



Your Mass Timber Partner

Services & Solutions

March 2025

Advancing Timber Innovation for
a Better Tomorrow

mercermasstimber.com



The Mercer Mass Timber Advantage

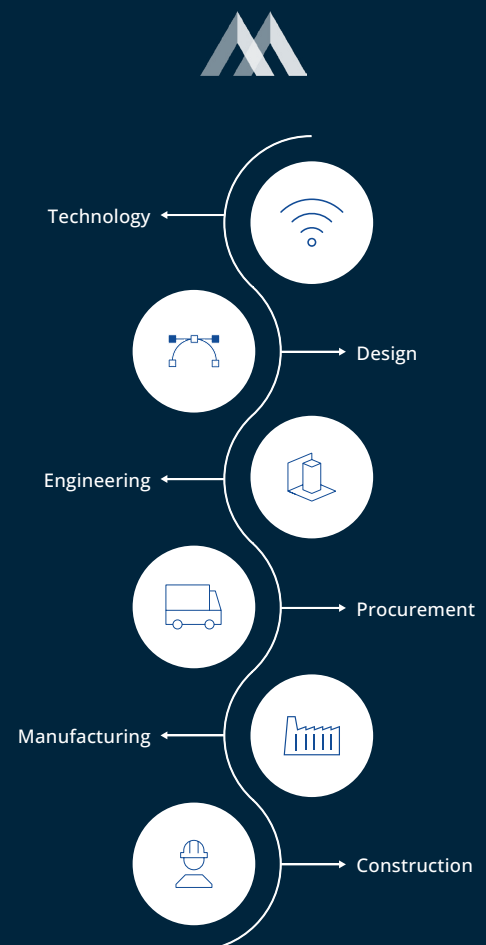
Our model delivers a unique value proposition: advanced technology, large-scale buying power, and full-service expertise in design, engineering, manufacturing, and construction. With three factories across North America, we provide unmatched production capacity and quality.

Vertically Integrated

Our vertically integrated approach ensures efficiency, predictability, and sustainability, optimizing every aspect of building design and construction. With advanced fabrication technologies and an expanding product portfolio, we empower architects and builders with greater design flexibility across a wide range of applications.

Backed by deep expertise in DfMA, precision manufacturing, and a commitment to schedule integrity, MMT delivers seamless, high-quality mass timber solutions.

Together, we can redefine what's possible in sustainable construction.





High Line Timber Bridge
New York, NY

MMT Project Services

The Right Mass Timber Solution, Every Time

We approach each project with flexibility. From supply-only to fully integrated turnkey solutions, MMT will provide services that fit the need.

Mercer Mass Timber Contracting

EARLY SERVICES AGREEMENT

- + Design-Assist
- + Delegated Design
- + Preconstruction
- + Mass Timber Suitability Mapping
- + Value Engineering
- + Estimating

PROJECT DELIVERY

- + Predictive Cost Modeling
- + Logistics
- + Procurement

MASS TIMBER MATERIAL FABRICATION

- + Shop Drawings
- + CNC Machining
- + CLT/GLT/GL Prefabrication
- + Off-site Weather Protection Installation
- + Off-site Hardware Installation

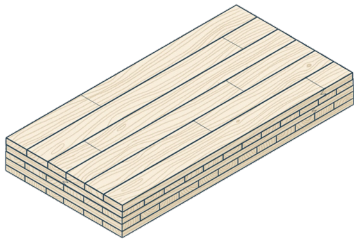
INSTALLATION

- + Full Erection
- + Logistics Planning & Sequencing
- + Temporary Works Engineering
- + Site Supervision/Consultation
- + Proprietary Edge Protection System



MMT Product Catalog

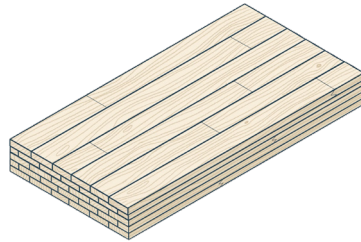
Product Offerings



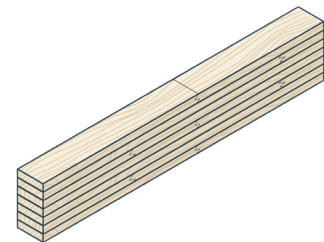
Cross-laminated Timber (CLT)

CLT GRADES

1.4V 875 = V2, 1.4V 750 ≥ V3, 1.8M ≥ ≥ E1, E4



Glue-laminated Timber (GLT)

GLT GRADESManufactured: 24F-V8, 20F-V7, 16F-V6
Fabricated: 24F, 20F, 16F (DF-L, SPF, SYP)

