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Mass Timber Contractor Perspectives: Cost, Schedule, Risk & Project Delivery

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Hourigan



WoodWorks | The Wood Products Council

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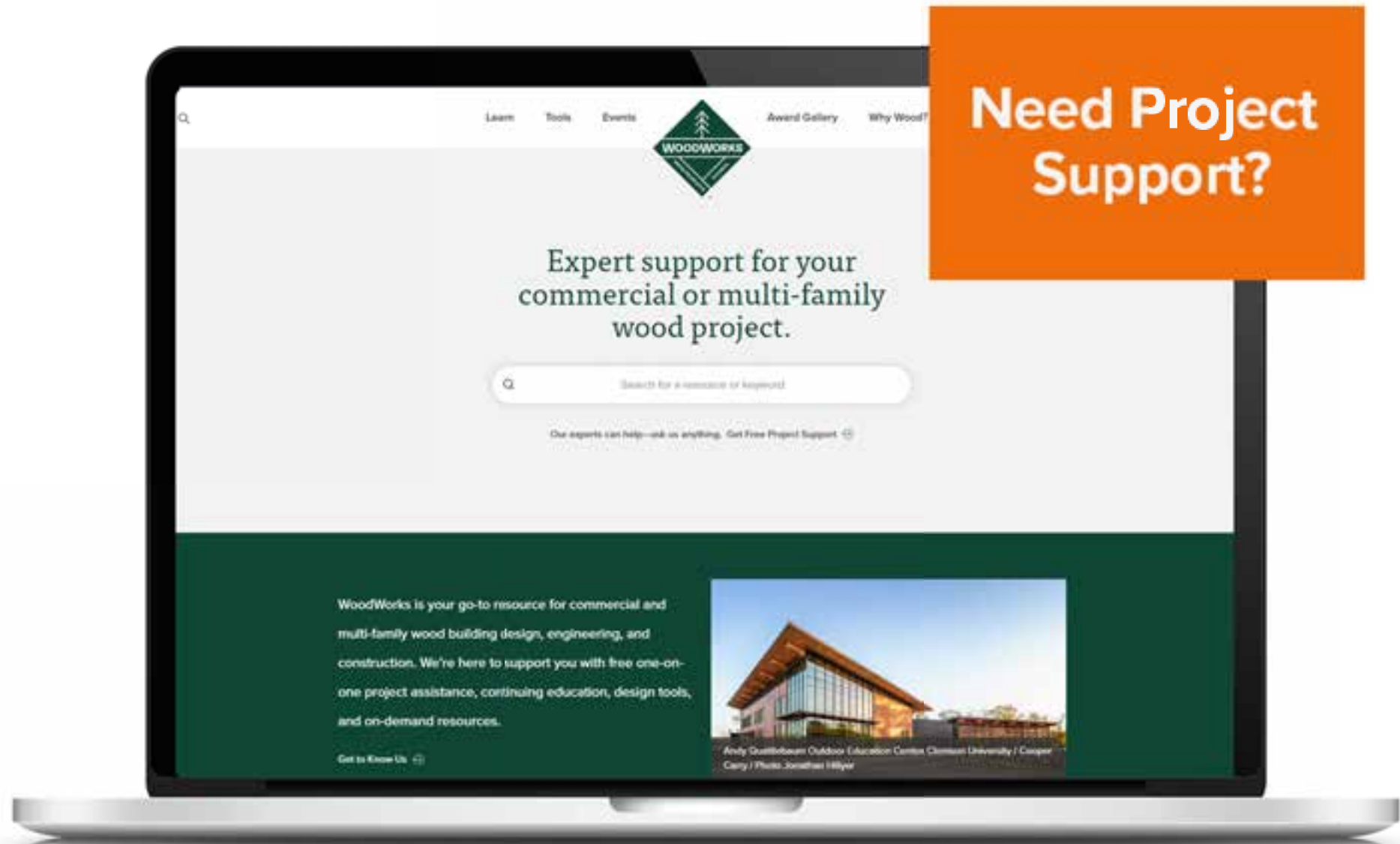
Course Description

Successful mass timber projects depend on more than accurate pricing—they require informed decisions throughout design, procurement, and construction. This session brings together experienced contractors to discuss the practical considerations that influence project cost, schedule, risk management, and delivery. Panelists will share lessons learned from completed projects, explore how procurement and contracting strategies affect project outcomes, and identify opportunities for stronger collaboration between design and construction teams. Attendees will leave with actionable insights to help deliver mass timber projects more efficiently and with greater cost certainty.

Learning Objectives

1. Review available resources for accurately pricing mass timber projects, including key elements of a bid and contractual project delivery options.
2. Analyze different project delivery methods for mass timber construction, understanding their financial implications, and how to choose the most suitable approach for your project.
3. Recognize contractor best practices that improve constructability, cost certainty, and schedule performance through effective planning and coordination.
4. Review strategies to effectively implement best practices in the costing and delivery of mass timber projects to improve overall project outcomes and ensure economic sustainability.

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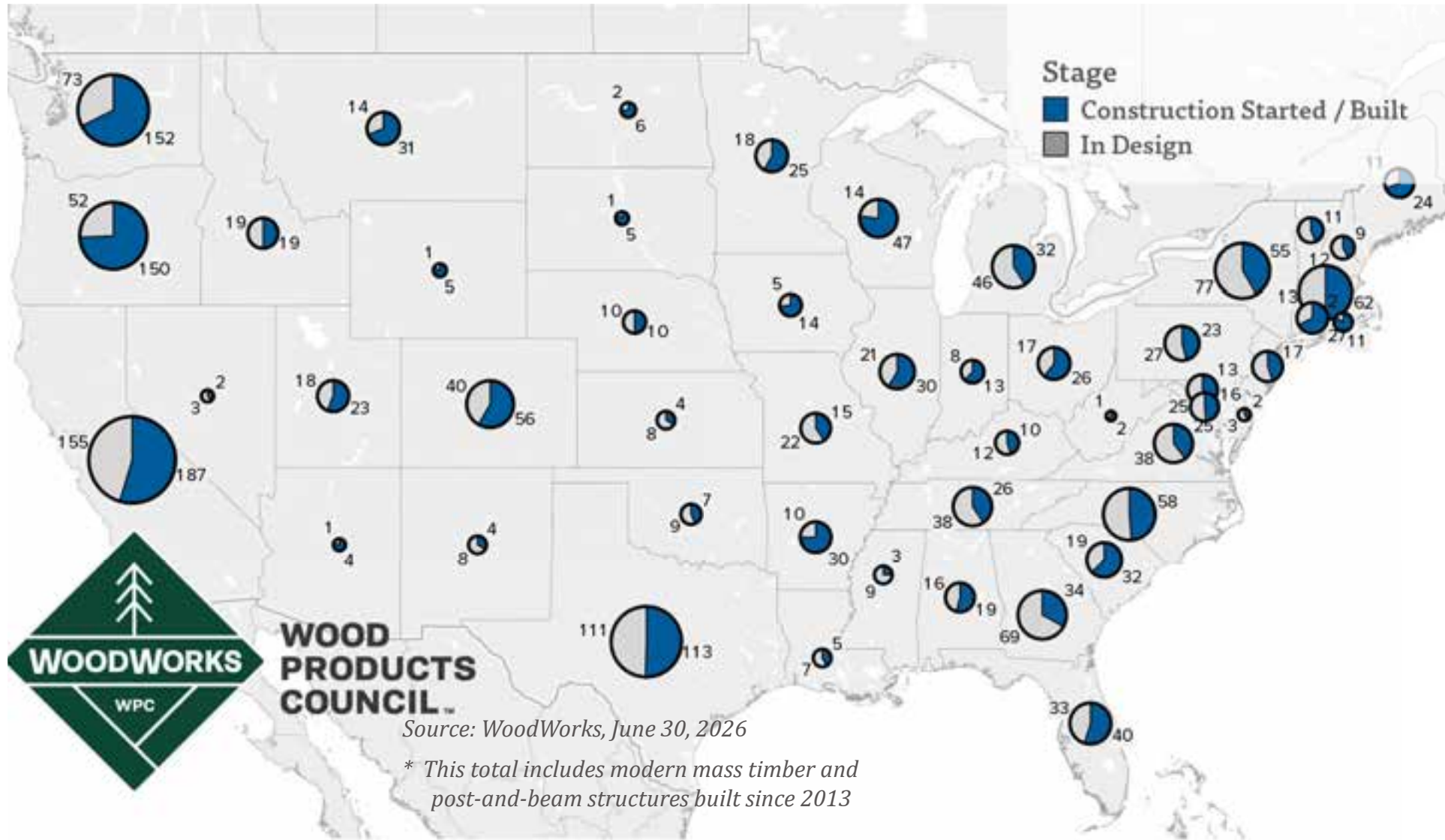
Current State of Mass Timber Projects

