

Reuse Ecosystem Summit

Boston Edition @ Greenbuild Philadelphia

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Boston focused Reuse Summit at Greenbuild

- Leveraging national and Boston area reuse stakeholders being in Philadelphia for Greenbuild 2025
- 4-hour workshop
- 42 attendees included reuse vendors, designers, contractors, owners, sustainability leaders from higher ed and large companies
- Tables were organized to ensure diverse viewpoints



Why focus on Boston?

Greater Boston is on the cusp of realizing a material reuse ecosystem. There are industry pieces already in place:

- Active Collaborative Groups: (CLF Boston, MassDEP Working Group, BE+)
- Opaque C&D waste landscape
- Public agencies supporting decarbonization through reuse and deconstruction (DCAMM, MassDEP, Recyclingworks, Boston & Cambridge city gov'ts)
- Material Reuse Centers/Circularity Based Non-Profits/Material managers that can move the materials (BBR, Hancock Academy)
- Engaged Designers and Contractors who want to achieve more reuse
- Higher Ed focused on advancing circularity (Harvard, MIT, BU, Northeastern)
- Progressive Developers (Boston Properties, Alexandria, The Green Cities Company)

We are stuck and siloed and need to scale up to commercial scale and more industry-wide implementation.

Breakout 1: Visioning

What do you want material reuse to do for your organization?

- Profitable new business model (deconstruction services, materials coordinator, design services)
- Be a differentiator
- Value engineering opportunity for projects
- Emissions reductions on projects and business operations



Breakout 1: Visioning

What are the barriers?

MINDSET

- Get beyond the shiny and new

LOGISTICS

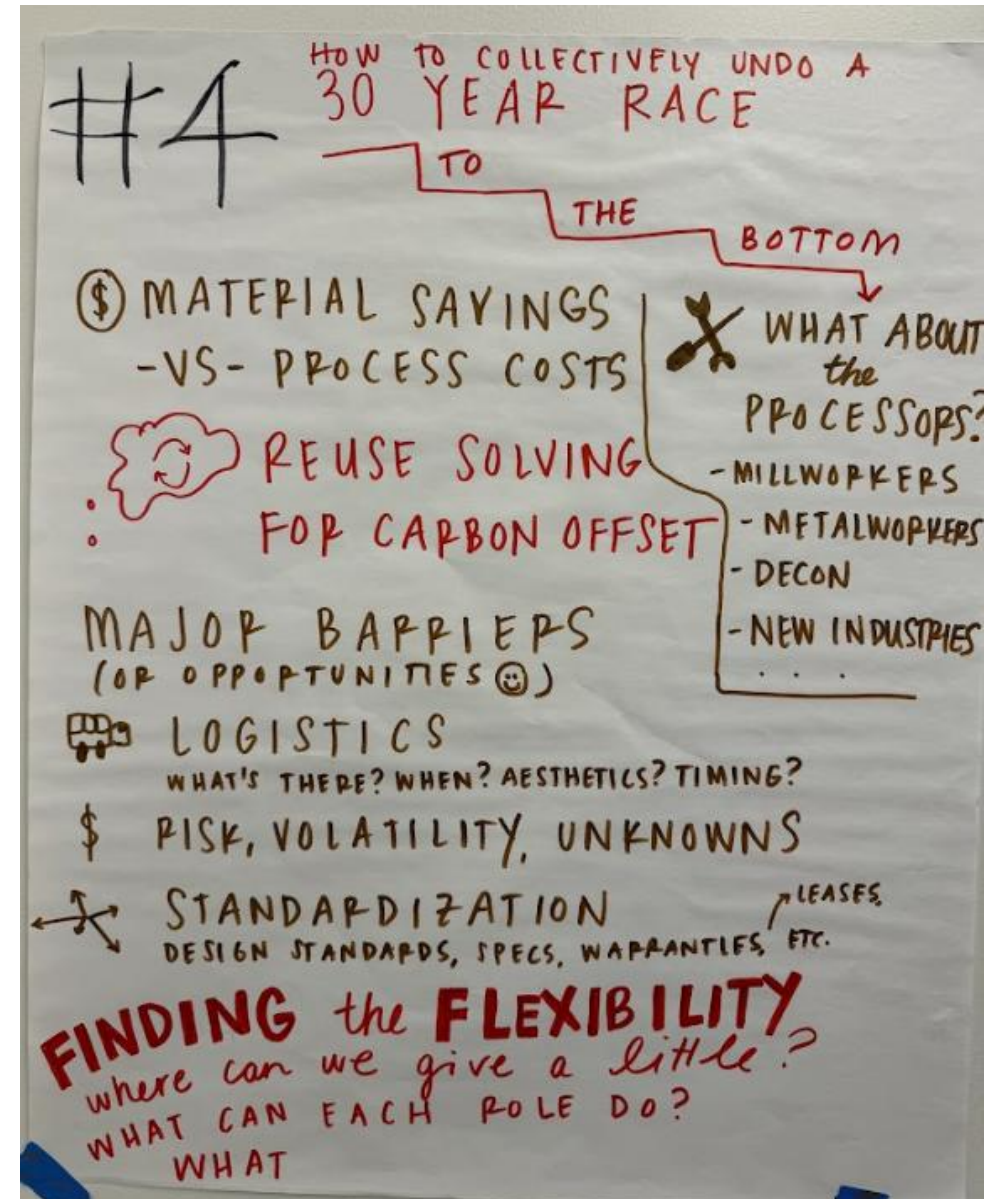
- Timing
- Storage (permanent and transitional between removal & installation)
- Transportation
- Warranties
- Who is responsible?
- Labor costs

