




Beth Dunn: How many students are in the room? Design students? People involved who are going to be affecting this? Okay, I just wanted to see. How many of us are working with Passages or part of the organization that's sponsoring the class today? Okay. So the rest of us are interested citizens? Okay. Well, I am a licensed general contractor. I'm also a CPA. I'm an honors graduate from Chico State's Masters of Business Administration program, and so I have a high appreciation for budget consciousness, also for learning. So I appreciate the fact that you guys are students. All of us are students. We're always looking to learn something new. So we'll just give you a new wrinkle in your thinking, a new way of looking at design. I am not a government employee, bless their hearts, and I actually am out there trying to make, to pencil these projects out and make them work. I personally want to make a political comment, not that I can be too aggressive because my business partner is on the Town Council and I'll get myself in trouble, but we personally invested and lost a lot of money trying to get these cluster houses and senior communities to Butte County, and we personally have run against the hurdles that have been insurmountable and lost a lot of personal savings trying to do it. So if we can as we're supporting the people and our public officials and the people that can make decisions in our county, anything we can do to help encourage monies for infrastructure, monies for septic, monies to help so that when the developer comes in and wants to put in a project, they're not burdened with such a huge infrastructure cost. Also the dirty little secret in California is that you cannot build a condominium anymore. You can't insure that.



Which we would love to see. I've had 4 different separate families try to come to Butte County and transfer in, and I know a lot of us, we say we want to stay at home, but there's also people that would like to make Butte County our home, ended up in Arizona and Washington and other areas where we can build new condominium complexes, new PUD's rather than dealing with old retrofits. It's old. You know, they want something new and you can't really get it done, and unfortunately. There's just the litigation in California on these clustered homes is so difficult that it's just almost impossible to get one insured and put through. So once you can get through the insurance cost and put up your 13-year bond to cover all the potential liability on the thing, then you've got to build the infrastructure. So it's really tough, and we have such a fabulous community. I would love to see as a person who owns also a development company as well as a construction company, I'd love to be able to jump in there and see more, and I'd like to move into one myself. So from the construction end of it, I give construction bids. I am centered in Paradise because Paradise is a senior community, but we've been building in the area for...

Background


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- NAHB created the CAPS program.
- Trilogy completed the training along with other contractors, designers, and aging professionals. We are now certified!!



I think my PowerPoint slide says 42 years, but I think now it is closer to 45 since I put the slide together. We're part of the Bolin family of companies and we own commercial projects, have built commercial projects, as well as custom homes and custom remodels. So we've been doing this a long, long time, and so we had a lot of experience with ADA already with these individuals right here, making projects work that are accessed by the general community. So when the opportunity came for me to learn about this new program that was put out by the National Association of Homebuilders called "Certified Aging in Place," I kind of thought I knew it all, and I thought it was going to be kind of easy just to go down to Sacramento and spend a couple of days training and, you know, read a few books, etc., but I, because of my ADA experience, I thought, "Wow, this is not going to be that difficult." Well one of the first thing they did is... and "Certified Aging in Place" is for contractors but also really anybody can become an associate. So designers, plan on adding this to your resume-very easy for you to get in and do this training as well. Occupational therapists that work with people leaving, hospital facilities and stuff like that, they can also get this training, and a really great experience for me was that there were occupational therapists in the class with me. So I would ask them things, and they would tell me specifically, "That just doesn't work. I have been there." You know, what about this product? What about that? One of the first things they did when I went down there is they strapped a tennis ball in my hand and they kind of put this sock around it and said, "Okay, now go open that door." Whoa, you know, I tried to deal with this cabinet drawer.

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They put us in wheelchairs. They blindfolded us, you know, so that we could have some small, I mean small, understanding of what people go through on a daily basis. This is not my total client base. I'm building several custom homes right now, and we do a lot of things that are not for the low income, but more of the people that are coming into Butte County and, you know, wanting a nice home, but we also... I'm working on a ramp, and I'm working on a garage conversion, and, you know, several other things, but what I was really kind of concerned about was, is this going to make my houses that I build look like a hospital, you know, because I work a lot with my clients on finishes and the pretties and stuff like that, and I was amazed at how inexpensive a lot of these things are and how beautiful they can be. So that was one of the things that excited me, and I want to kind of show you some pictures, but the training was fascinating.



