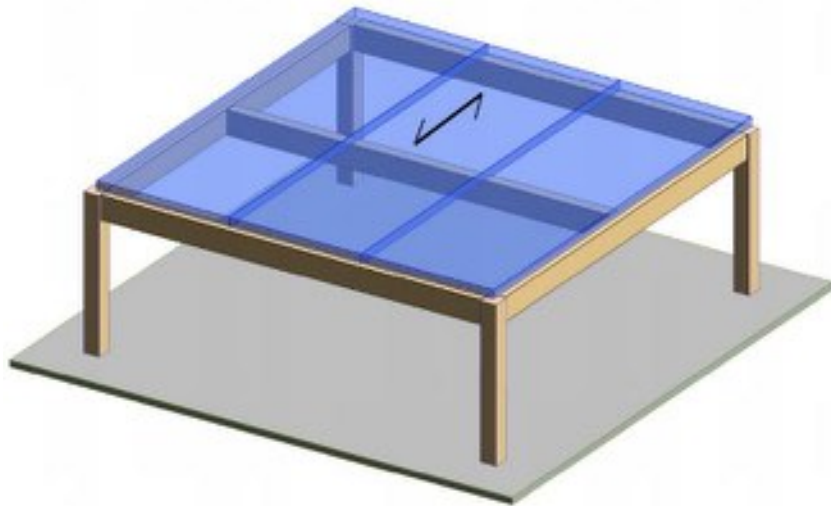
20 ft timber bents, no beams, CLT of varying span



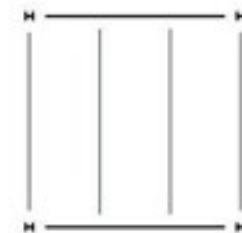
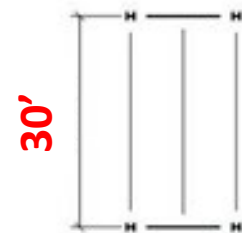
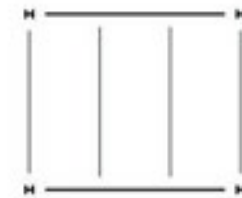
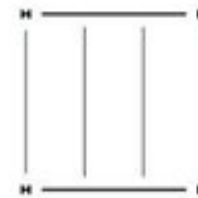
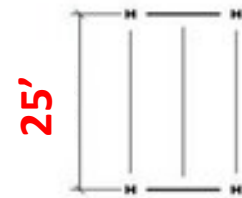
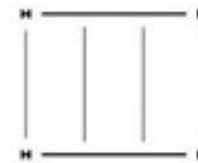
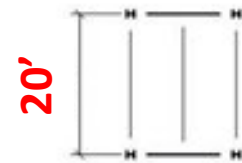
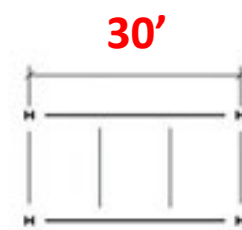
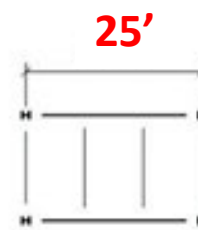
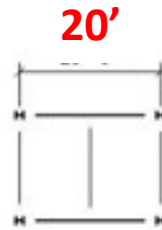
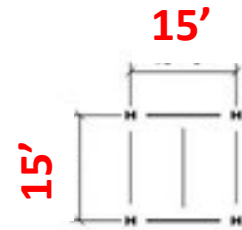
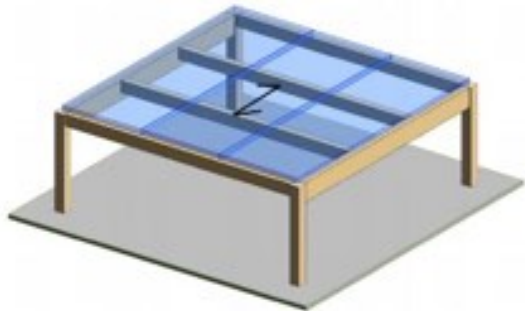
Square Grid w/ secondary beams, 3-ply CLT of varying span



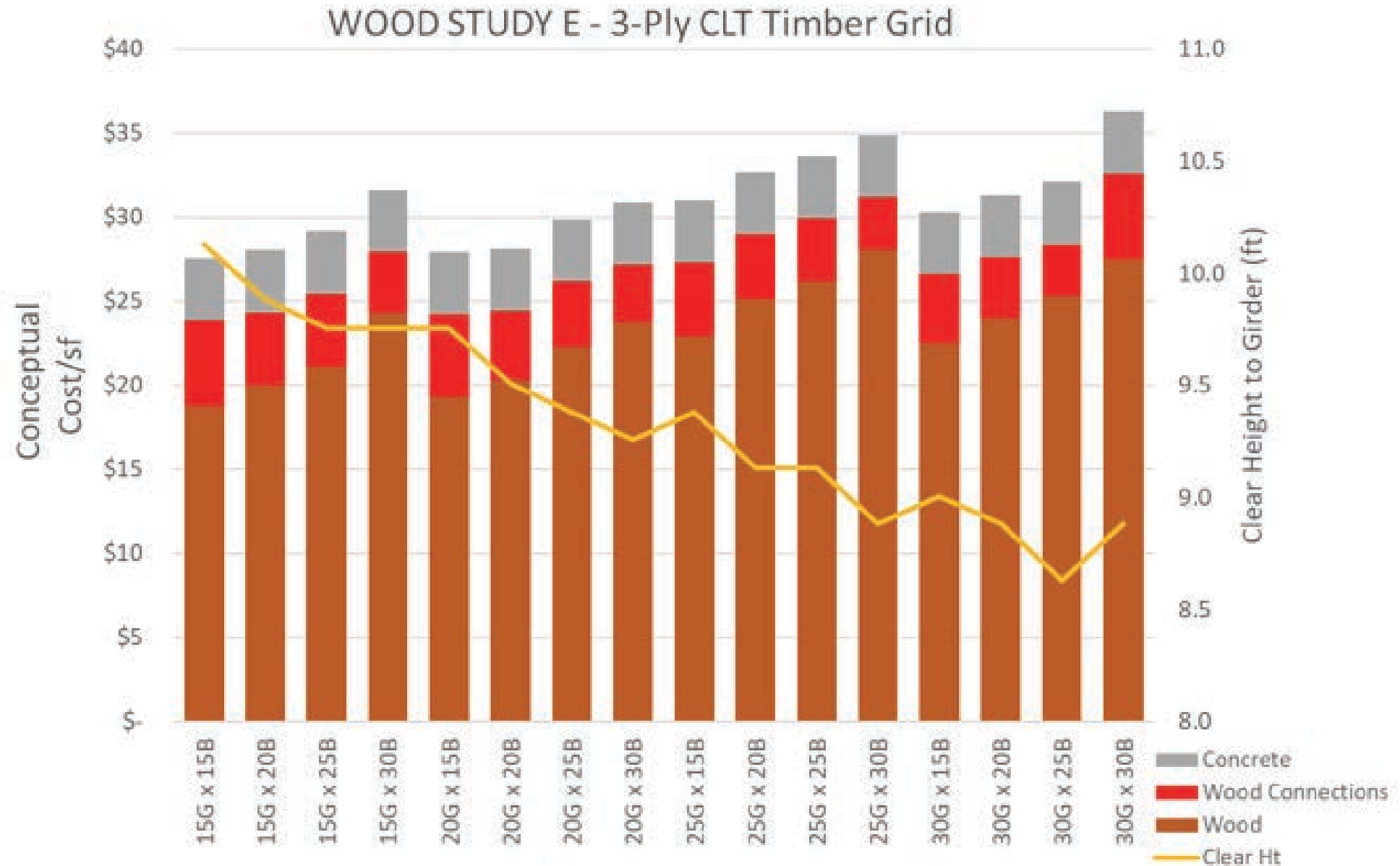
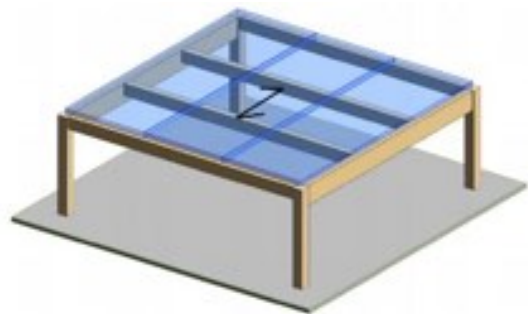
Square bay, CLT with 2 equal (varying) spans



Wood Bay Study: 15x15 up to 30x30



Wood Bay Study



Case Study 3 - Colorado Boulder Loading Dock

In which we push the grid to its limit

BOULDER LOADING DOCK



BOULDER LOADING DOCK



STEELock
SECURE - A - SITE
TEMPORARY FENCE
1-888-569-5758



KL&A
Structural Engineers & Builders

- Type IV, Sprinklered Construction
- 2-story
- 2012 IBC
- 7-ply 5-layer CLT Floors
- 5-ply CLT roof
- 3-ply CLT shear walls
- Stora Enso and Ligna Terra
- 25 x 30 Grid

