

CAMPAIGN FOR THE
NEXT GENERATION
REUSE CENTER





The Reuse Center at Boston Building Resources had humble beginnings. Consisting of a series of storage trailers, the program launched in 1993.

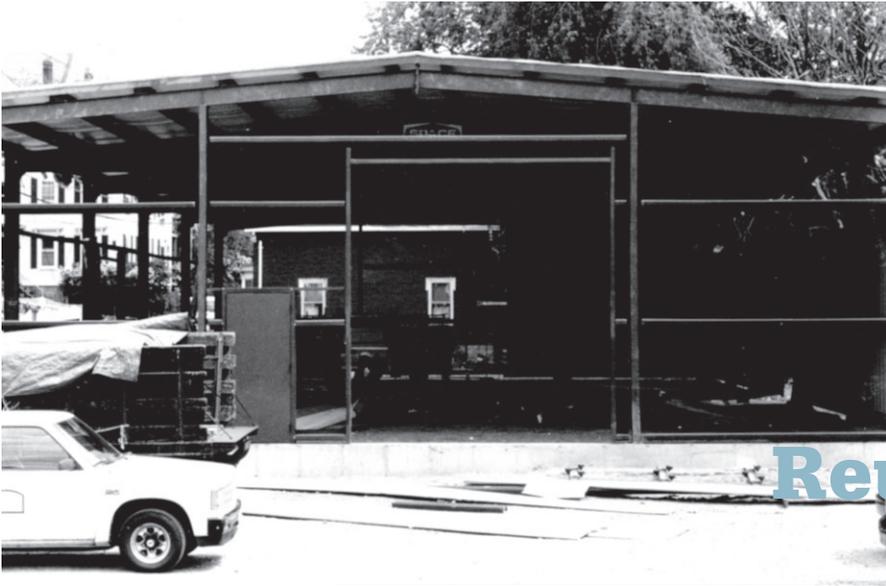
In spite of its lack of amenities, people came, because the need for affordable building materials was strong.

The volume of donated materials and sales quickly grew to the point where a building was needed to process and display the items that were donated by contractors, homeowners, retailers, and others.