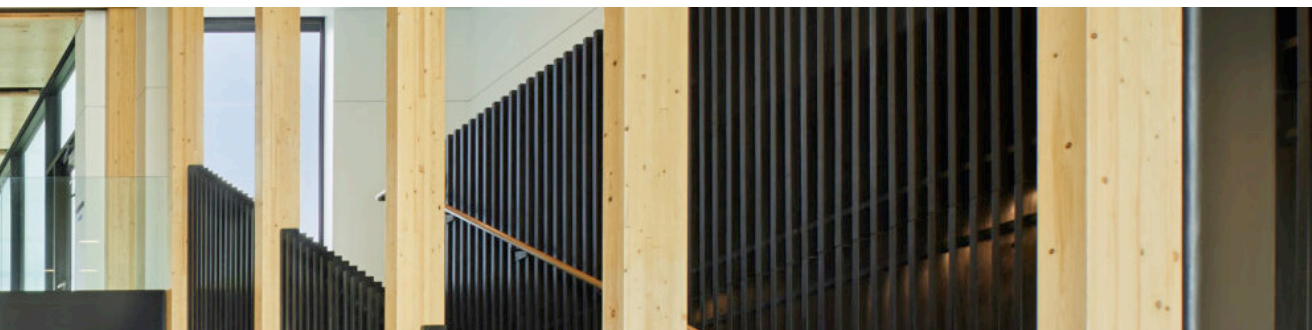
Glulam (GL)

GL GRADESWestern Species: 24F-V4 DF, 24F-V8 DF,
Comb. 2 L2 DFSouthern Species: 24F-V3 SP, 24F-V8 SP,
Comb. 50 N1D14 SP**SIZING**

up to 12' x 60'

SPECIESSpruce-Pine-Fir (SPF), Douglas Fir-Larch (DF-L), Southern Yellow Pine (SYP),
Alaskan Yellow Cedar (AYC)**LAYUP OPTIONS**

3-, 5-, 7-, and 9-ply

FINISH GRADEArchitectural Appearance (AA), Industrial Appearance (IA), and
Premium (Glulam only)

MMT Manufacturing

State-of-the-Art Factories

With three state-of-the-art factories, we deliver premium CLT, GLT, and glulam products across North America. Our CLT, GLT panels, and glulam beams are precision-cut with state-of-the-art five-axis CNC machines, ensuring high-quality components ready for shipment and installation.

- **High-resolution Geometric, Acoustic, and Moisture Scanning**
Advanced sensors and software analyze each lamstock, ensuring top-tier quality control and transparency.
- **North America's Largest Presses**
Our presses produce panels up to 12 feet wide and 60 feet long, allowing us to meet the needs of all project designs and reduce the number of panels (reducing install time and reduce the number of seams) to increase project efficiency
- **Rapid Raw Material Intake**
Our factories handle more lamstock than any facility in North America, speeding up production and assembly.

Leveraging Advanced Manufacturing for Smarter, Faster Builds

We are dedicated to R&D and continuous innovation throughout the value chain.



Optimize: By leveraging the most advanced technology available, we create efficiencies at each stage of the process, from sourcing materials to building.



Integrate: Applying design best practices creates a streamlined experience that cuts down on waste, reduces costs, and accelerates the building process.



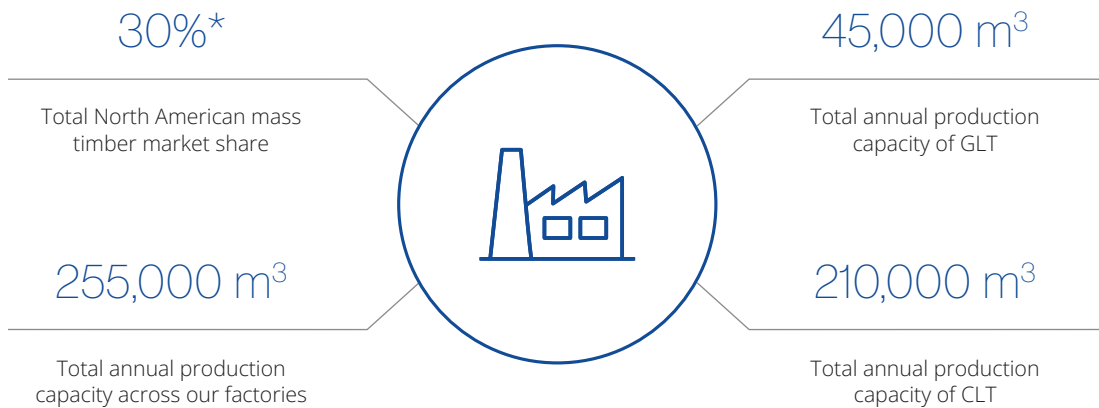
Standardize: Prefabrication in a controlled factory environment allows an unprecedented level of precision and predictability in the construction process.



Mercer Mass Timber is the largest mass timber manufacturer in North America, accounting for 30% of the region's production capacity.

Operating at full capacity, our factories rank among the most sophisticated and largest mass timber plants globally.

