



MULTI-FAMILY GREEN REHABILITATION

GREEN REHABILITATION

AMERICAN PRESERVATION BUILDERS IS A STRONG ADVOCATE FOR UTILIZING GREEN BUILDING MATERIALS AND TECHNIQUES WHENEVER POSSIBLE AND FEASIBLE. CAREFUL ANALYSIS OF THE COST VERSUS BENEFITS IS VERY IMPORTANT WHEN CONSIDERING GREEN BUILDING AND APB CAN OFFER OWNERS INSIGHT INTO WHICH TYPES OF GREEN RETROFITS MAKE THE MOST SENSE FOR THE PROJECT, THE ENVIRONMENT AND FOR THE LONG TERM UPKEEP AND MAINTENANCE OF THE PROPERTY. APB IS AWARE OF THE MOST CURRENT ENERGY SAVING IMPROVEMENTS AND MODIFICATIONS THAT CAN BE INCORPORATED INTO A PROJECT WORK SCOPE TO PROVIDE EFFICIENT, SUSTAINABLE GREEN IMPROVEMENTS THAT WILL PROVIDE LONG TERM SAVINGS TO THE OWNER.



THERE ARE MANY TYPES OF IMPROVEMENTS THAT CAN OFFER EXCELLENT RETURN ON INVESTMENT WITH TYPICAL PAYBACK PERIODS OF LESS THAN FIVE TO TEN YEARS, SUCH AS:

- HIGH EFFICIENCY HEATING AND COOLING SYSTEMS.
- ENERGY STAR REPLACEMENT WINDOWS AND DOORS.
- INSULATED ROOFING SYSTEMS.
- ENERGY STAR LIGHTING FIXTURES AND ENHANCED LIGHTING CONTROLS.
- BUILDING EXHAUST FANS.
- WATER SAVING DEVICES (LOW FLOW FAUCET AERATORS, SHOWERHEADS AND TOILETS).
- ENERGY STAR APPLIANCES.
- BUILDING INSULATION SYSTEMS, BUILDING ENVELOPE/AIR INFILTRATION IMPROVEMENTS.

IN ADDITION TO ENERGY SAVING RETROFITS, THERE ARE MANY COMPONENTS AND FINISHES THAT CAN BE REPLACED USING GREEN MATERIALS THAT HELP IMPROVE INDOOR AIR QUALITY, RESIDENT COMFORT AND THE ENVIRONMENT, SUCH AS:

- USE OF NO VOC (VOLATILE ORGANIC COMPOUNDS) PAINT, SEALANTS AND CAULKING.
- NO VOC & NON-FORMALDEHYDE CABINETS AND COUNTERTOPS.
- CERTIFIED GREENSHIELD OR GREEN LABEL CARPETING.
- NATURAL LINOLEUM FLOORING.
- RECYCLED CONTENT BUILDING MATERIALS.

THE USE OF GREEN MATERIALS AND ENERGY SAVING IMPROVEMENTS CAN BE USED TO MARKET PROPERTIES BY PROMOTING THE GREEN RETROFITS THAT HAVE BEEN COMPLETED AND THE ADDED BENEFITS TO RESIDENTS. GENERALLY, THE COST OF GREEN MATERIALS IS NOT SIGNIFICANTLY MORE THAN TRADITIONAL COMPONENTS AND IS WELL WORTH THE INVESTMENT FROM A MARKETING AND LEASING PERSPECTIVE.

CURRENTLY, MANY JURISDICTIONS MANDATE THAT PROPERTIES MEET CERTAIN GREEN BUILDING CERTIFICATIONS AS A REQUIREMENT OF FINANCIAL ASSISTANCE OR LOCAL BUILDING CODES AND ORDINANCES. APB IS WELL VERSED IN THE REQUIREMENTS OF THE MAJOR RATING SYSTEMS (SUCH AS *ENTERPRISE GREEN COMMUNITIES* AND *LEED*) AND WILL ASSIST THE OWNER IN MEETING THE CRITERIA CONTAINED WITHIN THESE AND OTHER STANDARDS.



OUR HISTORY

AMERICAN PRESERVATION BUILDERS IS A MULTI-FAMILY AND SINGLE-FAMILY CONTRACTOR FOR MARKET-RATE AND AFFORDABLE HOUSING PROJECTS. APB FOCUSES ON THE CONSTRUCTION AND REHABILITATION OF APARTMENT COMPLEXES THROUGHOUT THE MIDWEST, INCLUDING OHIO, MICHIGAN, INDIANA, WEST VIRGINIA, KENTUCKY, PENNSYLVANIA AND MISSOURI. APB SPECIALIZES IN ALL TYPES OF AFFORDABLE HOUSING PROJECTS AND IS EXPERIENCED WITH LOW-INCOME HOUSING TAX CREDITS, FHA FINANCING, USDA-RURAL HOUSING AND MARK-TO-MARKET AND GREEN RETROFIT PROGRAMS.

AMERICAN PRESERVATION BUILDERS - CONTACT US AT 216.236.2007