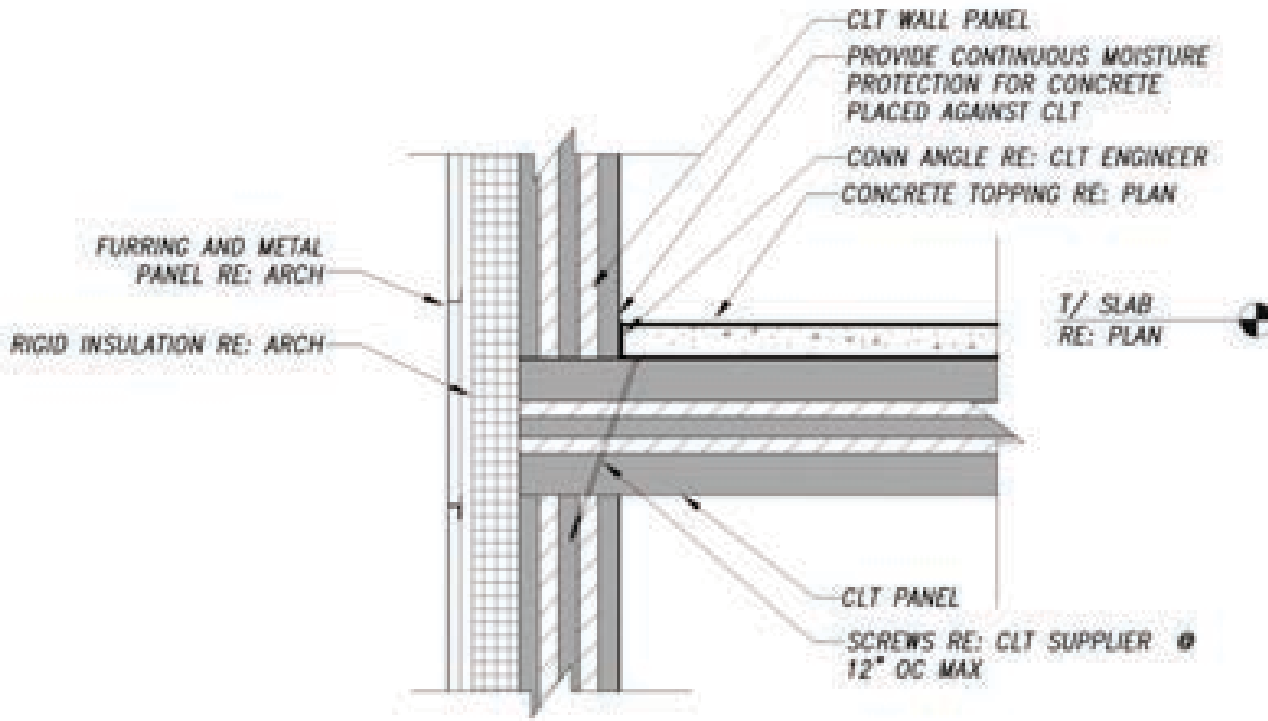
BOULDER LOADING DOCK



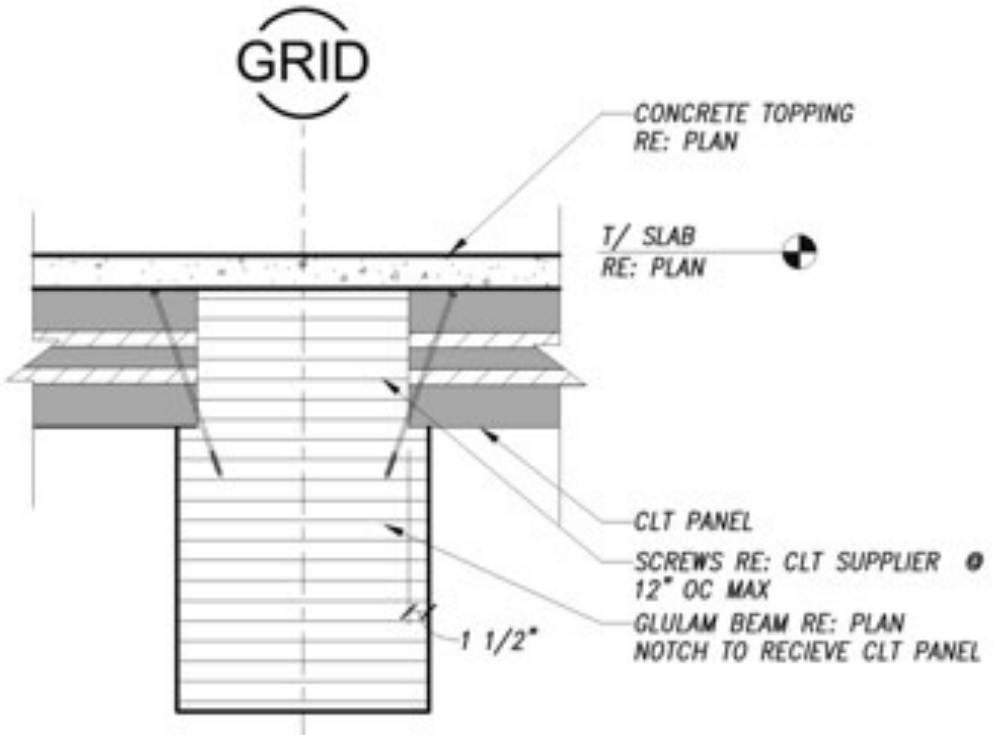
BOULDER LOADING DOCK



Typical Connections



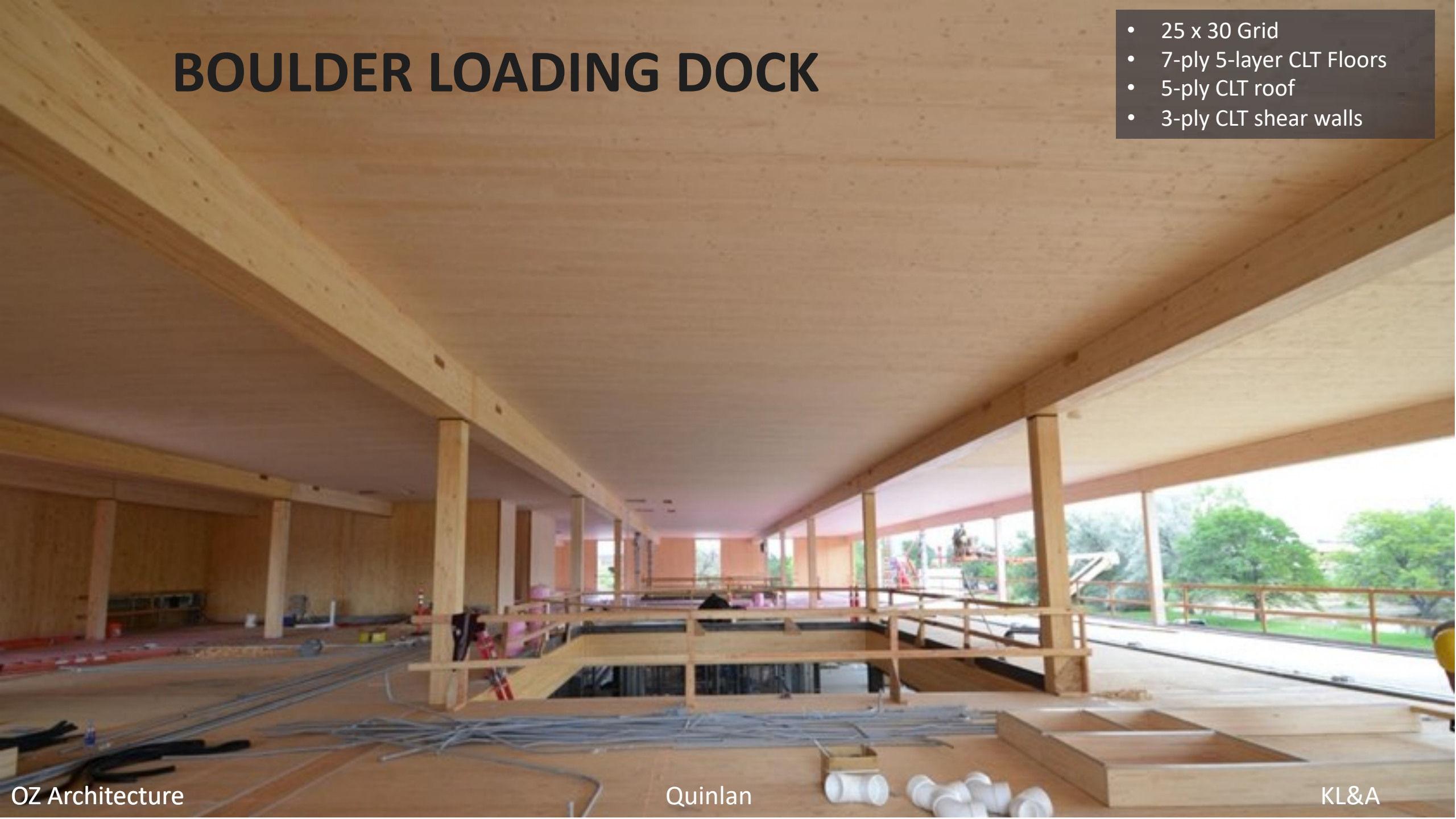
WALL SECTION AT BEARING WALL



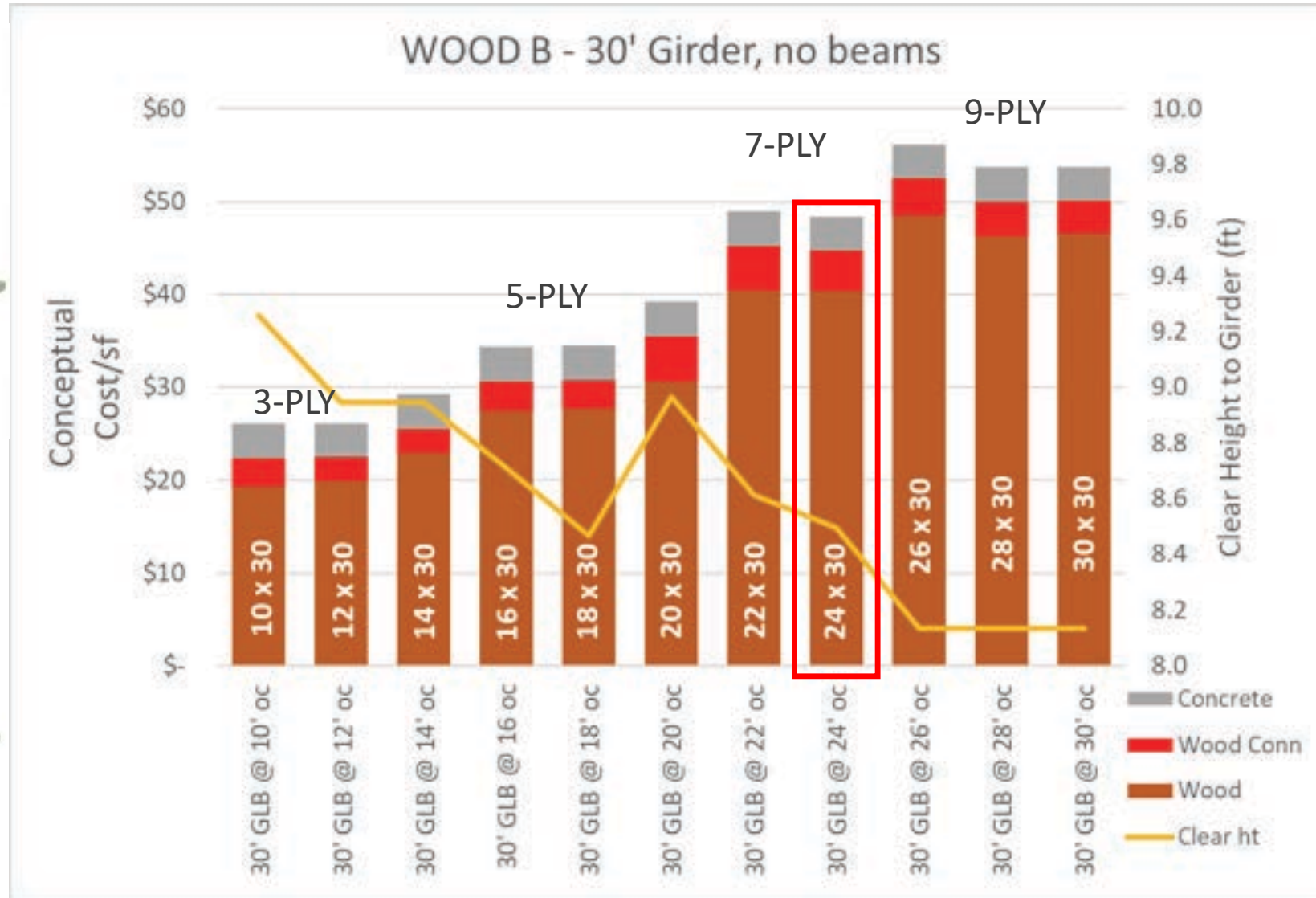
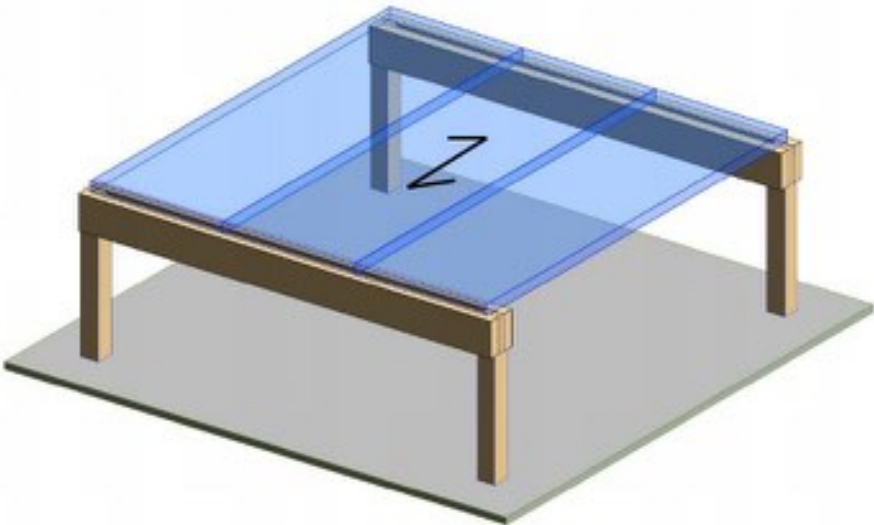
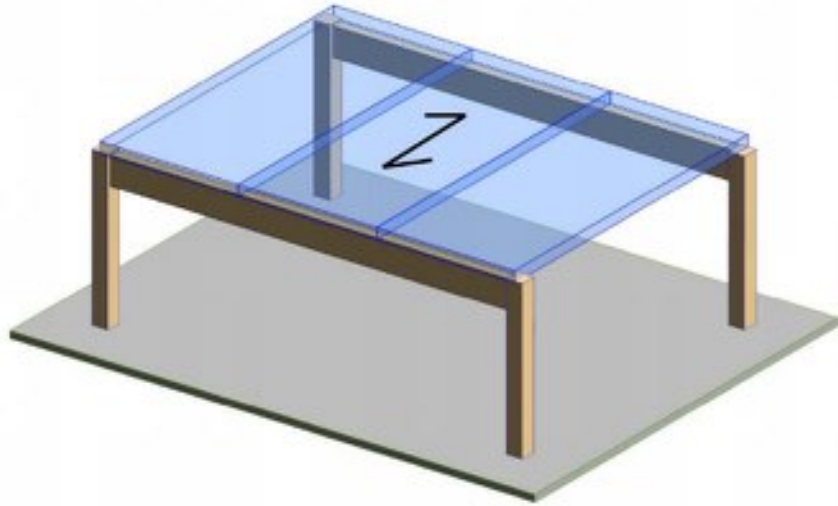
CLT TO INTERIOR BEAM CONNECTION