Reuse Center 1.0





Reuse Center 2.0

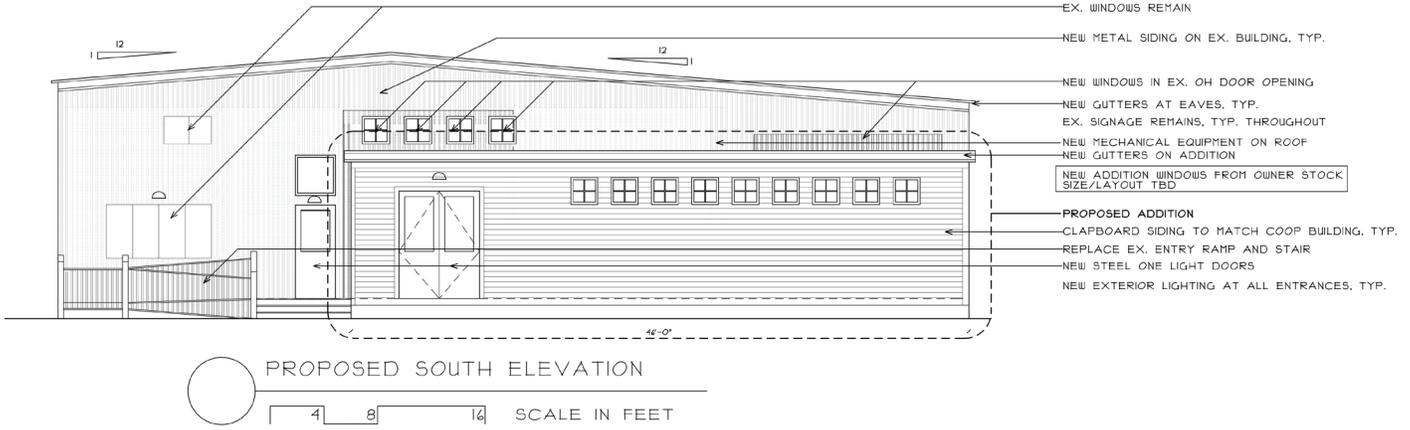
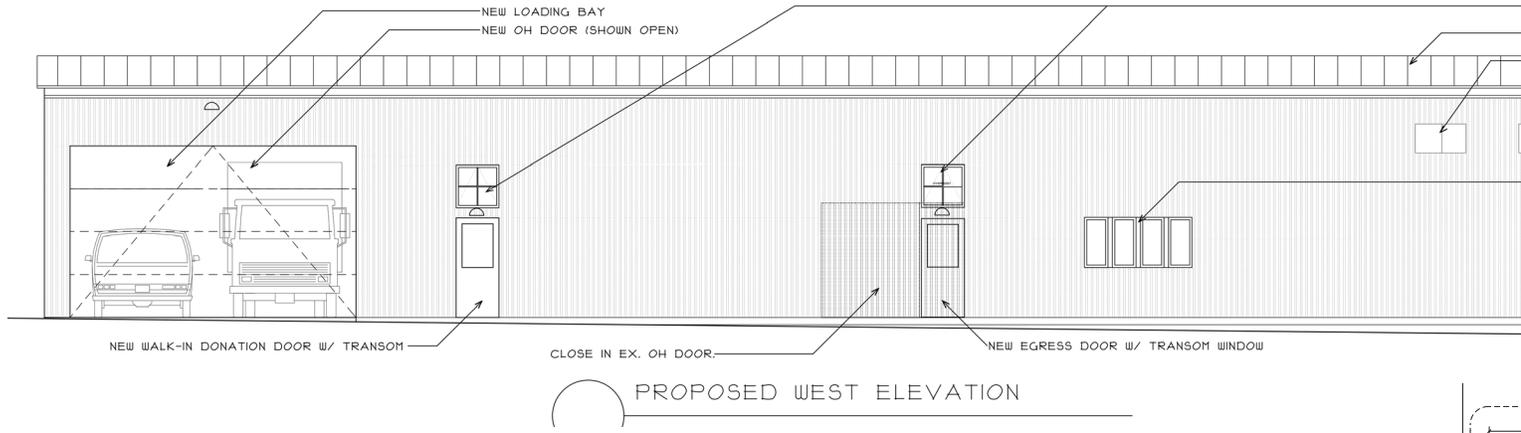




A building was constructed in 1995, and, in 2007, an addition was built, adding a receiving area and more retail space.

Reuse Center 2.5





Campaign Supporters to Date

Foundations and Organizations

Massachusetts Department of
Environmental Protection
Jane's Trust
Harold Whitworth Pierce Charitable
Trust
Anonymous

Individuals

Rick Ames
Lorraine and Robert Anderson
Sakhani Dlamini
DeAnne Dupont
Ann Finnerty
Kurt and Francesca Gardiner
Ellen Grenier
Glen Gurner
Linda Lesyna
Deb Beatty Mel
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Lili Ruane
Andrew St. John
Matthew St. Onge
Patrick Shaughnessy
Sonia Singh
Marsha Smith
Marc Tayer
Elaine Ward
Julianne Zuck