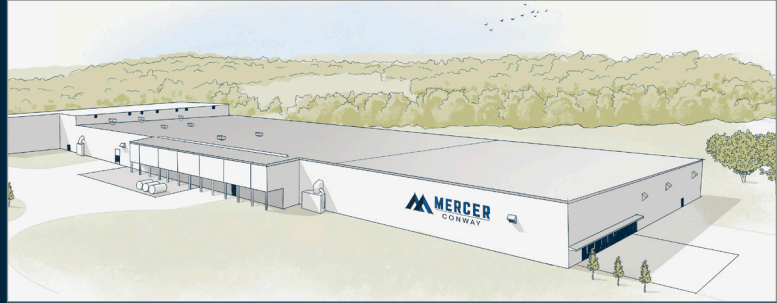
By the Numbers



Through integrated collaboration across design, manufacturing, and construction, we have developed - and continue to develop - a portfolio of next-generation mass timber products, assemblies, and full-scale building systems that push the boundaries of what mass timber can achieve.

Mercer Conway

Our Conway facility is set to meet the demand for mass timber building products in the southern, central, and eastern United States, serving as a complement to our operations in the Pacific Northwest.



74,000 m³

Annual CLT and Glulam production capacity

124 acres

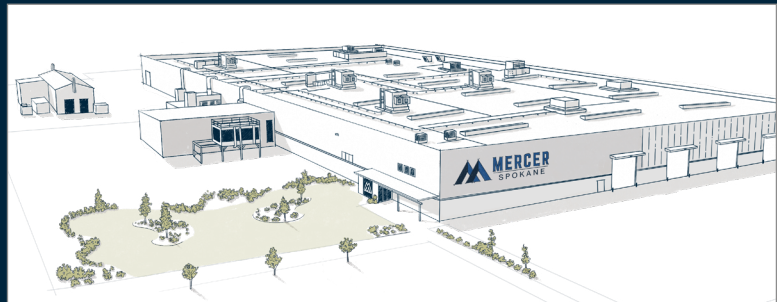
Situated close to transportation corridors

19 million

Acres of sustainable forestland in close proximity

Mercer Spokane

Our Spokane Valley facility occupies 37 acres and offers easy access to rail lines and interstate highways. At full operation, Mercer Spokane is one of the most sophisticated and largest-producing CLT plants by volume in North America.



140,000 m³

Annual CLT and Glulam production capacity

13,000,000 ft²

Annual 5-ply CLT production capacity

1,400

Number of 12 ft x 60 ft billets produced each month

Mercer Okanagan

With two facilities strategically located across the Okanagan Valley, Mercer Okanagan is uniquely positioned to provide mass timber solutions for construction and industrial markets in both Canada and the United States.



41,000 m³

Annual CLT and Glulam production capacity

155,000 ft²

Total square footage of our two manufacturing plants





Google 1265 Borregas
Sunnyvale, CA

MMT Building Solutions

Streamlining Design, Maximizing Efficiency

MMT's library of standardized components and assemblies allows for rapid exploration of design options, driving next-level efficiency.



Build Systems

With advanced software and end-to-end services, MMT streamlines the building process, minimizes waste, and ensures consistent design accuracy—providing a one-stop solution for mass timber projects.

HEAVY TIMBER POST AND BEAM

Heavy timber frame with primary glulam girders, secondary glulam purlins, and CLT one-way floor panels (Type III-A, V-A, or IV-HT).

BEAM AND PANEL

Heavy timber frame with flat glulam beams supported by massive 2-hr or 3-hr FRR columns with thick CLT one-way floor panels (Type IV-A/B/C).

HEAVY TIMBER FRAME WITH INFILL

Heavy timber frame with glulam beams and columns and CLT one-way floor panels. Framed infill walls in LWF (light wood frame) (Types V, III) or CFS (cold-formed steel) (Type IV).

POST AND PANEL

Heavy timber columns with CLT two-way floor panels. Framed infill walls in LWF or CFS (Types V-B, III-B type).

STEEL FRAME WITH INFILL

Steel frame with primary steel beams and columns and CLT one-way floor panels. Framed infill walls in LWF or CFS (Types V-B, III-B).

MASS TIMBER BEARING WALL

CLT bearing walls with CLT one-way floor panels.

