



LIFECYCLE
BUILDING
CENTER
OF GREATER ATLANTA

2017 ANNUAL REPORT





Lifecycle Building Center (LBC) is thrilled to share another successful year with our incredible friends and supporters. 2017 marked six years of operations for our organization! As we reflect on our humble beginnings, stand in awe of our present day success and look toward the future with great excitement, we do so with boundless gratitude.

LBC had an amazing year in 2017. With the support of our donors and customers, we were able to grow material sales by 44%, purchase a new box truck to expand deconstruction and material pickup services and bring three new staff members onto our team. **Chris Hamilton**, who joined LBC as our new Director of Operations in October 2017, has brought incredible energy, expertise and passion to our team. **Nate Hoelzel**, Special Projects Manager at LBC, has been overseeing deconstruction and pickup operations for the past 16 months, and **Courtney Gibson** also joined our ranks in 2017 as a Retail Associate.

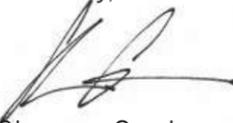
We also got to know **Tracy Young**, who began working at LBC in 2017 through our partnership with Georgia Works, a program that helps men overcome challenges and achieve self-sufficiency. After Tracy spent several months supporting our Deconstruction Services team as a Georgia Works program participant, LBC decided to bring him on as a full-time Deconstruction Associate at the beginning of 2018.

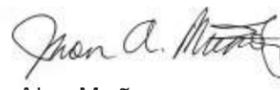
In 2017, LBC completed its first board development plan and a new three-year strategic plan to ensure that we have strategies and practices in place to guide our leadership development and organizational growth. Our board development plan guided the creation of LBC's first formal board orientation in 2017 for five new board members. We are blessed to have these incredible, talented and passionate leaders helping LBC build upon the momentum of the past few years to enable our organization to realize new goals. LBC's strategic plan is enabling our organization to prioritize our efforts and reach more community members through our programs.

Since 2011, we have diverted just under **5 million pounds** of usable building materials away from landfills and generated more than **\$2.5 million in economic impact** through deep material discounts and by making **160 material grants** to nonprofits, schools and houses of faith.

We also eagerly look forward to our upcoming facility renovations, which are targeted to begin in 2019. These facility upgrades will enable LBC to deliver programs and services more effectively and increase our positive impact in the community. 2017 was an incredible year; however, we know that the best is yet to come.

Sincerely,


Shannon Goodman
Executive Director


Alex Muñoz
Board Chair



Sphereographic / Atlanta Street View Inside



Environmental stewardship and community resilience by creating a sustainable lifecycle for the built environment.



Lifecycle Building Center emerged out of a desire to empower communities to become more resilient by making the way we create, use and remove buildings more sustainable. The core of LBC is our Reuse Center and Store in Southwest Atlanta, which accepts material donations and redirects them back into the community through resale to the public at deep discounts and through donations to nonprofits. Our goal is to reduce solid waste disposal, promote resource efficiency, stimulate economic development and empower every citizen to improve their own built environment.



LIFECYCLE BUILDING CENTER OF GREATER ATLANTA

LBC'S OPERATIONAL IMPACT

Since beginning operations in 2011, LBC has:

<p>DIVERTED 4.6 MILLION POUNDS OF USEABLE BUILDING MATERIALS FROM LANDFILLS</p> <p>4.6 MILLION</p>	<p>AWARDED 160 BUILDING MATERIAL GRANTS TO NONPROFIT ORGANIZATIONS</p> <p>160 TOTAL</p>	<p>SAVED THE COMMUNITY OVER \$2.5 MILLION THROUGH DISCOUNTED AND FREE MATERIALS</p> <p>\$2,500,000</p>
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MATERIAL REUSE CENTER



LBC's Material Reuse Center is the heart of our organization. The Center is housed in a 70,000 square-foot, 100-year-old warehouse along the historic Murphy Avenue industrial corridor in Southwest Atlanta. A property that was once vacant and a haven for crime is now a bustling material collection center and retail store offering deeply-discounted reclaimed building materials to the public, providing jobs and skills to community members and supporting the vital work of nonprofit organizations through the donation of free building materials.

We are incredibly proud to serve as a resource for innovative sustainability projects like The Kendeda Building for Innovative Sustainable Design at Georgia Tech, which is pursuing Living Building Challenge Certification. The Living Building Challenge™ is a building certification program, advocacy tool and philosophy that defines the most advanced measure of sustainability in the built environment possible today. The Kendeda Building project team sourced lumber, flooring, casework, stone and other reclaimed materials through LBC in order to reach their goal of creating the entire facility using local or regionally-sourced, environmentally sustainable materials.

LBC has also partnered with Atlanta BeltLine on their innovative “off-grid” Aluma Farm shed along the Westside Trail. The Aluma Farm shed project, designed by Lord Aeck Sargent and constructed by SKANSKA, sits along a three-mile stretch of the Westside Trail, which stitches together historic southwest Atlanta neighborhoods. LBC materials incorporated into the Aluma Farm project include reclaimed lumber used for seed tray frames and composting bins, vinyl window shade pieces used as plant markers as well as cherry louvered doors and cypress siding reclaimed by LBC's deconstruction staff.



