TIMBERLAB

HOLISTIC MASS TIMBER SYSTEMS
FROM START TO FINISH

MISSION

TO ACCELERATE THE MAINSTREAM ADOPTION OF MASS TIMBER IN THE U.S. COMMERCIAL CONSTRUCTION MARKET TO BENEFIT THE PLANET AND ITS PEOPLE.

Photo credit:
FLOR Projects

DEEP ROOTS IN CONSTRUCTION

Born from Swinerton Incorporated, a company known for 130+ years of excellence and innovation, we are dedicated to providing construction solutions with a low carbon footprint and high community impact. Today, we continue to inspire businesses in our communities and people worldwide to build their dreams from mass timber.

Thanks to our roots as a general contractor, we see every project through the eyes of a builder. Through proactive problem-solving that considers the holistic integration of the structure with other building systems, we provide solutions that generate the highest value for the owner and occupant.

GETTING STARTED WITH TIMBERLAB

PRECONSTRUCTION SERVICES

With collaboration and creativity, Timberlab proactively guides projects toward cost-effective, constructible solutions that meet architectural and sustainability goals. We adapt our services to complement the existing capabilities of the project team and offer expert guidance on every step of the process, from permitting approach to procurement strategy.

Our vertically-integrated approach makes projects viable. Whether you are looking to develop a high-rise with low embodied carbon, or a civic building with high community impact, Timberlab is your partner for success. This work starts early when the project is just a seedling, so engage with us early to achieve your goals.

DESIGN-BUILD PARTNER

Our service-oriented Timber Engineering team is here to support structural engineers and project teams with cost and constructability-driven design. We engage as a partner, seeking first to understand the team's specific needs and then propose services that we believe will add significant value by reducing cost, accelerating schedule, or increasing the viability of an unprecedented innovation.

RESEARCH & DEVELOPMENT PARTNER

We drive innovation into the market through the eyes of the builder. We hone in on design elements that are ripe for opportunity and perform necessary ASTM testing to prove the seismic, fire, and vibration performance of your mass timber structure.

DIGITAL CONSTRUCTION

Our Digital Construction team evolves a mass timber design into fabrication-level information used to build a kit of parts prefabricated off-site. Linking the design to construction, we build a model to millimeter-precision that accounts for manufacturing and installation tolerances for the timber, and other materials with which the timber interacts. This process raises awareness of complex construction interactions in preparation for the fabrication of timber components, such as opposing structural elements with varying tolerances, architectural finishes, devices and equipment, and installation requirements.

CUSTOM FABRICATION

Our Fabrication Team brings the architect's vision to life by transforming commodity products into custom building components that are easily assembled on site. Our CNC machines are customized to process the member sizes needed for long-span office buildings and tall timber buildings. To meet the industry's growing needs and alleviate pinch-points in supply, Timberlab is expanding its production capacity to reach the needs of every U.S. domestic market.

Timberlab delivers custom fabricated mass timber systems to the entire domestic U.S. market from facilities operating in Portland, OR, and Greenville, SC.

INSTALLATION

A safe, smooth, efficient installation process results from smart decisions made before we arrive on site. We build the project virtually, detail every component, and prefabricate the timber structure to transform the construction into a process of assembly.

The success of the installation process also rests on a smart logistics plan, safe equipment utilization, careful timber handling, a well-considered weather protection strategy, and experienced supervisors.

Timberlab has a diverse workforce in the field and values that diversity for performance. The team is comprised of traveling crews that are capable of working across geographies. Our team's Installation services are limited to the United States.

STRATEGIC PROCUREMENT

Our team has strong relationships with the mass timber supply industry. Timberlab creates strategic procurement plans for each project to meet project design, cost, schedule, and sustainability goals. In an effort to expand the mass timber supply chain, we source each mass timber structure from multiple suppliers – coordinating the highest value package for our clients. We work with commodity glulam manufacturers that produce high-quality products and pair their offerings with our in-house Digital Construction and Custom Fabrication services to deliver an elegantly detailed, precisely machined kit of parts.

MASS TIMBER CASE STUDIES

PORTLAND INTERNATIONAL AIRPORT*

LOCAL WOOD, TRACED TO THE FOREST OF ORIGIN

A 9-acre undulating roof featuring 80-foot-long glulam arches, 380,000 SF of MPP, and over 30,000 pieces of locally-sourced lattice.

PORTLAND, OR

Photo credit: ZGF Architects

* Completed by Swinerton Mass Timber

ASCENT

TALLEST HYBRID MASS TIMBER BUILDING IN THE WORLD

A 25-story luxury high-rise building featuring 273,000 SF of mass timber across 19 stories - providing 260 residential units.

MILWAUKEE, WI

Photo credit: Korb & Associates

THESIS HQ

NEW HOME OFFICE FOR CREATIVE TALENT

Four story office features vibrant open office space, rooftop terrace, and double-height atrium with grand stair.

PORTLAND, OR

Photo credit: Dan Binh

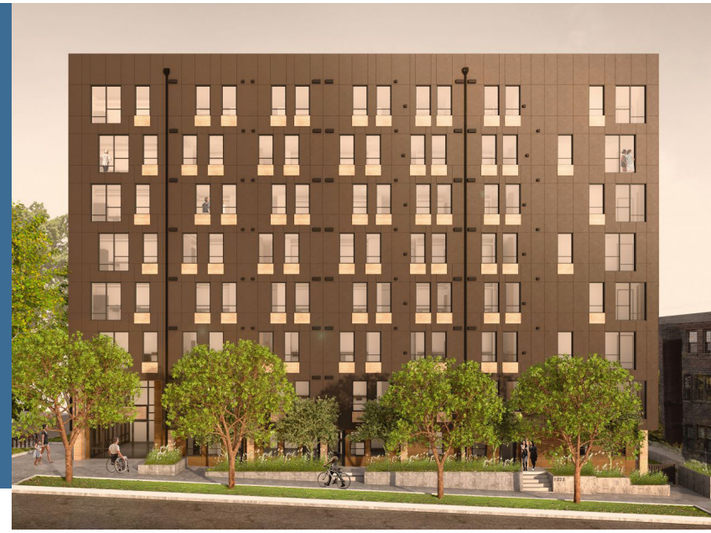
HEARTWOOD

THE FIRST TALL TIMBER TYPE IV-C BUILDING IN THE U.S.

Eight stories and 70,000 SF, Heartwood is providing 126 units of workforce housing through mass timber design and innovation.

SEATTLE, WA

Photo credit: atelierjones



ACHIEVE YOUR MASS TIMBER DREAMS

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