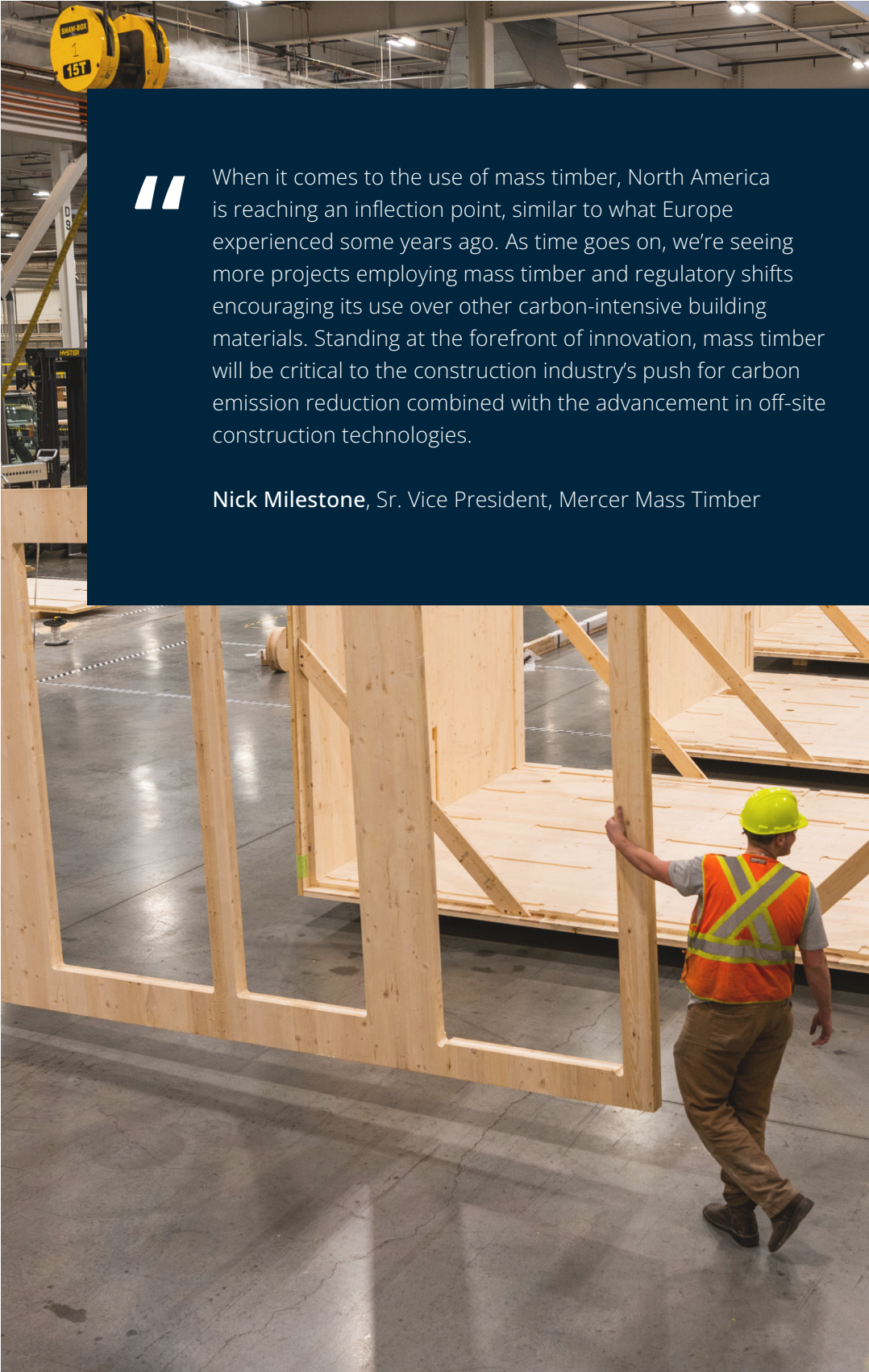
CFS OR LWF BEARING WALL

CFS and LWF bearing and shear walls with CLT one-way floor panels.



When it comes to the use of mass timber, North America is reaching an inflection point, similar to what Europe experienced some years ago. As time goes on, we're seeing more projects employing mass timber and regulatory shifts encouraging its use over other carbon-intensive building materials. Standing at the forefront of innovation, mass timber will be critical to the construction industry's push for carbon emission reduction combined with the advancement in off-site construction technologies.

Nick Milestone, Sr. Vice President, Mercer Mass Timber



CLT/Heavy Timber

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

Asset Value

- **Biophilia:** Proven biophilic properties of wood workplaces yield higher productivity, positive well-being, and lower stress and illness rates
- **Structural:** CLT addresses structure, fire, and finish, reducing reliance on multiple design specialties and trades
- **Design Features:** Flexible structural system and exterior options easily customizable

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 drywall, where the structure can be left exposed
- CLT solutions can reduce costs for tenant fit-out associated with partition walls, MEP system, interior finishes, and tenant turnover
- Visual and biophilic appeal lead to faster and higher lease rate

Sustainability

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

TECHNICAL SERVICES

Technical Offerings: Design-Assist, Estimating/Preconstruction

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

Fabrication: Shop Drawings, CNC Machining, CLT/GLT/GL Prefabrication

Installation: Full Erection, Logistics Planning & Sequencing, Temporary Works Engineering, Site Supervision/Consultation, Proprietary Edge Protection System

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, E3

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

Glulam Grade:

- Western Species: 24F-V4 DF, 24F-V8 DF, Comb. 2 L2 DF
- Southern Species: 24F-V3 SP, 24F-V8 SP, Comb. 50 N1D14 SP

CLT slabs offer a competitive solution for steel frame structures, integrating seamlessly with steel erection. Unlike concrete on metal deck slabs, CLT requires no curing time or backshoring, leading to schedule savings while reducing the carbon footprint of the steel frame. Additional cost and time savings, along with added value, can be realized by exposing the CLT

KEY VALUE DRIVERS

Schedule

- Schedule savings due to no curing
- Off-site BIM coordination CLT/Steel leads to a virtual clash-free install, minimizing the risk of site delays
- 4D BIM and just-in-time CLT delivery fully coordinated with the steel erection

Asset Value

- **Biophilia:** Human response to wood leads to increased productivity and reduced stress when users are in environments that utilize natural materials
- **Design Features:** Exposed natural materials in the units, with CLT ceiling left exposed
- **Structural:** High strength/stiffness CLT diaphragms that work well with approved lateral load resisting systems (BRBs, RC shear walls, etc.)

