

May 13th, 2025

MassDEP Reduce/Reuse Work Group Deconstruction, Reuse, Takeback Case Study



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he/him

Turner

Confidential Project Description

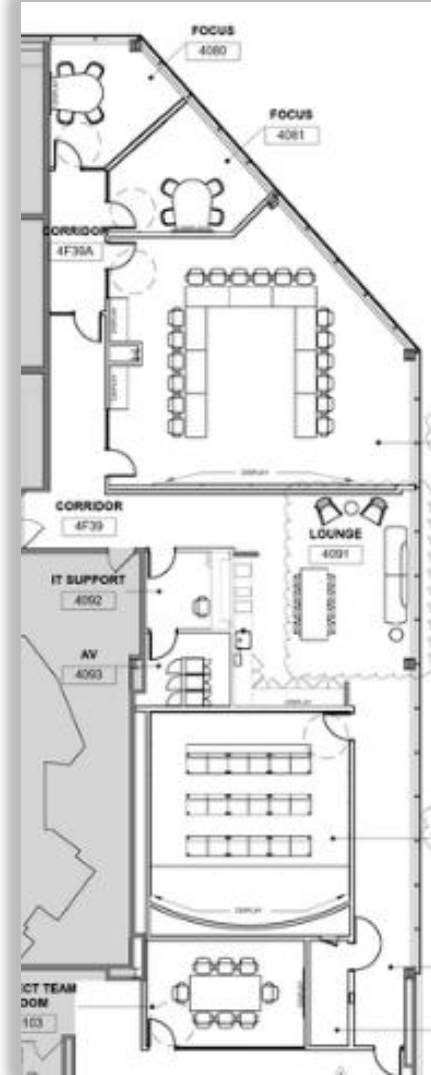
Partial floor Fitout/reconfiguration
after tech client acquisition.

Area: ~4000 sq. ft.

Location: Suburban Boston

Finished space includes

- New lounge/breakroom
- AI theatre with planar wall
- Project team room
- Focus rooms
- IT Support
- AV rooms
- Corridors



Easy Success: Demountable Storefront

KEY

No challenge

Small challenge

Not successful



Demountable Door

Demountable Glass

Demountable Frame

Project Benefits:

- Material cost savings
- Lead time is zero
- Consistency of finishes throughout the space

Project Challenges:

- Protection of finishes during construction
- Storage of materials congests the worksite.
- Glass with existing film could not be reused at the new elevations

Best Practices/Lessons Learned:

- Architect was flexible with glass sizing (not-equal-equal).
- Architect was flexible with minor inconsistency of door headers.
- Compatible closers required at some locations for egress.
- Matrix required for demountable sizing and door swings.

Mixed Success: AV Equipment and Finishes

KEY

No challenge

Small challenge

Not successful



Project Benefits:

- AV equipment savings (Owner direct)
- Material savings by using attic stock (different spec)
- Carpet lead time was zero

Project Challenges:

- Storage of salvaged carpet tiles prior to takeback congests the worksite.
- Floor box sizing for reused furniture
- Finding a secondary market or reuse opportunity for finishes in small amounts is difficult

Best Practices/Lessons Learned:

- Size walls to conceal reused credenzas.
- Coordinate carpet takeback with manufacturer early

Mixed Success: AV Equipment and Finishes

KEY

No challenge

Small challenge

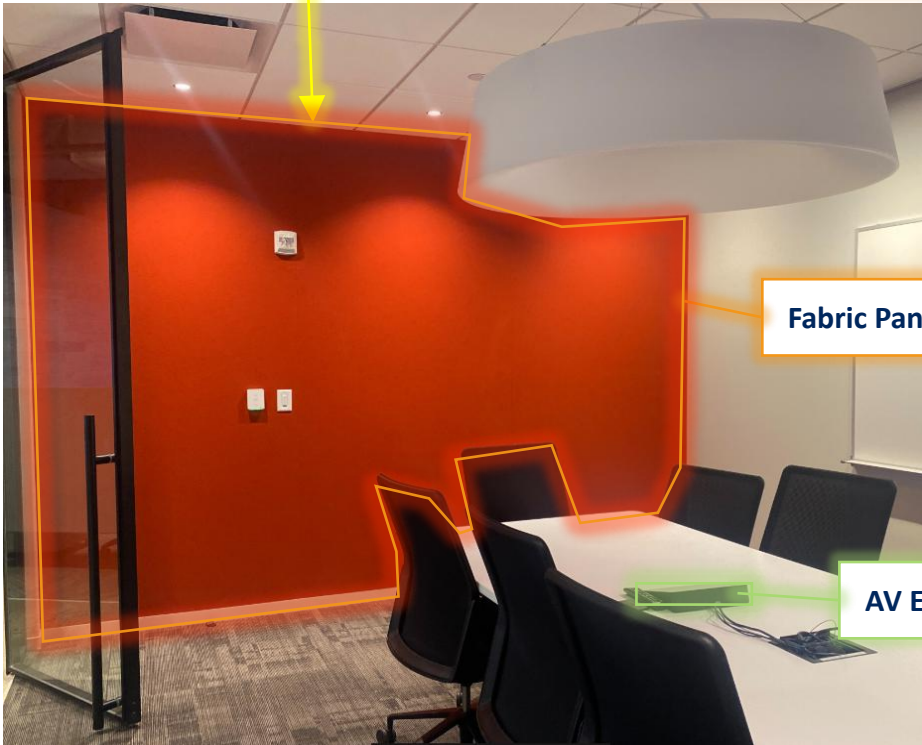
Not successful



Existing
Wood Ceilings



GWB Offcuts



Fabric Panels

AV Equipment

Project Benefits:

