Hybrid Buildings Seminar

Wynyard Quarter Innovation Project

- Construction Started 2014
- Greenstar
- NABERSNZ
- Carbon Accounting

Stage 3

Day # 1

Day # 3,288

Flowers / Pipiri Lane

- Build cost/Escalation
- Learning (so far)
- Skills
- Protection

Learning – San Francisco

Microsoft

Google

Portland – Mass Timber Conference

Outcomes

Design

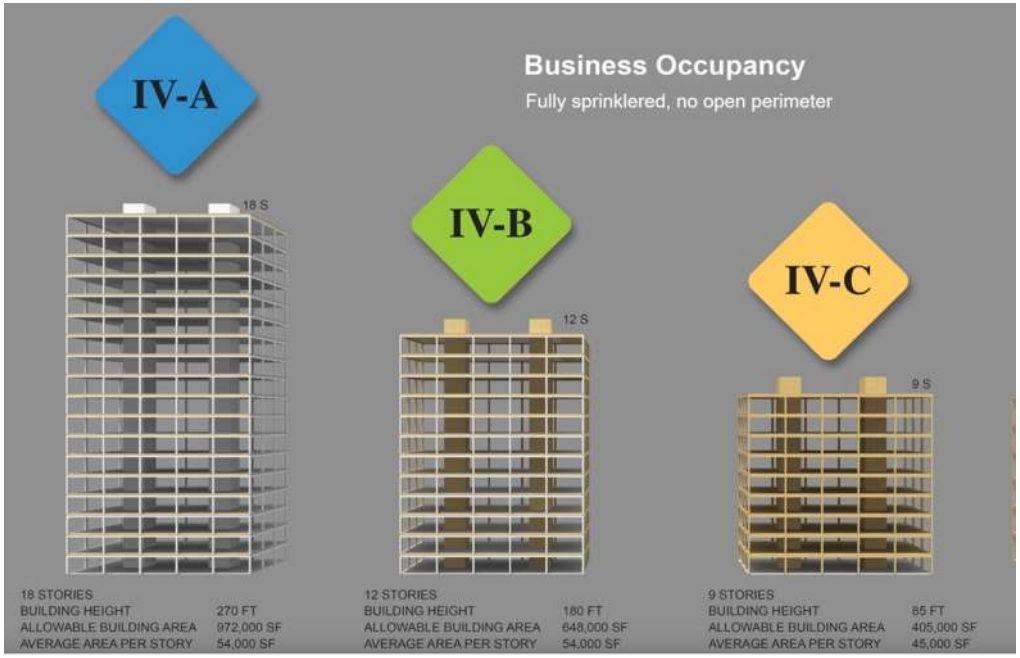
- Composite build
  - Concrete/steel core
- CLT floor
- Concrete topper
- Raised floors

My concerns - NZ

- Weather
  - Humidity Control
  - Rain protection
  - Remedial works ($$$'s)
- Pricing
  - Escalation (Glulam)
  - Competition/supply
- Speed
  - Can we build as quickly as we think?
- Authorities/Consenting
  - Consistent approach
  - Consistent guidance
- Can we copy California?

California

- Tall Wood – Type IV
- IV-A – 18 stories:
  - All timber protected
- IV-B – 12 stories:
  - 20% ceiling exposed
  - 40% walls exposed
- IV-C – 9 stories:
  - 100% exposed
- Specific rating per type



Summary

- Is the building designed in timber or are you squeezing timber into the design?
- What type of timber? Glulam/CLT/LCL – What cost implications
- Supply – lead times – up to 12 months
- Design – bracketry/fixings etc
- Timber is wonderful!
  - It is light
  - Looks great
  - Smells lovely
  - Super sustainable