This is what my understanding was like before...



..And then the next picture would be my understanding of the whole building industry, there's the Astor, okay That's actually my house out on the Bay.

What is Aging in Place?

- The fastest growing segment of the residential remodeling industry.
- Helps adults remaining in their homes safely, independently, and comfortably.
- Sustainable design - safe at home!



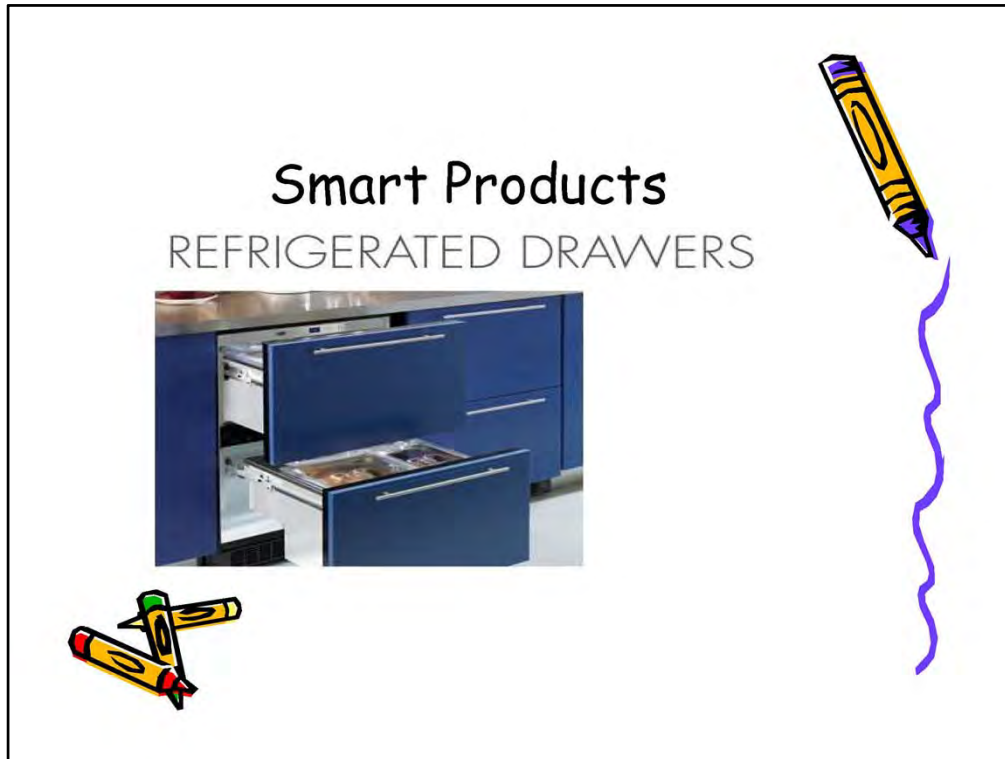
So, aging in place, as far as the contracting role goes, it is the fastest growing segment of the remodeling industry. Why? Why do you think? Yes, I'm going to be 51 this Saturday. So our population is getting older. So we're all concerned with things like that. My dad came to live with me last August, and now he lives at our ranch full time. He's 75. So we have these concerns where we just didn't think about it much before and all of a sudden, we are. So, yes, it helps people be independent, safe, and it's sustainable. You know, that's our big buzzword right now in everything that we do. What is sustainable? Here's my business partner, and you know, students, we need to realize that this is sustainability at its finest. This is taking a home that could potentially have to be junked after 20 years and making it into something that these people can live in for the rest of their lives and be functioning and comfortable and active. I do also have 2 in-laws that are living in a nursing facility at over \$10,000 a month. So, yeah, this is not small change that we're talking about here. So that is what aging in place is about, but what I really want to show you is the pretty part, that we can do these things-these wide open spaces, these doorways at 3 foot, halls at 4 feet, room around your center islands, things like that that you would never know if you walked into one of my homes are there for aging in place. You wouldn't notice, okay. They make grab bars now that match your toilet roll holder and your towel bar and you wouldn't know. You really wouldn't, and so even if I'm building a house for, say, someone who's 35, I would still want to introduce these concepts. So, design students, don't forget to mention this even if you're talking to somebody your age, okay, 25, 30, because this is about sustainability. We want to build dwellings that are going to be universally accessible so that these guys don't have to come in later on and fix them. You know, why not make all of our dwellings meet these standards and still pretty?



