



2018 ANNUAL REPORT



FRONT COVER:

MATERIAL RECLAMATION FROM AN ATLANTA LANDMARK

In August of 2018, Aaron Eide reached out to Lifecycle Building Center regarding the upcoming renovation of Saint Paul's Episcopal Church at 163 Ponce de Leon Avenue. The church, originally built in 1915 by Atlanta's first Unitarian congregation, was used as a house of worship until 1968 when it was purchased by William Swearingen. Inspired by a chapel in a Puerto Rican convent converted to a restaurant, Swearingen opened The Abbey Restaurant in February 1969. The Abbey was successful for decades and finally closed its doors in 2006.

The restaurant space has now been renovated and transformed back into an active church. In the process of restoration, a variety of antique stained-glass windows were carefully removed by Lifecycle Building Center's deconstruction crew during five visits to the site. A large round window will now become part of an event space in South Georgia, whereas other windows were used within artist lofts at The MET or purchased by private collectors and a number of Atlanta area homeowners.

Photo taken by Glenn Schambeau

Dear Friends,

As we embark upon our seventh year together at Lifecycle Building Center, we are mindful of the many people who have contributed to our success over the years. What a thrilling and satisfying year we have shared together! As we prepare to move into the next era of LBC, we do so with gratitude toward each individual, corporate, philanthropic, and community partner who has been a part of building up an organization capable of delivering strong programs that create positive environmental, economic, and social change. All of us at LBC are grateful for our generous donors, loyal customers, dedicated Board of Directors, and hard-working staff. YOU make our mission and vision a reality!

In 2018, LBC increased capacity of our Deconstruction Services program and the resulting inventory expansion led directly into sales growth. In 2018, customer "foot traffic" within LBC's Reuse Center increased by 22% as compared with 2017 and material sales also grew by 6%. With a generous grant from the Waterfall Foundation, LBC brought on a new Deconstruction and Donations Manager, Glenn Schambeau, and established new partnerships with several material donors including Interface. This new partnership with Interface has enabled LBC to direct large volumes of carpet tile to several nonprofits, including Overcomers House in Snellville and New Calvary Missionary Baptist in Sylvan Hills.

LBC remains extremely fortunate to have a committed, diverse, and engaged board of directors and advisory board. In 2018, LBC created board development tools to identify racial and gender disparity on the board and "talent gaps" in order to ensure a more diverse board and increased representation from our southwest Atlanta community. LBC brought on four new board members and eight new advisory board members, including Councilmember Joyce Sheperd from District 12. Additionally, LBC's board voted to double its operating reserve to ensure LBC remains economically sustainable and continue our efforts to be proper stewards and fulfill our mission.

Since its founding in 2011, LBC has prevented 6 million pounds of usable materials from being unnecessarily discarded. In addition to lowering Atlanta's waste burden, the organization has also awarded over 180 building material grants to area schools, churches and nonprofits. Through strong engagement from its customer base, 40% of which come from within 3 miles of LBC, and through partnerships with local nonprofits, LBC has saved the community over \$3,000,000 in discounted and free building materials. LBC is a community-focused organization with a core belief that it can leverage its tremendous physical assets to drive positive change in the lives of residents, the neighborhoods closest to its facility, such as Oakland City, Capital View, Sylvan Hills, Adair Park, Pittsburgh and West End, as well as for broader community revitalization purposes.

We are grateful to you for your involvement and generosity. As we move into this next phase of LBC, we hope that you will continue to support and share with others our mission of **environmental stewardship and community resilience by creating a sustainable lifecycle for the built environment**. We will also continue to do all that we can to create a future of sustainable communities where the built environment supports the natural environment.