As of Q2 2026, in the US, **2,833** multi-family, commercial, or institutional projects have been constructed with, or are in design with, mass timber.

Scan this code or use the url to find the map and more details online.



www.woodworks.org/resources/mapping-mass-timber/





Interested in building with mass timber? Ask us anything.

| FREE PROJECT SUPPORT • EDUCATION • RESOURCES

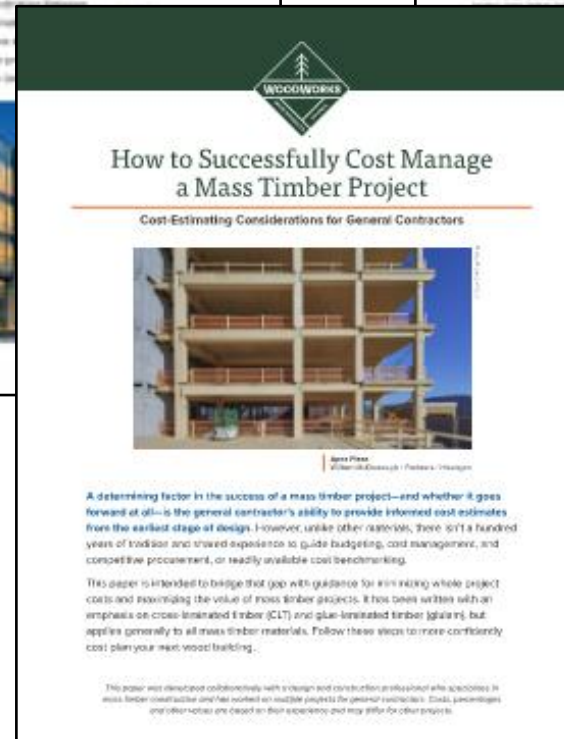
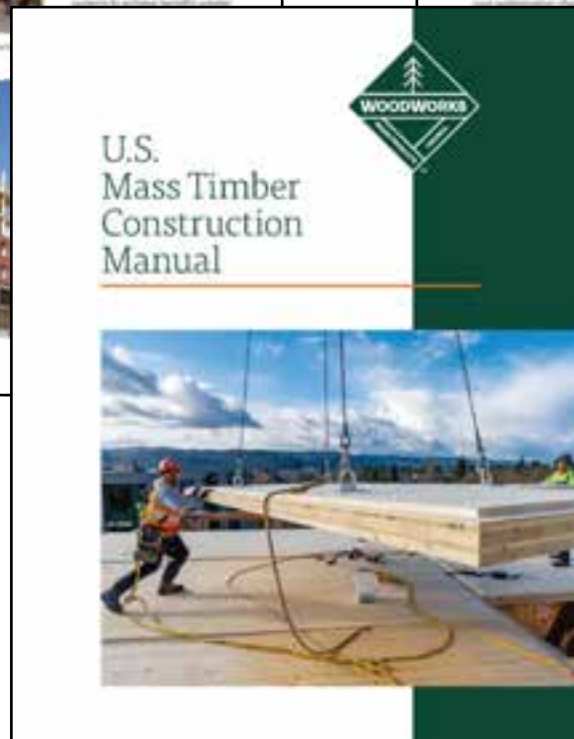
Nationwide support for general contractors, erectors, and trades relating to multi-family and commercial mass timber buildings

- Preconstruction
- Delegated design
- Moisture management
- Procurement
- Connections
- Project education
- Cost drivers
- Scheduling
- Protection and remediation
- Installer training
- MEPF Integration
- Hybrid details
- Case studies



Contractor & Erector Support

Construction Management Resources



Mass Timber Manufacturer & Fabricator Locations

As a non-profit, WoodWorks is supported by these manufacturers and fabricators through our Partner Program. They represent the mass timber industry, and it is through their support that WoodWorks offers technical resources, educational programming, and free project assistance to teams building with wood.

Visit the woodworksinnovationnetwork.org (WIN) to get company contact information and to see their projects built or under construction.



DowellLam
(DLT, fabricator)
Abbotsford, BC

Element5 | HASSLACHER Group
(CLT, GLT, Glulam, fabricator)
St. Thomas, ON

Freres Engineered Wood
(CLT, LVL beams/columns, fabricator)
Lyons, OR

Kalesnikoff
(CLT, GLT, Glulam, fabricator)
Castlegar, BC

Mercer
(CLT, GLT, Glulam, fabricator)
Conway, AR; Okanagan Falls, BC;
Spokane, WA

Quality Buildings
(Fabricator)
Lancaster, PA

Sauter Timber
(Fabricator)
Rockwood, TN; Estacada, OR

SmartLam
(CLT, GLT, Glulam, fabricator)
Dothan, AL; Columbia Falls, MT

Sterling Solutions
(CLT, fabricator)
Phoenix, IL

TimberLab
(GLT, Glulam, fabricator)
Drain, Portland & Swisshome, OR;
Piedmont, SC

Timberlyne
(Fabricator)
Wayne, NE; Boerne, TX

Western Archrib
(GLT panels, Glulam, NLT, fabricator)
Boissevain, MB; Edmonton, AB;
Sturgeon County, AB