- AV equipment savings (Owner cost)
- Appropriate diversion of clean gypsum

Project Challenges:

- Temp storage of GWB offcuts congests the worksite.
- Finding a market for existing wall fabric in such a small quantity. Could not use because of cuts.
- Reuse of existing specialty ceiling was not cost effective

Best Practices:

- Label hampers/pallets to communicate to the workforce
- Matrix available vs. required material quantity to confirm feasibility

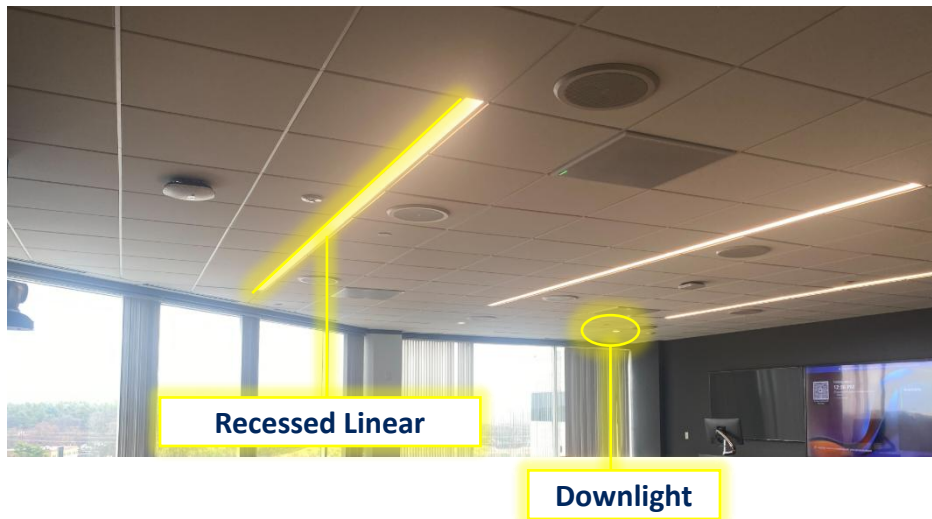
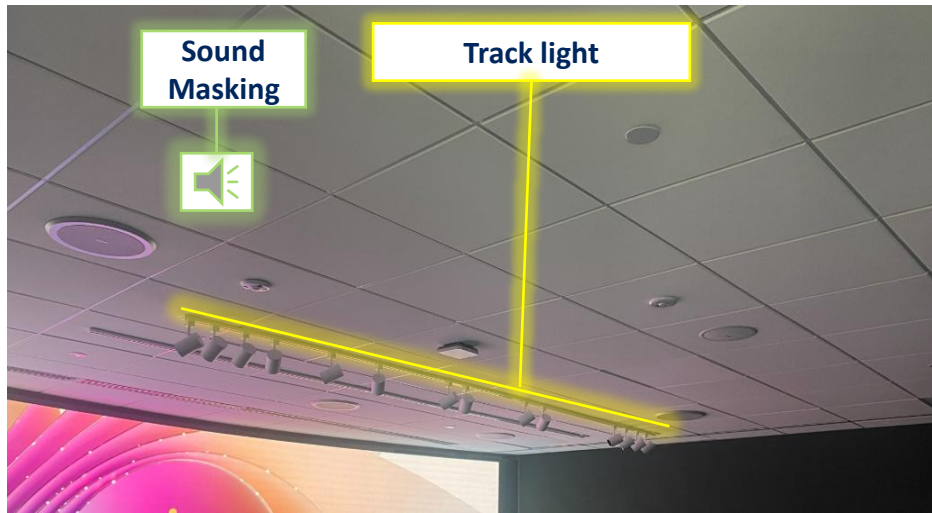
Mixed Success: Lighting and controls

KEY

No challenge

Small challenge

Not successful



Project Benefits:

- Material cost savings
- Lead time is zero
- No new material required for sound masking; relocation only

Project Challenges:

- Salvaged fixtures had broken parts
- Make-safe at former address became responsibility of trade, not operator.
- Driver/ballast compatibly with new lighting controls.

Best Practices/Lessons Learned:

- Architect was flexible with linear light sizing.
- Former address had to be left in safe white-box condition. Inexpensive 2x2 lights were added for safety.