LBC's Material Reuse Center continues to serve as a much-needed resource for homeowners and small business owners by offering building materials at prices up to 85% less than retail. Customers find both practical and unique items they can incorporate into their design and renovation projects for a fraction of the cost for new materials.

Phil Coburn, owner of PMC Renovations, was introduced to LBC in 2011 when a friend connected him to the then start-up organization. He prides himself on being a creative problem-solver. His partnership with LBC has enabled Phil to put those problem-solving skills to use.

LBC facilitates savings for small business owners like Phil and his homeowner clients while diverting useable materials away from landfills. For Phil, his clients, and so many others, partnering with LBC is a win-win. Beyond helping his clients save time and money, Phil derives satisfaction from the joy his client find in knowing they are having an impact.

“It upset me to see how much waste is involved in the design and construction industry. As a consequence, I tend to hang onto things from my renovation projects. Before LBC, I could not find a place other than my backyard that would take them. Needless to say, that did not make my wife very happy. I have linked up my clients with LBC to both donate and purchase materials from renovation projects. Recently, while working on two different renovation projects, I had one client donate materials from their old kitchen and the other purchase some of those same materials for their new kitchen. It was great!”

DECONSTRUCTION SERVICES



LBC's Deconstruction Services program deploys specially trained team members to remove flooring, cabinetry, windows, doors and other usable materials from project sites throughout the metro Atlanta area. Through partnerships with local businesses, real estate and construction professionals, local government agencies and homeowners, LBC is able to take advantage of small- and large-scale projects to salvage reusable building materials that would otherwise end up in landfills.

“LBC's Decon Team was very helpful and responsive in walking me through the entire deconstruction process and answering all of my questions along the way. I was pleasantly surprised at all the items that were salvageable and that can be used by others in the future. The LBC team was courteous and got the job done well! When a future opportunity calls for deconstruction services, I look forward to calling up Lifecycle Building Center.” – R. Blacher

Tracy Young, a new member of LBC's deconstruction services team, came to the organization in 2017 through a partnership with Atlanta-based nonprofit Georgia Works. Georgia Works provides housing, employment training and job placement to men transitioning from homelessness and challenges with the criminal justice system toward self-sufficiency. Since 2016, over 36 men have been placed with LBC as temporary workers and have collectively gained over 3,000 hours of deconstruction training. Tracy had more than 20 years of carpentry and plumbing experience when he came to LBC. Since joining the LBC team, Tracy has been able to apply the skills he already had, while also gaining skills in deconstruction, overall jobsite safety, inventory management and customer service. In addition to expanding his knowledge and skills, Tracy has gained an extended family and the opportunity to have a second chance.



“What I like most about LBC is the people I work with. They are intelligent, kind and considerate,” he shared. A full-time job with LBC is putting him a step closer to achieving his goal of being more stable in both his finances and life. When asked about his goals as a member of the LBC team, Tracy's answer was simple: “I just want to be a great employee, and I choose to be just that each day I work with LBC.”



NONPROFIT MATERIAL MATCH PROGRAM

Schools, houses of faith, community groups and nonprofits often struggle to ensure that their limited financial resources can be effectively leveraged to meet the full spectrum of needs within the communities they serve.

LBC's Nonprofit Material MATCH Program

helps community-based organizations stretch their dollars further by providing free building material grants. The money saved in the process can then be used where it is needed most—impacting the lives of individuals and positively shaping communities.

Friends of Refugees, a Clarkston-based nonprofit dedicated to empowering refugees to experience abundant life in flourishing communities, has received multiple grants through **LBC's Nonprofit Material MATCH Program** over the past four years. In 2017, Friends of Refugees received free building materials to build a small storage shelter in its Jolly Avenue Garden to house donated clothing and housewares for monthly community yard sales. This simple structure now keeps the racks of clothes off the ground and dry from rain and storms. Their **Jolly Avenue Garden** also features a greenhouse and 104 family plots where refugees grow their own food. Materials from LBC, including wood joists, dimensional lumber, polycarbonate panels, doors and more were incorporated into the greenhouse which is helping refugees create sustainable food sources for their community.



LBC's Nonprofit Material MATCH Program also provided commercial-grade appliances such as warming ovens, refrigerators, stainless racking, plumbing fixtures, granite countertops and doors to **St. Joseph's Episcopal Church** in College Park, Georgia, to support their food outreach ministry.

The donation of these materials ensures that hot meals can be provided to community members in need, including the elderly. Because the cost of those appliances did not have to be absorbed by St. Joseph's, that money was put back into the ministry to do exactly what the ministry is designed to do: feed community members.

Richard Pflieger, a Vestry member at St. John's Episcopal Church, had this to say about the impact LBC's materials have made on the parish:

"We are fortunate to have acquired materials through LBC's Nonprofit Material MATCH Program that help us fulfill our mission. LBC meets the needs of nonprofits through the giving of building materials, and more importantly, keeps these materials out of the landfills and into the hands of people who need them."