BOULDER LOADING DOCK

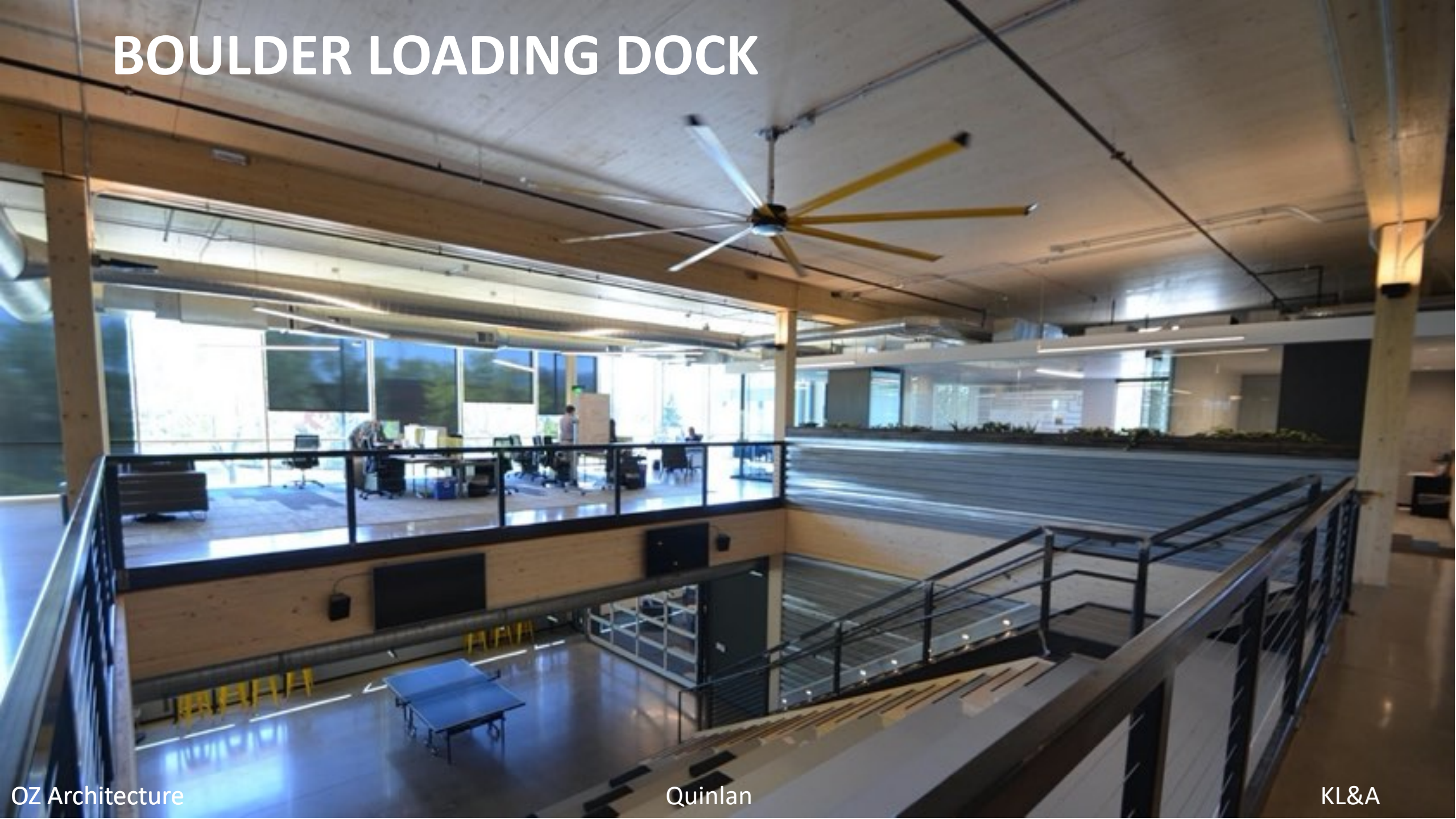
- 25 x 30 Grid
- 7-ply 5-layer CLT Floors
- 5-ply CLT roof
- 3-ply CLT shear walls



30 ft timber bents, no beams, CLT of varying span



BOULDER LOADING DOCK



BOULDER LOADING DOCK

The image shows a close-up of a wooden structure made of light-colored, knotted wood. A vertical post is positioned in the center, supporting two horizontal beams. The beams are connected to the post using dovetail joints, which are visible as recessed, wedge-shaped slots. The wood has a natural, slightly weathered appearance with visible grain and knots. The background is a plain, light-colored surface.

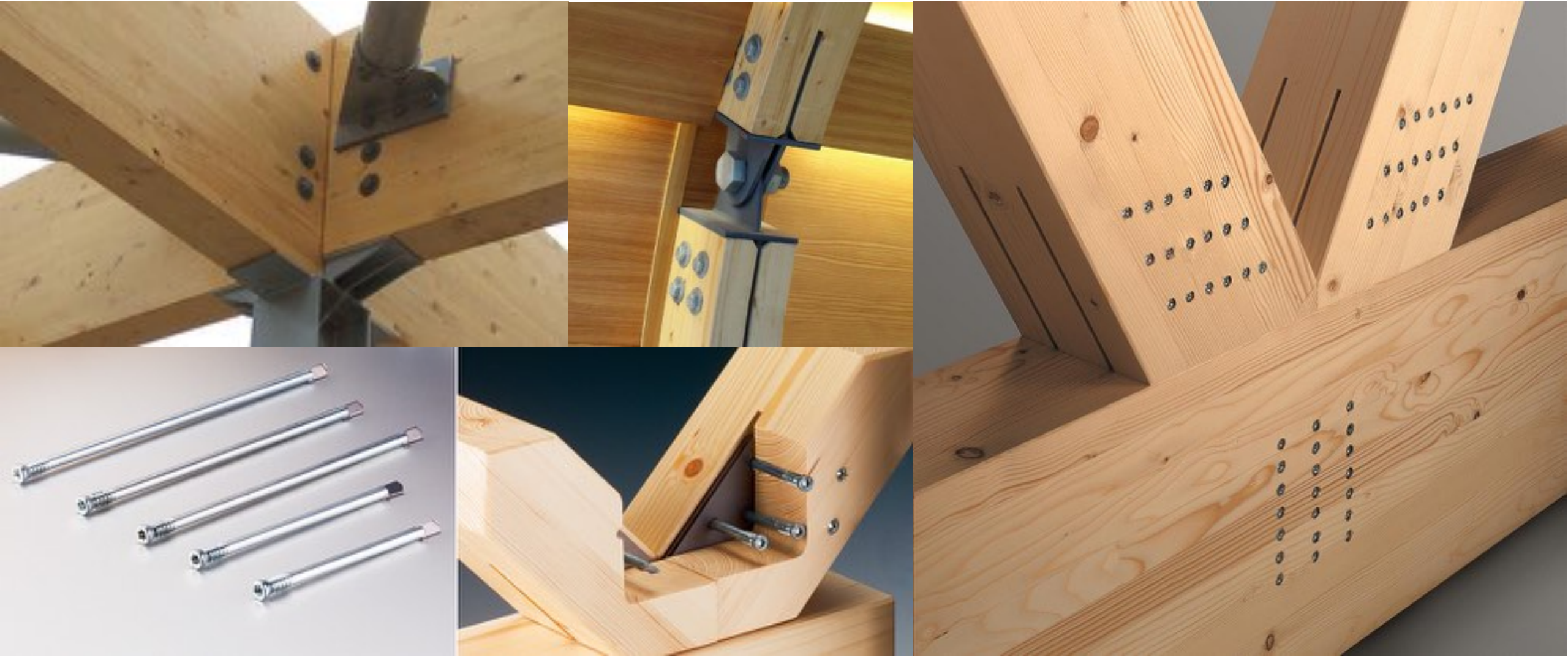
Simple connections

WHAT MASS TIMBER CONNECTIONS COST?



WOOD CONNECTIONS ARE A DESIGN/COST DRIVER

“Wood structures are just connections held together by members”



Mass timber design

connections

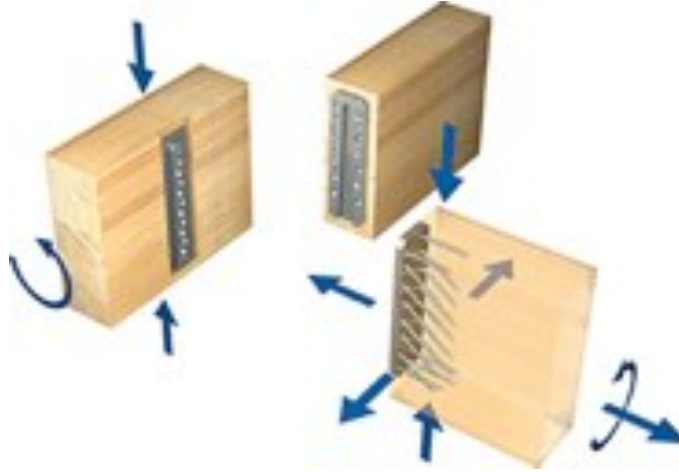


Photo Credit: myticon



Panel to beam connections

Connection Cost – Different Connection “Classes”



Connection Cost based on “Connection Class”

Cost for each class is based on ...

- Connection material
- Screws and bolts
- Beam end fabrication
- Girder fabrication
- Field Installation

Cost increases with ...

- Connection “Class”
 - Simple screws
- 
- Complex hidden custom connector
- **Reaction carried**

