



SINGLE-FAMILY HOUSING DIVISION

REHABILITATION – NEW CONSTRUCTION

REHABILITATION

AMERICAN PRESERVATION BUILDERS AND ITS PRINCIPALS HAVE OVER 25 YEARS OF EXPERIENCE REHABILITATING SINGLE FAMILY HOMES IN URBAN AREAS. APB HAS OVERSEEN THE SUBSTANTIAL REHABILITATION OF ALL TYPES OF SINGLE-FAMILY HOUSING AND HAS SUCCESSFULLY COMPLETED THE RENOVATION OF THOUSANDS OF HOMES. THIS REAL WORLD EXPERIENCE ALLOWS APB TO PROVIDE ITS CUSTOMERS WITH UPFRONT, ACCURATE COSTS THAT WILL QUICKLY ASSESS THE EXTENT OF REHABILITATION REQUIRED, UNDERSTAND THE COSTS AND TIME INVOLVED AND ASSIST IN PLANNING FOR THE FINANCIAL AND FUNCTIONAL LONGEVITY OF THE PROPERTY. APB'S STAFF OF EXPERIENCED PROJECT MANAGERS, HIGHLY TRAINED WORKERS AND EXPERT SUBCONTRACTORS WILL ENSURE THE SUCCESSFUL REHABILITATION OF EACH HOME WITH RELIABLE, QUALITY WORK AND CRAFTSMANSHIP. APB HAS A TRACK RECORD AS A LEADER IN THE REHABILITATION BUSINESS, AND IS CONSISTENTLY VIGILANT IN ENSURING THAT EACH HOME IS REHABILITATED ACCORDING TO LOCAL CODES, LENDER STANDARDS AND MOST IMPORTANTLY, OUR CUSTOMERS EXPECTATIONS.



NEW CONSTRUCTION



AMERICAN PRESERVATION BUILDERS AND ITS PRINCIPALS HAVE CONSTRUCTED HUNDREDS OF SINGLE-FAMILY HOMES IN BOTH NEW SUBDIVISIONS AND INFILL SITES. APB IS EXPERIENCED WITH THE OFTEN DIFFICULT REALITIES OF SITE DEVELOPMENT, IN PARTICULAR WITH INFILL LOCATIONS. APB CAN ASSIST WITH THE DESIGN APPROVAL AND PERMIT PROCESS REQUIRED BY LOCAL JURISDICTION AND WILL ATTEND ALL MEETINGS WITH LOCAL BOARDS AND BUILDING OFFICES. APB'S PURCHASING ABILITY AND LONG HISTORY WITH VENDORS WILL HELP ASSIST OWNERS AND DEVELOPERS BY OFFERING COMPETITIVE PRICING FOR MATERIALS, AND AGGRESSIVE BIDS FROM SUBCONTRACTORS. APB WILL WORK WITH HOMEBUYERS WITH THEIR ALLOWANCES, SELECTIONS AND UPGRADES TO ENSURE THAT CUSTOMERS OUR PLEASUED WITH THEIR HOME-BUILDING EXPERIENCE. APB WILL ALSO ASSIST DEVELOPERS WITH THE CLOSING PROCESS BY ADHEREING TO THE PROJECT SCHEDULE, COMPLETING ANY FINAL CHANGES OR PUNCHLIST ITEMS, AND SUBMITTING ALL REQUIRED PAPERWORK FOR A TIMELY AND SMOOTH CLOSING.

GREEN BUILDING

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 HOME, THE ENVIRONMENT AND FOR LONG TERM UPKEEP AND MAINTENANCE OF THE PROPERTY. APB IS AWARE OF THE MOST CURRENT ENERGY SAVING IMPROVEMENTS AND MODIFICATION S THAT CAN BE INCORPORATED INTO THE WORK SCOPE TO PROVIDE EFFICIENT, SUSTAINABLE GREEN IMPROVEMENTS THAT WILL PROVIDE LONG TERM SAVINGS TO THE OWNER. CURRENTLY, MANY JURISDICTIONS MANDATE THAT HOMES 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 FOR HOMES*) AND WILL ASSIST THE OWNER IN MEETING THE CRITERIA CONTAINED WITHIN THESE STANDARDS.



GOVERNMENT FUNDING



FROM ITS INCEPTION, AMERICAN PRESERVATION BUILDERS HAS CONSTRUCTED PROJECTS THAT OFTEN INCLUDE SOURCES OF GOVERNMENT FUNDING. APB IS EXPERIENCED WITH ALL TYPES OF LOCAL, STATE AND FEDERAL FUNDING AND THE VARIOUS COMPLIANCE REQUIREMENTS THAT THEY MANDATE, INCLUDING DAVIS-BACON PREVAILING WAGE, MBE/WBE, SECTION 3, RESIDENT HIRING AND LOCAL PARTICIPATION GOALS, UNIFORM RELOCATION ACT, ADA, GREEN BUILD, ETC. IT IS CRITICAL FOR PROJECTS FUNDED FROM GOVERNMENT SOURCES TO UNDERSTAND AND PLAN FOR THE EFFECT OF THESE OBLIGATIONS TO THE PROJECT BUDGET AND TIMELINE. APB IS FAMILIAR WITH THE REQUIREMENTS OF FUNDING PROGRAMS SUCH AS CDBG, HOME, NSP, FHA, LIHTC AND OTHERS, AND CAN ASSIST OWNERS WITH ENSURING THAT THE EFFECT OF THESE PROGRAMS IS TAKEN INTO CONSIDERATION. APB HAS DEDICATED STAFF AVAILABLE TO MEET WITH GOVERNMENT EMPLOYEES, TRACK COMPLIANCE AND FILE REQUIRED PAPERWORK IN ACCORDANCE WITH THE PROGRAM REQUIREMENTS.



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OUR HISTORY

AMERICAN PRESERVATION BUILDERS IS A MULTI-FAMILY AND SINGLE-FAMILY CONTRACTOR FOR MARKET-RATE AND AFFORDABLE HOUSING PROJECTS. IN ADDITION TO OUR SINGLE-FAMILY DIVISION, APB'S MULTI-FAMILY DIVISION FOCUSES ON THE CONSTRUCTION AND REHABILITATION OF APARTMENT COMPLEXES THROUGHOUT THE MIDWEST, INCLUDING OHIO, MICHIGAN, INDIANA, WEST VIRGINIA, KENTUCKY 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