Cost

- Increased market value and reduced costs if CLT is left exposed
- CLT can achieve fire resistance up to 2 hrs, eliminating the need for ceilings¹

Sustainability

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

TECHNICAL SERVICES

Technical Offerings: Design-Assist, Estimating/Preconstruction

Project Delivery: Logistics and Procurement

Fabrication: Shop Drawings, CNC Machining, CLT/GLT/GL Prefabrication

Installation: Full Erection, Logistics Planning & Sequencing, Temporary Works Engineering, Site Supervision/Consultation, Proprietary Edge Protection System

MASS TIMBER PRODUCT PORTFOLIO

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- Southern Species: 24F-V3 SP, 24F-V8 SP, Comb. 50 N1D14 SP

CLT/CFS Hybrid

A hybrid mass timber and steel solution for multifamily, student housing, or hospitality building results in schedule acceleration, cost savings, and significant sustainability impact.

KEY VALUE DRIVERS

Schedule

- Up to 20% faster than concrete building
- Reduced on-site staging, noise, traffic, and site install team size
- Reduced construction phase risks through an off-site prefabrication approach, minimizing productivity variability and on-site delays.

Asset Value

- **Biophilia:** Human response to wood leads to increased productivity and reduced stress when users are in environments that utilize natural materials
- **Sustainability:** Sustainably sourced CLT expends 70% less carbon than the equivalent volume of concrete
- **Design Features:** Exposed natural materials in the units, with CLT ceiling left exposed
- **Structural:** High strength/stiffness CLT diaphragms that work well with approved lateral load resisting systems (BRBs, RC shear walls, etc.)

Cost

- Up to 10% project cost savings over concrete or structural steel building
- Up to 50% reduction in structure weight results in lighter foundation, lateral systems reductions, build in challenging soil conditions
- Potential for higher rental value and faster lease due to aesthetic and sustainability attributes
- Reduced carrying costs and interest reserves requirements for developers because of time savings

Sustainability

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

TECHNICAL SERVICES

Technical Offerings: Design-Assist, Estimating/Preconstruction

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

Fabrication: Shop Drawings, CNC Machining, CLT/GLT/GL Prefabrication

Installation: Full Erection, Logistics Planning & Sequencing, Temporary Works Engineering, Site Supervision/Consultation, Proprietary Edge Protection System

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Glulam Grade:

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- Southern Species: 24F-V3 SP, 24F-V8 SP, Comb. 50 N1D14 SP

Mass timber is the optimal solution for light commercial and industrial buildings seeking heightened sustainability impact and schedule acceleration.

KEY VALUE DRIVERS

Building Construction

- **Reduced On-site Scope:** CLT panels are manufactured off-site, omitting the need for on-site rebar tying and CIP requirements
- **Reduced Site Equipment and Labor:** Fewer trades, smaller crane and crew requirements
- **Reduced On-site Staging:** CLT panels are delivered install-ready from truck beds
- **Reduced Weather Delay Risk:** Wall installation no longer held to concrete-casting weather requirements
- **Improved Interior Slab:** Reduced shoring requirements provides for clean final interior slab conditions

Use Cases

- Companies aiming to meet aggressive sustainability and carbon reduction goals in their real estate portfolio
- Owners and developers prioritizing long-term sustainability, workplace aesthetics, performance, and maintenance benefits

TECHNICAL SERVICES

Technical Offerings: Design-Assist, Estimating/Preconstruction

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

Fabrication: Shop Drawings, CNC Machining, CLT/GLT/GL Prefabrication

Installation: Full Erection, Logistics Planning & Sequencing, Temporary Works Engineering, Site Supervision/Consultation, Proprietary Edge Protection System

Building Performance

- **Insulation:** CLT's R-1.25 per inch of thickness is 15X greater than concrete. Outboard insulation omits the need for interior tenant insulation
- **Exterior Cladding:** Final exterior finishes may provide 30+ year warranties, superior to concrete tilt-up 5-7 year paint maintenance requirements

Employee Wellness

- Proven biophilic properties of wood workplaces yield higher productivity, positive well-being, and lower stress and illness rates

Sustainability

- Cradle to Gate >200% Global Warming Potential (GWP) reduction compared to tilt-up concrete

MASS TIMBER PRODUCT PORTFOLIO

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The idea that a building doesn't have to serve one purpose for its entire lifecycle is beginning to catch on. With smart, considerate design, there's no reason why we can't have housing and office spaces in the same neighborhood and even the same building! But to achieve this, building codes and zoning laws need to move with the times. We saw a great example of this in 2023, when a University of Washington mass timber building directly influenced Seattle building code changes. I'd love to see more of this happening across the country.

Ricardo Brites, Engineering and VDC, Mercer Mass Timber



Podium buildings utilizing a structural CLT deck solution offers developers, designers and builders an opportunity to use a robust alternative and solid floor deck that is sustainable and value-creating without the need for a significant redesign.