Case Study 4 - Colorado Platte Fifteen

In which we get serious about economy

PLATTE FIFTEEN

Office / Retail

Type III-B over IA Construction

2 floors concrete below grade

1 floor concrete above grade

3 floors + roof in mass timber

Concrete cores

30' x 30' grid



PLATTE 15

Office / Retail
Type III-B Construction
30' x 30' grid



OZ Architecture

Adolfson & Peterson Construction

KL&A & Nordic

PLATTE 15

Office / Retail

Type III-B Construction

30' x 30' grid



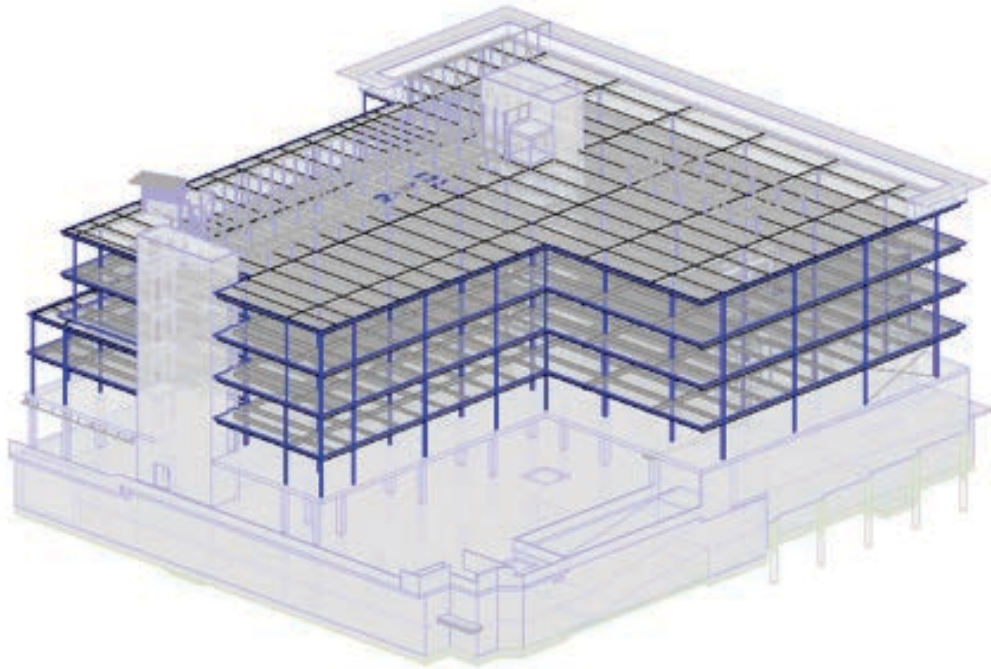
OZ Architecture

Adolfson & Peterson Construction

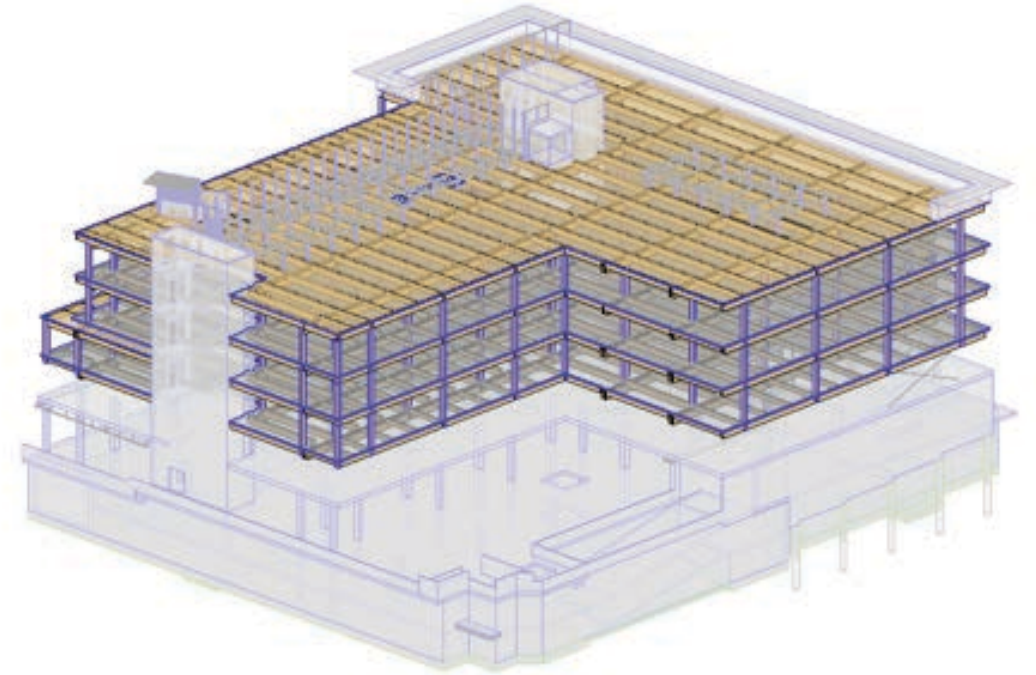
KL&A & Nordic

Early Pricing showed mass timber came at a premium

STEEL

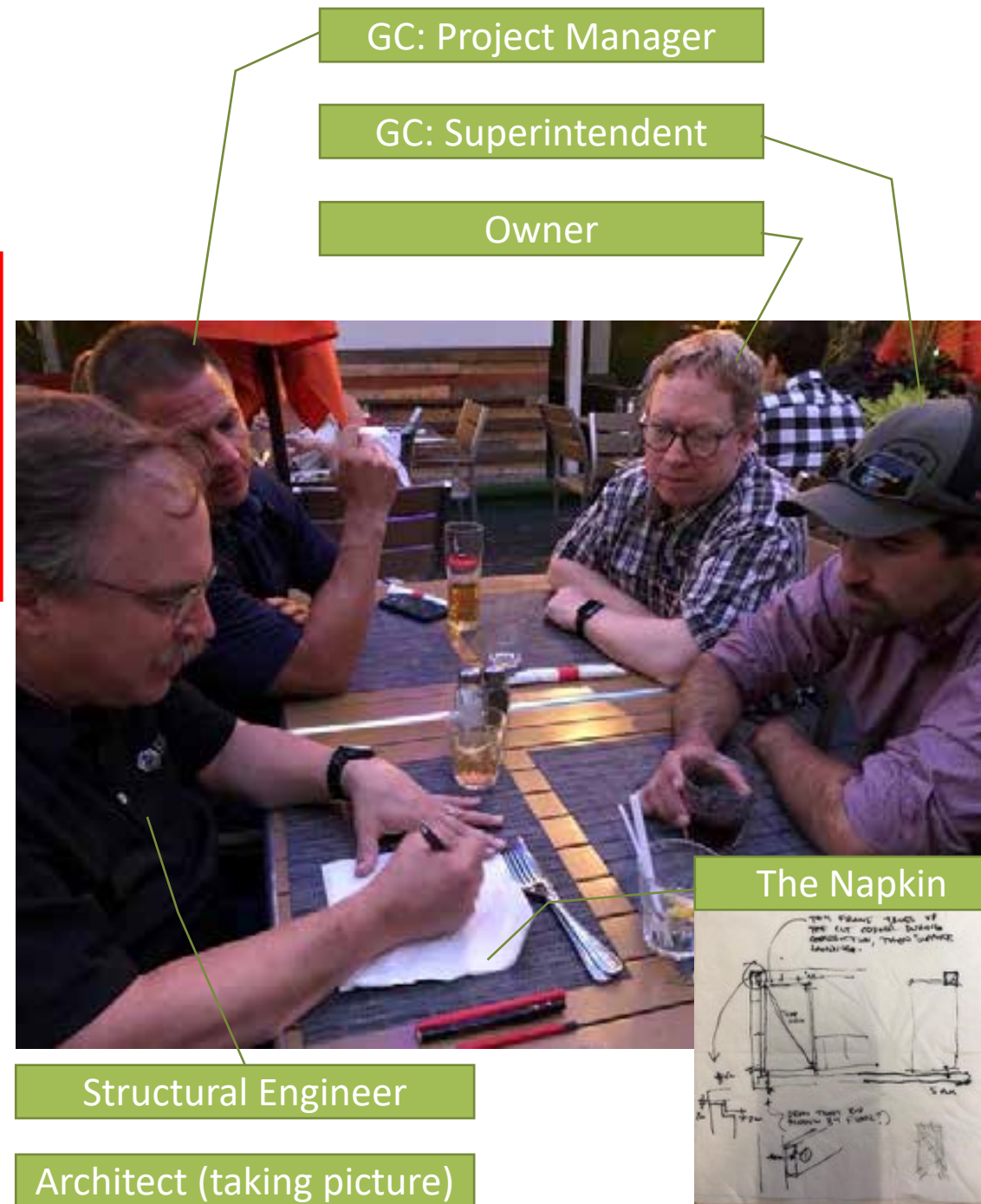
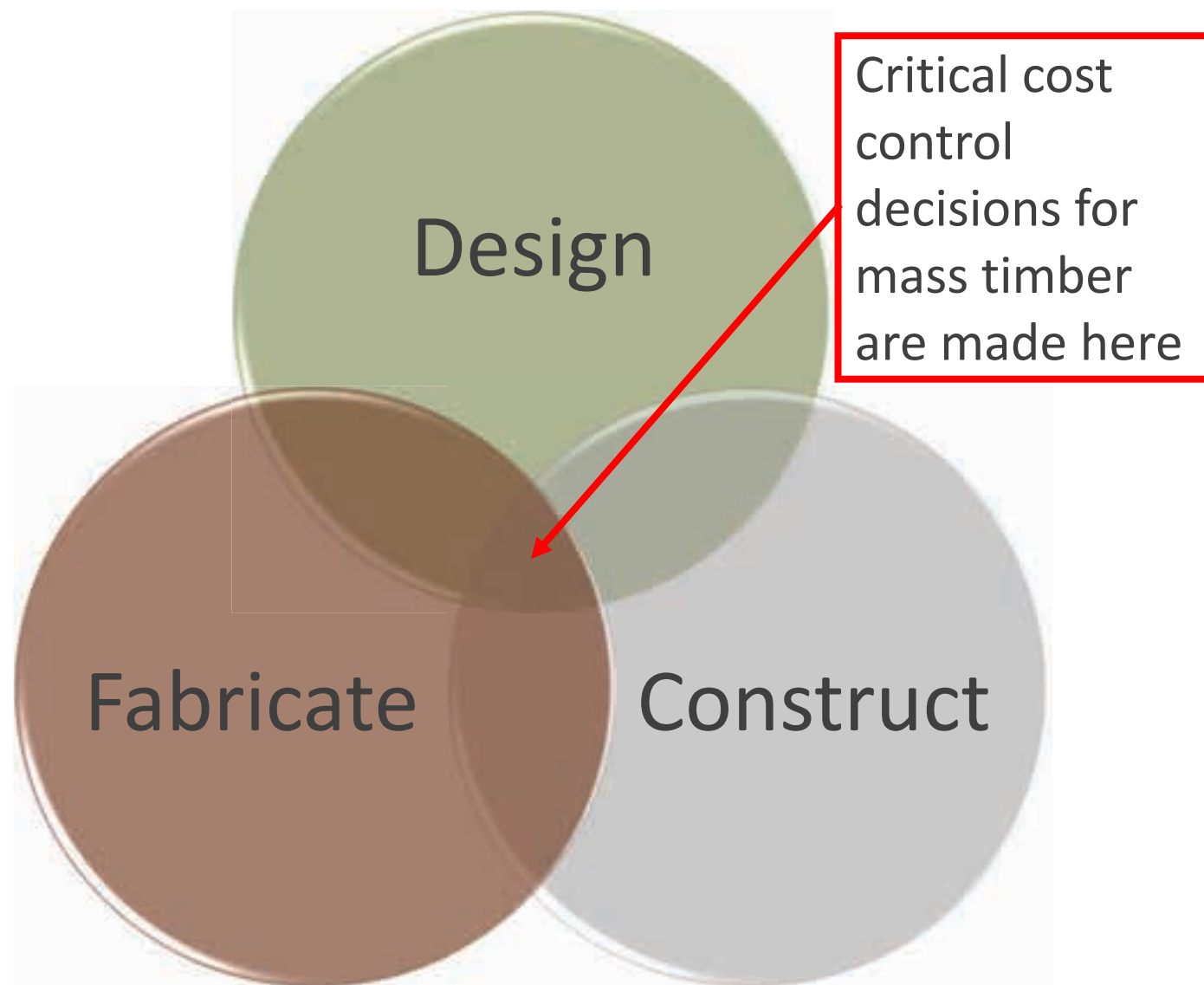


MASS TIMBER



**+ \$1,000,000 (±)
or about 2.5% of total cost**

Cost Control is collaborative



Getting a manufacturer to the table

Use **Choosing by Advantages** (CBA)

- Wood species
- Manufacturers' unique efficiencies
- Strength of coordination team
- Project history
- North American vs. Overseas
- Facility visit



Choosing By Advantages (CBA)

FACTORS	ALTERNATIVES					
	CLT PRODUCER #1		CLT PRODUCER #2		CLT PRODUCER #3	
Material Aesthetics						
Owner preference for lighter color	<u>SPF</u>		Spruce		European Spruce	
Advantage:		0		85		100
Servicing Zero Lot Line						
Can delivery be sequenced or "hot loaded"	Yes		Yes		<u>Container</u>	
Advantage:		60		60		0
Replacement Flexibility						
Distance from project	1300 miles		2100 miles		<u>5400 miles</u>	
Advantage:		40		25		0
Local Crew for Installation						
Installed by Colorado Crews	Yes		<u>No</u>		Yes	
Advantage:		20		0		20
Total Importance:	120		170		120	
Total Cost:						

Getting trades on board (and comfortable) too



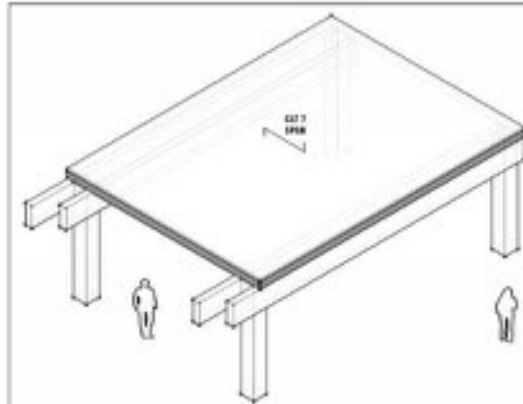
Mass timber may be new to many of the subcontractors.

Comfort with the system will affect the cost.

20x30 Double girder, no beams, 7-ply CLT

STRUCTURAL OPTION A

Baseline per 100% SD Set



SUMMARY

Primary Material(s):	CLT, GLULAM, CONCRETE
Structural Grid:	20' X 30'
Clear Height at Floor:	11'-10 3/4"
Clear Height at Girders:	9'-7 3/4"
Floor Assembly:	L7S-2 CLT / 10.25" x Sound mat + 3" Concrete
Columns:	18" X 18" (Glulam)
Girders:	Continuous Paired 8.75" X 27"
Beams:	N/A
Possible Construction Type:	Type IV

Pro's:

- No beams, only girders
- Mechanical can run parallel to structure
- Possible efficiency in installation with 60' girder dimension

Con's:

- A typical office grid
- Type IV construction prohibits concealed spaces
- 60' girders are likely sourced in North America
- Approximate wood volume - .85 FT3/FT2

Visual References:



KL&A, Inc.
Structural Engineers and Builders

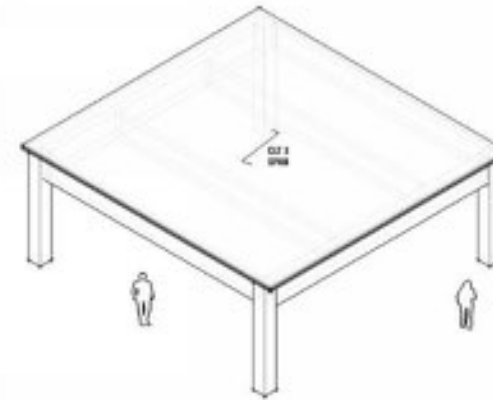


ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

30x30 Single girder and beams w/ 3-ply CLT

STRUCTURAL OPTION B

30X30 Single Span, Single Girder CLT3



SUMMARY

Primary Material(s):	CLT, GLULAM, CONCRETE
Structural Grid:	30' X 30'
Clear Height at Floor:	12'-5"
Clear Height at Girders:	9'-10 5/8"
Floor Assembly:	CLT 3 / 3.00" x Sound mat + 3" Concrete
Columns:	18" X 18" (Glulam)
Girders:	12.25" X 33"
Beams:	12.25 X 27" at 10' O.C.
Possible Construction Type:	Type IV

Pro's:

- Larger structural grid
- Reduced cost for single girder
- Option to notch girder into floor to reduce exposed dimension
- Approximate wood volume - .34 FT3/FT2
- Potential for long CLT panels minimum of 30' up to a maximum of 60'

Con's:

- Additional cost to notch girder into floor to align with bottom of beam
- Introduction of beams, so can't tuck systems tight to floor
- Type IV construction prohibits concealed spaces
- Increased quantity of pieces
- Possible acoustical implications should be reviewed

Visual References:

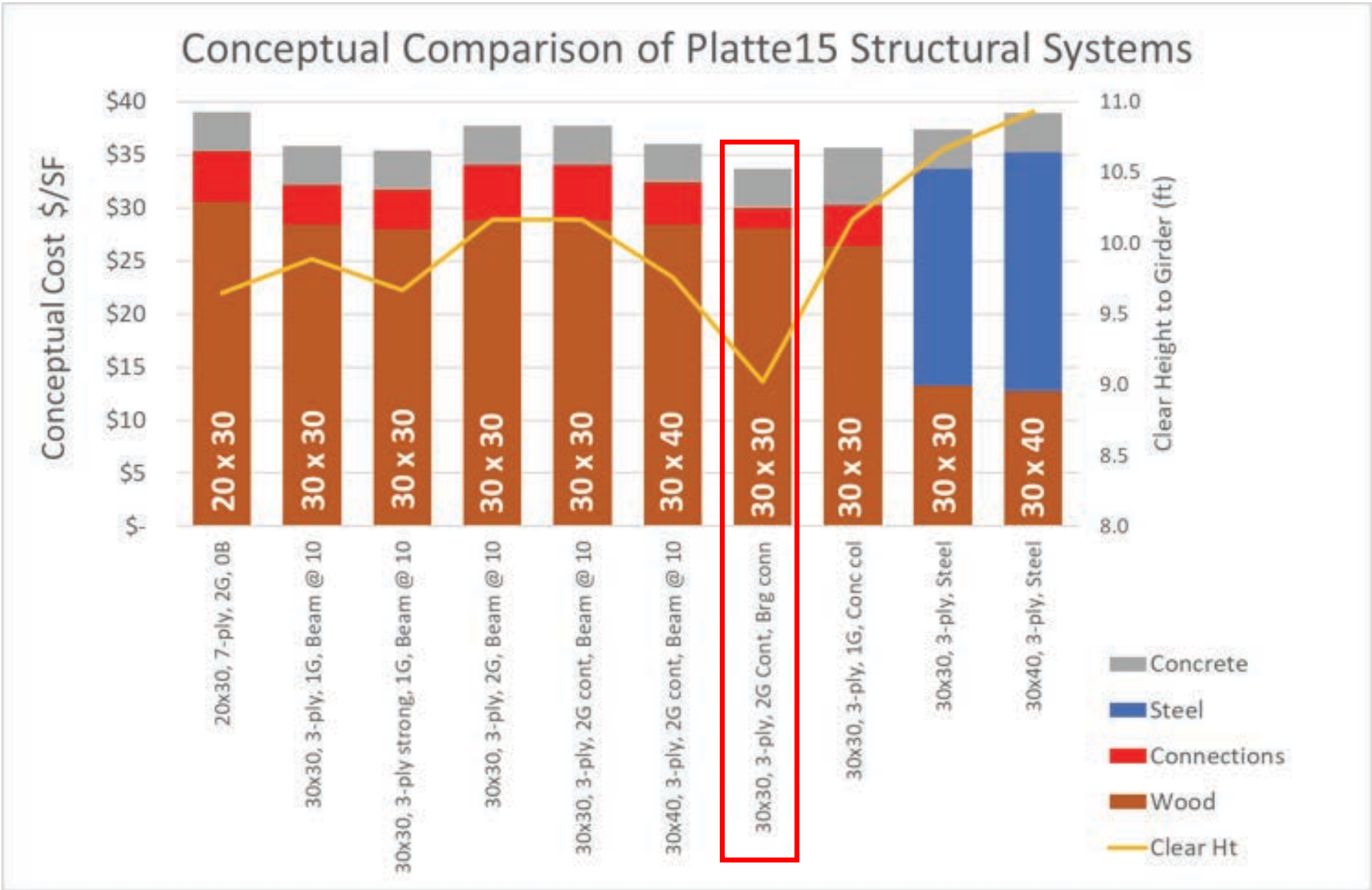


KL&A, Inc.
Structural Engineers and Builders



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

Platte Fifteen Bay Study



PLATTE 15



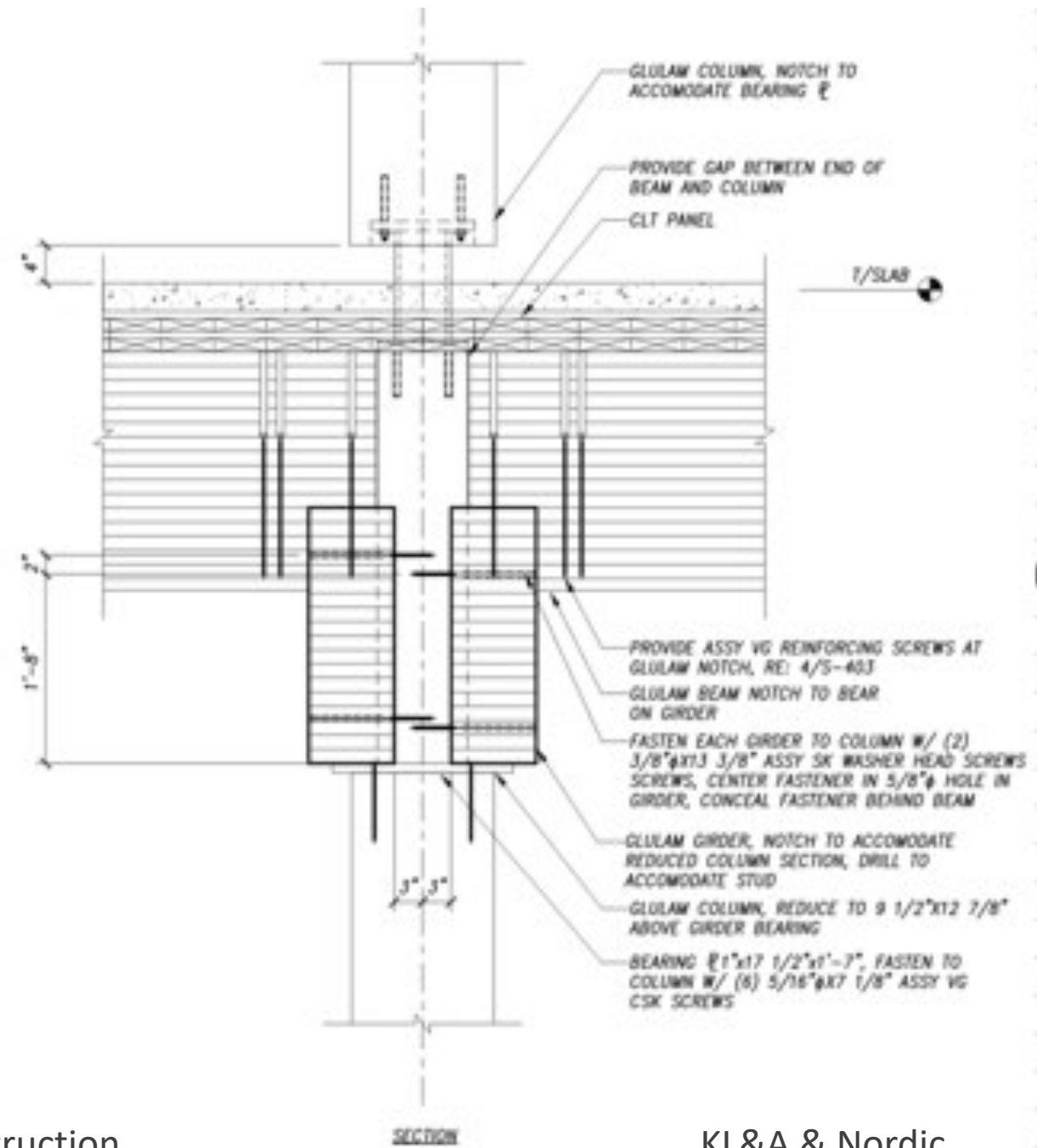
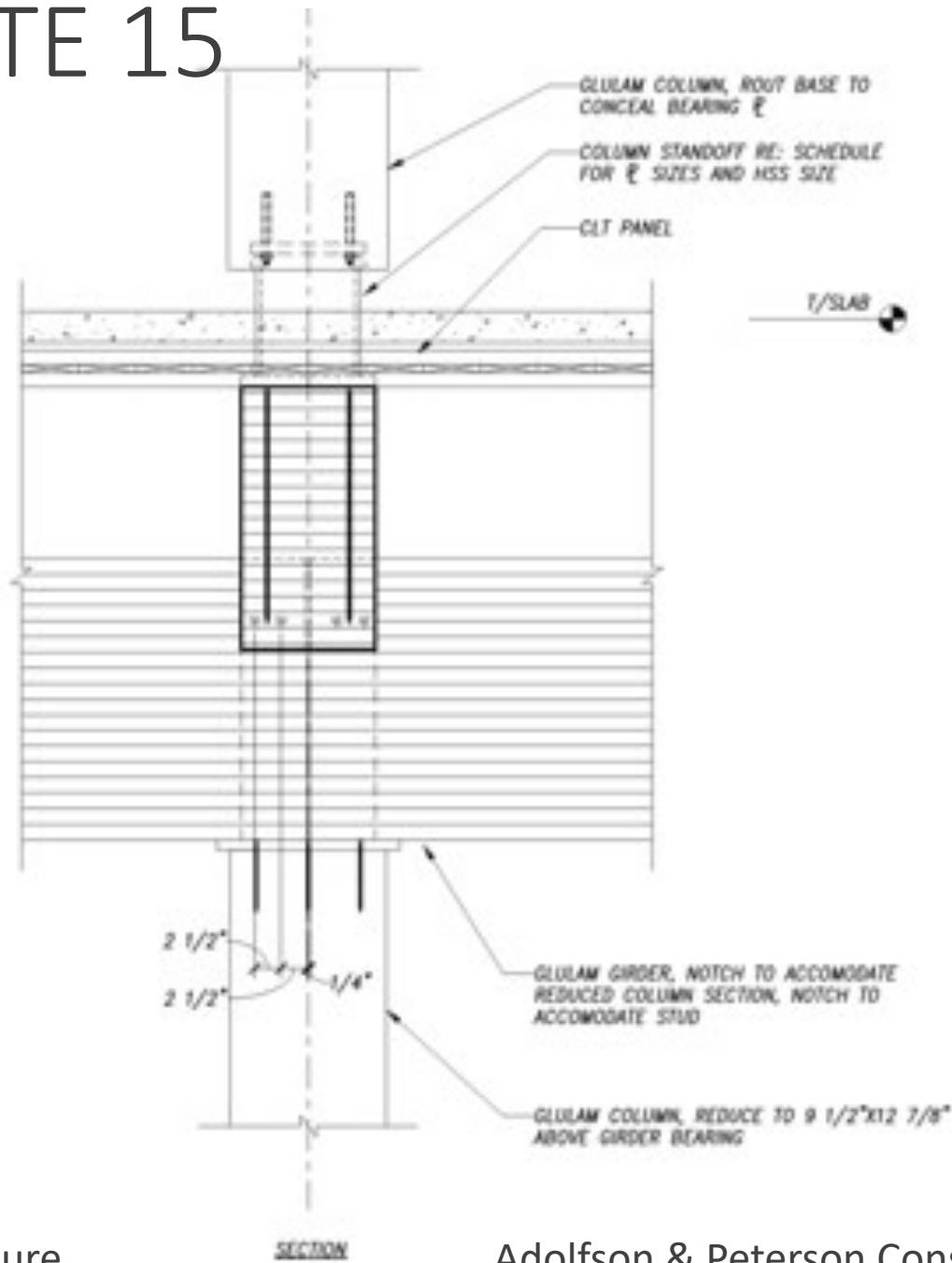
PLATTE 15