STANDARDIZATION

- Quality expectations/rigid specifications
- Predictability
- Risk management and mitigation

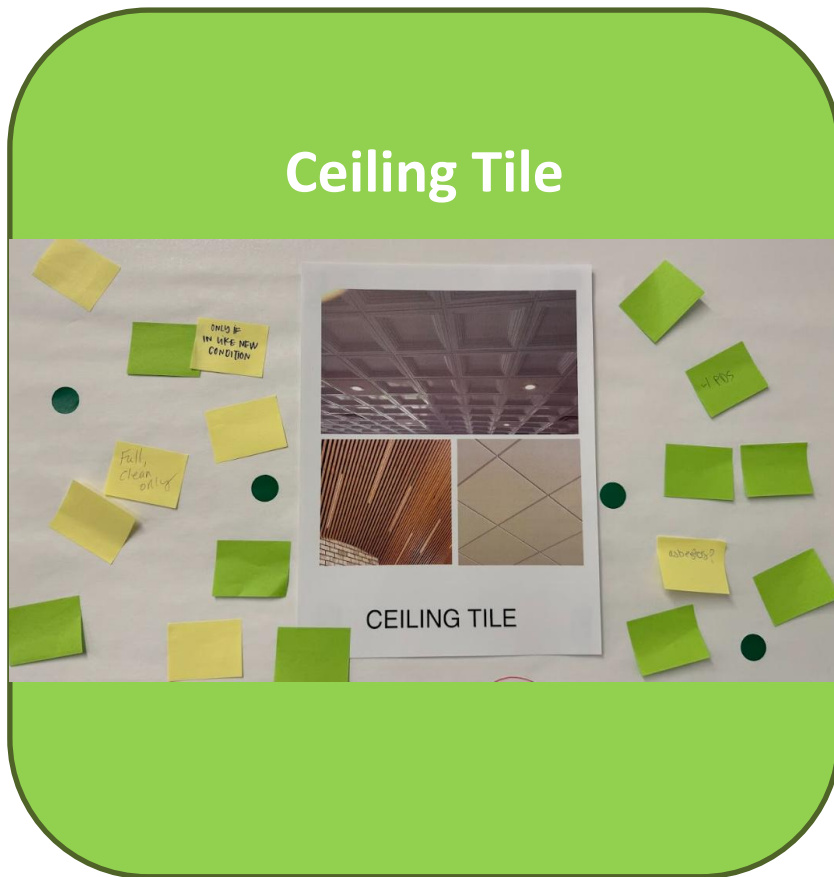
BUSINESS VALUE

- Awareness of profitability
- Manufacturer Takeback programs



Product Selection Exercise

Rating Reuse Feasibility



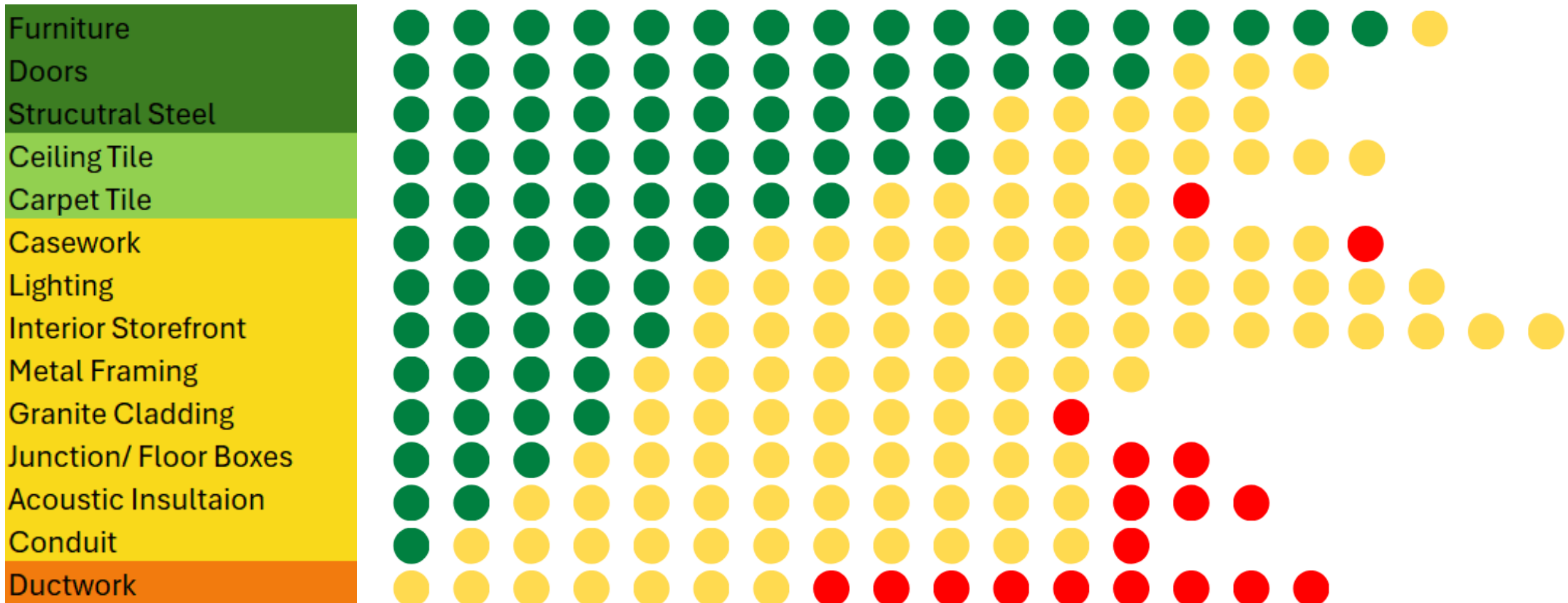
Opportunities:

- Grid systems employ common sizes still used in new builds

Challenges:

- Attic stock or like new only
- Concerns about asbestos depending on age of the product
- Desire for EPDs of the reused product

Rating Reuse Feasibility



Breakout 2: Product Process Mapping

Adapting Product Pathways

Each table pick a product from the last exercise.

Designer:

- Run it through the design and product selection process.
- What questions would you want answers to?
- What concerns do you have?

Builder/ Contractor:

- Run it through the construction process.
- what questions do you want answers to?
- What concerns do you have?

Owner:

- How do your responses influence the process?
- How would your role and activities need to change?
- What needs to be communicated from designer to builder?

Some factors to consider

- Product Specs
- Availability
- Confidence
- Documentation
- Warranty
- Risk

Summary

Progress is possible but needs to be collaborative!

- All AEC stakeholders have a role in ensuring circular efforts succeed
- Reuse requires flexibility + deviations from normal - "not harder, just different"

Some materials can be reused today, others need industry development

- Options exist now for doors, furniture, structural steel, ACT and carpet tile
- Need support to grow market for millwork, casework, lighting, insulation, framing, etc.

Ecosystem additions still needed to lower barrier of reuse entry

- Technology – Material passports, logistics + tracking software
- Demand – Owners and designers need to choose to deviate from shiny + new
- Data/Case Studies – to understand cost and labor time
- Robust Reuse Vendors – Market doesn't have ability to absorb/store potential supply
- Policy Support + Incentivization – Carrots + sticks still needed
- Third Party Evaluation – Review/stamping of reuseable materials to de-risk circularity

Next Steps

Continue Efforts

- Policy Makers – What incentives drive uptake of reclaimed products and launch new enterprises?

Commitments and Data Needed!

- Industry moves more quickly when they can point to others who have taken first steps
- Targeted policy helps pull industry laggards along

What is really going to move the needle to catalyze and incentivize more material reuse in Boston?

How do we create and document case studies and precedents? How can Boston be a case study for the rest of the country?