KEY VALUE DRIVERS

Schedule

- Potential schedule acceleration due to full prefabricated floor slab with minimal site install time
- Elimination of concrete curing from the critical path allows for immediate use of CLT slabs as a work surface for vertical construction

Asset Value

- Increased rental value for tenants
- Decreased concrete cost with elimination of cast-in-place slabs due to 60-70% reduction in podium weight

Use Cases

- Developers and builders interested in mass timber without fully committing to mass timber structures
- Developers and builders with sustainability goals, including embodied carbon reduction
- Buildings targeting premium retail market rates
- Projects in late-stage design where CLT can be introduced without significant schedule impacts

TECHNICAL SERVICES

Technical Offerings: Design-Assist, Estimating/Preconstruction

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

Fabrication: Shop Drawings, CNC Machining, CLT/GLT/GL Prefabrication

Installation: Full Erection, Logistics Planning & Sequencing, Temporary Works Engineering, Site Supervision/Consultation, Proprietary Edge Protection System

Design Value

- Increased diaphragm strength and stiffness in comparison to joist floors, resulting in hardware cost reduction
- Exposed wood ceilings for tenants
- Potential for increased floor-to-ceiling height
- Direct CLT-to-Window Wall / Curtain Wall connections

Sustainability

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

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Adopting a DfMA approach is the best way to build with mass timber. We can unlock its full potential by emphasizing prefabrication, precision, and early coordination. Unfortunately, clients often try to fit mass timber into fully developed building plans, rather than considering its properties and benefits from the outset. Why does this matter? Mass timber is still unfamiliar to many US architects, so specialists can often assist them with design choices and manufacturing limitations. For instance, a mass timber specialist might help with grid line spacing, suggest to reduce waste, or demonstrate how to reduce beam sizes while maintaining the structural integrity of the building.”

Nate Foster, Preconstruction and Project Management,
Mercer Mass Timber





Walmart Home Campus
Bentonville, AR

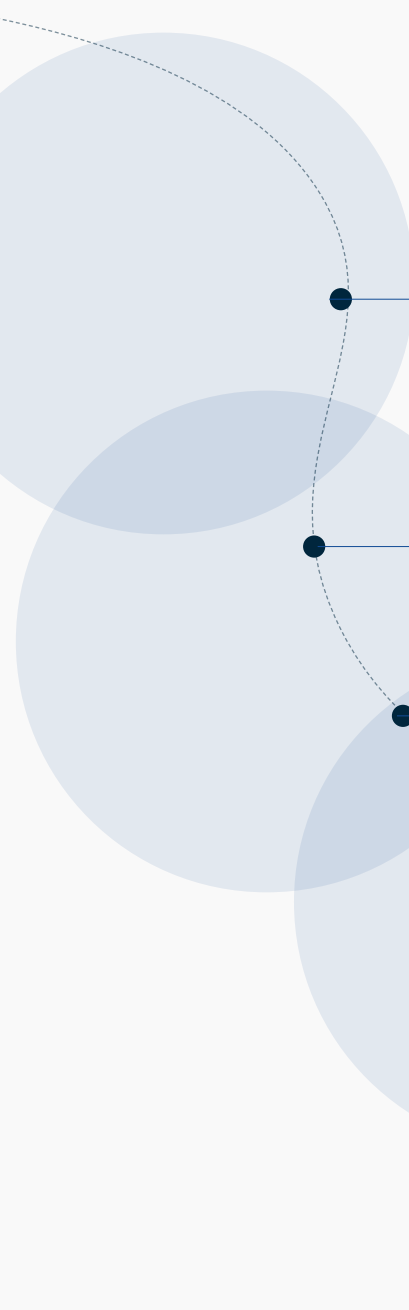
MMT Construction Services

Precision Planning for Seamless Execution

Our in-house mass timber installation team delivers projects across the U.S., utilizing technology-driven management practices to ensure on-time, on-budget completion.

With a proven track record and having successfully completed over 20 mass timber projects across North America, our collective experience underscores our unmatched expertise in the region, covering diverse sectors such as commercial, industrial, and multi-family buildings.

Five Core Values Drive Our Mass Timber Installation



Modeling & Technology: Using project models and technology consistently in both preconstruction and construction stages not only optimizes resource allocation but also reinforces risk mitigation and improves coordination. This lays a solid foundation for a seamless construction process.

Project Management: Use technology such as 4D modeling to ensure coordination with other team members, and maintain aggressive schedule.

Labor Management: Boosts efficiency through vertical integration with engineering and factory units. This approach ensures seamless workflow and leverages collaborative synergy for precise project completion.

Quality Control: Implementing quality control measures that guarantee productive, healthy, and high-performance buildings.

Safety: From secure lifting points to streamlined installation, every detail is designed to protect crews and keep projects moving safely.

Automated Process

MMT's mission is to transform construction through technology, and our mass timber installations are no exception. We use 4D modeling to coordinate planning, procurement, logistics, and labor throughout the build process.

By leveraging project models and our skilled engineering and BIM teams, we ensure our installation methods integrate seamlessly with other trades and subcontractors.

