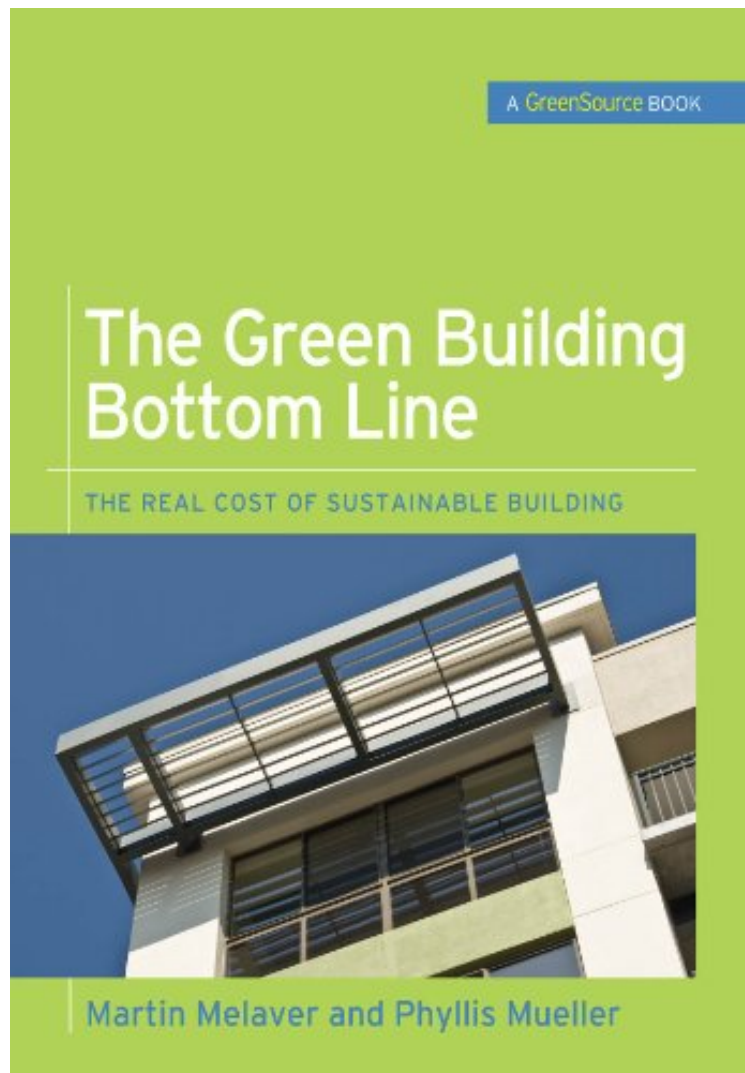


(Free download) The Green Building Bottom Line (GreenSource Books; Green Source): The Real Cost of Sustainable Building

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Martin Melaver, Phyllis Mueller

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Martin Melaver, Phyllis Mueller : The Green Building Bottom Line (GreenSource Books; Green Source): The Real Cost of Sustainable Building before purchasing it in order to gage whether or not it would be worth my time, and all praised The Green Building Bottom Line (GreenSource Books; Green Source): The Real Cost of Sustainable Building:

4 of 5 people found the following review helpful. Very little hard dataBy ReboundI have read most of the other greensource books, and I was very shocked when I read this book because much of it consists of wishy washy philosophical value system and green culture and idealism which has nothing to do with the accounting term

BOTTOM LINE. Before I read the book I assumed it would be a serious financial analysis of alternative design and construction methods, but to be perfectly honest with you, such only make up at most 5% of the book, that being a very generous estimate. I strongly discourage people from buying this book unless they have previewed it and know what they are getting from this book, which I am sad to say is just the afternoon musings of MBA-type characters who have their heads high in the clouds with six-sigma strategies and delusions/deceptions of being good for the environment and, I kid you not, calling R-16 wall and R-30 roof insulation "extremely high". They don't have the technical inclination to do more than basic accounting so even though the book mentions bamboo being from China and "possibly" therefore not being so green after all, they sadly can't tell us exactly the cost of bamboo transportation even though the information should've taken them but a few minutes to find online. This book does not deserve to be a textbook, or if it does, it belongs in some kind of philosophy class investigating the mentality of MBA environmentalists.

3 of 3 people found the following review helpful. Excellent book on green building finance
By David C. Wood
Green Building Bottom Line offers a series of case studies on Melaver's experience with sustainability across its business practice. I just read it over the weekend: it offers rich detail on creating a sustainability program internally, on green development, on greening existing buildings, on sustainability in the market, etc. Easy to read, especially strong on Melaver's efforts to account financially for the corporate investment in sustainability, and on practical tips on how to make things green and where things might go wrong on the way. Good tool for teaching, I'd think

What are the real costs and real benefits of building green? As any builder knows, cost estimation and reality are often two very different things. The Green Building Bottom Line makes the case for green building by providing the insights and data that demonstrate the true costs and benefits of building green. It's a "why" and a "how" that explores everything from the ground up. The Green Building Bottom Line puts an entire development team at the table to better understand both the issues encountered and what's behind the perceived price premium for building green. This candid and transparent account explores every aspect of green development on groundbreaking projects, from the nation's first all-retail LEED core and shell project to an innovative multitenanted LEED-Existing Buildings office project, to a mixed-use hotel-retail-condo project in a transitional urban market. The authors focus on such issues as values, culture, life-cycle costs, insurance, financing, coordinating a team, marketing, and negotiating leases. Includes: Detailed case studies of green-building projects, start to finish Information on financial, legal, and operational aspects of the job The real-world costs of green building-not unrealistic estimates A behind-the-scenes look at the LEED building process Unique insight from those who have actually done the work

The Green Building Bottom Line covers:

- Economical and ecological benefits
- Auditing sustainability in existing buildings
- Financial benefits of green tenancy
- Loan analysis
- Insurance underwriting
- Expense reduction
- Writing a green lease
- Converting an existing building
- Green retail
- Brokering sustainability
- Marketing
- HR practices and processes

About the Author Martin Melaver, LEED AP, is CEO of Melaver, Inc., which develops, acquires, manages, owns, and brokers sustainable commercial and residential real estate in the southeastern United States. Phyllis Mueller is an experienced editor and writer in the field of business and the environment. She has hands-on experience in the construction industry.