

Sign Up For Email Updates
We cover what matters...
Advanced Search
 search...

EVANSTON ROUNDTABLE

WE COVER WHAT MATTERS...EVANSTON

Weather Forecast | Weather Maps

[Home](#) [City News](#) [Schools](#) [Art & Life](#) [Sports](#) [Opinion](#) [Columns](#) [Community Forum](#)

home : art & life : art & life

Share

November 5, 2014

2/15/2011 3:17:00 PM

The Evanston ReBuilding Warehouse: New Local Organization Will Help Build Community And Lessen Landfill Loads

By Ellen Galland

The Evanston ReBuilding Warehouse is providing a place for contractors, rehabbers, building owners and residents to donate used building materials rather than sending those materials to a landfill, simultaneously helping both the local and global communities. By donating used construction materials, contractors will save money on dumpster costs, which have risen significantly in recent years. Contractors, their clients and other donors can take a tax deduction for the value of the donated materials. And these donated building materials can then be purchased for reuse at reduced costs by local building owners, residents, contractors, developers and architects.

Lou Dickson, founder and executive director of the ERW, has been a general contractor in Evanston for more than 20 years. The Warehouse has been a longtime vision of hers, and she is acting on that vision. She explains that "with building material construction and demolition accounting for 40 percent of the material going into landfills, it is essential to reuse as many building materials as we can. We want to change people's perception of what's an asset and what's garbage."

Rebuilding exchanges and warehouses are being established in many communities. Many are modeled on The Rebuilding Center in Portland, Ore., (www.rebuildingcenter.org), which has been in operation for 13 years. Portland does what the Evanston ReBuilding Warehouse is setting up to do: It uses the revenue from donated building material sales to fund projects such as workforce training and community education.

DeconstructionAside from individual donations, one of the ways the ERW will obtain salvaged building materials for reuse is from local homes being "deconstructed" as part of the City of Evanston's Neighborhood Stabilization Program. It is the City's intention that local contractors and laborers will be trained in deconstruction techniques and that the appropriate resulting materials can be donated to the Evanston ReBuilding Warehouse. Dennis Marino of the City's Planning Department says this is a win/win situation for the City. The City hopes this particular effort will encourage other developers and contractors working in Evanston to become involved in deconstruction.

"Deconstruction" is an alternative to demolition. It is a process that has become more common because of environmental concerns about the amount of construction waste that is ending up in landfills. Deconstruction involves carefully taking apart buildings, component by component. The first part, called "soft-stripping," includes removing appliances, windows, doors and other finishing materials. Then the structural members are removed. Deconstruction has been referred to as "construction in reverse."

Rebuilding warehouses and exchanges are often not-for-profit organizations, so that the donors (contractors or their clients) can qualify for tax deductions.

The Evanston Community Foundation has provided the ERW with a "root2fruit" grant (\$10,000 per year for up to three years.) The "root2fruit" grants are intended for small local organizations so they can "build their capacity to thrive and succeed." As part of the grant, the ECF provides an organization with access to mentors, help with board development, resource development and marketing.

The Evanston ReBuilding Warehouse is centrally located at 1818 Dempster St. in the rear of the Heartwood Center building, just east of the Dodge and Dempster intersection. ERW is currently open for deliveries by appointment and hopes to open its doors for resale business on March 1. To help facilitate that, ERW hosted a breakfast sponsored by Calvert Investments on Feb. 15 for contractors, architects and others who can help build the inventory. Ms. Dickson says the concern now is making sure enough materials have been donated before the ERW opens for business, so that shoppers have plenty to choose from. "We feel very strongly about our credibility in the community. While we want to begin accepting donations and selling materials, we hope people will understand that we are still building an inventory," she says.

More information is available at evanstonrebuildingwarehouse.org.



Lou Dickson, executive director of the Evanston ReBuilding Warehouse, 1818 Dempster St., and Dave Bennik, owner of RE-USE Consulting, spoke on Feb. 15, to introduce the Warehouse to local contractors, realtors, architects and the community. Photo by Mary Mumbrue

Building Material Resale and Deconstruction Websites

A number of YouTube videos now describe and illustrate the deconstruction process. Some, such as this one, use time-lapse photography.