REflecting Back: A Timeline

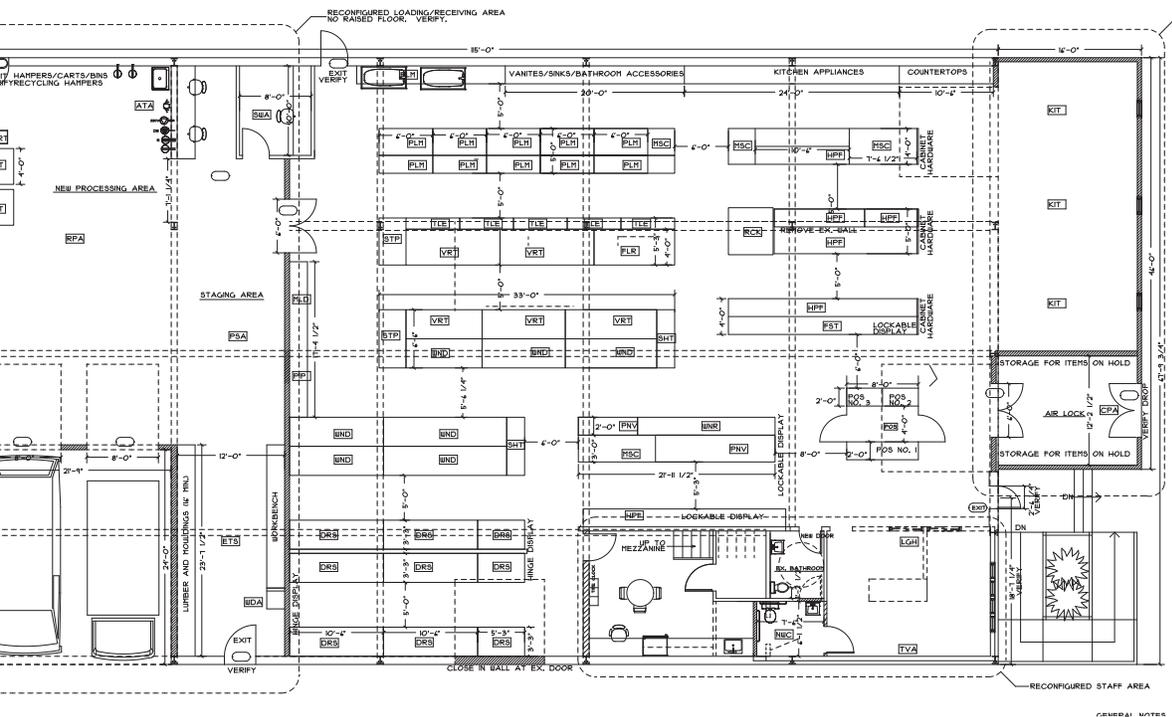
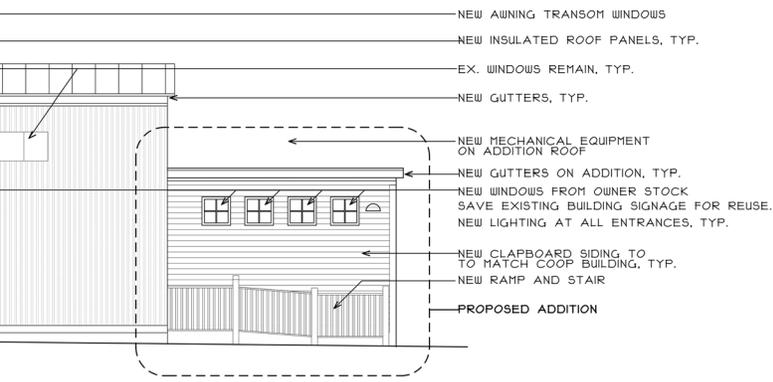
- 1982 Boston Building Materials Co-op Charitable and Educational Fund established
- 1993 Reuse Center opens, selling to members only from storage trailers ■ **1.0**
- 1997 Grand opening of the Reuse Center building ■ **2.0**
- 1999 Environmental Protection Agency recognizes BBR with a waste reduction award
- 2003 Sales open to the general public at higher prices
- 2007 An addition is constructed for a receiving area and more retail space ■ **2.5**
- 2009 1,466 customers served
- 2010 Boston Magazine awards a Best of Boston Home Award for salvaged materials
- 2016 Mayor's Greenovate Award presented for waste reduction
- 2017 2,065 customers served
- 2018 YOU can help us write the next chapter! ➔ **3.0**

