



Mercer Mass Timber Building Solutions

Heavy Timber Commercial

August 2023

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Mass timber is an elegant solution for mid-rise buildings that achieve market grid spacing requirements, provide cost and schedule savings, and meet the demands for sustainable workspace and public space environments.

Key Value Drivers

Schedule

- Up to 25% faster construction vs. concrete
- Design time decreased by leveraging off-the-shelf designs
- Prefabricated enclosure panels further improve schedule and insulation efficiencies

Cost

- Up to 10% lower structural system cost vs concrete or steel depending on region
- Reduced carrying costs and interest reserves required for development financing
- Reduced costs on suspended ceilings and drywalls, where the structure can be left exposed

Asset Value

- Visual and biophilic appeal lead to faster and higher lease rate
- Proven biophilic properties of wood workplaces yield higher productivity, positive wellbeing, and lower stress and illness rates
- CLT addresses structure, fire, and finish, reducing reliance on multiple design specialties and trades
- CLT solutions can reduce costs for tenant fit-out associated with partition walls, MEP system, interior finishes, and tenant turn-over
- Flexible structural system and exterior options easily customizable

Sustainability

- Sustainably-sourced mass timber expends 70% less carbon than the equivalent volume of concrete



For more information about our technical services or any product within the Mercer Mass Timber product portfolio, please contact us at clt@mercerint.com or visit mercermasstimber.com

Technical Services

Technical Offerings: Design-Assist, Estimating/Preconstruction

Project Delivery: 4D BIM Planning, Logistics, Just-in-Time Delivery

Fabrication: Shop Drawings, CNC Machining, CLT Panel Prefab

Installation: Full Erection, Logistics Planning & Sequencing, Lift/Bracing Engineering, Site Supervision/Consultation, and 4D Construction Scheduling

Mass Timber Product Portfolio

Layup: 3, 5, 7 and 9-ply **Sizing:** Up to 12'x60'

Species: Spruce-Pine-Fir (SPF), Douglas-Fir-Larch (DF-L), Southern Yellow Pine (SYP)

Visual Grade: Architectural Appearance (AA), Industrial Appearance (IA)

CLT Grade: 1.4V 875 = V2, 1.4V 750 ≥ V3, 1.8M ≥ E1

GLT Grade (Manufactured): 24F-V8, 20F-V7, 16F-V6 (DF-L)

GLT Grade (Fabricated): 24F, 20F, 16F (DF-L, SPF, SYP)

