

# CAMPUS HEADQUARTERS DECOMMISSIONING CASE STUDY

Office Furniture Center  
EXPECT VALUE



## LOCATION

Northbrook, IL

## BUILDINGS

15

## INDUSTRY

Insurance

## FLOORS

62

## BUDGET

\$1,100,000

## DURATION

7 Months

## SIZE

1.8 million sq ft

## THE STORY

### OBJECTIVE

When a Fortune 500 insurance company needed to completely remove all furniture from their 1.8 million sq ft corporate headquarters in Northbrook, IL as a condition of the property sale, they partnered with Office Furniture Center to manage all phases of the decommissioning project and maximize the value of the outgoing FF&E assets.

The project began in February 2022 with the OFC team decommissioning each of the 15 buildings on the corporate campus over the next seven months. The first step in the project was for the OFC team to visit the site over multiple days to get a complete inventory of the furniture on the campus. This allowed the team to forecast the labor requirements needed to knock down and remove everything within the required timeframe. This also allowed the team to see what value the furniture might have on the secondary market.

Given that most of the inventory was Steelcase product in good condition, OFC was able to garner significant interest among its national network of resale and refurbishment partners and ultimately provide a credit for the market value of the furniture, which reduced the cost of labor removal by half and diverted 95% of the inventory from a landfill.

The OFC labor and facilities teams spent the next seven months removing furniture floor by floor, building by building. All workstations were knocked down and organized by parts so they can easily be pulled to fulfill orders. All task, conference and lounge seating were pulled to designated areas by each of the docks to the OFC marketing team could take an inventory and promote the products to customers who were interested in purchasing. All conference, training and collaboration tables were carefully disassembled and staged for removal. Office Furniture Center then called on its network of nonprofit partners to donate any furniture that had little value due to age or wear.

Each phase of the project was completed on-time and under budget. By partnering with OFC, the insurance company was able to have a seamless decommissioning project that provided a second life for their furniture assets and helped reduce the cost of the project.

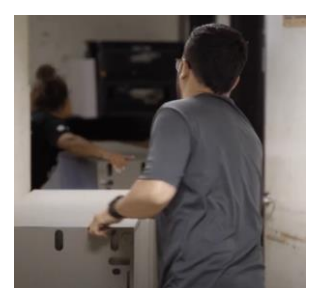
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## FURNITURE REMOVED FROM THE BUILDINGS INCLUDED:

- 13,765 task, guest and conference chairs
- 4,330 lateral files and wardrobe towers
- 6,495 workstations
- 796 lounge chairs and soft seating pieces
- 2,135 conference, café and training tables
- 1,150 desks and private offices





# CAMPUS HEADQUARTERS DECOMMISSIONING PROJECT DISPOSITION SUMMARY

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Item Type	DISPOSITION QUANTITIES				
	Decomm Qty	Reuse Qty	Recycle Qty	Donation Qty	Waste Qty
Benching	149	149			
Desks/Sit-Stand Units	1,150	1,150			
Filing (Laterals, Other)	4,330	1,163	3,167		
Mobile Whiteboards	396	300			96
Monitor Arms	4,532	1,067	3,465		
Seating	13,765	13,215		550	
Soft Seating	796	796			
Tables	2,135	1,685		150	300
Workstations	6,495	2,864	2,905		726
<b>TOTALS</b>	<b>33,748</b>	<b>22,389</b>	<b>9,537</b>	<b>700</b>	<b>1,122</b>
Percent of Total	100.0%	66.3%	28.3%	2.1%	3.3%

Item Type	DISPOSITION WEIGHTS				
	Total Lbs	Reuse lbs	Recycle Lbs	Donation Lbs	Waste Lbs
Benching	55,875	55,875			
Desks/Sit-Stand Units	201,250	201,250			
Filing (Laterals, Other)	692,800	186,080	506,720		
Mobile Whiteboards	108,900	82,500			26,400
Monitor Arms	113,300	26,675	86,625		
Seating	1,032,375	991,125		41,250	
Soft Seating	119,400	119,400			
Tables	373,625	294,875		26,250	52,500
Workstations	4,046,373	2,008,806	1,742,880		294,687
<b>TOTALS</b>	<b>6,743,898</b>	<b>3,966,586</b>	<b>2,336,225</b>	<b>67,500</b>	<b>373,587</b>
Percent of Total	100.0%	58.8%	34.6%	1.0%	5.5%