Reuse Center 3.0

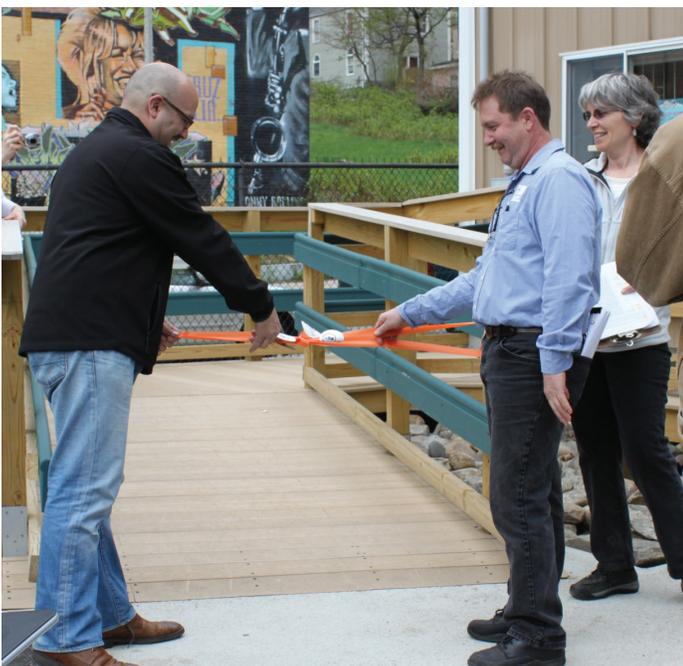
Our mission has again grown to the point where it is limited by the size and configuration of our building.

The Campaign for the Next Generation Reuse Center will enable significant renovations to allow more efficient use of space so that

we may continue to grow while remaining in our accessible and convenient location.



Rep. Jeffrey Sánchez cut the ribbon on a new wheelchair ramp in 2011.



- Relocated and redesigned receiving area
- Added retail space
- Significant energy upgrades
- Better checkout
- Improved displays

Campaign for the Next Generation Reuse Center Components

REconfigure: Customer-focused improvements	\$256,850
Install HVAC (heating, ventilation, air conditioning) system	\$152,000
Internal reconfigurations	\$54,000
Two accessible bathrooms	\$25,000
Racks and displays	\$10,000
Sales desk	\$8,000
Lighting	\$3,500
Cash registers / Point of Sale equipment	\$2,400
Signage	\$1,200
Public address system	\$750
REdevelop: Build an addition	\$120,000
REwrap: Building envelope	\$245,000
New roof sheathing with R-19 insulation	\$135,000
New wall sheathing with R-13 insulation	\$105,000
REequip: Behind the scenes	\$123,500
Install sprinkler system for fire suppression	\$85,000
New curb cut and relocation of side door	\$13,000
Additional office near receiving area	\$12,000
Exhaust system for idling trucks	\$8,000
Walkie stacker	\$5,000
Hampers and bins	\$2,000
New computers (2)	\$2,000
Kitchen fitout; install used cabinet set	\$1,500
REdesign: Professional costs, architecture and engineering	\$90,000
REpair: Establish an endowment for building maintenance and operations	\$100,000
REenergize: Add a solar photovoltaic (electric) system	\$190,000
Total	\$1,125,350

The Reuse Center at Boston Building Resources is a project of the Boston Building Materials Co-op Charitable and Educational Fund, a nonprofit charitable organization, registration number 04-2749815.



100 Terrace Street, Boston, MA 02120
617-442-2262 ■ www.BostonBuildingResources.com

REconfigure: Customer-Focused Improvements

<i>Install HVAC (heating, ventilation, air conditioning) system</i>	<i>\$152,000</i>
<ul style="list-style-type: none">▪ We currently have no air conditioning, and our radiant heat system warms the building unevenly. A new system will make customers and staff more comfortable.	
<i>Internal reconfigurations</i>	<i>\$54,000</i>
<ul style="list-style-type: none">▪ By relocating our receiving area to the rear of the building, we will separate internal “back office” functions from the customer sales area for a better customer experience.▪ The new receiving area will be larger, allowing for more efficient processing of donated materials and more space for volunteers.▪ Pedestrian and vehicle traffic patterns will change so that BBR’s trucks do not interfere with the customer entrance.	
<i>Two accessible bathrooms</i>	<i>\$25,000</i>
<ul style="list-style-type: none">▪ We now have one accessible bathroom, and will add a second for customer use.	
<i>Racks and displays</i>	<i>\$10,000</i>
<ul style="list-style-type: none">▪ Better racks will more effectively display materials so customers can find what they need.▪ With narrower racks, we can add one more aisle to display more items.	
<i>Sales desk</i>	<i>\$8,000</i>
<ul style="list-style-type: none">▪ Instead of entering a small office, customers will check out at a desk on the main sales floor, an experience more typical of retail stores.▪ An open checkout area will make it easier to handle large items.	
<i>Lighting</i>	<i>\$3,500</i>
<ul style="list-style-type: none">▪ With improved lighting, customers will be better able to find items, read price stickers, and read informational signs. This is especially true for our older customers.	
<i>Cash registers / Point of Sale equipment</i>	<i>\$2,400</i>
<ul style="list-style-type: none">▪ A third checkout station will expedite sales during busy times and will provide a backup in case of a malfunction.	
<i>Signage</i>	<i>\$1,200</i>
<ul style="list-style-type: none">▪ New customers can find the items they are seeking and existing customers will be able to navigate the reconfigured sales floor.▪ A flexible sign system is needed to accommodate the highly variable nature of our donated inventory.	
<i>Public address system</i>	<i>\$750</i>
<ul style="list-style-type: none">▪ A PA system will improve communications with staff and customers, especially with respect to safety.	
	\$256,850