<http://www.youtube.com/watch?v=Av77LH-9Xtk>

"Reuse It: the Movie" on the "Bring" website (building material reuse in Oregon) <http://www.bringrecycling.org/home>

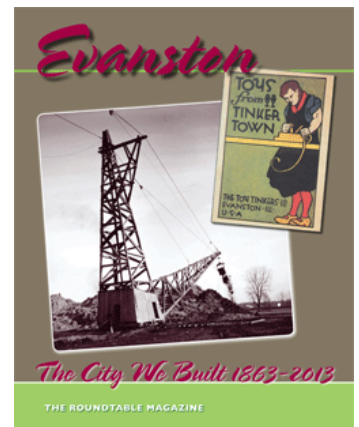
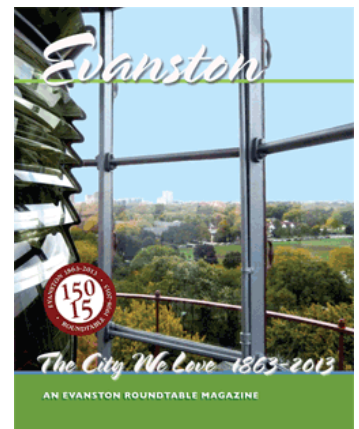
The Building Materials Reuse Association (a national deconstruction organization) <http://www.bmra.org/>

The Deconstruction Institute (lists resources for deconstruction) <http://www.deconstructioninstitute.com/>

Click to View Upcoming Events

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Submit Event



Reader Comments

Posted: Thursday, March 10, 2011
Article comment by: **Dennis Spors**

Deconstruction Valuations

Spors Company, Inc. provides detailed cost evaluations and estimates of contents donated to 501(c)3 organizations. In accordance with IRS Form 8283, a fair market value of all items declared "must be made not earlier than 60 days before the date you contribute the property".

The appraisal of the value of items can be done in two ways:

- One-site inspection of items to be donated. The items should be removed so the exact condition can be established OR

- Photo evidence of condition of all items. Project can be located anywhere.
- In either case, a listing and acknowledgement of the donation should be obtained from the 501(c)3. Remember they will provide a listing of contents but will not assign a value to individual items or the total contributed.

A party to the transaction can not estimate the value of the items. The individuals performing the estimate of value must be independent and qualified. Spors Company, Inc.'s estimators have the following background:

- Master of Science in Construction Management
- Member of the American Society of Professional Estimators
- Adjunct Professor in Construction Estimating
- Court Recognized Expert in Construction Estimating
- Member of the American Arbitration Association
- Over 30 years of experience pricing building materials, equipment and labor for the building industry. Visit our website www.sporexper.com
- Member of the Deconstruction Institute.

Service fees depend somewhat on the content to be donated. Some homes are skimmed for a few items while others have items removed that require extensive effort. In general the cost for a typical 2300 SF home is about \$2500. We can also provide estimates for removal of items, fixed / foundation demolition or whole building demolition if required as a decision making tool.

If you have a project that needs our expertise, please call or please email us and we can work out the best plan for the homeowner or corporation. We look forward to working with you.

Thank you
Dennis A. Spors

Article Comment Submission Form

The *RoundTable* welcomes your comments. We will try to post comments within a few hours, but there may be a longer delay at times. Comments containing mean-spirited, libelous or ad hominem attacks will not be posted.

Note: Your full name is required. Your telephone number and e-mail will not be posted. You may type your comments in the space below, or you may type them in a word document and cut and paste them in the space below.

Submit an Article Comment

First Name:
Required

Last Name:
Required

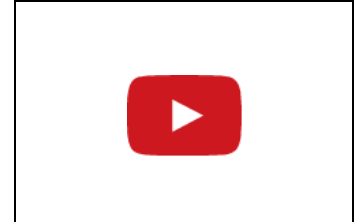
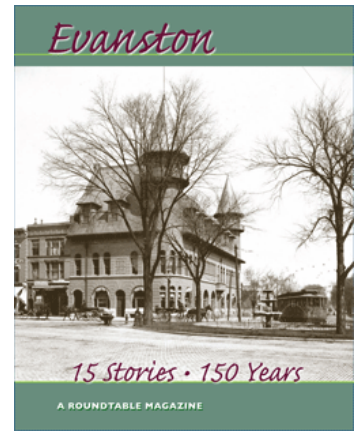
Telephone:
Required

Email:
Required

Comment:
Required

Passcode: [Click here to see a new mix of characters.](#)
Required

This is an anti-SPAM device. It is not case sensitive.



[Home](#)

[Videos](#)

[Community Posts](#)

[Obituaries](#)

[Classifieds](#)

[Advertise](#)

[About Us](#)

[Contact Us](#)

[How To](#)

Copyright 2008-14 - Evanston RoundTable LLC, Evanston, IL 60202, 847-864-7741, All Rights Reserved
Software © 1998-2014 1up! Software, All Rights Reserved