Sincerely,

Shannon Goodman Executive Director



Geoff Gober LBC Chairman of the Board

N.M





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

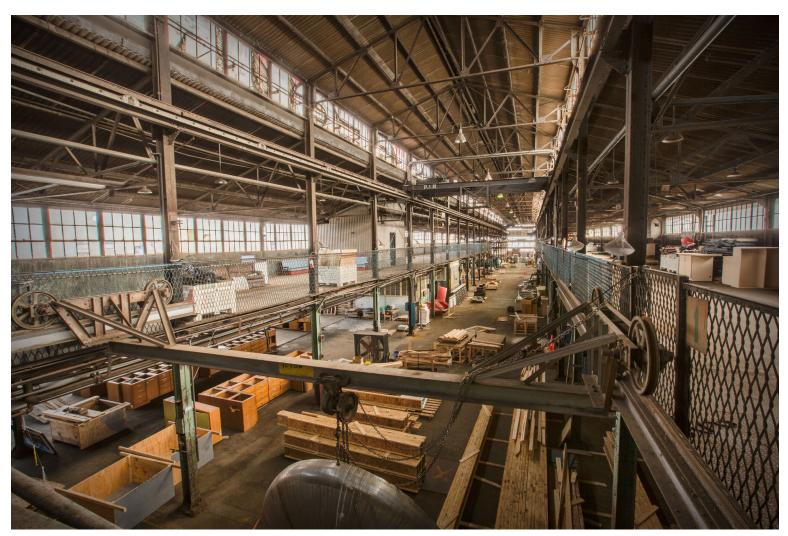


Photo Credit: Sphereographic / Atlanta Street View Inside



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.



LBC is incredibly proud to serve as a resource to our customers & community. Our Reuse Center works as the bridge for homeowners looking for quality materials at affordable prices. It is our pleasure to feature how our customers have improved their homes one reuse project at a time.

As new homeowners renovating on a limited budget, Shannon Washington & her husband Emanuel relied on LBC as a resource for their "fixer-upper" in Mableton. The first project on Shannon's list was a full kitchen remodel. She was able to find

a complete cabinet set at LBC for under \$200. With a bit of paint, the cabinets transformed her kitchen into a high-end space while still staying within her budget. Her philosophy of "If it ain't broke, paint it!" is infused into every detail in the project. Shannon shared her thoughts about working with LBC: "My kitchen renovation came in at under \$3,000. This includes removing a wall and purchasing appliances, cabinets, countertops, floors, sink, and a faucet. It goes to show that patience, being flexible on finishes and researching alternate methods to achieve the look you want can keep your costs down and the beauty up. Thank you LBC for helping to make the heart of my house a home!" With additional items from LBC, Shannon rounded out her kitchen beautifully, creating a truly inspiring space in her home.



Long time customer David "Avery" considers himself a bit of a treasure hunter, with LBC being one of his favorite spots to find a deal. In 2018, Avery used LBC materials throughout his College Park home. Projects included adding a mother-in-law suite, kitchen renovations, and small touches through the house to give it a jazzier update. As a lover of vintage items, Avery found many eclectic pieces with true Georgian history. These treasures included repurposed sconces from Agnes Scott College and solid brass lion heads donated by a local Atlanta pub; each of these historic materials from LBC were lovingly incorporated by Avery into his home. His projects speak for themselves, but Avery's main feedback from his experience with LBC was "Amazing savings!"









Schools, houses of faith, and nonprofits often struggle to ensure their limited financial resources can be effectively leveraged to meet the full spectrum of needs in 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 can be used where it is needed most impacting the lives of individuals and positively shaping communities.

Overcomers House, a nonprofit based out of Snellville, is now able to put more resources toward their mission as a result of their partnership with LBC's Nonprofit Material MATCH program. In 2018, Overcomers House embarked on a project which allowed them to move from a 1,000SF space to a new 10,000SF space. Receiving donated building materials from LBC enabled them to spend more time on supporting critically-needed programs such as their Thrift Store, Food Pantry & Career Center.

Overcomers House's Executive Director Ann Mills had this to say about working with LBC:

"Overcomers House started in 2007 through a holiday donations program for New Life Assembly Church and we now offer a food pantry, thrift store and career training center. We serve 300-400 families each week and are completely volunteer-run. In 2018, we expanded our space, working on the build out ourselves. There is no way we would have been able to afford the materials needed for the space without LBC. The increase in daily use of the space by community s takeholders has been the greatest success. Additionally, we have increased the number of people using the space."





LBC Reuse Center Manager David Bedingfield loading donated Interface carpet tile

This project was also made possible thanks to LBC's ongoing partnership with Interface. For over 20 years, Interface has collected tremendous quantities of reclaimed carpet tiles to provide recycled content for their carpet manufacturing operation in LaGrange, GA. Given the volume of material Interface collects, there is more material available than is needed for production, which led Southface President Andrea Pinabell to recommend that Interface work with LBC to help area nonprofits and the broader community reuse some of these salvaged tiles. Through this partnership, LBC has already collected over 75,000 pounds of carpet tiles, and the majority of these materials have been donated to local nonprofits through LBC's Nonprofit Material MATCH Program. We are extremely proud & thankful for this innovative collaboration.