REdevelop: Build an Addition

- Added space at the front of the building will compensate for square footage lost to the expanded receiving area.
- The addition will include an air lock where customers can open a large overhead door to load their purchases without impacting the climate of the building.
- Mechanicals for the new HVAC system will be situated on the roof of the addition.

\$120,000

REwrap: Building Envelope

New roof sheathing with R-19 insulation

\$135,000

New wall sheathing with R-13 insulation

\$105,000

- Part of our environmental mission is encouraging and facilitating energy efficiency among our customers. By insulating our building to the standards specified by the stretch energy code (at a minimum), we will “practice what we preach” and set an example for our community.
- To add air conditioning and a better heating system, we need to increase building insulation to keep energy costs low.

\$245,000

REdesign: Professional Costs, Architecture and Engineering

- Architects’ fees
- Site survey by a civil engineer
- Engineers’ fees: mechanical, electrical, and plumbing
- Design and engineering of the fire suppression sprinkler system
- Design and engineering of the HVAC system

\$90,000

REequip: Behind the Scenes

<i>Install sprinkler system for fire suppression</i>	\$85,000
<ul style="list-style-type: none">▪ Per the building code, this system is needed for safety of our customers and protection of inventory.	
<i>New curb cut and relocation of side door</i>	\$13,000
<ul style="list-style-type: none">▪ The relocated receiving area in the rear of the building includes an overhead door on Terrace Street where BBR's vehicles can come in to load and unload. To add the needed curb cut here, we will close up an overhead door and unused curb cut located at the midpoint of the building on Terrace Street.▪ We will reuse the current overhead door in the new location.	
<i>Additional office near receiving area</i>	\$12,000
<ul style="list-style-type: none">▪ The administrative office for the donations manager will be relocated to be close to the receiving area to facilitate interaction with the staff and volunteers handling donated materials.▪ The current donations manager office will be outfitted as a staging area for volunteers and a break area for staff, with kitchenette.▪ Volunteers will be able to store their belongings in a secure area, improving their experience and making for better volunteer retention.	
<i>Exhaust system for idling trucks</i>	\$8,000
<ul style="list-style-type: none">▪ Per the building code, this system is needed to maintain air quality while vehicles enter the building.▪ Vehicles parked indoors overnight last longer because they are protected from the elements and very cold temperatures.	
<i>Walkie stacker</i>	\$5,000
<ul style="list-style-type: none">▪ Also known as a "walk-behind forklift" this piece of equipment will allow us to make use of the building's vertical space for storage.▪ It can be used in the receiving area to temporarily store donated materials waiting to be processed, and also on the sales floor.	
<i>Hampers and bins</i>	\$2,000
<ul style="list-style-type: none">▪ Hampers are especially helpful at community "zero waste days" for safe transportation of donated items back to our facility. This will allow us to purchase 10 large hampers for approximately \$200 each.	
<i>New computers</i>	\$2,000
<ul style="list-style-type: none">▪ One will be used for a third checkout station and the other will be a shared computer for employee use.	
<i>Kitchen fitout; install used cabinet set</i>	\$1,500
<ul style="list-style-type: none">▪ This includes labor and hardware needed to install a used cabinet set.	
	\$123,500

REpair: Endowment for Building Maintenance and Operations

- Because we are making a significant investment in our building, we want to make a commitment to its ongoing upkeep. An endowment will ensure that we have sufficient funds available to perform maintenance and repairs in a timely fashion.
- We spend an average of \$5,000 per year on building repairs. If we realize a 5% return on a \$100,000 endowment, the returns will cover our repair costs on an ongoing basis.

