



Environment and Natural Resources Trust Fund

2021 Request for Proposal

General Information

Proposal ID: 2021-239

Proposal Title: Increasing Recycling of Building Materials, Supplies, Home Goods

Project Manager Information

Name: Pete O'Keefe

Organization: Twin Cities Habitat for Humanity, Inc.

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Project Basic Information

Project Summary: Build a covered donation drop-off center at the ReStore in New Brighton to reduce landfill waste by accepting and then reselling or recycling construction and building materials.

Funds Requested: \$60,000

Proposed Project Completion: 2022-07-31

LCCMR Funding Category: Small Projects (H)

Secondary Category: Air Quality, Climate Change, and Renewable Energy (E)

Project Location

What is the best scale for describing where your work will take place?

Region(s): Metro

What is the best scale to describe the area impacted by your work?

Region(s): Metro

When will the work impact occur?

During the Project

Narrative

Describe the opportunity or problem your proposal seeks to address. Include any relevant background information.

Construction and demolition waste is some of the most challenging to keep out of landfills. Habitat for Humanity ReStores accept donations from individuals and businesses, sorts them, recycles all appropriate metals, and sells usable items to help fund affordable housing development.

Last year the two Twin Cities ReStore locations (Minneapolis and New Brighton) process 2.3 million pounds of donated items. The New Brighton ReStore has seen steady growth for several years and expanded its floor space by 50% in 2020 by removing a demising wall. ReStore signed a new five-year lease with the building's owner as part of the remodel and expansion.

The existing drive-up donation lane is curved, sloped, and uncovered. It can create unsafe situations when large donations need to be wheeled inside - especially in icy or wet conditions. The layout of the current lane makes it difficult to process all donations efficiently during peak hours.

What is your proposed solution to the problem or opportunity discussed above? i.e. What are you seeking funding to do? You will be asked to expand on this in Activities and Milestones.

Construct a flat, straight, separated lane into a covered donation delivery area, similar to a Goodwill Store donation intake area. This will allow for significantly more donations to be processed safely and efficiently.

What are the specific project outcomes as they relate to the public purpose of protection, conservation, preservation, and enhancement of the state's natural resources?

ReStore keeps usable building materials and household items out of landfills landfills. Often these are the things people don't know how to otherwise dispose of: lighting fixtures, kitchens cabinets, plumbing, hardware, tools, furniture. ReStores specialize in Construction and Demolition (C & D) debris, which is notorious for being discarded in landfills when it still has usable value.

By reselling products that still have usable life, ReStore reduces future carbon emissions.

ReStore sales help fund new Habitat for Humanity homes, each of which meets LEED standards for efficiency (to keep the long-term costs to families low and to minimize environmental impact).

Activities and Milestones

Activity 1: Construction of donation center

Activity Budget: \$60,000

Activity Description:

Secure subcontractors for the concrete, electrical, carpentry, fire suppression and HVAC work needed to complete the construction of the new donation center.

Activity Milestones:

Description	Completion Date
FY20: 9486 yearly drop off donations, a down year due to Covid-19 related closure	2020-06-30
FY21: 10434 yearly drop off donations, a projected 10% YOY increase	2021-06-30
FY22: 11478 yearly drop off donations, a projected 8% YOY increase	2022-06-30

Long-Term Implementation and Funding

Describe how the results will be implemented and how any ongoing effort will be funded. If not already addressed as part of the project, how will findings, results, and products developed be implemented after project completion? If additional work is needed, how will this be funded?

Once the donation center is completed there will not be additional costs.

Project Manager and Organization Qualifications

Project Manager Name: Pete O'Keefe

Job Title: ReStore Director

Provide description of the project manager's qualifications to manage the proposed project.

Pete holds a Bachelor of Science degree in Retail Merchandising from the University of Minnesota, Twin Cities. He is currently a member of MPCA's Sustainable Building Group (SBG), providing guidance on changing the traditional Construction & Debris system. Focus is on upstream initiatives such as prevention, reuse and recycling and generally finding ways to reduce overall construction waste.