Interface[®]







LBC's staff and leadership take great pride in providing programs that empower individuals to engage directly in material reuse. In 2018 we worked on expanding our **Do-It-Yourself (DIY) Workshops** to help build confidence and skills in order to help community members tackle small home improvement projects. This includes learning how to increase home value while cutting costs by using reclaimed materials. We introduced a "Bathroom Basics" class to help homeowners access even greater cost savings by teaching them how to install or repair plumbing fixtures themselves. Updating a bathroom is one of the best ways to add value to

a home. According to a recent report from **Remodeling Magazine**, "The average cost of a bathroom remodel is just under \$18,000, but you may get about 66% of that cost back in the resale value of your home." By participating in LBC's DIY series and purchasing deeply discounted materials at our Reuse Center, homeowners can reap these significant financial benefits through increased resale value, but at a fraction of the typical upfront investment. This translates to thousands of dollars saved by many homeowners in our community.

Our DIY Workshops are also designed not only to save dollars, but to give back to the communities we live in. In 2018, Lifecycle Building Center was invited to collaborate with the City of Atlanta Mayor's Office of Resilience in support of their new urban agriculture initiative: "AgLanta Grows-A-Lot." LBC and AgLanta proudly collaborated to produce kits for urban and community farms from reclaimed and salvaged materials. The kits provide infrastructure to support public health standards for burgeoning farmers and include compost bins, wash stations, and drying racks. LBC sourced reusable building materials, and provided the space, tools and expertise to entrepreneurs,



LBC Special Projects Manager Nate Hoelzel and Councilmember Joyce Sheperd visit Capitol View Community Garden

nonprofits and residents who are adopting city-owned vacant properties and starting urban farms and gardens.

With the help of volunteer groups such as **Red Bull**, **Americorps**, and **Holder Construction**, reclaimed materials donated to LBC from sites across Metro Atlanta that would have otherwise ended up in landfills were transformed into infrastructure kits for 8 community gardens. Some of the communities that have benefitted include gardens in Collier Farm in Fairburn Heights, Whitehall Terrace Community Garden in Mechanicsville, and Mary George Community Garden in Carver Hills. The materials used to build these new community assets came from sources such as film sets, schools, churches, and tiny homes.





In spring 2018, LBC celebrated its annual **Revel in Reuse** Fundraiser at Monday Night Brewing's "The Garage" in West End. The event brought together talented chefs, musicians, artists and material reuse champions to celebrate both LBC's reuse mission and the incredible

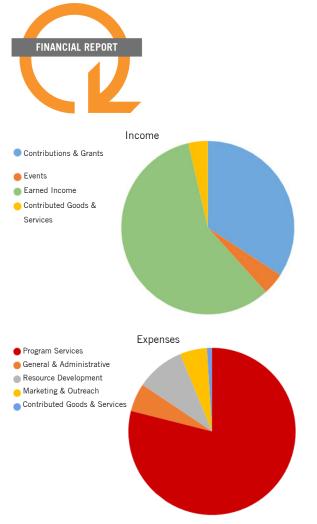
community assets of Southwest Atlanta. Guests enjoyed a live interactive art installation by artist **Craig Tilley** and a Nonprofit Fair highlighting LBC's Material MATCH Program recipients.

Thank you to everyone who contributed to the success of LBC's 2018 **Revel In Reuse Fundraiser**. With your support, LBC **raised \$43,685**.



A special thank you to our presenting sponsors,

Perennial Properties and the **Atlanta BeltLine**, along with over 300 attendees, for being a part of a special evening celebrating LBC's mission and vision.



At LBC, we want our sponsors & supporters to know how much we appreciate them. Each year we host our Annual **Dinner** as our way of saying thank you & celebrate with our contributors. In 2018, LBC celebrated our amazing year at Westside Cultural Arts Center with Presenting Sponsor JE Dunn. The night included interactive art installations donated by Interface, delicious food from 5 SeasonsWestside, and surprise silent auction provided by LBC Principal Partner Mohawk. Congratulations to our award winners: Linchpin Award Nate Hoelzel, Volunteer of the Year Joe Thomas, Reuse Project of the Year Eric Connolly, and Material Donor of the Year Phil Coburn of PMC Renovations. Our Keynote Speaker for the evening was John Rutherford Seydel III, Director of Sustainability for the City of Atlanta Mayor's Office of Resilience. Thank you to everyone who attended, volunteered, and supported the evening. These contributions made an immense impact andhelped raise over \$38,750.