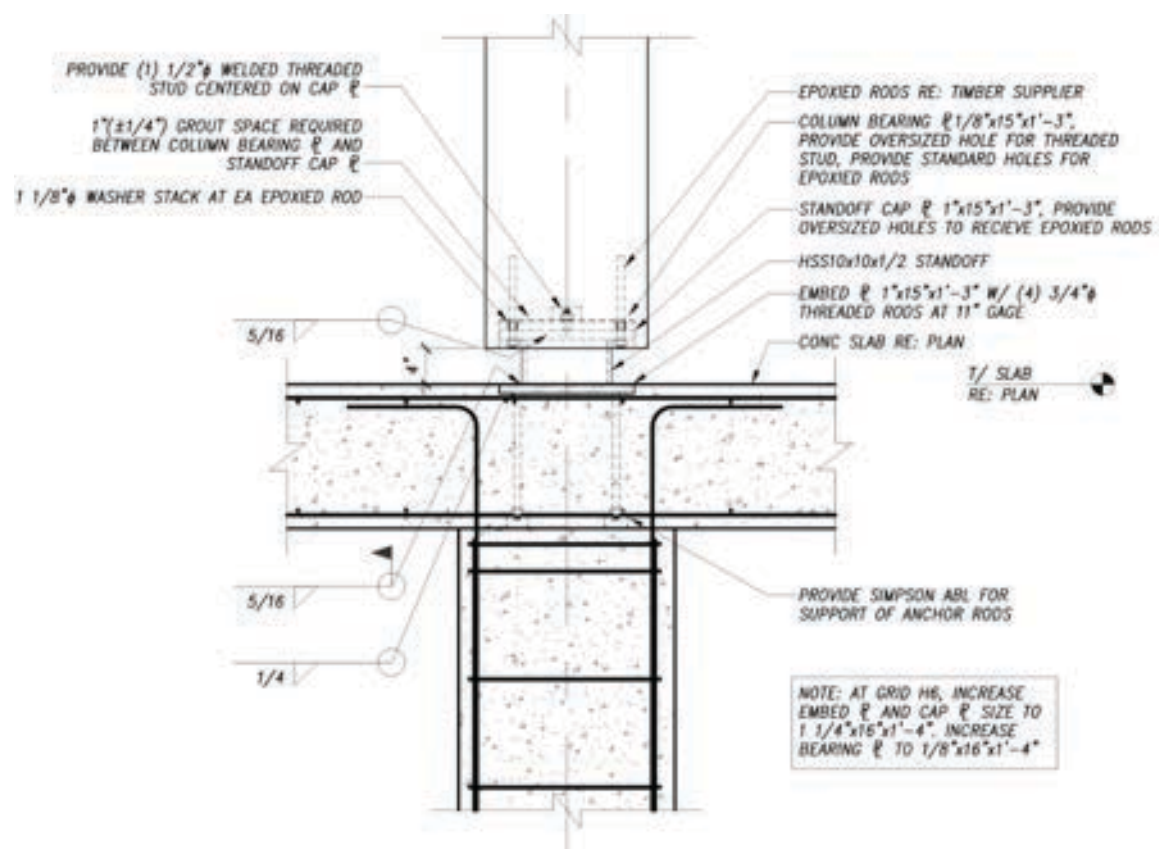
PLATTE 15



PLATTE 15



PLATTE 15



OZ Architecture



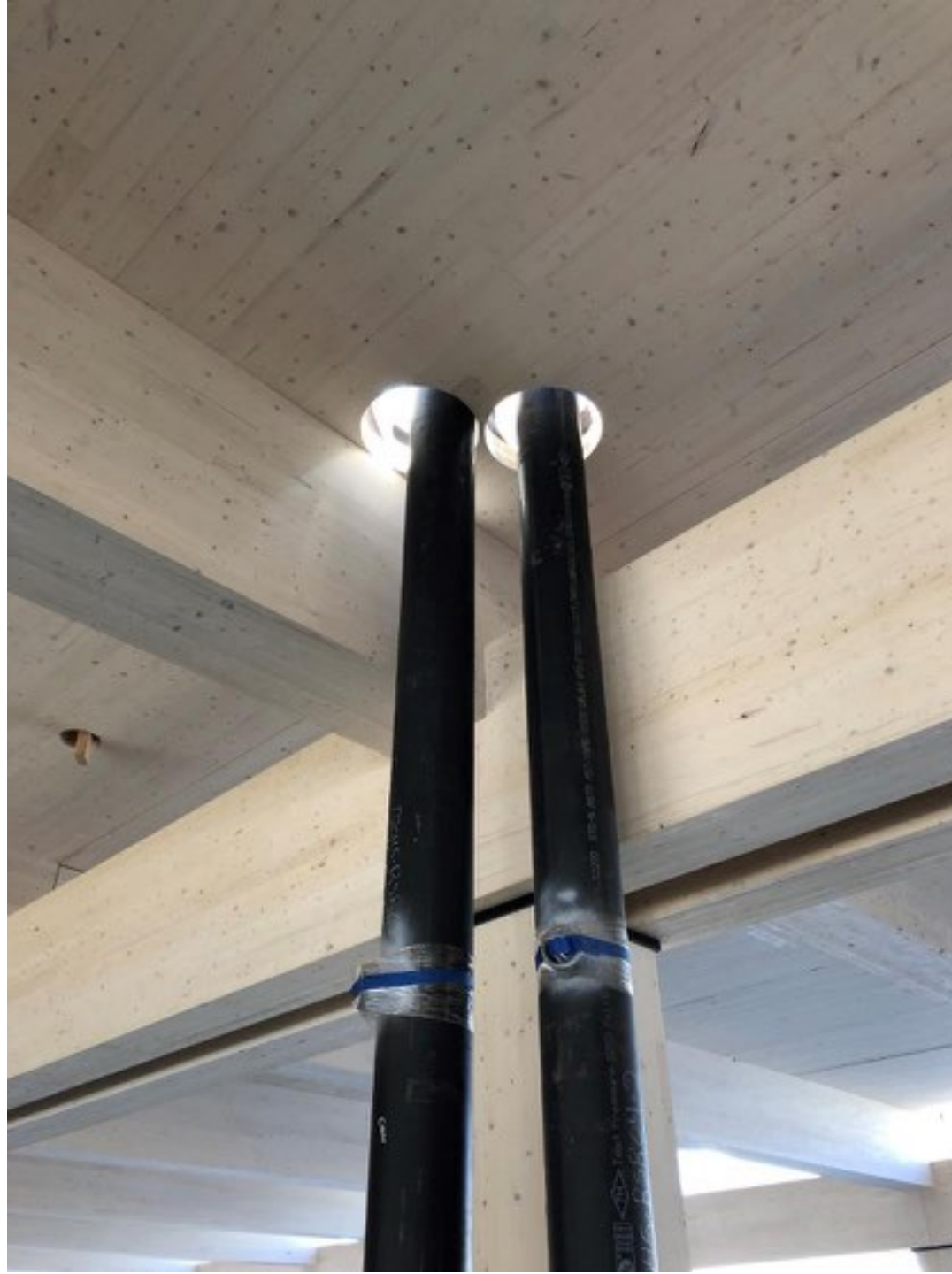
Adolfson & Peterson Construction



KL&A & Nordic



PLATTE 15



PLATTE 15

50+ ft panels
span five 10 ft
bays



OZ Architecture

Adolfson & Peterson Construction

KL&A & Nordic

PLATTE 15



Ox Blue

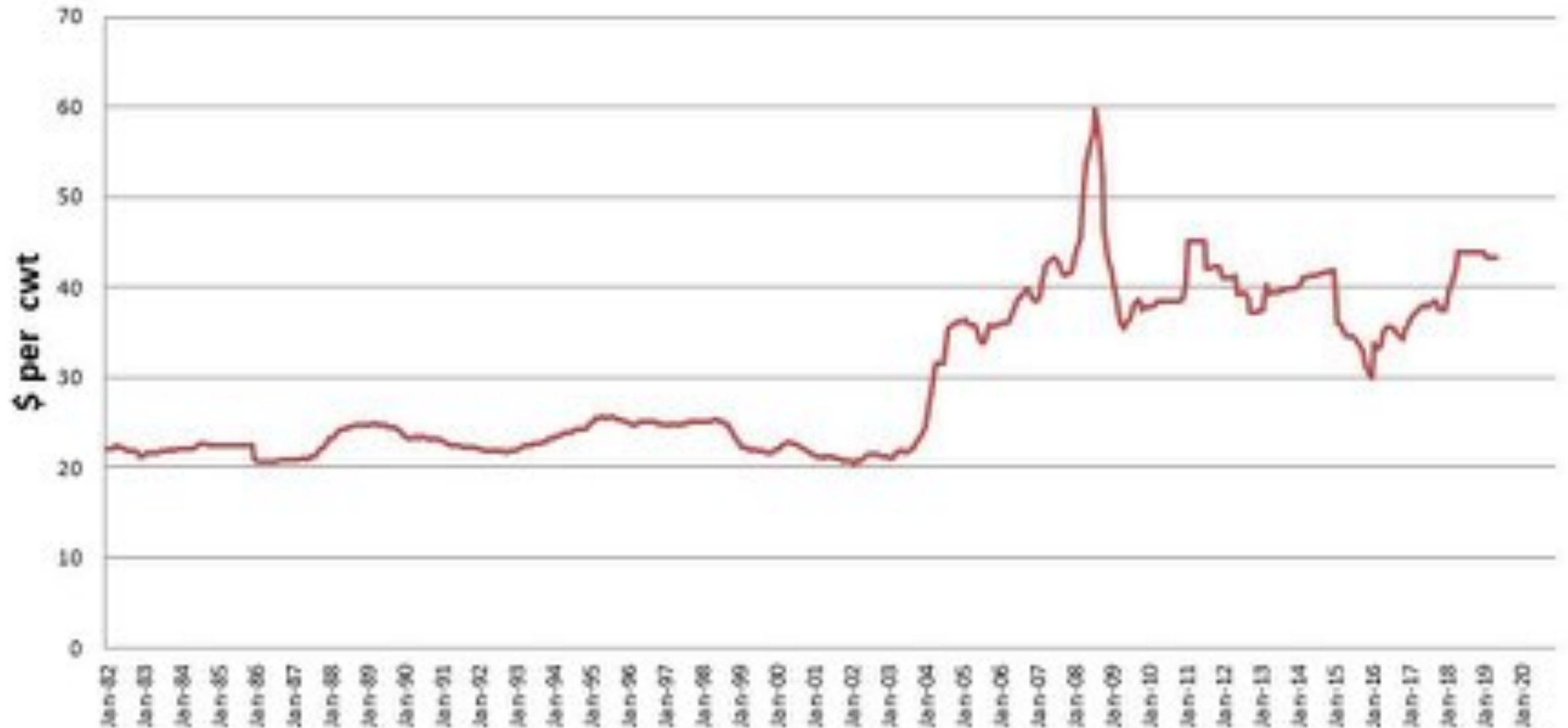
PLATTE 15



WHAT DOES STEEL COST?



Steel Mill Base Price



Steel Pricing

Material Cost +
Detailing and Fabrication Cost +
Erection Cost
Total Cost



Approximately 2/3 of cost is labor and handling, not material

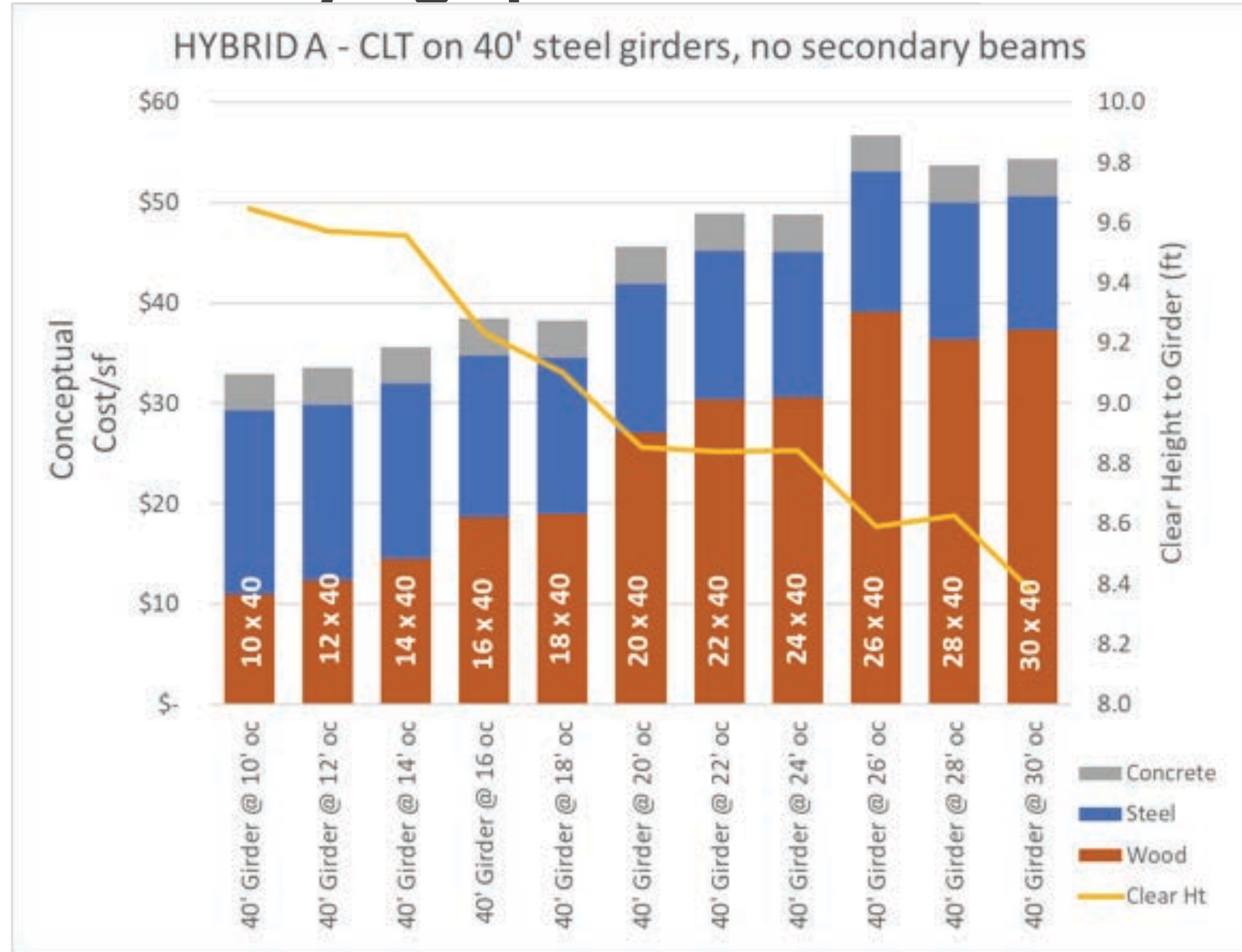
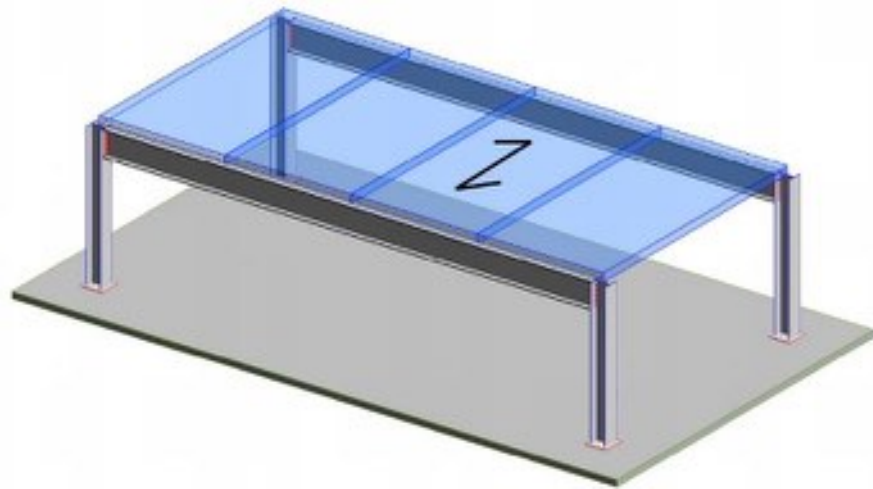
So ...