Pete began employment with Twin Cities Habitat for Humanity in 2013. At that time the affiliate was considering closing the single retail store in New Brighton, which had struggled to financially break even over a five year period.

With a strategic shift and focus on communicating the benefits of donating excess building materials, the single store social enterprise quickly shifted to profitable. Expansion included addition of a second store in South Minneapolis in September 2016, with sales and customer traffic exceeding expectations.

The ReStore has maintained 20% or greater year over year growth since 2013. Marketing efforts to contractors and building trades have worked well. Automating donation pickup requests via a web portal allowed for smooth growth and much higher volumes.

In 2017, O'Keefe and the ReStore Team received the Social Responsibility Award from the Minnesota Retailer's Association.

O'Keefe's past employment that relates strongly to the ReStore's mission of reuse and recycling of building materials include:

Xcel Energy – Asset Recovery Department

Sale of non-ferrous metals, construction materials and transformers within 8 state territory.

Target Corporation - Environmental Department

Sale or redeployment of excess construction materials and company assets nationwide.

University of Minnesota, Twin Cities – Waste and Recycling Department

Managed ReUse Program Warehouse, quickly turning the operation into a revenue generator.

Organization: Twin Cities Habitat for Humanity, Inc.

Organization Description:

Twin Cities Habitat is one of the most successful and innovative Habitat affiliates in the country. Since 1985, we've

brought together families, volunteers, and financial donors in our broad mission: eliminate poverty housing from the Twin Cities and make safe, decent, shelter for all people a matter of conscience. Each year, 15,000 people volunteer locally.

More than 1,400 low-income families have partnered with us to buy homes and we've completed more than 2,000 critical home repair projects for low-income homeowners. We operate two ReStores (New Brighton and Minneapolis) that sell donated building materials to help fund our mission and keep waste out of Minnesota landfills. We are the #1 builder of ENERGY STAR rated homes in the state (with more than all other builders combined). We advocate for smart investments in housing at the local, state, and national levels and work to reduce Minnesota's racial gaps in homeownership.

In 2017, we formed the largest banking partnership in Habitat history with Bremer Bank and have since doubled the number of families we can support in affordable homeownership.

Budget Summary

Category / Name	Subcategory or Type	Description	Purpose	Gen. Ineligible	% Benefits	# FTE	Classified Staff?	\$ Amount
Personnel								
							Sub Total	-
Contracts and Services								
							Sub Total	-
Equipment, Tools, and Supplies								
	Tools and Supplies	Safety railings and gate	Donation Center					\$1,900
	Equipment	Fire suppression and HVAC system	Donation Center					\$4,900
	Tools and Supplies	Signage	Donation Center					\$1,200
	Tools and Supplies	Electrical	Donation Center					\$2,400
							Sub Total	\$10,400
Capital Expenditures								
		Concrete	Donation Center					\$23,000
		dock door, leveler, pad, plates, seal, bumper	Donation Center					\$9,800
		Canopy covering	Donation Center					\$11,000
		Wall, doorway, and ceiling construction	Donation Center					\$5,800
							Sub Total	\$49,600
Acquisitions and Stewardship								
							Sub Total	-
Travel In Minnesota								

							Sub Total	-
Travel Outside Minnesota								
							Sub Total	-
Printing and Publication								
							Sub Total	-
Other Expenses								
							Sub Total	-
							Grand Total	\$60,000

Classified Staff or Generally Ineligible Expenses

Category/Name	Subcategory or Type	Description	Justification Ineligible Expense or Classified Staff Request
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Non ENRTF Funds

Category	Specific Source	Use	Status	Amount
State				
			State Sub Total	-
Non-State				
			Non State Sub Total	-
			Funds Total	-

Attachments

Required Attachments

Visual Component

File: [aa01074a-6dc.pdf](#)

Alternate Text for Visual Component

This shows the current door where donations can be dropped off, including the sloped, turning drive-up. It also shows a rendering of what a covered, flat, donation center would look like. The second page are architectural drawings and examples of ReStore donation centers.

Administrative Use

Does your project include restoration or acquisition of land rights?

No

Does your project have patent, royalties, or revenue potential?

No

Does your project include research?