Western Forest Products
(Glulam)
Vancouver & Washougal, WA

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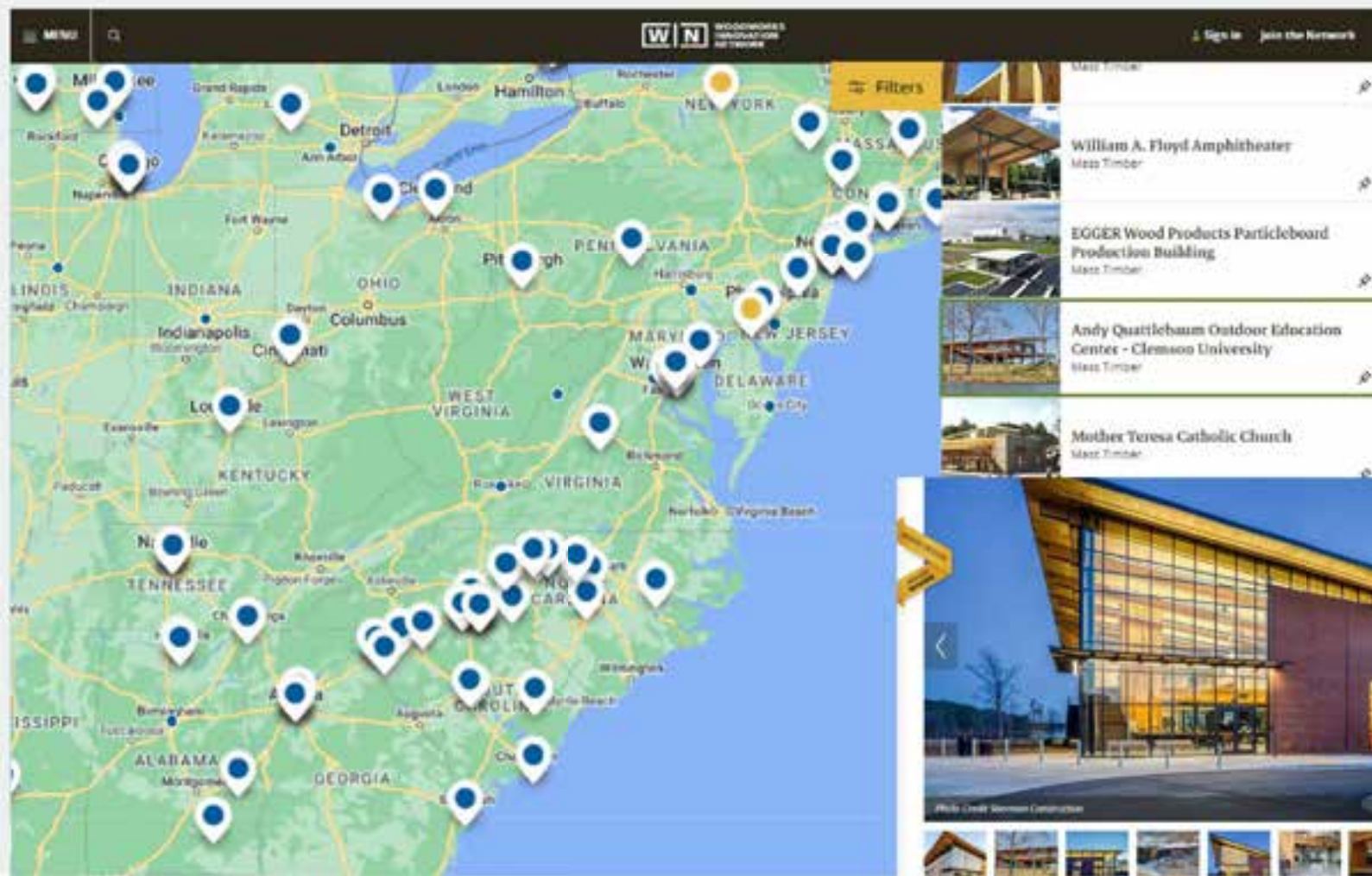
TimberLab
(Fabricator)
Piedmont, SC

Timberlyne
(Fabricator)
Boerne, TX

See innovative wood projects + their design teams.