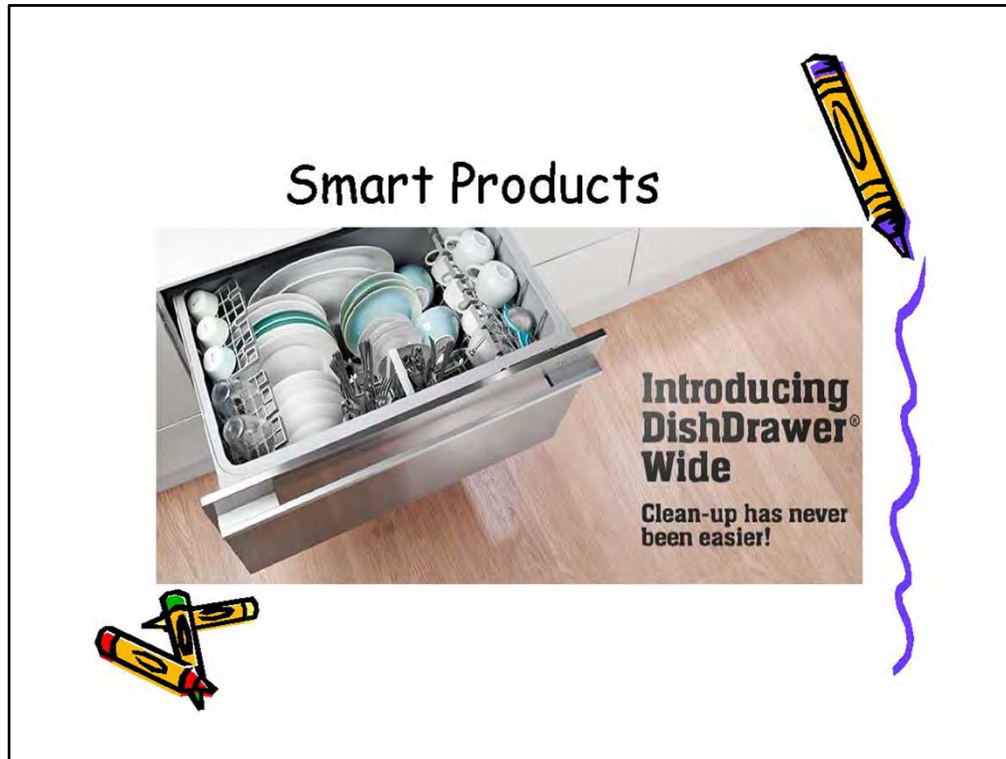
So let's look at some of the pretty and some of the smart products that people are using. This is a kitchen I did-beautiful island, honed granite. This is a high-income person-gorgeous commercial appliances, but the one thing that we made sure as we were working with the architect is that we had ample room to get around the space. It makes a wonderful party place, but if our client is ever in a wheelchair, there you go. She's fine. Okay? All right, let's see what else do I have to show you?



This is another client that is in Paradise. Her mom lived there, and she retired from Washington, DC, and came and built kind of the add-on unit, not for her mom, but for herself, and but she's thinking ahead, too, because mom is an older citizen in Paradise. She wants all of her friends and family to be able to access this. So a nice, open pass through area that goes into her pantry. Gorgeous. Accessible. So this doesn't look like a hospital, you know, or a nursing home. This is just things that we do that we think about as we're designing our remodels.



Smart products. These are... this is a refrigerator. Nancy was talking about getting down underneath that into that zone... and pretty, and a house I just built for some clients,....



..They had a full on dishwasher, but then over on their island, see this is basically it's just the two of them living there. So they put one of these in. So they use the dishwasher for the big family functions, but they have that nice little drawer that works for the two of them for their daily use.