No

Does the organization have a fiscal agent for this project?

No

ReStore Donation Center

Proposal for single lane flat concrete pad with canopy

- ✓ Straight drive up with gated barrier to isolate adjacent truck lane of traffic
- ✓ Remove slope that causes wheeled carts to “run-away”
- ✓ More durable concrete surface and isolation from Wayfair trucks traveling north or south
- ✓ Canopy to shield from rain and keep work area ice-free

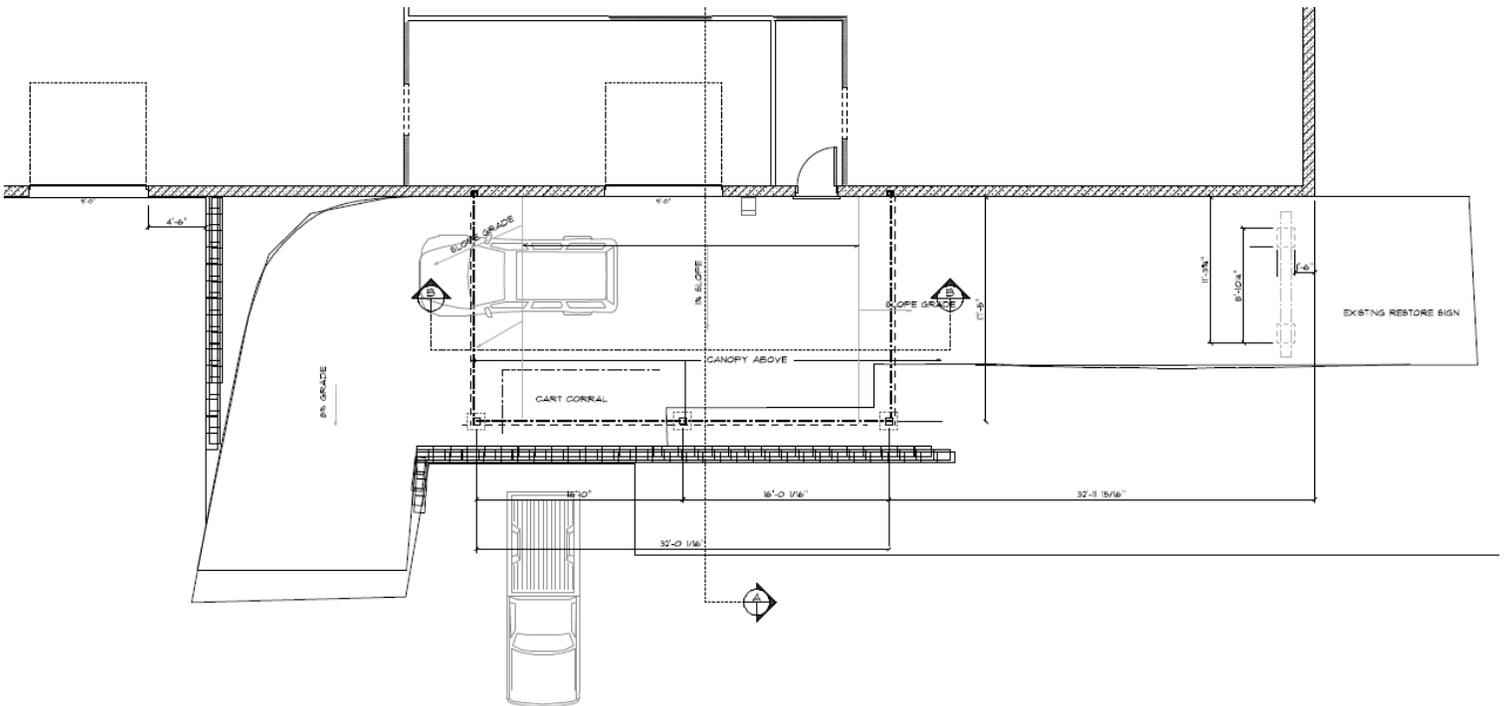
EXISTING



PROPOSED



PLANS FOR DONATION CENTER



CANOPY EXAMPLES FROM HABITAT RESTORES

