Storage hub for the FIS reuse initiative

Background:

Commercial offices get refitted on average every 5-7 years, sometimes more often for high value spaces. In addition, when an office building is new or when a tenant moves out, the space is striped out and can either be refitted to shell and core or to a Cat A specification. Cat A typically include kitchen and facilities, basic building services and basic finishes, such as suspended ceilings, luminaires and raised access flooring (no floor covering). Some elements of Cat A will most likely be removed and disposed of when the space is fitted to a Cat B standard even though they are pretty much new.

The FIS and its members recognise the importance to reduce the environmental impact of the fit out sector and in particular they are keen to reduce embodied carbon emissions and waste from strip out projects. Surveys have shown that there is a growing appetite for enabling more reused products into commercial projects. Currently, some pre-demolition audits (very few pre-fitout audits) are carried out prior to the strip out/demolition stage. Some products identified during the audits may be listed on digital platforms (see list published by FIS here) and often find their way into the charitable/community sector. The key question is: how do we enable the reuse of these products to ensure they continue to be used in the commercial sector?

There are a number of practical barriers for reuse. Often, there is little time and space on site to segregate and store products to be picked up by an organisation for reuse. Construction projects are very time dependant and any delays to a project timeline can be very costly. In order for the project team to specify reused products, they need to have confidence that the products will be available at the time of installation and that the products meet the right quality requirements.

The project:

FIS members have therefore identified the need for a physical storage space where products can be stored, processed and then redirected to a new site. FIS members also recognise that in order to create sufficient supply and demand, there is a need to have a wide collaboration across the sector.

FIS has engaged with its members and broader industry to create a network of professionals to pilot a physical reuse hub in London. The pilot will focus on two products: suspended ceiling systems and luminaires used in Cat A. The pilot will run for 12 months with at least 6 months of storage. The project will look to:

1. Pilot a physical reuse hub to:
    a. Create supply and demand – create confidence that reused products can be specified and there won't be delays in project
    b. Create a buffer to assess products and find a receiver projects
2. A network of professionals to support activities to encourage reuse
3. Develop the commercial model to understand the real costs of reusing products

So far, the project has received a lot of industry support from contractors, sub-contractors, architects, consultants and membership organisations – over 20 companies. A Governance Board will be created to enable the success of the project. The project will be co-ordinated by the FIS and is opened to FIS members and any other interested parties willing to make the project a success.

Storage requirements:

In order to support this project, we are looking to work with an organisation that can provide the physical storage space. The requirements for this project are:

- Up to 200 m^2 of safe and secure storage space for 6 months with the ability to grow in the future (see note below for more details on space requirements)*.
- a robust process to record information on the products stored which can enable the future specification of these products on new projects
- a digital platform to communicate what products are available in storage
- work with the distribution company who will be supporting the project in moving the products in and out of the storage space

In addition, it would be expected that the storage company helps the project by providing support to the reuse hub initiative by:

- providing a flexible approach to the required storage space requirements (ie: the amount of space required is likely to be small at first and then grows to 200 m^2 space* as the project evolves)
- establishing the most efficient way to store products – short, medium and long term solutions
- providing the appropriate channels of communication between the project partners to manage the flow of products effectively while respecting the "ownership" of the products stored
- feeding information into the commercial model for the creation of a long-term sustainable business model for the reuse of the products identified

We are looking for a partner that will not only provide storage space, but who will also be opened to provide a solution that will enable the long-term success of all types of reused products in Cat A projects.

If you are interested, please provide a costed proposal (max 2 pages) to flavielowres@thefis.org

Note: the organisation that provides the storage will be required to have the appropriate insurance in place.

Note on space requirements:

The space required has been calculated on the basis of 2 office spaces (5,000 m^2 each) being stripped out at any one time and the storage of suspended ceiling and luminaires from those offices. The following assumptions have been made:

Luminaires – assume linear lighting:

The number of luminaires in space depends on lighting standard followed, the age of the fit out and the specification of the lighting system. However, it was assumed:

- 1 linear luminaire per 7.5 m^2 or 660 luminaires in 5,000 m^2 office
- Each luminaire is on average 2 m long x 50 mm wide x 85 mm high without packaging = 2010 x 60 x 95 with packaging
- the luminaires need to be stored flat and wrapped up in cardboard to avoid damage

Total space for 2 x 5,000 m^2 office = 145 m^2 if they cannot be stacked up or 50 m^2 if they can be stacked up 3 high.

Suspended ceiling tiles:

Tiles size: 1200 x 600 mm

Estimated space: 323 m^3 + 15-20% safe access = 390 m^3

Storage requirement: stacked sideways up to 3 high – 130 m^2