Here's another pretty one. This does not look bad, guys, you know, and now this is a situation where you probably already have somebody in a wheelchair that loves to cook, and we just started a remodel this morning for actually a retiring Butte College professor. Some of you guys might even know him, and he is a quadriplegic, but he loves to cook. What he really loves is to be in the kitchen. We've got bread boards all over the place so we can put the recipe books out, and friends and family come at his direction and they're all around him, and so we know up front these are things that he needs because this is his current situation. So this would, you know, you would probably only put this kind of thing in place if you already knew somebody was... Now can you modify an existing arrangement to do this, or an existing range to do this? Absolutely. The cooktop basically just sits in that top area. Now my business partner, Greg, is a builder. I'm an accountant, who likes pretty stuff, and I help with the budget, part of it, but he would be able to tell you that, yeah, you can just easily modify an existing space to do this. Yes?

Audience Comment

Beth Dunn: We don't stretch our kitchens too often. No, that's basically a... Yeah. But actually that is a 36 inch, which is nice. That gives you good knee space, and those are really popular cooktops now, you know, getting into that little bit wider.



Okay, give me another stretched picture. Okay. Gorgeous. Gorgeous. Now what I do notice right away in this picture though is this shower dam. Here we are with this gorgeous feature here, but we've got a 6-inch shower dam that we really don't need, especially if you're building in a new home.



Here are my 2 business partners who are the builders, and they are actually working on a foundation, and they're leaving this section open, and then they will recess the floor so that you don't need to step over anything to get into that shower area and just kind of a little area that kind of goes around a corner, but it's wide, and if you're planning up front, the costs to do this are minimal. If we're coming into a home that we haven't thought... the designer hadn't thought, you know, built the house 10 years ago, and now we've got to take the foundation up in that area and put the recess. Then, of course, you're going to deal with more expense. So this is one of our favorite things to do is... and this home that we built was for, you know, a couple that was... had no accessibility issues at all, but they just wanted this look, and as long as you're planning it when the foundation is going in, it's not that difficult to do. So you don't have to deal with a shower dam.



It's the same shower, Carrera marble. Okay. This is not your government funded project, but there's actually a grab bar in here. So gorgeous. No, I'm sorry. That's not a grab bar. That's your bench, and, but there are grab bars, and if we don't put grab bars in even if it's not necessary for the client, designers, plan for backing, okay, at a standard height. So later on if it's needed, you don't have to take that tile off the wall to find the studs to know what to screw into. We didn't have it in this one, but I typically put in a unit or one of those units that's got the bar already on it. They're a lot prettier anyway. Yeah. And the hose doesn't get in the way as much as it slides up and down. Okay, here Curtis mentioned transitions, I think.



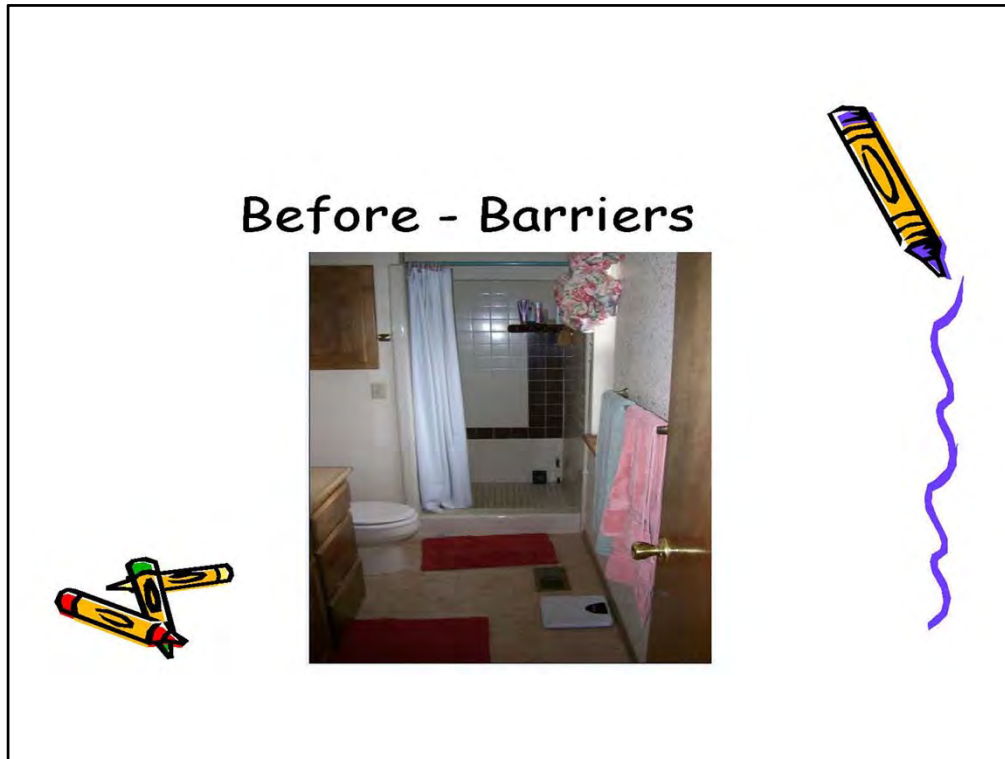
This was not a higher income house. It was just a nice open plan, retired couple, and he had a walker. This is all vinyl. This is carpet, but it's low pile with a really tight pad and a nice wide transition strip here. So also visually he could see that edge, and you want to be careful about transitions being visible so that you can kind of see where... You don't want people wondering where that edge is. So just little things to think about.