**WOODWORKS
INNOVATION
NETWORK.ORG**



**Andy Quattlebaum Outdoor Education
Center - Clemson University**

Seneca, SC

ARCHITECT
Cooper Carry

STRUCTURAL ENGINEER
Britt, Peters and Associates

CONTRACTOR
Sherman Construction

TIMBER SUPPLIER
SmartLam NA

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28 W Interior Fit Out



Photo: David Wilson, Chesapeake Contracting Group



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Section Box ▾

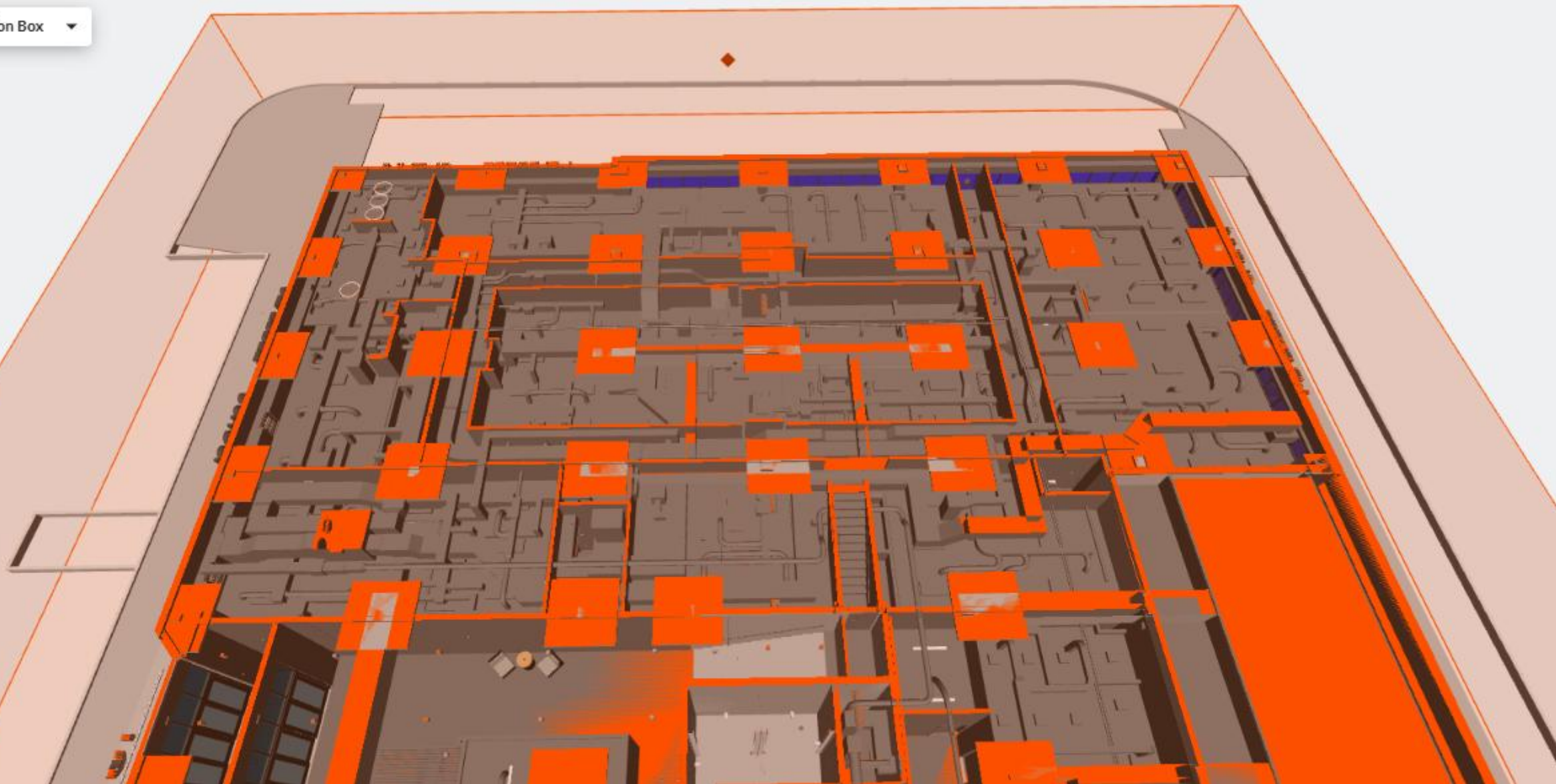








Photo: David Wilson, Chesapeake Contracting Group





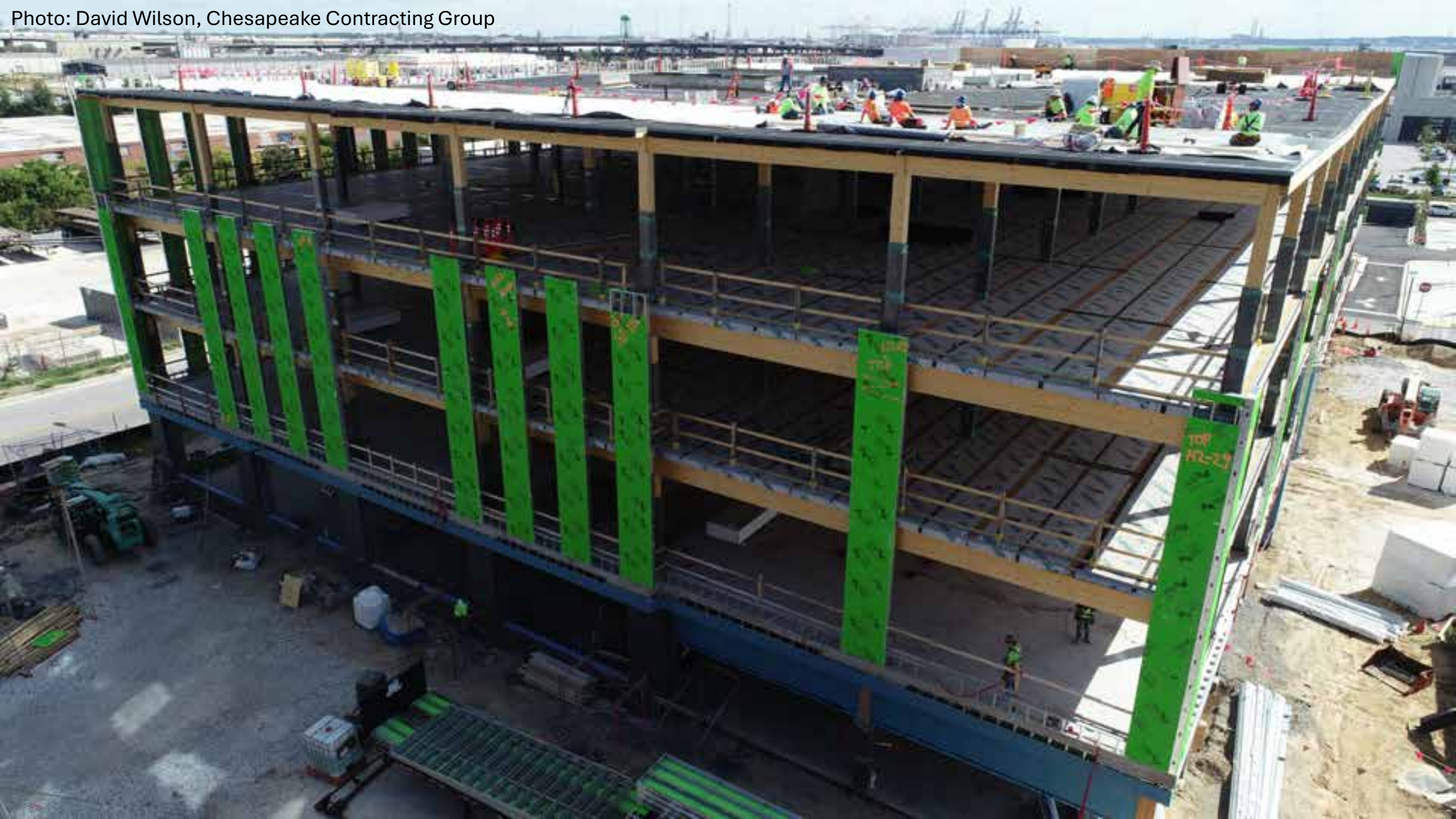
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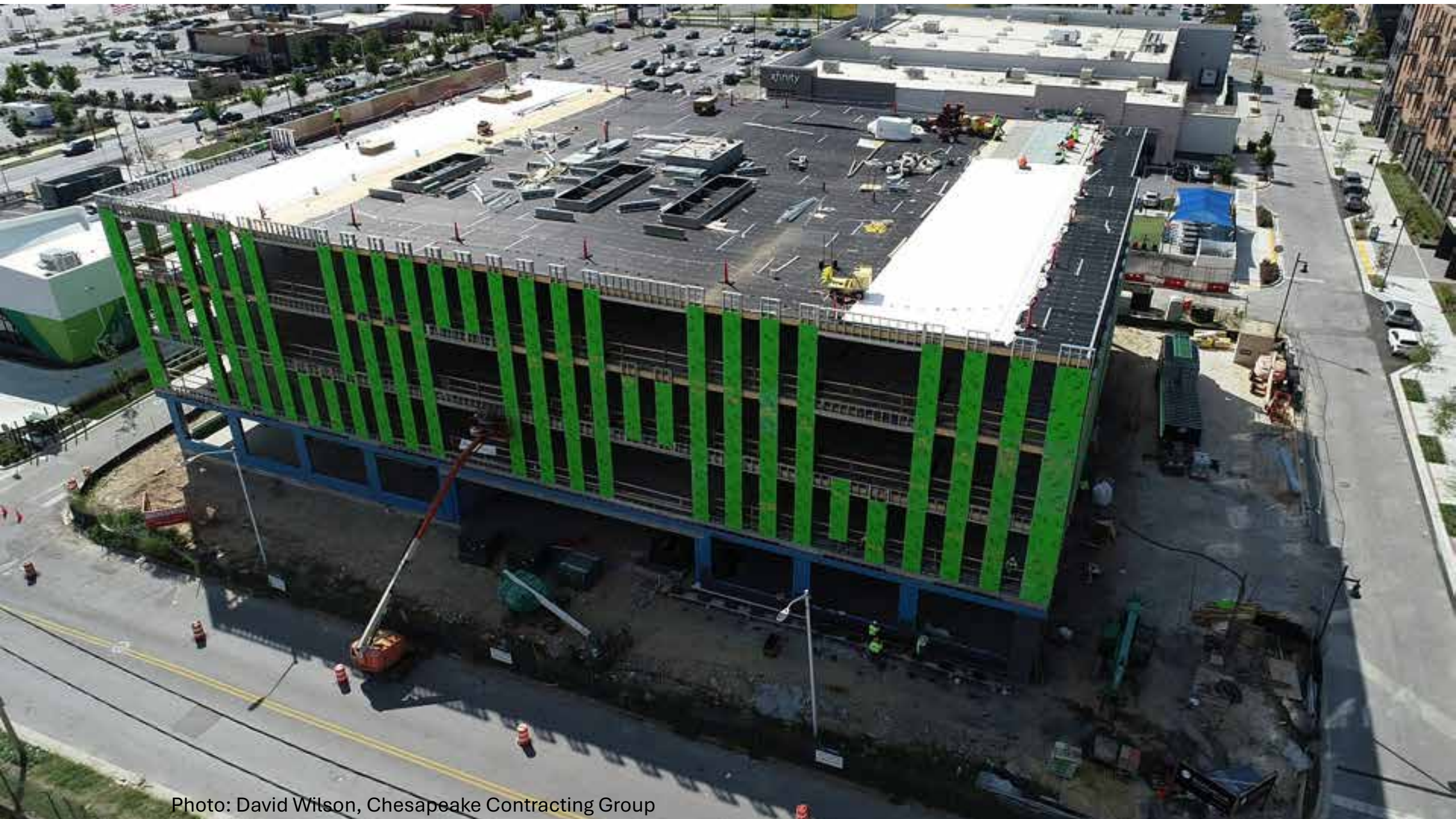