EDUCATIONAL CLASSES

LBC's leadership and staff take great pride in providing affordable building materials to community members who need them, especially given that those materials were headed for landfills. We are equally proud of the programs we offer which empower individuals to engage directly in material reuse. Our **Do-It-Yourself (DIY) Classes** help build confidence and skills through the guided use of hand tools and power tools. We also teach people how to incorporate salvaged materials into their projects using basic carpentry skills.

Additionally, LBC offers **Home Performance Classes** that help homeowners better understand how to improve the conditions which impact their home's efficiency, durability and health. These classes teach homeowners how to achieve better indoor air quality and lower their utility costs by implementing strategies that conserve energy and address moisture infiltration.



In 2017, LBC was invited to take part in the **Ray C. Anderson Foundation's Annual RayDay** event at Serenbe. The Ray C. Anderson Foundation was created in honor of the late Ray C. Anderson, founder of Interface, Inc. During his time at Interface, Ray championed the notion of businesses doing well by doing good. Through research and funding, the Foundation aims to help create a better world for future generations—tomorrow's child. During the 2017 RayDay celebration, LBC's dedicated staff provided reclaimed lumber and taught 45 families, including children of all ages, how to build birdhouses and bat houses. A great time was had by all as workshop participants learned about the importance of reuse and how rewarding it is to create something useful and beautiful from salvaged materials. The finished projects either went home with their creators or were donated to Friends of Refugees' Jolly Avenue Garden. LBC is committed to helping tomorrow's leaders take an active role in environmental stewardship and learn the importance of giving back to their communities.

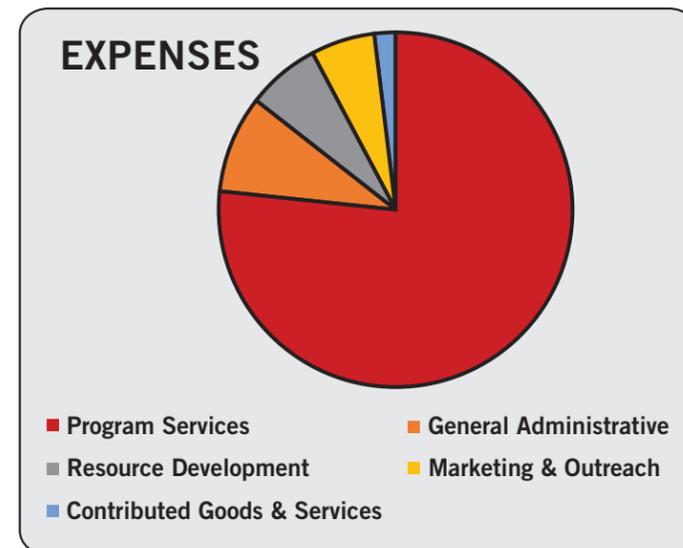
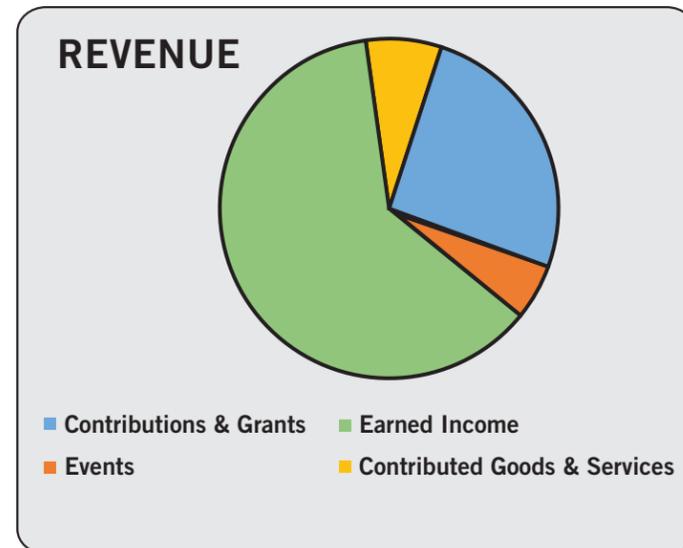




Q LBC 2017 REVENUE & EXPENSES

Income Category	Value
Contributions & Grants	\$272,529.00
Events	\$50,493.00
Earned Income	\$581,539.00
Contributed Goods & Services	\$35,257.00
TOTAL	\$939,818.00

Expense Category	Value
Program Services	\$667,482.00
General & Administrative	\$40,276.00
Resource Development	\$55,817.00
Marketing & Outreach	\$48,847.00
Contributed Goods & Services	\$8,712.00
TOTAL	\$821,134.00



“LBC is a great resource for a huge variety of materials. I enjoy partnering with LBC because they are passionate about conservation, the environment and the community.”

- Magdalena O'Connor





STAFF



Shannon Goodman
Executive Director



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Director of Operations



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Erin Gallagher
Administrative Coordinator



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