\$100,000

REenergize: Add a Solar Photovoltaic (Electric) System

- Generating renewable electricity will advance our environmental mission by eliminating the carbon footprint of operating our organization.
- Because our building is located next to the MBTA Orange Line tracks, there are no obstructions, meaning excellent solar exposure.
- The addition of air conditioning will increase our electricity usage, and solar panels will generate enough energy to offset the resulting need for more energy.
- The Co-op at BBR installed solar panels in 2008 that have cut energy bills by 75%. The system paid for itself in about five years.
- Because our store is a publically accessible space, a solar installation has an educational value and serves to inspire others to learn more about solar power.
- Owning the PV system outright has the advantage of allowing our organization to benefit from ongoing income from solar renewable energy certificates (SRECs). Third-party arrangements that enable solar installation with no up-front cost would not have the same long-term benefit. Income from SRECs would provide an additional income stream to support our work of building materials reuse.

\$190,000

Campaign for the Next Generation Reuse Center

Since we set up shop in two shipping containers in 1993, the Reuse Center at Boston Building Resources has come a long way. We now provide affordable building materials to 2,100 low- and moderate-income customers each year—materials that would otherwise be headed for the landfill. Instead of being needlessly wasted, reusable cabinet sets, doors, windows, appliances, and other materials donated to the Reuse Center receive a productive “second life” improving local homes.

Our mission has grown to the point where it is limited by the size and configuration of our building. With significant renovations to allow more efficient use of space, we can continue to grow while remaining in our accessible and convenient location.

Frequently Asked Questions

What will the renovations accomplish?

- Enable us to serve 20% more families with the affordable materials they need to repair, maintain, and improve their homes.
- Channel 20% more building materials to be reused rather than discarded.
- Eliminate our carbon footprint and generate a surplus of renewable energy through insulation and solar panels

What is “reuse” vs. “recycling”?

- *Recycling* means breaking the materials down into their raw material state so they can be made into different materials—plastics melted down, paper ground up, etc.
- *Reuse* means the materials are used again “as is.” Reuse has a greater environmental benefit than recycling.

Why now?

- Because of escalating housing costs, the dream of homeownership in Boston is slipping out of reach of our lower- and middle-income residents. Those who have managed to purchase a home must pay increasing taxes, insurance, and utility costs, leaving very little financial resources for necessary repairs and maintenance.
- Those at greatest risk of being priced out of their communities are residents of color. African Americans and Latinos have much lower homeownership rates than whites.
- More building and remodeling contractors are aware of the possibility of donating unneeded building materials, and are being motivated to do so by regulations, costs, and customer demand. The supply of reusable material is expected to remain abundant.

(continued on other side)

How do used building materials help solve the problem of affordable housing?

- Several local organizations offer first-time homebuyer classes, but there are few resources to support these homebuyers in becoming successful long-term homeowners once they have completed the purchase.
- All buildings need periodic maintenance and repairs to prevent deterioration and keep them in good condition. If a lower-income owner can't afford repairs, small problems can grow to become health and safety risks.
- Used materials cost about 20% of what new materials would cost from a typical big-box store, often for better quality. On a limited budget, a homeowner can complete more projects with used materials. Additionally, BBR offers substantial price discounts to income-qualified customers—usually one-third off the public price.
- In addition to materials, Boston Building Resources offers workshops where homeowners can learn do-it-yourself skills to do their own projects and establish a knowledge base that allows them to work successfully with contractors.

What is the environmental benefit of reusing building materials?

- In 2014, 534 million tons of construction and demolition debris was generated in the United States, according to the Environmental Protection Agency. While some of this material can be recycled (returned to raw-material state), items made up of a variety of component parts (wood, metal, polymers) can be difficult to break down and are often discarded.
- Whenever something is manufactured, energy is used to create, package, and transport the material to its ultimate destination; this is known as “embodied energy.” Giving a longer lifespan to that material conserves the embodied energy rather than having more energy expended to manufacture replacement materials.