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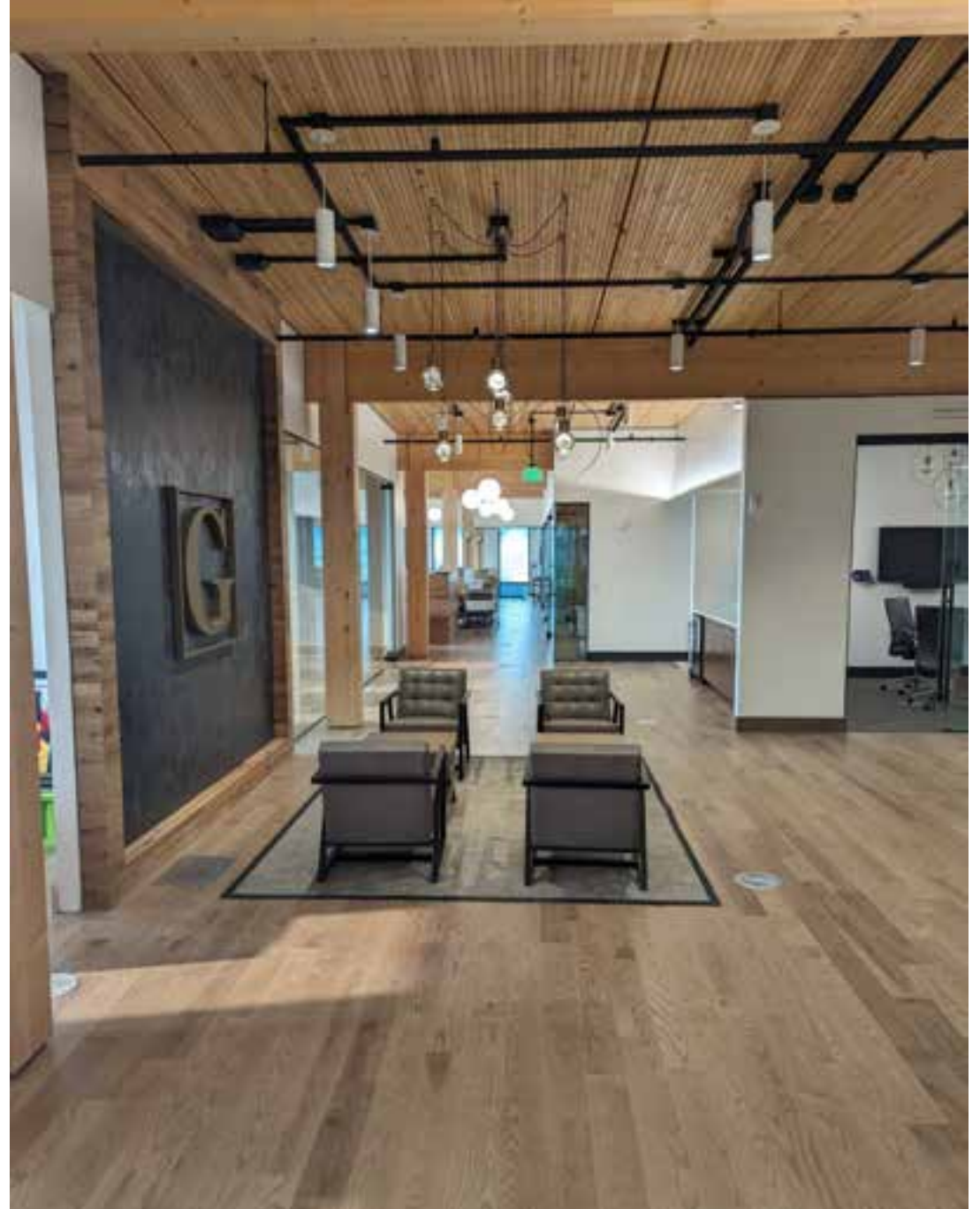
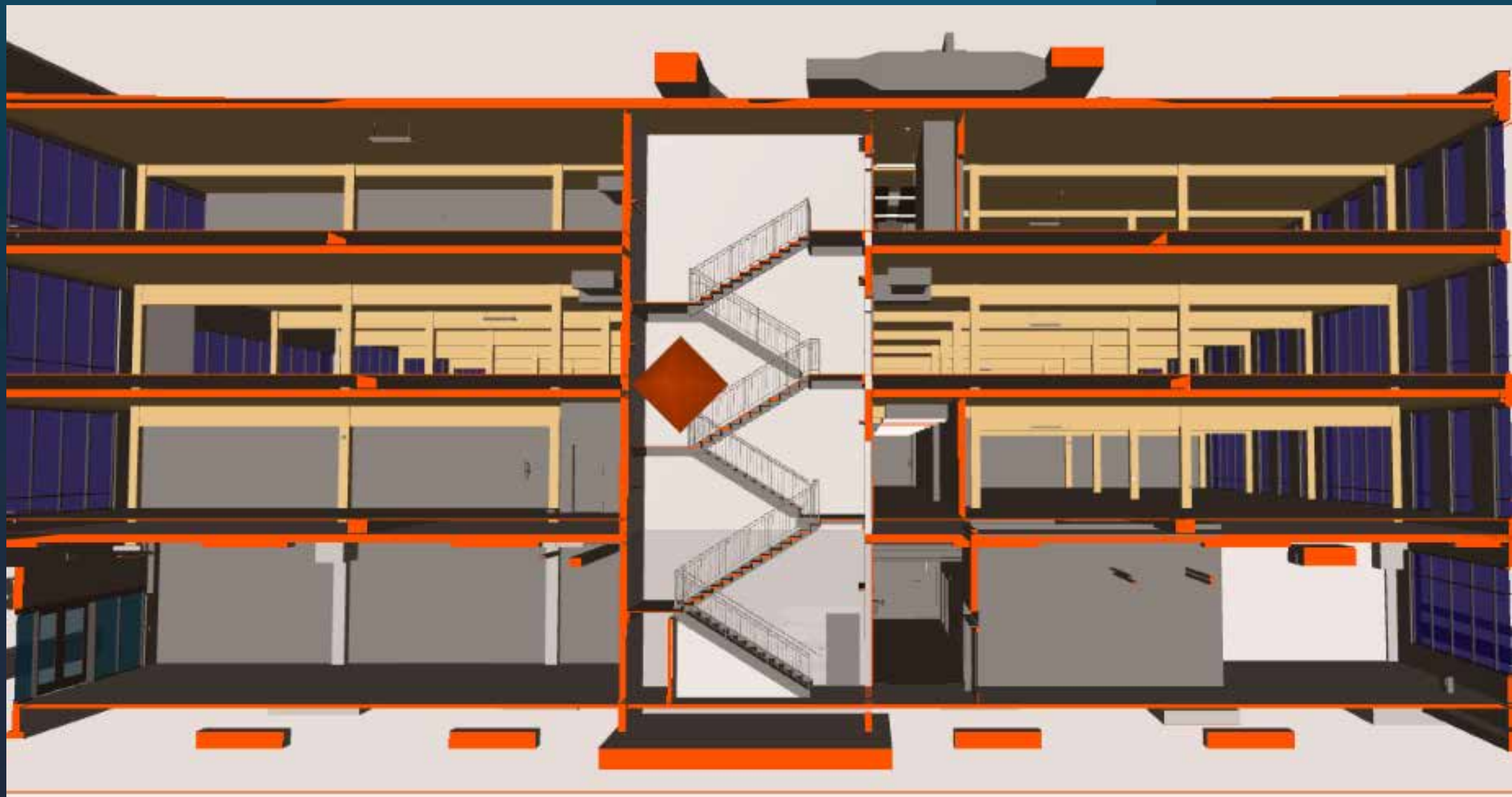