Income

Contributions & Grants	\$355,795
Events	\$42,471
Earned Income	\$603,795
Contributed Goods & Services	\$37,967

TOTAL

\$1,040,028

Expenses

Program Services	\$691,032
General & Administrative	\$47,661
Resource Development	\$82,201
Marketing & Outreach	\$45,869
Contributed Goods & Services	\$8,574

TOTAL

\$875,337



In 2016, LBC began supporting a groundbreaking new project at Georgia Tech, **The Kendeda Building for Innovative Sustainable Design**, which is pursuing certification through the Living Building Challenge program. This project represents much more than a new structure within which to educate Tech students. Its aspirations are much loftier: to transform how we think about buildings and demonstrate how the built environment can be created in a way that supports and replenishes our planet.

Initially, LBC worked with Tech's facilities team to evaluate opportunities for material salvage and reuse from 3 existing buildings on the site of the future building. Next, LBC board member Jimmy Mitchell from **Skanska**, the GC for the project, led an effort to recoup slate roofing tiles from Tech's Alumni House and old growth heart pine joists from Tech Tower, which was built in 1888 after the state funded the creation of Georgia Tech in 1885.

LBC then began to look outside of Tech's campus for projects that could provide reclaimed material for the project. Key sources included the Georgia Archives building in downtown Atlanta and a number of film productions around the Metro Atlanta area.



Georgia Archives



Typical TV/Film Set Strike

Material contributions from Georgia's booming film industry became a critical resource as the project team discovered a way to incorporate reclaimed 2x4 lumber used to construct nail-laminated timber decking panels for the upper floors of the building. Over several months, LBC sourced 25,000 linear feet of 2x4 material from set strikes, which was then incorporated into 489 NLT panels through a workforce development partnership between Skanska and Georgia Works!, a nonprofit organization that helps men overcome adverse circumstances and achieve financial self-sufficiency. Six men from the Georgia Works! Program, who had worked previously alongside LBC's deconstruction crew, spent several weeks building the panels in a warehouse on Tech's campus. One program participant soon graduated from the Georgia Works! program and secured full-time employment in the construction industry.

The project was completed in September 2019 and was the venue to LBC's 2019 Revel in Reuse Annual Fundraiser. LBC is proud to be a part of this building's incredible story and the impact it will have on future generations. To learn more about the revolutionary project, visit **livingbuilding.gatech.edu**.

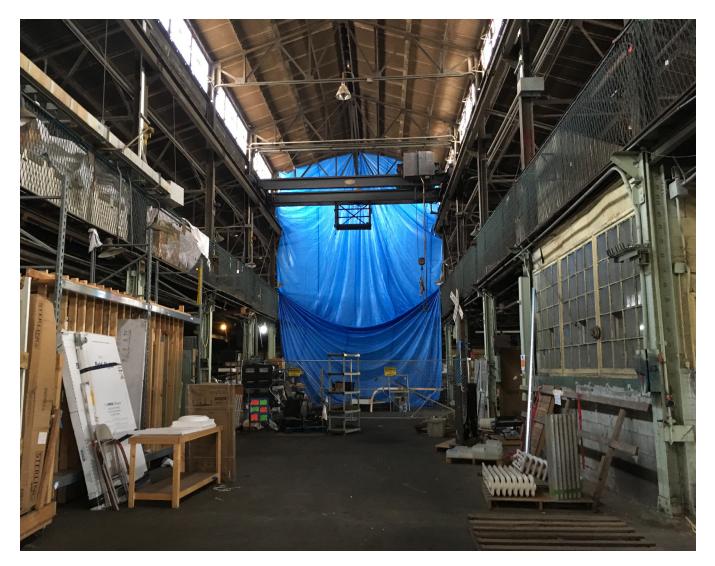




Prior to purchasing its 1116 Murphy Avenue facility in September 2016, LBC spent over a year working with a number of partners, including the City of **Atlanta Department of City Planning**, **EPA Region 4** and **Cardno** to review existing environmental conditions at the property. Fortunately, these assessments indicated that the scope of cleanup required was manageable, thus LBC's board of directors decided to move forward with the purchase.