Fewer larger pieces are usually
more economical than many
small pieces

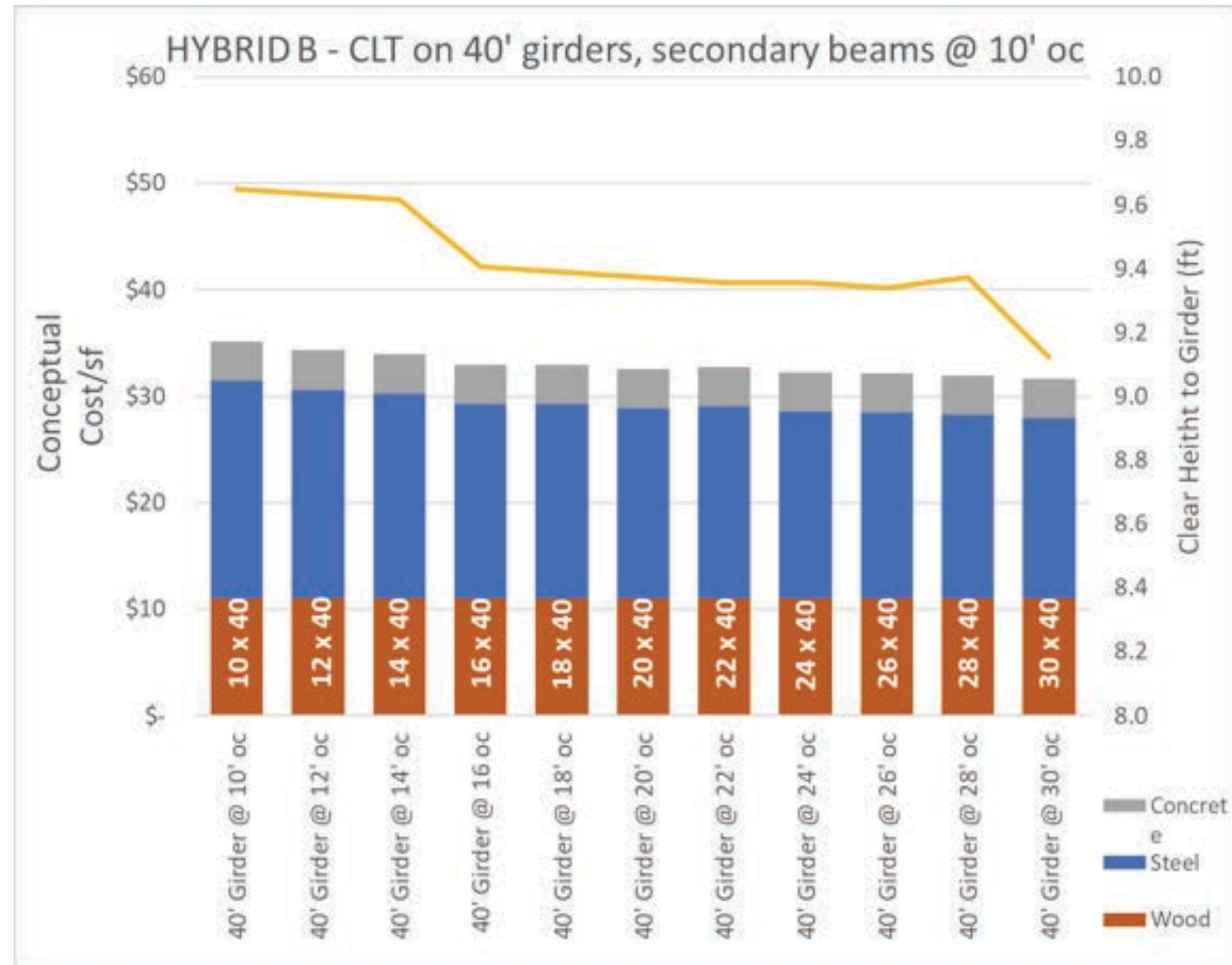
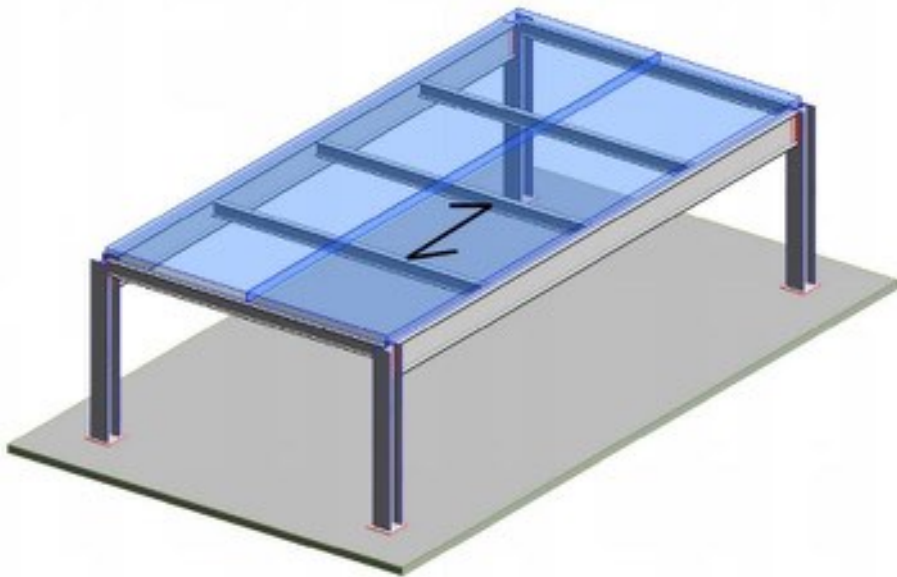


W10x26 spanning 20 ft	\$1,161 / pc	\$ 4,255 / ton
W16x40 spanning 30 ft	\$ 1,705 / pc	\$ 2,707 / ton
W24x84 spanning 50 ft	\$ 3,906 / pc	\$ 1,771 / ton

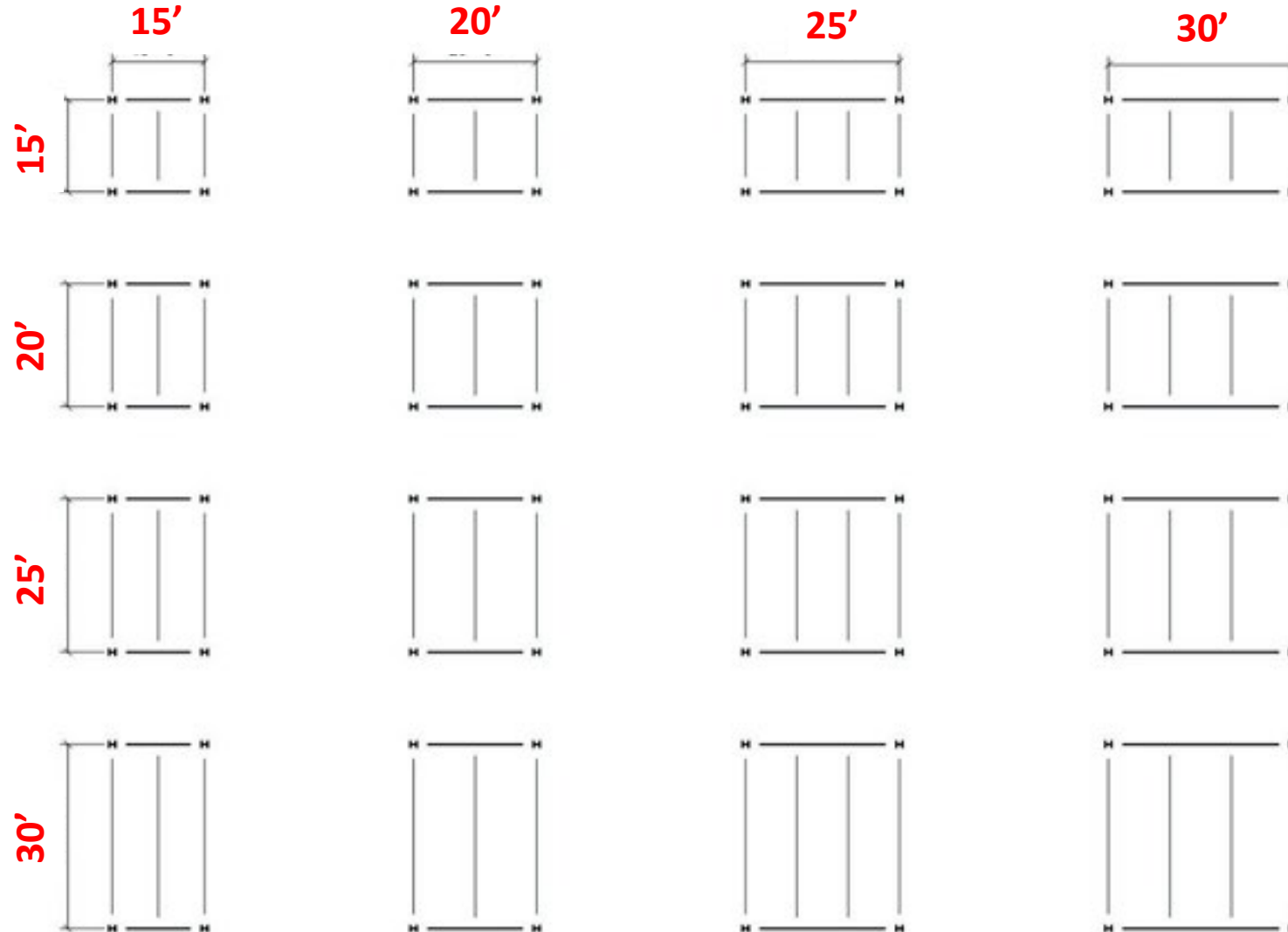
Steel bent with CLT of varying spans between