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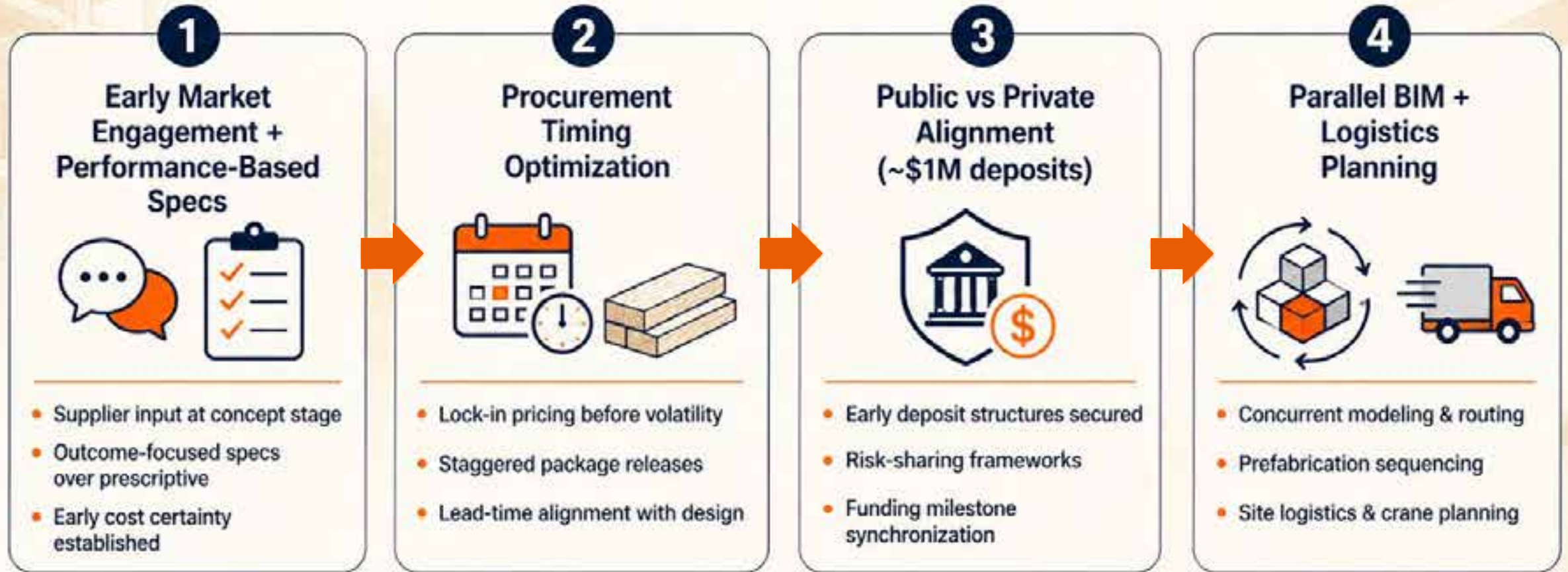


Photo: David Wilson, Chesapeake Contracting Group



MASS TIMBER PROCUREMENT STRATEGY

— Integrated Preconstruction Approach —



Integrated Preconstruction → Lower Cost & Schedule Certainty

RELATIONSHIP STRATEGY

1.



Early Coordination + Fire Department Engagement

- Engage AHJ and Fire Department early
- Align on project goals and expectations
- Solicit input on fire strategy and access
- Build relationships from day one

2.



Code-Based Approach

- Design to applicable codes and standards
- Use performance-based fire design where permitted
- Provide clear, code-supported documentation
- Demonstrate compliance early and often

3.



Education & Transparency

- Share mass timber knowledge and data
- Provide case studies and successful precedents
- Be open and proactive in communication
- Create clarity and reduce uncertainty

4.



Dedicated Liaison + Schedule Buffer

- Assign a dedicated Whiting-Turner liaison
- Maintain consistent communication
- Anticipate review cycles and plan ahead
- Build schedule buffer for reviews and approvals