Level entrances. This particular client, they lost their home in the big fire, and before we rebuilt it, there was lots of stairs, and Greg and my builder partner spent a lot of time looking at that foundation to say, "How can we get them into that house," and so consequently they're going to be there a lot longer. He was already dealing with a walker when we built for him. You guys have seen his house.



Okay, one more on just general features. There's a color difference here. You've got dark, and you've got light. You're just thinking about, you know, nice beautiful aesthetics, but this is a safe product, safe place. Here's just a cute little before and after.



There's a little before on a shower that we did and lots of barriers. You know, it's just a step in shower, but still quite cramped in and difficult to get in and out of. This couple did not have any kind of accessibility issues, but they were my age and thinking ahead.



So the after picture would be same bathroom, just open things up, lower this dam down, move things around just a tad to where it's just a nice, bigger, more open space for them. So took out a half wall there. So it's not necessarily a set prescribed list of things to do. It's just a mindset of things to be thinking about. My other business partner is... has a building performance institute certification, and he's more about the healthiness of the home, air exchange systems, and things that allow the house not only to be energy efficient, but also to breathe well. You know, some of our tight houses aren't breathing well, and so it's just a mindset of as we're designing, as we're doing a remodel, thinking in terms of what they might need down the road. What might make sense to them down the road? Okay, and I already said my other business partner who's here is on the Town Council, and his... really his life pursuit is to understand the regulatory aspects of how to put all of this thing together in the most cost efficient way, and as one of the things I want to encourage you guys all about, especially if you guys are investigating your own remodels and those types of things, okay, is make sure that you're working with somebody who's licensed, who is known by your local authorities, okay? Walk into the Building Department and say, "Have you heard of XYZ Contractor?" They're not going to necessarily be able to specifically... They may have a list of people that they could recommend, but they have to be careful, but if they've never heard of them, it might want to run a little red flag up for you, okay, or if they're centered out of the area, you can check the contractor's license website.



You also want someone who just like these guys enforce, if it's governmentally funded, put up a budget up front and be willing to live and commit to that budget in contract. So all these particular line items and cost of different things are all delineated for you. You can see it right up front before you spend one dollar what that contractor is willing to commit to you about in terms of cost, okay, because these things can get expensive. You'll also need to be willing to share your budget with your contractor up front, and I know that feels kind of weird, like I don't want them to see my cards. I don't want them to know how much money I have to spend, okay, but I can take the same bathroom and do generally similar things for \$10,000, or I'm working on one right now that, a very small bathroom, that's going to be \$50,000, okay? And it's just all about options and selections, but if I don't know up front, you know, generally what your budget range is, I can't guide you in different directions, and so we could all get a little bit upset at the end of the process by having a large budget or a large cost and a small budget, okay? So I think that's all I have to say. I hope I've shown you some pictures. I hope I've also encouraged you to think about this no matter what kind of project you're involved with, and I also finally want to give one shout out for Passages. I have personally received their services, and they are a wonderful organization that's been very helpful with my own father. So what you guys are doing in that organization is very much needed. Thank you.