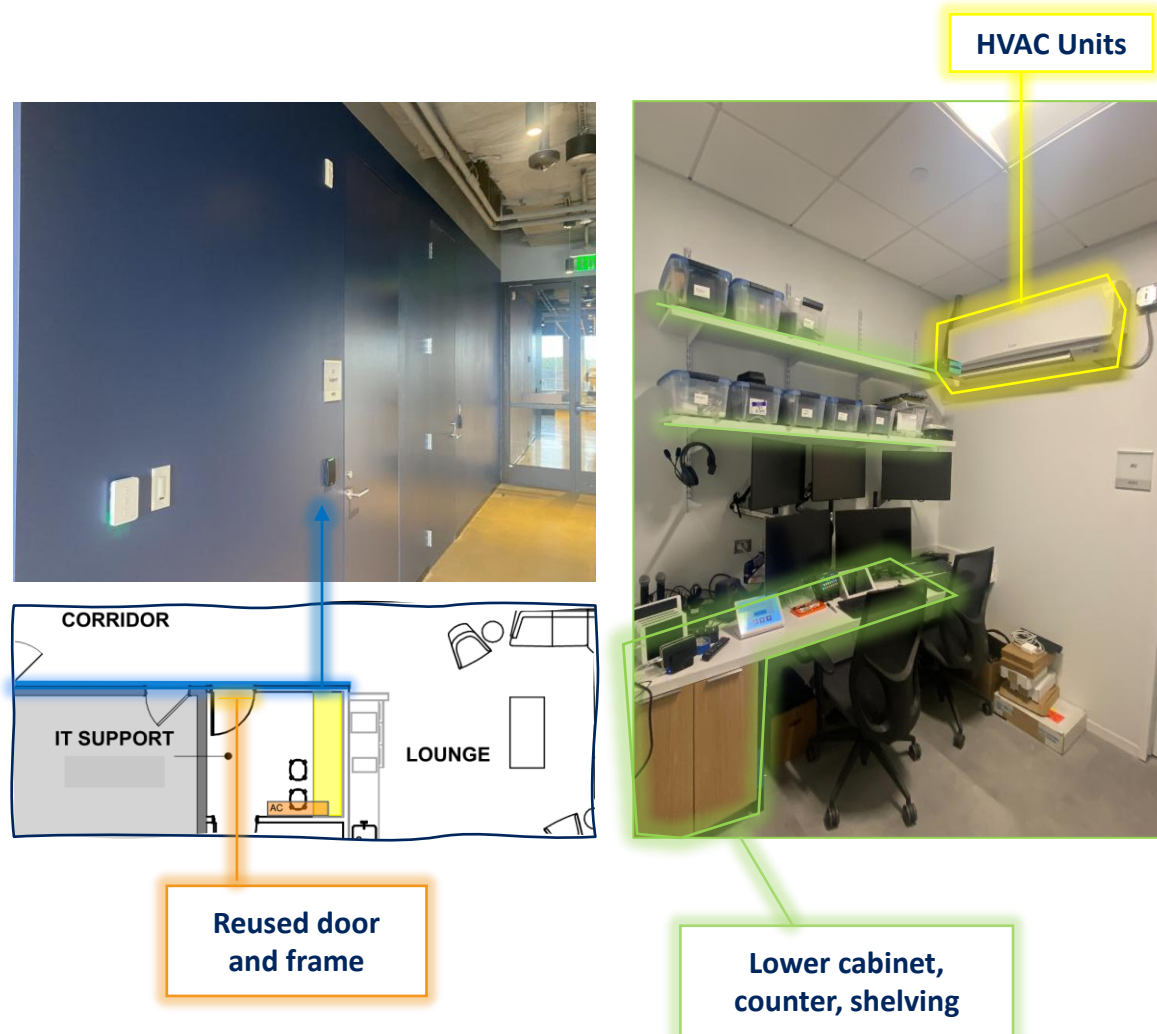
Mixed Success: Support areas

KEY

No challenge

Small challenge

Not successful



Project Benefits:

- Cost savings (AC units, racks)
- Lead time was zero
- No operational education for AC unit

Project Challenges:

- Salvaged AC units had not been in regular use
- No warranty on salvaged equipment
- The original plan to reuse salvaged door and hardware was abandoned due to corridor-side consistency requirements, necessitating new matching components.

Best Practices/Lessons Learned:

- Back-of-House areas are an opportunity for finish flexibility
- AC units, shelving was the responsibility of the GC. AV racks were responsibility of the client. Ongoing coordination by combined team.

ESG Commitment Alignment and Resources



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PEOPLE

- **Commitment Alignment:** Engage actively in the communities we build.
- **Commitment Alignment:** We will increase impact of charitable contributions.



PLANET

- **It's The Law:** Materials currently banned from disposal by MassDEP includes clean gypsum wall board.
- **Commitment Alignment:** We will divert 80% of construction and demolition waste by 2025 and 95% by 2035.



PROFIT

- **Project Savings:** Haulers will take metal dumpsters for FREE (WIN Waste, Northeast Recycling).
- **Dumpster Savings:** PR labor to collect and palletize material is offset with dumpster savings.
- **Charitable Donation Receipt:** PR labor to collect and palletize material is offset with dumpster savings.



PROJECT

- **Lean Practices & Schedule Benefit:** Scans (OpenSpace, etc.) of space will help resources select items they can accept.
- **Preconstruction:** Incorporate costs into GMP.