BUILD CONFIDENCE IN MASS TIMBER



TRUST



ALIGNMENT



EFFICIENCY



SUCCESSFUL
PROJECT OUTCOMES

JOINT TAPING

Tape all joints between timber members where moisture can become trapped



WATER CHANNELING & DIVERSION

Leave weep holes to drain water at panel mid-spans



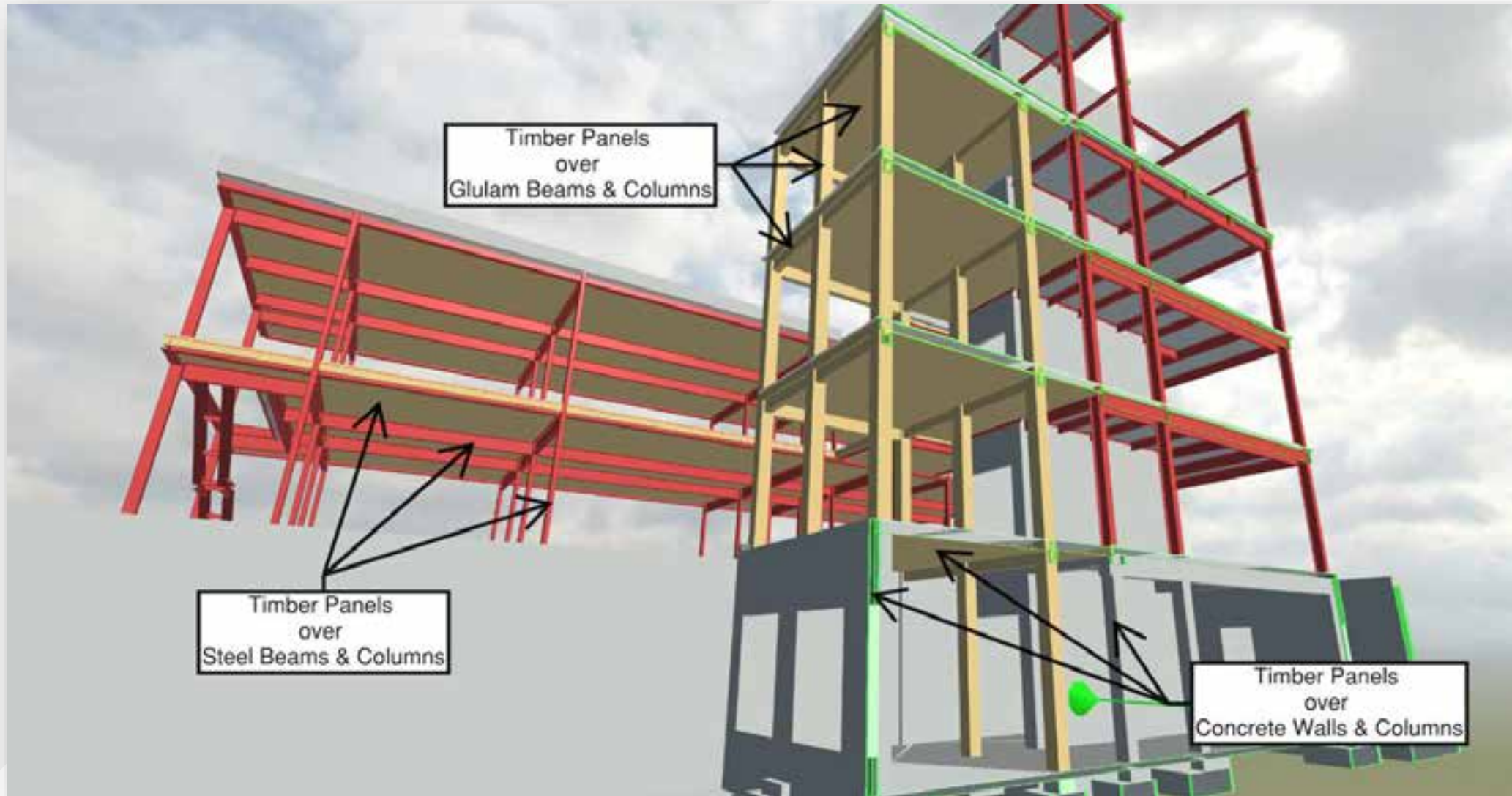
WATER CHANNELING & DIVERSION

Seal gaps next to columns and over beams

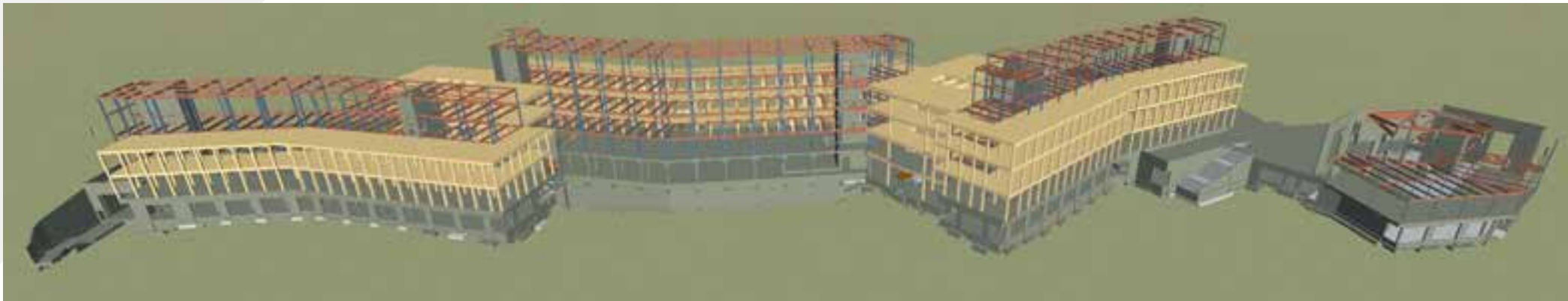
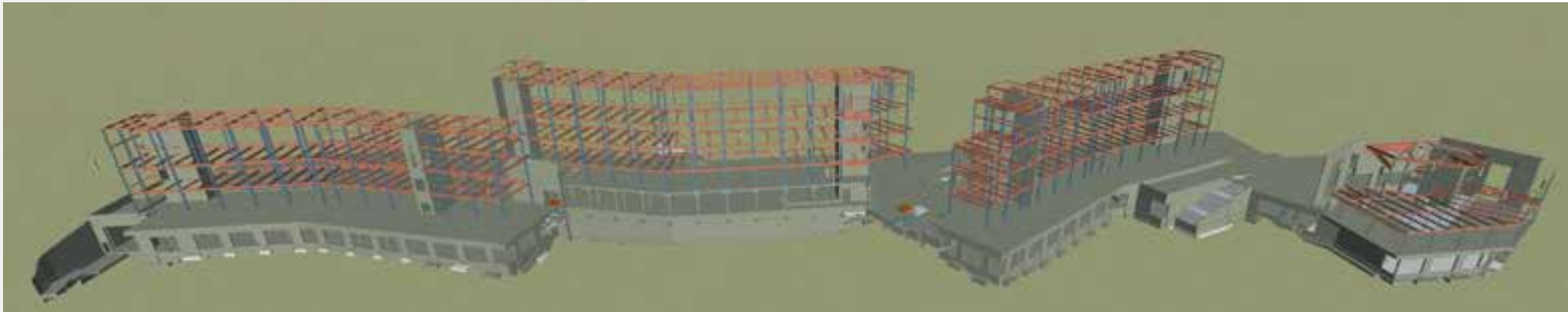