This strategic collaboration creates a unified building system, reducing costs and minimizing delays.

Detailed Installation Sequence Planning: MMT's construction team provides detailed installation plans, including daily production counts, to ensure all site activities are aligned with other trades. The sequence plan ensures 'day-of' material deliveries, supporting just-in-time logistics, which helps keep the site clean and reduces safety risks.



Logistics Plan: Our construction team develops logistics plans to optimize crane use, delivery, and material staging based on each site's unique characteristics. These plans include detailed delivery instructions, ensuring drivers know how to access the site and where to drop materials before arrival.



Value Engineering: Through our collaborative approach, merging engineering, manufacturing, and construction teams, we offer valuable engineering propositions. This results in optimized solutions that strike a balance between functionality, aesthetics, and cost-effectiveness.



MMT Sustainability

MMT & the Environment

MMT is committed to sourcing environmentally responsible forest products. We source our lumber from forests that are vetted for their sustainability practices, tight grain structure, integrity, and quality.

MMT has cultivated strategic sourcing partners through existing industry relationships and based on the production capacity of our factory.

Chain of Custody

Chain of Custody (CoC) certification traces the path of wood from certified forests through the supply chain to the final product. CoC certified wood products are incentivized or required by green building standards such as LEED and the Living Building Challenge, as well as by many corporate, government and institutional purchasing programs.

Our factories have earned chain of custody from three of the leading certification agencies that promote sustainable and responsible forest management:



SFI® Forest Management PRI-SFI-FM-061
SFI® Fibre Sourcing PRI-SFI-FS-061



Forest Stewardship Council®
FSC- C016399/ C005872



Programme for the Endorsement of Forest Certification
PEFC/26-31-139

Sustainable Forestry Initiative (SFI), the Forest Stewardship Council (FSC), and Programme for the Endorsement of Forest Certification (PEFC) promote the healthy, sustainable management of forests. These certification programs address a variety of factors including biodiversity and wildlife habitat, sustainable harvest levels, water quality protection, and pesticide use.

Global Citizenship: As part of Mercer International, we align with organizations working toward a more sustainable and equitable future for all.

We are a signatory of the SBTi, which sets science-based targets through a rigorous and transparent process. We commit to reducing Scope 2 and 3 emissions by 35% by 2030.



We are an exclusive member of Business for Social Responsibility (BSR), a global nonprofit that partners with businesses to advance sustainability and social responsibility.



Mercer is a signatory of the world's largest corporate sustainability initiative.



Driving Mass Timber Technical Innovation

Mercer Mass Timber combines technical and operational expertise with experts in the mass timber building community. The result is an organization with an unparalleled track record across mass timber R&D, product integrity testing, design, manufacturing, and construction – a combination that uniquely positions us to deliver high-quality mass timber products at scale.

Our technical leadership drives this success, guiding innovation and ensuring excellence at every stage of the process.



Jason Herman
Manufacturing



Brent Olson, PhD
Product Development,
R&D



Ricardo Brites, PhD, Eng.º
Engineering & VDC



Nate Foster
Preconstruction & Project
Management



Jason Church
Construction

Cumulative MMT Project Team Experience

60+

years developing mass timber solutions

230+

staff from management to production

650+

mass timber projects to date



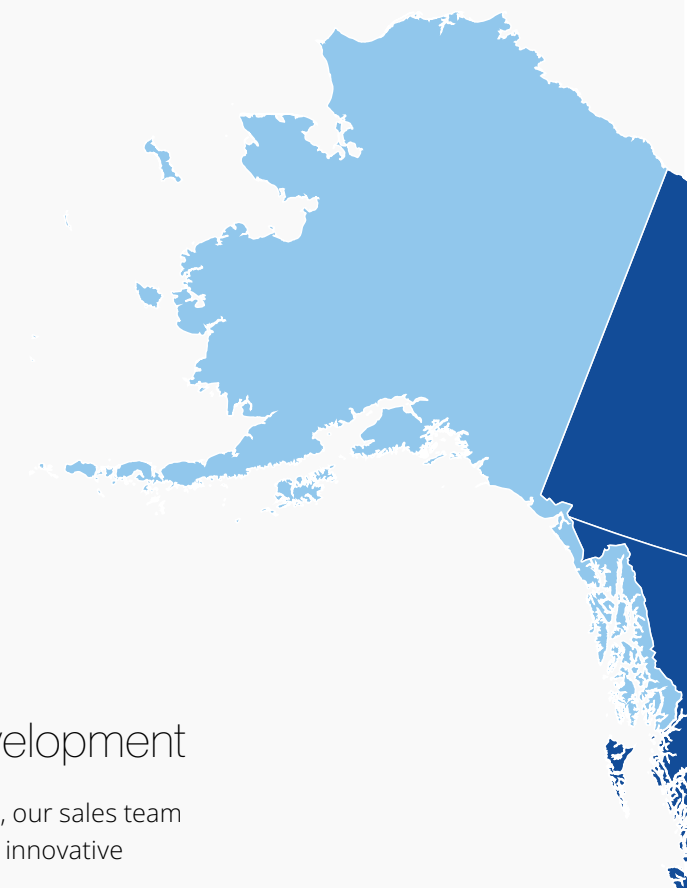
Wood Innovation and Design Centre
Prince George, BC

Let's Work Together

Designed to reduce carbon emissions while offering unparalleled strength and versatility, our products stand at the intersection of innovation and sustainability.