LBC initiated its first cleanup effort in June of 2016, during which one of our volunteers, Darlene Hawksley, organized a remediation project for the removal of lead-based paint at the first level of the older warehouse structure. Over the course of 2 weeks, columns and walls were scraped and encapsulated through a unique collaboration between **Kemron Environmental Services**, who provided technical project supervision, and **Georgia Works!**, who provided labor support for the project. The project also initiated a new workforce development partnership with **Georgia Works!** through which 50 men have now received over 4,000 hours of deconstruction training.

In 2017, LBC was awarded a \$200,000 EPA Brownfields Cleanup grant to tackle remaining asbestos abatement in an unused front office area, additional lead-based paint remediation at the mezzanine and roof structure of the older warehouse, and contaminated soil removal at the northwest corner of the property. Upon selecting NOVA Engineering and Environmental, LLC to oversee the contract, **Titan Environmental Services** began executing the work in April 2019 and the project is scheduled to be completed by late 2019. The cleanup effort will also lead into a larger renovation project in 2020 that will include a number of significant improvements to the facility.



LBC is deeply grateful to the many partners who made the achievement of this cleanup effort possible.





Since beginning operations in 2011, LBC has:

DIVERTED 6 MILLION POUNDS OF USEABLE BUILDING MATERIALS FROM LANDFILLS AWARDED 194 BUILDING MATERIAL GRANTS TO NONPROFIT ORGANIZATIONS

saved the community over \$3 million Through discounted and Free materials \$3,000,000



"Reuse is important to me because I like to build history into my projects. Reuse products are fascinating and an overall better product than if I were to buy it new."

- Eric Connolly



"Found the bathtub I was looking for. This is the starting place for so many home improvement projects." - Damian Smith

"[LBC] is an opportunity to find old historical house parts and pieces and give them a new life. This is the place you need to visit and buy from if you really believe in reuse and historically accurate craftsmanship."

- David Langston

"This is a great resource for builders on a budget or looking to leave a small footprint. [They] are very knowledgeable and ready to make a deal. Especially good for the crafty type of person." - Jimmy T. "This place is an absolute GEM for the city. It's like a playground for artists or anyone wanting to renovate their home without draining all of their savings. I've been able to build so much furniture from the incredible inventory they have on hand." - Trevor Howell



"This place is amazing and the folks there are very knowledgeable. We've found all sorts of interesting and useful things. Among other stuff, we've bought a ton of double-paned windows for a DIY greenhouse for an excellent price." - Joy Lew



"It makes me feel sad to see useful materials thrown away. 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." - Magdelena O'Connor





Shannon Goodman Executive Director



Erin Gallagher Administrator Coordinator



Karim Nelson Senior Reuse Center Associate



Chris Hamilton Director of Operations



Courtney Gibson Reuse Center Associate



Jahbari Swint Reuse Center Associate



David Bedingfield Reuse Center Manager



Nate Hoelzel Special Projects Manager



Tracy Young Deconstruction Associate



Laurel Crafts Reuse Center Associate



Ashley Miller Marketing & Communications Coordinator



Glenn Schambeau Deconstruction & Donations Manager

In 2019, LBC hired three additional staff members in order to meet the growth of our programs: Material Reuse Center Associate, Jamarius McKibben, Deconstruction Associate, Evander Robinson, and Director of Development, Stephanie Shapiro. LBC was also pleased to announce the 2019 promotion of Erin Gallagher to Programs and Outreach Manager.



In 2016, LBC initiated a partnership with Georgia Works! to provide temporary labor support and has provided over 4,000 hours of valuable training in deconstruction to 50 individuals. With the launch of its "Breaking Barriers through Deconstruction" project focusing on creating a deconstruction (decon) and reuse industry, LBC will help create economic opportunity for vulnerable populations with barriers.

Deconstruction presents a unique opportunity for residents to engage in an industry that provides 7 jobs for every one job in demolition, with access to even more jobs through the creation of marketplaces for the building materials that are salvaged. Our project is designed to bring low-skilled workers into the deconstruction and building material reuse industry, providing opportunities for long-term employment, self-sufficiency, and decreased homelessness.



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