PRIMARY DESIGN OPTIONS

Timber over Steel / Timber over Timber / Timber over Concrete



HYBRID CONSTRUCTION



SITE & SEQUENCE PLANNING

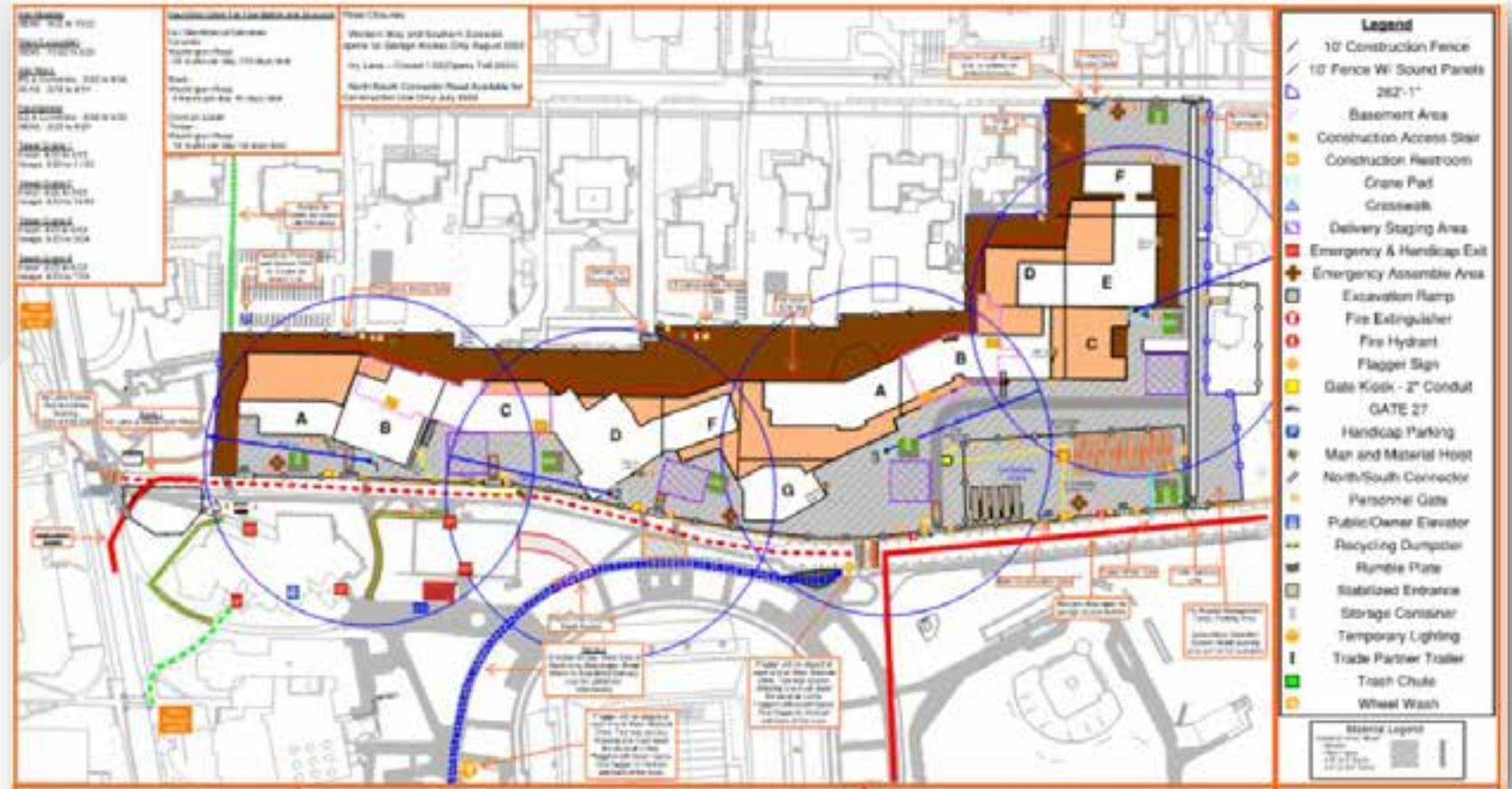
Sequence Planning

- Erection Sequence
- Delivery Sequence
- Fabrication Sequence
- Submittal Sequence
- Design Sequence

Staging Plan & Logistics

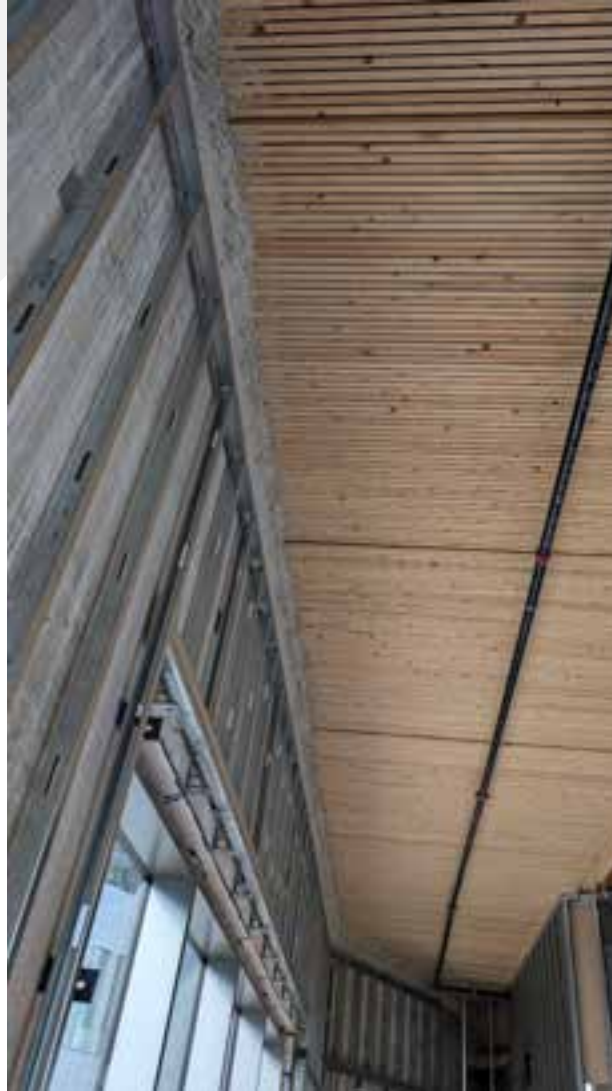
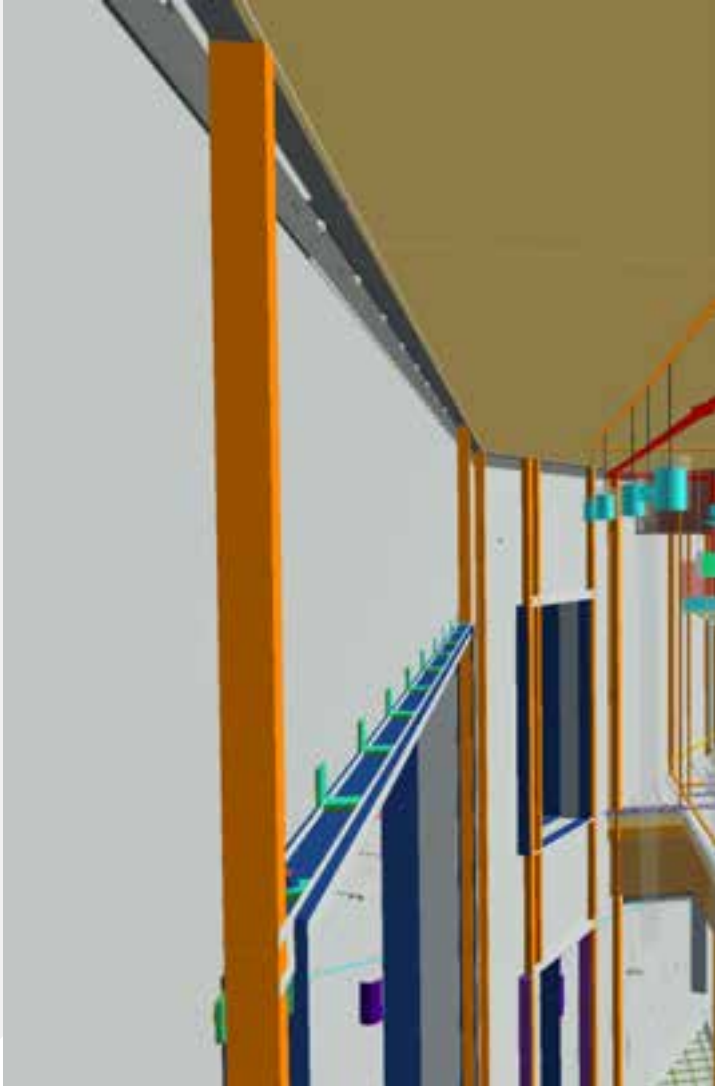
Weatherproofing Strategies

Crane Selection



FINISHES

Structural Support Angle & Finishes Coordination



MOCKUPS & FIRST-IN-PLACE

Purpose of Mockups

- Validate design concepts
- Test construction methods

Testing & Evaluation

- Assessing fit and finish
- Performance under load

Feedback Integration

- Make necessary design adjustments
- Improve construction techniques



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*This concludes The American Institute of
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