Discover how your projects can benefit from our cutting-edge technology and quality mass timber products.

Reach out to our sales team and start building a greener tomorrow.



MMT Sales and Business Development

With our extensive coverage across North America, our sales team is ready to support you in creating sustainable and innovative structures with our mass timber solutions.



John Kostaras
Director of Sales
e: john.kostaras@mercerint.com



Stephanie Kullman
Regional Manager, Western Canada
e: stephanie.kullman@mercerint.com



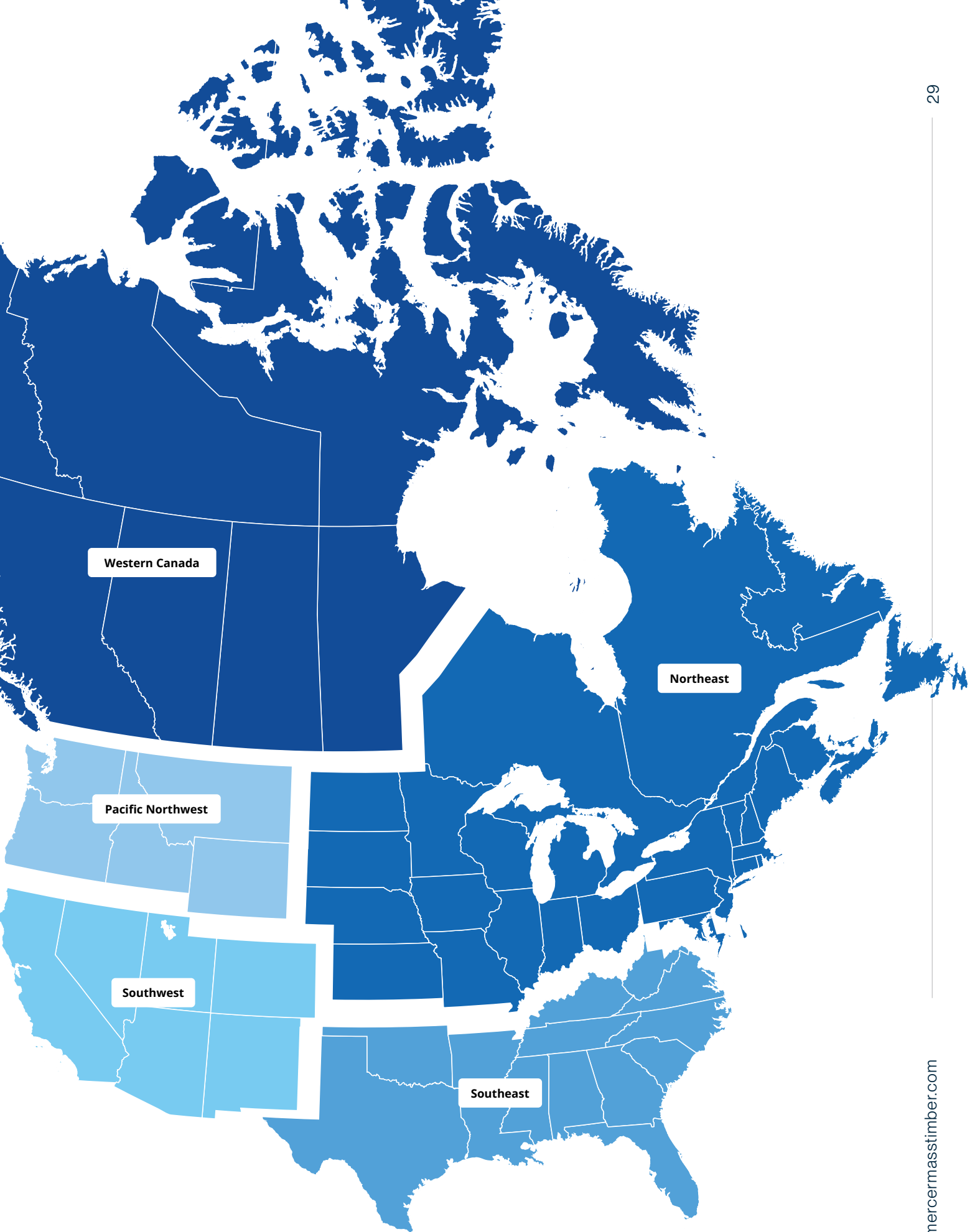
Ryan Edwards
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Aschley Yanda
Regional Manager, Southwest
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Calum Dodson
Regional Manager, Northeast & Southeast
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80M
Washington, DC



MMT Project Services

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V6C 1G8
Canada

MMT Construction Services

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Spokane Valley, WA
99027
USA

MMT Manufacturing

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USA

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Mercer Spokane
19202 Garland Ave.
Spokane Valley, WA
99027
USA



MERCER
mass timber