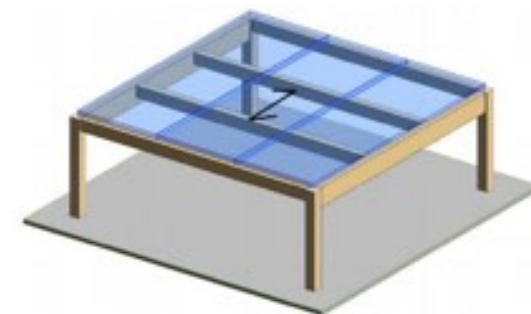
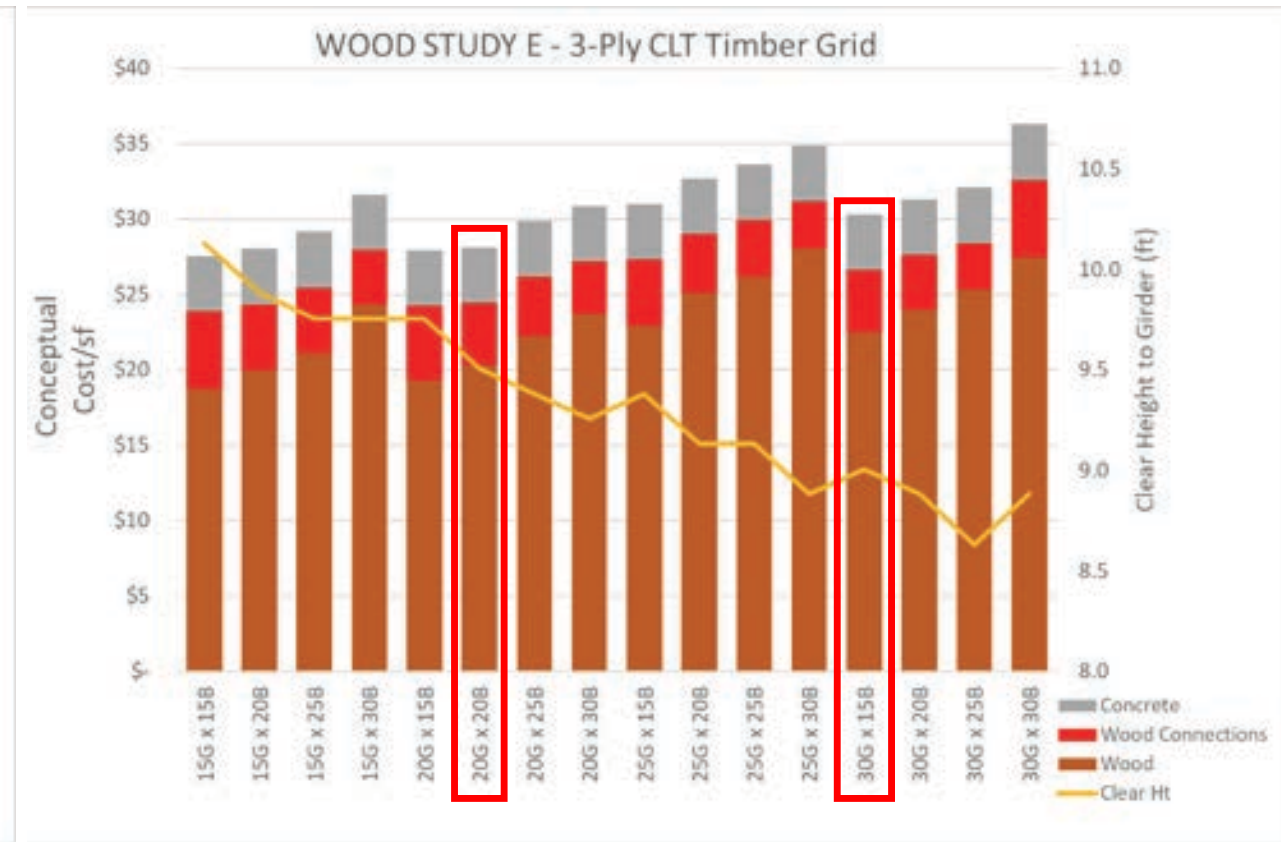
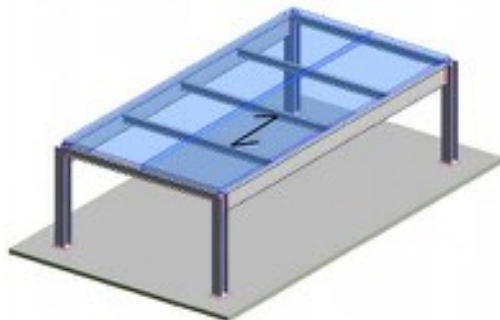
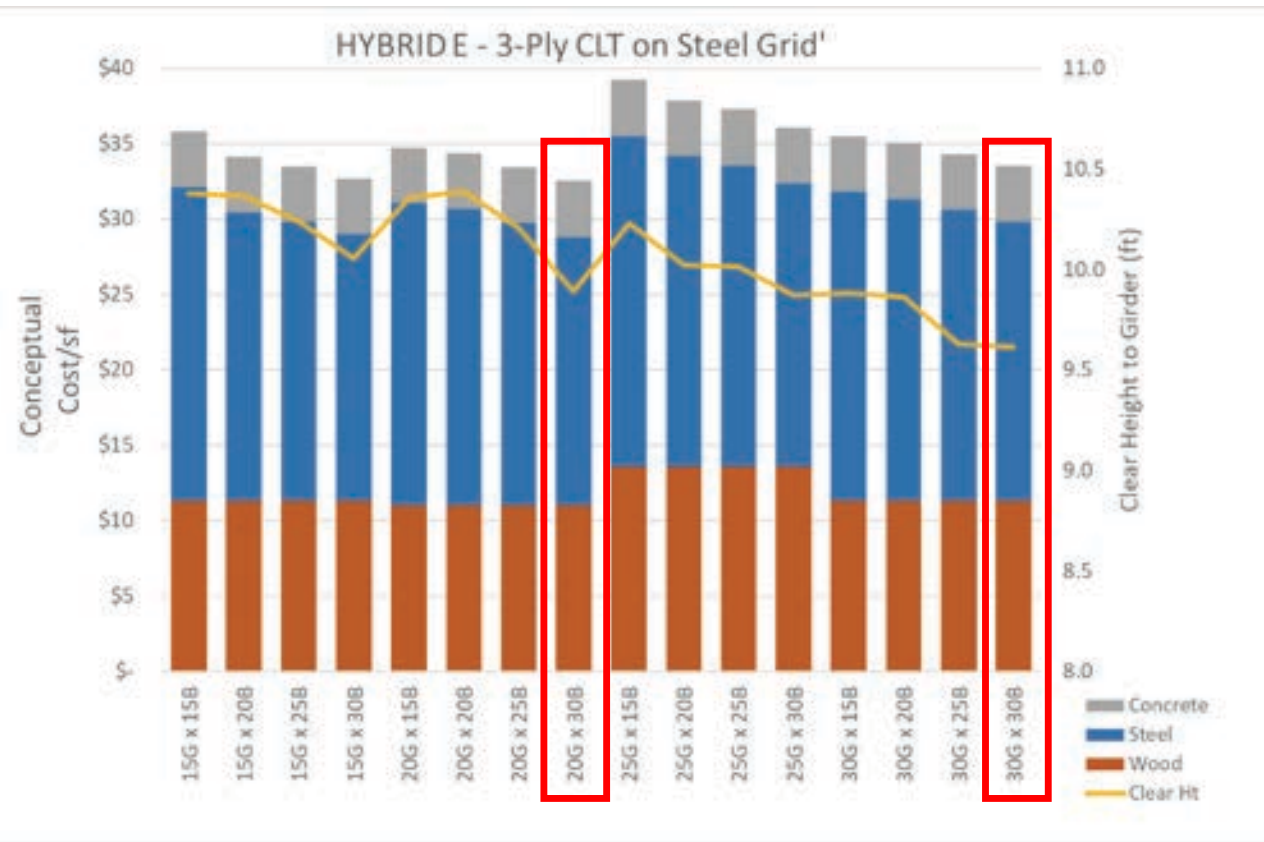
Steel frame with beams @ 10 ft o.c., CLT spans 10 ft



Hybrid Bay Study: 15x15 up to 30x30



Hybrid vs Wood Grid



Case Study 5 - Colorado Boulder Office

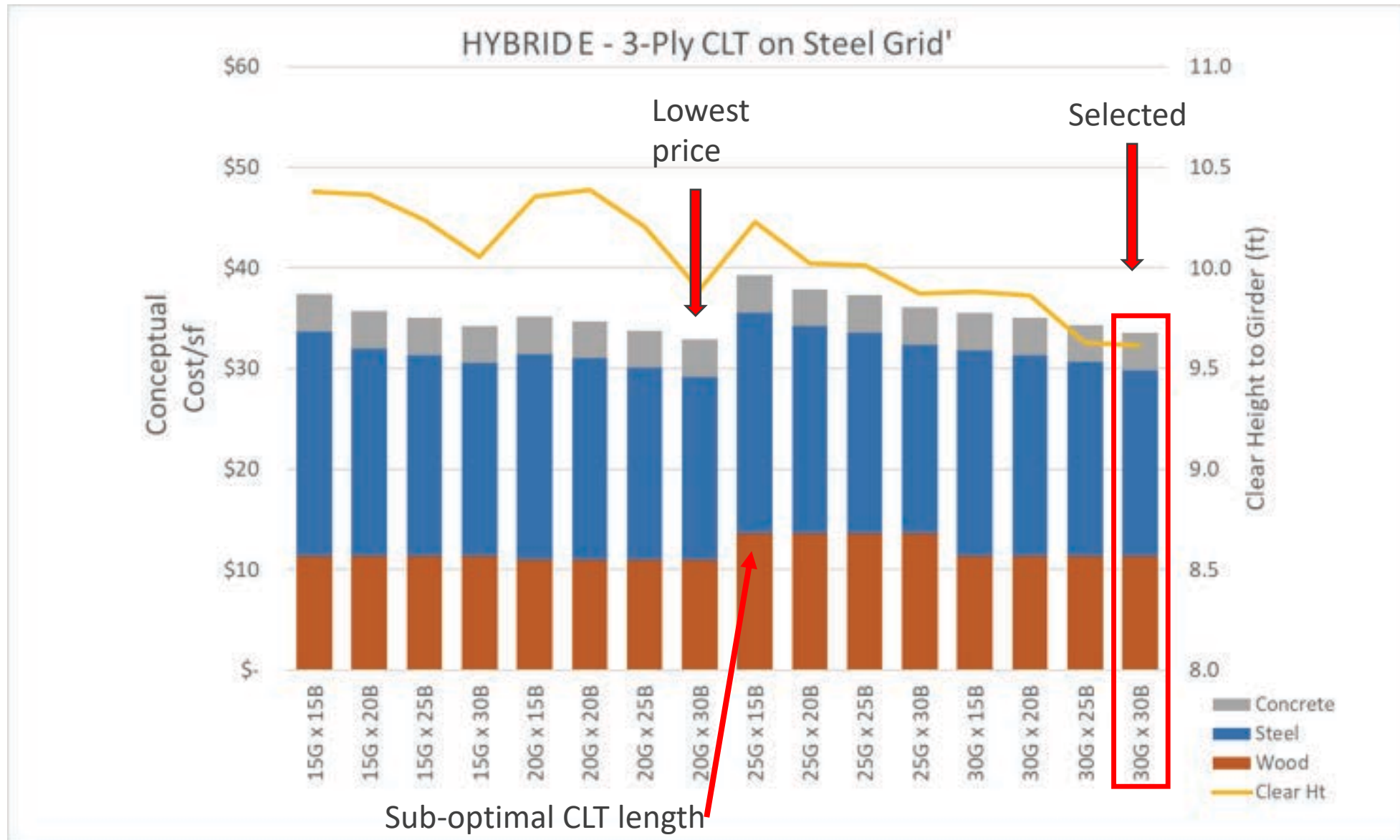
In which we explore hybrid solutions

Boulder Office



- Type III-B Construction
- 2-Stories
- Hybrid steel frame with CLT floors
- 30 x 30 grid

Open office – 30 x 30 steel grid with 3-ply CLT

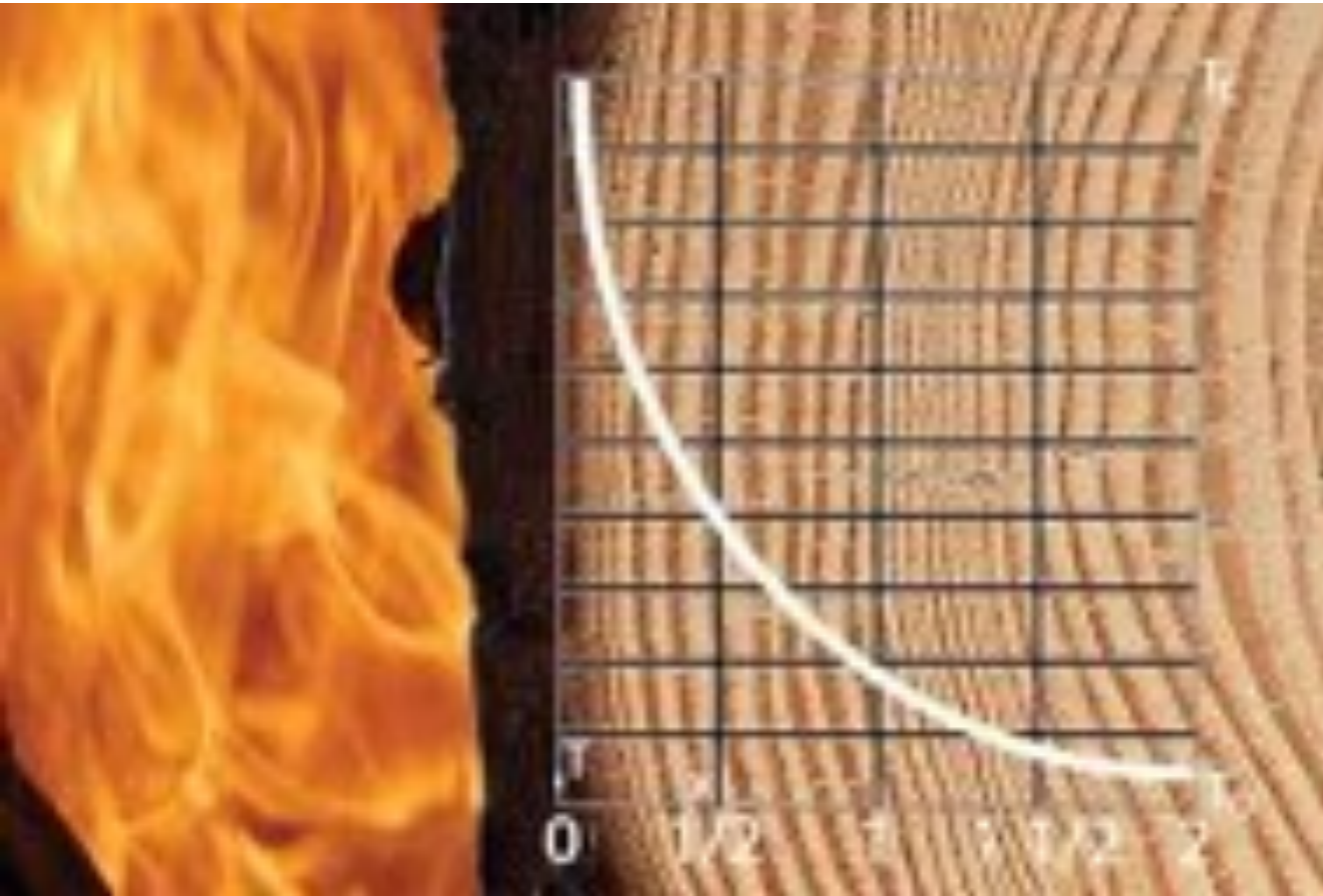


Some important topics that affect cost but not addressed here ...

Fire Rated Construction

MEP Coordination

Tall Wood requires design for fire rated assemblies



All case studies in this presentation were unrated construction

Loading Dock - MEP



T3 - MEP



Photo courtesy of David Hanley

Platte Fifteen - MEP



Platte Fifteen - MEP



Some conclusions

- Don't hammer square pegs into round holes
 - When establish grid, remember:
 - Timber: Wood volume is key Cost usually goes up with span
 - Steel: Number of pieces is key Cost usually goes down with span
- Collaboration and coordination is critical
 - Engage fabricators early!
 - Architects, engineers, contractors, fabricators, erectors all have a part to play in optimizing systems
- After grids are set, don't forget other factors
 - Connection cost
 - Constructability

> QUESTIONS?

This concludes The American Institute
of Architects Continuing Education
Systems Course



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